

# Roupell Street Conservation Area

## Conservation Area Statement



October 2007

  
Lambeth

## Roupell Street Conservation Area Statement 2007

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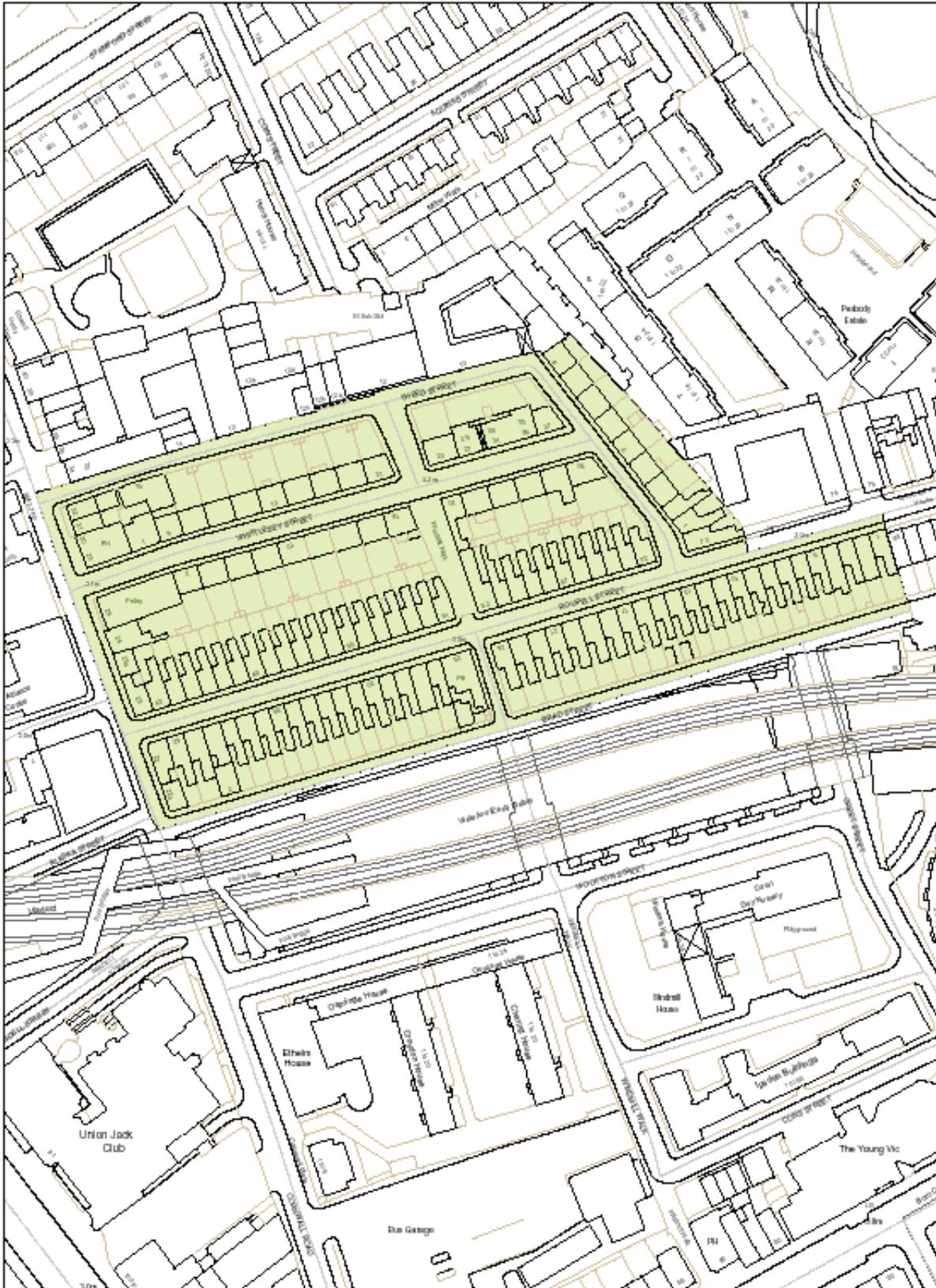
## Conservation Area Context Map



This map shows the Roupell Street Conservation Area (CA 21) in its wider context which includes the following neighbouring conservation areas: -

- CA 09 Walcot Conservation Area (part only)
- CA 10 Lambeth Palace Conservation Area
- CA 34 Waterloo Conservation Area
- CA 38 South Bank Conservation Area
- CA 40 Lower Marsh Conservation Area
- CA 50 Lambeth Walk & China Walk Conservation Area
- CA 51 Mitre Road & Ufford Street Conservation Area

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## **INTRODUCTION**

The RouPELL Street Conservation Area was first designated in 1976. It is one of the most attractive historic places in the northern part of the Borough of Lambeth. It is an intact survivor of early 19th Century housing; an historic enclave in a district which has otherwise experienced large scale redevelopment.

The Conservation Area is located to the North East corner of the London Borough of Lambeth. The boundaries follow Cornwall Road to the West and Theed Street to the North, following the Eastern boundary of the Theed Street houses to join RouPELL Street. The East boundary crosses RouPELL Street, enclosing no. 1 RouPELL Street, to join Brad Street to the South. The South boundary follows Brad Street to return to Cornwall Road. The area immediately to the West, North and East is designated separately as the Waterloo Conservation Area.

This Conservation Area Statement is prepared by the Council to assist with the management and enhancement of the conservation area.

Only by understanding what gives the area special architectural or historic interest can we ensure that its special character and appearance are preserved or enhanced; this document therefore identifies the features that give the area its special character and appearance and contains guidance notes and a series of management proposals that are deemed of particular importance.

During a public consultation in February / March 2007 the Council circulated fliers promoting the draft document to all addresses in the conservation area, a 'conservation clinic' was held where residents could meet a conservation officer to discuss the draft, and a conservation officer explained the draft document to a meeting of the Lambeth Estate Residents' Association (LERA). All comments received were given careful consideration and, where appropriate, amendments have been made. The amendments were agreed by the Les Brown, Divisional Director of Lambeth Planning, in August 2007.

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.

The Council would like to thank LERA for its support during the public consultation.

## 1. PLANNING FRAMEWORK

Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990 (*the Act*) requires all local authorities to identify 'areas of special architectural or historic interest the character and appearance of which it is desirable to preserve and 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 pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes exercising control over development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.

Planning Policy Guidance Note: 15 – 'Planning and the Historic Environment' (1994) is the national policy document on the protection of the historic environment. 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 as well as site-specific policies.

