

Lambeth Council Supplementary Planning Guidance



Leigham Court Estate

Conservation Guidelines

Introduction

This Guide explains the history and character of the Leigham Court Estate Conservation Area and the maintenance standards needed to preserve and enhance it. The guide encourages owners to preserve the character of this Conservation Area by giving advice on repairs and by illustrating how even minor changes to the appearance of a home can destroy character and potentially devalue a house. The Leigham Court Estate Conservation Guide's policies apply equally to privately owned property, Council housing and the highways department. The guide explains the special planning restrictions on making changes (under Article 4 Directions) to the appearance of buildings, and why

inappropriate alterations or repairs are unlikely to be agreed. The Guide tries to give householders a clear idea whether their ideas will require planning permission, whether they are likely to be acceptable, and how to go about implementing them.

Advice is given on how to take informed decisions about regular maintenance, recognising defects and carrying out "invisible" repairs or reinstatements, adapting sensitively and allocating resources wisely, all of which best preserve character.

(Note: Words in Italics are explained in the glossary at the end of this leaflet.)

WARNING! Special controls over changing the appearance of property

The appearance of buildings in the Leigham Court Estate is specially protected by a Government Article 4 Direction which controls changes that would affect its special architectural and historical character. All changes affecting appearance need planning permission, in particular you must not carry out any of the following without permission:

- **Any demolition or partial demolition:** this includes removal of chimney pots or stacks, windows, doors, fences or hedges. Unauthorised demolition may be a criminal offence for which both the owner and the builder can be prosecuted.
- **Any external alteration or enlargement:** this applies to the front, sides and rear of a house. It includes insertion of raised vents in the roof. Even if a neighbouring house has been altered, this does not mean that a similar change will be acceptable.
- **Changes to doors or windows:** for detailed guidance on what is acceptable see the design guidance.
- **Painting of brick or natural roughcast:** the original finish of stone mouldings and courses as well as rendered surfaces should not be changed.
- **Any change to roof materials:** replacement of clay tiles with concrete or slate roofs with artificial slate is not permitted.
- **The construction of a porch to the front or side of any house:** infilling of open or recessed porches is not permitted.
- **Any change to boundaries:** this covers gates, fences, garden walls in front of the house or facing a road.
- **Construction of hard surfaces:** e.g. car parking surfaces on land around the house.
- **Replacing a shopfront:** The design of new shopfronts requires planning permission. Removal of an original shopfront will not be permitted.

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1 THE LEIGHAM COURT ESTATE'S HISTORY, ARCHITECTURE AND WHY IT IS SPECIAL?

The Leigham Court Estate occupies a pioneering place in the history of housing provision for the public. It was an early model estate built to house a social mix of small business people, office workers, artisans and other working people at the end of the 19th century.

The first part of this conservation guide explains the special *historical* importance of the estate and the character of its *architecture*. The rest of the guide explains how repair work should be carried out, explaining the special laws applying to the estate and what is required. Neighbourhood Homes, part of the Amicus Group, must also follow these standards in repair of Council owned property.

History

The estate was constructed by the Artizans' Labourers' and General Dwellings Company from 1889 to 1928 as maisonettes, flats and houses and also shops and a church. The 66 acres of land on which it is sited were purchased from landowners in Streatham, which was then a straggling village along the route to Brighton beyond the built up areas of London. The railway station at Streatham Hill had opened in 1856 and there were trams connecting Streatham to London by 1904.

But at the turn of the century, Streatham was still a village served by new railways and at the end of the tramlines. It was surrounded by fields which the expanding Artizans' Labourers' and General Dwellings Company could acquire. The aim of the company was to:

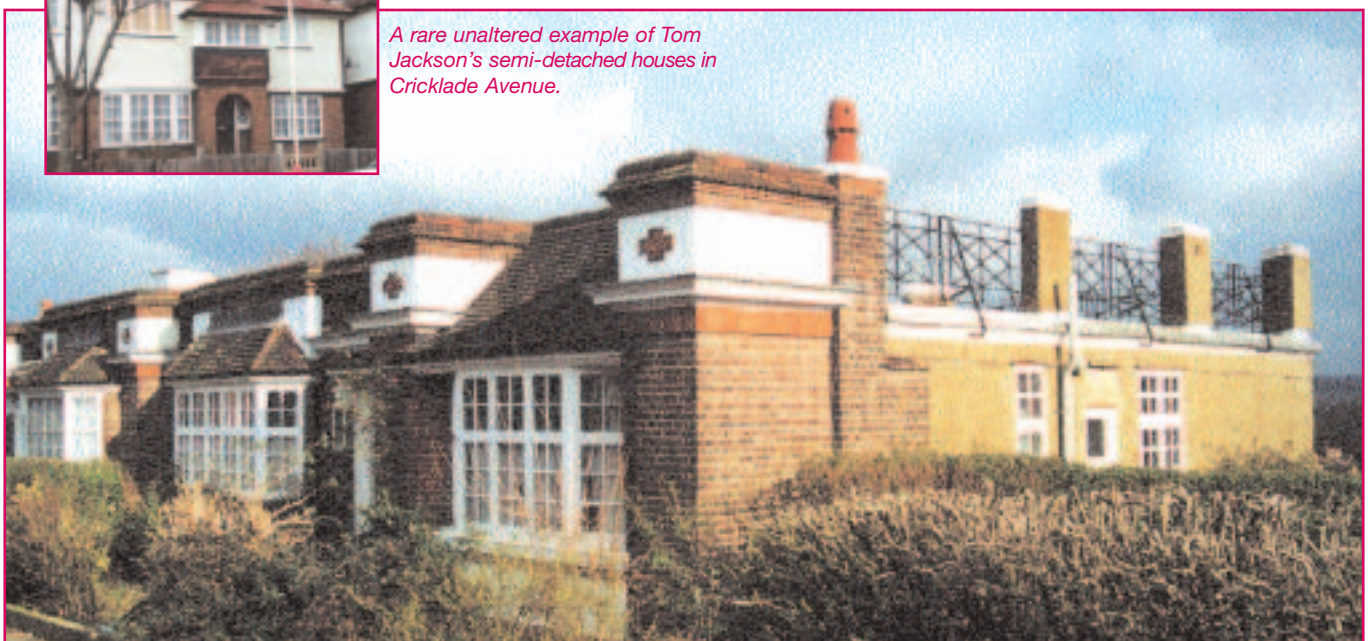
"enable workmen and Artisans to erect dwellings combining fitness and economy with the best sanitary improvements and to become themselves the owners of these dwellings in the course of a stated number of years by the payment of a small additional rent."

