Park Hall Road Conservation Area

Conservation Area Statement

September 2016

Lambeth

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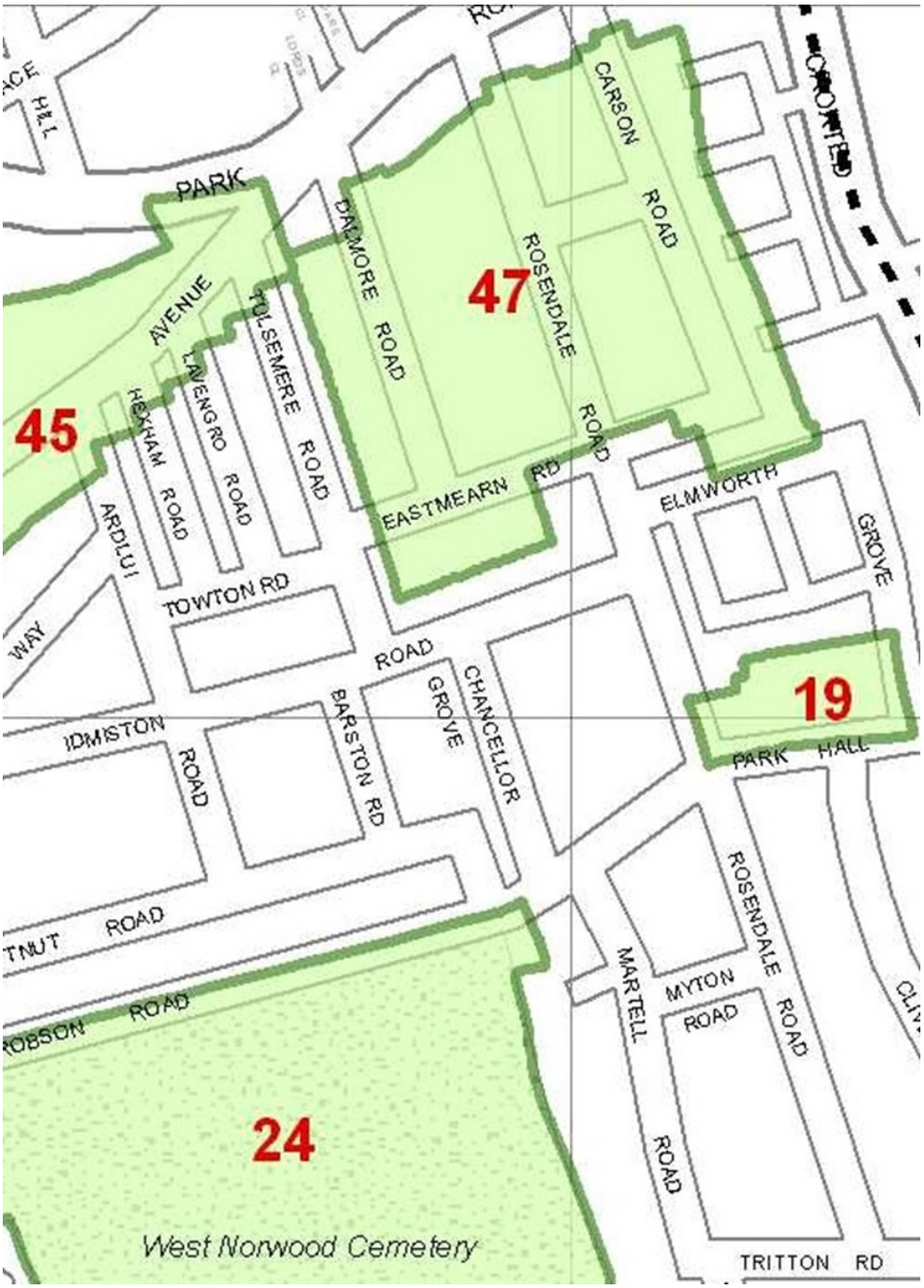
CONSERVATION AREA CONTEXT MAP



19 Park Hall CA, **24** – West Norwood CA,
45 – Lancaster Avenue CA, **47** – Rosendale Road CA

CONSERVATION AREA MAP

INTRODUCTION

Park Hall Conservation Area was designated in 1974 and is characterized by a row of mid 19th Century villas (nos. 33 - 61 Park Hall Road) which represent some of the earliest suburban development in that locality. Since 1984 the conservation area has been subject to an Article 4 Direction which places stricter planning controls on external alterations to the houses.

The conservation area lies in the south eastern part of Lambeth close to the borough's Eastern boundary with Southwark.

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

This conservation area statement is a material consideration when the Council determines planning proposals. It will be used to manage change in a positive manner and will help inform future action by the Council and other parties; including informing decisions on planning applications that may have an impact 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.

Consultation

A draft version of this document was out to consultation from 11 January to 14 March 2016. All submissions were considered in detail and amendments made where appropriate. The final version of this document reflects the changes made.

1. PLANNING FRAMEWORK

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

1.2 Section 72 of the Act places a duty on the council and other decision makers to special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes exercising control over development proposals that are outside the Conservation Area but would affect its setting, or views into or out of the area.

1.3 National Planning Policy Framework (NPPF) and London Plan and Lambeth local policies all seek to preserve the significance of heritage assets such as conservation areas.

1.4 The Lambeth Local Plan (2015) contains general policies relating to all aspects of planning in the borough including urban form, listed buildings, conservation areas and design as well as site-specific policies.

Planning Control

1.5 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, satellite dishes in some locations. Trees are also protected.

1.6 Whilst conservation area designation brings with it additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwelling houses; this work is known as 'permitted development'. When the impact of these uncontrolled works is having an adverse impact on the character or appearance of a conservation area the council can remove the permit- ted development rights and thus bring the works under planning control. This is achieved by making an Article 4 Direction.

