

**LOUGHBOROUGH PARK
CONSERVATION AREA**

DRAFT CHARACTER APPRAISAL

**London Borough of Lambeth
September 2020**

CONSERVATION AREA CONTEXT MAP

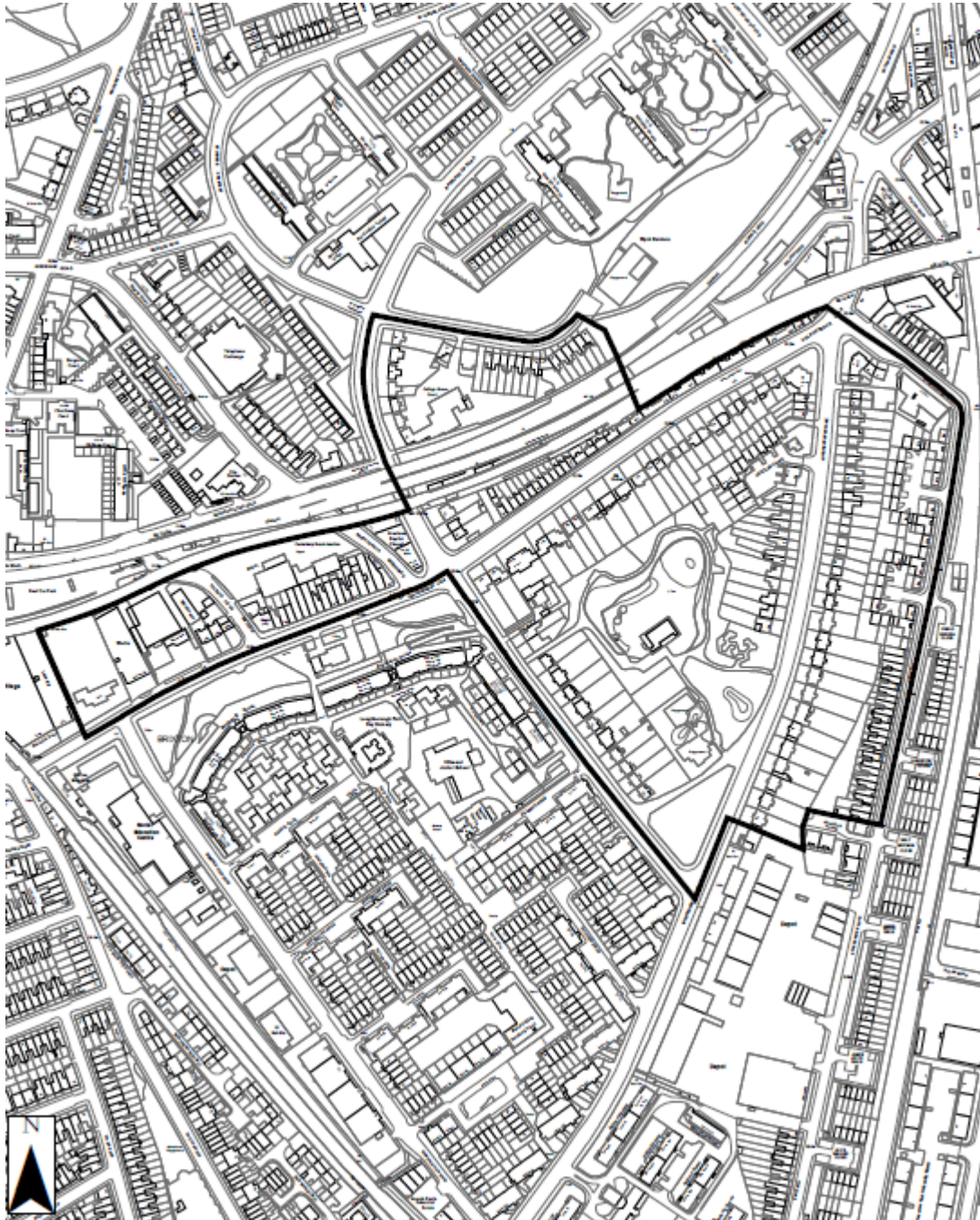


26 – Brixton Town Centre Conservation Area

27 – Loughborough Park Conservation Area

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CONSERVATION AREA BOUNDARY MAP



INTRODUCTION

This conservation area character appraisal is prepared by the Council to assist with the management and enhancement of the Loughborough Park Conservation Area. It is hoped that it will be useful for residents, property managers and developers alike in understanding the objectives of the conservation area designation.

Lambeth has been designating conservation areas since 1969. The Loughborough Park Conservation Area was first designated on the 30 March 1981. These conservation area boundaries were revisited in 1987 and the boundary changed to take in additional properties from the mid-19th century development of the area, and to link up with the Brixton Town Centre Conservation Area. The northern boundary runs along Millbrook Road and incorporates part of the railway before running up Coldharbour Lane and returning back down Shakespeare Road. Also included is the east side of Moorland Road, as well as Loughborough Park itself. The northern side of the western end of Coldharbour Lane, together with Valentia Place is also included.

This draft Character Appraisal is prepared by the Council to assist with the management and enhancement of the conservation area. Only by understanding what gives the area special architectural or historic interest can we ensure that its character or appearance of the conservation area is preserved or enhanced. This document therefore attempts to identify the features that give the area its special character and appearance.

The Council is consulting this draft version so that local residents, property owners / building managers and any other interested parties can comment on its content.

