

Rectory Grove Conservation Area

Conservation Area Statement



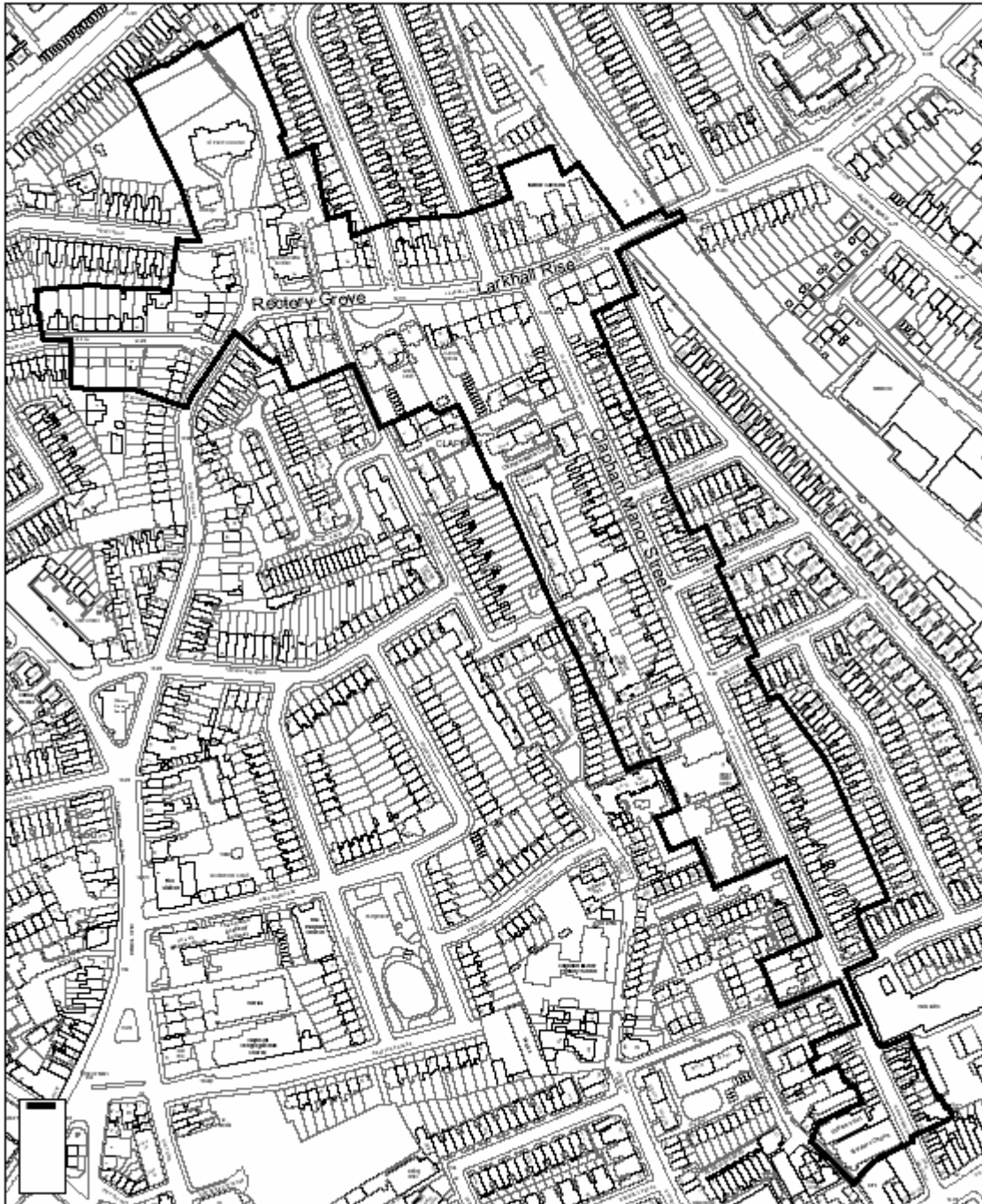
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CONSERVATION AREA BOUNDARY MAP



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Rectory Grove Conservation Area Statement

INTRODUCTION

The Rectory Grove Conservation Area was designated in June 1968 and was the second conservation area designated in the Borough. It was subsequently extended in September 1976, June 1979 and May 1986.

The conservation area is of a principally linear form containing Rectory Grove, St. Paul's Churchyard and part of Turret Grove including Larkhall Rise to the railway bridge and also the entire length of Clapham Manor Street to its junction with Clapham High Street.

The buildings are mostly 19th Century in date and predominantly residential although there are shops and two impressive churches. There are two distinct character areas, Rectory Grove and Larkhall Rise, both are informal, intimate and leafy whilst Clapham Manor Street is straight, wide and much more formal; this is also reflected in its architecture.

This Conservation Area Statement is prepared by the Council to assist with the management and enhancement of the Rectory Grove Conservation Area. It provides advice and guidance, to owners and occupiers of buildings in the conservation area and to the Council, about the way in which the area should be managed to preserve and enhance its character. It contains an Appraisal (Section 2) of the features that contributes to the area's character and appearance, design guidance (Section 3) and Management Proposals (Section 4).

Only by understanding what gives the area special architectural or historic interest can we ensure its special character and appearance of the conservation area is preserved or enhanced; this document therefore identifies the features that give the area its special character and appearance, contains guidance notes for development and offers some management proposals.

The Council circulated a draft version of the document in September 2007 so that local residents, property owners / building managers and any other interested parties could comment on its content. All comments received were given careful consideration and 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 that may have an impact within or adjoining the conservation area. It will also assist in the design of proposals affecting existing buildings or new development as well as care and maintenance of the public realm including streetscape and open space.

1. PLANNING FRAMEWORK

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

Within a Conservation Area there are statutory controls over demolition and works to trees along with some additional development 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 or appearance of Conservation Areas. This includes exercising control over development proposals that are outside the Conservation Area but would affect its setting, or views into or out of the area.

Planning Policy Guidance Note: 15 – 'Planning and the Historic Environment', 1994 (PPG15) is the national policy document relating to the role of the planning system in relation to the protection of the historic environment and provides guidance for all users of the built environment on the operation of the planning system. The guidance must be taken into account when Local Planning Authorities prepare their development plans and it may also be a material consideration in the application and appeals process.

In London the "Development Plan" comprises the London Plan and the Local Planning Authorities Unitary Development Plan/Local Development Framework. It means that all development control decisions have to be made in accordance with the London Plan and the adopted UDP except where material considerations indicate otherwise.

The Regional Spatial Strategy for the Lambeth area is the London Plan: A Spatial Development Strategy for Greater London adopted 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.

The current local plan for the London Borough of Lambeth is the Lambeth Unitary Development Plan (UDP) 2007. Policies relating to urban form, conservation and design area can be found within these documents. There are no sites identified within the adopted Unitary Development Plan (1998) or the Replacement Unitary Development Plan (October 2006).

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. The Council may put in place stricter planning controls, through an Article 4 Direction, if the character or appearance of the conservation area is under threat. No such direction is presently in place.

2. CHARACTER APPRAISAL

2.1 Introduction

This section identifies what features give the Rectory Grove Conservation Area its special character and appearance. It has been prepared following a detailed study into the development and form of the area. It is only by fully understanding an area can we plan for its future management.

2.2 General Character & Plan Form

The Rectory Grove Conservation Area has two distinct character areas. Rectory Grove and Larkhall Rise have an informal built character many good trees giving a leafy and suburban character. Clapham Manor Street, on the other hand, is straight and more urban with greater architectural unity and less greenery. Together they form a conservation area which reflects Clapham's 19th Century evolution from a separate village to a fully integrated suburb of London.

2.3 Origins & Historic Development

2.3.1 Mediaeval Clapham

The mediaeval village of Clapham (first recorded in the Ninth Century,) was centred around St Paul's Church, Rectory Grove, with modern day Rectory Grove as the principle historic route up to the parish church, rectory, and manor house, and with modern day North Street serving as the historic route into and out of the village from Wandsworth Road, which was formerly known as the Portsmouth Road.

The site of the current St Paul's Church, Rectory Grove was that of the original parish church of Clapham which dated from the 12th Century. As the centuries progressed the focus of Clapham shifted towards the Common and an Act of Parliament was passed in 1774 to erect a new church on the corner of Clapham Common (Holy Trinity) as the old parish church was in poor condition, and no longer conveniently located for the growing parish. Subsequently the mediaeval St. Paul's Church was demolished, the present church being erected in 1815 to act as a chapel of ease to Holy Trinity.