## 2. CONSERVATION AREA APPRAISAL

### 2.1 Purpose and structure of a conservation area appraisal

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)

### 2.2 Historic Development

#### 2.2.1 Early History

The RouPELL Street Conservation Area sits upon land that was once part of Lambeth Marsh, an area stretching from Blackfriars Road in the East and following the river round to Lambeth Bridge in the South, with its radius centred on St. George's Circus. The area was typified by marshland, sandbanks and the tributaries of the river Neckinger spreading across the marsh to join the banks of the Thames.

This area came under the control of the mediaeval Manor of Kennington, and contained a small village called Lambeth Marsh. This name later changed to 'upper' and 'lower' marsh and is still reflected in modern street names. The Mediaeval village is described by John Norden in 1615 as having a lane running NW to the Thames- following the line of modern day Cornwall Road which forms the West boundary of the conservation area.

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

The area covered by the conservation area designation was first developed by John Palmer RouPELL in the 1820's. RouPELL, a gold refiner, lived with his family at 16 Meymott Street, which was at that time known as 'Cross Street'. RouPELL developed the land for artisan workers – in the form of modest, brick built, two storey, terraced houses fronting conventional streets. The map below shows the area in 1878.



1878 Ordnance Survey map.

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This development, and others like it in the area, was made possible by the creation of a new road – The Cut (then called the ‘New Cut’) which was laid out in 1798, and then by the opening of Waterloo Bridge in 1817. By 1840s much of the wider area of Lambeth Marsh was almost completely built upon with mainly workers housing and industrial buildings. The 1841 Tithe Map shows RouPELL Street completed and Whittesley Street under construction.

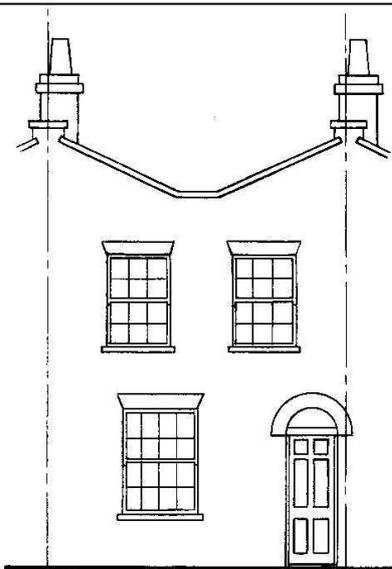
In the 1860s the massive railway viaduct to the South was erected and in the early 20<sup>th</sup> Century the adjoining Waterloo Station (started 1848) was redeveloped into the massive structure we know today. The 1878 OS Map shows the street layout as we know it today but Theed Street is named ‘John Street’, the West end of Whittesley Street is called ‘Richard Street’ and its East end is called ‘Catherine Street’. By 1894 the main part of Theed Street is named ‘Palmer Street’ whilst its East end (turning South) is named Theed Street. Whittesley Street is now shown. These minor changes aside the Lambeth Estate streets that form the RouPELL Street Conservation Area have changed little since their first development.

In his book Nairn’s London, Ian Nairn wrote of the area, *“Here is true architectural purity... nothing but yellow London brick and unselfconscious self respect. Whittlesey Street is .... Two storeys made into three with a blind attic window concealing a monopitch roof of pantiles.... RouPELL Street, answers with a wavy parapet: the gables transverse, not along the street. On one level there is no finer architectural effect in London.”*

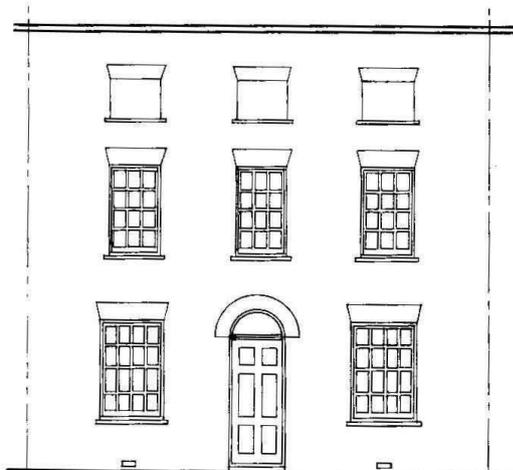
From the 1970s properties were sold off to individual owners and the estate no longer managed by a landlord. Pressure from the Vauxhall Society saw the area designated as the RouPELL Street Conservation Area in 1976. The vast majority of the properties were made listed buildings in the same year.

### 2.3 Spatial form

The conservation area is typified by tight, early 19<sup>th</sup> Century urban grain. The buildings front straight onto the streets – there is no provision of front gardens or of communal open space reflecting the relatively low social status of the development when it was laid out. RouPELL Street has single bay houses (see image below left) whilst Whittlesey Street and Theed



A typical RouPELL St façade



A typical Theed St / Whittlesey St facade

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Street have double fronted terraced houses (see right image on previous page). The streets are listed here alphabetically -

### 2.3.1 Brad Street

This is something of a 'back street', giving access to the gardens and garages South of RouPELL Street. The North side is enclosed by garden boundaries allowing glimpses of roofs and rear elevations. Without any particularly active frontages, Brad Street has the qualities of a back lane, and is quiet in character. The domestic scale is countered by the brick viaduct which runs parallel to the South which is topped by the timber structure of Waterloo East Station; it looms like a cliff face above the street.

### 2.3.2 Cornwall Road

This forms the West boundary of the conservation area and has the most diverse built forms. The buildings at the North end and on the West side are in the Waterloo Conservation Area. The stretch of the road that falls within the RouPELL Street Conservation Area, (Nos 22a-32) includes the slightly grander than normal shop buildings marking the corner of RouPELL Street, two storey terraced houses and the White Hart pub; a good urban mix.

### 2.3.3 RouPELL Street

The East end of RouPELL Street is not within the conservation area because of its different character. The character of the remaining part of the street is very tightly derived from its uniformity and regularity in appearance. The buildings are predominately two storey and whilst a number have additional storeys the regular brickwork, solid-void relationship and undulating parapets form a cohesive streetscape of very special quality. The regimented form contributes to a cohesive sense of space, which it is considered makes a positive contribution to the conservation area and justifies its listed status. See photograph below left.

