

Clapham High Street Conservation Area

Conservation Area Statement



April 2009


Lambeth

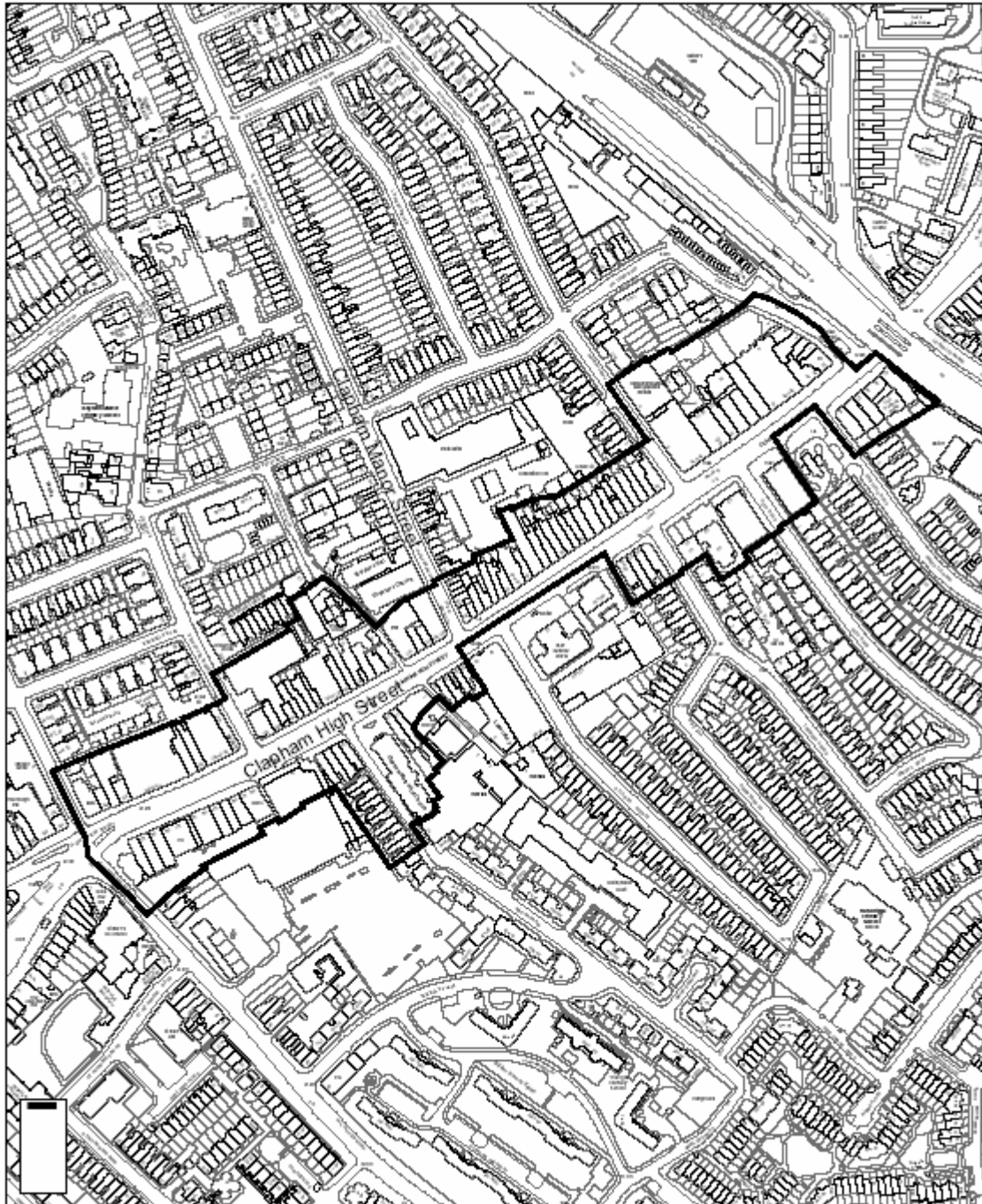
Clapham High Street Conservation Area Statement

Clapham High Street Conservation Area Statement

CONTENTS

	Page
CONSERVATION AREA BOUNDARY MAP	4
INTRODUCTION	5
1. PLANNING POLICY CONTEXT	6
2. CHARACTER APPRAISAL	7
2.1 Archaeology	7
2.2 Historic Development	7
2.3 Spatial Analysis	8
2.4 Public Realm	9
2.5 Private Realm and Boundaries	11
2.6 Activity and Uses	11
2.7 Buildings	12
2.8 Building Materials and Details	12
2.9 Listed Buildings	16
2.10 Buildings Contribution	17
2.11 Development adjoining the conservation area	20
2.12 Refuse and associated structures	20
2.13 Satellite dishes, communications equipment and plant	20
2.14 Trees	21
2.15 Views	21
2.16 Capacity for Change	21
2.17 Appraisal Conclusion	21
3. GUIDANCE	22
3.1 Alterations to Existing Properties	22
3.2 Vacant Sites	24
3.3 New Buildings	25
3.4 Shopfronts	25
3.5 Advertisements and Signs	26
3.6 Security	28
3.7 Awnings and Canopies	28
3.8 New Uses	29
3.9 Plant and other Equipment	29
3.10 Boundary Treatments	29
3.11 Sustainability	29
4. MANAGEMENT PROPOSALS	31
4.1 Boundary review	31
4.2 Planning Controls	31
4.3 Monitoring and Enforcement	31
4.4 Trees	31
4.5 Signage and Advertisements	31
4.6 Highways and Street works	32
4.7 Listed Buildings	32
4.8 Enhancement Opportunities	33
4.9 Conclusion	34
5. GLOSSARY	35
6. CONTACTS	37
7. SOURCES	39

CONSERVATION AREA BOUNDARY MAP



The maps in this document are based upon Ordnance Survey material with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised preproduction infringes Crown Copyright and may lead to prosecution or civic proceedings. LB Lambeth 100019338 2007.

Clapham High Street Conservation Area Statement

INTRODUCTION

The Clapham High Street Conservation Area is a busy, historic, commercial route of a linear nature and forms the spine of modern Clapham; it was first designated in 1997.