The approach was to create a self-sufficient community for about 2500 people housed in nearly 1000 homes plus shops and a church. The provision of both terraced houses of various sizes, and also purpose built maisonettes created a more balanced social mix.

The principal streets were developed from south to north. Lydhurst Avenue, one of the earliest, is densely developed and similar in style to Noel Park, an earlier estate built by the company in Wood Green. Later streets were named Amesbury, Barcombe, Cricklade, Downton, etc. in alphabetical and chronological order. These phases were designed in a formal grid pattern of long terraces. The original design appears to have



A rare unaltered example of Tom Jackson's semi-detached houses in Cricklade Avenue.



Tom Jackson's pensioner cottages in Hillside Road.



Matching materials: St. Margaret's church.
In foreground matching orange brick tile-hung gable.
Note coarse-rendered niche.



Elizabethan castellated streetscene.



Original pebble dash render.

been by architects Rowland Plumbe (1838-1919) or H.B. Measures (1862-1940) who later became estate architect. Whichever was responsible, this design approach produced an astonishing variety of architectural details within a limited palette of materials: red, yellow and glazed bricks, clay tiles and terracotta mouldings plus rainwater goods in cast iron.

The church of St Margaret the Queen, now a Listed Building, was designed by Plumbe and Harvey in red brick and Corsehill stone in the early English style with some *Arts and Crafts* influence. It is located at the visual and geographical centre of the estate as its dominant architectural feature. The estate shops were built as a tall parade facing the main road on Streatham Hill.

In 1907 Martin T. E. (Tom) Jackson (1876-1959) took over the position of estate architect and much subsequent development bears the imprint of his hand, including the distinctive bungalow cottages overlooking the park on Hillside Road, the "pensioner flats" and some later picturesque terraces with English vernacular styling in Cricklade Avenue.

In 1966 Lambeth Council acquired the estate. In 1981 planning protection was afforded by its designation as a Conservation Area, and in 1996 complete planning control was placed on the estate by Article 4 Directions.

Architecture

The estate was built to live in as well as look picturesque: with good quality building at low cost, with light and air to every room. The architecture of the estate combines classical and gothic decoration giving the buildings

both playfulness and formality. The pattern was created by repeating styles in groups or terraces of eight (or fewer) houses. These include gabled pairs of houses between straight runs of terraces. There are bay fronted, square fronted as well as single-pitched projecting ground floors and flat fronted houses. Turrets are a feature on corner plots and ends of runs or terraces. Some are decorative and topped with ornate metalwork *finials*.

Front walls are of red or yellow stock brick; there is also some render and vertical hanging tiling. Some walls are plain and others have bands of contrasting red and yellow brick. They may be decorated with glazed *terracotta*. Tiling may be decorated to create a fishscale effect. *Gables* are similar in different streets, but may be finished in render, vertical tiles or brick. There are two, three and (along Streatham Hill) four storey buildings in the estate. Upper storeys are attic rooms with dormer windows within the roof slope or various designs of Dutch gable.

Windows are typically late Victorian/Edwardian vertically sliding, painted softwood sash windows with nine lights or six on the top pane and a single plain sash on the bottom. There are also round windows, semicircular *casements*, *Venetian*, and *bay* windows. These give rich variety and character.

The old and new photographs of the estate in this guide show some of the varied details. Wall materials and details include *polychromatic brickwork* and *pilasters*, the widespread use of glazed brick details and dressings. This includes extensive use of *terracotta* window arches, door frames, moulded bricks, relief panels and tile hung



Ornate ironwork finials.



Fishscale tile-hung gable with rendered niche.

gables and terracotta *flushwork* (*knapped chequer style imitation flintwork*). Window styles include *Venetian* and arched windows, and nine-and six-over-one pane Edwardian sash windows. Brick constructed *oriel* windows are included as a feature on the rear of some properties. Roof details include English vernacular style *tile hung* gables, exaggerated *corbels*, turrets, red clay ridge tiling, *finials*, Dutch *gables*, glazed chequer *spandrels* and *crocketed gables*. Rainwater goods include *cyma* section cast iron gutters and square or faceted cast iron rainwater *hoppers*.

Door design is in one style throughout the estate, and are often set into recessed porches or with projecting lead hooded canopies.

Rhythms in the long straight streets are created with a sequence of terraced groups in blocks of eight, with alternating styles and patterns, for example groups with specific patterns of projecting bays, dormers, gables, porches, chimneys and other details.

This apparently eclectic ensemble combined with a controlled and limited range of materials results in a specific locally distinctive quality, on the one hand clearly characteristic of the Artizans' Labourers' and General Dwellings Company, but also different from other estates of this company elsewhere in London.

A principal reason for producing this guide is to encourage and control the execution of minor alterations to ensure they do not upset these designed and created patterns; for example; the insertion of *dormers* in groups where dormers were not part of the original design.



A pair of doorways with terracotta canopies and coloured glass. Note the diamond tiled forecourt.



2 REQUIRED CONSERVATION STANDARDS FOR REPAIRS AND ALTERATIONS TO YOUR HOME.

The special historic and architectural character of the Leigham Court Estate has given it special importance worthy of conservation.

The Conservation Policy for a housing estate should find the balance between the legitimate rights of owners to make changes to their houses and the protection of the estate's character. In 1906, the year after the main phase of the Leigham Court Estate was completed, Dame Henrietta Barnett formulated the principle behind this balance in the control of the newly designed garden suburb then being built at Hampstead:

"Great care will be taken that the houses shall not spoil each others outlook, while the avoidance of uniformity or of an institutional aspect will be obtained by the variety of dwellings, always provided that the fundamental principle is complied with that the part should not spoil the whole, nor that individual rights be assumed to carry the power of working communal wrong."