### 2.3.4 Theed Street

This Street runs East from Cornwall Road and then turns South to join RouPELL Street at an oblique angle (see photograph below right). It has a very quiet side-street character created by garden walls and dark painted garage doors on the South and West sides (with trees and planting peaking above them) and substantial, mostly 19<sup>th</sup>C, commercial and



RouPELL Street



Theed Street

## **Roupell Street Conservation Area Statement 2007**

warehouse buildings (or new buildings inspired by them) on the North side.

The variation introduced by differing architectural detail, building heights and footprints, set backs etc. makes the character of this part of Theed Street much different to that of the rest of the conservation area; yet there is great unity of building materials and a general industrial character. This distinction is an important one, as this street marks the historic meeting of the area's residential and commercial uses and this is reflected in its forms. Two iron bollards marking the corner with Windmill Walk add interest and detail. Everything on the North side is within the Waterloo Conservation Area,

The East side of Theed Street has terraced housing of a similar quality to that on Whittlesey Street; these buildings are listed. Theed Street serves in terminating the views East along Whittlesey Street without breaking the local character.

### 2.3.5 Whittlesey Street

The uniformity of the houses on Whittlesey Street gives a smart, distinct and regular character. The strong parapet lines, solid-void relationships and uniform brickwork, together with the regularity of the building lines make for a strong and legible streetscape. Many of the buildings here are listed.

### 2.3.6 Windmill Walk

This is a pedestrian cut through that formerly led to St. Andrew's Church to the North, and continues South beyond the conservation area, underneath the viaduct and on towards The Cut. Unusually the street widens slightly as it goes North. No buildings have their frontages to the street - the flank elevations and garden walls give an understated character made even quieter by the partially pedestrianised street.

## **2.4 Public Realm**

By the nature of the architecture, the street scene and public realm is not generous enough to accommodate much street furniture: -

### 2.4.1 Street Lighting

Street lighting generally is of a traditional style on stout columns; unusually some are located on the inside edge of the pavement tight up to the front walls of properties. However, the streetlights to Cornwall Road are of a modern design and are much taller and slimmer. This reflects the distinction between the smaller residential streets of the conservation area, and the larger Cornwall Road with its larger, more modern, more urban buildings. An unattractive concrete lamp standard survives on Windmill Walk. See left photograph on opposite page.

### 2.4.2 Bollards

Bollards feature throughout the conservation area and fall into two types; the first kind are historic black and white bollards, mostly located around Windmill Walk and contributing welcome interest. The second type is a more modern black bollard, plainer and slimmer, and located along Cornwall Road, Roupell Street and Theed Street. See right. photograph on opposite page.

### 2.4.3 Street Signage

The street signage in the conservation area is modern – with standard London Borough of Lambeth street nameplates mounted on buildings; they do not contribute to its special interest.

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### 2.4.4 Traffic Signage

Highways signage and associated features (such as the traffic barrier across Windmill Walk) is ill considered in some places and not in keeping with the area. New signage associated with the National Bicycle Network is a feature of Cornwall Road, which makes up part of Route 3. The traffic and street signage is generally lacking in cohesion or in sympathy with the historic environment.

### 2.4.5 Street Surfaces

Granite kerbs survive on most streets and contribute to the historic character. Granite setts can be seen breaking through the worn tarmac on Theed Street.

## 2.5 Activity and Uses

The conservation area is predominantly residential with some retail and pub uses – these reflect the historic uses. Through traffic has been reduced, particularly through Cornwall Road since it was blocked under the Waterloo East viaduct. Cornwall Road is part of the London-wide cycle network, and as such a large number of cyclists and pedestrians use this route as an alternative to Waterloo Road.

Traffic management throughout the rest of the conservation area discourages any through traffic from entering the streets of the conservation area. This generally means that Theed Street, Whittlesey Street, RouPELL Street and Brad Street are normally quiet and free from passing traffic apart from the occasional exceptions. These streets, particularly RouPELL Street, are often used as pedestrian shortcuts to and from Waterloo, and businesses within the conservation area generate a certain amount of footfall. Heritage walks frequently pass through the area.

## 2.6 Building Materials & Details

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



Unattractive concrete street lamp



Attractive iron bollard.

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### 2.6.1 Walls

The prevailing building material in the conservation area is London stock brick and it is an important element in defining the character of the area. It is much darkened by soot giving a strong patina of age. Arches over openings are in a similar brick and gauged (cut and fitted) to good effect. Unfortunately some have been painted to poor effect. Many of the terraced houses have a cement plinth which has been added to address damp. It is unpainted and typically contains two modern vents. Unaltered houses have small brick-sized cast iron vents of more understated appearance. In places there are stucco plaster decorative details such as cornices and pediments which originally would have had a buff colour to resemble sandstone and to harmonise with the brickwork. Some are now painted white which is visually jarring. Some red brickwork can be found in places such as at the White Hart Pub on Cornwall Road and there is a limited use of render which can be seen in blind window openings; as a rule these materials are not common.

### 2.6.2 Windows

The historic housing in the conservation area has traditional timber sliding sash windows. Ground floor windows are typically 8x8 paned sashes, whilst those on the upper floors are 6x6 paned. They are single glazed and have slender timber profiles consistent with the age of the development. Original sashes do not have sash horns and original sash boxes (ground floor only) retain the rebates that once took the window shutter hinges. The majority of windows are now painted white although some evidence suggests they were, historically, black painted. No. 24 Cornwall Road has good Victorian industrial metal-framed casements. The White Hart pub has slender metal casements in timber sub-frames, reflecting its English vernacular character.

Many of the historic windows retain original mouth blown, hand spun glass which is of historic and aesthetic interest.

Blind window openings are a common feature – these were often incorporated into facades for effect - to lend symmetry and grandeur; in most cases they are not window openings that have been blocked up. Window cills tend to be in dressed stone and are now mostly painted. The brick reveals of some windows have unfortunately been painted, giving them undue prominence which interrupts the rhythms when viewed up and down the street.



Flush bottom panels with flush bead mouldings.



A 19th Century iron knocker.

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### 2.6.3 Doors

The historic houses typically have 6 panels with glazed fanlights over. On RouPELL Street and Whittlesey Street the bottom panels are flush with a flush bead moulding and the top panels are recessed with applied delicate mouldings. See left photograph on opposite page. Unfortunately many of the later replacement doors fail to replicate this historic detailing and look incomplete as a result. All doors are painted – adding welcome colour to the street scene; originally, when in the ownership of the Lambeth Estate, the colour would have been uniform. Many properties retain traditional iron door furniture which understated adds much to their interest. See right photograph on opposite page. A well detailed drip mould separates the head of the front door from the fanlight. The vast majority of fanlights are plain glass; which is correct for the age and status of the houses. At least one has had modern stick-on lead strips applied to weak effect whilst another is infilled with stained glass. No. 25 Cornwall Road, a slightly grander house than most, retains its original ‘spider’s web’ fanlight and a fine panelled door. Traditionally the houses should not have stone/ concrete steps on the pavement – it should be a simple timber threshold.

