



WMC Developments Ltd

5-6 Waterworks Road, Lambeth SW2

Heritage Statement

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RSK

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Heritage Statement

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SUMMARY

This report is a heritage statement prepared by RSK Environment Ltd on behalf of WMC Developments Ltd in support of a planning application to redevelop the site currently occupied by 5-6 Waterworks Road, Brixton Hill, Lambeth, London, SW2 1SE.

The planning application is for the demolition of an existing warehouse and its replacement with residential apartments and new commercial B1 floorspace.

The proposed development site is located within the boundary of Rush Common and Brixton Hill Conservation Area.

This report has been prepared in order to assess the likely effect of the proposed development on the setting and conservation of heritage assets.

In order to identify the heritage assets which may be affected by the development, baseline information on the surrounding historic environment, including records of both designated and non-designated heritage assets, has been gathered from a range of sources for an initial study area of 1km. Generation and review of a 'zone of theoretical visibility' model (ZTV), cross-checked through a site visit by a professional heritage consultant, allowed refinement of the study area for detailed assessment. This has demonstrated that the zone of effect resulting from construction of the proposed development would extend no further than 200m from the site boundary, within which area there are three listed buildings and a further five buildings of local heritage interest.

Twenty viewpoints have been defined to assess the visual effect on known heritage assets, and the general setting of the study area as a whole. All zones of visibility indicated by the ZTV were inspected (where accessible), and all heritage assets identified as requiring detailed assessment were visited.

The proposed development represents a significant improvement over the buildings that currently occupy the site, with a sympathetic and high quality design which has responded to the constraints of the site and comments received from the local planning authority.

The effect of construction of the development on the conservation area as a whole would be minimal/no change, with positive aspects associated with the removal of the existing buildings on the site.

In relation to the significance of surrounding heritage assets, the overall effect would be minimal, and would not conflict with local and national policies on the protection and enhancement of the historic environment.

CONTENTS

1	INTRODUCTION	5
2	ACKNOWLEDGEMENTS AND QUALITY ASSURANCE	6
3	SITE DESCRIPTION	7
4	THE PROPOSED DEVELOPMENT.....	9
	Description.....	9
5	LEGISLATION, POLICY AND GUIDANCE	8
	Legislation.....	8
	Listed Buildings and Group Value	8
	Conservation Areas and Setting.....	8
	National Planning Policy	9
	Local Policy.....	10
	Guidance	13
6	ASSESSMENT METHODOLOGY	15
	Identification of Heritage Assets	15
	Data Sources/Study Areas	15
	Viewshed Modelling / Refined Study Area	16
	Definition of Assets for Detailed Assessment.....	16
	Viewpoints.....	16
	Site Visit.....	17
	Assessment of Asset Significance.....	17
	Assessment of Impact	17
	Measures for Minimising Harm.....	18
7	HISTORIC ENVIRONMENT BASELINE.....	19
	Designated Heritage Assets	19
	Refined 200m Study Area.....	19
	Non-Designated Heritage Assets	19
	Site Historical Development	23
	Historical Urban Character	25
	Definition Of Baseline Receptors For Detailed Assessment	26
	Definition of Viewpoints for Detailed Assessment	28
8	HERITAGE SIGNIFICANCE AND CONTRIBUTION OF SETTING.....	29
	Historical Context.....	29
	Character of the Conservation Area	29
	Immediate Setting of Proposed Development.....	33
	Context: High-rise Residential Apartments in Direct Vicinity.....	34
9	IMPACT ASSESSMENT	35
10	MEASURES FOR MINIMISING HARM	50
11	SUMMARY AND CONCLUSIONS.....	53
	Summary	53
	Conclusion	55
	GLOSSARY: HERITAGE TERMINOLOGY DEFINITIONS	57

FIGURES

Figure 1. Site Location (red outline)	7
Figure 2. The proposed development site, looking south from Waterworks Road	8
Figure 3. The proposed development site, looking north west from Jebb Avenue. Water works pump house (RSK 7) adjacent to west	8
Figure 4. Proposed Ground Floor Plan. Note position of Waterworks Pump House to the west (top of page)	5
Figure 5. Proposed East Elevation, relative to pump house	6
Figure 6. Proposed South Elevation, relative to pump house	6
Figure 7. CGI images, showing proposed development in relation to the pump house	7
Figure 8. Boundaries of Rush Common and Brixton Hill Conservation Area Site boundary shown in blue circle. Note western conservation area boundary defined in order to contain locally-listed waterworks buildings. Green spaces shown in green. Source: Lambeth Council website - http://www.lambeth.gov.uk/sites/default/files/pl-map-rush-common-with-conservation-areas.pdf	20
Figure 9. Designated and non-designated GLHER heritage assets within 1km of proposed development site (Historic England)	21
Figure 10. 1869 OS 1:2500 showing site boundary and extent of waterworks	23
Figure 11. 1895 OS 1:1056	24
Figure 12. 1951 OS 1:1250	24
Figure 13. 'Viewshed' / 'Zone of Theoretical Visibility' (ZTV)	26
Figure 14. Designated and non-designated heritage assets within refined 200m study area considered for detailed assessment	27
Figure 15. Viewpoints referred to in the assessment	28
Figure 16. Dumbarton Court, Brixton Hill (6 storeys, flat roof)	34
Figure 17. Bewley Court, Brixton Hill (4 storeys, pitched roof)	34
Figure 18. Renton Close, Brixton Hill (5 storeys, mansard roof)	34
Figure 19. Calidore Close, opposite ATS garage (6 storeys, flat roof)	34
Figure 20. View from The Brixton Windmill, looking south east towards site. Note 2 storey stock brick residential conversion welding works shown on historic mapping (Figure 12)	35
Figure 21. View of The Brixton Windmill, looking north west (i.e. away from site)	35
Figure 22. View south east across park towards site (centre of shot). The Brixton Windmill is located to the west (i.e. left of shot). Pump house (RSK 7) chimneys are visible beneath lower tree branches	36
Figure 23. View south from Blenheim Gardens. The proposed development would be visible through the gap between 2 storey terraces to east (left) and 2 storey residential converted welding works to west (right)	37
Figure 24. Grade II listed Georgian Villas (RSK 2). Looking west from Brixton Hill	38
Figure 25. Long-shot of grade II listed Georgian villas RSK 2, visible at end of Beechdale Road, looking west	39
Figure 26. Waterworks Administration Building opposite site, looking north west from Waterworks Avenue	40
Figure 27. View north towards site from rear of Renton Close, showing proposed development site in centre of shot, Renton Close to east (right) of shot, and the east side of the Waterworks Pump House next door to site to the west (left)	42
Figure 28. View south from the proposed development site showing context of immediate setting: 5 storey stock brick Renton close to east (left) (within conservation area) and 4 storey stock brick residential apartment buildings to west (right) (outside conservation area)	42
Figure 29. View west from Elm Park across private church grounds towards ATS garage to the east of proposed development site	43
Figure 30. Long view west along Elm Park	44
Figure 31. View south west along Josephine Avenue	45

Figure 32. View west from end of Endymion Road with open space of Rush Common immediately north (right). Former George IV Public House (now Tesco Express) in context to right of shot.....	45
Figure 33. View north along southern spur of Jebb Avenue, towards and framing the waterworks pump house	46
Figure 34. Long view east towards pump house from Jebb Avenue	47
Figure 35. Close-up of pump house, looking north east from Jebb Avenue.....	48
Figure 36. View west towards pump house from Jebb Avenue. Building currently occupying proposed development site, proposed for demolition in foreground.....	49

TABLES

Table 1: Relevant local plan policies.....	10
Table 2. Importance/Significance of Baseline Receptors For Detailed Assessment.....	27
Table 3. Impact Assessment - Heritage Assets	53

1 INTRODUCTION

- 1.1 This report is a heritage statement prepared by RSK Environment Ltd on behalf of WMC Developments Ltd in support of a planning application to redevelop the site currently occupied by 5-6 Waterworks Road, Brixton Hill, Lambeth, London, SW2 1SE.
- 1.2 The planning application is for the demolition of an existing warehouse and its replacement with residential apartments and B1 commercial space.
- 1.3 The proposed development site is located within the boundary of Rush Common and Brixton Hill Conservation Area.
- 1.4 The submission of a heritage statement is a requirement of the National Planning Policy Framework (NPPF, 2012) which states: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary”* (paragraph 128).
- 1.5 Accordingly this heritage statement defines a sufficient study area surrounding the application site to identify the heritage assets potentially affected by the proposed development, provides a statement of their significance and the contribution that setting makes to that significance, and provides an assessment of the impact that the development may have on their significance. Measures incorporated into the design to minimise harm are identified.
- 1.6 Impacts upon buried archaeological remains are not considered in this report.

2 ACKNOWLEDGEMENTS AND QUALITY ASSURANCE

- 2.1 The RSK staff involved in the production of this report were: Owen Raybould (site visit, report text) and Laurence Hayes (technical review).
- 2.2 RSK is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), an audited status which confirms that work is carried out in accordance with industry standard procedures.
- 2.3 This report has been prepared in accordance with Historic England guidance on the setting and conservation of heritage assets (see Guidance, Section 5), and the CIfA Code of Conduct (2014).
- 2.4 Ordnance Survey data is reproduced under licence 100014807.

3 SITE DESCRIPTION

- 3.1 The application site is located between Waterworks Road and Jebb Avenue, Brixton Hill, Lambeth, London SW2 1SE (NGR 530552, 174243) (Figure 1).
- 3.2 The 1,130m² site is a roughly rectangular plot of land with the long-axis orientated NNE-SSW containing a (non-designated) single-storey late-20th century warehouse (Figures 2 & 3).
- 3.3 The site is concrete surfaced and flat and lies at 33.5m above Ordnance Datum (AOD).
- 3.4 The local topography of Brixton Hill rises to the south, from Brixton, 15m AOD c.1km to the north of the application site, to 50m AOD at Streatham Hill, c.600m south of the site.
- 3.5 The site is accessed from the east along Waterworks Road (Figure 4). To the west of the site HM Brixton Prison and the operational waterworks are restricted areas.

Figure 1. Site Location (red outline)

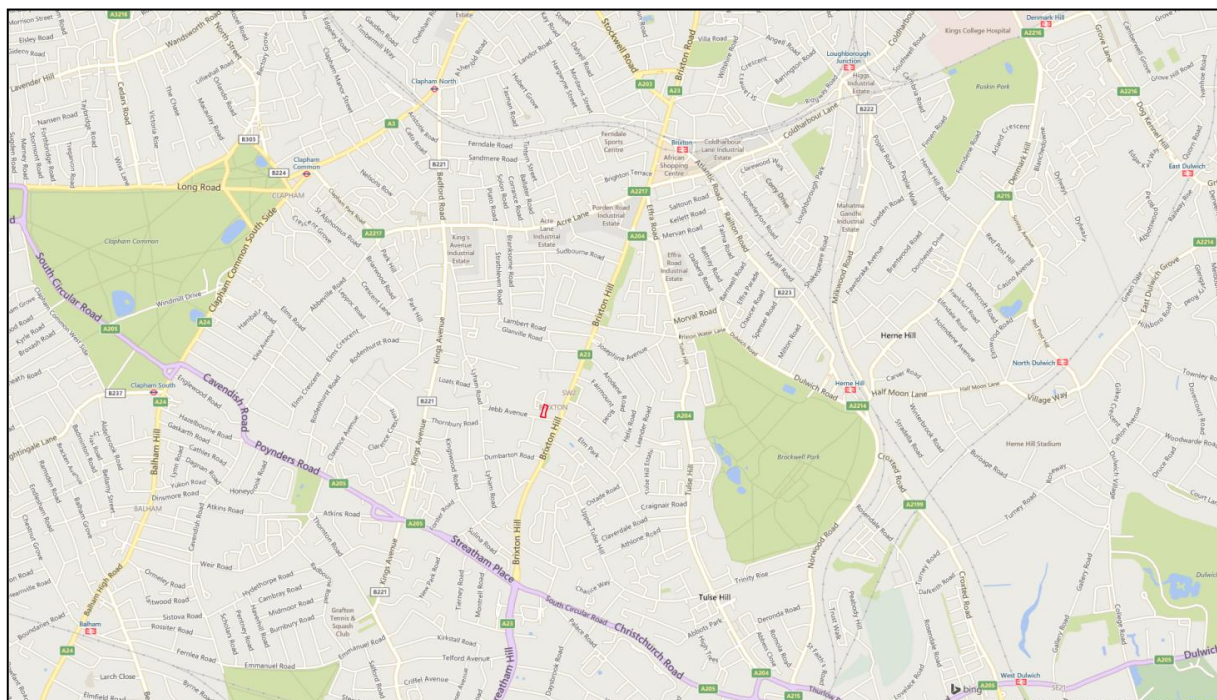




Figure 2. The proposed development site, looking south from Waterworks Road



Figure 3. The proposed development site, looking north west from Jebb Avenue. Water works pump house (RSK 7) adjacent to west

4 THE PROPOSED DEVELOPMENT

Description

- 4.1 The development proposals comprise demolition of the existing warehouse on the site and its replacement with a new mixed-use development, containing commercial B1 space on the lower ground, ground and first floors, and residential apartments on the second-fourth floors. A fifth floor, comprising a glazed unit set back from the Jebb Avenue Frontage behind the brick parapet, would also contain residential units.
- 4.2 A detailed description of the design and material palette is contained within the design and access statement accompanying the planning application, but in summary the design incorporates stack-bonded glazed cream bricks to the ground and first floor commercial space, referencing the glazed brickwork of the adjacent Renton Close.
- 4.3 Buff-coloured stock brick would be used on the second to fourth floors to provide a rustic contrast to the glazed brickwork of the lower floors.
- 4.4 Reconstituted stone detailing would include a brise soliel to the commercial space and stone soffit/lintel to the fifth floor parapet, referencing horizontal stone banding of the adjacent waterworks pump house.
- 4.5 The window system will be aluminium/timber composite, with powder coated vertical steel for the balustrades.
- 4.6 The design includes a set-back on the southern elevation between the ground / first floor and the upper floors, retaining visibility along Jebb Avenue through to the adjacent pump house.
- 4.7 The proposed floor plan, elevations and CGI visualisations are presented in Figures 4-7 below.