1.7 All the buildings within the Park Hall Conservation Area are subject to an Article 4 Direction which places a range of development under planning control. See Appendix 1 for details.

2. CONSERVATION AREA APPRAISAL

2.1 This appraisal has been undertaken in accordance with best practice.

Topography

2.2 The land within the conservation area is relatively flat.

Archaeology

2.3 There are no scheduled ancient monuments within the conservation area and it is not identified as having archaeological potential.

Origins & Historic Development

Early History

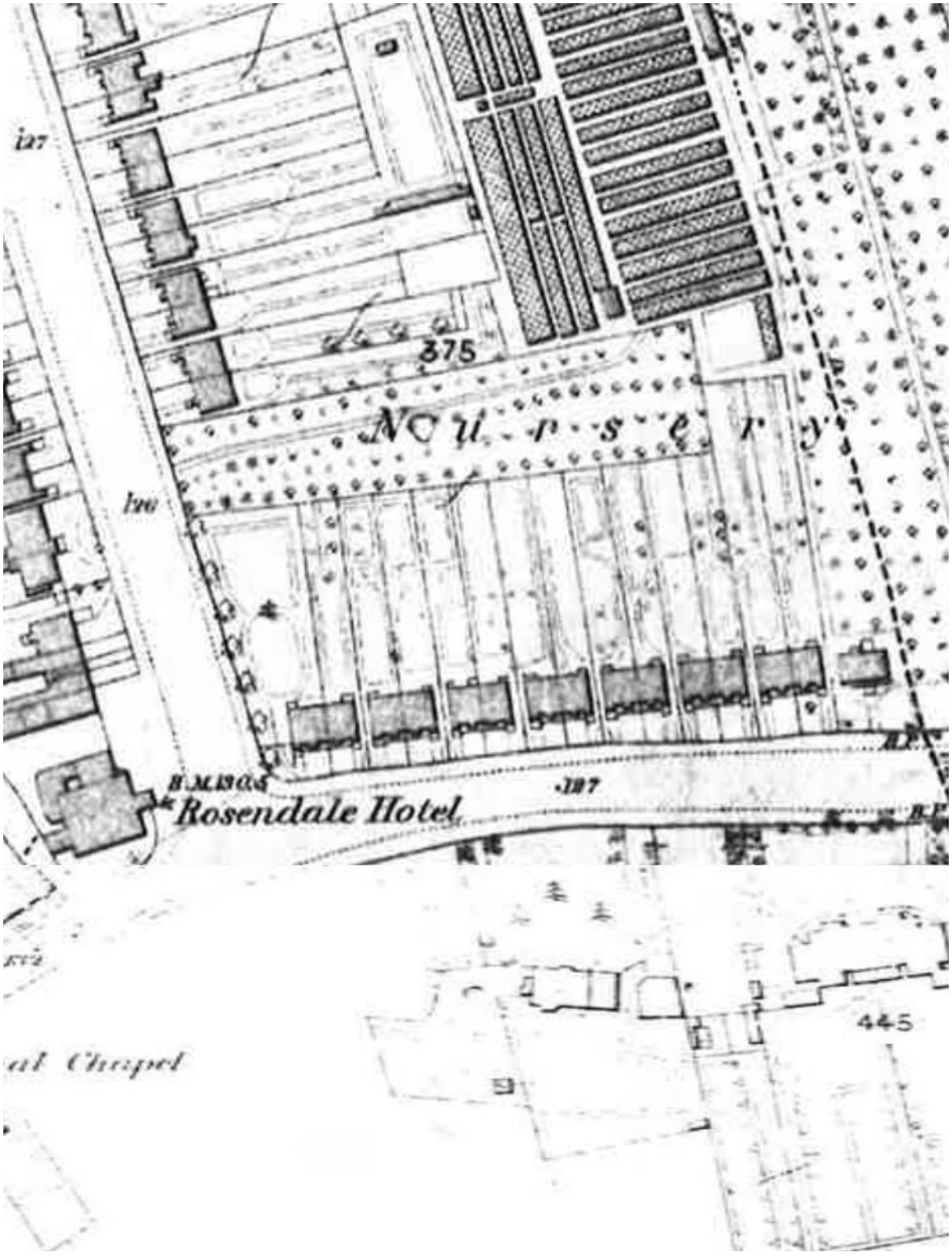
2.4 Park Hall Road is located on the edge of West Norwood where it meets Dulwich. Much of the land in Norwood was wooded until the early 18th century. By the 1740s it was largely agricultural. Until the beginning of the 19th century the area was remote and inaccessible, the roads from the north tapering off into winding tracks.

Early Development 19th Century

2.5 On the death of Lord Thurlow in 1806 much of his Norwood land was sold off to London businessmen. The result was a plan providing for the building of what are now Rosendale Road (as far south as Park Hall Road only), and Thurlow Park Road.

2.6 Lancaster Avenue and Park Hall Road were then drawn up, and the entire area was sold in freehold lots in 1845 and 1846. The houses on Park hall Road, originally known as 'Thurlow Villas' were erected between 1846 and 1854. The development of wider Norwood and Dulwich began shortly after with the opening of the West End of London and Crystal Palace Railway in 1856. The 1864 Stamford Map shows Rosendale Road (with the Rosendale Hotel), Park Hall Road (with Thurlow Villas captioned). Parkhall Road continues east towards the Alleyn's Head public house (also captioned) but interestingly South Croxted Road doesn't continue further south beyond the junction of Park Hall Road. The 1870 OS map (London Sheet LXXXV) shows more houses immediately north of the Rosendale Hotel and new housing lining Croxted Road. This continued and the area was largely fully developed by the early 20th Century.