Ten Conservation principles

1. Prevent decay and repair correctly when necessary.
2. Retain maximum original fabric and reinstate missing features.
3. Replace only when necessary, with exact replicas using original materials.
4. Where possible, undo previous bad repairs or alterations.
5. Alter or extend in the same manner as the original building, avoiding extensions that undermine area character.
6. If the house is one of a group designed as a whole, consider the effect of proposed changes on the complete group.
7. Get expert advice and be a good neighbour.
8. The street front matters most, including front boundaries such as hedges and railings.
9. The smallest details, including window frames, door furniture, chimney pots, front paths and all ornamental decorative features can have considerable impact.
10. Planting and landscape schemes are part of the original design. Survival of soft landscape (trees and hedges) and hard landscape (paving, steps, walls) is crucial to area character.

Where planning control applies, planning applications will be decided in accordance with the principles and standards in this guide.

YOU MUST SHOW THIS GUIDE TO YOUR BUILDERS:

Anyone who is going to carry out works on your house can avoid causing problems (and stay legal) by following this guidance



PVCu porch enclosure and inauthentic PVCu windows.



PVCu windows - with poor horizontal proportions.

3 WINDOWS AND DOORS

Nothing distinguishes the character of a house more than its windows and doors. The front of a house faces the world and its windows and door express its personality like the eyes and mouth in a human face. The consistency of the windows and doors forms a rhythm in the composition of the street scene.

Regrettably, windows and doors are most vulnerable to inappropriate change since they can be easily removed and replaced by inappropriate alternatives. Many people fall prey to advertisements or sales pressure from national companies offering apparently excellent price deals to replace old windows. Adverts may coax the buyer by describing the inconvenience of repainting old windows and how they are draughty and can often rattle.

Typical windows and doors of the Estate are generally either vertical double hung sliding sashes or top light casements over fixed lights. Like other late Victorian and Edwardian period windows, they are painted white and have small panes on the top section of the window over a single large pane at the bottom. The ground and first floors of the properties of Leigham Court Estate are usually vertical sashes for the principal rooms. Commonly there are six or nine *lights* in the top sash. Verticality emphasises the tall elegance of the architecture. Other styles of window throughout the estate include half-round attic lights and dormers, casement turret windows,

round lights and fanlights, and some wide casement windows broken into small lights by timber *mullions*.

Front doors are consistent in appearance (apart from those found in bungalow properties on Hillside Road and the cottages on Cricklade Avenue. They are handsome and robust and should not require replacing if maintained on a regular basis. They have two lower panels sometimes *raised and fielded* and sometimes contained within a raised *bolection moulding*. A large glazed panel, also moulded and with a gently curved head, occupies the middle section and a pair of small rectangular glazed and tinted panels sits above this. Above the door is a fanlight bearing the house number (too often forgotten by householders but an attractive feature of the Conservation Area).

**LEIGHAM COURT ESTATE
(ARTICLE 4 DIRECTION) POLICY 1:**
The Council will not permit changes to the size, pattern or material of external joinery.

Repair guidance

A principal objective of this guide is to help owners to repair rather than replace their windows and doors. Repair is preferable and usually cheaper than replacement. Decay is generally caused by lack of proper maintenance. Windows and doors can be refurbished and draught-proofed. Piecing in new timber can often repair windows with

rails in poor condition. Planning permission is required on the Leigham Court Estate. Replacement of repairable existing period windows or doors will not be permitted.

A joiner can take out the decayed section of window, door or other joinery and replace it with a matching piece. Original glass, which looks different to modern glass, can be carefully removed with the aid of a heating device that softens the putty. Coloured glass windows can be reinstated or repaired, with a number of firms in London specialising in this. If replacement of, say, a complete sash is necessary, the old one should be used as a pattern and the joiner instructed to make an exact copy, paying particular attention to details such as the profile of glazing bars and the shape of "horns." Painting of windows and door jambs is in white throughout the estate and other colours should not be used. Doors can be painted any colour, but colours appropriate to the period, such as deep reds, blues or greens, look best. Use good quality paint made for external work and, whether over-painting old wood or newly painting, carry out correct preparation - so as to ensure full protection and minimise future maintenance. Draught- and soundproofing should be carried out without interfering with the appearance of the frontage; stopping all draughts may reduce ventilation causing condensation and increasing the possibility of dry rot.

Aluminium, PVCu window frames and medieval style leaded lights are not permitted. Some were introduced before current controls were introduced, or in breach of planning controls. These should be replaced. The appropriate material is well-seasoned softwood to a white painted finish. Enforcement action is and will be taken against unauthorised window replacement.

Double-glazing?

Research has shown that replacement double glazed windows are not cost effective, that is, the period over which they need to be in place to recover the capital outlay through energy savings is very long, if ever. It is better and far cheaper to draught proof existing windows, for which high quality specialist installations are now available. More cost effective means



Corner treatment showing fine terracotta chequer detailing, lead canopy and reinstated railings.

of energy saving are to increase the amount of loft insulation, fit heavy curtains for use in winter, replace old boilers with up to date efficient ones, fit better programme controls that switch heating and hot water off when not needed, and make sure carpets have thick underlay. If double-glazing is still desired fit secondary units behind retained originals.

The only part of the estate that suffers from the effects of excessive traffic, noise and fumes is Streatham Hill. There is a case for *secondary glazing* to be provided along this main road.

Security

The original doors are of robust construction. However, in the case of both glazed doors and vulnerable windows in less visible places on the estate it may be worth considering the use of toughened glass. Fixing toughened glass behind decorative glass and the removal of any plain, non-original glass to be replaced with toughened glass is a good security measure. Traditional windows can accommodate this replacement but care must be taken to minimise damage to the fabric of the frame. Toughened glass has to be inserted into the frame with adequate frame support or else the whole sheet can be knocked out. Also the glass is likely to be marginally thicker, therefore some cutting into the frame may be required, which requires an expert glazier. Work of this nature will not normally require permission provided the appearance of the window or door remains unchanged.

4 PAINT AND PAINT REMOVAL

LEIGHAM COURT ESTATE (ARTICLE 4 DIRECTION) POLICY 2:

The Council will not permit the painting of brickwork. Painting facing-brick or tile-work or applying commercial coatings of any kind leads to fabric deterioration problems as well as being detrimental to appearance. Painted bricks cannot breathe and result in damp; salts accumulate and often result in the surface of the brick spalling off after about fifteen years. Specialists at moderate cost can remove many paints. It may involve the use of strong chemicals and should not be undertaken by the amateur. Sandblasting should not be used as usually it permanently damages the surface of the bricks. Initial advice should be obtained from a specialist paint removal firm.