WMC Developments Ltd
5-6 Waterworks Road, Lambeth: Heritage Statement
660181-1 (02)





Figure 7. CGI images, showing proposed development in relation to the pump house

5 LEGISLATION, POLICY AND GUIDANCE

Legislation

Listed Buildings and Group Value

- 5.1 Section 1 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* requires the Secretary of State to compile and maintain lists of buildings of special architectural or historic interest. Designation as a listed building affords it protection in the planning system.
- 5.2 *The Act* is amended by the *Enterprise and Regulatory Reform Act 2013* to introduce additional controls for works to listed buildings.
- 5.3 In order to be listed a building must have “special interest”. Buildings are assessed against the criteria of *architectural* and *historic* interest. This may include the extent to which the exterior of a building contributes to the interest of a group of buildings, i.e. ‘group value’. The principles used in determining the special interest in a building are: age and rarity, aesthetic merits, selectivity, national interest and state of repair.¹
- 5.4 Buildings listed at grade I are described as of ‘exceptional interest’ Buildings listed at grade II* are described as ‘particularly important buildings of more than special interest’. Buildings listed at grade II are described as having ‘special interest which warrant every effort being made to preserve them’.² (All listed buildings within the refined 200m study area are grade II* or grade II).

Conservation Areas and Setting

- 5.5 Under the *Planning (Listed Buildings and Conservation Areas) Act 1990* local planning authorities are required from time to time to designate as conservation areas those parts of their area which are ‘of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.³
- 5.6 *The Act* requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area’.⁴ A recent court judgement has held that the setting of conservation areas can be part of their character or appearance.⁵
- 5.7 *The Enterprise and Regulatory Reform Act 2013* (Schedule 17) sets out the legal situation surrounding demolition of buildings within a conservation area.

¹ Historic England 2010, *Principles of Selection for Listing Buildings*, 4-5

² <http://www.legislation.gov.uk/ukpga/1990/9/section/1>

³ *Planning Act 1990*, 69(1).

⁴ *Planning Act*, 1990, 72.

⁵ Cifa 2008, *Working Group on The Setting of Cultural Heritage Features*, 28.

National Planning Policy

- 5.8 The National Planning Policy Framework (NPPF, 2012) is centred on the concept of sustainable development:

'International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.' (p2)

- 5.9 Heritage and conservation forms one of the core planning principles of NPPF:

'[Planning should] conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations.'

- 5.10 Policies on the historic environment relevant to this assessment contained within the document include (paragraph numbers in bold text)⁶:

128. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

129. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

131. *In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

132. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be*

⁶ Government guidance on the application of the policies contained within the NPPF is available at <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>

harm or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

133. *Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.*

134. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

137: *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

138. *Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

Local Policy

- 5.11 The Lambeth Local Plan (adopted September 2015) contains policies on the protection and enhancement of the historic environment. The Quality of the Built Environment (Section 10) policies relevant to this assessment are summarised in Table 1 below.

Table 1: Relevant local plan policies

Policy	Notes
Q5: Local Distinctiveness	<p>(a) The local distinctiveness of Lambeth should be sustained and reinforced through new development.</p> <p>(b) Proposals will be supported where it is shown that design of development is a response to positive aspects of the local context and historic character in terms of: (i) urban block and grain, patterns of space and relationship, townscape/landscape character; (ii) built form (bulk, scale, height and massing) including roofscapes; (iii) siting, orientation and layout and relationship with other buildings and spaces; (iv) materials; and (v) quality and architectural detailing (including fenestration and articulation).</p>

<p>Q7: Urban Design: New Development</p>	<p>New development (new buildings and conversion schemes) will generally be supported if:</p> <ul style="list-style-type: none"> (i) it is of a quality design which is visually interesting, well detailed, well proportioned with adequate detailing/ architectural interest (which can include accent colour, decoration and ornamentation); (ii) it has a bulk, scale/mass, siting, building line and orientation which adequately preserves or enhances the prevailing local character; or, in the case of regeneration and opportunity areas where the context is changing, it respects and contributes towards the intended future character of the area. (iii) it is built of durable, robust, low maintenance materials and is designed to be flexible and adaptable for different uses; (iv) it includes well-considered windows and doors/entrances in street and other public frontages, so that all entrances are attractive, safe and legible. Designers should ensure that features such as canopies and letter boxes, doorbells and intercoms, external lighting etc are integrated effectively into the design, and that naturally-lit entrance halls, corridors and circulation spaces are provided where possible; (v) plant and equipment (for example: meter boxes, pipes, cables, electronic communications antenna, and air conditioning units) is not placed on important elevations – where possible it should be fully integrated into the building or located in visually inconspicuous locations within effective and robust screened enclosures; (vi) it creates attractive roofscapes/roof tops where plant and equipment is fully integrated and completely screened from public view; (vii) it would not create unattractive, canyonlike development along railway lines; and (viii) any vehicular access, parking (particularly in undercrofts or basements) or servicing is designed so as to be well-related to the adjacent area, not prejudice or preclude active frontages, minimise impact on amenity and be visually attractive.
<p>Q18: Historic Environment Strategy</p>	<p>In order to ensure that heritage assets continue to play a key role in the quality of Lambeth's environment, the council will prepare an Historic Environment Strategy, which will assist developers and other interested parties in understanding the justifications behind its approach to development management policies Q19, Q20, Q21, Q22, Q23, Q24, Q25 and Q26 and the wider local issues relating to the historic environment.</p>
<p>Q20: Statutory Listed Buildings</p>	<p>Development affecting listed buildings will be supported where it would:</p> <ul style="list-style-type: none"> (i) conserve and not harm the significance/ special interest; (ii) not harm the significance/setting (including views to and from); and (iii) not diminish its ability to remain viable in use in the long term.
<p>Q21: Registered Parks and Gardens</p>	<p>Development proposals affecting parks and gardens on the national register will be supported where they:</p> <ul style="list-style-type: none"> (i) Sustain and enhance the significance of landscape and its features of interest (including structures); (ii) take opportunities to restore original features or do not compromise future restoration opportunities; (iii) promote greater accessibility; and (iv) protect the setting (including views in and out).

<p>Q22: Conservation Areas</p>	<p>(a) Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by:</p> <ul style="list-style-type: none"> (i) respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc; (ii) protecting the setting (including views in and out of the area). <p>(b) Façade retention with the demolition of the remaining building is generally not considered appropriate in conservation areas as it results in the loss of historic structures. Development involving demolition in a conservation area will only be supported if:</p> <ul style="list-style-type: none"> (i) the structure proposed for demolition does not make a positive contribution to the character or appearance of the area; (ii) a suitable replacement has been granted planning permission; and (iii) a planning condition and/or section 106 agreement has been made that the building shall not be demolished until a contract for the replacement building has been made.
<p>Q23: Undesignated Heritage Assets: Local List</p>	<p>(a) The council will maintain a list of undesignated heritage assets which it considers to be of local (or greater) significance. It will be known as the 'local heritage list'. It will include:</p> <ul style="list-style-type: none"> (i) archaeology (archaeological priority areas); (ii) buildings and structures (local list); and (iii) designed spaces and landscapes (local landscape register). <p>(b) The objectives of maintaining the local heritage list are to:</p> <ul style="list-style-type: none"> (i) raise awareness of these assets and foster a greater appreciation of them; (ii) sustain or enhance their significance; and (iii) protect their settings. <p>(c) The council will:</p> <ul style="list-style-type: none"> (i) resist the destruction of assets on the local heritage list and expect applicants to retain, preserve, protect, safeguard and where desirable enhance them when developing proposals that affect them; (ii) require proper investigation and recording of archaeological remains and publication and archiving of results to advance understanding.
<p>Q25: Views</p>	<p>(a) The council will resist harm to the significance of strategic views (Panoramas, Linear Views, River Prospects and Townscape Views defined in the LVMF and listed in Annex 7) and secure improvements within them.</p> <p>(b) The council will maintain a list of views of local interest and seek to protect their composition and character from harm. Particular regard has been paid to the identification of views of the Westminster World Heritage Site.</p> <p>Panoramas: The objective in identifying these views is to ensure that no foreground or mid-ground development harms an appreciation of the panoramic view and landmark buildings.</p> <p>Landmark Silhouettes: The objective in identifying these views is to ensure that no foreground development obscures an appreciation of, and no background development harms the silhouette.</p> <p>Roofscape Views: The objective in identifying this view is to acknowledge the important role roofscape plays in the viewer's appreciation of the wider cityscape. The objectives will</p>

	be to ensure that new roofs and roof alterations (including plant enclosures) are well designed and visually attractive in order to sustain or enhance.
Q26: Tall and Large Buildings	<p>(a) Proposals for tall buildings will be supported where:</p> <p>(i) they are not located within areas identified as inappropriate for tall buildings in Annex 11;</p> <p>(ii) there is no adverse impact on the significance of strategic or local views or heritage assets including their settings;</p> <p>(iii) design excellence is achieved (in terms of form, silhouette, materials, detailing etc.);</p> <p>(iv) the proposal makes a positive contribution to the townscape and skyline either individually to form a distinctive landmark or as a contribution to a group;</p> <p>(v) they are of the highest standards of architecture and materials; and</p> <p>(vi) it does not have an unacceptably harmful impact on its surroundings including microclimate, wind turbulence, noise, reflected glare, aviation, navigation and telecommunication or broadcast interference.</p> <p>(b) Where tall buildings are identified (through area appraisals, characterisations or other similar studies) as negative elements in strategic or locally significant views or in relation to the setting of heritage assets the council will support proposals which reduce the adverse impact through demolition, height reduction or re-cladding.</p>

Guidance

- 5.12 Within Historic England's guidance document '*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*' (2015) it is noted that '*A conservation area will include the settings of listed buildings and will have its own setting, as will the urban area in which it is situated*'. It is also noted that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, which may be static or dynamic. Views which contribute more to understanding the significance of a heritage asset include:
- those where relationships between the asset and other historic assets or places or natural features are particularly relevant;
 - those with historical associations, including viewing points;
 - those where the composition within the view was a fundamental aspect of the design of the heritage asset; and
 - those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.
- 5.13 Historic England's *Conservation Principles* (2008) contains guidance on the assessment of heritage significance through consideration of the component heritage values of an asset, and further guidance on the assessment of significance as part of the planning application process is contained in the document '*Managing Significance in Decision-Taking in the Historic Environment*'.⁷

⁷ Historic England 2015, *Historic Environment Good Practice Advice in Planning 2*.

- 5.14 Further Historic England guidance is available in respect of conservation area management. The document *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011) provides advice under those headings, including guidance on assessing 'Special Interest'. Under paragraph 2.2.5 it is stated that key elements in defining special interest are likely to include the relationship of the conservation area to its setting, the experience of a place by the people who live and work there (including diurnal and seasonal variation), the built form and the local distinctiveness which makes the area unique.

6 ASSESSMENT METHODOLOGY

- 6.1 The assessment methodology in this report has been conducted in accordance with a staged process, as follows⁸:

Identification of Heritage Assets

- 6.2 The baseline information is summarised with supporting figures describing the known heritage resource within and surrounding the application site, and a chronological summary of the historical development of the site over time.

Data Sources/Study Areas

- 6.3 In order to identify the heritage assets which may be affected by the development, baseline information on the surrounding historic environment, including records of both designated and non-designated heritage assets, has been gathered from a range of sources for an initial study area of 1km surrounding the application site (extending further where major designations/protected vistas require). This was sufficient to capture all assets within the immediate setting of the site and provide relevant historic context to the development of the local townscape.
- 6.4 All identified heritage assets within the 1km study area are identified in Figure 9.
- 6.5 The sources consulted comprise:
- National Heritage List for England ('NHLE');
 - Greater London Historic Environment Record ('GLHER');
 - Lambeth Council's list of heritage assets of local architectural or historic interest (local list), and subsequent information provided through pre-application advice and further consultation with the Conservation Officer;
 - Lambeth Council's list of conservation areas / Rush Common and Brixton Hill draft Conservation Area Character Appraisal (Lambeth Council, January 1997);
 - Historical mapping;
 - Relevant published and unpublished sources of information on the history of the local area;
 - Inspection of the site and its surroundings undertaken on 6th June 2016.
- 6.6 The GLHER, Rush Common and Brixton Hill draft Conservation Area Character Appraisal, and further consultation with the Lambeth Council Conservation Officer provided information on 'locally-listed' (non-designated, but 'locally important') buildings for consideration in the assessment of effects of the proposed development to heritage significance.

⁸ *Ibid*, p3

Viewshed Modelling / Refined Study Area

- 6.7 The refinement of the study area and identification of heritage assets for detailed assessment has been informed by viewshed modelling of a 'Zone of Theoretical Visibility' (ZTV) for the proposed development against digital surface model (DSM) LiDAR data to zone of visibility within the wider study area (see Figure 13).
- 6.8 The ZTV allows identification of streets which are oriented towards the proposed development site. The model accounts for actual on-site screening from existing buildings, vegetation, clustering of tall buildings and any areas which are low-rise enabling longer views than more densely built up areas to graphically illustrate the range of theoretical visibility of the proposed development.
- 6.9 The ZTV is not definitive, but a general initial assessment tool which was subsequently verified through a site visit by a qualified heritage consultant, and demonstrated that the zone of effect that would result through construction of the proposed development extends no further than 200m from the site boundary.
- 6.10 Where the ZTV indicates visibility beyond this distance, this is the result of the viewshed analysis identifying that the proposed development would be visible from rooftops or treetops (i.e. inaccessible and irrelevant viewpoints).
- 6.11 The model has shown that there will be no significant visual effects to the historic environment beyond this study area, allowing the assessment to focus on likely effects of the proposed development only.
- 6.12 Each asset in the refined 200m study area has been assigned a unique reference number for the purposes of the assessment, prefixed 'RSK'.