2.6 The conservation area was designated in 1974 primarily because of the architectural unity and interest of the group. The properties were rehabilitated by the Council in the late 1970s.



Extract from 1870 OS map (London Sheet LXXXV) .

Spatial Character

2.7 Park Hall Road is fairly wide and the houses all have modest front gardens. The character is spacious, leafy and suburban. Nos. 33-59 are semidetached and the modest side space gaps between each pair are divided equally between the houses No. 33 occupies the corner site with Rosendale Road and its flank is set back from the roadway. No 61 is a detached villa, symmetrical and slightly grander than its neighbours. All of the houses have long rear gardens although those to nos. 33, 35 and 37 have been truncated slightly by later development.

Architecture

2.8 The houses in the conservation area all date form the same period and share common characteristics of the mid 19th Century. They all have semi-basements, stock brick walls and pitched slate roofs. Stucco ornamentation is limited to the front elevation only. The architectural detailing is derived from the Italianate style with cornices, pediments, eaves brackets and other detailing limited to the front elevations. The architectural unity that these common characteristic bring to the group is a key element of their significance.

2.9 The semi-detached houses are mirror-image and the detached house is symmetrical; this is a key characteristic of the houses both front and rear.

Building Materials and Details

Walls

2.10 The properties are brick built and the original London stock brick is left exposed on the flank gables and rear elevations. There is a subtle mix of colours within the bricks. The patina of age has created a variety of tones e.g. honey, bright yellow, cream and ochre but the mix is such that they blend together to soft effect. Pointing generally appears understated and traditional, recessed and natural coloured, allowing the facing brickwork to be appreciated.

2.11 The front elevations are all rendered and painted. The semi-detached houses are all generally painted off white or cream whilst no. 61 is a darker buff shade with the stucco detailing picked out. . Stucco decoration on the facades provides all the ornamental detailing. On the pairs of houses the semi-basements are typically smooth rendered with a plat-band marking the ground floor level. The ground floor elevation is band rusticated again with a band marking the start of the first floor. The elevation at first floor is typically smooth rendered with paired brackets carrying an eaves gutter.

2.12 Front steps are generally framed to each side by rendered piers with shallow copings which align with the band between basement and ground floor. The projecting porches and bay windows unusually share the same architectural form and detailing – panelled pilasters and an arched portal with run-moulded detailing and modillion cornices supporting simple blocking courses (all in painted render). The first floor windows typically have pedimented adecules.

2.13 The detached house, no. 61 is smooth rendered. Its front porch has pillars carrying an entablature roof. The ground and first floor front windows have run-moulded architraves; those at ground floor are supplemented by segmental pediments on little brackets. There is an over-hanging eaves.

2.14 The painted stucco treatment extends to the walls that separate the front gardens from the side passages of the houses. Chimney stacks are rendered but generally unpainted.

2.15 Regrettably some of the houses have lost elements their authentic stucco detailing to the detriment of the visual unity of the group as a whole.

Windows

2.16 All windows are white painted. Traditional timber sliding sash windows are the predominant window type found on all the properties. They tend to have very delicate joinery dimensions common for the date of the houses, and are all finished in paint with single glazing held in place by putty in the traditional manner. Historic sliding sashes on the facades of the semi-detached houses tend to be multi-paned Georgian style 3/6 panes at basement level whilst at first floor they are divided into two horizontal panes with additional side margins. Margin panes are also found on the windows on the façade of no. 61. All such detailing is authentic to the period when these houses were erected.

2.17 The windows in the front bay windows of the semi-detached houses unusually have pairs of traditional French casements with a matching fanlight light in the arch over. Traditional flush casements can also be found in the dormers of no. 63. Gable ends are typically blank but for small attic windows.

Nos. 75-79 Hackford Road have small traditional dormers with lead cheeks.

2.18 Regrettably some of the houses have lost their authentic window designs, which has had an adverse impact on the unity of the group.

2.19 Window cills tend to be painted stone except on the facades where they are stuccoed and painted. Each bay window on the façade of the semi-detached houses has decorative ironwork on its roof which serves as a cill guard for the first floor window above. The perforated grille type at nos. 33 – 53 are not historic but they bring unity and reinforce the symmetry of each pair. The ornamental cast iron examples at nos. 57 and 59 appear more authentic for the period of the houses.

Doors

2.20 On the semi-detached houses the front doors are four panelled (top glazed) with a beaded muntin and a plain semi-circular fanlight.

Roofs

2.21 The roofscape of the conservation area is typical of housing construction of the period. The Welsh slated roofs are double pitched and slated with the party walls and gable ends rising as upstands. The roofscape as a result is uniform, uncluttered and given distinct rhythm by the large, broad chimney stacks which rise from the party walls. Chimney post ass finer detailing.

2.22 Originally the semi-detached houses would have had plain roof slopes, without roof lights and dormers. None of the houses retain unaltered front roof slopes. The majority have front roof lights and the remaining three have dormers. Roof lights are now an established feature. However, being ad-hoc additions there is little uniformity – some houses have one, some have two and some have three front roof lights. The most successful are those with two modest, traditional roof lights aligned with the first floor windows.

2.23 The front dormers on no. 61 appear to be Victorian. Nos. 45, 51 and 53 also have front dormers; none of which are particularly successful; especially that at no. 53 which breaks the roof ridge line and continues to the rear.

2.24 Nos. 33, 39, 41, 43, 47, 51, 57 and 59 have rear mansard roofs. These are modern alterations largely dating from the 1980s. Given the majority of houses have them they are now characteristic of the conservation area. These mansard additions have two rear dormers (with sash windows) aligned over the fenestration pattern below.