The consultation runs from 30 November 2020 to 11 January 2021, fliers have been delivered to properties in the area, key stakeholders notified by e-mail and the draft document was available on the Council website:

www.lambeth.gov.uk/consultations

Submissions may be made by e-mail:

planningconservation@lambeth.gov.uk

Or in writing to

Conservation and Urban Design PO Box 734 Winchester, S023 5DG

All consultation submissions will be carefully considered and, where necessary, changes made accordingly.

The final document, when agreed, will be a material planning consideration when determining planning proposals that affect this conservation area.

1. PLANNING FRAMEWORK

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

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

1.3 The National Planning Policy Framework (NPPF) is the national policy document on the protection of the historic environment and its guidance must be taken into account by local planning authorities when formulating policy or making planning decisions. Para 186 states:

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”

1.4 The Regional Spatial Strategy for the Lambeth area is the London Plan adopted in July 2011. This document sets out an integrated social, economic and environmental framework for the future development of London over a time span of the next 15-20 years. It recognises the importance of conservation areas, listed buildings and World Heritage Sites in contributing to the quality of life of local communities and to London’s international status as a world class city. The London Plan identifies central Vauxhall and Albert Embankment as an Opportunity Area and states that ‘*The Mayor expects boroughs and others to use appropriate tools to manage the historic environment, including character appraisals and conservation plans*’.

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

Planning Control

1.6 Conservation area designation brings with it controls over the demolition of certain buildings and boundaries, limits the size of extensions, controls roof

alterations, cladding, rendering and satellite dishes in some locations. Trees are also protected.

Article 4 Directions

1.7 While conservation area designation brings with it additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwelling houses; this work is known as 'permitted development'. When the impact of these 'permitted' works is having an adverse impact on the character or appearance of a conservation area the Council can remove the permitted development rights and thus bring the works under planning control. This is achieved by making a Direction under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

1.8 There is currently no conservation-based Article 4 direction on this conservation area.

1.9 It should be noted that flats and commercial premises have few permitted development rights and that most works that would materially change the building require planning permission. This can include replacement windows and doors.

2. CONSERVATION AREA CHARACTER APPRAISAL

Introduction

2.1 This appraisal has been undertaken in accordance with Historic England's *Conservation Area Appraisal, Designation and Management* (2018).

Geology

2.2 The area is flat, being part of the great low-lying plains of clay deposits formed by the River Thames in the London Basin.

Archaeology

2.3 There are no Scheduled Ancient Monuments and the area is not designated as an Archaeological Priority Area.

Origins & Historic Development

2.4 This section sets out the development of the area chronologically:

Early history

2.5 Coldharbour Lane itself was one of the Medieval Parish highways, and early in the 19th century was still a country lane passing through water meadows and reed beds. The area originally formed part of the southern portion of the Lambeth Wick Estate, a Manor granted to the Archbishop of Canterbury in 1197. The Archbishops leased out the Manor for short terms for centuries until the beginning of the 19th century.

2.6 Henry Hastings, first Baron Loughborough (c.1609-1667) leased the Manor of Lambeth Wick in the 17th Century, and from at least 1664 the manor house became known as Loughborough House. Loughborough Road and the Loughborough Park Estate draw their names from these origins.

19th century

2.7 Before its development the land was used chiefly for pasture and market gardening. Coldharbour Lane was the only road across this part of the estate. Land to the north-west of Coldharbour Lane was built up in the early 1830s, and the layout and development of the land now within the Loughborough Park Conservation Area dates from about 1844 when Lady Holland began to grant building leases, and thereafter until 1857.

2.8 Architect Henry Currey (1820-1900) known particularly as the designer of St. Thomas' Hospital, is credited as the likely candidate for the planning of Loughborough Park as his father was solicitor and steward to Lord Holland for his

Lambeth land holdings, and Henry Currey had worked elsewhere on the estate north of Coldharbour Lane.

2.9 The primarily detached or semi-detached residences of Moorland, Loughborough, Barrington and Milbrook Roads and the south side of Coldharbour Lane were laid out and built in the 1840s and 1850s for a middle class market and the houses forming the central triangle of streets back onto a garden which later became a tennis club. The smaller terraced housing on the north side of Coldharbour Lane came slightly later.

2.10 The construction of the railway viaduct and embankment and the opening of the East Brixton Railway Station in 1866 triggered the development denser residential development in the wider area as it became more accessible and affordable. This very much sped the urbanisation of the wider district. That said, the 1889 Booth map records the single and paired houses as entirely populated by *'Middle class. Well-to-do.'* The housing north side of Coldharbour Lane is characterised as *'Fairly comfortable. Good ordinary earnings.'*

20th Century.

2.11 The triangular piece of open space which marks the intersection of Moorland Road and Loughborough park was given protection under the London Square's Preservation Act of 1931 which prohibits construction on the land and limits its uses.

2.12 During the Second World War the traditional gates and railings enclosing front gardens were removed for the war effort. Only those enclosing basement areas were spared on health and safety grounds. Surviving examples can be seen on the north side of Coldharbour Lane. The conservation area survived the extensive bomb damage suffered by much of the surrounding area. However, houses on the western side of Loughborough Park were damaged and never replaced. After the war Loughborough Park open space accommodated sixteen prefabricated houses.

2.13 Comprehensive post-war clearance for the erection of the nearby Loughborough Estate saw the demolition of much Victorian housing in the wider area. This accounts for the extensive open spaces that adjoin the northern part of this conservation area at Millbrook Road. In the 1960s plans for an urban motorway were drawn up which would have seen the complete destruction of the properties fronting Coldharbour Lane. In anticipation of that development the whole area was blighted and the nearby Southwyck House designed as a barrier block against the anticipated high level roadway.