### 2.6.4 Architectural Detailing

The vast majority of properties are plain in appearance. The King’s Arms pub, 25 RouPELL Street, is the only building with applied ‘architectural’ detailing on its upper floors. It has moulded stucco architraves to the windows, its sashes have margin-lights, and the decoration is continued with vermiculated quoins to the rear corner and a cornice.

### 2.6.5 Boundaries

Rear gardens are typically enclosed by garden walls of stock brick of a uniform height. The original doorways in these walls have low segmental heads and contain good broadly boarded timber doors; only a small number now survive. See photographs below. Large modern doorways, up-and over garage doors and imposing trellises on top of the wall heads have disrupted the simple original character. The understated historic boundary enclosures, often with foliage peaking above or trailing over, add to the area’s character.

### 2.6.6 Roofs

The historic house fronts are characterised by stone coped parapets that carry / conceal the roofs behind. Where the roof is concealed the tall chimneys, with their slender pots, are still visible.



Some examples of low yard doors with broad planks and arched heads.

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On RouPELL Street the properties have an undulating parapet that follows the form of the traditional London butterfly roofs – each house having two roof pitches serving a valley gutter that drains to the rear. The historic roof of 46 RouPELL Street was, unfortunately, removed in the 1970s and has been replaced with a terrace.

Fragments of old tiles found in roof structures during renovation suggest that the original roof covering on RouPELL Street may have been hand-made clay pantiles. Today the roof coverings are mostly of inappropriate modern concrete tiles, with a red clay colour; although in recent decades Welsh slate has been introduced to good effect. Some single storey lean-tos at the rear of the RouPELL Street houses retain attractive hand-made clay pantiled coverings which are of historic interest.

The more imposing double fronted houses of Theed Street and Whittlesey Street have a tall conventional parapet with 3 blind windows. This hides a mono-pitch front-to-back roof slope across the shallow plan form. These properties typically have a half-width rear extension with a catslide roof continuing on from the main roof slope. Some houses have single storey extensions, some dating back over many years; these vary in quality and appropriateness from property to property. Fragments of tiles found in roofs suggest that these properties once had hand-made plain tile and pantile roofs; some examples of which still survive.

Modern infill properties to Cornwall Road have traditional slated mansards and dormers. Whilst unobtrusive these elements are not features of the conservation area. The White Heart pub has a plain clay tiled roof.

The roofscape of the conservation area can be viewed from the street, from rear gardens and is particularly evocative from platform A of Waterloo East Station; roofs make a strong positive contribution to the character and appearance of the conservation area.

### 2.6.7 Chimneys

Tall, slender brick chimneys rise from the roofs of most properties and contribute to very evocative roofscapes. Gutters and rainwater goods on most properties are historically cast iron.

## 2.7 Shopfronts

A number of good shopfronts can be seen in the conservation area, whether historic or reproduction they are all deemed to make a positive contribution: -

**22 Cornwall Road** (Konditor & Cook, bakers) – a historic shopfront with canted corner entrance and very good quality timber detailing. See left photograph on opposite page.

**23 Cornwall Road** (Valentino, hairdresser) – a historic shopfront with canted corner entrance. See right photograph on opposite page.

**24 RouPELL Street** - a historic shopfront with a good curved window, and fine pilaster detailing etc. It is now in residential use.

**25 RouPELL Street** (Kings' Arms pub) – a historic pub front with ventilator grills over the arched windows and panelled stall risers below, fluted pilasters with floral capitals defining the bays and supporting the entablature over. Planting boxes add further interest. Whilst this historic frontage makes a positive contribution, its lighting could be improved.

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**61 Roupell Street** – a simple reproduction timber shopfront with delicate detailing; inspired by its neighbours but not slavishly mimicking them. Now in residential use.

**62 Roupell Street** – a replacement timber shopfront with sash windows and plain details; the detailing and design is cumbersome in comparison to its historic counterparts.

Nos 24, 25, 51 and 52 Roupell Street form an attractive group at the corners with Windmill Walk. Nos. 22 and 23 Cornwall Road mark the entrance to Roupell Street.

### 2.8 Premises Signage & Advertisements

Advertising hoardings or other such signage is not a feature of the Roupell Street Conservation Area beyond the standard signs used on premises.

A large, historic, painted sign at 61 Roupell Street on its corner with Windmill Walk directs the route to St. Andrew's Church (now demolished) which terminated the view North up Windmill Walk. This is an interesting traditional detail that, whilst still visible, is on the verge of being lost. The sign is considered to be an interesting element of the public realm and its restoration should be given consideration. Another, larger panel is evident on the wall opposite, to the flank of number 62, although this is no longer legible.

All the occupied shop premises have narrow traditional fascias with painted signs – this understated and graceful traditional detailing is of particular note. The King's Arms pub has traditional applied letters on its fascia and a large curved corner hoarding with painted letters; unfortunately it also has visually obtrusive 'up-lights' fixed to its elevation. The White Hart pub has painted letters and good faience name plates at first floor level.

### 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



22 Cornwall Road



23 Cornwall Road

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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. It is a criminal offence to undertake works to a listed building without consent.

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

<u>Road</u>	<u>Grade</u>	<u>Date listed</u>
<u>Cornwall Road</u>		
No 22	Grade II	27.08.1976
No 23	Grade II	27.08.1976 (See left photograph opposite)
No 25 (formerly no.24)	Grade II	27.08.1976
<u>RouPELL Street</u>		
Nos 1 to 23 (consec)	Grade II	04.09.1975
No 24	Grade II	03.02.1975
No 25 (The kings Arms PH)	Grade II	27.08.1976
Nos 26 to 42 (consec)	Grade II	27.08.1976 (See right photograph opposite)
Nos 43 to 61 (consec)	Grade II	24.07.1975
Nos 62 to 72 (consec)	Grade II	27.08.1976
No 73	Grade II	27.08.1976
<u>Theed Street</u>		
Nos 1 to 9 (consec)	Grade II	27.08.1976
<u>Whittlesey Street</u>		
Nos 5 to 21 (odd)	Grade II	04.06.1976 (See left photograph opposite)
No 23	Grade II	27.08.1976
No 37	Grade II	27.08.1976



Cornwall Road (grade II)



RouPELL Street (grade II)

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Nos 2 to 18 (even)	Grade II	27.08.1976 (See photograph below right)
Nos 20 to 30 (even)	Grade II	27.08.1976

### 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.

### **2.10 Buildings making a Positive Contribution**

The majority of buildings within the conservation area make a positive contribution to its character and appearance whether they are grand 'landmarks' such as the Kings Head pub on Roupell Street or more humble terraced houses. Buildings that make a positive contribution are therefore deemed worthy of retention although some may need restoration or refurbishment. Demolition or unsympathetic alteration will be resisted.