The Roman road of Stane Street is today's High Street. It passed some distance to the East of the old village centre at Rectory Grove. However, as Clapham became increasingly connected to the London through the 18th Century and into the 19th Century, the village steadily expanded East to meet the High Street.

2.3.2 19th Century

Improvements to the Common and the new church of 1774 attracted new residents to Clapham. Clapham in the early 1800's was a desirable suburban village, still with a strong rural hinterland separating it from London four miles to the North. The area attracted wealthy city merchants and the well-to-do middle classes who could travel to London by coach.

The 1820's saw the beginnings of the Clapham Park development under builder Thomas Cubitt, and this also saw Clapham's appeal as a prosperous suburban location rapidly grow. Large houses set in their own grounds were springing up not only at Clapham Park, but also around St. Paul's Church and the Rectory, in and around Rectory Grove and Larkhall Rise.

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In the 1820's Clapham Manor Street was laid out to formally link the High Street with Larkhall Rise and at that time was known as just 'Manor Street'. Development here was piecemeal and most of its built development dates from between 1837 and 1855; Cubitt's role seems to have been more as an overseer than as a property developer.

'Clapham Manor' itself, a great Elizabethan house, stood on the site of present day Turret Grove. It was sold off and eventually demolished in 1837. Turret Grove was laid out from this point, with the houses that fall within the conservation area erected in 1844-5.

The latter half of the 19th Century saw rapid change in Clapham, with the arrival of the railway in 1862 and the rapid urbanisation it became a suburban extension of London. As pressures for land increased, the large houses were demolished and their plots carved up for smaller terraced housing. This new urban development led to an incremental erosion of the original 1820's schemes.

This is particularly notable to the North of Larkhall Rise, which in 1870 was dominated by large houses in generous plots. By 1894 the largest houses had been replaced and the first street, Brayburne Avenue, had been partially laid out. By 1913 the area is fully developed with terraced streets.

A similar form of incremental loss occurred to the East of Clapham Manor Street. Between 1895 – 1910, to provide access to new developments behind Clapham Manor Street, houses fronting Clapham Manor Street had to be demolished to accommodate new street junctions. This urbanisation changed the character and social make up of Clapham.

2.3.3 20th Century

In the 20th Century, the phrase 'The man on the Clapham Omnibus' was coined to typify an average 'man on the street'. Wirtemberg Street and Backfilds Lane were joined together in 1919 to become Stonhouse Street. During the Second World War the vast majority of historic railings were removed for the war effort; but examples of traditional ironwork survive in places. Bomb damage was relatively common in the Clapham area and is likely to be responsible for some of the new development built within the conservation area in the immediate post-war years.



This map shows Larkhall Rise and Rectory Grove in the 1870s.

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War time neglect and enemy action left most buildings in a shabby state during the immediate post-war period. In the 1960s and 1970s slum clearance and large-scale estate building had some impact on the locality. The little enclave to the West of Clapham Manor Street, (Wirtemberg Street, Chip Street, Cross Street, Little Manor Street, Bromells Buildings and Prescott Place,) was redeveloped. The buildings and historic street pattern were replaced with the Clapham Manor Estate – some parts of which intrude upon the character and appearance of the conservation area.

2.3.4 Recent History

In the late 20th Century Clapham has seen a resurgence in its popularity which has resulted in gentrification. A number of the properties on Clapham Manor Street, Rectory Grove and Larkhall Rise have benefited, having been returned to single family dwellings after years subdivided into flats. However, such is the popularity of the area that today even relatively modest houses are being subdivided into flats to meet demand.

2.4 Spatial Analysis

The topography is largely flat, although the land falls away beyond St. Paul's Church to the North and East. The conservation area has a linear nature – a cluster of development around Rectory Grove the Churchyard and Turret Grove, linked to Larkhall Rise as far as the railway bridge and along the entire length of Clapham Manor Street. Rectory Grove and the Churchyard offer a terminating note to the linear urban form at one end and Clapham High Street terminates it at the other.

There is a mixture of houses types and sizes but nearly all have front and rear gardens and many have space around them albeit limited. This spaciousness contributes greatly to the character of the area. The individual streets, in alphabetical order, are as follows:-

2.4.1 Clapham Manor Street

This long street is straight and formal with an established building line. Its spacious width provides an open character and mature trees and planting provide a welcome softening effect. Most of its buildings date from the early - mid 19th Century date giving a unity of forms, materials and details based loosely on the Classical tradition which was popular at



The buildings on Clapham Manor Street date from the 19th Century.

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the time. However, there are later buildings reflecting later 19th Century styles; St. Peter's Church and hall being the most impressive examples. There is also post war redevelopment which is generally of little interest. The Southeastern end of the street is narrower and has a more urban form reflecting its proximity to Clapham High Street which is a separate conservation area.

2.4.2 Larkhall Rise

This part of the conservation area has an important linking role. It has a very pleasant and sylvan character due to the large number of mature trees and shrubs in generous front gardens. The building stock is more varied from early 19th Century houses in Classical tradition through to c1900 houses in the Queen Anne and Neo-Tudor style. A gentle sweep in the road adds much to its character.

2.4.3 Matrimony Place

This historic footpath cuts through the churchyard linking Rectory Grove to Wandsworth Road. It is lined by modern railings of traditional design and descends in steps to its Northern end where walls and railings enclose its sides.

2.4.4 Rectory Grove

This was once the nucleus of the medieval village and the wide road layout immediately outside the church gives the suggestion of an informal square. Although nothing survives from the mediaeval period there are a number of 18th Century houses and Arts and Crafts style buildings. St Paul's Church and the ancient churchyard with its historic monuments and memorials are important elements. The linear part of the road is similarly attractive and leafy with a number of good historic buildings.

2.4.5 Turret Grove

Only a small section of Turret Grove is within the conservation area where it meets Rectory Grove. The street is lined with pleasant modest 1840s villas of relatively uniform appearance which step down the hill from Rectory Grove. Beyond the conservation area boundary the street bends out of view. The general character is pleasant and quiet. The backs of the properties fronting Rectory Grove are particularly visible here.



Larkhall Rise is lined with attractive mature trees.

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2.5 Building Style, Materials and Details

Development is not uniform, there are detached, semidetached and terraced houses. Building heights undulate from 2 to 4 or 5, but there are few instances where height differences between adjoining properties are extreme. Some houses on Rectory Grove date from the 18th Century and reflect the greater age of Rectory Grove in comparison to the other roads in the conservation area.

Most of the early-mid 19th Century houses are built from brown or yellow stock brick, with timber sliding sash windows. The architectural detailing is derived from Classicism with pilasters and entablatures to many of the properties. Typically the wall head is terminated by a decoratively rendered parapet, concealing the roof structure.

The later 19th Century buildings are typically in red brick with detailing in the Gothic or Tudor styles; this includes St Peter's Church and its hall which are particularly fine examples of Gothic Revival architecture dating from 1878-84. The 20th Century development is for the most part ordinary and of little interest.

2.5.1 Walls

Most of the buildings have unpainted brick facades. The bricks are Imperial and have conventional brick bonding and slightly recessed lime pointing which gives the brickwork visual prominence. Red brick is used in some of the later 19th Century and early 20th Century buildings along with some terracotta and tile detailing which adds great visual interest and character. A number of houses on Clapham Manor Street have had their brick elevations painted or rendered which has disrupted the visual integrity of the group within which they sit. Similarly the cleaning of brick, resulting in a bright finish, has damaged the unity of some groups of houses and may have weakened the brick.

Many of the building facades have stucco render detailing such as moulded plinths, door-cases, window architraves, string courses and cornices. These are meant to replicate expensive dressed stone and originally would have been a natural sandstone colour to harmonise with the brickwork. Today the vast majority are painted in glossy white paint which



Fine stucco detailing is common in the conservation area.

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gives a jarring appearance. In some places, especially along roof parapets, stucco mouldings have been lost resulting, in a piecemeal appearance. Rear and flank elevations do not typically have decorative detailing.

2.5.2 Windows

The majority of houses have traditional double hung timber sash windows with single glazing held in place by putty. The glazing patterns vary according to date. Earlier 19th Century building tends to have 6/6 paned followed by 2/2 and 1/1 configurations to the later 19th Century buildings. The earlier properties tend not to have sash horns. Some properties have sashes with margin lights. There are also examples of single glazed 19th Century casement windows – these typically have a pair of side-hung casement under a transom light. Irrespective of the style the windows have slender timber frames and deep stone cills. Some houses have decorative iron balconettes or cill guards with delicate detailing to match the style of the building.

Unfortunately there has been noticeable piecemeal window replacement which fails to respect the historic detailing. Heavy timber, metal and PVCu frames with crude detailing and modern features such as trickle vents fail to replicate the traditional details of the historic windows and have harmed their host building, the integrity of housing groups and the historic character and appearance of the wider conservation area.