A fine original pair of doorways, the left one shows the unfortunate impact of painted brick work and an inappropriate door.

5 ROOFS, CHIMNEYS AND DORMERS

Roofs on the Leigham Court Estate are usually covered in clay tile at the front and in natural slate at the rear. At the time of construction clay tile was a preferable, more traditional and more expensive product. Roof details include decorative terracotta clay or metal finials, ornate gables, corbel brackets and balustrading, all of which must be retained and repaired or replaced where they have been removed in the past.

**LEIGHAM COURT ESTATE
(ARTICLE 4 DIRECTION) POLICY 3:
The Council will not permit the replacement of clay tile with concrete, or of natural slate by a synthetic roof covering on any roof. Roof slates or tiles capable of re-use should be removed, carefully salvaged and relaid, mixing with new material as necessary. Necessary new tiles must be clay or slate as appropriate and of a similar type and colour.**

Repair guidance

When the opportunity arises, the original tile material and colour should be reinstated. With a life typically around 100 years, many

roof coverings are falling due for major repair or renewal. Failure is often due to decayed fixing nails or battens, particularly with slates, which have a longer life than machine-made tiles. Much of the material can be salvaged for re-use, reducing the cost of renewal. Surface coatings such as bitumen should not be applied to old slates: this has a limited life and is of poor appearance. New tiles will be brighter than smoke stained originals and may be mixed with old tiles producing an even, speckled effect or, where appropriate, they may be laid to the rear reusing old tiles at the front. Roof refurbishment may take advantage of the opportunity to provide thermal insulation, but if so, any necessary roof ventilation should not damage the appearance of the roof. Eaves ventilation is preferable, although some tiled ridges may incorporate discreet vents. Unsightly synthetic slate roof vents should be avoided.

The renewed roof must match the original in all respects in order to maintain the integrity of the group. Selecting the correct colour is important. If appropriate salvaged materials are not available, it is generally best to choose new supplies of the original colour as

when new. These will eventually weather to match their surroundings, whereas a darker colour, while closer initially, is likely to weather to a still darker, more incongruous shade. The original colour of a tile can be ascertained from its underside, and any replacements compared with it. The Council will permit only original, matching materials to be used in roof repairs or renewals. The Council will, in co-operation with Housing, agree standard tile and slate products for use on the estate.

Where the roof covering abuts chimney stacks, parapets or dormers, flashings and soakers are used to prevent water entering the joint. Correct detailing and workmanship in their installation is obviously crucial to a trouble-free repair. Your roofer should inspect the leadwork before any work is done, noting its detailing, or that of similar roofs. The British Standard Code of Practice should be followed.

Rooflights

A rooflight is a small window that lies flush in the roof-slope. For the Leigham Court Estate this means of providing light to the roof space is unacceptable on roof slopes facing the road. This kind of window might be acceptable for a rear elevation depending on visibility, size and design, and on the style of

the property itself. The Conservation Rooflight is an approved product for this purpose, and this or a similar product should be used. Standard rooflights that sit proud of the slates or tiles are not acceptable in the Conservation Area. Excessively tall, wide and large rooflights are not acceptable, nor those that incorporate balconettes.

Flat roofs

Many houses have rear flat roofed extensions, which were originally covered in asphalt mixed with white shingle stone. Where these need to be renewed, this may be carried out in three-layer felt covered in white solar reflectant.

Chimney stacks and pots

Chimney stacks are tall and form an important skyline feature. Pots are plain or vented and set in a mortar bed.

LEIGHAM COURT ESTATE

(ARTICLE 4 DIRECTION) POLICY 4:

Chimney stacks should not be reduced in height, and pots should not be removed. Redundant chimneys can be employed as useful sites for services as they have continuous shafts where cables, pipes and other services could be located without damage to the structure.



Fine weathered green slate roofing - possibly Westmoreland slates.

6 WALLS

Brick

Brick and roughcast are the walling materials, with the bricks laid in lime mortar. Some upper storeys and gable ends have been hung with red clay tiles. The brickwork is of excellent quality and durability and requires minimal maintenance. Spalling of red bricks is generally due to decay of the pointing mortar, allowing water to penetrate behind the brick face and then freeze. Minor cracks in brickwork can usually be grouted with matching mortar for an invisible repair. Larger ones may need to be cut out and “stitched” together with matching salvaged or new bricks. Bricks should always match the originals in size (the old Imperial size, not modern metric bricks), colour and texture to avoid a “patchwork” repair. Other repair techniques such as specially manufactured copies, brick slips to replace damaged faces, or reversal of faces requires specialist or professional advice, as does any structural repair, where the cause of the defect needs to be correctly diagnosed before the appropriate repair method can be recommended. Extensions, where permitted, should be constructed in matching brick or render, as relevant.

Terracotta

Terracotta tiles or relief panels were extensively used for tiles, front paths, decorative panels and cornices. Repair or reinstatement of these, particularly the latter two elements, would require specialist help, as reproductions of the original may be required. There are a few specialist companies manufacturing replica terracotta tiles and moulded panels. You may wish to

try Lambs Terracotta and Faience (Tel 01403 785141), Shaws of Darwen (Tel 01254 775111), or Ibstock Hathernware (Tel 01509 842273). Other terracotta specialists and information are listed in “The Building Conservation Directory” (£16.95 from Cathedral Communications, High St, Tisbury, Wilts SP3 6HA (Tel 01747 871717).

Mortar

Lime mortar is used because it is weaker than the bricks themselves and will suck out moisture from the latter, minimising cracking or spalling of the brick surface.