Rainwater goods

2.25 Originally the rainwater gutters and down pipes would have been in cast-iron. On the facades of the semi-detached houses they are likely to have been ogee section so that they could rest on the eaves brackets. Each pair of villas then share a common down pipe which symmetrically splits the pair on the front façade. Where they have been replaced with plastic rainwater goods invariably look crude and inferior to the cast iron originals.

Rear Elevations

2.26 Flat rear elevations are typical of early – mid 19th Century villas and the majority of the semi-detached houses in the CA are flat backed. There is a unified pattern of fenestration (sash windows) and a modest rear door with steps down to the basement level garden. Incremental alteration over the years has resulted in some houses having modest lean-to additions at basement level while nos. 33, 43 and 55 have large two storey additions. The incremental addition of rear extensions has eroded the original design integrity to the houses. However, sufficient remain unaltered as to warrant their conservation.

Flank Elevations

2.27 These are generally plain brickwork with a modest attic window. Flank extensions which have infilled the modest gaps between properties can be found at no's 35 and 37, 39 and 55. By filling in the gaps these extensions have caused unacceptable visual terracing which joins up the semi-detached houses and prevents glimpse views through to the rear. The large flank extension at no. 33 disrupts the symmetry of the pair.

Basement Areas

2.28 There are no full basements within the conservation area. Large basement areas are not a feature of the conservation area. Similarly pavement lights are not characteristic. All the houses have lower ground floor levels with semi- basements to the front but which are fully above ground at the rear. The front basement areas are shallow and do not require enclosing balustrades. It is likely that originally the front gardens were banked up to screen the basement windows (servants did not need a view out) but front gardens are all now level and basement windows have some outlook across the front gardens.

Meter Boxes, Plant, Pipes and Equipment

2.29 The facades of properties are generally free of clutter and remain largely intact. However, many flak elevations are disfigured with a tangle of soil and waste pipes – mostly plastic – which detract from the properties in oblique street views. Prominently located meter boxes cause visual intrusion. Boiler flues, extractor vents, satellite dishes or other plant are normally installed to the rear in order to reduce adverse impact.

Trees and Gardens

2.30 Street trees and trees, hedges and sort landscaping in front gardens help soften the general street scene. Mature trees in rear gardens, especially along boundaries are a key characteristic of the long rear gardens.

2.31 Mature gardens are a key characteristic of this suburban location and of the conservation area itself. The front gardens offer semi-private space and a soft landscaped domestic setting for the houses. Regrettably the majority of front gardens are now all given over to hard standing for parking. Sometimes this benefits from hedge planning and boundary treatments. However, in places (nos. 35, 39, 41, 43, 49 and 57) whole front boundaries have been lost leaving nothing but a barren forecourt in front of the houses. This has harmed the character and appearance of the conservation area. Other properties (45, 47, 59 and 51) have partially removed their boundary to accommodate vehicular access. Only nos. 33, 37, 53, 55, 61 now retain fully enclosed front boundaries. It is presumed that the general absence of vehicle gates to front boundaries is due to the restricted space for opening them and the hassle for drivers having to open and close gates when coming and going.

2.32 Large, mature gardens to the rear of the properties on the North side of Park Hall Road are an important feature of the conservation area and make a highly positive contribution particularly when considered collectively as a large green oasis. However the small existing front gardens and converted driveways define the urban character of the area.

2.33 It is likely that front garden paths, like those elsewhere in Lambeth, were formed of large York stone slabs. However, none survive within the conservation area. The individual properties have wheelie bins which can be stored down the side of properties. However, for convenience, bins are often left standing in the front garden to poor visual effect. Bicycle stores, garden sheds and other structures are not characteristic of front gardens in the conservation area.

Boundary Treatments

2.34 No historic boundary treatments survive. It is unclear whether the houses originally had railings or close-boarded timber fences when originally built. Railings for the period these houses were built would have been solid vertical bars sunk into a stone plinth. The railing height does not normally exceed 1100mm (to the top horizontal rail). Heavier 'standard' bars with braces give structural integrity. The finials on the standards tend to be larger and different from those on the normal bars. Finial designs reflect the date and style of the host building and are likely to have been Classical in design origin. Gates pivot from the path (rather than hang on hinges) and appear as a continuation of the railings. Hinges are not a common feature; neither are gate piers. Generally railings run across the entire frontage of a pair of houses and only at either end do they terminate in a brick pier. Interestingly no such piers can be found within the conservation area expect at no. 61.

2.35 Photographs from the 1970s show that most properties had a variety of post-war treatments which suggests that historic railings may have been removed during the Second World War.

2.36 When the houses were rehabilitated low timber fences were installed to all the properties in order to reintroduce unity.

2.37 Unfortunately that unity has again been eroded over time. Some retain timber fences, many properties have lost their front treatments altogether and some have unauthentic modern railings. The loss of unity has resulted in harm to the character of the conservation area.

Street Scene

2.38 Park Hall Road has a broad, suburban character and the majority of buildings in the wider locality are residential and of later 19th Century date. The Rosendale Hotel lies to the immediate west of the conservation area and terminates views to the west. It is outside the conservation area boundary but benefits from grade II listed status. The footway within the conservation area is particularly generous and on-street parking is available in front of the houses. However, were cross-overs have been created to facilitate vehicular access to front gardens the on-street parking bays have been lost.

Statutory List

2.39 None of the buildings are on the government's list of buildings of special architectural or historic interest.

Local Heritage List

2.40 It is proposed to include all of the buildings in the conservation area on the Council's Local Heritage List because of their architectural interest and group value. This will be progressed in due course.