The Conservation Area is located to the West of the centre of the Borough. Its boundary follows the High Street, starting from the railway bridge in the North East, and running as far as Clapham Park Road in the South West. Clapham Manor Street to the North is within the Rectory Grove Conservation Area. The area immediately to the South West is within the Clapham Common Conservation Area.

The Conservation area is characterised by late 18th Century residential buildings and 19th Century commercial buildings which have been developed in a piecemeal fashion as the area evolved from residential to commercial uses. The survival of many historic building forms and their contribution to explaining the development of the area are key to its special interest.

This Conservation Area Statement is prepared by the Council to assist with the management and enhancement of the conservation area. It contains an appraisal of the features that give the area its special character and appearance, provides guidance on how best this character and appearance can be preserved or enhanced and management proposals for the future.

The Council circulated a draft version of this document in September 2007 so that local residents, businesses 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 information 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.

Clapham High Street Conservation Area Statement

1. PLANNING POLICY CONTEXT

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

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

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

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

In Lambeth the 'Development Plan' comprises the London Plan and the Council's Unitary Development Plan (UDP)/Local Development Framework (LDF). Thus all planning decisions have to be made in accordance with the London Plan and the adopted UDP / LDF except where material considerations indicate otherwise.

Lambeth's UDP contains general policies relating to all aspects of planning in the borough including urban form, listed buildings, conservation areas and design, town centre and archaeology.

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.

Most changes to flats and commercial premises require planning permission. Some advertisements require advertisement consent.

2. CHARACTER APPRAISAL

Introduction

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

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

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

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

2.1 Archaeology

The high street itself is a long established historic route. The Roman road of Stane Street, from London Bridge to Chichester, followed its original route along Clapham Road, and is thought to have continued approximately along the course of Abbeville Road. Whilst evidence of this is scant, it is believed that the route lead through the bottom of a shallow valley, and as such was often impractical to pass. Therefore a deviating route was constructed on higher ground; this route is now Clapham High Street. The potential for archaeological remains in the area has necessitated it being designated in the Unitary Development Plan as of archaeological interest.

2.2 Historic Development

Although the name Clapham originates from the 9th Century, no buildings earlier than the late 17th Century survive. The original village was situated to the North West around Rectory Grove, Old Town and North Street, running down to the common. The settlement was very small and rural through the mediaeval period, with only 18 tax paying inhabitants registered in 1332. The late 17th Century saw improved communications and access between Clapham and London, which enabled the village's growth and development. It became a rural retreat for well-off city dwellers with regular stage coach services to Gracechurch Street from as early as 1690; grand private residences were constructed as the area became popular with wealthy city merchants.

The urban framework of Clapham seen in Rocque's Map of 1745 is easily recognisable in today's urban environment with the common and main routes already long established. By 1760 the common, (formerly marshland,) has been drained and improved. During the 18th Century Clapham became home to Evangelism, with many notable political figures associated with the founding of the 'Clapham Sect' choosing the area as their home. However, it remained rural until the early 19th Century, in 1830 the common is described as 'quite a wild place', and Clapham itself was still a village with sporadic ribbon development of smart high-class housing along its main roads including the High Street

The introduction in 1830 of omnibuses to replace the stage coaches enabled a greater movement of people. In the mid 19th Century the London Chatham and Dover Railway erected a station on Voltaire Road. Their railway viaduct marks the North-eastern boundary of the conservation area. The omnibuses were replaced in 1871 by trams, with cheap fares which attracted lower income residents to Clapham and thus generated further residential growth. The tube railway arrived in Clapham in 1900.

Ordnance Survey maps of 1870 shows the footprints of the grand terraced housing set back from the high street by large front gardens. The only commercial buildings seem to be lo-

Clapham High Street Conservation Area Statement

cated from Clapham Cross (where Clapham Common tube Station now stands.) to around its junction with Clapham Manor Street. With the surge of a new workforce arriving in the area in the late 19th Century and early 20th Century, the large grand houses, being on prime roadside frontages were subdivided and extended or pulled down; the land being re-developed to much higher densities. Thus, by 1900 the commercial core had begun to expand Eastwards along the High Street; primarily on the North Side but eventually lining the route.

Many of the earlier houses were endowed with projecting single storey shopfronts during this period, and new Edwardian commercial buildings appeared, changing the scale of the street and making up the character that survives today.

The phrase 'The man on the Clapham Omnibus', coined circa 1903 referred to the ordinariness of Clapham's educated working population and in that respect Clapham was typical of London's commuter suburbs. The built environment of Clapham did not change vastly throughout the 20th Century, although war damage led to the demolition of the Methodist Church. The quality and integrity of the High Street declined incrementally during the 1960s and 1970s, with demolition and infilling taking place on the small scale, but with the basic framework of buildings remaining.

In the late 20th Century the Clapham area has seen a resurgence in popularity and resulting gentrification, bringing new wealth and investment into the area which has gradually begun to improve the High Street. The conservation area was designated in 1997.

2.3 Spatial Analysis

The conservation area is linear in its nature, and varied in its spatial qualities. The majority of ground floor premises are built right up to the back of the pavement, even where the main building frontage is set much further back. The built form is mixed and the historic grain has a somewhat canyon-like feel in certain parts, particularly where the Edwardian buildings have been built hard up to the back of the pavement. Modern (post Second World War) buildings on the South side of the street tend to have a feeling of more space around them, and this has altered the established spatial form in their immediate vicinity. Clapham High



This map shows Clapham High Street in the 1870s. The West end of the High Street is urbanised only on its North side, most of the other development is still suburban in character.

Clapham High Street Conservation Area Statement

Street is the main spine route but the following streets, or part of them, are included within the conservation area: -

Aristotle Road

Junction with High Street only.

Carpenters Place

Junction with High Street only.

Cato Road

Junction with High Street only.

Clapham Manor St

Includes nos 177-183 and 158.

Clapham Park Road

Junction with High Street only.

Edgeley Lane

All of South-eastern side.

Edgeley Road

Includes no 4 and Pearson Mews.

Nelson's Row

Includes nos 2-22 and Methodist Church opposite.

Slievemore Close

All of South-eastern side.

Stonhouse Street

Junction with High Street and rear of 146 Clapham High St.