Buildings / structures deemed to make a positive contribution are as follows (alphabetically by street): -

#### 2.10.1 Brad Street

The brick garden walls of the Roupell Street properties are of interest (see photograph below) so too is the railway viaduct which stands to the South just outside the conservation area. It has an imposing scale and is a monumental reminder of the, now lost, industrial history of the immediate locality.

#### 2.10.2 Cornwall Road

The East side of Cornwall Road between Brad Street and Theed Street is within the conservation area: -

Nos 22 & 23 – good corner shop premises continuing the form of Roupell Street around into Cornwall Road.



Whittlesey Street (grade II)



Whittlesey Street (grade II)

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No 24 - ex-industrial in nature, with delicate metal-framed windows set in good stock brickwork. This two-storey building may be a later addition or alteration to the street scene, but is of good quality.

No 25 - a smart early 19<sup>th</sup> Century property with good historic detail – a relieving arch over the shuttered ground floor window and a delicate fanlight. The shutters and boot scraper are the last surviving examples on the Estate. The building is three storeys which makes it distinctive amongst its two storey neighbours. See photograph below left.

No 26 - the Greyfriar's Settlement, a relatively modern infill building with red brick details. Its building line is set back from Cornwall Road behind plain, spike headed railings.

White Hart pub (interwar), on the corner of Whittlesey Street. Pub front has decorative blue/green glazed tiling up to cill level and white glazed tiles up to and forming the fascia; all reputedly from the Doulton Works on Lambeth High Street. The upper floor is of red brick with timber and metal casement windows, clay tile roof with sprocket eaves. Whilst not characteristic of the locality but contextually scaled and sitting comfortably within the street scene.

Nos. 31 + 32 - modern infill buildings with a mansard roof. Small in scale and with appropriate proportions and materials.

The buildings on the West side Cornwall Road are in the Waterloo Conservation Area but contribute also to the character and appearance of this conservation area: -

St. Patrick's Catholic Church (1897) bears heavily upon the street scene and has an attractive name plate embellished with shamrocks (see photograph below right), the Christian Alliance Centre (2, Exton Street,) is a large 1930's Neo-Classical style building. These both contribute to the character of Cornwall Road and thus have an impact on this designation.



25 Cornwall Road.



St Patrick's School sign.

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### 2.10.3 RouPELL Street

The architecture of RouPELL Street is predominately intact and has a strong, unified appearance (both front and rear) which is the primary reason for the conservation area designation. The buildings are all deemed to contribute. They are mostly of two storeys with the exception of: -

No 1 has an additional storey. See photograph below left.

Kings Head pub (no 23) – grander with additional storey.

Nos 19 + 20 – these have a shared central pediment dated 1891. See photograph below right.

No 22 has a half width extension at second floor level at the rear of the building. This element is visible from the street and does not make a positive contribution as it breaks the uniformity in a non-traditional and peculiar manner.

On the North side of RouPELL Street, at the East end (beyond no. 73) is the former St. Andrew's School and no. 75 RouPELL Street. Both were designed by S. S. Teulon and built in 1868; they stand within the Waterloo Conservation Area but also contribute to the character of this conservation area.

### 2.10.4 Theed Street

Garden walls and rear elevations of the houses on Whittlesey St make a positive contribution here.

The conservation area boundary runs along the North pavement of Theed Street, excluding those buildings on its North side which are within the Waterloo Conservation Area. These buildings are also deemed to contribute positively: -

Waterloo Court (at one time the Komptulicon Works) has decorative brickwork in stock brick and blue engineering bricks, and retains its loading bay doors and associated ironmongery.



1 RouPELL Street



Nos 19 and 20 RouPELL Street

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Nos 11a+b and 12a+b stand on the site of St Andrew's Church. They echo the style of the warehousing - stepping up to four storeys and using stylised lamp brackets and post and rails.

The infill building on the bend of Theed Street makes a good junction between the warehousing and the residential streets beyond.

Nos 1-9 on the East side are part of the early residential development, and are of stock brick with a tall parapet, each featuring three blind recesses. The properties are double fronted and relatively shallow, featuring mono-pitch roofs front to back. The windows are 8x8 pane softwood sliding timber sashes to the ground floor and 6x6 pane above. The central front doors are 6 panelled raised and fielded doors with plain fanlights.

### 2.10.5 Whittlesey Street

The architecture of nos 1-23, 37 and 2-30 is very uniform and has a regimented rhythm. The regular pattern of historic brickwork defined by door and window openings (including blind windows) is of particular note. The roofs are not visible.

Nos 25 – 35 were destroyed in the Second World War and have been rebuilt in a poorly matching brick and with timber casement windows. However, the proportions and solid-void relationships are respectful of the context despite the plan being slightly different. See photograph below.

### **2.11 Buildings that make a Neutral Contribution**

A few of the buildings make only a neutral contribution: -

Greyfriar's Settlement Building fronting Whittlesey Street (to rear of 26 Cornwall Rd). Built in 1966, is unsympathetic – its strong horizontal emphasis breaks the uniformity of the street.



Nos 25—35 Whittesley Street

## RouPELL Street Conservation Area Statement 2007

### London Underground tube shaft building on Alaska St/ Cornwall Rd

This modern, red brick development presents blind arches of Victorian industrial character to Cornwall Road. The blank frontage and red colour of the bricks give it a jarring appearance when viewed down RouPELL Street. See photograph below.

### 2.12 Buildings that make a Negative Contribution

None of the buildings in the conservation area are deemed to make a negative contribution.

### 2.13 Gardens & Trees

The gardens of the houses on South side of RouPELL Street are accessed by Brad Street and the gardens of the houses on the North side of Whittlesey Street are accessed from Theed Street. Rear gardens are historic – original features of the housing development and the only amenity space within the area. They are typically paved with perimeter planting. Some outside toilet structures survive against the rear boundary wall. External basement ‘areas’ are not an original feature of the area.