2.14 After the motorway proposals were abandoned in 1976 Lambeth borough architect Ted Hollamby, undertook the rehabilitation of the historic buildings. The historic buildings within the conservation area, which were then very run-down, benefited at that time from comprehensive refurbishment to provide much-needed Council housing. This heritage-led refurbishment work was undertaken to high conservation standards and ultimately led to the designation of the Loughborough Park Conservation Area in 1981.

2.15 In March 1981 quite a few of the properties within the conservation area were added to the government's 'list of buildings of special architectural or historic interest', protecting them by law.

Spatial Analysis

2.16 The Conservation Area has three distinct character areas:

- 1) the primary area of detached and semi-detached housing on Coldharbour Lane, Loughborough Park, Moorland Road and Shakespeare Road and includes Heritage Close and Tilia Walk,
- 2) the mid - late-19th century terraced housing development on the part the north side of Coldharbour Lane; and
- 3) the mid 19th Century commercial premises along Coldharbour Lane west from the junction of Barrington Road, including the ends of Gresham Road and Valencia Place which forms a western spur off the main body of the conservation area towards the Brixton Town Centre Conservation Area.

2.17 The roads within each of these character areas are described in alphabetical order:

Character Area 1

2.18 This is the heart of the conservation area – the primary area of detached and semi-detached housing on Coldharbour Lane, Loughborough Park, Moorland Road and Shakespeare Road and includes Heritage Close and Tilia Walk. There is no location that might be considered the 'heart' of this character area. However, where Coldharbour Road, Shakespeare Road, and Loughborough Road converge the alignment of the roads and the generous, built-out footways with their mature trees create a very attractive 'urban village' character opposite the shops on Coldharbour Lane.

Barrington Road (south end)

2.19 Nos. 59, 61 and 63 Barrington are separated from the rest of Barrington Road by the railway viaduct and as a group they prominently define the corner where Barrington Road, Coldharbour Lane and Moorland Roads converge. The modest mid-Victorian houses are largely unaltered and not unattractive but are marred by poor boundary treatments and forecourts dominated by vehicle hard standings. Here too, built into the adjoining viaduct arch, is the remains of the East Brixton Railway Station which opened in the 1860s and closed in 1976. Its attractive polychrome infill within two viaduct arches are an interesting surviving feature at nos 302-304 Barrington Road. The railway bridges themselves add townscape character. The part of Barrington Road north of the railway is within character area 2 (see para. 2.38).

2.20 Across the road, on the western side attractive group with the impressive Gresham Baptist Chapel forming an impressive pedimented centre piece. Unusually, the rear elevations of these properties play an equally important road on the east side of Gresham Road.

Coldharbour Lane (Between Barrington Road and Shakespeare Road)

2.21 Coldharbour Lane is the historic route of the conservation area, running south-east to north-west between Brixton and Camberwell. Whilst wide and busy its character here is leafy and verdant because the attractive houses on its south side are set back in the mature gardens. Opposite, the later terraced development presents something of a cliff face but in townscape terms the two together are successful and attractive.

2.22 The houses on the southern side are of particular note – mostly attractive pairs of smart late Georgian style houses in stock brick. The back elevations of many of these houses can be appreciated from the public park at the rear. The housing on the northern side has an imposing cliff-face character. The rear elevations of these properties are highly visible from trains passing at the rear.

2.23 The view NE along Coldharbour Lane is terminated by the Shakespeare Business Park which is a locally listed building standing just outside the conservation area boundary. It is of similar date and architectural character to the housing on the north side of Coldharbour Lane and has an attractive roofscape. The view south is towards central Brixton and the landmark Southwyck House (aka The Barrier Block) which is a local landmark set behind a strip of planted amenity land. Boundary treatments are understated in stock brick. The pierced stone boundary treatment at nos. 297 - 299 is a particular rarity. Unfortunately, the adjoining example at nos. 293-295 was lost in a vehicle collision.

Heritage Close

2.24 Nos 1 – 24 Heritage Close are a 1990s infill development of traditional style houses in stock brick. They front a pedestrian priority cul-de-sac and sit behind the retained no. 2 Loughborough Park. These houses form part of an attractive larger redevelopment site to the NE which marks the corner of where Loughborough Park, Shakespeare Road and Coldharbour Lane converge.

Loughborough Park

2.25 This broad residential road runs north-south between Moorland Road and Coldharbour Lane. It has a gentle graceful along its length, which heightens the appeal as more of the characterful buildings are gradually revealed as one travels its length.

2.26 Mature trees in front gardens lend a verdant and attractive character. This is perpetuated by the significant open green space on the west side of Loughborough Park and the protected (London Squares Preservation Act) open space on the corner with Moorland Road.

2.27 At the southern end the houses on the east side of Loughborough Park are predominantly two storeys high over semi-basements in stock brick with stucco detailing. They are grand and imposing. Moving northward the houses become more modest but the houses are no less attractive. Nos. 25, 27 & 29 – an unusual trio – are particularly quirky. Further north two storey gables add distinction and formality. At the northern end on the east side a 1990s apartment block and infill house sit comfortably within the historic frontage.

2.28 On the west side of Loughborough Park at the intersection with Shakespeare Road, the corner is marked by a 1990s apartment building and associated the housing (see Heritage Close) which integrates well with the wider locality. The remainder of the housing on west side is particularly attractive Victorian housing of modest scale and of compact ‘dolls house’ character. These are much less formal than their neighbours across the street and many of the rear elevations can be viewed from the adjoining park.