Definition of Assets for Detailed Assessment

- 6.13 The ZTV has been overlaid with the heritage asset data for the 1km study area to screen all heritage assets (both designated and locally-listed) which have been taken forward for detailed assessment (Figure 14).
- 6.14 Heritage assets beyond the ZTV are referenced where relevant, such as with regards to group value of assets, or where lines of sight between assets may take in a view of the proposed development, even where the development may not be visible from either asset.

Viewpoints

- 6.15 Conservation area character appraisals for all affected locations were reviewed with regard to significant sightlines and vistas, notable open spaces, and prominent landmarks.
- 6.16 Within the refined 200m study area for detailed assessment, based on the ZTV and baseline heritage information, 20 viewpoints have been defined to assess the visual effect on known heritage assets, and the general setting of the study area as a whole (Figure 15).

Site Visit

- 6.17 All zones of visibility indicated by the ZTV were inspected (where accessible), and all heritage assets identified as requiring detailed assessment were visited.
- 6.18 A description of the baseline was made and photographed for each of the 20 identified viewpoints. The site visit enabled assessment of likely effect of the proposed development: locations which would remain unaffected, locations which have some visibility but that is minimal and does not affect the baseline condition, and locations where visibility is possible/prominent. For each location the question was asked - how would visibility of the development affect the characteristics and significance of the view?

Assessment of Asset Significance

- 6.19 For each asset the component heritage values which contribute to its *significance* are identified in accordance with Historic England's Conservation Principles, and the way in which setting contributes to each asset's (or group of assets') significance is considered.
- 6.20 The *importance* of each heritage asset potentially affected by the development is assigned individually on the following weighted scale in Table 2, for purposes of assessment:
- **High** – assets of the highest importance, including world heritage sites, scheduled monuments, all listed buildings grades I and II*, registered historic parks and gardens grades I and II*, and registered historic battlefields;
 - **Medium** – designated heritage assets of less than highest value, comprising conservation areas, grade II listed buildings and registered parks and gardens;
 - **Low** – assets of local importance, locally listed buildings, non-designated heritage assets with archaeological, architectural, historic or artistic interest; and
 - **Negligible** – assets of little or no heritage value.

Assessment of Impact

- 6.21 The impact assessment stage considers the effects of the development on the significance of the identified heritage assets, including both positive ('beneficial') and negative ('harm') direct impacts and effects within their setting.
- 6.22 The impact assessment for each asset is presented with magnitude of change judged according to the following scale:
- **Substantial** – the significance of the heritage asset (or contributory elements to that significance, including its setting) is substantially harmed or lost;
 - **Moderate** – the significance of the heritage asset (or contributory elements to that significance, including its setting), is harmed;
 - **Minimal** – There is a change to the significance of the heritage asset (or contributory elements to that significance, including its setting), but that harm is negligible;

- **Beneficial** – the significance of the heritage asset (or contributory elements to that significance, including its setting) are enhanced or better revealed; and
- **No change** – there is no impact upon the significance of the heritage asset or the positive elements of its setting that contribute to its significance.

Measures for Minimising Harm

- 6.23 A summary of measures proposed to remove, reduce or mitigate harm to heritage assets through careful design and consideration within the strategy for development is provided.

7 HISTORIC ENVIRONMENT BASELINE

Designated Heritage Assets

- 7.1 The application site lies within the Rush Common and Brixton Hill Conservation Area (Figure 8).
- 7.2 There are no world heritage sites, scheduled monuments, registered battlefields, buildings with certificates of immunity or building preservation notices in the study area.
- 7.3 There is one registered park and garden located within 1km of the site boundary (Figure 9); the grade II listed Brockwell Park lies between 700 – 1500m east of the site.
- 7.4 Seventy-eight listed buildings are recorded within 1km of the site boundary (1 x grade I, 8 x grade II*, 69 x grade II) (Figure 9), which are distributed both within and beyond the conservation area boundary (Figure 8). These have been quantified for completeness but are not listed in full as many are beyond the zone of visibility of the proposed development (Figure 13).

Refined 200m Study Area

- 7.5 Listed buildings within the refined 200m study area and relevant to this assessment are (see Figure 14):
 - RSK 1 – The Brixton Windmill (DLO23473), grade II*. Located 125m north west of the proposed development site
 - RSK 2 – Nos 132 (DLO23403), 134 (DLO23404) & 138 (DLO23405) Brixton Hill, all grade II. Located between 50 - 60m north east of the proposed development site

Numbers 132-138 Brixton Hill are listed due to their significance as the last remaining examples of the elegant late Georgian townhouses which once lined both sides of Rush Common
 - RSK 3 – Octagonal Central Office Building at HM Prison Brixton (DLO23284), grade II. Located 170m south west of the proposed development site

Non-Designated Heritage Assets

- 7.6 There are no recorded non-designated heritage assets within the application site.
Greater London Historic Environment Record (GLHER)
- 7.7 The GLHER records 132 non-designated heritage assets within 1km of the site boundary (Figure 14). These are predominantly built assets, mainly 1930s-1950s council housing blocks, with some earlier housing, commercial, and ecclesiastical buildings. Monuments include findspots (prehistoric – post medieval), as well as archaeological evidence for Anglo Saxon settlement, and post medieval industry.

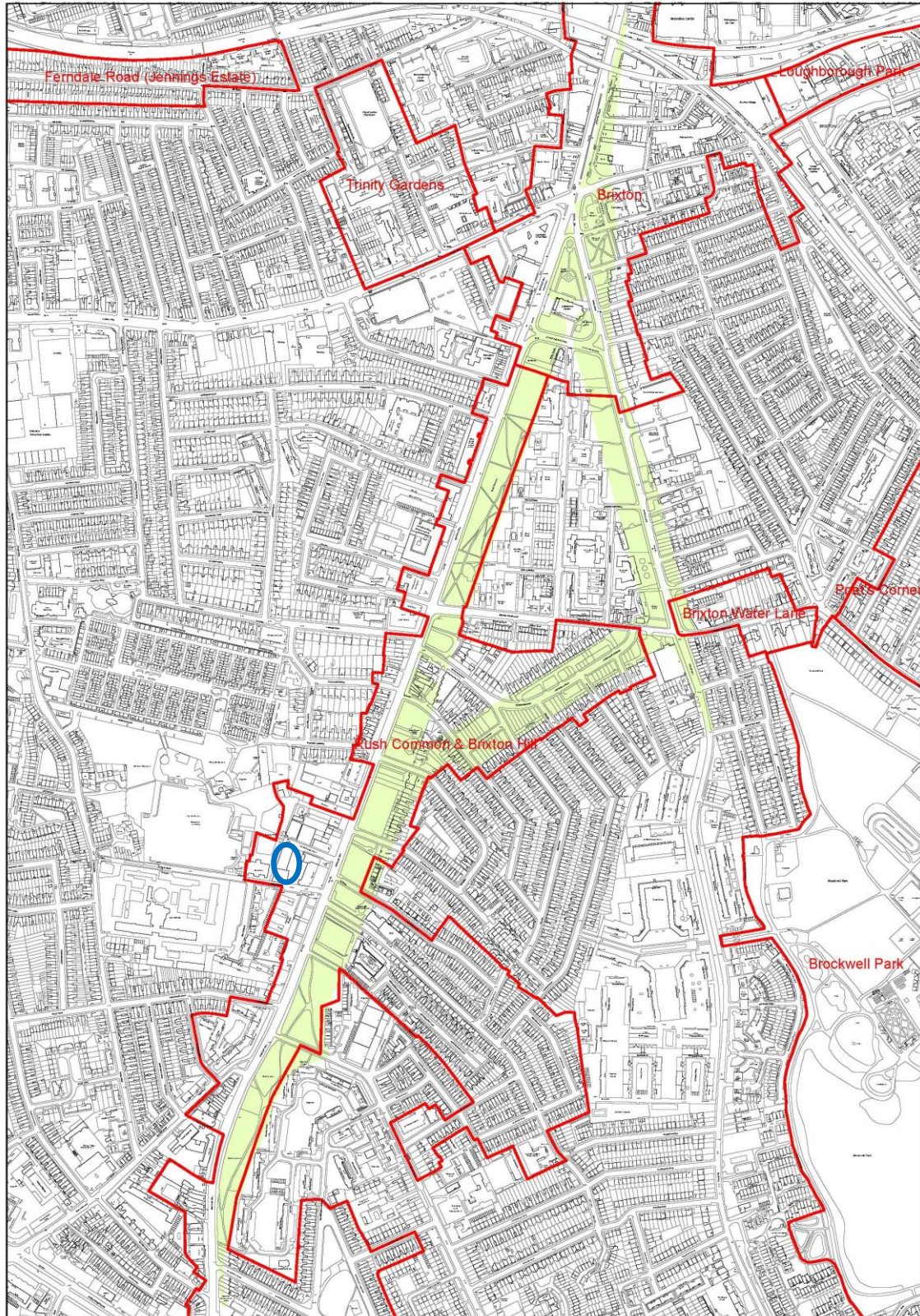


Figure 8. Boundaries of Rush Common and Brixton Hill Conservation Area
Site boundary shown in blue circle. Note western conservation area boundary defined in order to contain locally-listed waterworks buildings. Green spaces shown in green.

Source: Lambeth Council website - <http://www.lambeth.gov.uk/sites/default/files/pl-map-rush-common-with-conservation-areas.pdf>

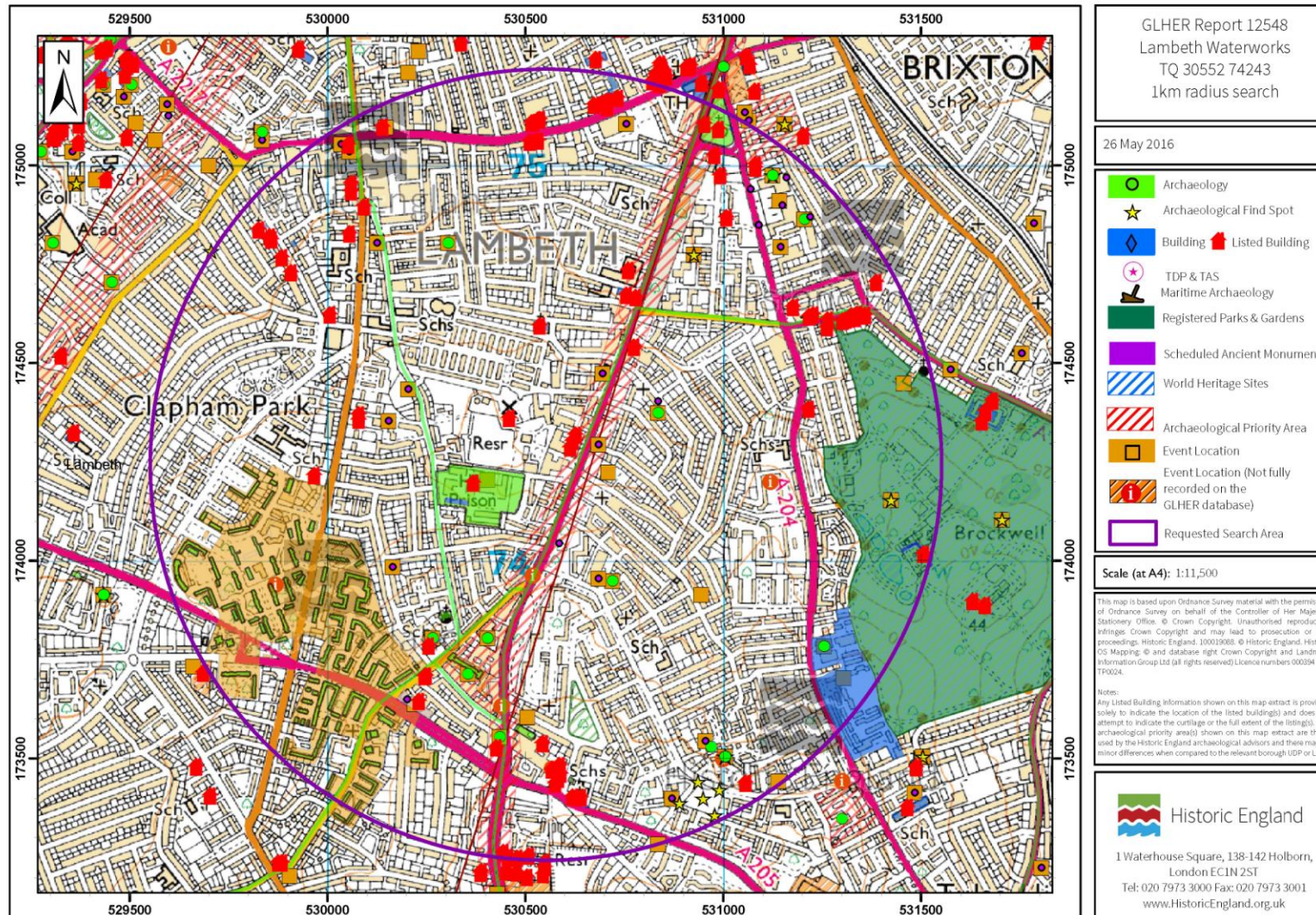


Figure 9. Designated and non-designated GLHER heritage assets within 1km of proposed development site (Historic England)