Tremadoc Road

Junction with High Street only.

Venn Street

Includes nos 55-73 which form part of a block fronting the High Street

Voltaire Road

Includes nos 1-9 which form part of a block fronting the High Street.

2.4 Public Realm

The public realm is that of a typical high street. The road traffic is dominant and footways of conventional width serve either side of the carriageway. The finishes, detailing and equipment are generally modern and of ordinary quality, their incremental installation over many years giving an inconsistent appearance.

2.4.1 Street Lighting, CCTV and Equipment Cabinets etc.

The High Street has exceptionally tall 'heritage' lamp standards, black painted with mouldings and detailing inspired by 19th Century detailing. The highway lamp fittings are at high

Clapham High Street Conservation Area Statement

level and footway light fittings are provided at low level. A variety of posts carry CCTV cameras; they are mostly painted black to unify their appearance and have large bases or separate structures to contain associated equipment.

Various modern equipment cabinets can be found within the conservation area. They tend to be metal boxes. A few modern planters can also be seen.

2.4.2 Bollards, Bike Racks and Barriers

Understated modern bollards with black paint finish and visibility bands mark the junctions of some of the side streets where they join the High Street. Metal pedestrian barriers are black painted and have a hoop detail incorporated for decoration. Bike racks are typically the 'Sheffield' type - utilitarian tubular metal. The combination of these and other features creates a cluttered environment.

2.4.3 Signage

Street name plates are the conventional enamel type used by the Council. Traffic signs and CCTV signs are on conventional poles.

2.4.4 Street Surfaces

These vary dependant on their installation but appear generally to be concrete paving slabs with texture strips at junctions for those with mobility impairments and tabletops (raised roadways) at junctions for level access. Occasionally there are pavement lights – glass in cast iron.

2.4.5 Pavement uses

A number of shops and restaurants utilise the pavement outside their premises by displaying goods for sale, sandwich boards or providing seating for customers. This seating, often incorporating planters and wind brake screens, is discordant, adding clutter to the street scene. Some seating is in the form of picnic benches which are permanently chained for security.



Barriers on the high street add unwelcome clutter.

Clapham High Street Conservation Area Statement

2.5 Private Realm and Boundaries

The conservation area has been tightly drawn along the High Street to include its frontage buildings and their rear yards. Along the street frontage some properties have forecourts that are paved and treated as open extensions of the footway. Others retain former front gardens which are enclosed by railings and often contain parked cars; 47- 51 Clapham High Street are examples of this. The railings at nos 47 and 49 are relatively modern and simply detailed, rising off dwarf walls. The railings to no. 51 are a reasonably accurate reproduction of a 19th Century design set into a traditional plinth.

Clapham Methodist Church has an attractive raised planter with well-maintained plants. These add welcome greenery to the street scene. No 47 Clapham High Street has a rough strip of land along its flank elevation to Cato Road which is neither paved nor enclosed; it is something of an eyesore. Rear yards provide the only private space within the conservation area and are typically hard paved providing parking and storage.

2.6 Activity and Uses

The character of the Conservation Area is predominantly commercial, with shops and restaurant usage dominating the High Street frontage and flats or storage on the upper floors. At most times of the day there is heavy pedestrian flow, given the mix of uses. The High Street is used heavily by traffic, both local and city-wide as the road forms one of the principle routes into central London from the South. The area also constitutes a busy transport node, with tube and train stations as well as a number of bus routes. The side streets are quieter, only being used by local traffic, and are mostly subject to traffic restrictions.



Some of the forecourts are enclosed by good traditional style railings.

Clapham High Street Conservation Area Statement

2.7 Buildings

Historical development has produced three distinct building character types:-

2.7.1 Ribbon development from the late 18th and early 19th Centuries

These are mostly in the form of grand former terraced houses but a number of smaller 'cottage' type premises survive at 101-109 Clapham High Street. These buildings are often quite understated and in stock brick.

2.7.2 Commercial development from the late 19th and early 20th Centuries

Grander and often more ornate than their earlier neighbours, these buildings are often in red brick.

2.7.3 Commercial development from the mid 20th Century

These buildings tend to have a modern appearance which is not consistent with the refinement, quality or detailing of the earlier development.

2.8 Building Materials and Details

This section looks at the individual elements that contribute to form the character and appearance of the buildings within the conservation area.

2.8.1 Walls

Older buildings, those built in the late 18th Century or early 19th Century, tend to be of stock brick construction with parapets and cornices in front of either London butterfly roofs or mansard roofs; the brick surfaces are plainly finished reflecting the understated architecture. Many of these buildings have been either painted or rendered to their detriment. An exception to the use of brick can be seen at 24 – 36 High Street, which are grand mid 19th Century, former residential properties with ground floor shop extensions; this group is all stucco rendered with decorative window detailing. The late 19th Century and early 20th Century buildings are distinctive for their red brick and Portland stone banding and dressings. These buildings tend to have more ornate detailing. The mid-late 20th Century buildings often use incongruous materials to the detriment of the areas character.



A



B



C

Clapham High Street Conservation Area Statement

2.8.2 Architectural Detailing

A number of buildings display abundant architectural detailing, and this fine detailing adds an important depth of interest to the buildings and often is beautiful in its own right. Buildings of particular note include: -

Former Temperance Billiard Hall at 47 Clapham High Street. (photograph A)

Former Bank at 53 Clapham High Street. (photograph B)

Former The Majestic cinema at 146 – 152 High Street. (photograph C)

2.8.3 Windows

Historic windows are double-hung timber sashes. The earlier buildings tend to have small panes in the Georgian style. Later buildings have fewer glazing bars or none at all. Sash windows survive in quite a number of properties, although many others have been replaced with unsympathetic modern windows in metal or uPVC; to the detriment of the host buildings and the wider conservation area.

2.8.4 Doors

The earliest former residential buildings have lost their ground floor facades to later shopfront extensions. However many of the purpose built commercial premises from the late 19th and early 20th Century retain their historic panelled doors. Examples can be seen at 53 Clapham High Street, 145 Clapham High Street and 102-104 Clapham High Street.