2.29 The houses on this road were restored under the direction of borough architect Ted Hollamby in the 1970s. A consistent building line on both side of the street helps provide definition and enclosure. Attractive timber fences provide the front boundaries bringing a softness to the streetscene which is further enhanced by hedges and shrub planting. The fences are damaged in places, and in these instances the poor appearance detracts from the appeal of the street. Front garden parking is not characteristic here making for an exceptionally intact ‘Victorian’ character which is largely lost across Lambeth.

Moorland Road (east side)

2.30 This road (which was historically also named Loughborough Park) runs north-south, and forms part of the main southern boundary of the conservation area. The contrast with post-war Southwick House opposite (outside the CA) is sharp but overall there is still a sense of enclosure and symmetry brought in part by the front garden trees on both sides.

2.31 The houses here are all detached villas, two storeys over semi-basements. Their rear elevations can be appreciated for the park behind. The appearance, is uniform and their painted stucco treatment sets them apart for the more relaxed, informal character elsewhere in this character area. The exception is a pair of more modest, brick semi-detached houses at the north end which nestle unobtrusively in mature front gardens.

2.32 Like Loughborough Park, picket fences enclose the front boundaries, but these have been lost in places and gardens turned over to ad-hoc car parks. The general effect of this is a negative one.

Shakespeare Road

2.33 Shakespeare Road runs north-south, and forms the eastern boundary of the conservation area. As a result it is outward looking and slightly separate from the rest of the conservation area. When the Loughborough Park Conservation Area was first designated in 1981, this street was included partly to ensure that redevelopment of the vacant sites to the northern end of the road would be carried out in a way which would not harm the Conservation Area, rather than as a reflection of the character and appearance of the buildings themselves.

2.34 The late Victorian terraced houses are of a common Lambeth type – two storey with canted bay windows. The modern (early 1980s) housing on the northern end is low-rise and neatly designed in reddish/brown brick with red brick dressings.

2.35 The northern end of Shakespeare Road bends sharply and the bend is dominated by an austere interwar block of flats - Loughborough Court apartment block. Across the road an attractive terrace of late Victorian houses 'Jubilee Terrace' dating from 1887 and the locally listed Shakespeare Business Park which surprisingly stand outside the conservation area.

2.36 As Shakespeare Road curves and runs north-south, the western side forms the boundary of the conservation area. The northern end of this stretch is characterised by a long run of late-20th century housing development

Tilia Walk

2.37 This is a small infill development tucked in behind nos. 293 and 295 Coldharbour Lane and accessed by a tree-lined drive off Moorland road. The bungalow buildings are in stock brick under low hipped roofs. Dating from the 1970s or early 1980s they are an unobtrusive addition to the CA typical of the sensitive work undertaken under the guidance of Ted Hollamby.

Character Area 2

2.38 This area is mostly of mid - late-19th century terraced housing development on the part of the conservation area that lies behind the buildings fronting the north side of Coldharbour Lane. It was severed physically from the heart of the Conservation Area by the construction of the railway in the 1860s and remains 'separate' in character to this day.

Barrington Road

2.39 This road curves northward from Coldharbour Lane, under the railway viaduct, from which point it forms a boundary of the conservation area until the intersection with Millbrook Road. Only the properties on the eastern side between Coldharbour Lane and Millbrook Road are within the Conservation Area. Nos. 59, 61 and 63 were separated from their neighbours by the railway viaduct and form part of Character Area no. 1 (see para. 2.19).

2.40 The Barrington Road properties in this character area follow the convex sweep of the road and are uniform, compact villas set back from the road in mature

front gardens. Mature trees and shrubs so much to enrich their front gardens. The majority of properties here have reproduction railing boundaries of varying success and none have forecourt parking or cross-overs which is something of a rarity in Lambeth. The rear elevations of these properties are visible from passing trains.

2.41 Nos. 55 and 57 are of particular note – being linked with an ornamental archway (with matching gate piers) which leads to an attractive former Board School ‘College Green Court’ which occupies the former rear garden plots of nos. 53, 55 and 57 and physically links to no. 55. It is accessed from Millbrook Road.

Millbrook Road

2.42 This road runs roughly east-west, and forms the northern boundary to the conservation area. Only the southern side of the road is within the conservation area. Millbrook Road represents well the two approaches to post-war housing. Its northern side was cleared in the immediate post-war decade to create open space for the Loughborough Park Estate (Wyck Gardens). The southern side was subsequently spared demolition and subsequently rehabilitated in the late 1970s. The rear elevations of these houses are visible from passing trains.

2.43 With the exception of no. 79 (infill flats) and no. 81 (a compact little villa with a quirky alignment to the street) the houses are terraced two storeys with a semi-basement with small basement areas and timber boundary treatments. They are of uniform appearance with neat stucco detailing. Unusually for this conservation area many of the houses have uPVC replacement windows (top-opening casements) which are a poor match for the original sash windows and detract from the appearance of the street.

Character Area 3

2.44 This character area is characterised by mid 19th Century commercial premises along Coldharbour Lane west from the junction of Barrington Road, including the ends of Gresham Road and Valencia Place. It forms a western spur off the main body of the conservation area towards the Brixton Town Centre. Not being residential its character relates more to Brixton Town Centre Conservation Area than it does to the Loughborough Park Conservation Area.

Coldharbour Lane

2.45 Only the northern section of this part of Coldharbour Lane is within the conservation area. It is spacious in character due to the expanse of soft landscaping and mature trees opposite at Southwyck House (outside the conservation area) and has a town-centre character due to its mostly retail frontage. A modern building with a bulging prow, squeezed between Barrington Road and Gresham Road adds townscape interest.