Slender metal-framed windows can be seen in some places; traditional leaded lights can be found on the churches.

2.5.3 Principal Doors

The vast majority of the houses within the conservation area have a well detailed principal door set in a doorcase. The earlier houses tend to have a semi-basement level and access to the front door is up a flight of steps which adds to their impressive appearance.

The doorcase and door detailing varies dependant on the age and status of the buildings. Some of the c1900 houses have ornate porches. Like replacement windows, many replacement doors have been of inappropriate materials or design and thus have eroded the historic character of the area. However there are a sufficient number of historic doors to show that unified terraces and semidetached groups typically share the same door design.



Historic doors add much needed fine detailing and interest to the area.

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Some of the early 19th Century doors have two vertical panels with proud mouldings. Other doors have more conventional panels, some with flush bead mouldings. The vast majority of front doors are solid painted timber, light being provided to the hall by a transom or fan light; often to a fine design in timber or lead.

Front steps were traditionally in stone, sometimes with rounded nosings and in other instances plain. Many modern replacements have been undertaken in concrete which lack the historic detailing of the originals. Decorative stuccoed walls or a delicate ironwork hand-rail retain the steps; the former often have lion finials which appear in most cases to be modern additions.

2.5.4 Roofs

The roofscape is varied. Some of the 18th Century houses on Rectory Grove have plain clay tiled mansard roofs. Some properties have hipped natural slate roofs. Most of Clapham Manor Street, particularly the East side, is characterised by natural slate 'London' roofs concealed by front parapets; this roof form drains to the rear removing the need to have a rain-water gutter on the street façade. The parapet creates a strong linear feature along Clapham Manor Street, although the varied building heights, style and condition ensure there is no strict regimentation.

Unfortunately some roofs have been replaced with modern materials such as concrete tiles which detract from their historic character. All the houses have brick or stucco chimneys with pots. Dormers are not a feature of the area. Some mansard roofs have been added to properties, these are rarely successful if built onto individual houses in a group or if poorly detailed; generally they are not a contributory feature of the conservation area.

2.5.5 Front Gardens and Basement Areas

The majority of houses have front gardens. A number of properties retain their original front paths of large York stone slabs. The rest of the garden planted up to give the house a pleasant setting. Some front gardens have been completely paved giving them a sterile and open appearance. There are few full basements and the semi-basements tend to have narrow passage areas across their front. These are simply detailed and not typically enclosed by railings.



In some places refined ironwork railings retain the stone steps.

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2.5.6 Extensions

Few houses have sustained front or side extensions. The majority of extensions are at the rear where their impact on the wider area is minimal.

2.5.7 Rainwater Goods and other pipes and equipment

Many properties do not have rainwater pipes on their front elevation because of their traditional parapet construction. Rainwater goods are typically in painted cast iron which is durable and robust in appearance. Some have been replaced in plastic to poor effect.

Satellite dishes are problematic in places; installed unlawfully on facades and roofs, they add unwelcome clutter. The most successful examples are located on rear elevations where they are not visible from most public vantage points.

2.5.8 Boundary Treatments

Railings, walls and timber fences enclose front gardens to varying effect. Only a very small number of houses have no front boundary treatment; this is not historically correct and they look exposed and lack definition – harming the character of the conservation area.

St Paul's Churchyard is enclosed by high brick walls where it bounds other property and by a railing to rectory Grove; here are also two pairs of impressive gate piers, one having a wrought iron 'throw over'.

Historically the majority of early 19th Century houses would have had front railings with finials reflecting the date and style of the house. Unfortunately few original examples have survived the Second World War although in places the historic stone plinths of the original railings survive. In the decades following conservation area designation reinstatement of railings has been undertaken in a piecemeal fashion with mixed results.

Historically railings would run across the entire frontage of the house, semidetached houses or short terraces and only at the end boundaries of the group would they terminate in a brick pier. They were around 1m in height with solid bars finished in cast iron finials and fitted



Traditional railings, where they survive, are carefully detailed and well executed.

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neatly into a discrete stone plinth. Heavier stays at intervals along the railings provided elegant support and tend to have grander finials. The pedestrian gates were designed as a seamless continuation of the railings. The most successful reproduction railings follow this historic pattern closely. As a 'rule of thumb' typical dimensions are as follows: -

Plinth – 150mm x 150mm in dressed stone or smooth concrete.

Bars – 24mm diameter at 150mm centres (solid)

Finial – cast iron. Sizes vary (see below)

Standards – 30mm diameter (at regular intervals to provide greater stability)

Standard finial – cast iron. Slightly grander than the bar finial; sizes vary (see below)

Horizontal rails – 50mm x 100mm (solid metal)

Some good original / restored examples can be seen at: -

61-65 Clapham Manor Street - These reproduction railings are too short but the detailing is correct. Spike finial, circular section bars.

97 Clapham Manor Street - Fleur-de-lis finials (A) and spike finials to the standards. Circular section bars. This is an 1860s—1870s detail.

113-115 Clapham Manor Street - These are historic survivors with integral cast iron copings to their dwarf wall.

3 Rectory Grove - Graceful ironwork handrail to front steps.

10 Rectory Grove - An impressive Grecian style cast iron lattice gate pier survives.

28a Rectory Grove - Alternating spike and spear finials with urns (B) on the standards. Square section bars. This is a late 18th Century detail.

41 Turret Grove - Plain spikes with modest spear finials (C) on the standards. Square section bars. This is an 1840s detail.



A



B



C

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Many of the brick piers survive. Two Imperial bricks (c48cm) wide and no higher than 1.5m in height they have a heavy but plain overhanging stone coping and the front railings fit neatly into the brickwork at either side. From the back of the pier, running down the side of the front garden is a slightly lower brick wall. Between semidetached pairs of houses or houses in unified terraces there usually wasn't a brick pier or wall instead the railings are continuous; allowing the houses to be appreciated as a unified group. A simple railing or estate rail separates the gardens.

Rear garden boundaries, where they front a road, are typically in stock brick with plain copings around 2m in height; discrete piers are sometimes a feature of their external face, as can be seen on Turret Grove.

The later 19th Century houses, especially those on Larkhall Rise, have brick walls with saddle copings or close boarded timber fences; these are the original details and reflect a move away from the formality of the earlier development.

2.5.9 Garages

The absence of adequate space to the side of the houses means that garages are generally not a feature of the area.

2.6 Shop and Pub Fronts

Although the conservation area is primarily residential there are some shops to Clapham Manor Street. Some of these properties have been converted to residential uses but still retain their shopfronts. The shopfronts in the conservation area are: -

62 Clapham Manor Street

Flat fronted shopfront with two doors on right side. The joinery is modern but the basic form of the shopfront is historic and it retains a good stucco fascia with run-moulded cornice.

64 Clapham Manor Street

Flat fronted timber framed shopfront with central entrance and panelled stall riser. Good angled timber fascia. Cornice to fascia has, unfortunately been boxed out and there is an



A brick pier often terminates the railings between properties.

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external roller shutter box and solid shutter. The panelled door leading to upper floor accommodation has a decorative transom light.

66 Clapham Manor Street

Narrow shopfront with recessed entrance. Timber frame and door. Angled fascia retains cornice mouldings and ornate console brackets to left and right ends. Modern concrete access ramp with obtrusive tubular handrail.

70 Clapham Manor Street

Shopfront pilaster, fascia and moulded stucco cornice has been infilled with a decorative window to good effect.

146 Clapham Manor Street

Shopfront pilasters and fascia in traditionally detailed timber. Panelled door on canted corner of the building has a transom light. Window and panelled stall riser are reproduction. Modern neon sign is unfortunately set beneath the historic fascia where transom lights should be. Small forecourt enclosed by obtrusive modern railings.

148 Clapham Manor Street

Modern hard wood shopfront with a glazed door on either side; detailing is not authentic. Glazing is all protected by ornate modern wrought iron which is particularly obtrusive. Fascia and timber cornice appear historic.

150 Clapham Manor Street

Shop door to left accessed up steps. Joinery all appears to be modern except for the timber fascia and console brackets. Small forecourt enclosed by modern railings.

152 Clapham Manor Street

Completely modern shopfront of little interest. Forecourt is dominated by a large modern access ramp.

There are two public houses in the conservation area both of which are contained in buildings that make a positive contribution and display architectural embellishments of interest. The pubs are:



The Shopfronts often retain some original features but are harmed by poor alterations.

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The Bread and Roses, (formerly the Bowyer Arms) 68 Clapham Manor Street

An imposing symmetrical frontage with central box porch. The building is early 19th Century but the brown tiled pub frontage is c1900.