**LEIGHAM COURT ESTATE
(ARTICLE 4 DIRECTION) POLICY 5:
Repair and pointing mortar should
always be lime mortar. New pointing
should be flush or slightly recessed
from flush, should match the original
and should not protrude.**

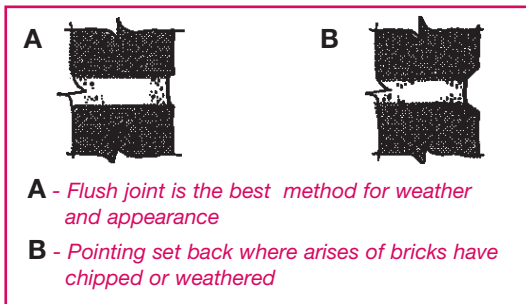
Repair guidance

Mortar should be relatively softer and weaker than brick. A mix of 1 part cement, 3 parts lime, preferably made from lime putty, and 12 parts sand is often suitable. If needed, a stronger lime based pointing mortar can be used of 1 part cement, 1 lime and 6 sand. The colour, texture and type of joint are crucial to the success of the repair. Pointing is a skilled task and nowadays is almost always carried out to standards inferior to the original work. Removal of old mortar is normally unnecessary and undesirable. Pointing should be confined to small patchwork repairs around decayed areas, for

*Quality boundary
treatment: brick pillar with
carved sandstone, classical
cap and glazed bricks.*



Terracotta door canopy detail.



example leaking downpipes. When raking out old mortar great care should be taken to remove minimum material and not to damage the brick edges (arises). Patch repointing should follow the colour, consistency and recession of the original. Incorrect pointing seriously harms appearance and accelerates salt build up and spalling of the bricks.

Roughcast



Poor pointing

LEIGHAM COURT ESTATE (ARTICLE 4 DIRECTION) POLICY 6:
Roughcast repairs should be carried out by determining the composition of the original work, cutting out defective areas and correctly applying the repair material to achieve a matching finish and good bond.



Good original pointing

Gutters and downpipes

Rain and foul water systems were originally of cast iron. The moulded profiles of the gutters often match adjacent cornices and follow a "cyma" sectional profile. Hoppers are often decorated and faceted.

LEIGHAM COURT ESTATE (ARTICLE 4 DIRECTION) POLICY 7:
The Council will not permit the replacement of cast iron with plastic gutters.



Poor pointing

Repair guidance

Rainwater systems must be kept clear and in good repair as defects can lead to serious decay. All joints should be watertight, the whole protected from rust and securely fixed. Local defects can often be repaired with matching sections. Replacement should follow the original lines, which were discreet and did not disfigure the attractive character of the house fronts. It is important that replacement gutters follow the original "cyma" or other pattern. Rainwater pipes and fittings on front or street elevations must be renewed in cast iron, or cast or extruded aluminium. These can be identical in appearance when painted, lighter in weight and non-rusting. Plastic is not preferred, it may not match or adapt to fit original systems, is prone to brittleness with age and is easily damaged, e.g. by ladders. Black plastic may, however, be used at the rear of property. Opportunity should be taken to simplify external pipes.



Original cast iron hopper and downpipe

7 GARDENS AND BOUNDARIES

including walls, railings, pillars, hardstandings, garages, tiled forecourts and trees.

The importance of front gardens to the street scene and the overall character of the area cannot be overstated. Just as the original design relies on groups of houses organised as a single building, so the structure of the landscape must respect the original intention, continuing to appear as if under single management, if the setting of the buildings and their character is to be preserved. The key elements of the landscape are the garden walls, pillars and railings and tiled forecourts. Pillars often had capstones. Moulds are being prepared for these by Buxtons for repair of the mansion blocks – and it may be possible to borrow these. Many of the original cast iron railings were removed for military purposes during WWII. There are a few surviving examples, for example on the corner of Faygate Road and Barcombe Avenue, and also on Lydhurst Avenue.

**LEIGHAM COURT ESTATE
(ARTICLE 4 DIRECTION) POLICY 8:
The Council will require retention of original garden walls, gates and other boundary treatments, especially those visible from the street.**

Guidance

The Estate's railings are attractively ornate and their restoration is particularly encouraged. As money becomes available it is hoped that good reproductions could be reinstated. Any gaps in walling should be infilled and missing frontages reinstated. Non-original types of walling or fencing to street boundaries will not be permitted. Reinstatement of pillars and capstones is encouraged.

The front paths were decorated with terracotta tiles. Covering these tiles or removing them is subject to control and would not be permitted. These tiles may become cracked or loosened from the bed but should be retained and repaired. Reproduction terracotta tiles may be available to an identical specification to fill any gaps.

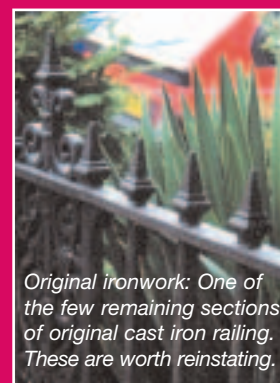
Climbing plants can be very attractive, but certain species can damage masonry and mortar joints or invade timbers and lofts at the eaves. Qualified advice should be obtained before selecting climbers. Any fixings should preferably be non-rusting and carefully and firmly secured into mortar joints to avoid damage to brickwork.

Hardstandings (hard surfaces for parking in gardens) and garaging

Most front gardens on the estate are narrow and fairly shallow.

Hardstandings and the presence of vehicles in them would destroy front boundaries,

gardens, and paths and spoil the setting of the house and appearance of the street. There is no undue pressure for kerb-side parking space, so most residents' cars can therefore be accommodated. There is generally no scope for construction of individual garages in gardens.



Original ironwork: One of the few remaining sections of original cast iron railing. These are worth reinstating.

**LEIGHAM COURT ESTATE
(ARTICLE 4 DIRECTION) POLICY 9:
The Council will not permit hardstandings.**

Tree guidance

Trees: Where there is space, trees of appropriate species in the right locations can add immensely to the setting of buildings and the attractiveness of the street or area. Lopping or cutting down of trees is subject to control, by law. Because this is a Conservation Area you must inform the Council of your intention six weeks in advance.

Incorrect planting can however become a nuisance or even a risk to the structure of the building. Any new planting needs to take account of the tree's mature height, canopy and root spread and water take-up. Mature trees are often unjustly suspected of causing structural movement, and tree roots are often cited as causing damage to drainage systems. Tree roots very seldom invade drains, although, if they are defective, roots will be attracted to the additional source of water and nutrition. A large tree near a house built on shrinkable subsoil may absorb a great deal of water, causing compaction of the soil and foundation subsidence. Since the amount of water absorbed is a function of the tree's leaf area, crown thinning or reduction may reduce any threat. Large trees near houses, unless diseased and a direct danger, should not be abruptly felled in case it causes the soil to swell dramatically and heave upwards, damaging foundations. The Council's Tree Officer can advise on these matters and provide a list of reliable tree surgeons.