Glimpsed views of gardens and trees play an important role within the conservation area in softening the otherwise very hard urban street scene. Given the tightness of the streets there is no opportunity for planting; although there is one tree outside the old St Andrew’s School (in the Waterloo Conservation Area). A general absence of street trees makes glimpses of rear garden planting even more important.

The South side of Theed Street (rear of Whittlesey Street,) and the North side of Brad Street (rear of RouPELL Street) have street frontages composed entirely of garden walls with planting visible and spilling over. Both of these areas define the change of use from residential to a more mixed urban environment.

Flank elevations along Windmill Walk and part of Theed Street offer views through into rear gardens that play an important role in alleviating the unbroken architecture of the residential streets. Imposing trellises standing on top of some walls are overpowering and alien. The



London Underground tube shaft building, Alaska Street

## RouPELL Street Conservation Area Statement 2007

protection of these views is highly important, in order to maintain the delicate balance between built and natural form, and in order to retain the definition of the peripheries of this residential enclave.

The only street tree in the conservation area is located opposite number 8 RouPELL Street, where the street widens slightly outside the ex- St. Andrew's Primary School building. This tree is considered to make a positive contribution.

### 2.14 Important Views

Views play an important part in defining the appearance of the conservation area and its wider setting. Within the conservation area, long views up and down Whittlesey Street, RouPELL Street and Theed Street are important as they include vistas of uninterrupted historic terraces, which have uniformity and regularity.

#### 2.14.1 Views looking East

The narrower views within the conservation area to the East are sensitive given the small scale and historic nature of the streetscape, whilst the wider views set the conservation area within its wider London setting. The views to the East feature the Peabody Estate buildings behind Theed Street (see photograph below left) and further taller buildings in the vicinity of Blackfriars Road.

#### 2.14.2 Views looking West

Views to the West along Theed Street, Whittlesey Street, RouPELL Street and Brad Street feature the spire of St. John's Waterloo, although it is not as dominant as the much larger modern buildings of Waterloo Road, and the larger scale office buildings of the South Bank which intrude. Glimpsed views of the London Eye to the West add interest. Immediate views down RouPELL Street terminate with the red brick flank of the London Underground tube vent building (Waterloo Conservation Area). Immediate views West down Whittlesey Street are terminated by the rear of the Christian Alliance building on Exton Street (Waterloo Conservation Area). Immediate views down Theed Street are terminated by St Patrick's School (Waterloo Conservation Area). Brad street is dominated by the railway viaduct (see photograph below right).



The Peabody Estate from Theed Street



The railway viaduct, Brad Street

## RouPELL Street Conservation Area Statement 2007

### 2.14.3 Views looking South

The view South down Windmill Walk, with the viaduct beyond, is particularly good in terms of townscape interest. The view South down Theed Street is terminated by the houses on RouPELL Street and the viaduct beyond. The views South down Cornwall Road (and out of the conservation area) are terminated by the railway viaduct and high level footbridges of Waterloo East Station which create an excellent piece of townscape and provide drama and interest. See photograph below left.

### 2.14.4 Views looking North

The view up Theed Street is terminated by no.10 Theed Street (Waterloo Conservation Area) with the LWT tower behind (South Bank Conservation Area). See photograph below right. The view North up Cornwall Road shows its various frontages within the Waterloo Conservation Area.

## 2.15 Capacity for Change

At present there is no scope for major development within the conservation area as there are no gaps and back-land / infill schemes are unlikely to be deemed appropriate. The adaptation of the building stock must be approached with care if the character and appearance of the area is to be preserved or enhanced. The majority of the buildings are listed, their modest form and unified character contributing greatly to their special interest. These buildings in particular require a sensitive approach to ensure that their special interest is maintained. See Guidance section for more detail.

## 2.16 Appraisal Conclusion

The conservation area is characterised by tight, formal streets laid out with good quality robust C19th terraced houses. The houses have a unified, small-scale character which is derived from a very limited number of carefully considered and well executed features – windows, doors, chimneys etc. The buildings within the conservation area are generally well maintained and the area is smart and pleasant.



Waterloo East Station from  
Cornwall Road



View up Theed Street

### 3. GUIDANCE

Together with general advice and guidance about conservation area law and policy that is available in separate documents, 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. It will be essential to replicate accurately traditional detailing in new work. This is particularly important on listed buildings where there is a presumption in favour of retaining historic fabric. Where possible, adjoining buildings, old photographs, prints or plans can inform accurate detailing. It should be noted that some works might require building control approval and listed building consent as well as planning permission.

##### 3.1.1 Wall Surfaces

Previously plain brickwork should not be rendered; cleaned, painted or clad as such changes will normally harm the integrity of the host building and its group value. Consideration should be given to the careful removal of paint from brick wall surfaces within the area.

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. Soot washing can darken the surface of new work to lessen its impact. Re-pointing mortar mixes should normally be lime based, have a traditional light colour and a coarse aggregate; however, on soot blackened brickwork the mortar should be tinted dark to blend in. Hard cement mortars should be avoided as they can trap moisture, which in turn can damage the brickwork. The pointing finish should be traditional flush or slightly recessed, not weather struck. The photograph below shows poor pointing to the left and good pointing to the right.

Where only selective re-pointing is required the pointing should match existing. Vents and other features should be avoided on important elevations where air bricks are required they



Unacceptable pointing

Good pointing

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should be the size of a single brick and in cast iron or clay; their number should be kept to a minimum to avoid visual intrusion.

### 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. This is particularly important with window glazing bars and the delicate mouldings and details on front doors.

### 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 capable of repair they should be retained as the historic joinery and glass is of importance. 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; they should not have horns.

As most buildings are listed double-glazing is deemed inappropriate as single glazing is the authentic treatment. Stick-on glazing bars should be avoided (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 should metal windows be beyond repair. Stick-on lead is not a characteristic of the RouPELL Street Conservation Area and should be avoided.

All joinery on the estate was painted black up until the 1970s when the estate was broken up and new property owners introduced the current white gloss finish. This is now the dominant treatment and adds much to the visual unity of the terraces.

Originally all the houses on the estate had external shutters. These were removed in the 1970s due to their poor condition except for those at 25 Cornwall Road. See photograph below. Latches and the hinge locations can still be found on some houses along RouPELL



25 Cornwall Road has the only surviving shutters.

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Street. The piecemeal reintroduction of shutters is discouraged as it will disrupt the current unified appearance of the terraces.