The Manor Arms, 128 Clapham Manor Street

Forming a short terrace with similarly detailed residential property, the building is early 19th Century in date. The exterior is plain and traditional. Unfortunately all the stucco detailing has been painted black.

2.7 Signage and Advertisements

Signage is typically limited to the ground floor fascia of shop premises. The vast majority of signs are modern and obtrusive in terms of their materials, design and size. There are no advertising hoardings or other commercial signs.

2.8 Refuse and Associated Structures

There are some purpose built refuse enclosures in the front gardens, typically discrete brick structures, in many cases dustbins stand in the front garden where there is no side passage; this is not generally problematic when it is just one bin. However, where properties have been converted into flats there are often quite a number of dustbins standing in the small front gardens. This causes unwelcome visual intrusion.

2.9 Listed Buildings

2.9.1 Statutory Listed Buildings

Statutory Listing means that the building is protected by law. 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 were erected before 1 July 1948.



Bins standing unenclosed in the front gardens cause visual intrusion.

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The following buildings in the Rectory Grove Conservation Area are statutory listed-

Name	Number	Road	Grade
	169-175 (odd)	Clapham Manor Street	II
	175 a + b	Clapham Manor Street	II
	42	Clapham Manor Street	II
	66, 68 (Bowyer Arms) + 70	Clapham Manor Street	II
	72 + 74	Clapham Manor Street	II
	142 + 144	Clapham Manor Street	II
Church of St. Peter		Prescott Place	II
Cromwell Lodge, 9		Rectory Grove	II
	49	Rectory Grove	II
	51 + 53	Rectory Grove	II
	55 + 57	Rectory Grove	II
Church of St Paul		Rectory Grove	II*
Walls bordering east side of St Paul's Churchyard		Rectory Grove	II
Wall immediately N and W of Belvedere at North side of Church of St Paul		Rectory Grove	II
	2	Rectory Grove	II
	6	Rectory Grove	II
	8 + 10	Rectory Grove	II
Walls between and to front of front gardens 8 + 10		Rectory Grove	II
	79 + 81	Larkhall Rise	II
	94	Larkhall Rise	II
	97	Larkhall Rise	II



Nos. 8 - 10 Rectory grove are grade II listed buildings.

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2.9.2 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.

2.10 Building contribution

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

2.10.1 Positive Contribution

Buildings that make a positive contribution are worthy of retention although some may require restoration or refurbishment. Demolition or unsympathetic alteration will be resisted.

The majority of buildings within the conservation area make a positive contribution to its character and appearance whether they are grander 'landmark' buildings or the more ordinary houses. Buildings and structures deemed to make a positive contribution are shown below in street order: -

Clapham Manor Street (Odds)

Nos. 1 & 3, c.1840. Pair of simple, gable fronted 2 storey Victorian houses. Rendered ground floor, 6/6 sashes.

No. 5, 1845. Detached 2 storey house over basement with parapet. Although Stucco window and door cases remain, replacement windows and door are severely detrimental. Boundary wall and railings also detrimental.

Nos. 7 - 13, pre-1849. 2 storey terrace over basement with pitched, slate roof. Round-headed windows to ground floor with good stucco surrounds. Good door cases, sliding sash windows and front railings.

Nos. 17, 19 + 21, 1845. Relatively plain group of 2 storey houses over basement. 6/6 sashes. Replacement doors and boundary treatments. Nos. 19+21 have pitched roof whilst no. 17 has a parapet.

Nos. 23 - 29, 1845. 2 storeys over basement. Some replacement windows, should be 6/6 sashes with margin lights to the Ground floor (as No.27) and 6/6 sashes above. Doors and boundary treatments replaced and of varied quality. Parapet, slate roof over forming a mansard (not to 29). No. 29 is rendered and has PVCu windows. This group was altered to accommodate Shamrock Street.

No. 35. Partially rebuilt, part of former terrace. Replacement PVCu windows to upper storeys, should be 6/6 sashes. Replacement front door detracts, as does poor boundary treatment.

Nos. 39 - 43, 1842 - 43. Symmetrical group with 2 storey over a basement. Good parapet and front steps with dwarf piers. Half glazed 4 panelled doors, 6/6 sashes. Classical door-cases. Boundary treatment is poor.

Rectory Grove Conservation Area Statement

Nos. 45 - 51, 1837-38. Erected by William Novell. Terrace of 2 storey over basement with an undulating façade which is the trademark of the builder. Much altered and has poor railings and doors. Sash windows with margin lights; some windows have been replaced inappropriately.

Nos. 59 - 73. Mixed quality group. 2 storey with a varied parapet. Some facades have been painted white. Replacement windows and doors and negative boundary treatment detract.

No. 79, c.1890. Infill house with narrow frontage. 2 storey with strong decoration and good quality railings.

No. 81, pre-1849. 2 storey over basement, it was originally a detached house with low hipped roof over projecting eaves. Good doorcase, fine window guards, sashes and railings. Unfortunately the front garden has been paved over.

Nos. 83 - 85, pre-1849. Pair of simple houses with 6/6 sashes and unsympathetic replacement front doors. Also boundary treatment is of detriment.

Nos. 87 - 101. c.1845. Terrace of 2 storey houses over basements, mostly with mansards (excepting Nos. 87 and 95). Varying condition. Classical detailing: ground floor French windows with iron balconettes and original margin lights. Unfortunately, no.93 has PVCu replacements. Some original front doors survive.

Nos. 103 - 111, pre-1849. Plain terrace of 3 storey houses with no basements. 6/6 sashes with some 2x2 replacements. 4 panel doors although some have been altered or replaced. Mixed boundary treatments of varied quality. Good parapet. Some original window architraves survive.

Nos. 113 - 115, c.1850. Detached houses, 2 storeys over basement. Sashes with margin lights to ground floor, 2/2 sashes above. Good decorative consoles and original iron window guards. Repaired parapet with pitched slate roof behind. Good railings forming front boundary.



Nos. 169 - 175 Clapham Manor Street make a positive contribution.

Rectory Grove Conservation Area Statement

Nos. 117 - 119, pre-1849. Cottages, much altered. 2 storey, undulating facades and rich parapet. 6/6 sashes, replaced doors and railings.

Nos. 121 - 125, c.1840. Houses of 2 storey over basement. Some replacement doors and windows. Replacement parapet. Facades of nos. 123 + 125 painted white.

Nos. 127 - 137 + 137a. Nos. 127-131 c.1838. Nos. 133-137 c.1830. 3 storeys with undulating façade, 2/2 sashes and 4 panelled part-glazed doors. Boundaries and parapets in poor condition. 137a is c.1900 infill, well detailed with bay window, railings and tessellated pathway.

Nos. 161 - 167, c.1830. Two storey terrace with imbalanced mansard added, slate roof and casement dormers. Finely gauged brick relieving arches to round-headed windows of ground floor. 6/6 sashes. Lateral conversion of the properties has resulted in the unfortunate infilling of some front doors. The terrace had been converted to shops in the 1890s but the frontage has since been reinstated.

Nos. 169 - 175, c.1830. Terrace as nos. 161-167 but without mansard. Similar gauged brickwork; doors survive, many in original 5 panelled form. Original fanlights at nos. 171 + 169. Parapet unfortunately repaired in inappropriate cement render.

Clapham Manor Street (evens)

No 8, early 19th Century, two storey, slate roof. Sash windows.

Nos. 22 - 32, 1852-3. Plain late Victorian terrace by William Neate. 3 storey. Tripartite timber sash windows to ground and first floors, 2nd floor has unusual small paired windows. Plain parapet, neutral and varied boundary treatment and varied front doors.

Nos. 34 - 36, 1852. Once known as Manor Villas. Pair of semi-detached villas built by Henry Boreham. 2 storey over basement, with side entrance bay. Feature full length French casement windows to ground floor, stucco apron panel to window and good wrought iron window guards. Hipped slate roof. Original brick boundary piers (incised 'Manor Villas') have modern infill dwarf walls between them.

Nos. 38 - 40, 1852 and 1844 respectively. A pair of detached villas, 2 storey over basement. No. 38 has a rebuilt roof and partially rebuilt upper storey. Both have hipped, slated roofs. 6/6 sashes. Good recessed stucco panels under ground floor window cills. Boundaries and front steps do not contribute positively. No. 40 has been extended to the side which is detrimental to the symmetry of the pair.

No. 42, 1850. Known today as Manor Studios but was former Clapham Dispensary. Very good 'palazzo' façade to design by J T Knowles senior. 2 storey in brick with red brick decoration and good stucco details; noteworthy keystones.