2.46 Two terraces of uniform Victorian premises (nos.322-220 and nos. 332-352) define its length between Gresham Road and Valentia Place. They are in stock brick with stucco detailing, tripartite sash windows and London roofs. Their historic

shopfronts are largely lost but for surviving fragments – console brackets and pilasters. Many have lost their stucco cornices at roof level and some have suffered from inappropriate roof additions but there is still general conformity to the group character and much opportunity for enhancement.

2.47 On land behind nos.322-220 and nos. 332-352 a new mixed-use development has recently been completed beside the railway viaduct – neat residential point blocks in a pale cream brick can be glimpsed over the rooftops.

2.48 The former Angel Public House on the corner with Valencia Place is an attractive albeit modest landmark and retains its stucco frontage. Across Valencia Place the two surviving mid-19th century houses at nos. 356 and 358 (three storeys over a basement, symmetrical, stuccoed) are rare survivors of early 18th Century housing which once characterised respectable, suburban Brixton before the arrival of the railways in the 1860s. The mature trees in their front gardens bring welcome greenery although their boundary treatments leave a lot to be desired.

2.49 Westward nos. 360 to 372 are all relatively modern blocks of understated commercial character. On the site of no. 372 once stood Brixton Labour Exchange the location which is one of the reasons why the first generation of Windrush residents settled in Brixton- this Labour Exchange being the closest to their temporary accommodation at Clapham Common.

Gresham Road

2.50 Only the southmost end of Gresham Road (between Coldharbour Lane and the railway viaduct) is within this conservation area. Its narrowness and the presence of the railway bridge create an intimate urban townscape. Its eastern side provides a vantage point from which the rear elevations of nos. 322-220 Coldharbour Lane are highly visible. The properties enclosing this side of the street form an attractive group with the impressive Gresham Baptist Chapel forming an impressive pedimented centre piece. Unusually, this is the rear elevation of properties enclosing the west side of Barrington Road. The view northward under the high railway viaduct bridges has townscape interest too and provides glimpses of Brixton's Grade II listed Fire Station beyond.

Valentia Place

2.51 This narrow side street runs north from Coldharbour Lane below the railway viaducts, to Brixton Station Road and curves sharply along that route which makes for rich and interesting townscape even though none of the buildings are in themselves of any age or particular interest. The roughly constructed shed immediately behind no. 356a Coldharbour Lane seriously detracts from the character.

Spatial Standards

2.52 The generous spatial standards of the residential parts of this Conservation Area are (Character Areas 1 and 2) a key component of their special interest. These speculative developments of the 1840s were designed to lure the middle classes from the denser Georgian developments of nearby London to spacious semi-rural Brixton. The builders of the first phase therefore ensures that the houses were not terraced but instead had gaps between them – this explains the focus on detached and semi-detached villas. Unlike the Georgian terraces of London the houses were given generous front gardens too, long rear gardens, broad streets and generous footways.

2.53 The houses therefore nestle in a generous, and now mature, landscaped setting which was very much suburban by the standards of the day. The gaps between buildings allow them to be appreciated as individual built forms in a landscape setting and allow views and light through to the rear gardens. This is a very important characteristic of this conservation area. By contrast, Character Area 3 is very much urban in character – more akin to the character of Brixton Town Centre.

Open Spaces

2.54 The gardens known as Loughborough Park is triangular in shape and sit behind the frontage properties on Coldharbour Lane, Loughborough Park and Moorland road. Originally a plant nursery to provide residents with garden specimens, tennis courts were added in the early 20th century. It was laid out by Lambeth Council in 1971-72 as a small public park and given a street frontage for the first time by the removal of bomb-damaged houses. There is also access between two houses from Moorland Road. The triangular area of green, public open space at the corner of Moorland Road and Loughborough Road, is designated as a Protected London Square. This area, together with the Park, provide a welcome break in the urban landscape, with soft landscaping and mature trees contributing positively to the green and sylvan character and appearance of this part of the conservation area and important amenity space for the area.