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

### 3.1.4 Doors

Original external doors should be retained and repaired. See photograph below. Accurate replica doors, reflecting with authentic detailing to suit the date and style of the building will be required.

### 3.1.5 Roofs

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

### 3.1.6 Dormers

Dormer windows are not a feature of the conservation area. In the limited number of cases where they might be deemed appropriate they should be placed at the rear. They should be designed to match the host building and be detailed in the traditional manner. Large dormers, those with flat felt roofs, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge, should be resisted.

### 3.1.7 Rooflights

Roof lights are not, generally, a feature of the area. They should be avoided on prominent



Historic doors should be retained.

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roof slopes and where the group value of unaltered roofs is important. When considered appropriate the roof light should normally be of the traditional cast-iron design, flush finished with a traditional slender frame and a vertical glazing bar. Large, modern or poorly located roof lights have the potential to cause great harm.

### 3.1.8 Chimneys

Chimneys give the roofscape of the conservation area a great deal of interest and charm. See photograph below. Care should be taken to ensure that unused chimneys are vented, leaning chimneys are monitored and rebuilt if required and that replacement pots are a good match to existing ones. Chimneys should not be painted.

### 3.1.9 Cellars and Basements

Many of the houses have a small cellar accessed by timber stairs within the house. In recent years there has been pressure for their formal conversion into habitable basements. Digging down to form usable basements disturbs historic fabric in listed buildings and changes the character of the property. It can also be problematic due to the poor quality of sub-surface soils and high water table. In terms of the conservation area the creation of basement windows or external basement 'areas' will be resisted - they are not a feature of the area.

## 3.2 Shopfronts

Throughout the conservation area, historic or sympathetic shop fronts should be retained unaltered. Should a new shopfront be required, it should reflect the high quality and detailing of the established contributory shopfronts in the area. Timber frames are most appropriate, with recessed entrance doors along with good quality traditional detailing such as stall risers, pilasters, part-glazed doors and slender, timber fascias.

Given the importance of these features the removal of existing shopfronts is unlikely to be acceptable even if the premises have to change use.



The roofscape of great importance.

### 3.3 Advertisements & Signs

Businesses must be able to advertise their goods and services effectively. New and replacement signage should be designed in a way that minimises any adverse impact: they should be as small as possible and should not be displayed at first floor level or above, especially on exposed flank walls. Traditional forms of signage (painted boards or brass plates) are prominent within the area and will continue to be most appropriate. Modern forms such as plastic or aluminium should be avoided. Ideally projecting signs on small traditional buildings should not exceed 500mm x 500mm x 5mm and should be of the hanging type on a well-designed bracket. Advertisements, which, in the Council's opinion, detract from the character of the area, will be resisted or made subject to discontinuance action where necessary. A good example of applied letters on a traditional fascia is shown below.

Illuminated advertising is inappropriate due to the residential character and sensitive nature of the conservation area. Internally illuminated signage is not a feature of the conservation area. Should illumination be acceptable in principle the source of illumination should be external and limited only to the name or logo of the premises. External light fittings for illumination should be small and low key and kept to a minimum to avoid visual clutter; otherwise they will cause harm.

### 3.4 Security Shutters and Awnings

Retail units should make use of their shop windows for display. If the goods on display are expensive and may attract unwelcome interest they should be covered at night or concealed by an internal blind. Roller shutters on the exterior of premises should be resisted as they are not traditional features and add clutter to the street scene. High-performance glass or internal, open lattice, shutters can increase security.

Permanently open 'Dutch canopy' awnings to shopfronts are not a feature of the area. These, being permanently exposed to the elements, can look very shabby and their form is not that traditionally associated with historic shops; they should be avoided. Should awnings be required use of traditional, retractable, shop blinds contained in timber boxes and restrained on iron braces is encouraged. See photographs opposite.



Simple but effective signage is encouraged.

### 3.5 New Uses

All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents. Loss of commercial units should be resisted as they contribute to the varied character of the area. Similarly, in order to ensure that the strong residential character is retained, the loss of residential uses should be avoided.

### 3.6 Gutters, Plumbing and other services

Rainwater gutters and down pipes are not a feature on the facades of most properties (gutters are either concealed internally or roofs drain to the rear); cast iron or cast aluminium gutters and down pipes of traditional appearance should be used in all other locations. External soil stacks and drainage pipes are not features of street fronting elevations; new pipes should be in cast iron or cast aluminium, carefully considered and placed in visually unobtrusive locations. Gas intake pipes should not be installed on street facing elevations.

### 3.7 Plant and Other Equipment

The location and appearance of plant, extractors, vents, burglar alarms etc. and other equipment (and their cable routes) must be carefully considered. Front elevations or other locations where the equipment would be visually obtrusive should be avoided. Effective screening (GRP panels finished to resemble brickwork, louvered timber boxes etc.) and other methods to reduce impact such as painting of equipment should be a priority irrespective of the location.

### 3.8 Satellite Dishes

Satellite dishes are best placed low down on rear elevations or in rear gardens where they will not be seen. Roof valleys may provide a concealed location but gaining access to the equipment can cause damage to roofs and loose cables can be problematic, impeding drainage and causing visual clutter.



Awnings should be the traditional type housed in timber boxes.

### **3.9 Extensions and Garden Structures**

The uniform appearance of rear elevations in the important terraces of RouPELL Street, Whit-tesley Street and Theed Street means that there is little scope for extensions generally. The majority of buildings are listed and their original rear elevations are of special interest. The houses on RouPELL Street have traditional two storey rear returns abutted by a single storey lean-to and with a gap to one side. The single storey parts are of interest because, originally they could not be accessed from within the house. Infilling of the gap with a light-weight, single storey structure is normally deemed acceptable; subject to design and detailing.

In other circumstances where rear extensions are deemed acceptable in principle they should reflect the forms and design of the host building along with its materials and construction details. They should not be so large as to dominate or compete with the host building in visual terms, harm the appearance of the wider group or erode important rear garden space. Flat roofs should be avoided as they are not a feature of the area. Irrespective of the architectural style, extensions should respect the rhythms and detailing of the host building.

The rear garden / yard space to the rear of each house is very small and many are reduced by 1/3 when the gap down the side of the return is filled in with extensions. The remaining area, often containing an outside toilet structure, is of interest and should remain as an amenity space. Buildings here are not deemed appropriate.

### **3.10 Vacant Sites**

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

### **3.11 Demolition**

The demolition and redevelopment of features that do not make a positive contribution to the character or appearance of the conservation area are welcome.