Nos. 44 - 52, c.1849. Group of plain houses, 2 storey over basement. 6/6 sashes to ground floor and 2/2 sashes above; some replacements. Basements have 4/8 sashes and unusual front entrance door with glazed upper panels.

Nos. 54 - 60, 1844-45. 2 storey over basement. Sash windows with margin lights and window guards to ground floor; some inappropriate replacement windows.

No. 54 has historically accurate front door of 2 vertical panels: others have been replaced. Varied boundary treatment, some front boundary piers survive. Varied front garden treat-

Rectory Grove Conservation Area Statement

ments, some of inappropriate design and materials.

Nos. 62 - 64. A pair of shops with residential accommodation above. Both have forecourts and front light wells that are enclosed by detrimental modern railings. Upper floor windows are 2/2 sashes. The shop at no. 62 appears to have been converted to residential use but retains its shopfront. The shop at no. 64 has a modern illuminated fascia or poor appearance.

Nos. 66 - 70, 1846- 1853. Symmetrical group with pub at the centre. Pub dates from 1846 and is 3 storeys high and 5 bays wide. Flanking stucco houses are c.1850-53. Attributed to Thomas Cubitt.

Nos. 72 - 74, 1855 + 1848 respectively. Believed to be once part of a terrace. 2 storey over basement, stock brick with parapet. No. 74 has unsympathetic front steps. Boundary walls and front doors also unsympathetic. Sashes should have margin lights, but some have been replaced with PVCu units. Door and window architraves have good corbel details.

Nos. 124 - 128, pre-1838. Group of characterful cottages. Nos. 124+6 unfortunately have white painted facades and with replacement windows and railings. No. 128 is the Manor Arms Public House, may not originally have been designed as a pub as it lacks the ornate detailing normally expected.

Nos. 140 - 156, pre-1827. Much altered group. It is likely that they were built as houses and had the shopfronts inserted later. No. 152 has PVCu windows and unsympathetic shopfront, as do nos. 148+146. No. 150 retains some details from an historic shopfront. No. 144 has a small pediment and archway leading through to the rear and is rendered. Altered parapets.

St. Peter's Church, 1878-84 by J E K & JP Cutts. Imposing Gothic Revival style church in stock and red brick. Fine detailing. It has no grounds and rises off the back of pavement with an attractive Church Hall frontage adjoining.

Larkhall Rise

Nos. 79 - 81, 1826-28. Handsome pair of double fronted cottages. 2 storey over basement. Plain 2/2 sashes and excellent fanlights over front doors. Brickwork walls, low, hipped slate roofs. Boundary and front garden treatment to no. 79 is noteworthy.

Nos. 83 - 93, 1840-48. Substantial, well proportioned houses in stock brick. Bay window to no.93 is a later addition.

Nos. 97. Handsome double fronted house, 2 storeys over basement with attic.

No. 101. Double fronted Georgian house with rendered exterior set-back from the frontage. Ground floor has tripartite sashes, 1st floor has 6/6 sashes. 2nd floor windows have been unfortunately been replaced with insensitive metal casements.

Nos. 56 - 66, 'Manor Gardens'. Formerly a pair of detached houses from c.1830, which were made into a terrace by late 19th Century and early 20th Century alterations. An unusual composition featuring decorative parapets, ½ timbered 'Tudorbethan' porches and bay windows, decorative bargeboards and ironwork. Some 6/6 sashes, some casements with small paned transom lights. Plain clay tiled roofs.

Rectory Grove Conservation Area Statement

Nos. 75 - 77, c.1830. A third similar house was demolished to make way for Edgeley Road. No. 75 has been extended and has been painted white; the parapet has also been removed. No. 77 is in much better condition. 4/4 sashes with margin lights. The boundary treatment to both houses is poor.

Nos. 68 - 74. Terrace of smart red brick houses with sash windows and red plain tiled roofs.

Nos. 76 - 88. Early 20th Century infill. In red brick with good detailing, tile hung decoration to gables that jetty over canted bay windows. Ornate timber porches. Plain clay tiles roofs. Good, characterful dormer windows, although no. 86 has, unfortunately, been altered. Deep front gardens enclosed by rendered front boundary walls with stone copings.

Nos. 90 - 92. Early 20th Century terrace, built as part of the development of the streets to the North.

No. 94, 18th Century. Forms a pair with 2 Rectory Grove. 3 bay house with side wing. Property is set back, and the boundary treatment is good; dwarf wall with railings with holly hedge behind.

Rectory Grove

St. Paul's Church, 1815. To designs by Christopher Edmonds with 1879 additions by Arthur Blomfield. Plain church with shallow natural slate roof and overhanging eaves. Slight Grecian feel to the form and detailing.

The Rectory, 1920. Neo-Georgian house in red brick with 6/6 sashes.

No.6, Glebe House, c.1825. Plain 2 storey cottage. Vehicle archway at ground floor once led to stables behind and is now infilled.

Nos. 1a - 3a, 18th Century. Interesting group of houses. Front boundaries have been much altered to poor effect. The boundary wall to Cubitt Terrace (Formerly Stonhouse St) appears earlier than the house and is suffering from insensitive maintenance.



Nos 85 - 91 Larkhall Rise make a positive contribution.

Rectory Grove Conservation Area Statement

Nos. 5 - 7, 19th Century. 3 storey houses in stock brickwork with red brick detailing and plaster decoration.

No. 9, possibly c.1740. Much altered small brick house with stucco and shutters (added 1925).

Nos. 8 - 10, c.1730s. Pair of houses which were re-fronted in 1800s in dark brown brick. Wings project to front. 6/6 pane sashes and good doorcases. No. 8 has an attractive historic fanlight. Mansard roofs in clay tiles with later, unsympathetic dormer windows. Front walls and railings in poor condition, with some sections missing and others replaced.

No. 2. Adjoins no. 94 Larkhall Rise and forms a pair with it (See description above) Front boundary wall is cracking.

Nos. 12 - 18, c.1838-9. Terrace with some original doors.

Nos. 20 - 28, c.1838. 2 storey over a basement. Some original fanlights remain. Rear elevation visible from Turret Grove and has no rear extensions.

Rear of 2a, 1913. Former Refectory and Chapel. Served a former boys home on the site of no. 2. Charming Arts and Crafts style buildings to designs by Lionel U Grace. Red brick with varying clay tile roofs and good detailing. Subdivided into various new uses.

Turret Grove

Nos. 27 - 41, 1844-45. Three pairs of semi-detached villas of in stock brick, partially stuccoed. Some have attractive trellis style porches and front steps that run parallel to the street. 6/6 sashes to upper floors, 3/6 or 4/8 sashes to basements. 6 panelled front doors. Some windows and doors have unfortunately been replaced. Some roofs hipped, most are slate, some roofs have been replaced with clay tile. Some side extensions detract from the setting of the group.

No. 43. Good modern infill executed in the style of nos. 27-41.

Nos. 36 - 42, 1844-45. Two pairs of semi-detached, double fronted villas, central entrances and blind windows above. Stuccoed basement and ground floor walls with stock brick above. Some roofs altered from slate to clay tiles. 6/6 sashes with 4/8 to the basement. All have front doors with 2 vertical panels. Poor boundary treatments and the insertion of fore-court parking detract. Stone steps and railings to each. Nos. 40+42 have good timber porches.

2.10.2 Neutral Contribution

These buildings cause no harm but are generally not in keeping with the over-all character.

A-F and 1-14 Clapham Manor Court—post-war housing

1-20 Knowles Walk—post-war housing

10 and 12 Clapham Manor Street—post-war housing

76, 78, 80 and 82 Clapham Manor Street

No. 86. Modern surgery building with mono-pitch roofs and stock brick walls. A low and complex form not in keeping with the formality of the historic environment.

Nos. 88—106 Clapham Manor Street—post-war housing

94-110 Cubitt Terrace—post-war housing

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2.10.3 Negative contribution

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

Clapham Manor Street

No. 15. Post-war infill building with metal windows and modern porch.

Clapham Manor Court. Three storey post-war development.

No. 77. Much altered house, pebble dashed walls and PVCu windows.

No. 139. Two storey modern block on corner – stock brick and small modern sash windows. Lacking refinement due to bulky appearance and small windows.

Nos. 120 – 122. Post-war flats in large modern blocks (outside the conservation area).

Nos. 130 – 136. Stock brick townhouses with integral garages. Mono-pitch roofs and modern windows. These are outside the conservation area but have an impact on it.

Larkhall Rise

No. 95, Carolyn House. 5 storey 1960's concrete frame flat block with infill of yellow and puce coloured metric sized bricks. Forecourt parking in tarmac. Low, unattractive railings.