List of heritage assets of Local Architectural or Historic Interest (Local List)

- 7.8 Lambeth Council's list of locally important buildings is a way of flagging up to owners and decision makers that the building is of value to the local street scene, character or history. A review of the latest (5th December 2015) revision of the local list records one extant building of interest in the vicinity of the proposed development site, which has been included within the baseline assessment:

- RSK 4 – Royal Mail Brixton Delivery Office, Blenheim Gardens. Located 180m north of the proposed development site

Rush Common and Brixton Hill Conservation Area Character Appraisal

- 7.9 A review of the draft Rush Common and Brixton Hill Conservation Area character appraisal (Lambeth Council, January 1997) resulted in the addition of five buildings of local interest to the baseline assessment:

- RSK 5 – Waterworks Administration Building. Located directly opposite the proposed development site to the north
- RSK 6 – 144 Brixton Hill, Tesco Express (formerly George IV Public House). Located 30m east of the proposed development site
- RSK 7 – Waterworks Pump House. Located immediately to the west of the proposed development
- RSK 8 – Renton Close. Located opposite the proposed development site to the south

Site Historical Development

7.10 The earliest available mapping showing the site in detail dates from 1869:

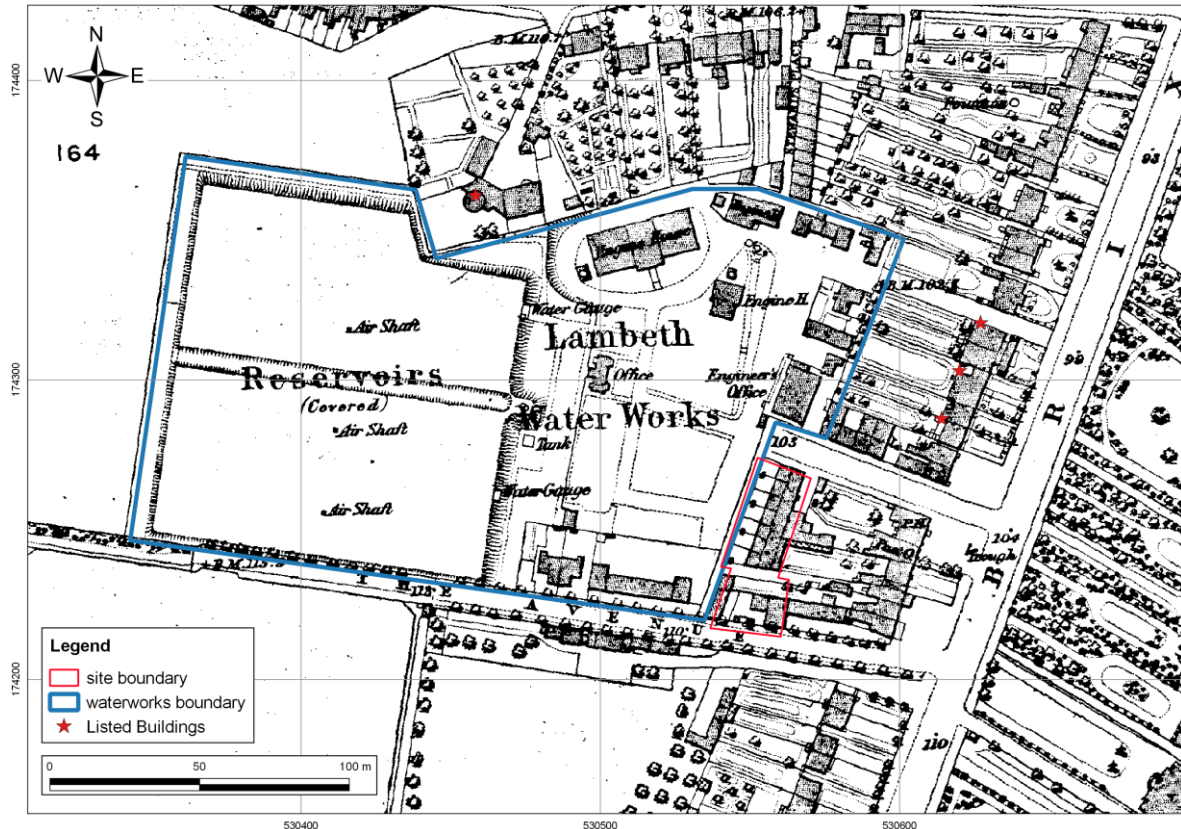


Figure 10. 1869 OS 1:2500 showing site boundary and extent of waterworks

- 7.11 On the 1869 mapping the site was depicted occupied with a row of terraced housing and detached buildings, the land-holding of which corresponds closely with the application site boundary.
- 7.12 To the east of the site was a post office (no longer extant, on the site of ATS) and George IV public house (RSK 6, 144 Brixton Hill, now Tesco Express). Georgian housing, set-back from Brixton Hill (as per 'phase 1' occupation of the area, see Part 8.4 below) to the east, north east, and south east of the site; these include extant grade II listed buildings (RSK 2). To the south and south west are open fields. To the north west was the extant grade II* listed Brixton Windmill (RSK 1) (built 1816), situated within a walled garden, and which was still operational at this time (disused 1934).
- 7.13 The major land-holding in the area at this time, discrete and confined to the west and north of the site, was the *Lambeth Water Works* (holding outlined in blue in Figure 10), which in 1896 comprised covered reservoirs and (all of which are now demolished):
- Engine Houses (two, possibly three)
 - Office
 - Engineer's Office
 - Six further buildings around the periphery of the land-holding, likely houses assumed associated with the waterworks

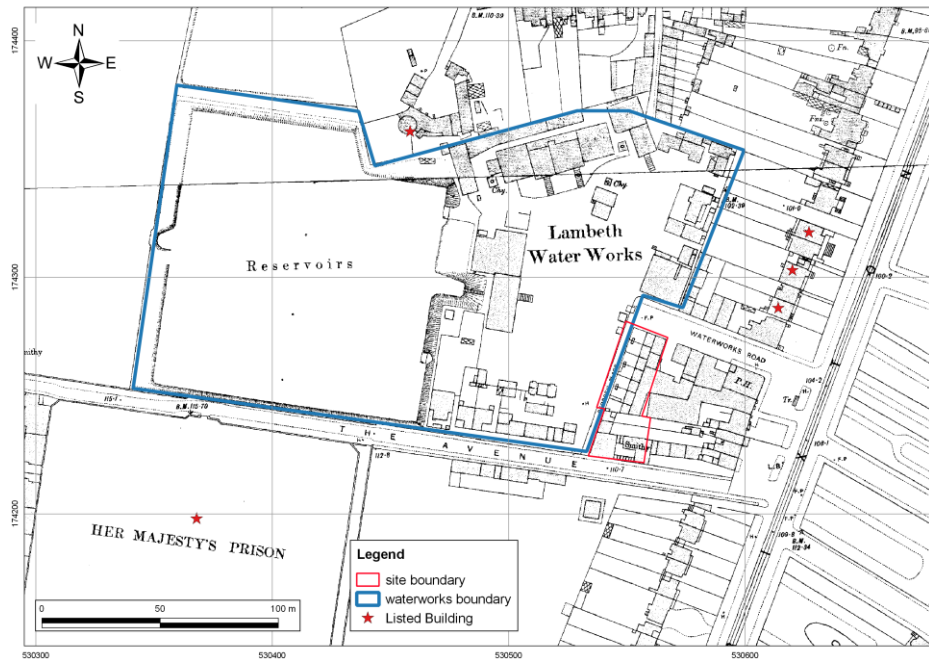


Figure 11. 1895 OS 1:1056

- 7.14 On the 1895 mapping the site was still shown as terraced housing and the detached building fronting onto Jebb Avenue was labelled as a smithy.
- 7.15 West of the site the waterworks office had been replaced, and the two engine houses appear to have been reconstructed or extended.
- 7.16 South west of the site, HM Brixton Prison had been established, including the extant grade II listed Octagonal Central Office Building (RSK 3).

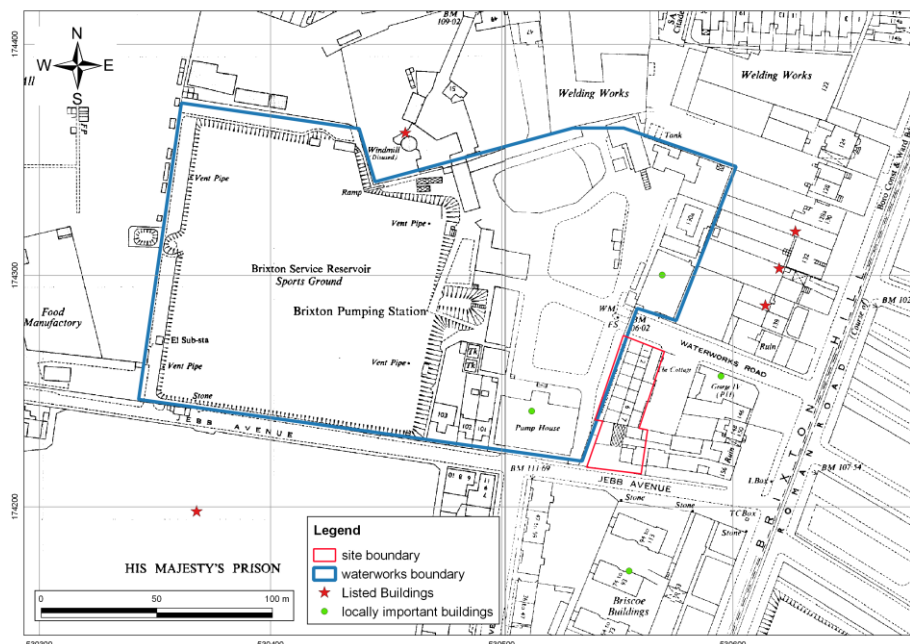


Figure 12. 1951 OS 1:1250

- 7.17 By 1951 the site remained unchanged but the waterworks had been completely reconfigured.
- 7.18 The new waterworks, representing the current layout, comprised by this date a new administration building (RSK 5) and a new pump house (RSK 7). The larger engine house to the west had been demolished.
- 7.19 East of the site, some of the Georgian properties fronting Brixton Hill were labelled 'ruin' following wartime bomb damage. South of the site, high-rise residential apartments were shown constructed (labelled 'Briscoe Buildings', now Renton Close (RSK 8)).
- 7.20 In the wider area, to the north and west, numerous 'welding works' were shown. Many of these structures are still extant in converted forms.
- 7.21 The buildings within the application site had been cleared and replaced with the existing buildings by the time of the 1975 OS publication.

Historical Urban Character

- 7.22 In the Pre-Application Response for the proposed development, the Planning Case Officer describes the '*loosely coherent character of the conservation area*' in the locality surrounding the proposed development site as one of '*consistent palettes and design languages*'.
- 7.23 Historically, immediately in and around the proposed development site, character has been defined by a mixture of residential property to the south (high-rise apartments) and east (Georgian villas), and predominantly industrial/warehouses (of the waterworks and numerous welding works) to the west and north.
- 7.24 The conservation area western boundary in the vicinity of the site has been defined in order to protect not only residential properties overlooking green spaces aligning Brixton Hill to the east of the site, but specifically the group of waterworks building with historical and architectural values to the west of the site.

Scale

- 7.25 Adjacent residential buildings are 5 storeys (Renton Close), whilst the industrial/warehouses are typically 2 (large) storeys.

Grain

- 7.26 Historically the site was occupied with terraced housing and detached buildings, the land-holding of which corresponds closely with the application site boundary.

Materials

- 7.27 All buildings with heritage value in and around this part of the conservation area are constructed of yellow or red stock brick, as described throughout the assessment.