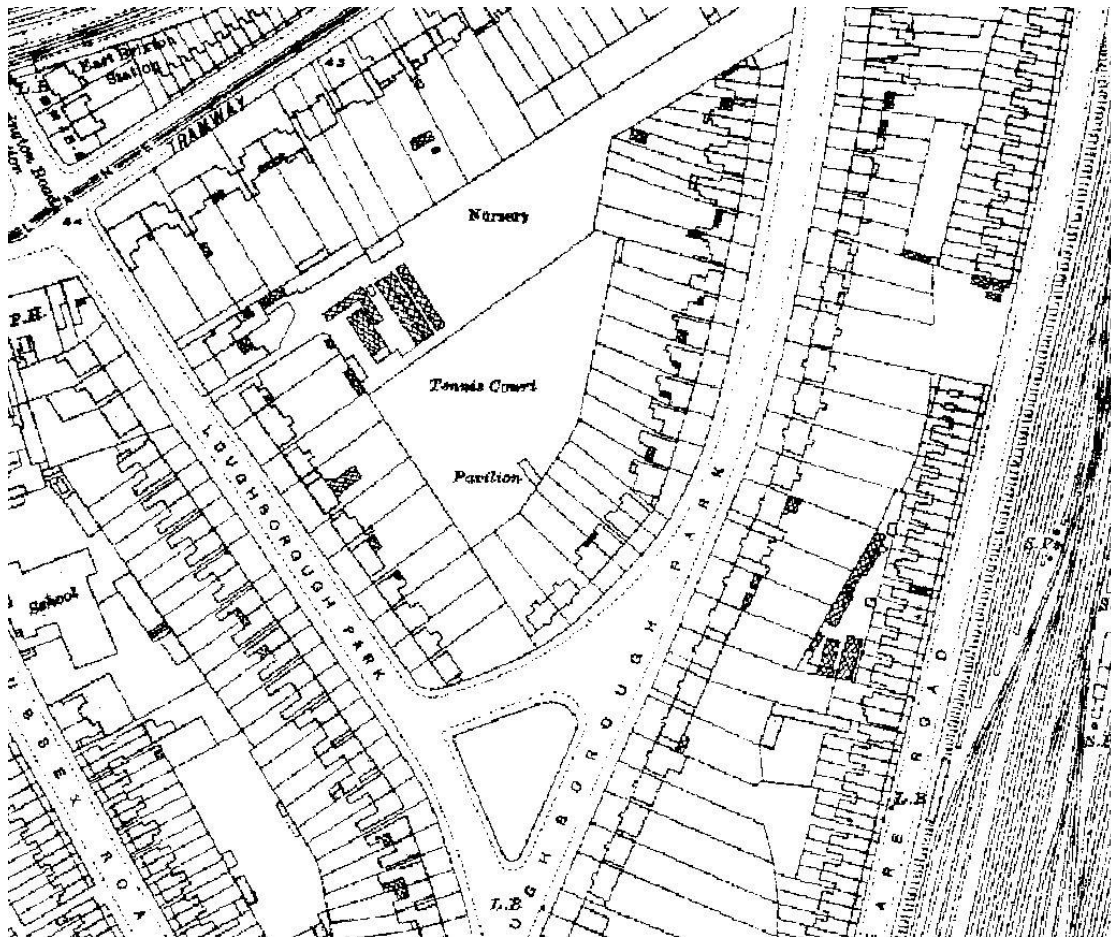


Fig 1. OS Map extract showing the Loughborough Park open spaces in the first decades of 20th Century.

2.55 Important to the setting of the conservation area is the generous strip of soft landscaped space that runs along Coldharbour Lane in front of Southwyck House. Its western end has been enhanced in recent years with new public art. Whilst currently outside the conservation area it contributes much to its setting.

Gardens and Trees

2.56 Whilst the size of the garden varies with the size of the property, the vast majority of the houses within the conservation area benefit from front and rear garden.

2.57 Front gardens add much-needed greenery to the street scene and significantly enhance the settings of the houses. Front gardens lost to hard standing have diminished this character but thankfully examples are very rare. Rear gardens are of great amenity value for residents but also are a key component of the spatial character of the area, and collectively have habitat and sustainability value.

2.58 Trees, both on the street, in public open space and in private gardens contribute greatly to the character and appearance of the conservation area.

Collectively they are of great amenity value, habitat interest and contribute to sustainable drainage.

Public Realm

2.59 The paving and street furniture within the conservation area is generally modern and understated. In Character Area 1 the generous built-out footways where Coldharbour Road, Shakespeare Road, and Loughborough Road meet, with their trees and seating are also an important piece of public realm within the area. In Character Area 2 unattractive concrete bollards detract from the character and appearance of the conservation area.

Activity and Uses

2.60 Character Areas 1 and 2 are predominantly residential in character but with some examples of local shops. Character Area 3 is very much commercial in character with numerous shops, a church, a former pub and offices. While the retail uses bring vitality and interest their general appearance is discordant due to poorly considered advertisements and signage, blank security shutters and discordant shop fronts. There is much scope for enhancement.

Architecture

Late Regency / Early Victorian (1830s – 1850s)

2.61 Early in this period the regency style gradually evolved into the Italianate. This type of property is prevalent within this conservation area was largely built out in the 1840s and 1850s. The properties are stock brick, formal in character and follow established patterns that are very characteristic of London – compact symmetrical plan forms, London roofs or hipped roofs, multi-paned sash windows in vertical alignment and stucco detailing providing Neo-Classical embellishments such as rustication, door cases, architraves and cornices.

2.62 The architectural embellishment is generally limited to the façade of the property and done in applied stucco with the flank elevations and rears being very simply but attractively treated. Just as the ornamentation of the front elevations is key to the formality of the architecture the relaxed yet uniform treatments of the rear elevations is an important characteristic of these buildings. The villas often have symmetrical rear elevations – flat or with compact closet returns. The majority of the buildings in the conservation area which date from this period were sympathetically restored by Lambeth Council in the 1970s.

2.63 Fancy brickwork is generally not a feature of houses of the mid 19th Century as stucco was the preferred material. Unusually stepped brick quoins can be found on properties along the south side of Coldharbour Lane. Another pleasing oddity are the pair of Tudor style houses at nos. 297 and 299 Coldharbour Lane which are examples of a style that is genuinely rare in Lambeth.

Late Victorian (1860 – 1900)

2.64 From the 1860s onward domestic architectural styles evolve gradually. Red brick detailing becomes common, the panes within the sash windows become bigger – 1/1 or 2/2 paned and the detailing becomes richer.

2.65 The purpose-built flats on the north side of Coldharbour Lane (nos.258 – 294) date from this period. So too do the locally listed Shakespeare Business Centre (no. 245) and Jubilee Terrace nos 86 to 104 Coldharbour Lane. Terrace houses in this period, like these examples, typically have rear returns and no basement accommodation.