Capacity for Change

2.41 The conservation area was designated because of the unaltered historic character of the properties. It has largely retained that character. The capacity for significant change is low because there are no development opportunities and the modest nature of the houses means substantial alteration is likely to be harmful. However, there is scope for enhancement:

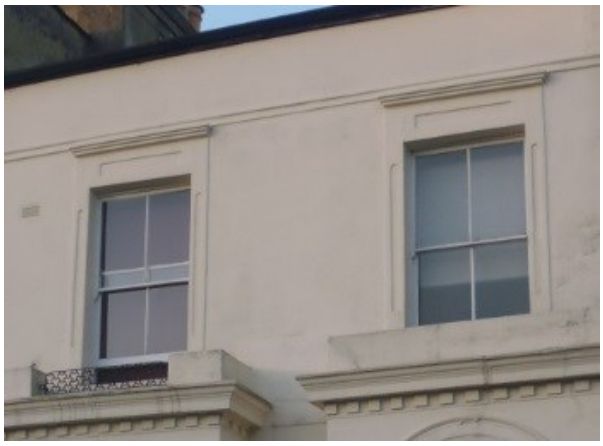
1. Reinstatement of stucco pediments.
2. Reinstatement of eaves brackets.
3. Reinstatement of porch and bay window mouldings.
4. Rationalisation of roof lights on front roof pitches.
5. Rationalisation of soil and waste pipes on flank elevations.
6. Reinstatement of authentic glazing bars to front windows.
7. Reinstatement of authentic cast metal rainwater goods.
8. Introduction of more unified front boundary treatments.
9. Reinstatement of front garden soft landscaping.

Left: missing moulding.

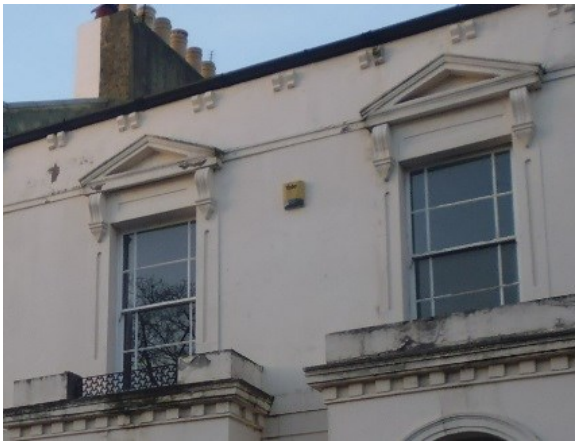
Right: template for reinstatement.

Left: Modern cill guard

Right: template for reinstatement.



Left: Missing stucco details.



Right: template for reinstatement.

Appraisal Conclusion

2.42 The Park Hall Road Conservation Area remains worthy of its designation. The boundary is considered adequate. The current Article 4 Direction is considered adequate in terms of the level of planning control.

3. GUIDANCE

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

Alterations to Existing Properties

3.2 Authentic 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.

3.3 Advice on repairs to historic buildings can be obtained from numerous sources including 'A Stitch in Time' 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 de- sign 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.

Wall Surfaces

3.4 Brickwork repairs should be undertaken with caution – matching Imperial sized brick of the same colour and texture will be required for most of the older properties. Original mortar and pointing should be retained wherever possible, where re-pointing is required all raking out should be done by hand—mechanical cutting-out can cause damage to the brickwork and should be avoided. 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. Brick on edge detailing should be used for the termination of gable ends. The use of lead capping and roof ridge tiles will be resisted. All new vents should terminate externally in traditional air bricks. Front vents on stucco elevations will be resisted.

External Stucco Render Detailing

3.5 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, Mortars, Plasters & Renders' by English Heritage (2011). When undertaking stucco repairs opportunities should be taken to reinstate lost details. The application of lead flashings to ornamental stucco detailing will be resisted. See advice on colour later.

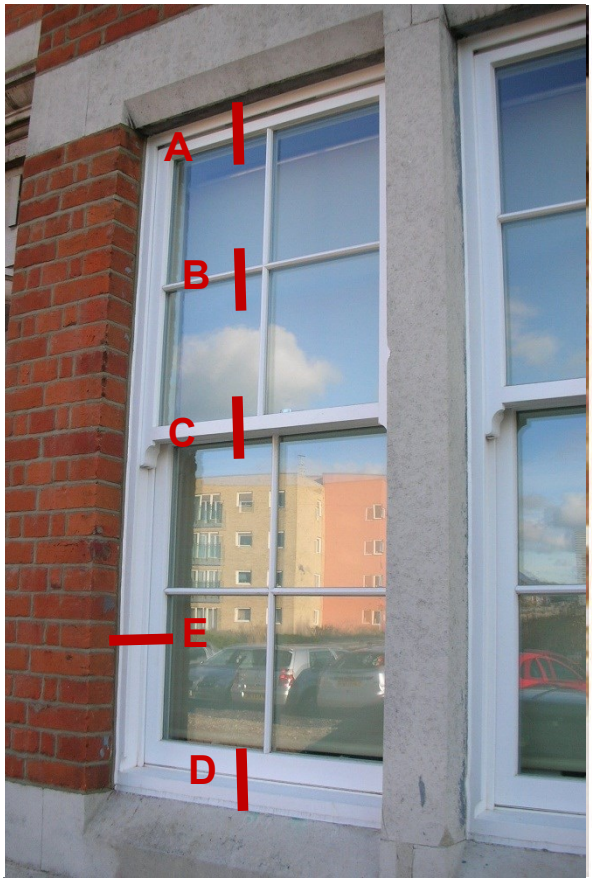
Joinery

3.6 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.

Windows

3.7 Changes to the size of historic window and door openings will be resisted, Traditional windows should be kept in good repair and 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 will only be supported if it accurately matches the appearance of original windows, in terms of the dimensions and profiles or their frames / glazing bars and the reflective qualities of the glass. Stick-on glazing bars will be resisted as they can, with time, become loose and drop off. Trickle vents and other modern window detailing will be resisted. When replacing windows opportunities should be taken to replicate the original glazing bar design where it has been lost. See advice on colour later.