Definition Of Baseline Receptors For Detailed Assessment

7.28 The ZTV shows a zone of visual effect not extending beyond 200m from the site boundary (see Figures 13 & 14).

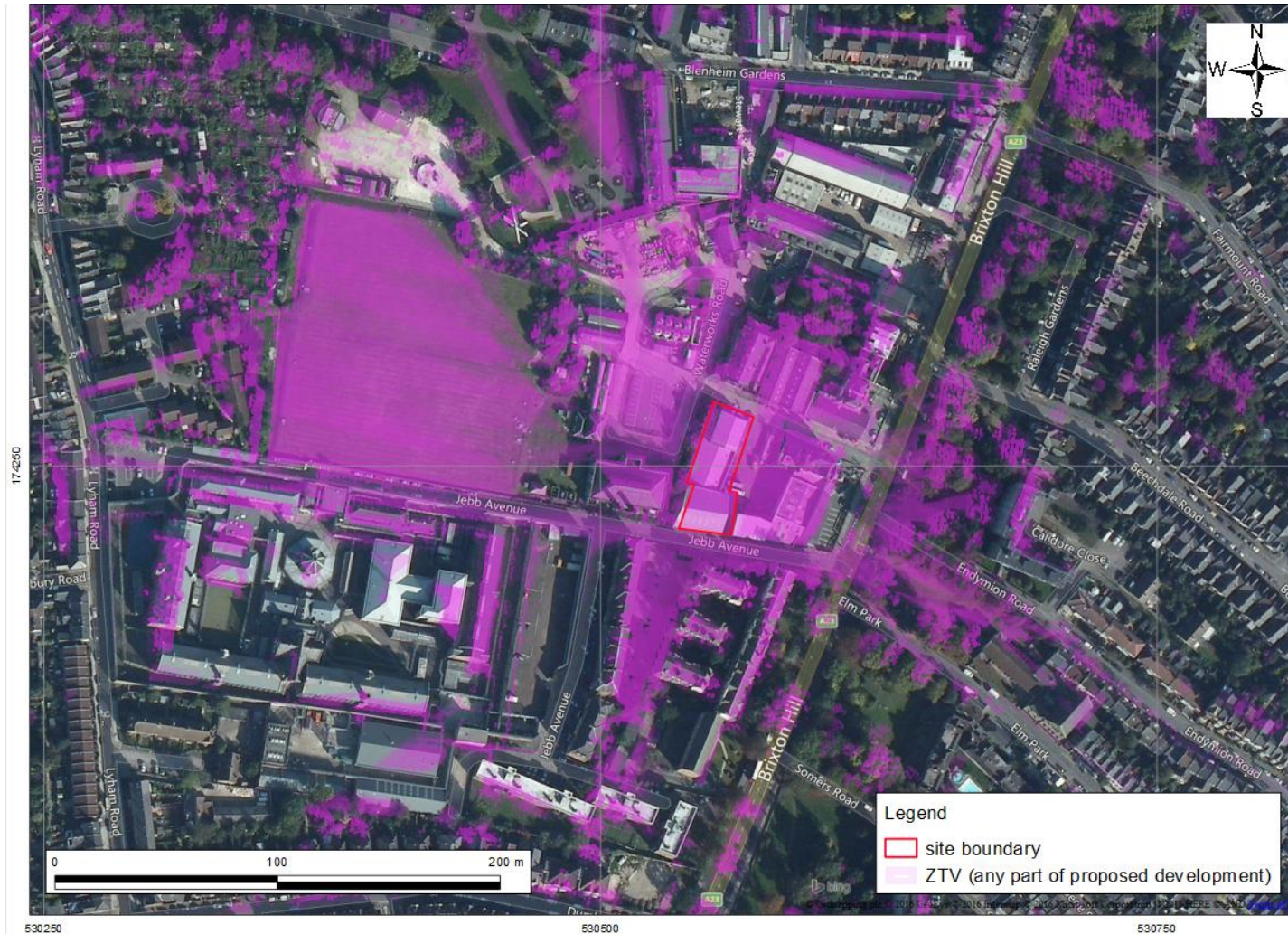


Figure 13. 'Viewshed' / 'Zone of Theoretical Visibility' (ZTV).

Shown on a modern aerial image, generated using 50cm digital surface model (DSM) LiDAR data to establish zones of visibility within the wider study area.

Both the 16.4m 4th floor and the set-back 19.4m 5th floor (above ground level) are modelled. The vertical height accuracy of the LiDAR data is quoted as $\pm 15\text{cm}$, with a horizontal accuracy of $\pm 40\text{cm}$.

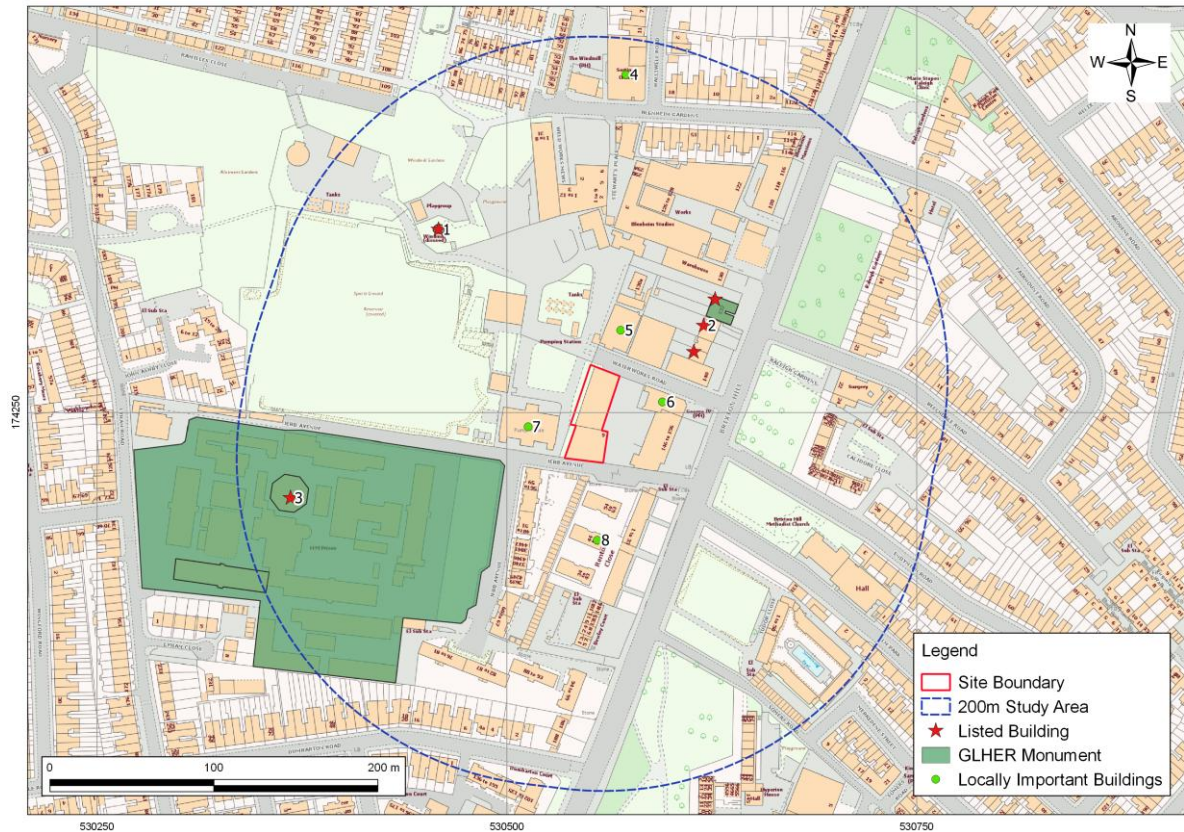


Figure 14. Designated and non-designated heritage assets within refined 200m study area considered for detailed assessment

Table 2. Importance/Significance of Baseline Receptors For Detailed Assessment

RSK ID	Name	Status	Importance	Significance
1	Brixton Windmill Built 1816	Grade II* listed building	High	Historical Archaeological
2	Group of three Georgian Villas Built early 1800s	Grade II listed buildings / Conservation Area	Medium	Historical Architectural
3	Octagonal Central Office Building at HM Prison Brixton. Built 1820	Grade II listed building	Medium	Historical
4	Royal Mail Brixton Delivery Office Built 1891	Locally-listed building	Low	Historical Architectural
5	Waterworks Administration Building Built 1925	Locally-listed building / Conservation Area	Low	Historical Architectural
6	144 Brixton Hill (formerly George IV Public House). Built late C19th	Locally-listed building / Conservation Area	Low	Architectural
7	Waterworks Pump House Built 1930	Locally-listed building / Conservation Area	Low	Historical Architectural
8	Renton Close (formerly Briscoe Buildings). Built 1906	Locally-listed building / Conservation Area	Low	Architectural

Definition of Viewpoints for Detailed Assessment

- 7.29 The viewpoints for detailed assessment are defined in order to capture each of the baseline receptors. Viewpoints are selected both within the ZTV of the modelled proposed development, and beyond, for verification purposes in the assessment.

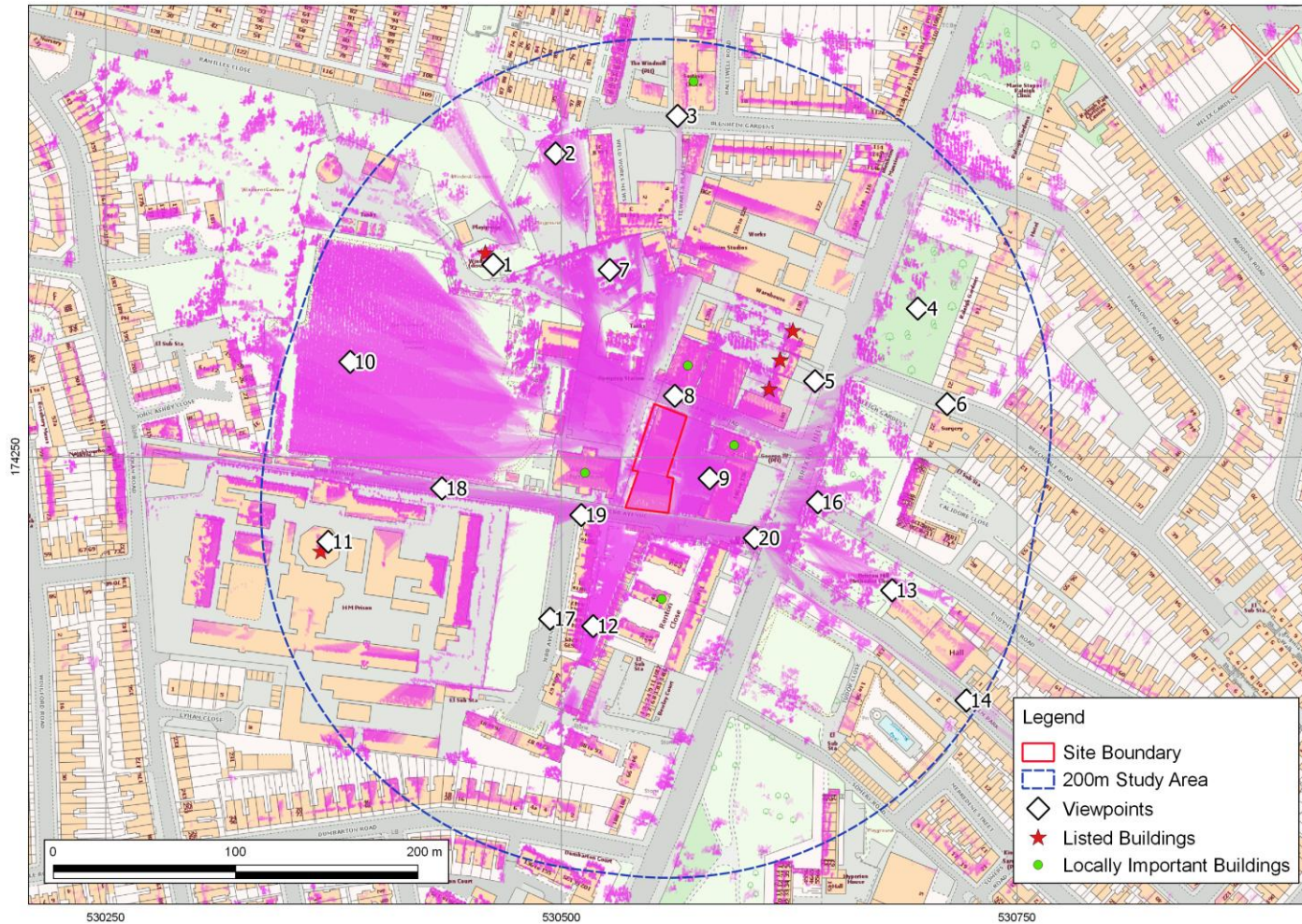


Figure 15. Viewpoints referred to in the assessment

8 HERITAGE SIGNIFICANCE AND CONTRIBUTION OF SETTING

8.1 The conservation area character appraisal (Lambeth Council, January 1997) is the most appropriate source of design information on designated and locally-listed buildings within the setting of the proposed development.

8.2 The Planning Case Officer's Pre-application Advice is also referred to.

Historical Context

8.3 The fundamental influence upon the development of this neighbourhood was the Inclosure Act of 1806 which protected Rush Common, a series of open spaces following the east side of Brixton Hill (see Figure 8). The '1806 Act' therefore protected a broken linear open space, setting any building back from Brixton Hill over a distance of 1.8km.

8.4 The conservation area appraisal outlines that following the passing of the Act the development of the area can be divided into four main phases.

- Early 1800s: Georgian townhouses along the two main roads (mostly demolished) (cf. listed buildings RSK 2)

(Note: many of these were taken down in 1940s/50s- allowing Lambeth Council to remove private gardens which had, illegally, carved up the common for over a century)

- 1850s: Artisan housing (cf. Elm Park)
- Late 1800s: Victorian terracing (cf. Endymion Road)
- Twentieth century: conversion of large houses to flats, filling in of any gaps with residential housing, and construction of large blocks of flats on the sites of old Georgian villas (cf. Renton Court and Dumbarton Close).

8.5 Each phase is represented in local-listings, and all phases are relevant to and referenced in the assessment of the proposed development.

Character of the Conservation Area

8.6 Individual buildings and areas in the conservation area include a rich variety of architectural styles, the result of development over a long period, through a number of historical processes and drivers. There is therefore no-overarching style, but a number of discrete 'pockets' with their own particular characteristics.

8.7 A variety of styles is therefore the norm for the conservation area, for example although the conservation area character appraisal describes a 'rich harmony', the variety of styles is demonstrated as noted through all of the following descriptive phrases:

- *Predominantly Victorian* (in relation to Tulse Hill)
- *Late Victorian* (in relation to Holmewood)
- *Rusticated ground floors / roofs concealed behind prominent parapets / fine window heads in simple refined late Georgian style* (in relation to Elm Park)
- *Elegant late Georgian style townhouses* (listed buildings).
- *Early Victorian semi-detached houses built in the late Georgian style* (in relation to Upper Tulse Hill)
- *Two storey semi-detached cottages in a simple vernacular style* (in relation to Archbishop's Place)
- *Three storey terraces with two-storey bay windows incorporating Corinthian capitals and recessed front porches / gothic arches filled with clay tile hung spandrels* (in relation to Josephine Ave.)
- *Three storey terraces with four storey gabled sections / gothic porches / tower features on corner blocks surmounted by turret features* (historical) (in relation to Elm Park)
- *Six prominent examples of apartment block housing developed in the Edwardian and inter-war eras* (Renton Close and Dumbarton Court)

- 8.8 As noted above, there are also abundant styles in the detailing of the various parts of the conservation area. Of relevance to this assessment are design elements of the buildings directly adjacent to the proposed development site.
- 8.9 The character appraisal notes the following nearby high-rise apartment buildings as positive elements of this part of the conservation area. Design detail of 'particular note' in these are as follows:

Renton Close (1906)

- *5 storeys*
- *Ceramic tiles on the ground floor plinth*
- *Art Nouveau style doorway heads*

Dumbarton Court (1939)

- *5/6 storeys*
- *Elegant horizontal emphasis with bands of brickwork in contrasting colours*
- *Wrap-around Crittal windows*

- 8.10 The waterworks buildings to the immediate north and west of the site are described as follows:

An interesting group of waterworks buildings ... the Lambeth Water Works opened in 1834. The earliest surviving buildings appear to date from c1850 and are of simple stock brick design similar to a stable block of that era. The most imposing building is perhaps the grand beaux arts style pump house (c1930) which stands off Jebb Avenue – a large structure with classical style elevations

of red brick with Portland stone dressings. The administration building (c1925) on Waterworks Road is also of interest, again it has classical references with a fine stone porch.