Doors serving the upper floors of premises are sometimes situated beside the shopfront on the frontage or on a flank elevation. Originally they would have been in timber with a panel design reflecting the age and status of the host building; perhaps with a glazed transom light above. Unfortunately few historic doors now survive. The majority are now low quality modern timber, metal framed and glazed replacements that harm the character and appearance of the area.

2.8.5 Shopfronts

The vast majority of shopfronts date from the late 19th and early 20th Centuries and following the convention for the period of a decorative glazed shop window on a stall riser with a recessed entrance; all framed by pilasters which carry a slender fascia and moulded cornice. Few shop windows and doors now survive but many of the pilasters and cornices are still in place, pilasters are found in timber, cast iron and polished stone; cornices are mostly in tim-



Good panelled doors survive in some places.

Clapham High Street Conservation Area Statement

ber but sometimes in dressed stone. Rainwater pipes are run inside the shopfront to remove clutter from the elevation. Surviving shopfronts of note include: -

18 Clapham High Street (Railway PH)

Pub frontage on a grand scale with good detailing and arched timber windows.

102-104 Clapham High Street (Strada Restaurant)

Grand pub frontage with fine detailing, curved glass and decorative transom glazing.

A good reproduction shopfront can be found at: -

84 Clapham High Street (Gourmet Burger)

Good reproduction of a Victorian shopfront with sash windows and panelled door; it complements the host building well. However, the signage is unsuccessful, its high-glass metal fascia looks discordant.

Not all premises had shopfronts, banks, offices and other premise often exhibit formal architectural frontages. Good examples can be found at: -

53, 35, 147, 188 Clapham High Street

Unfortunately the majority of premises within the conservation area have shopfronts of multifarious styles and qualities. The vast majority are replacements since the mid 20th Century in metal and aluminium with overly-large fascia signs, external roller shutters and other obtrusive elements. These are disrespectful of the architectural composition of the parent buildings and cause harm to its character and appearance

2.8.6 Premises Signage & Advertisements

Individual shop premises have advertising on fascias, projecting signs, standing signs and in the windows. Originally shop fascias were narrow; many of the original pilasters retain their capitals (the decorated part at the top of the pilaster) which once framed the fascia.



102—104 Clapham High Street has a shopfront of particular quality.

Clapham High Street Conservation Area Statement

As shopfronts have been replaced fascias have often grown larger, to the detriment of the shopfront proportions. This coupled with modern materials, bright colours and crude mans of illumination has meant that many shop signs are of poor quality and visually obtrusive; detracting from the character and appearance of the conservation area.

Some large advertising hoardings exist within the conservation area; they are obtrusive and substantially damaging to the streetscene by virtue of their form, siting and size: -

Clapham High Street / Clapham Manor Street junction

Three large hoardings enclosing the unkempt deep shelter structure.

111-115 Clapham High Street

Two large hoardings enclosing the unkempt deep shelter structure.

129 Clapham High Street

Three large hoardings on gable end.

22 Clapham High Street

Large poster hoarding on a gable end gantry.

88 Clapham High Street

Single poster hoarding at high level gable end.

2.8.7 Roofs

The roofscape within the conservation area is varied. Nos 101 – 107 Clapham High Street are modest and double piles with a central valley and slate roof slopes. Many of the grander houses have roofs concealed by parapets or slate mansards. Mansards typically have small traditional dormers with lead roofs and cheeks, slender frames and timber sash windows. Clay tile is often used on red brick buildings of the late 19th and early 20th Centuries.

Many properties have been re-roofed with inappropriate modern materials or with poorly designed dormer extensions and inappropriate rooflights; such works have harmed the ap-



Large advertising hoardings contribute to the poor quality of the environment.

Clapham High Street Conservation Area Statement

pearance of the roofscape in numerous places. Concrete tiles or artificial slate are a poor substitute for traditional clay or natural slate in terms of their appearance.

2.8.8 Chimneys

A variety of chimneys survive on the traditional buildings; they define property divisions and add welcome interest to the roofscape and skyline of the area.

2.9 Listed Buildings

2.9.1 Statutory Listed Buildings

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

The following buildings in the Clapham High Street Conservation Area are statutory listed-

Address	Grade	Date Listed
49 Clapham High Street	II	11.02.1974
101-107 Clapham High Street	II	08.02.1979
24- 32 Clapham High Street and Bowyer House, (R/o No's 34+36)	II	08.02.1979

2.9.2 Locally Listed Buildings

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



No. 49 (Above left) and nos 105-105 Clapham High Street are statutory listed buildings.

Clapham High Street Conservation Area Statement

2.10 Building Contribution

Any omission of particular buildings from this section does not necessarily imply that the building has 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 deemed 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 the grand 'landmark' buildings or more humble premises. Positive contributors are as follows: -

Clapham High Street

- 21-31, three pairs of villas, Wellington Terrace, 1830s.
- 35, former Clapham Public Hall, Neo-Georgian, 1911.
- 47, good Arts and Crafts building, built as the Temperance Billiard Hall in 1908-10 to designs by Norman Evans.
- 49-51, early – villas, c1810.
- 53-59, three storey late 19th Century properties.
- 99, modern infill mimicking form of its historic neighbours.
- 101-109, modest three storey buildings, c1760.
- 111-115 Clapham High Street, deep shelter marred by hoardings.
- 117-119, pair of three storey buildings, c1840.
- 125-131, red brick block built 1886, cast iron pilasters.
- 145-147, red brick neo-Georgian bank premises rebuilt in 1950s. The banking hall front survives from 1919. Designed by J N S Burmester.
- 165-169, three storey buildings, c1865.
- 18-22, three storey block, 1868, stucco details.
- 24-36, imposing late 18th Century houses set back from road.
- 38, three storeys in stock brick, c1860.
- 40-42 Clapham High Street, c1835, enlarged modern window openings.
- 44-48, three storeys with gables, in red brick, c1880s.
- 50-52, pair of properties, c1835.
- 54 and 62 Clapham High Street—pair of houses, 1780s, with side additions.



Nos 21—31 Clapham High Street are deemed to make a positive contribution.