3.8 Modern window designs in metal, unpainted hardwood or uPVC window units will be resisted 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.



A = top rail and sash box

B = glazing bar

C = meeting rail

D = bottom rail

E = jamb (side rail)

Doors

3.9 Original external doors should be retained and repaired as they are very important features. Accurate replica doors, reflecting the date and style of the building will be required in most instances. Doorcases, steps and handrails, where original should be retained. Accurate reinstatement should be sought where such features need to be replaced. Modern off-the-peg doors are not acceptable. Handrails to front steps, where proposed, should be simply and attractively designed in traditional ironwork. See advice on colour later.

Roofs

3.10 The removal of historic front roof structures and their replacement with different designs will be resisted as front roof pitches contribute to the special character of a building, its group value and the wider character of the area. Similarly chimneys and upstand walls contribute particularly well to the roofscape of the conservation area and should be retained. Mansard roofs will be supported at the rear of the semi-detached properties that don't already have them. New rear mansard roofs should match those of the adjoining properties and be of traditional construction.

3.11 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. If modern roof coverings have failed the council will seek their replacement in traditional slate. Natural slate roof pitches are important to the character of the area. Artificial or concrete slates will 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 will be resisted on front roof slopes. Flush roof vents in unobtrusive locations will be supported.

New rear mansard roofs should match those of the adjoining property.

Dormers

3.12 Front dormers will be resisted in order to protect the remaining unaltered roof slopes. Dormers on rear mansards should be of a traditional design with the roof of the dormer aligned with the junction of the shallow and steep roof pitches, lead dormer cheeks and timber windows.

Roof lights

3.13 In order to reintroduce a degree of unity the Council will support two modestly sized roof lights on each front roof pitch. Roof lights will not be supported if a front roof pitch already has a dormer. The roof light should normally be of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar; they should be small and in line with existing openings. Large, modern or poorly located roof lights have the potential to cause great harm.

Rainwater Goods / Pipes

3.14 The Council will seek the use of traditional appearance cast iron / cast metal rainwater goods and pipes. Front gutters should be ogee section. The Council will encourage the removal and or rationalization of existing pipes on flank elevations.

Alterations and Extensions

3.15 Front alterations and extensions will be resisted in order to protect the architectural interest of the conservation area. Flank extensions will be resisted in order to protect the spatial suburban character of the conservation area.

3.16 Extensions should not dominate or obscure their host building. They should be single storey and have a glazed appearance and respond in a positive and enhancing way to the host building. Side extensions are likely to be resisted in order to preserve the integrity of the host building, the group value and the character or appearance of the conservation area.

3.17 General information is available in the council's adopted Supplementary Planning Document (SPD) and Buildings Alterations and Extensions (2015).

Plant and Equipment

3.18 Plant, extractors, meter boxes, gas pipes, satellite dishes, security alarm boxes and other equipment will be resisted in obtrusive locations Existing obtrusive installations should not be seen as a justification for causing further harm. Where installations will be visible they should be screened or painting in muted colours to minimise any adverse visual impact. Gas meter boxes should be set into the ground rather than wall mounted and gas pipes internalised. Where existing features cause harm their replacements should be more sympathetically located in order to secure an enhancement.

Colour

3.19 When the article 4 Direction was put in place it was accompanied by guidance which dictated which colours were considered appropriate. The guidance has been revisited with a view to ensuring that the group value of the semi-detached houses is preserved though

uniform treatments.

Nos. 33 – 59 Park Hall Road

- Timber fences- natural finish
- All stucco and cills – 'Magnolia' - BS08B15
- Windows and their frames – White
- Rainwater goods and pipes – Black
- Front gates and railings – Black
- Cill guards – Black
- Street facing doors and door frame – any colour

No. 63 Park Hall Road

- All stucco and cills – any colour
- Windows and their frames – White
- Rainwater goods and pipes – Black
- Front gates and railings – Black
- Street facing doors and door frame – any colour

The guidance above supersedes any previous guidance on this matter.

Boundary Treatments

3.19 The loss of unified boundary treatments over the last 30 years has harmed the character of the conservation area. Careful consideration has been given to the condition of existing boundary treatments and it is considered that timber is vulnerable to damage decay. The Council will not resist the like-for-like replacement of existing timber fences but will also support their replacement with traditional railings.

3.20 The further removal of boundary treatments to allow vehicular access to front gardens will be resisted in order to protect the conservation area from further harm.

3.21 In order to secure greater unity in the street scene the Council will support the installation of traditional ironwork railings and gates to a design authentic for the period. Guidelines are provided below.

Front Railings

3.22 All new gates and railings will be expected to follow the advice set out here. Modern, hollow-section bars or posts, welded detailing and modern latches / hinges will be resisted.

3.23 The vertical bars of the railings should be sunk and caulked into the Portland stone (or reconstituted stone) plinths. To give the railings additional strength heavier bars called 'standards' are introduced at regular intervals and these have a larger finial and back 'stay' for extra support.

3.24 Piers are only acceptable at either end of the frontage so on semi-detached houses there should be a pier marking the left boundary of the left house and a pier marking the right boundary of the right house. There should be no pier on the boundary between the

paired houses. The piers should be two Imperial bricks wide and around 1.5m in height, rendered with a thick Portland stone / reconstituted stone coping to match those at no. 63.