### **3.12 New Development**

All new development should respect the character and appearance of the conservation area. New development in parcels of land created from rear gardens should be avoided as the gardens contribute to the character of the area, are an important amenity for residents and often provide wildlife habitats.

### **3.13 Boundary treatments**

The loss of walls, gates and railings that contribute to the special character of the area should be avoided. New boundary enclosures and gates should be in harmony with neighbouring properties – in height and materials. This is especially important on Brad

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Street and Theed Street. Should new ironwork be required it should be of a height and design appropriate to the host building and executed in the traditional manner – hollow-section bars or posts, welded detailing and modern latches / hinges should be avoided. New railings should fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts. Finials will be expected to match the style of the host building and the diameter of the bars that they terminate.

### **3.14 Trees**

Conservation area designation gives the Council special powers to protect important trees. Anyone proposing to do works to a tree must give written notice of their proposal to the Council. The works should not proceed until the Council has given its consent, or six weeks have expired. Where a Tree Preservation Order already protects trees, 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.

### **3.15 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 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.

#### **3.15.1 Reduce Consumption**

Consumption can be greatly reduced in residential 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. 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. Where they exist, close internal shutters at night to reduce heat loss. Using heavy, thermally lined curtains in winter. Insulate pipes, hot water cylinder, and where appropriate, the roof, cavity walls and floors.

#### **3.15.2 Renewable Energy**

The generation of energy from renewable sources is another way to achieve greater sustainability. Solar thermal systems and Solar PV systems normally require a roof-top installation or replacing the roof cover with special panels or tiles. Wind turbines may vary in size and power; they are not always the best renewable energy option in urban areas.

Roof top panels and turbines should be carefully considered within the conservation area to ensure that no harm is caused to the special character or appearance of the area. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in section 3.15.1.

## **4. MANAGEMENT PROPOSALS**

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

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

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

### **4.2 Planning Controls**

Most external alterations to commercial premises and flats require planning permission. Some works to single family dwellinghouses do not require planning permission; these are known as 'permitted development rights' and these are limited within a conservation area. Should alterations be made that harm the character or appearance of the area the Council will consider removing further 'permitted development rights' in order to secure the effective management of the conservation area. However, strict controls are already in place because the vast majority of houses are listed.

Conservation Area Consent is required for most demolition within a conservation area. Alterations to statutory listed buildings will require listed building consent.

For advice on the need for planning or other approvals please consult the Council's web page or to write to the Planning Division explaining your proposal in detail.

### **4.3 Monitoring and Enforcement**

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

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

### **4.4 Signage and Advertisements**

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

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

Highways works within the conservation area should reflect national good practice guidance

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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.

A 'Streetscape Design Guide' has been developed for the wider area by the South Bank Employers' Group. 'Streets for All, A Guide to the management of London's Streets' (2000) by English Heritage and Government Office for London also provides detailed good practice guidance.

### 4.6 Trees

The Council is committed to the maintenance of all trees of value within the conservation area and will encourage ongoing management to ensure their health and longevity. The Council will take action against unauthorised works to protected trees where they are considered to have high amenity value and contribute positively to the character of the area.

### 4.7 Views

**Whilst it is acknowledged that some of the interest of the conservation area lies with its contrast with the wider South Bank and Waterloo area, small scale townscapes of traditional housing of this nature are extremely sensitive to the impact of tall buildings. Not only the setting of the conservation area but also the amenity and outlook of its residents can be adversely affected by tall buildings. The existence of tall buildings should not be used as a justification for further intrusive or harmful development.**

### 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 opportunities exist to—

- Replace the building fronting Whittlesey Street to the rear of 26 Cornwall Road (Greyfriar's Settlement). Any replacement should respect the uniformity and rhythms of the street and make an enhancement to the character and appearance of the conservation area.
- Screening to the rooftop equipment on the rear return of 22 Cornwall Road.

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- The traffic and street signage is generally lacking in cohesion or in sympathy with the historic environment and is worthy of rationalisation/ replacement.

### 4.9 Proposed Listed Buildings

#### Statutory List

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

#### Local List

The Council proposes to consider including the following buildings on its local list: -

##### 24 Cornwall Road

This modest building with metal windows and modest shopfront is particularly important because of its contribution to the adjoining statutory listed buildings.

When the above proposal is formally considered by the Council the owner and any interested parties will be consulted.

### 4.10 Management Conclusion

The Council is committed to preserving or enhancing the character and appearance of the conservation area through the use of its planning powers. However, these alone are not enough; the successful management of the RouPELL Street Conservation Area also rests with a wide variety of stakeholders: - property owners, building managers, local residents, and businesses. Everyone has a role to play.

## 5. 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](mailto:tpac@lambeth.gov.uk)  
Web [www.lambeth.gov.uk](http://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](mailto:BuildingControl@lambeth.gov.uk)  
Web [www.lambeth.gov.uk](http://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](http://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](mailto:info@civictrust.org)  
Web [www.civictrust.org.uk](http://www.civictrust.org.uk)

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### **THE VICTORIAN SOCIETY**

An amenity society promoting Victorian and Edwardian architecture. It produces guidance for repairs and restorations.

1 Priory Gardens  
Bedford Park  
London  
W4 1TT

Telephone        020 8994 1019  
Email            [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)  
Web               [www.victorian-society.org.uk](http://www.victorian-society.org.uk)

### **SOCIETY FOR THE PROTECTION OF ANCIENT BUILDING (SPAB)**

An amenity society promoting the sympathetic conservation of buildings of all ages. It produces technical guidance on repairs.

37 Spital Square  
LONDON  
E1 6DY

T: 020 7377 1644  
F: 020 7247 5296  
E: [info@spab.org.uk](mailto:info@spab.org.uk)

## SOURCES

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Tithe Map (1841)

OS Map, London Sheet 76 (1872)

OS Map, London Sheet LXXVI (1894)

**Spanish**

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

**Portuguese**

Se desejar esta informação noutro idioma  
é favor telefonar para

**French**

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

**Bengali**

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন  
হলে অনুগ্রহ করে ফোন করুন

**Twi**

Se wope saa nkaeboy yi wo kasa foforo  
mu a fre

**Yoruba**

Tí ẹ ba fẹ imoràn yíí, ní èdè Òmíràn, ẹjǫ,  
ẹ kàn wà l'ágogo

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

This document was prepared by the Planning Division's Conservation & Urban Design  
Team

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