2.66 The infill polychromatic brick arches of the former East Brixton Railway Station at 32 – 304 Barrington Road date from this time. Another attractive example is the the appealing three storey stock brick Gresham Baptist Chapel of 1887 fronts Barrington Road, with the rear elevation to Gresham Road having a similar arrangement to Barrington road frontage, of prominent central section and flanking side sections, which are asymmetrical on this elevation. College Green Court on Millbrook Road is an excellent example of a late 19th Century school in the Queen Anne Style.

20th and 21st Centuries

2.67 Most of the development that post-dates the designation of the conservation area in 1981 is in brick and understated in character – fitting in well with the character and appearance of the area. Of particular note is no. 79 Millbrook Road which is in the local traditional style. The rebuilding of nos 293 – 295 Coldharbour Lane has been less successful because the construction detailing is crude and inauthentic. These examples show the importance of authentic detailing when building in traditional styles.

Building Materials and Details

Brickwork

2.68 London stock bricks are the predominant walling material. There is a variety of colour and tones depending on quality and age; better quality bricks typically being used on front elevations. However, red bricks are also used – most prominently on 258 - 282 Coldharbour Lane. Examples of both Flemish and English Bond can be found and pointing generally appears traditional and understated, allowing the brickwork to be appreciated. However, there are some instances of inappropriate cement pointing of modern appearance, which harms the appearance of the brickwork. Moreover, some properties have had their brickwork painted or cement rendered which spoils their original appearance. Paint removal is encouraged.

2.69 Stucco detailing is used a great deal in the Loughborough Park Conservation Area, though primarily for detailing (such as doorcases, window architraves and cornices), and defining semi-basements. It was used as an inexpensive substitute to stone and normally detailed to replicate stone. Without regular maintenance stucco is vulnerable to frost damage and can look quite poor. There are places in the conservation area where cornices, architraves and other details have been lost as a result and this has harmed the architectural integrity of the host building / group. Reinstatement is encouraged.

Stucco was originally tinted buff to resemble natural stone and thus harmonise with the natural tones of the stock brickwork. Since the 1950s it has generally been painted white which picks it out against the brick in a way the original builder never intended. The repainting of stucco in buff and dark cream tones is preferred to the use of white paint.

Windows

2.70 Traditional double-hung vertical timber sliding sash windows are the predominant window type. These are typically finished in paint with single glazing held in place by putty in the traditional manner. The detailed design and glazing patterns vary depending on the age and style of the house. The earlier houses tend to have 6/6 paned Georgian style glazing or lying panes and margins (see no. 283 Coldharbour Lane). Some properties on Moorland Road and Loughborough Park retain detailed cast iron ornamental cill guards. Some principal rooms have traditional French doors with slender joinery frames, examples of other traditional casement windows can be seen too, often as 'feature' windows with arched heads and in dormers. Historic casements are generally the flush type and French doors are secured internally with traditional Espagnolette bolts.

2.71 Later buildings tend to have 2/2 or 1/1 paned sliding sashes. In some places within the conservation area poorly considered replacement windows (often in uPVC) have harmed the appearance of buildings and detracted from the character of the wider area. When these windows need to be replaced their more authentic replacement based on nearby original examples is strongly encouraged.

Principal Entrances

2.72 Doorcase designs vary. The scale and level of detail to doorcases depends on the status of the property - the smallest terraced housing has relatively flat door cases whereas the larger villas on Moorland Road and Loughborough Park have larger door cases and porches. Many properties have classically inspired detail – run-mouldings, keystones, arches etc. in stucco. Laurel wreath motifs embellish the door cases and window surrounds of some of the smaller semi-detached properties on Loughborough Park. Historic iron porches are a rarity. Some fine examples can be seen at nos. 269 & 267 Coldharbour Lane.

2.73 Historic timber panelled doors can still be seen on many of the properties, with the variety of front door designs reflecting the age, status and style of the host

building. The same door type is typically found in terraces and groups. Some doors have had the upper two panels replaced with glazing. There are also a number of instances where modern design replacement doors have been installed to ill effect – sympathetic replacement is encouraged.

2.74 Some original stone steps with round nosing have survived on the houses, but many have been replaced by concrete or over-tiled to poor effect. Some steps up to front doors are enclosed to the sides with stucco dwarf walls which, when built, did not require handrails; this gives a neat, un-cluttered appearance. Where handrails are required care should be taken to ensure sympathetic designs. A traditional approach is strongly encouraged.

Basement areas

2.75 Full basements are not characteristic of this conservation area, with semi-basements being common on the properties built up until the 1860s. Properties with semi-basements generally have small, shallow front basement areas aligned to the elevation of the property.. Large basement area excavations are uncharacterised of the buildings in this conservation area and will generally not be supported.

Boundaries

2.76 Examples of historic railing are evident in places along the north side of Coldharbour Lane. Surviving historic examples are typically in cast iron. The vertical bars are sunk directly into a stone plinth and terminated in a decorative finials. The railings are supported on regular ‘standards’ or thicker dimensions to the railings and these tend to have slightly grander finials. These standards frame the front gates which would generally match the railings. The general height is about 1.1m. Some properties on the east side of Barrington Road have reproduction front boundary railings installed. The most successful of these have been the ones that have reproduced the surviving traditional construction detailing.

2.77 The majority of properties on Loughborough Park and Moorland Road have front boundary picket fences timber fences which help reinforce a suburban, semi-rural character on these roads. In some places timber fences have been removed or are in disrepair which harms the visual amenity of the street. The removal of fences and / or their replacement with other means of enclosure will generally not be supported on these roads.

2.78 The pierced stone boundary treatment at nos. 289 and 291 and nos. 297 & 299 Coldharbour Lane is a rare local survivor from the Victorian period. The poor condition of the former pair is a cause for concern given their listed status.