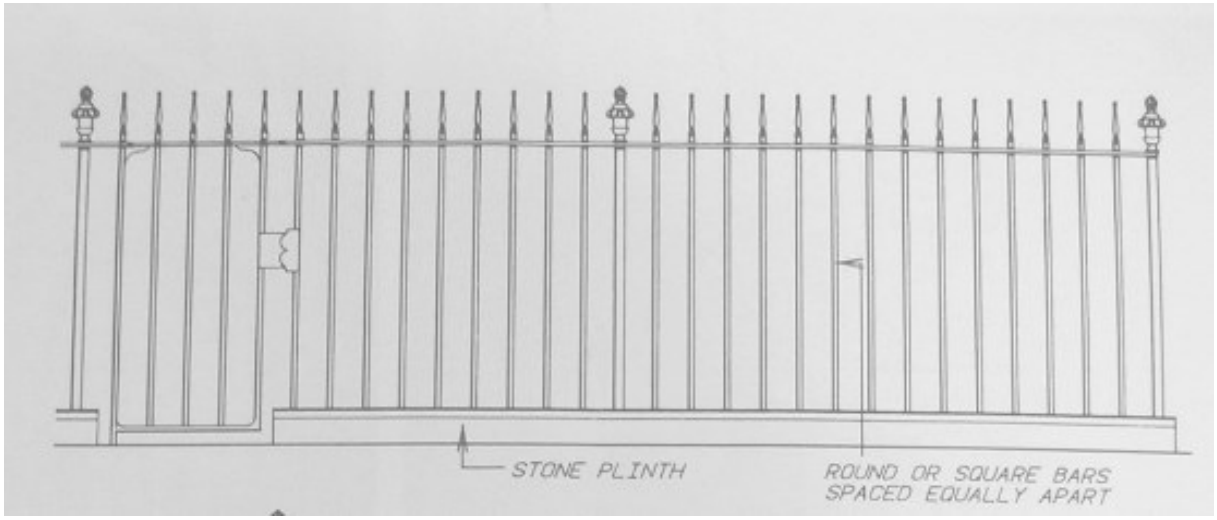
3.25 New railings will be expected to fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts.

Railing Construction Details

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

3.25 Vehicular access will be expected to align with the front porch of the house. Given the limited space for front vehicle gates these can be omitted where necessary from designs. In these instances the railings should terminate in a standard.

3.22 Between properties, at the front, a simple 'estate rail' is considered most appropriate. Railings between properties will not be supported.



Walls and Fences

3.23 Close board timber fences to 2m in height are appropriate between rear gardens. High railings or fences topped with barbed wire, trellis or similar will not normally be deemed acceptable.

Gardens and Trees

3.24 Soft landscaping is characteristic of domestic gardens and public gardens within the conservation area and is essential in creating an attractive environment, habitats for wildlife and sustainable drainage. York stone will be supported to front paths and for the replacement of existing hard standings. In order to protect the character and appearance the Council will not support the laying of further hard standings in front gardens or the enlargement of existing ones. Modern bricks, gravel, concrete slabs etc. will be resisted.

3.25 The creation of further vehicle crossovers will be resisted in order to preserve the integrity of the streetscape, soft-landscaped character this part of the conservation area and to maintain on-street parking bays for general use.

3.26 The excavation of gardens to facilitate basement alterations and extensions will be resisted.

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

Signage & Advertisements

3.28 Commercial signage and advertisements are not a feature of the conservation area and for that reason new advertisements will be resisted.

Sustainability

3.29 Conservation Area designations 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 the replaced embodied energy is lost when something is removed and dumped and more energy is used in providing a replacement, no matter how environmentally friendly it might be. It is therefore advisable to re-use materials during building works, buy reclaimed recycled material and recycle site waste.

Reduce Consumption

3.30 Consumption can be greatly reduced 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 at night and use heavy, thermally lined curtains in winter to reduce heat loss. Insulate pipes, hot water cylinders, the roof, cavity walls and floors.

Renewable Energy

3.31 The generation of energy from renewable sources is another way to achieve greater sustainability. Solar thermal systems and Solar PV systems normally require a rooftop installation or replacing the roof cover with special panels or tiles. Care should be taken to ensure that the installation does not have an adverse impact on the appearance of the host building or the wider conservation area. Wind turbines may vary in size and power; they are not always the best renewable energy option in urban areas.

3.32 Ground source heat pumps, installed in gardens, should avoid damage to tree roots. Roof top panels, turbines and other external works 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.

Public Realm

3.33 Statutory undertakers and others undertaking street works should show due diligence to ensure that no harm is caused by poor workmanship or inconsiderate installation.

Guidance Conclusion

3.34 It is considered that if this guidance is followed the character and appearance of the conservation area will be preserved and enhanced to the benefit of property owners, residents and the wider community.

4. GLOSSARY

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

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

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

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

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

Cill A shelf or slab of stone at the foot of a window or doorway.

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

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

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

Dentil A small block used as a repeating ornament in the mould of a cornice

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

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

Entablature The superstructure of moldings and bands which lie horizontally above columns, resting on their capitals.

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

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

Hardstanding Ground surfaced with a hard material for parking vehicles on.

Margin panes Glazing with narrow panes at the borders of the sash or light forming a margin to larger panes

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

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

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

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

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

Plinth The base or platform upon which a column, pedestal, statue, monument or structure rests.

Sash Window A window formed with vertically sliding glazed frames.

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

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

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

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

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

APPENDIX 1 ARTICLE 4 DIRECTION

The Council made a Direction under Article 4 of the Town and Country Planning General Development Order 1977 (now Article 4 (1)) of the Town and Country (General Permitted Development) Order 1995). The direction was made on 27th December 1984 and was confirmed by The Secretary of State on 26th February 1985.