- 8.11 Negative existing design elements in the conservation area specifically noted in the character appraisal, which should be avoided by the proposed development, include:
- The use of artificial stone cladding to conceal earlier surfaces;
 - Painted brickwork; and
 - Alien artificial materials in site boundaries

Views

Dynamic Views

Along Brixton Hill (both directions)

- 8.12 The open spaces defining the most striking aspect of the conservation area is perhaps best appreciated through traversing the length of Brixton Hill as a whole. Along Brixton Hill the variety of architectural styles is revealed. From vantage positions, including outside the ATS garage (the position on Brixton Hill closest to the proposed development site) The Shard is visible, through the alignment of Brixton Hill in this direction (to the north).
- 8.13 Traversing south, the panorama from the bottom of Brixton Hill, with Rush Common unfolding southward '*as far as the eye can see*' is specifically referenced as a positive element of the conservation area in the character appraisal. This panorama is visible from the bottom of Brixton Hill 1km north of the site.

Vistas/Sightlines

- 8.14 There are few specific vistas or sightlines mentioned in the conservation area character appraisal, however the following views have been noted through map assessment and during the site visit which have a natural alignment towards the proposed development site (see Figure 8):

- Josephine Avenue (note: outside the refined 200m study area)

Carefully planned in the late 1860s to respect the building exclusion zone of the 1806 Act, resulting in a broad tree-lined avenue aligned towards the proposed development to the south west. The mature horse chestnut, lime, plane and oak trees play a fundamental role in defining the character here.

- Elm Park

Some of the first surviving properties to be built after the 1806 Act include dwellings in Elm Park, a very attractive thoroughfare of two and three storey terraces begun in the 1930s.

- Endymion Road

Similar to Elm Park, Endymion Road is laid out such that the smaller (2 storey) dwellings are located at the eastern end of the street, with taller residential flats (Calidore Close) fronting on to Brixton Hill at the western end.

- Raleigh Gardens

Three storey terraced villas set well back beyond very long front gardens to respect the 1806 Act.

Specific views within Lambeth are identified in the Local Plan (2015) (see Policy Q25 in Table 1) as worthy of protection.

8.15 The following views are considered to be of local interest. The objective in identifying these views is to ensure that no foreground or mid-ground development harms an appreciation of the panoramic view and landmark buildings within:

- (i) Views NNW from Brockwell Park of Brixton landmarks (Lambeth Town Hall's tower and St Matthew's Church tower); and views N and NNE to the city;
- (ii) View NNE from Norwood Park (across LB Southwark) to the city;
- (iii) View N from Gipsy Hill (across LB Southwark) to the city;
- (iv) View N from Knights Hill (across LB Southwark) to the city;
- (v) Views W and SW from Streatham Common to Colliers Wood, Morden, Rose Hill and Pollards Hill;
- (vi) Views S and SW from The Rookery to St Helier, Epsom Downs, Pollards Hill, Croydon and the North Downs;
- (vii) View W from Members' Terrace of County Hall (including Houses of Parliament);
- (viii) View N and E from Royal National Theatre terraces to the North Bank of the Thames including St Paul's Cathedral;
- (ix) View NW from Queen Elizabeth Hall roof garden to the North Bank of the Thames including the Houses of Parliament;
- (x) View W from the level 4 terrace of the Royal Festival Hall to the North Bank of the Thames including the Houses of Parliament.

Landmarks

8.16 The character appraisal cites the following buildings with 'landmark' status within the conservation area, for which prominence should be preserved where possible, through restriction of new development which may cause 'dwarfing' through dominance:

- Churches
 - St Matthew's Church
 - Christ Church (Christchurch Road)
 - Corpus Christi (Brixton Hill)
- Tower features on corner blocks
- Lambeth Town Hall
- Prince of Wales Public House

Immediate Setting of Proposed Development

- 8.17 The boundary of the conservation area was defined in order to protect not only Rush Common but the buildings fronting on to it on both sides. Significantly, the western boundary of the conservation area in the vicinity of the site appears to have been specifically extended westwards in order to encompass the waterworks' pump house and administration building. (Indeed, the proposed conservation area boundary outlined in the draft conservation area appraisal does not include the waterworks buildings, and it was extended on designation.)

Style

- 8.18 The general style in the vicinity of the proposed development is of yellow or red stock brick, artistic detailing, and stone dressing of predominantly tall (3 – 5 storeys) residential apartments overlooking open areas of Brixton Hill to the south, and smaller (2 storey converted warehouses) residential apartment blocks set back from Brixton Hill to the north.
- 8.19 Positive architectural elements within the immediate context of the proposed development site comprise the waterworks building group, including a large open space (covered reservoir), RSK 5 – the waterworks administration building located directly opposite the proposed development site to the north, and RSK 7 – the waterworks pump house located immediately to the west of the proposed development site.
- 8.20 The industrial buildings currently occupying and to the north of the site, the high HM Prison Brixton walls, the ATS garage to the east, Calidore Close, the high-rise concrete residential apartment block to the east of Brixton Hill and overlooking the site, are all negative elements of this vicinity.

Scale and Massing

- 8.21 To the immediate south, the conservation area boundary has been drawn to specifically include Renton Close (5 storeys), *'five fine 1930's apartment buildings'*, described as *'representative of the great diversity of architectural styles from the 1930s, ranging from the nostalgic 'Tudorbethan' idiom at the beginning of the decade (Tudor Court), to classical and art deco references in the mid 1930s (e.g. Effra Court), followed by the progressive modern movement influence from the end of the era (Christchurch House)'*.
- 8.22 South of Renton Close are further high-rise apartments at Bewley Court (5 storeys, pitched roof) and beyond that, Dumbarton Court (6 storeys, flat roof). Opposite the ATS garage is Calidore Close (6 storeys, flat roof). All these residential apartments front on to, and overlook, the open spaces of Rush Common.
- 8.23 There are numerous tall buildings in the area, and the site of the proposed development is located at the edge (northern) of the part of the conservation area populated with the tallest existing buildings.

Context: High-rise Residential Apartments in Direct Vicinity



**Figure 16. Dumbarton Court,
Brixton Hill
(6 storeys, flat roof)**



**Figure 17. Bewley Court,
Brixton Hill
(4 storeys, pitched roof)**



**Figure 18. Renton Close,
Brixton Hill
(5 storeys, mansard roof)**



**Figure 19. Calidore Close,
opposite ATS garage
(6 storeys, flat roof)**

9 IMPACT ASSESSMENT

Viewpoint 1. The Brixton Windmill (RSK 1)



Figure 20. View from The Brixton Windmill, looking south east towards site. Note 2 storey stock brick residential conversion welding works shown on historic mapping (Figure 12)

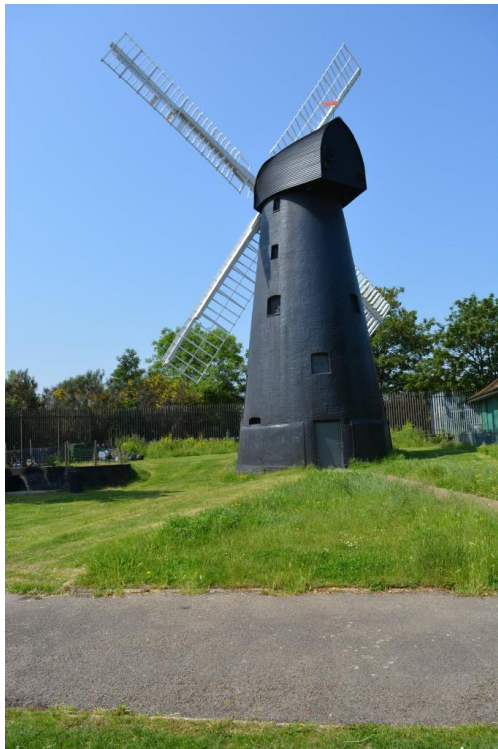


Figure 21. View of The Brixton Windmill, looking north west (i.e. away from site)

- 9.1 The ZTV indicates that the proposed development will not be visible from ground-level at the windmill itself. The historical and archaeological significance of the heritage asset will remain unaffected through visibility of the proposed new residential apartment from its upper floors.
- 9.2 The windmill site is surrounded by a high wall, and the immediate setting is a public park/play area. The setting is managed with the windmill promoted as a tourist attraction (viewpoint 2).

Viewpoint 2. Public Park, Setting to the Brixton Windmill



Figure 22. View south east across park towards site (centre of shot). The Brixton Windmill is located to the west (i.e. left of shot). Pump house (RSK 7) chimneys are visible beneath lower tree branches

- 9.3 The ZTV indicates clear visibility of the proposed development would be afforded adjacent to, and taller than the waterworks pump house pitched roof and chimneys silhouetted on the skyline to the south, from the public park which provides the historical and significant setting to the Brixton Windmill.
- 9.4 To the east, the setting is currently overlooked, and the character largely defined by, the converted welding works residential apartments. The proposed development would not significantly conflict with the prevailing character of the park setting to the windmill.
- 9.5 At a distance of over 100m, proposed development would not compete with the windmill's prominence or intrude substantially into its setting. This change in view is not considered to conflict with the historical and archaeological values of the windmill for which the listing designation has been applied.
- 9.6 The proposed development would not obscure the prominent silhouette of the pump house. Although the proposed development would be taller than the pump house, the relative difference would be modest and is not considered would represent significant 'dwarfing'. This effect is considered in more detail from viewpoint 18.

Viewpoint 3. Royal Mail Brixton Delivery Office (RSK 4)



Figure 23. View south from Blenheim Gardens. The proposed development would be visible through the gap between 2 storey terraces to east (left) and 2 storey residential converted welding works to west (right)

- 9.7 The ZTV indicates that the proposed development would be visible through a gap in existing terraced properties and converted welding works residential apartments from the Royal Mail Brixton Delivery Office, described thus on Lambeth Council's List of heritage assets of Local Architectural or Historic Interest, *'Two storey premises in ornate red brickwork. Queen Anne Style. Pedimented central part is two storeys with 'VR' cipher and crown in rubbed brick and 1891 date stone. Flanking single storey entrance wings contain doorways with segmental pediments. Architectural and historic interest.'*
- 9.8 The prevailing style in the existing view derives from the yellow stock brick of these properties.
- 9.9 It is not considered that the view through the gap between the properties is of value to the heritage significance of the Royal Mail Office. The construction materials of the proposed development would not be discordant with the prevailing architectural materials in this location, and there would be no overall effect to the building's existing architectural and historical values.

Viewpoint 4. Raleigh Gardens, Brixton Hill

- 9.10 Private property, no access for photography.
- 9.11 Viewpoint 4 was included as representative of the extensive open space of Rush Common. The ZTV identifies, and the site visit confirmed that prevailing tree cover

affords visual screening and the proposed development would not be visible from Raleigh Gardens, or indeed any of Rush Common other than viewpoint 13 (below).

Viewpoint 5. Three Georgian Villas, Brixton Hill (RSK 2)



Figure 24. Grade II listed Georgian Villas (RSK 2). Looking west from Brixton Hill

- 9.12 This group of three late Georgian villas fronting Brixton Hill represent the only location within the conservation area where this period of building and development, once so prevalent, is preserved as shown on 1869 OS mapping (Figure 10, , see also Part 7.4). Accordingly the buildings are listed grade II.
- 9.13 None of the buildings match in style, material, or proportion, and all have been converted to flats.
- 9.14 The ZTV indicates that the proposed development would not be visible from directly outside the properties (where architectural values are best appreciated), but would be visible in views of the properties from the east side of Brixton Hill (Figure 24). The proposed development would not be prominent from this distance/angle, and the architectural and historical values of the listed buildings would in no way be affected.

Viewpoint 6. Beechdale Road



Figure 25. Long-shot of grade II listed Georgian villas RSK 2, visible at end of Beechdale Road, looking west

- 9.15 The ZTV indicates that the long view of the listed Georgian villas from along, and framed by, Beechdale Road would not include a view of the proposed development due to the road's orientation. The heritage significance of the villas and the character and appearance of the conservation area in this view would be unaffected.

Viewpoint 7. Waterworks (Yard)

- 9.16 Private property, no access for photography.
- 9.17 The ZTV indicates substantial visibility of the proposed development would be afforded from within the land-holding of the Lambeth Waterworks.
- 9.18 The site of the proposed development has historically been occupied by terraced housing, and has never contributed to the historical value of the waterworks as a heritage asset or the group of historical buildings within it (considered in more detail from viewpoint 10).
- 9.19 Visibility of the proposed development would not affect the ability to understand, appreciate and interpret the operation, historical development and heritage value of the waterworks.