Clapham High Street Conservation Area Statement

64-66, stucco villas, three storey, parapet, c1780.
68-70, pair of mid Victorian houses, two storey, c1858.
72, narrow stock brick infill building, c1820.
74-82, stock brick, three storey, cornice, pre 1827.
84, modest two storey, c1830, set-back, mansard.
86-88, two storey, narrow, c1870, set back.
92-96, three storey, varied terrace, set back, 1830s.
98-100, three storey, stock brick and stucco, 1865.
102-104, four storey, copper corner spire, 1900.
108-114, three storey, modest, c1830.
116-118, three storey buildings, stucco details, 1850s.
120-124, two storey buildings, c1820, set-back.
126-128, three storeys, mansard, red detailing, c1880.
130-134, three storey, symmetrical, Art Deco, 1932.
136-142, three storey houses, 1771, set back.
144-152, three storey, Neo-Georgian, 1914. (146 has an ornate cinema frontage)
156-166, four storeys, red brick, Dutch gables, c1908.
182-188, four storeys bank with corner tower, 1895.

Clapham Manor Street

177-183, four storey, with copper corner spire.

Edgeley Lane

52-84—see 52-84 Clapham High Street

Edgeley Road

4, red brick with ornate stucco entrance.

Nelson's Row

2-22—modest Victorian houses stock brick and sashes.

Pearson Mews

A good single storey block with mansard, brick and terracotta façade.



Pearson Mews (above left) and 1-9 Voltaire Road (above right) contribute to the character.

Clapham High Street Conservation Area Statement

Slievemore Close

No. 14—Bower House—18th Century property with Clapham High St frontage.

Stonhouse Street

Neo-Baroque building part of rear of 146 Clapham High St.

Venn Street

75, three storeys in red brick.

Voltaire Road

1-11, four storeys in stock brick. Early 19th Century.

2.10.2 Buildings that make a neutral contribution

Only a few of the buildings within the conservation area make a neutral contribution: -

33 Clapham High Street, understated modern infill in stock brick

90-92 Clapham High Street, modern rebuilt of earlier premises

95-97 Clapham High Street, glazed infill building.

154 Clapham High Street, bank premises, 1950.

Clapham Methodist Church, Clapham High Street, brick structure, 1961.

168-180 Clapham High Street, sympathetic form but lacking fine detailing.

Prescott House, Prescott Place, modern commercial building.

2.10.3 Buildings that make a Negative Contribution

The following buildings in the conservation area are deemed to cause harm its character and appearance. They are: -

65-79 Clapham High Street, modern infill building.

133-145 Clapham High Street (Sainsbury's), an alien form on the street scene.

149-163 Clapham High Street, bleak post-war development.

Clapham High Street / Clapham Pk Rd junction, deep shelter with ugly hoardings.

15 Prescott Place

1-10 Slievemore Close



Nos 155-157 Clapham High Street have a negative impact on the character of the area.

Clapham High Street Conservation Area Statement

2.11 Development Adjoining the Conservation Area

The conservation area does not include all buildings fronting the high street; a number of previously redeveloped sites or gap sites were excluded when the conservation area was designated. These include: -

- 33 Clapham High Street, recent stock brick infill development.
- 65-79 Clapham High Street, recent mostly glazed infill.
- 91 Clapham High Street, post-war tall building.
- 95-97 Clapham High Street, relatively recent fully glazed frontage building.

These buildings, with the exception of no. 33, have modern façade treatments, often incorporating a lot of glazing, which is not in keeping with the character or appearance of the conservation area.

2.12 Refuse and Other Structures

Refuse from properties tends to be stored in rear yards etc and only brought out for collection. On street refuse storage is not generally a feature of the area although some large capacity refuse bins add clutter on the footway near the junction with Voltaire Road where they stand permanently. Similar bins can be found on Voltaire Road.

2.13 Satellite Dishes, Communications Equipment and Plant

A number of the facades on Clapham High Street have intrusive satellite dishes that add unwelcome clutter and denigrate the appearance of the façade. Similarly light fittings, brackets and other associated items, many of which are obsolete, cause visual harm. The roofscape is generally absent of the intrusive clutter associated communications equipment and similar plant.



Bins, satellite dishes and even light fittings add unwelcome clutter to the conservation area.

Clapham High Street Conservation Area Statement

2.14 Trees

There are few trees of note within the conservation area making the few trees there are of great amenity value. These include: -

Two impressive mature trees on Edgeley Lane.

Tree in forecourt of Clapham Methodist Church, Clapham High Street.

Tree in front garden of 47 Clapham High Street.

Street tree in front of 33 Clapham High Street.

2.15 Views

The commercial linear and highly developed nature of the High Street limits views within the conservation area.

Some of the side streets provide relief in the form of breaks from the intensity of the High Street; especially Voltaire Road which is wide and has the railway embankment along one side. The view North-east out of the conservation area is terminated by the railway bridge over Clapham High Street. The significant view is that the South-west end of High Street where the roadway widens significantly (outside the conservation area) allowing views of the trees on the Common; this provides relief from the very urban High Street character.

2.16 Capacity for Change

There is limited scope for major change within the conservation area as the built environment follows a tight grain and there are no gap sites. There is no scope for developing over the single storey shop additions to the older premises as this would obscure the historic buildings behind. There is great scope for the restoration of lost detailing to the upper storeys of many of the buildings and for the reintroduction of more appropriate shopfronts.

2.17 Appraisal Conclusion

This historic High Street has a linear character and varied built form dating from the late 18th and 19th Centuries; it is these qualities that contribute to its special interest as a conservation area. Unfortunately the loss of traditional details and the predominantly poor quality of shopfronts and signage detracts from this historic and architectural interest. The area would also benefit from public realm improvement to create public places of higher quality. Such improvements would be consistent with Council policy to enhance the District Town Centre and policy to seek preservation or enhancement in conservation areas.

3. GUIDANCE

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

3.1 Alterations to Existing Properties

Details characteristic of the area should be retained and repaired wherever possible. It is only in this way that the special character and appearance of the area can be retained. Advice on repairs to historic buildings can be obtained from numerous sources including '*Stopping the Rot*' by SPAB / IHBC which can be downloaded free from www.ihbc.org.uk. If an historic feature is beyond repair it is essential to replicate it accurately in the new work. Where possible, the original feature can inform the design detailing. Alternatively, adjoining buildings, old photographs, prints or plans can often assist. It should be noted that some replacement works might require building control approval and listed building consent as well as planning permission.