Schedule 1:-

The classes of development covered by the Article 4 Direction are:

Class I - Development within the curtilage of a dwelling house

The enlargement, improvement or other alteration of a dwelling house so long as:

The cubic contents of the original dwelling house (as ascertained by external measurement) is not exceeded by more than 50 cubic meters, subject to a maximum of 115 cubic meters;

The height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwelling house;

No part of the building as so enlarged, improved or altered projects beyond the forward most part of any wall of the original dwelling house which fronts onto a highway;

No part of the building (as so enlarged, improved or altered) which lies within a distance of 2 meters from any boundary of the curtilage of the dwelling house has, as a result of the development, a height exceeding 4 metres;

The area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) does not thereby exceed 50% of the total area of the curtilage excluding the ground area of the original dwelling house;

Provided that:

The erection of a garage, stable, loose box or coach house within the curtilage of the dwelling house shall be treated as the enlargement of the dwelling house for all purposes of this permission (including calculation of cubic content);

For the purposes of this permission the extent to which the cubic content of the original dwelling house is exceeded shall be ascertained by deducting the amount of the cubic content of the dwelling house from the amount of the cubic content of the dwelling house as enlarged, improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance of this permission or otherwise); and

A limitation contained in sub paragraph (4) above shall not apply to development consisting of:

The insertion of a window (including a dormer window) into a wall or the roof of the original dwelling house, or the alteration or enlargement of an existing window; or

Any other alterations to any part of the roof of the original dwelling house

The erection or construction of a porch outside any external door of a dwelling house so

long as:

The floor area does not exceed 2 sq meters.

No part of the structure is more than 3 meters above the level of the ground;

No part of the structure is less than 2 meters from any boundary of the curtilage which fronts onto a highway.

Class II – Sundry Minor Operations

The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction. Schedule II:-

The following properties are covered by the Article 4 (1) Direction: -

Nos 33 – 61 (Odd) Park Hall Road, London, SW21

APPENDIX 2 POSITIVE CONTRIBUTION

Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed below in street order. Statutory listed buildings are considered to automatically make a positive contribution and are therefore not included on the schedule below.

All the buildings in the conservation area are considered to me a positive contribution:

Nos. 33
Mid 19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched front roof with gable end and rear modern mansard extension. Ground floor rendered side entrance with timber door. Soft landscaped front garden with front boundary wall, gate and piers with modern railings. Rendered two-storey side/ rear wrap around extension with flat roof and glazed rear infill extension. Forms a pair with no. 35.

No 35
Mid19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched roof with gable end. Ground floor rendered side entrance with timber door. Property has a suspended brick side extension set well back from front building line. Adjoins the property with No.37. Hard landscaped front garden with no front boundary treatment and a vehicular crossover. Rear glazed infill extension. Forms a pair with no. 33.

Nos. 37
Mid 19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched front roof with gable end and rear modern mansard extension. Ground floor rendered side entrance with timber door. Part hard/ soft landscaped front garden with double gates and railings. Single storey rear extension. Forms a pair with no. 39.

No. 39
Mid 19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched front roof with gable end and rear modern mansard extension. Ground floor rendered side entrance with timber door. Hard landscaped front garden with no front boundary treatment and a vehicular crossover. Forms a pair with no. 37.

Nos. 41
Mid 19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched front roof with gable end and rear modern mansard extension. Ground floor rendered side entrance with timber door. Hard landscaped front garden with no front boundary treatment and a vehicular crossover. Forms a pair with no. 43.

No. 43
Mid 19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched front roof with gable end and rear modern mansard extension. Ground floor rendered side entrance with timber door. Hard landscaped front garden with no front boundary treatment

and a vehicular crossover. Rear two storey rendered closet addition with two-storey infill extension. Forms a pair with no. 41.

Nos. 45
Mid19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched roof with single central dormer on front roof pitch. Ground floor rendered side entrance with timber door. Hard landscaped front garden with no front boundary treatment and a vehicular crossover. Part hard/ soft landscaped front garden with timber fence front boundary treatment. Forms a pair with no. 47.

No. 47
Mid 19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched front roof with gable end and rear modern mansard extension. Ground floor rendered side entrance with timber door. Part hard/ soft landscaped front garden with timber fence front boundary treatment. Forms a pair with no. 45.

Nos. 49
Mid19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched roof with gable end. Ground floor rendered side entrance with timber door. Hard landscaped front garden with no front boundary treatment and a vehicular crossover. Forms a pair with no. 51.

No. 51
Mid19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched roof with gable end and rear modern mansard extension. Single central dormer on front roof pitch. Ground floor rendered side entrance with timber door. Forms a pair with no. 49.

Nos. 53
Mid19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched roof with large central dormer covering both front and rear roof pitch. Ground floor rendered side entrance with timber door. Part hard/ soft landscaped front garden with double gates and railings. Forms a pair with no. 55.

No. 55
Mid 19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched front roof with gable end. Ground floor rendered side entrance with timber door. Hard landscaped front garden with timber fence front boundary treatment. Large three-storey side/ rear brick extension with hipped roof. Forms a pair with no. 53.

Nos. 57
Mid 19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched front roof with gable end and rear modern mansard extension. Ground floor rendered side entrance with timber door. Hard landscaped front garden with no front boundary treatment and a vehicular crossover. Forms a pair with no. 59.

No. 59
Mid 19th C semi-detached villa, two storeys plus semi basement, rendered front elevation, stepped recessed porch with decorative door cases with fan light, front bay window, pitched front roof with gable end and rear modern mansard extension. Ground floor rendered side entrance with timber door. Hard landscaped front garden with railings. Forms a pair with no. 57.

No. 61
Mid 19th C detached villa, two storey plus semi basement, rendered front elevation, central stepped recessed porch, pitched roof with gable end with three front dormers and two rear dormers. Soft landscaped front garden with railings.

This document was prepared by

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