Viewpoint 8. Administration Building (Waterworks) (RSK 5)



Figure 26. Waterworks Administration Building opposite site, looking north west from Waterworks Avenue

- 9.20 The waterworks administration building is significant in heritage terms because of its architecture, its history and group value with other historical components of the waterworks complex (i.e. its setting).
- 9.21 It is important for new development not to sever the visual and functional connections between the preserved group of waterworks buildings in order to preserve the significance of the complex and each component's setting.
- 9.22 The proposed development fits within the historical grain of the surrounding streets, and the proposed residential use would not be in conflict with historical land use in the area.
- 9.23 Stone detailing is proposed within the design of the new development, in specific reference to the character and style of the surrounding buildings of local historic interest such as the waterworks administration building.
- 9.24 It is considered that the proposed development would not affect the heritage value or setting of the administration building, and would offer an aesthetic improvement over the warehousing that currently occupies the site.

Viewpoint 9. ATS Garage

- 9.25 The proposed development would be prominently visible from the yard to the rear of the ATS garage immediately adjacent to the east of the application site. The view is not sensitive and does not contribute to the character and appearance of the conservation area. There would therefore be no significant visual effect from this viewpoint.

Viewpoint 10. Covered Reservoir (Waterworks)

- 9.26 Private property, no access for photography.
- 9.27 The viewpoint has been defined to assess the 'group value' of the waterworks historical buildings, and space between them.
- 9.28 The site visit carried out as part of this assessment demonstrated that this group of buildings were not accessible/visible as a group, other than from the covered reservoir to their west (also not accessible, and not within the boundary of the conservation area).
- 9.29 There may have been a benefit to intervisibility between the pump house and the site's administration building, although it appears from the historical mapping that the administration building was simply positioned to take advantage of accessibility from Waterworks Road. The pump house, conversely, was more likely positioned for functional use.
- 9.30 The location and form of the waterworks' layout, and its buildings within, are part of the history and development of this part of Lambeth. Fundamentally, however, the waterworks is a functional necessity. The specific layout, sightlines and vistas etc are not significant elements of the historical values.
- 9.31 The clear visibility of the proposed development from within the historical land-holding of the waterworks would not affect the historical values of the site, nor the ability to understand and appreciate these values. The proposed development would not interfere with the group value or visibility (intended or otherwise) between the administration building and the pump house.

Viewpoint 11. Octagonal Central Office Building at HM Prison Brixton (RSK 3)

- 9.32 Private property. Photography of prison expressly forbidden.
- 9.33 The ZTV indicates that the proposed development will be barely visible from the listed central prison tower, and would not represent a material difference to the current view beyond the prison walls.
- 9.34 The prison is bounded by a high wall, defining the relevant historical elements of the tower's setting, and from within which the architecture is best-appreciated. The proposed development will not be visible from within the prison walls, or within views of the central prison tower.
- 9.35 The tower's listing description quotes that it is listed primarily for its historical value, of which an ability to understand and appreciate will in no way be affected by the construction of the proposed development.

Viewpoint 12. Renton Close (RSK 8)



Figure 27. View north towards site from rear of Renton Close, showing proposed development site in centre of shot, Renton Close to east (right) of shot, and the east side of the Waterworks Pump House next door to site to the west (left)



Figure 28. View south from the proposed development site showing context of immediate setting: 5 storey stock brick Renton close to east (left) (within conservation area) and 4 storey stock brick residential apartment buildings to west (right) (outside conservation area)

- 9.36 South of the proposed development site is the group of five high-rise (5 storey) apartments of Renton Close, the architecture of which is cited in the character appraisal as making a positive contribution to the conservation area. The boundary of the conservation area has been drawn to include Renton Close. West of Renton Close are 3-storey residential blocks which are not within the conservation area.
- 9.37 Views both from and towards Renton Close are defined by surrounding residential apartment blocks of yellow stock brick. The proposed development is comparable in height and design to Renton Close and does not conflict with the prevailing residential character in this part of the conservation area (both to the east and west of Brixton Hill). The architectural value of the apartment buildings contribute to the character of this part of the conservation area.

Viewpoint 13. Brixton Hill Methodist Church

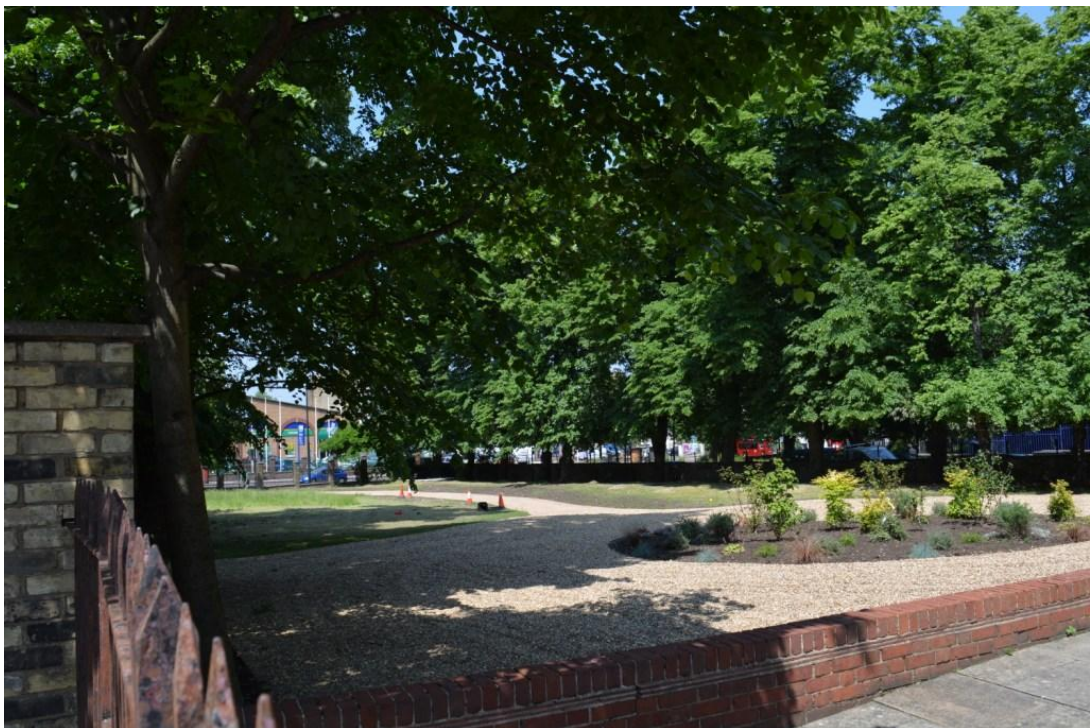


Figure 29. View west from Elm Park across private church grounds towards ATS garage to the east of proposed development site

- 9.38 Private property, no access for photography directly towards proposed development site.
- 9.39 The ZTV indicates viewpoint 13 as the only location amongst the many open spaces comprising Rush Common from which the proposed development would be visible.
- 9.40 The current character of this location is defined by the presence of green spaces adjacent to the busy arterial road of Brixton Hill with residential apartment blocks within surrounding streets. The character of the proposed development would not affect the historical value of Rush Common in this location.

Viewpoint 14. Elm Park



Figure 30. Long view west along Elm Park

- 9.41 The ZTV indicates indicated narrow corridor of visibility along Elm Park, which is orientated directly towards the proposed development site. The view is screened by mature trees, however there is likely to be greater visibility in winter months when the trees are bare.
- 9.42 The positive elements of Elm Park which contribute to the significance of the conservation area in this location are the first surviving properties to be built after the 1806 Act, two and three storey terraces begun in the 1930s. These create a very attractive thoroughfare towards the eastern end of the road however the proposed development would not be visible from this location/distance and the view to the north west does not contribute to appreciation of this aspect of their setting.

Viewpoint 15. Josephine Avenue

- 9.43 Josephine Avenue is located beyond the refined 200m study area (and is not included in Figure 15). This viewpoint is referenced in the conservation area character appraisal and the road is oriented directly towards the proposed development site at a distance of 500m to the north east. The site visit confirmed there is no visibility of the application site from Josephine Avenue and therefore there would be no effect to the character and appearance of the conservation area in this location.



Figure 31. View south west along Josephine Avenue

Viewpoint 16. Endymion Road / Rush Common / Tesco Express (RSK 6)



Figure 32. View west from end of Endymion Road with open space of Rush Common immediately north (right). Former George IV Public House (now Tesco Express) in context to right of shot

- 9.44 Viewed from Brixton Hill, the proposed development would form the backdrop to locally-listed 144 Brixton Hill, formerly George IV public house (now Tesco Express), described in the character appraisal, *'A late Victorian extravaganza with charming ironwork, stone*

balustrades and a jolly copper-clad turret topped by a flying seagull weathervane'. The building is three storeys (plus a turret) and is very prominent next to the ATS garage which appears squat by comparison. This is due to the clearance of contemporary (and likely comparably-proportioned buildings including a post office and houses) as shown on the 1869 OS mapping following bomb damage in the Second World War (Figure 10).

- 9.45 As a result the ATS garage detracts from the significance of the adjacent locally listed building.
- 9.46 The proposed development is two storeys taller than the former public house, however as it is set back from Brixton Hill, this added height would not appear disproportionate, particularly given the 5 storey adjacent Renton Close.
- 9.47 The visibility of the proposed development within views of RSK 6 would not affect the architectural values of the building and would be a neutral effect overall.
- 9.48 The effect of the proposed development to the character of Endymion Road, which is orientated directly towards the proposed development site, is the same as that for Elm Park (viewpoint 14), whereby the proposed development would only be visible from the western end, where any special character is compromised through the presence of Calidore Close 6 storey concrete apartments.
- 9.49 The only public open space of Rush Common from which the proposed development would be visible would be the gardens at the west end of Endymion Road, however this view is largely obscured by existing tree cover (see ZTV).

Viewpoint 17. Jebb Avenue (South)



Figure 33. View north along southern spur of Jebb Avenue, towards and framing the waterworks pump house

- 9.50 Jebb Avenue's southern spur presents a naturally framed view towards the waterworks pump house, between HM Prison Brixton walls to the west and the 4 storey residential apartments to the east. (Neither of these framing buildings are locally-listed buildings nor within the conservation area boundary).
- 9.51 The apartment buildings partially visually obscure the eastern half of the pump house, and given the scale of the walls and the apartments, this does not appear as a particularly prominent monument from this framed location.
- 9.52 The ZTV illustrates that the apartments would obscure any visibility of the proposed development from viewpoint 17.

Viewpoint 18. Jebb Avenue (West)



Figure 34. Long view east towards pump house from Jebb Avenue

- 9.53 Viewpoint 18 is oriented eastwards along Jebb Avenue towards the western elevation and oblique southern elevation of the waterworks pump house. From this orientation the architectural detail of the pump house is not readily apparent, however the chimneys and central ventilator along the ridge of the pitched roof are clear. The orientation of this view does not contribute strongly to the heritage significance of the pump house, which is better understood as a functional building and asset from the south.
- 9.54 The proposed development would backcloth the pump house in this view, with the western elevation extending from the Jebb Avenue frontage to beyond the rear (northern) limit of the pump house. At 6 storeys the proposed building would be 0.8m higher than the existing pump house chimneys. The parapet would be set-back from the principal building elevations and therefore the top of the chimneys would appear slightly higher than the new building's roof line. The proposed development would not compete in style, obscure the visible functional details of the pump house in this location or

interpose within the waterworks setting, and the overall effect would be minimal in regard to the significance of the pump house.

Viewpoint 19. Jebb Avenue (Pump House) (RSK 7)



Figure 35. Close-up of pump house, looking north east from Jebb Avenue

- 9.55 With two tall chimneys adding considerable height to an otherwise modest building, the prominence of the pump house is mostly derived from the chimneys relative to the rest of the building itself, and the striking contrast between the brick wall elevations, stone string-course detailing and windows on the southern elevation. Surrounding the pump house in this location are existing tall prison walls and residential apartments, with low rise late 20th century industrial units beyond.
- 9.56 As with viewpoint 18 the construction of the proposed development would result in partial back-clothing of the pump house, however the considered material palette and simplicity of design would not compete with the architecture of the pump house. The proposed southern elevation would include a set-back between the ground floor and first floor and the upper storeys, preserving the pump house's prominence against the street frontage in this view. The development would not interpose within the waterworks setting. The overall effect would therefore be minimal with regard to the significance of the asset.

Viewpoint 20. Jebb Avenue (East)



Figure 36. View west towards pump house from Jebb Avenue. Building currently occupying proposed development site, proposed for demolition in foreground

- 9.57 In this view the southern elevation of the pump house, the chimneys and central ventilator on the roof are visible beyond the existing industrial building which occupies the site.
- 9.58 The proposed development would partially obscure the roofline of the pump house in this view, however the inclusion of a set-back between the ground floor entrance and upper storeys ensure the retention of visibility of the roof/ventilator and both chimneys. The architectural detailing of the proposed development would not compete in style with the architecture of the pump house, and would not interpose within its primary setting. The overall effect would be minimal.

Dynamic View (Brixton Hill)

- 9.59 Dynamic views whilst travelling in either direction along Brixton Hill bring a huge variety in building size, style, position, proportion and function. The development as proposed is in no way discordant or disproportionate to the baseline.

Registered Parks and Gardens

- 9.60 Potentially highly sensitive to visual change, and included here for completeness, as demonstrated by the ZTV, there will be no visibility of the proposed development from the nearest registered park and garden, Brockwell Park, and this has therefore been scoped out of the detailed assessment.