Grove Court. Building of mid-C19th converted and much altered c.1930s with the insertion of Crittall type windows and Art Deco entrance door.

Rectory Grove

No. 2a, Ingleton House. Modern 'blond' brick, 5 storey infill flat block. Unsympathetically detailed in respect of height and bulk, windows, railings and boundary treatment. NB The attached Arts and Crafts buildings of 1913 are deemed to make a positive contribution.

Clapham Manor Court

Knowles Walk. Post-war housing development.

2.11 Spaces that make a Positive Contribution

St Paul's churchyard, Rectory Grove / Matrimony Place, is of particular note; it is open and laid to lawn with numerous attractive monuments and tombs surviving; although others have



Part of St Paul's Churchyard retains its historic headstones.

Rectory Grove Conservation Area Statement

been cleared. Unfortunately some of the tombs are in poor condition. To one side, separated by the Matrimony Place footpath, is a little wedge of churchyard with all the monuments intact; this illustrates what the entire churchyard once was. Another part is now a garden, enclosed by a listed brick wall to one side. The over-all character is pleasant and informal enhanced by shrubs and trees in places. The open area of grass and trees on Larkhall Rise is also of particular note.

Adjoining the churchyard and contributing greatly to the sense of openness are the Iveley Road allotment gardens. These occupy a roughly triangular area of ground to the immediate West of St Paul's Churchyard and are screened to the North by properties on Wandsworth Road and to the South by the houses on Iveley Road. The churchyard, being elevated, gives good views across this space and together with the adjoining rear gardens / backland areas the spaces have an important green and tranquil character.

2.12 Gardens and Trees

Front and rear gardens reflect the historical plot development of the area and provide important settings for most of the houses. Soft landscaping in the form of shrubs, hedges and trees is particularly important here. Front gardens tend to be small and enclosed. The grander properties to Larkhall Rise and Rectory Grove have large front gardens. Some of these have, unfortunately, succumbed to large areas of vehicle hard standing which harm the garden setting of the houses. Similarly a loss of fount boundaries has harmed the setting of some properties.

Rear gardens, especially when considered collectively, present an important and substantial area of soft landscaping within the conservation area.

Most of the trees within the conservation area are deemed to make a positive contribution to the character and appearance of the area. Particularly in Rectory Grove and Larkhall Rise, the trees and front garden planting form a particularly important part of the character, which is distinctly less urban than Clapham Manor Street, which has fewer trees and less generous front gardens. St Paul's churchyard also has a number of important trees.

2.13 Public Realm

Generally there are no features which distinguish the public realm of the conservation area from the adjoining streets. The street lighting and street furniture is generally the 'standard issue' and there are no individual features of historic interest and the generally appearance is of furniture and signage that has developed incrementally with no thought given to its cumulative impact. The treatment of the approach to the railway bridge on Larkhall Rise is poor and the relatively recent traffic management and cycleway works have added clutter. Internally illuminated plastic directional bollards are particularly intrusive. Equipment cabinets, such as those on the flank of no. 6 Rectory Grove also cause intrusion.

2.14 Activity and Uses

The conservation area is principally residential but with some shops, businesses and other uses especially towards the south end of Clapham Manor Street. Both principal streets are used by through-traffic, which has been subject to traffic calming in some locations.

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2.15 Views

2.15.1 Views into the Conservation Area

Due to the curve in the road nos. 20-28 Rectory Grove neatly terminate the view into the Conservation Area from Rectory Grove. The view into the conservation area from Clapham High Street gives an instant impression of its wide and formal character. The view into the conservation area from Larkhall Rise railway bridge is slightly elevated and provides a leafy vista due to the presence of a great many trees. The views into the Conservation Area from Matrimony Place are particularly good—the open landscape nature of the churchyard, the church itself and the numerous monuments create a peaceful semi-rural scene.

2.15.2 Views within the Conservation Area

Most of the views within the conservation area are pleasant ones which allow an appreciation of the buildings and streets. Clapham Manor Street is long, wide and straight. Larkhall Rise is leafy and more intimate. Rectory Grove, with its views of the church, is particularly pleasant.

2.15.3 Views out of the Conservation Area

Given the topography of the area, the views out of the conservation area are limited to street scenes, these being of little note. Given the boundary route some development fronting Clapham Manor Street is outside the conservation area but clearly visible from it.

Where the land slopes away to the North, however, more impressive views are afforded. This is most notable from the churchyard of St. Paul's church, from where the tower of Westminster Cathedral and the BT tower in central London, some 4 miles north, can be seen. Battersea Power Station can be seen from Matrimony Place.

The view of the Iveley Road allotment gardens from St Paul's Churchyard is of note for its green and tranquil character.

The view up and down Larkhall Rise from the railway bridge is also of particular note for its leafy character.

Another important view is afforded from Clapham Manor Street to the north, where the chimneys of Battersea Power Station add interest to the skyline. This view is reinforced from Larkhall Rise, where streets running to the North have a similar view.

2.16 Change

2.16.1 Changes to Date

The cause of most detriment to the conservation area is the piecemeal replacement of doors and windows with inappropriate modern versions. Also, many properties have lost or damaged parapets, replaced with plain render or concrete capping they look particularly poor. The wide variety in the quality and appearance of the boundary treatment is another significant element that causes harm to the area's character and appearance, as they vary in style and quality from property to property. Poor quality shopfronts are an additional negative factor, as are insensitive modern infill buildings.

2.16.2 Capacity for Change

There is almost no scope for major change within the conservation area, the vast majority of buildings contributing to its special character and appearance.

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However, the general appearance area could be much improved by relatively small enhancements to individual properties. Sensitive handling of boundaries, front steps and railings, together with the reinstatement of traditionally appropriate windows, doors, window guards and detailing, would provide a more unified and cohesive appearance which would enhance not only the individual properties but also the wider area.

2.17 Appraisal Conclusion

The architectural and urban framework of the conservation area is well established and, in most cases, deemed to contribute to the character and appearance in a positive manner. Rectory Grove has a more informal and leafy suburban character whilst Clapham Manor Street is more regimented and urban in feel; together they illustrate Clapham's 19th Century evolution. Unfortunately some buildings and frontages are shabby and altered. Restoration of lost detail could reap genuine improvements in this respect.

3. GUIDANCE

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

3.1 Alterations to Existing Properties

Details characteristic of the area should be retained and repaired wherever possible as only in this way can the special historic character and appearance of the area can be preserved and enhanced. It will be essential to replicate accurately traditional detailing in new work. Where possible, adjoining buildings, old photographs, prints or plans can inform accurate detailing.

3.1.1 Brickwork

Previously plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the building. Brickwork repairs should be undertaken with caution – matching Imperial sized brick of the same colour and texture will be required for most of the older properties. Cleaning brickwork should also be avoided it can damage the bricks and result in a bright discordant appearance especially if the building forms part of a larger terrace or group which isn't cleaned. 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, not weather struck. Where only selective re-pointing is required the pointing should match existing.

3.1.2 External Render Detailing

The decorative work on facades should be retained and repaired as it is an important feature of the conservation area. Special mortar mixes should be used where necessary and fine mouldings and details should be repaired by specialists. Detailed guidance on repair is contained within '*Practical Building Conservation, Volume 3, Mortars, Plasters & Renders*' by John and Nicola Ashurst, English Heritage,



Modern 'weather-struck' pointing in modern cement (left) causes harm to brickwork.

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3.1.3 Joinery

Historic timber is generally of a much higher quality than much of what is available today. 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.

3.1.4 Windows

Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. If traditional windows are in good condition they should be retained. If increased insulation is required the use of internal secondary glazing should be considered. Where replacement windows are deemed necessary exact replicas should be sought. In the case of timber windows these should be painted and the glazing should have a putty finish. Double glazing should only be considered if it accurately matches the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass. Stick-on glazing bars should be avoided as they can, with time, become loose and drop off. Trickle vents and other modern window detailing should also be avoided.

Modern window designs in metal, unpainted hardwood or PVCu 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.

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

3.1.5 Doors

Original external doors should be retained and repaired as they are very important features. Accurate replica front doors, reflecting the date and style and status of the building will be required in most instances. Accurate reinstatement should be sought where these features need to be replaced.



These stick-on glazing bars have dropped leaving an unacceptable appearance.

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3.1.6 Roofs

The removal of historic roof structures and their replacement with different designs should be avoided as roofs and chimneys often contribute to the special character of a building, its group value and the wider character of the area. This is particularly important on the 19th Century buildings as the roofs and chimneys contribute particularly well to the roofscape and character of the conservation area. Just because a London roof is not visible from the street does not mean it is not important. London roofs are part of the local building tradition and are worthy of retention. Houses with front parapets and London roofs should not have front rainwater pipes as the roofs drain to the rear. Damaged parapets and cornices should be repaired sensitively.