3.1.1 Walls

Previously plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the host building. Brickwork repairs should be undertaken with caution – matching Imperial sized brick of the same colour and texture will be required for most of the older properties. Re-pointing mortar mixes should normally be lime based, have a traditional light colour and a coarse aggregate. The pointing finish should be traditional flush or slightly recessed, not weather struck. Where only selective re-pointing is required the pointing should match existing.

3.1.2 Joinery

Regular inspection and repainting prolongs the life of exterior joinery, windows and doors. Small repairs to address localised rot or other failures can be undertaken by experienced joiners. Where important features are beyond repair and the replacement becomes necessary exact replicas of the traditional features should be sought.



Modern tuck pointing in cement (left) is unacceptable.

Clapham High Street Conservation Area Statement

3.1.3 Windows

Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. If traditional windows are in good condition they should be retained. If increased insulation is required the use of internal secondary glazing should be considered. Where replacement windows are deemed necessary exact replicas should be sought. In the case of timber windows these should be painted and the glazing should have a putty finish. Double glazing should only be considered if it accurately matches the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass. Stick-on glazing bars should be avoided as they can, with time, become loose and drop off. Trickle vents and other modern window detailing should also be avoided. Good replacement metal windows are still available manufactured today. Stick-on lead should be avoided as it is not a characteristic of the conservation area.

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

3.1.4 Doors

Original external doors should be retained and repaired. Accurate replica doors, reflecting the date and style of the building should be considered when any replacement external is required. This will secure an enhancement to the property and wider area.

3.1.5 Roofs

The removal of historic roof structures and their replacement with different designs should be avoided where the 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 18th Century and early 19th Century buildings where the roofs and chimneys contribute particularly well to the character of the conservation area. Many of the late 19th Century or early 20th Century buildings, especially those in red brick, have plain clay tiles.



Stick-on glazing bars can drop off creating a poor appearance.

Clapham High Street Conservation Area Statement

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. Modern roof coverings, when requiring replacement, should be replaced with traditional ones. Artificial tiles or concrete slates should be resisted as they rarely look good and often lose their colour and surface finish within a few decades. Pop-up roof vents, extractors or soil stacks should be avoided along with other roof-top plant. Flush fittings in unobtrusive locations are preferred.

3.1.6 Dormers

Many of the historic buildings have butterfly roofs and as a result dormer windows are not generally appropriate. However, numerous properties have traditional mansard roofs with small traditional dormers with lead roofs and cheeks, slender frames and timber sash windows. New dormers, where appropriate, should be carefully designed and detailed to match the host building and be detailed and scaled in this 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.

3.1.7 Rooflights

Successful examples of 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. It should be noted that rooflights are not a traditional feature of mansard roofs.

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. If deemed appropriate in principle on front pitches they should be small and in line with existing openings; large, modern or poorly located roof lights have the potential to cause great harm.

3.1.8 Extensions

There is little scope for extensions other than on rear elevations; front extensions and side extensions will normally be resisted in order to preserve the integrity of the host building and the street scene. New structures above the single storey shop structures should be resisted for the same reason.

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

Roof extensions are particularly sensitive as 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. Roof extensions must respect the host building and be good neighbours generally. Boxy or alien features will not be deemed appropriate.

3.2 Vacant Sites

There are currently no significant vacant sites identified within the boundaries of the conservation area. Mary Secole House, Clapham High Street is a development opportunity immediately outside the conservation area. Its redevelopment must be considered in this context.

Clapham High Street Conservation Area Statement

3.3 New Buildings

Should sites within or adjoining the conservation area become available, care should be taken to ensure that the new buildings respect the character or appearance of the area. Tall buildings are unlikely to be appropriate if they dominate or over shadow the conservation area. Sympathetic buildings forms and materials will normally be expected to respect the character of the conservation area with regard to: -

Massing / Building Line

This should be dictated by the massing and siting of adjoining buildings that make a positive contribution.

Footprint

Narrow building plots reflect the traditional developments of the 18th and 19th Century.

Form

Most buildings have a clearly defined shopfront at ground floor. Upper floors typically have regularly placed windows and a vertical emphasis.

Detailing

The buildings, irrespective of age, have fine detailing, modelling and decorative elements (shopfronts, window glazing bars, decorative stucco mouldings, brick details etc) which give them a depth of interest.

The Council is committed to good new design irrespective of style. However, whether historicist or contemporary, new development must respect the character and appearance of the conservation area.

3.4 Shopfronts

The majority of shopfronts within the conservation area are of relatively recent date and inappropriately detailed; as a result they detract from the area. Any remaining elements of historic interest such as pilasters, stall-risers, recessed doorways, glazed brickwork, corbels etc. should be retained and enhanced.

Where replacement shopfronts are deemed acceptable, they should be carefully designed to respect the host building and reintroduce the essence of traditional shopfronts:-

3.4.1 Shopfront Design

Shopfronts should contain display windows on a stall riser, and entrance doors in a recess (to give the façade depth and modelling and to assist with DDA access) and be framed with pilasters carrying a fascia for signage. Flat, poorly designed shopfronts are not deemed acceptable. Many of the historic pilasters survive – the location of their capital shows the historic fascia height. New fascias should be at the traditional level.

3.4.2 Entrances

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

Clapham High Street Conservation Area Statement

3.4.3 Stallrisers and Pilasters

The stallriser is the wall that supports the shop window. Pilasters are the 'pillars' that frame each end of traditional shopfronts and visually carry the fascia sign. The stallriser should be robustly detailed and constructed to withstand rain and damp; so too should the base of the pilasters; some of the historic pilasters are cast iron and others are in polished stone both of which are very hard wearing. Pilasters and stallrisers should be robustly detailed; superfluous detailing should be kept to a minimum. Traditional timber mouldings are jointed into the timber frame; planted timber mouldings should be avoided as they are vulnerable to weathering and tend to drop off as a result.