8 EXTENSIONS

Extensions, roof terraces, conservatories and garages all require planning permission.

LEIGHAM COURT ESTATE

(ARTICLE 4 DIRECTION) POLICY 10:

Because of the density of development and complexity of the architecture, the scope for extensions on this estate is limited. Any extensions should be confined to the rear or least important part of the building. Extensions should not upset its scale or proportions, not adversely affect the setting of neighbouring buildings, nor unbalance the composition of an architectural group and generally be subordinate in character. Bulky or disproportionate roof extensions or the raising of any ridge will not be permitted, nor will new dormers on front elevations. Side extensions are not permitted and are generally not possible because the houses are terraced. Rear extensions will be preferable to roof extensions, but should not extend rearward beyond the line of any neighbouring extensions or intrude on back garden space of amenity value. Full width extensions will not generally be permitted. Flat roofed extensions or those longer than one quarter of original rear garden length are unacceptable. The Council will not normally permit alteration of, or introduction of porches. Extensions should be discreet and constructed in keeping with the materials and style of the parent building.

This policy and guidance supplements Lambeth's general guidance on Alterations and Extensions in the Unitary Development Plan (CD18) and the Council's more detailed Supplementary Planning Guidance (SPG) on Residential Alterations and Extensions. The Residential Alterations SPG gives more detailed guidance on the design of dormers where they would be permitted. New materials are generally expected to match existing ones.

Alterations that are sensitively designed and well constructed, can maintain the character of the area and value of the house. New openings must be confined to rear elevations and should have surrounds, arches, heads,

and sills to match those existing. Porches are generally recessed to form a protective covering from rain. They are not closed in with doors or glazing to form a draught lobby. Their enclosure is not acceptable. Ramps or other aids to provide access for the disabled can be constructed in appropriate materials and design. All work should complement the appearance of the building. Full regard must be had to the Council's general advice and planning policy for extensions.

Roof extensions will not normally be possible. Where there is a regular pattern in the roofscape, inserting a dormer could be disruptive and so not acceptable. Where acceptable, a traditional dormer on the rear elevation should copy the original dormer styles in the conservation area, and be subordinate in scale and proportion to the particular roof. The cheeks of a dormer should only be as wide as is needed to support the window frame and should never be wider than 150mm. There may be appropriate precedents or properly designed dormers in the vicinity.



Inappropriate unauthorised bulky wide roof extension - subject to enforcement action.

9 EXTERNAL CLUTTER

**LEIGHAM COURT ESTATE
(ARTICLE 4 DIRECTION) POLICY 11:
External meter boxes must be set into the ground, not mounted on the building. Cables and pipes must be run internally where possible and should not be run up or across the face of a building. Where possible conventional antennae must be located in the loft. Satellite antennae must not be mounted on street elevations or front roof slopes. On front elevations no external lighting other than a porch light may be installed.**

Alterations to provide additional bathrooms, central heating, TV antennae, services and telephone connections, burglar alarms, etc., have often resulted in disfigurement of exterior faces with awkward, multiple plumbing runs,

supply pipes, cables, boxes, flue terminals, air-bricks and other equipment. Their manner of installation and location is at the discretion of the building owner, not suppliers or contractors. For ease of reading, external meter boxes are now favoured by gas and electricity suppliers. To avoid the requirement for consent, they should be set into the ground, so that there is no change to the appearance of the building. In some cases painting the boxes in a similar colour to the background is a simple method of disguise. Satellite dishes require consent and may be discreetly located at the rear (e.g. concealed behind a parapet or within the roof slopes) and so be minimally visible. Cables and pipes should not be run up or across the face of a building and can nearly always be run internally. Security installations may be installed if they are appropriately discreet.

10 INTERNAL ALTERATIONS

Houses with their original interiors intact do not survive in large numbers, but many houses retain some characterful features such as herringbone wood block flooring, joinery fittings such as Welsh dressers, Edwardian fireplaces with deep red-brown tiling and ornate plaster mantelpiece-surrounds, and skirtings. Whilst internal alterations are not subject to control, these features contribute substantially to character and property value – and should obviously be preserved. Removal

of internal partition walls may be possible – but a downstand in the ceiling should be left. Removing chimney breasts is inadvisable. Owners should regard good quality original work, including room layouts, fireplaces, decorative plaster, timber panelling, doors and other joinery mouldings and fittings. Original glass is important in its own right. Effort should be made to conserve all these features. Improvements, including fitted furniture, should be in keeping.

11 ESTATE MANAGEMENT

Over the years some of the glamour of the Leigham Court Estate's origins was forgotten and by the 1960s its style had become unfashionable. Sufficient resources or enthusiasm for high standards were increasingly hard to justify. However, throughout its life the estate was well maintained in more or less its original form by the owners. After transfer to the London Borough of Lambeth its importance was recognised by its designation as a Conservation Area. Unfortunately, a number of inappropriate works were carried out under permitted development rights. In 1996 consent was

obtained from the Department of the Environment for an Article 4 Direction to bring all minor changes under control. In 2000, the Council agreed the new standards in this guide to conserve and enhance the character of the estate.

Neighbourhood Homes, part of the Amicus Group, has agreed the standards in this Guide for maintaining and repairing the properties it manages. It will endeavour to exemplify best practice in its works and advise owners to do likewise. Variations from these standards are matters subject to planning control by the Council's Planning Committee.

12 STREET REPAIRS, SIGNS and STREET TREES

Roadways and some footpaths are generally in tarmacadam with granite kerbs. Other footways are in artificial stone paving and generally in serviceable condition. Action to enhance movement over kerbs for buggies and wheel chairs would be welcome, but it is important to use consistent materials. Footpaths should be repaired in matching materials. Wherever possible, sound materials should be retained in situ or salvaged for re-

use in the area. The Council will maintain the highway in original condition and, as resources permit, reinstate sections previously replaced in non-original materials.

Street trees are very important, and should be carefully maintained, replaced where diseased or missing and new planting carried out where opportunities arise.