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

3.1.7 Dormers

The historic buildings often have London roofs and as a result dormer windows are not generally a feature of the area. Dormers, where appropriate, should be carefully designed and detailed to match the host building and be detailed and scaled in the traditional manner. Traditional dormers are small, with slender construction in timber and lead and containing side hung casements or sliding sashes. Large dormers, those with flat felt roofs, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge will be damaging and are not considered appropriate.

3.1.8 Rooflights

These are not, generally, a feature of the area. They should be avoided on prominent roof slopes and where the group value of unaltered roofs is important. When considered appropriate the roof light should normally be of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar. On Victorian frontage buildings they



The stucco cornice on the right is authentic whilst the brick one on the left is a poor repair.

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should be small and in line with existing openings; large, modern or poorly located roof lights have the potential to cause great harm.

3.1.9 Extensions

There is little scope for extensions other than on rear elevations; front extensions and side extensions will normally be resisted in order to preserve the integrity of the host building and the street scene. In Turret Grove, some side extensions have broken the rhythm of the streetscene and intruded into important side space, causing harm; these extensions should not be considered as a precedent for future work.

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

The traditional roofscapes of the conservation area provide one of its most evocative character features; loss or inappropriate alteration of historic roofs should be avoided and chimney stacks should be retained. There is little scope for roof extensions. Where they are deemed appropriate extensions must respect the host building and be good neighbours generally. Boxy or alien structures will not be deemed appropriate.

3.1.10 Basement Areas

The enclosure of a basement area should be avoided as railings and other fencing adds visual intrusion. Where necessary pavement grilles or traditional pavement bars of traditional design should be used; these secure the area in a discrete area. Historic examples within the area should inform the design of such features.

3.2 Vacant Sites

There are currently no vacant sites identified within the conservation area. Should sites become available care should be taken to ensure that the new buildings preserve or enhance the character or appearance of the area. Sympathetic building forms and materials will be expected.

Development in parcels of land created from rear gardens is likely to harm the character of the area.

3.3 New Buildings

The Council is committed to good new design irrespective of style. However, whether pastiche or contemporary, new buildings must respect the character and appearance of the conservation area. Proposals should be respectful with regard:-

3.3.1 Building Line and Footprint

Relatively narrow but deep building plots contribute to the rhythm of the streetscape. Buildings are set back on an established building line.

3.3.2 Massing

Buildings tend to have their largest mass fronting the street with lesser returns etc. to the rear.

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3.3.3 Form

Most of the earlier contributory buildings have their principal entrance up on a raised ground floor. The roof is normally subservient to the façade. The later 19th Century buildings tend to be in repetitive terraced groups.

3.3.4 Fenestration

Windows have a vertical emphasis and are typically timber sliding sashes. There is generally a hierarchy of proportions in the fenestration most buildings following neo-classical proportions.

3.3.5 Detailing

The buildings typically have fine detailing, modelling and decorative elements in stucco or brick which give them a depth of interest. Doorcases and porches are particularly of note. Off the peg details or pre-cast stone are not adequate substitutes for fine decorative stucco which can still be produced by specialist companies.

3.3.6 Landscaping

Front gardens should be enclosed by an appropriate boundary, have a predominance of shrub and tree planting and areas of hard paving should be kept to a minimum.

3.4 Shopfronts

The majority of shopfronts have been altered but most retain their original form and some historic detailing. Surviving elements of historic interest such as stall-risers, recessed doorways, glazed brickwork, corbels etc. should be retained. Where replacement shopfronts are deemed acceptable, they should be carefully designed to respect the host building and should reintroduce the essence of traditional shopfronts:-

3.4.1 Design

New shopfronts should contain large display windows on a stall riser and either be framed with pilasters carrying a fascia for signage or have a fascia terminated by consoles to left and right. The entrance should provide for disabled users. Poorly designed shopfronts that fail to respect the host building or are badly detailed are not deemed acceptable.



Historic features should be retained in new shopfronts.

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3.4.2 Entrances

Recessed entrances prevent people stepping directly out onto the street and give shop-fronts welcome depth; they can be gated in the traditional manner to improve security. Recesses can also accommodate greater circulation space for wheelchair users. Shop doors should be part glazed and in timber. The space above the door can incorporate an inward opening transom light to allow for natural ventilation. Paving should be exterior grade and non-slip at least 10mm in thickness to avoid cracking.

3.4.3 Stall risers and pilasters

The stallriser is the wall that supports the shop window. Pilasters are the 'pillars' that frame each end of traditional shopfronts. The stallriser should be robustly detailed and constructed to withstand rain and damp; so too should the base of the pilasters. For this reason painted rendered finishes are most robust. Pilasters should be robustly detailed; superfluous detailing should be kept to a minimum; planted timber mouldings should be avoided.

3.4.4 Window Frames

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

3.4.5 Shop Fascias

The fascia is the sign board above the shopfront. In most Victorian / early 20th Century premises, as those in the conservation area, the fascias are typically timber construction, tilted forward toward the street and protected by a well detailed cornice with a lead flashing; sometimes they have console brackets to either end.

Fascias should be reasonable narrow and placed immediately above the shop window. Fascia over or instead of part of the shop window will not be deemed suitable.

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

The removal and infilling of shopfronts may not be deemed acceptable even if the premises have to change use. Each case will be judged on its merits, the integrity of the shopfront, the character of the host building etc. being taken into account.

3.5 Advertisements and Signs

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

3.5.1 Location

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

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3.5.2 Materials / Content

Traditional shop signs typically were painted or applied (3D) letters directly onto the painted timber fascia; this practice should be reintroduced as it allows the sign writer to be creative in their use of fonts and colour—an art form that is worthy of reintroduction (see photographs below). Boxed-out fascias, plastic materials or folded metal are not deemed acceptable. Information on shop fascias should be limited to the name on the premises, a logo and the property number. Excessive information and logos can cause inappropriate visual clutter and should be avoided. Other premises typically had small painted boards or inscribed brass plates by their entrance.

Corporate signage requires particular attention, off-the-peg solutions are unlikely to be deemed appropriate. Large national and multinational chains should not try to impose their standard corporate signs on the area; a more measured and respectful approach will be sought.

3.5.3 Projecting Signs

Projecting box signs in moulded plastic are typically bulky and obtrusive and internally illuminated; as such they have no place in historic areas. Projecting signs, located at shop fascia level and mounted on a well designed bracket will be acceptable. These should generally not be larger than 0.5m² in area x 5mm thick and should be of robust construction. Well designed, creative solutions are encouraged. Off-the-peg corporate solutions may not be deemed appropriate if they are not in sympathy to the character of the area.

3.5.4 Illuminated Signage

Illuminated advertising should be avoided on residential buildings or other sensitive locations. Where acceptable in principal the source of illumination should be external and limited only to the name or logo of the premises rather than to the full fascia. The Council will encourage the incorporation of light fittings into new shop cornices to remove their visual impact.



Well designed and well executed signs will enhance the conservation area.

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

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

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

3.6 Security

If the goods on display may attract unwelcome interest when the premises are closed they should be removed from the window, covered or a blind should be drawn behind the window. To improve security high-performance glass and internal, open lattice shutters can increase security and provide a visual deterrent. External bars or ornate ironwork should be avoided as they give a cluttered appearance. Retro-fitted roller shutters or grilles on the exterior of premises will be resisted as they are not traditional features and add clutter to the host building thus harming the appearance of the conservation area.

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

3.7 Awnings and Canopies

Traditional, retractable shop blinds contained in timber boxes and restrained on iron braces are deemed appropriate in the conservation area; care should be taken with design and detailing – plastic housings / boxes are not deemed appropriate. Fixed plastic ‘Dutch’ canopies are not a feature of the area and should be avoided; being permanently exposed to the elements, can become very shabby and their form is not that traditionally associated with historic English shops.

3.8 Plant and Other Equipment

The location and appearance of plant, meter boxes, extractors and other equipment such as satellite dishes on properties, whether they are residential or commercial should be carefully considered. These features should not be placed in conspicuous locations to the front of properties. Meter boxes should internal or be set into the ground to reduce their impact.

Painting and effective screening (GRP shrouds painted to resemble brickwork, timber boxes with louvered sides etc) will normally be required to reduce impact of obtrusive plant. Down pipes should be of traditional appearance in cast iron or cast aluminium, in discrete locations and take shortest possible route.