3.4.4 Window Frames

Aluminium frames and doors of standard boxy appearance should be avoided. Timber frames should be slender with moulded / rounded profiles they should not have standard box sections of domestic profiles. Window frames should have unobtrusive but effective shopfront cill details; domestic cill detailing will not be appropriate.

3.4.5 Shop Fascias

The fascia is the sign board above the shopfront. In late 19th Century and early 20th Century shops the fascias were of timber construction, tilted forward toward the street and protected by a well detailed cornice with a lead flashing. Fascias should be reasonably narrow and subservient to the shop window and held between pilasters with capitals in the traditional manner.

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: -



Recessed shop entrances add depth and interest and can accommodate disabled ramps.

Clapham High Street Conservation Area Statement

3.5.1 Location

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

3.5.2 Materials and Content

Traditional shop signs were painted or sometimes had applied (3D) letters directly onto the painted timber fascia. Ornate premises, such as pubs, often had ornate gilded and painted glass and mirror signage. The standard signage, however, was hand-painted allowing the sign writer to be creative in their use of fonts and colour – an art form that is worthy of reintroduction. Boxed-out fascias, plastic materials or folded metal are not deemed acceptable. Information on shop fascias should be limited to the name of the premises, a logo and the property number. Excessive information can cause inappropriate visual clutter and should be avoided.

3.5.3 Projecting Signs

Projecting box signs in moulded plastic are typically bulky and obtrusive and when fully internally illuminated, they have no place in historic areas. Projecting signs, located at shop fascia level are deemed acceptable; a well designed bracket can be used if necessary. Such signs should be generally no larger than 0.5m² in area by 50mm 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 above ground floor level 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.

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 lighting fittings such as trough lights will not be deemed appropriate. All cables should be concealed internally.



Well designed and executed signage can enhance the character of the area.

Clapham High Street Conservation Area Statement

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 routes of cables. Well designed, creative solutions are encouraged.

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. If internal shutters are required they should be fixed back from the window and their internal boxes fitted above the window head. Retro-fitted roller shutters on the exterior of the premises should be avoided 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. 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 application 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 and the awning should be fixed in a location where it will not look odd or obscure other shopfront features or details.



This lattice grille retracts neatly behind the shop pilasters.

Clapham High Street Conservation Area Statement

Fixed plastic 'Dutch' canopies are not a feature of the area and should be avoided; being permanently exposed to the elements, they can become very shabby and their form is not traditionally associated with historic English high streets.

3.8 New Uses

Many of the commercial premises are occupied by small independent traders; this contributes to the character of the conservation area. Loss of these retail uses is resisted by planning policy. All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents.

3.9 Plant and Other Equipment

The location and appearance of plant, extractors and other equipment such as satellite dishes on properties, whether they are residential or commercial should be carefully considered. Painting and effective screening (GRP shrouds painted to resemble brickwork, timber boxes with louvered sides etc) will normally be required to reduce impact.

3.10 Boundary Treatments

New boundary treatments should respect the established character of the area. Excessive height or unsympathetic materials should be avoided.

3.11 Sustainability

Conservation Area designation seeks to retain existing buildings and the design features that give them their character. All existing buildings have 'embodied energy' - the energy that was used to create them; keeping buildings in good repair is the best way to ensure that no energy is wasted. If a building is neglected and features have to be replaced embodied energy is lost when something is removed and dumped and more energy is used in



Traditional awnings housed in timber boxes are deemed appropriate.

Clapham High Street Conservation Area Statement

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

3.11.1 Reduce Consumption

Consumption can be greatly reduced in properties by undertaking 'passive' adaptations; the principles are also transferable to other premises: -

If the boiler is more than 10 years old replace it with a new more efficient condensing boiler, use energy efficient light bulbs, draft proof existing windows and install internal secondary glazing to reduce heat loss, noise and condensation without the need to replace original windows. Close internal shutters at night to reduce heat loss, use heavy, thermally lined curtains in winter and insulate pipes, hot water cylinder, the roof, cavity walls and floors.

3.11.2 Renewable Energy

The generation of energy from renewable sources is another way to achieve greater sustainability. Ground source heat pumps require areas of garden which can be excavated. Solar thermal systems and solar photovoltaic systems normally require a roof-top installation or replacement of the roof covering with special panels or tiles. Wind turbines may vary in size and power; they are not always the best renewable energy option in urban areas.

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

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 sent out in 'Guidance on the Management of Conservation area' by English Heritage.

4.1 Boundary Review

The existing boundary has been examined as part of the appraisal process; no boundary changes are proposed as a result of this study.

4.2 Planning Controls

The vast majority of properties in the conservation area are commercial premises and flats; most external alterations to these premises require planning permission. Conservation Area Consent is required for most demolition within a conservation area. Alterations to statutory listed buildings will require listed building consent.

There are a small number of single family dwellinghouses in the conservation area. Some works to these properties do not require planning permission; these are known as 'permitted development rights'. Should alterations be made that harm the character of appearance of the area the Council can remove these rights by using an Article 4 Direction; it is not proposed to use such a direction in this instance. For advice on the need for planning or other approvals please consult the Council's web page or write to the Planning Division explaining your proposal in detail.

4.3 Monitoring and Enforcement

The Council is committed to using its planning powers to manage the Clapham High Street Conservation Area in such a way that ensures that its special character and appearance is preserved and enhanced. The Conservation and Urban Design team will regularly update its photographic record of the building 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.

4.4 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.

4.5 Signage and Advertisements

At present some advertisements and signs within the area can be displayed without the need for consent. The Council believes that this absence of control has resulted in the very

Clapham High Street Conservation Area Statement

poor signage which blights the conservation area today. It is proposed to consider designating the Clapham High Street Conservation Area as an Area of Special Control (Advertisements) under the Town and Country Planning Control of Advertisements) Regulations 1992. When this matter is given formal consideration it will be subject to consultation with residents and businesses.

Existing advertisements and hoardings which detract from the character and appearance of the area and cause substantial harm will be made subject to discontinuance action where expedient. Illuminated advertising will be discouraged on residential building or other sensitive locations. The Council will take action against unauthorised advertisements which adversely affect amenity and public safety.

4.6 Highways and Street works

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

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.