10 MEASURES FOR MINIMISING HARM

- 10.1 The Planning Case Officer notes in the pre-application response to the development proposals that *‘Policies Q5 and Q7 of the Local Plan (2015) [see Table 1] support visually interesting, well detailed and proportioned development which reinforces or enhances local distinctiveness and character. Proposals will be supported where the design responds to the positive aspects of the surrounding urban grain’.*
- 10.2 Review of the conservation area character appraisal and historic mapping, coupled with the inspection of the locality during the site visit, confirms that there are many styles prevalent within the single conservation area, and there would be no conservational merit in mimicking any one of these styles in any new development.
- 10.3 The variety of styles demonstrates that local development and architecture within the conservation area has consistently responded to social and economic pressures, as well as responding to the effects of post-war bomb damage and site clearance with the result that open common spaces are surrounded by isolated period housing, modern high rise development, sprawling 19th and 20th century industrial sites and low-rise industrial infill development. ‘Modern’ characteristics in new buildings would therefore not necessarily cause detriment to this conservation area.
- 10.4 Fundamentally, however, proposal should not be disproportionate in scale, and the design should not ‘jar’ or conflict with local character in the immediate vicinity. As elsewhere in the conservation area, the use of similar construction methods, scale/massing and layout is important. The following aspects of the design highlight the ways in which the proposed development has responded to these requirements.

Sympathetic design

- 10.5 A previous design, the subject of the Planning Case Officer’s pre-application response proposed a pitched roof to the 6th storey which was considered inappropriate in this context. The Planning Case Officer has stated, *‘Officers advised that any development would need to be reduced to 4 storeys, with a possible 5th storey if sympathetically modelled’.*
- 10.6 The applicant has therefore proposed an alternative design, whereby the roof profile of the 5th storey has been amended to provide a simple brick parapet above a glazed 6th storey on top of a well-detailed stock brick building.

Location, grain and use

- 10.7 The proposed development is located adjacent to existing high-rise residential apartments within a single plot of land historically in use as residential housing. The definition of the site boundary fits within the historic urban grain.

Scale

- 10.8 The proposal should be proportionate to the prevailing building heights in the vicinity, which do not exceed 5 storeys (ground plus 4) on the west side of Brixton Hill.

- 10.9 The proposed development parapet height is only 0.8m taller than the adjacent pump house.
- 10.10 The design has been developed to reduce the overall mass by the insertion of a 5th floor within a simple box structure set back from the principal elevations. Overall this creates a less imposing structure in which the 5th floor is not visible from positions adjacent to the proposal (including the waterworks pump house),
- 10.11 The assessment has identified effects to only one heritage asset: the locally-listed waterworks pump house. The assessment concluded that the asset's heritage significance is not dependent on its local visual prominence, and that back-clothing the structure would not result in significant impact.
- 10.12 This assessment considers that the development as proposed is sympathetic and proportionate, and has minimised the harm caused through overshadowing to the pump house as far as is reasonably necessary.

Style

- 10.13 The planning case officer, in pre-application advice variously states:
- 'There are consistent urban design characteristics evident in the surrounding environment which need to be identified and used to inform the scheme's design'*
- 'Reference how the heritage constraints of the site and the wider conservation area have been considered'*
- 'Materials and brick construction [are] to reflect and compliment the materiality of the surrounding buildings'.*
- 10.14 The design rationale from the proposed development Design and Access Statement is reiterated below:
- 'The design approach is to use a simple material pallet of buff brick with re-constituted stone detailing to compliment the surrounding conservation area, specifically referencing the strong brick form with stone banding of the adjacent pump house.*
- Layers of different brick bonds create variation across the facade, stack bonded brickwork is proposed to the ground and first floor commercial space, a stretcher bond is proposed to the 2nd-4th floors, and a parapet of soldier course brickwork to the 5th floor.*
- A regular rhythm of window openings with deep reveals and a recessed head detail on the 2nd-4th floors creates a strong brick form. The horizontal stone banding of the adjacent pump house is referenced with a re-constituted stone brise soliel to the commercial space, and re-constituted stone soffit and lintel to the 5th floor parapet.*
- The brick and stone will be complimented with a quality timber/aluminium composite window system and powder coated vertical steel flat balustrades in a RAL colour to compliment the brickwork.'*

- 10.15 The design (colour, style, build and materials) of the proposed development therefore has particularly considered and referenced the local character and distinctiveness of historic buildings of local interest in the immediate vicinity.

Roof Design

- 10.16 A previously proposed pitched roof to the new development was deemed inappropriate by the planning case officer, due to its reference to existing industrial, rather than surrounding residential apartments.
- 10.17 The proposal has been amended with a flat roof in order to account for these comments.

Balconies

- 10.18 The proposed development includes recessed balconies which are consistent with surrounding existing apartment buildings, considered as contributory to the special character of this part of the conservation area.
- 10.19 The conservation area character appraisal specifically cites the existing 1970s Olive Morris House as a good example not exerting a detrimental effect on the conservation area, due to its effective use of red brick, and a staggered elevation set back behind balconies.

11 SUMMARY AND CONCLUSIONS

- 11.1 The effect of construction of the development on the conservation area as a whole would be minimal/no change.
- 11.2 Table 3 presents the assessment of effects on individual heritage assets within the refined 200m study area.

Table 3. Impact Assessment - Heritage Assets

RSK ID	Name	Importance	Assessment of Impact
1	Brixton Windmill. Built 1816 Grade II* listed building	High	No change
2	Group of three Georgian Villas. Built early 1800s Grade II listed buildings / Conservation Area	Medium	No change
3	Octagonal Central Office Building at HM Prison Brixton. Built 1820. Grade II listed building	Medium	No change
4	Royal Mail Brixton Delivery Office. Built 1891 Locally-listed building	Low	No change
5	Waterworks Administration Building. Built 1925 Locally-listed building / Conservation Area	Low	Beneficial
6	144 Brixton Hill (formerly George IV Public House). Built late C19th. Locally-listed building / Conservation Area	Low	No change
7	Waterworks Pump House. Built 1930 Locally-listed building / Conservation Area	Low	Minimal
8	Renton Close (formerly Briscoe Buildings). Built 1906 Locally-listed building / Conservation Area	Low	No change

Summary

- 11.3 The buildings that currently occupy the site (proposed for demolition) are considered to form negative elements within the conservation area. Redevelopment of this plot will not negatively affect the value of the conservation area. The proposal could be seen as an improvement (i.e. overall **beneficial**).
- 11.4 The proposed development's land use, plot grain, and materials design is compatible with the historic character of its surroundings (as detailed below).
- 11.5 The significance of designated heritage assets in the vicinity is not dependent on their setting, being drawn rather from their architectural and historical values. The development as proposed would not affect these values.

- 11.6 Visual effects of the proposed development have been identified in relation to one non-designated heritage asset of local (low) importance, the waterworks pump house (see viewpoint 18 and below).

Character / Setting

- 11.7 The proposed development is located at the edge of a group of residential apartment blocks. It is comparable in height with Renton Close and is entirely appropriate in this part of the conservation area.

Location / Grain

- 11.8 The location of the proposed development within the conservation area, adjacent to existing residential apartments and on land which was historically in residential use, and the definition of the site boundary which fits within the historic urban grain are all positive aspects of the scheme.

Scale / Massing

- 11.9 The heights of existing residential apartments in this urban block, both north (converted former welding works) and south (1930s Renton Close and Dumbarton Court) of the proposed development site are 5-6 storeys.
- 11.10 The proposal is taller than the roof of the adjacent pump house, and approximate in height (0.8m taller) to its chimneys.
- 11.11 The scale and proportions of existing historic buildings have been respected in the design of the scheme.
- 11.12 It is concluded that the scale and massing of the proposal has been considered specifically with regards to the scale and massing of the adjacent pump house, and that the proposal in its current form is acceptable, resulting in a minimal overall change.

Style / Design

- 11.13 The material type / colour of the proposed development intentionally references positive historic elements of the conservation area in the vicinity.

Views / Landmarks

- 11.14 The appearance of the proposed development in views up to 200m from the proposed development would be in keeping with the local character.

The Waterworks Pump House

- 11.15 The architecture of the pump house is best-appreciated from immediately adjacent/opposite on Jebb Avenue. Construction of the proposed development would not affect the building's architectural values, which would remain readily apparent and appreciable from these locations.
- 11.16 Although there would be some screening and back-clothing of the pump house by the proposed building in oblique angles of view, the design of the development incorporates measures to set-back the southern elevation and 5th floor, preserving the visibility of the building from the east and the prominence of the chimneys from the west.

Group Value of the Waterworks

- 11.17 The 'group value' (historical value) of the waterworks buildings would not be affected, responding to the need for new development not to sever the visual and functional setting of the preserved group of waterworks buildings (outlined in blue on Figures 10 – 12).
- 11.18 It is considered though the group value of the buildings would still be readily discerned, and that the effect of a new building at the proposed development site would not affect the heritage significance of the group.

Dynamic views

- 11.19 An assessment of the proposed development as viewed whilst travelling in either direction along Brixton Hill has identified no effects.

Rush Common

- 11.20 The only open space of Rush Common from which the proposed development would be visible would be the public gardens at the west end of Endymion Road, and then this view would be largely obscured by trees.
- 11.21 Visibility of a new residential apartment overlooking Brixton Hill would in no way affect the historical value of Rush Common; indeed this defines the character of this part of the conservation area.

Views

- 11.22 None of the significant views identified in the Local Plan (see Part 7.15) would be affected through construction of the proposed development.

Landmarks

- 11.23 The prominence of none of the landmarks identified in the conservation area character appraisal (see Part 7.16) would be affected through construction of the proposed development.

Conclusion

- 11.24 The proposed development represents a significant improvement over the buildings that currently occupy the site, with a sympathetic and high quality design which has responded to the constraints of the site and comments received from the local planning authority.
- 11.25 The effect of construction of the development on the conservation area as a whole would be minimal/no change, with positive aspects associated with the removal of the existing buildings on the site.
- 11.26 In relation to the significance of surrounding heritage assets, the only identified effect would be that of its location relative to the adjacent waterworks pump house. With the inclusion of design measures to set the proposed development back from the Jebb Avenue frontage and contain the roof storey in a set-back towards the northern end of the building, the visibility of the chimneys of the pump house would be preserved in views from Brixton Hill and in outline from Jebb Avenue. The proposed material palette,

including stock and glazed brick elevations and reconstituted stone detailing, responds directly to the heritage context of the surrounding waterworks utility buildings and Renton Close. The overall effect would be minimal, and would not conflict with local and national policies on the protection and enhancement of the historic environment.

GLOSSARY: HERITAGE TERMINOLOGY DEFINITIONS

Term	Definition	Source
Heritage Asset	<i>"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)"</i>	NPPF
Designated Heritage Asset	Assets registered on the National Heritage List for England. These may be protected by primary legislation (e.g. listed buildings, conservation areas, scheduled monuments) or have a non-statutory designation (e.g. World Heritage Sites, registered battlefields, registered parks and gardens, designated wrecks)	
Non-Designated Heritage Asset	Assets identified by the local planning authority or national registers for the historic environment which have no formal designation but are considered to have a degree of significance meriting consideration in planning decisions. These can include locally listed buildings, information on sites held by the relevant Historic Environment Record and National Record of the Historic Environment	
Conservation	<i>"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"</i>	NPPF
Locally listed	<p>Locally listed buildings are not given a grade like statutory listed buildings. Locally listed buildings are chosen according to their⁹:</p> <p>A – Architecture</p> <p>The architectural style, decoration and detailing, materials, craftsmanship and plan form may give it special interest if these features are of particular note - above the ordinary in their design and execution, and reasonably intact. This criterion can include the best works of architects who were active locally. In some cases altered buildings may still be worthy of inclusion, especially if by an architect of importance.</p> <p>B - History</p> <p>Buildings and structures that reflect the diverse aspects of the social, economic, and physical development of Lambeth may be of interest. If the building type is reasonably common – houses, pubs, churches - only the best examples will be added to the list.</p> <p>C - Close historical association</p> <p>Connections with people or events that are acknowledged as of being of borough</p>	

⁹ <http://www.lambeth.gov.uk/planning-and-building-control/building-conservation/locally-listed-buildings-guide>

	<p>wide / national importance may make some buildings worthy of inclusion. Building materials of clear local interest (such as Doulton's architectural ceramics) may be considered in this category.</p> <p>D - Townscape</p> <p>Some buildings and structures contribute to the richness of our street scene, individually or in groups they may contribute greatly to the quality of local townscape or landscape. Similarly, they may contribute positively to the setting or group value of statutory listed buildings.</p> <p>E - Age and rarity</p> <p>The older a building or structure is and/or the fewer the surviving examples of its type the more historically important it is.</p>	
Significance (1)	<p><i>"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be:</i></p> <ul style="list-style-type: none"> • archaeological, • architectural, • artistic or • historic. <p><i>Significance derives not only from a heritage asset's physical presence, but also from its setting"</i></p>	NPPF
Significance (2)	<p><i>"The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example, outstanding universal value for World Heritage Sites, national importance for scheduled monuments and special interest for listed buildings and conservation areas), but all of these refer to a heritage asset's significance."</i></p>	GAPN 2
Setting	<p><i>"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral" (an extended consideration of Setting is contained in GAPN 3)</i></p>	NPPF
Heritage Values	<p>Cultural values in the historic environment that people want to enjoy and sustain for the benefit of present and future generations.</p> <ul style="list-style-type: none"> • Evidential Value: the potential of a place to yield evidence about past human activity • Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present. Can be illustrative (aiding interpretation of the past through shared experience of a place) and/or associative (e.g. with a notable person, event or 	Conservation Principles

	<p>movement)</p> <ul style="list-style-type: none"> • Aesthetic Value: the way in which people draw sensory and intellectual experience from a place • Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience. 	
Heritage Importance	The degree to which it is desirable to preserve identified heritage value or significance. Primarily used for impact assessment purposes.	