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3.9 Boundary Treatments

In some places multifarious front boundary treatments imbue a distinct lack of cohesion. The loss of walls and railings that contribute to the special character of the area should be avoided. New boundary enclosures should aim to reintroduce the historic pattern of front railings and side walls. The Council is unlikely to approve the removal of any boundary enclosure unless a suitable scheme for its replacement has been agreed; open frontages will not be deemed acceptable.

3.9.1 Railings and ironwork

New railings should be of a height, detail and design appropriate to the age and status of the host building and wider street scene. It should be executed in the traditional manner. Hollow-section bars or posts, welded detailing and modern latches / hinges should be avoided. New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts. Finials should complement the style of the host building and the diameter of the bars that they terminate. Good examples of existing railings can inform accurate restoration: -

Nos. 61- 65 Clapham Manor Street. The railing design here should be used for the other properties in the terrace – nos. 59, 61.

No. 97 Clapham Manor Street. This railing design could be used on the other properties in the terrace – nos. 87 – 101.

No 3 Rectory Grove shows a good example of simple iron work handrail to front steps.

No. 28a Rectory Grove. This railing design could be used on the rest of the terrace: - nos. 20-28.

No. 41 Turret Grove. This railing design should be used on all properties on Turret Grove.



Well designed railings reflecting the age and style of the host building should be sought.

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As a 'rule of thumb' typical dimensions are as follows: -

Plinth – 150mm x 150mm in dressed stone or smooth concrete.

Bars – 24mm diameter at 150mm centres (solid)

Finial – cast iron. Height is dependant on the date and style of the building)

Standards – 30mm diameter (at regular intervals to provide greater stability)

Standard finial – cast iron. Slightly grander than the bar finial

Horizontal rails – 50mm x 10mm (solid metal)

Designs chosen should unify groups of buildings and may have to be carefully adapted to suit each location. Rendered plinths look uneven and suffer from frost damage, painted plinths look visually intrusive; these should be avoided.

Where brick piers are to be erected between groups of properties they should be - two Imperial bricks (c48cm) wide and no higher than 1.5m in height with plain overhanging stone coping; the horizontal rail of the railing should fit neatly into the brickwork. Between semi-detached pairs of houses or houses in unified terraces brick walls should be avoided. The traditional detail is a railing to match the front boundary railing.

Gate piers are generally not a feature of area. Vehicle gates are not a feature but where deemed appropriate should be a seamless continuation of the railings, as narrow as possible and pivoting inwards rather than sliding. All front gates should pivot off a rail sunk directly into the path and should not normally be hinged off a pier of stay.

3.9.2 Walls

Front boundary walls are found on the frontages of the late 19th Century houses on Larkhall Lane; these should be retained and reinstated wherever possible. Stock brick walls are deemed appropriate where rear gardens adjoin the street. These are typically 2m in height with brick on end coping.

3.9.3 Fences

Some of the 19th Century houses on Larkhall Lane have close boarded timber fences. These should be retained and reinstated wherever possible. Timber fences to 2m in height are deemed appropriate between rear gardens.

3.10 Gardens and Trees

Soft landscaping to gardens is very important to the character of the conservation area. The removal of trees, shrubs and planting should therefore be avoided. Areas of hard standing should be kept to a minimum; traditional driveways are the preferred layout for larger gardens. Front paths should be in large slabs of York stone; concrete or reconstituted stone should be avoided. Gravels, unless bound into a tarmac surface, tend to drift and look untidy, brick paving and cobbles look fussy.

Conservation area designation imparts additional controls works to trees, dependant on their size. Six weeks notice should be given to the Council in writing prior to any works to protected trees being undertaken. This allows the Council to decide whether the tree in question has significant amenity value to merit the imposition of a Tree Preservation Order. Unauthorised works to a protected tree within a conservation area is a criminal offence and liable to prosecution and a fine.

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3.11 Public Realm

The public realm consists mainly of streetscape, but does include an area of grass and trees in Rectory Grove, as well as the wider area around the Church of St. Paul, and the churchyard.

Street lighting and street furniture is varied and could be improved upon. There are a range of lamp posts, bollards and traffic calming measures, which combined with varying layers of paving and street surfacing, contribute to a piecemeal public realm.

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 ground 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.

4. MANAGEMENT PROPOSALS

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

4.1 Boundary Review

The existing boundary has been closely examined as part of the appraisal process. It is considered that there are no overriding reasons to justify boundary change.

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

4.2 Planning Controls

In determining planning applications the Council will seek to preserve those elements that contribute to the character or appearance of the area. It will also seek to enhance the conservation area through the sympathetic replacement of those elements that do not at present contribute to its character or appearance.

Whilst conservation area designation brings with it some additional planning control some works to single dwelling houses do not require planning permission. It should be noted that most alterations to flats and other premises do require planning permission.

4.2.1 Additional Planning Controls

In places the character of the conservation area has been eroded through the loss of historic detailing such as windows, doors, cornices and boundaries and their replacement with inappropriate features.

The Council will consider an Article 4 Direction which will extend planning controls to cover alterations to the following: -

- Elevations of elevations, windows, doors and roofs where they front a road.
- Boundaries where they front a road.
- Hard standings in front gardens.

This will prevent the further spread of incremental change and allow the implementation of consistent planning controls over all properties irrespective of whether they are single family dwelling houses or flats.

4.3 Monitoring Change

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

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

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4.4 Signage and Advertisements

Existing 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.

4.5 Highways and Street works

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

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

- Develop an understanding of the special qualities of the place and depart as little as possible from the traditional form of streets and their materials.
- Respect existing or established traditional materials and detailing.
- Review existing signing and consider scope for rationalization.
- Anticipate and minimize new signing requirements at the earliest design state
- 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 Development Opportunities

The Council will normally support the replacement or refurbishment of buildings and spaces that make a negative contribution to the character and appearance of the conservation area where it is clear that the resulting buildings will be an enhancement to the conservation area.

It is unlikely that the substantial alteration or demolition of buildings or spaces that make a positive contribution will be supported.

4.8 Enhancement Opportunities

Proposals that would lead to the enhancement of the conservation area are encouraged. The following enhancement opportunities exist–

4.8.1 Accurate reinstatement of lost historic details

Historic features such as parapets, entablatures and cornices, stucco ornamentation, windows, doors, steps and handrails and boundary treatments all contribute greatly to the character and appearance of the conservation area. There are a great many opportunities within the conservation area for the accurate reinstatement of these features.

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4.9 Listed Buildings

Statutory List

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

4.9.2 Local List

The Council does not propose any buildings within the conservation area for inclusion on the local list.

4.10 Management Conclusion

The conservation area as a whole is characterised by high quality buildings and spaces and therefore a key part of the management strategy for this conservation area lie with the monitoring of change and enforcement action against unauthorised works. This will help to ensure that those characteristics, which define the area, are retained and not lost via a gradual process of erosion. Where there are areas of fragmented townscape quality the reintroduction of appropriate development will help to knit the streetscape back together. Enhancement opportunities are limited within the conservation and lie mainly with improving the consistency, quality and type of boundary treatments.

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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.
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
Conservation Roof light		A roof light of traditional design and materials, often in cast iron, and set flush with the roof slope.
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
Forecourt		A paved area to the front of a building
Georgian		A general term used to define architectural style from the 18 th Century through to the early – mid 19 th Century.
Half-landing		The landings on a stairwell which are placed halfway between the principal floor levels.
Half-landing window		A window serving a stairwell half-landing.
Hardstanding		An external hard surface.
Hipped End		Where the end of a roof finishes in a roof slope rather than a gable end.

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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 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.
London Roof		Two roof pitches aligned front to rear and sloping to central gutter which drains to rear. Front end if concealed by a parapet.
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.
Standard Plan		Most common plan form for a terraced house with stairs immediately ahead on entry though the front door. Stairwell lit by half-landing windows on the rear elevation.
Supplementary Planning Document (SPD)		A document produced by Lambeth Council to provide interpretation and guidance on its UDP policies.
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 th 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

LAMBETH PLANNING

If you have a conservation area question, require planning / listed building advice, or information on protected trees please contact:

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

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

ENGLISH HERITAGE

The Government's advisor on the historic environment.

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

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

CIVIC TRUST

A charity which encourages high standards of planning and architecture.

Essex Hall
1-6 Essex Street
London
WC2R 3HU

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

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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
Web	victoriansociety.org.uk

7. SOURCES

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Smith, Eric, "Clapham", Clapham Society, 1976.

Rectory Grove Conservation Area Statement

Spanish

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

Portuguese

Se desejar esta informação noutra idioma
é favor telefonar para

French

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

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

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

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