13 PLANNING CONTROLS

What is a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990 says that conservation areas are those of “special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”

What restrictions are there in Conservation Areas? In conservation areas demolition of any building and most parts of buildings is unlawful without Conservation Area Consent from the Council. All trees are protected against felling, lopping or pruning without authorisation. A wider variety of extensions, including all roof alterations require planning permission. *In the Leigham Court Estate the Article 4 Direction in force means that building operations elsewhere permitted for single family dwellings will here require consent.*

Planning applications within conservation areas are judged against stricter policies and must preserve or enhance the area’s character or appearance. Since the character of the area as a whole, rather than individual buildings, is most important, original buildings should be retained and their original appearance preserved. The Council’s policies for conservation areas are given in its statutory Unitary Development Plan (UDP) in the chapter on “Design and Conservation.” Proposals should comply with relevant UDP policies and standards.

Article 4 Direction Controls: The Leigham Court Estate Article 4 Direction was confirmed by the Secretary of State for the Environment in 1996 and brought under planning control:

- Any enlargement, improvement or other alteration to a dwelling house in the Conservation Area, including erection of a porch, garage, shed or other garden building;
- Any enlargement or other alteration to the roof of a dwelling house;
- Construction of a vehicle hard surface anywhere on the property;
- Satellite antennae;
- Erection or alteration of gates, fences, walls or other means of enclosure;
- Creating access to a highway (e.g. a pavement crossover for a car to park in the front garden);
- Painting, rendering or pebble dashing.

Planning Applications: Planning applications in conservation areas should include details of the existing building, relationship to surroundings and the proposed works. Photographs, details of alterations and drawings showing the elevations in context must form part of the application. Reinstatement of missing important or characteristic features, including shopfronts, finials, or other architectural details, should also be included.

Which Properties are In the Estate, and which are affected By the Article 4

Direction? The guidance in this document applies to all properties in the Conservation Area. Within the Conservation Area all the houses (as opposed to shop buildings, church, mansion blocks etc) are covered by the Article 4 Direction.

These are:

Amesbury Avenue 1-173 (incl.), 187-203 (odd), 2-254 (even). Barcombe Avenue 1-17 (incl.), 31-261 (odd), 2-18 (incl.) 32-198 (even), 216-278 (even). Cricklade Avenue 1-39 (incl.), 77-99 (odd), 2-42 (even), 80-102 (even). Downton Avenue 1-35 (odd), 2-38 (even). Faygate Road 1-7 (odd), 2. Hailsham Avenue 1-99 (odd), 2-176 (even). Hillside Road 7-23 (odd), 8-118 (even). Keymer Road 2-48 (even). Lydhurst Avenue 1-127 (odd), 2-32 (even). Mount Nod Road 35-64 (incl.)

The other buildings on the estate in the Conservation Area, not in the Article 4 Direction Area, include mansion blocks of flats on Streatham Hill, St Margaret's Church, and other small blocks of flats and maisonettes. These properties did not require inclusion in the Article 4 Directions because

they were already subject to full planning control. The purpose of an Article 4 Direction is to remove the special permitted development rights possessed by single family occupied houses. The map on the back page of this leaflet shows the boundaries of the Conservation Area.

14 PRACTICAL POINTS

Repair Priorities: If your home needs a number of different repairs you may have to decide which work should be done first. If for example the kitchen needs modernising and you also have a problem with your roof the roof should be repaired first (see prevention of decay below). Professional advice can be most useful at this stage. Priority should always be given to urgent structural work, including measures to arrest, repair or prevent decay or water ingress, such as repairing cracked sills or rot in joinery, preventing condensation, mending storm and foul drainage systems, etc. If more than one item is urgent, tackle them in the order that will save most money on later repairs.

Prevention of Decay: Generally speaking, looking after the fabric of a house is a matter of preventing or slowing down the process of ageing or decay that naturally occurs in all building materials. The most common cause of decay is water entry, leading to timber rot, spalling masonry, mould growth, salt absorption, surface dampness and condensation and ultimately to structural failure. Therefore the first objective of economic care is to keep the building watertight. Regular inspection and repair of roofs, rainwater and soil systems can avoid very costly remedial works later. Other places where water can enter are defective joints in brick or masonry, cracks in plaster, around window or door openings, through tops of mouldings, cornices, string courses, around

defective flashings or through areas of eroded pointing. Water can also be trapped behind impervious materials such as hard cement repointing or rendering, cement-based or other paint over masonry or poorly prepared joinery. Finding no means of evaporation, it penetrates the building material, carrying harmful salts, freezing within and thus spalling masonry surfaces, rotting timber and penetrating to the interior.

Reversing Poor or Disfiguring Work: Common disfigurements, as noted above, can also be structurally harmful. Attempting to reverse them can cause further harm unless carried out carefully, by specialists if necessary. Bad pointing for example is difficult to remedy without further damage to brick arises. There are successful techniques however, and advice should be sought from the Conservation Officer in the first instance. Extensions of poor appearance can often be improved by altering the roof, frieze or eaves details, or changing windows or doors to match original work more closely. Removal of infilled open porches, incongruous front boundary walls, external plumbing and cabling, aerials, etc, can be simply undertaken.

LEIGHAM COURT ESTATE

(ARTICLE 4 DIRECTION) POLICY 12:

The Council will encourage reinstatement of features and materials in keeping with the original design.

Contacts and further advice:

Conservation and Urban Design Team:

Planning department, Acre House, 10 Acre Lane Brixton SW2 5LL. Tel: 020 7926 1215, 1217, or 1231.

Council tenants: *Neighbourhood Homes (Amicus Group) manages Council Housing in Streatham for Lambeth Council.* 139 Albert Carr Gardens SW16. Tel: 020 7926 6630.

Minor repairs to the road: Street care service:

Tel: 020 7926 2357.

Lighting and Highway repairs, Highways Infrastructure team, contact Vassu Turrani:

Blue Star House, 234-244 Stockwell Road SW9 9SP. Tel: 020 7926 2350.

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16 GLOSSARY

Article 4 Direction - a planning restriction requiring planning permission for certain works to a property that would normally not require it.

Bolection moulding – a shaped timber trim to the edge of a panel that lies proud of the panel or door in which it is fixed.

Bottom rail – the wide bar at the base of the moving part of a sash window that sits on the sill and supports the glass and glazing bars – it is wider for strength.