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

4.7 Listed Buildings

4.7.1 Statutory List

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

4.7.2 Local List

The Council proposed to consider the following buildings for inclusion on its local list: -

21-31 Clapham High Street

Three pairs of dignified high class houses dating from the 1830s. Single storey shop front additions. Known as Wellington Terrace. Architectural interest and group value.

35 Clapham High Street

Former Clapham Public Hall, in an imposing Neo-Georgian style. Built 1911. Architectural and historic interest. (Photograph A)

47 Clapham High Street

Clapham High Street Conservation Area Statement

Impressive Arts and Crafts building with arched gable. Former Temperance Billiard Halls, erected 1908-10 to design by Norman Evans. Architectural and historic interest.

102—104 Clapham High Street

Late 19th Century premises with particularly good shopfront joinery.

108 Clapham High Street

Unusually symmetrical building in stock brick with arched openings and blind windows. C 1830. Architectural interest. (Photograph B)

188 Clapham High Street

Imposing late 18th Century banking premises with corner tower. 1895. Architectural interest.

When the above proposal is formally considered by the Council a further consultation will be under taken.

4.8 Enhancement Opportunities

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

Accurately restore lost architectural details on all properties that have been unsympathetically altered.

Reinstate shopfronts of traditional form (but not necessarily traditional style) to a high design and build quality that make access to shops available to all users.

Secure signage that is more sympathetic to the character and appearance of the area.



A) former Clapham Public Hall



B) 108 Clapham High Street

Clapham High Street Conservation Area Statement

Provide a high quality, well designed public realm which is inclusive.
Secure the storage of refuse off-street to reduce clutter and visual intrusion.

The following site specific enhancement opportunities exist:-

Deep Shelter at 111-115 Clapham High Street

Remove the advertising hoardings which cause substantial harm and enhance the shelter structure through cleaning and redecoration.

Deep Shelter on corner of Clapham High Street and Clapham Park Road

Remove the advertising hoardings which cause substantial harm and enhance the shelter structure through cleaning and redecoration.

129 Clapham High Street

Remove the three large hoardings on gable end which cause substantial harm.

88 Clapham High Street

Remove the single poster hoarding at high level gable end which causes substantial harm.

4.9 Management Conclusion

The Council firmly believes that effective management is the key to securing the long term future of the conservation area and the success of the District Town Centre. The public realm requires continued management complemented by much higher standards for shop-fronts and signage than those previously deemed acceptable. Such management will go some way to addressing the shabby appearance of the conservation area and to ensure its enhancement and regeneration.

Clapham High Street Conservation Area Statement

5. GLOSSARY

Article 4 (Direction)	A form of town planning control where Permitted Development Rights are removed so that the Council can better control change. Normally only use in Conservation Areas.
Basement Area	An excavated area at basement level of a property. It is normally larger than a lightwell.
Building of Local Merit	A building on Lambeth's list of buildings of local architectural or historic interest. Sometimes known as the 'Local List'.
Building Control	The Lambeth department responsible for ensuring construction work and development accord with the Building Regulations.
Building Regulations	National construction standards.
Closet Addition	A small historic addition to the rear of a house; typically accessed from the stairwell half-landings.
Conservation Area	An area designated for its special architectural or historic interest. The Council has a statutory obligation to seek the preservation or enhancement of its character or appearance.
Conservation Area Consent	Formal approval for demolition in a conservation area from Lambeth. These applications carry no fee
Consoles	The decorative brackets which terminate either end of a traditional shop fascia sign and support / terminate the cornice.
Contemporary style	The architectural / building style which prevails at the time of writing.
Cornice	The architectural moulding, often in timber or stone, which projects out above a shop sign to protect it from the weather.
Dorma	An incorrect term for dormer (see below)
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.

Clapham High Street Conservation Area Statement

Juliet Balcony		A balcony which is flush with the face of a building rather than projecting from it.
Lightwell		An small excavated area to provide light to a basement window.
Listed Building		A building on the government's statutory list of buildings of special architectural or historic interest.
Listed Building Consent		Formal approval from Lambeth for demolition, alteration or extension of a statutory listed building
Local List		Another name for the Lambeth's List of Buildings of Local Merit.
Permitted Development Rights		Works of alteration or extension to a single family dwellinghouse that do not require planning permission.
Pilaster		A pillar which is partly attached to a wall – often frames either side of a shopfront and supports the console.
Planning Permission		Formal approval for development from Lambeth. This requires the submission of an application which carries a fee.
Planning Policy Guidance (PPG)		A national planning guidance document. A range of these provide detailed guidance on particular issues. These are gradually being replaced by new PPS documents.
Planning Policy Statement (PPS)		A national planning guidance document. A range of these provide detailed guidance on particular issues.
Planning Portal		A national web resource for planning.
Return		A rear wing of a building that normally dates from when the building was built.
Rooflight		A window in a roof which follows the slope of the pitch.
Semi-basement		Basement accommodation which is partially above ground level.
Single Family Dwellinghouse		A single family home which is not subdivided into flats or units.
Stallriser		The area of wall immediately beneath a shop window.
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

For more information on conservation areas, planning and listed buildings please visit the Planning Division web pages for further information. Alternatively contact:

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

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

LAMBETH BUILDING CONTROL

To discuss whether your proposal requires Building Regulations Approval please contact:

Building Control
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Telephone 020 7926 9000
E-mail BuildingControl@lambeth.gov.uk
Web www.lambeth.gov.uk

ENGLISH HERITAGE

The Government's advisor on the historic environment.

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

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

CIVIC TRUST

A charity which encourages high standards of planning and architecture.

Essex Hall
1-6 Essex Street
London
WC2R 3HU

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

Clapham High Street Conservation Area Statement

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

'Battersea and Clapham' The Old Photographs Series, Loobey, Patrick, 1994.

'Clapham' Smith, Eric, 1976.

'Clapham in the Twentieth Century' The Clapham Society, 2002

'Parishes: Clapham, A History of the County of Surrey: Volume 4' (1912), pp. 36-41.

'The Buildings of Clapham' The Clapham Society, 2000.

Rocque's Map, 1745

Ordnance Survey Map, 1870

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 fẹ Imoràn yíí, ní èdè Òmíràn, ẹjẹ, ẹ kàn wà l'ágogo

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