Also **meeting rail** – is the middle bar across a sash window where the top sash and bottom sash meet.

Cheeks – the structural frame of a dormer window that supports the window frame.

Cornice – a decorative shaped frame to the top of a building that forms a drip and strengthens visually this edge.

Corbel – a projecting cantilevered supporting block, often sculptured into a scroll.

Crocketed – knobs of leaves, flowers, or foliage used in Gothic ornament, often in stone and projecting up from sloping edges of gables.

Dormer – window projecting out of roof.

Dressings – finishes, mouldings or ornaments used on the corners of buildings or edges of windows or doors.

Finials – small up-pointing

ornament on top of turret or roof ridge, usually in metal or clay, commonly geometrical, dragon, or fleur-de-lis in form.

Glazing bar – the finely carved or moulded timber support for individual panes of glass in a window.

Flushwork – knapped chequer style flintwork – on Leigham Court Estate the flushwork is in imitation flint.

Gables – the triangular upper end wall of a building under a pitched roof. Dutch gables have a curved or scrolled profile.

Hopper – square cut iron basket at top of rainwater downpipe, often cast iron with ornamental relief moulding

Interstitially – for buildings this means the small spaces air gaps and junctions within a wall or floor – or the minute gaps within a material itself such as pores in bricks.

Knapped – split in flint to expose back inner surface, see flushwork.

Lights – the individual panes of glass in a window.

Masonry – a term applied generally to describe stone work or blockwork – masonry paint therefore is a type of exterior quality paint produced for exterior walls.

Meeting rail – the division between one half of a sash window and the other where the two halves meet – the upper sash sits forward of the lower one but coincides at the meeting rail.

Moulding – the fine carving of

timber (or stone) that creates a decorative series of curves, angles and edges to provide detail to the material and prevents it looking plain.

Mullion – a strong central support to a window that provides additional strength to the window and often divides two sets of sash windows.

Oriel windows – windows in a projecting bay.

Polychromatic brickwork – brickwork decorated using different colours of brick.

Pilasters – rectangular projection attached to a wall intended to appear like a column.

Raised and fielded panels – traditional door panel construction with four six or eight panels mortised in and enriched by raising their surface flush to the horizontal rails and vertical stiles which form the frame of the door.

Rebate – the return from the face of a wall where a window frame is placed – for traditional buildings this is usually 100mm back from the face of a wall.

Reveal – the recess in a wall where the window sits – usually it is about a brick dimension back from the front of a wall.

Sarking felt – semi-impervious sheeting that prevents wet entering the roof.

Secondary glazing – a second window mounted inside.

Spandrel – triangular space between an arched door or window and the corner framing it.

Splicing – a method of joining pieces of timber together by overlapping the two halves.

Stock bricks – Yellow-brown bricks whose colour is produced by alumina and silica in London clay and the chalk added to prevent excessive shrinkage when drying and burning. The cutting process produced their attractive irregular rough textured exterior: they were originally made in moulds on a stock board and later wire cut.

Terracotta – rich baked red clay blocks and mouldings used, for example, for coping stones on the top of walls, ornamental panels etc.

Tile hung – walls clad in tiles
Trickle Vent – a modern vent installed in a window to provide a passive level of ventilation.

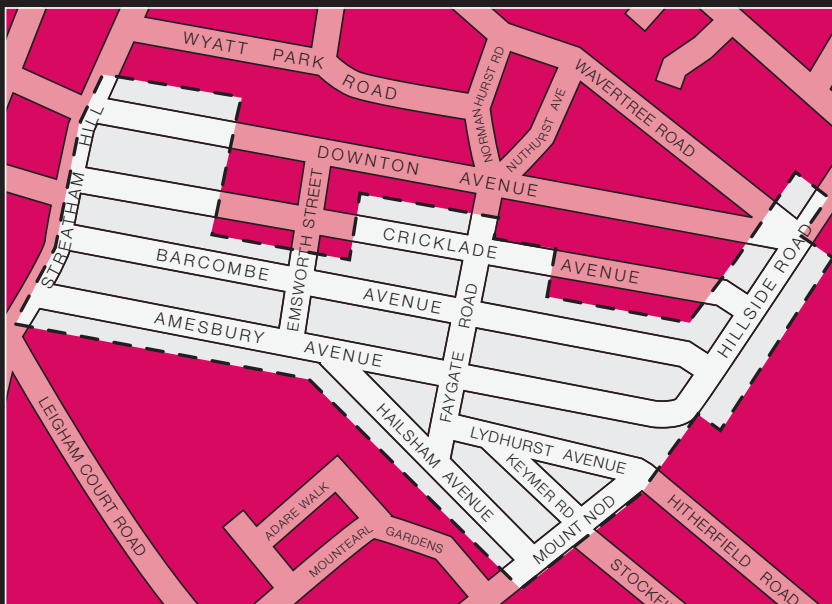
Turret – a small tower often constructed to project upwards on the corner of a building.

Unplasticised – this is a chemical process that hardens plastic to make it rigid – the term PVCu stands for PolyVinylChloride – unplasticised.

Windows – each pane of glass is called a light. Casement windows open on hinges, and sashes slide up and down. Venetian windows have a central arch and flat topped flanks.

LEIGHAM COURT ESTATE Conservation Area 31

Ordnance Survey Map with boundaries of the Conservation Area.



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List of Addresses

- Amesbury Avenue** complete
- Barcombe Avenue** complete including St Margaret's Church
- Cricklade Avenue** 1–39 & 77–99 odd, 2–42 & 80–102 even and St Margaret's Church
- Downton Avenue** 1–35 odd, 2–38 even
- Emsworth Street** complete
- Faygate Road** 1–7 odd
- Hailsham Avenue** complete
- Hillside Passage (alleyway)** complete
- Hillside Road** 7–23 odd, 8–118 even
- Keymer Road** complete
- Lydhurst Avenue** complete
- Mount Nod Road** 35–64 consecutive
- Streatham Hill** 49–111 odd

ENFORCEMENT

It is a breach of planning control to demolish any part of a building or remove windows, doors, or roofing materials or any other original features that contribute to its character. The Council will take enforcement action wherever necessary to require replacement of what was removed, altered or demolished. Please let the Planning department know in writing if you are aware of unauthorised alterations.