Roofs

2.79 The roofscape of the conservation area is a rich and interesting one with a range of unaltered traditional roof forms generally covered in natural slate. Chimney stacks and traditional dormers often add visual interest and contribute much to the picturesque effect. Of particular interest are the strikingly broad chimney stacks at nos. 261 – 267 Coldharbour Lane and the quirky front stack shared between nos. 297

and 299 Coldharbour Lane. The loss or alteration of historic roofscape will not be supported.

2.80 Traditional hipped roofs are a characteristic of the mid 19th century villas, Examples of London roofs on properties up to the 1870s can be seen on Coldharbour Lane and Millbrook Road. These London roofs are designed to be visibly unobtrusive and concealed from the street by front parapets. They are a key part of Lambeth's local distinctiveness and their loss will not be supported for that reason.

2.81 Some examples of traditional mansard roofs can be found within the conservation area. These typically have 70 degree lower pitches and shallow upper pitches. In some places modern roof extensions and poorly considered mansards have harmed the character of the conservation area. Such examples will not be considered precedents for future harm.

2.82 Roof lights are not an historic feature of the housing in the area and where they have been installed, especially on front elevations, they have harmed the appearance of the host buildings. Their installation on the front roof pitches of historic buildings will not be supported.

Rear elevations (traditional buildings)

2.83 Conservation area designation is not concerned solely with the character of street facing elevations. Rear elevations of properties make an important contribution to the overall character of the area and can be appreciated from rear gardens and side streets. Villas often have flush rear elevations or modest closet returns. Semi-detached properties often have mirror-image treatments, whilst terraces from the later period often have uniform rear returns. The result is often an attractive consistency of design and rhythm produced by alternating voids and solids, and window patterns often complement this too.

2.84 Closet returns tend to be square in plan, come off stairwells. Whilst they can be single storey or more they always terminate a half storey below eaves level and do not extend beyond. This gives them a subordinate form. The terraced houses on Millbrook Road have short rear returns, which tend to be in pairs, uniform in appearance, and the repetitive.

2.85 Traditional, locally distinct patterns of development on rear elevations should be sympathetically retained.

Pipes and equipment

2.86 In places satellite dishes on street facing elevations are a recurring problem throughout the conservation area which harms the visual amenity. The placement of satellite dishes in unobtrusive locations is strongly encouraged.

2.87 In some instances waste water pipes from bathrooms have been run down prominent elevations to the detriment of the host building and the character and appearance of the wider area. This practice is discouraged.

Garages

2.88 Domestic garages are not characteristic of the conservation area. Their erection will not be supported where it would harm the character or appearance of the conservation area.

Shopfronts

2.89 Surviving shop features such as pilasters, consoles and fascias are of value and should be retained. Roller shutters, inappropriate shopfront designs and obtrusive signage is a problem. Where shopfront alterations are proposed the improvement to premises will be strongly encouraged.

Advertisements

2.90 Billboards and large panel advertisements are not characteristic of the conservation area. Similarly premises advertisements are not common above ground floor level. Uncharacteristic advertisements types which would harm the character of the area will be resisted.

Non-Residential Buildings

2.91 It goes without saying that the surviving historic houses are a key component of this conservation area. However, other non-residential buildings such as the former school off Milkwood road and the former railway station on Barrington Road survive within the conservation area and make an important positive contribution to its special interest.

Property Numbers

2.92 Many shops do not display their property number which makes it more difficult for people to find particular addresses. The permanent display of property numbers at property entrances is strongly encouraged.

Refuse and Recycling

2.93 Waste and recycling bins are generally stored in the generous front gardens that characterise much of the conservation area. In places they would benefit from dedicated storage places.

Cycle Storage

2.94 There are several examples of public cycle stands and these are generally unobtrusive. Private cycle storage is not characteristic of front garden locations within the conservation area. Its erection in front gardens and forecourts requires careful consideration to ensure no harm to character or amenity results.

Buildings Contribution

2.95 Buildings that make a positive contribution are considered worthy of retention, although some may require restoration or refurbishment. Appendix 1 contains a schedule of contribution made by buildings. It should be noted that all buildings on the statutory and local lists are automatically assumed to be positive contributors.

Listed Buildings

Statutory Listed Buildings

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

2.97 At the time of writing the following buildings were statutorily listed:

Name/Number	Road	Grade
Nos. 35-45 (odd)	Loughborough Park	II
Nos. 47-61 (odd)	Loughborough Park	II
Nos. 63-73 (odd)	Loughborough Park	II
Nos. 20 and 22	Loughborough Park	II
Nos. 24 and 26	Loughborough Park	II
No. 28	Loughborough Park	II
No. 5-23 (odd)	Moorland Road	II
Nos. 52-70	Moorland Road	II
Nos. 297 and 299	Coldharbour Lane	II
Nos. 289 and 291	Coldharbour Lane	II

Local Heritage List

2.98 The Council maintains a list of buildings, archaeology and spaces of local architectural or historic interest, which it believes are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when the planning applications are considered.

2.99 The selection criteria for local listing are:

A - Architecture

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.

B - History

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.

C - Close historical association

Connections with people or events that are acknowledged as of being of borough wide / national importance may make some buildings worthy of inclusion. Building materials of clear local interest may be considered in this category.

D - Townscape

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.

E - Age and rarity

The older a building or structure is and/or the fewer the surviving examples of its type the more historically important it is.

2.100 At the time of writing there are no locally listed buildings within the conservation area. However, the following buildings are proposed for inclusion on the local list:

Name / number	Road	Description	Criteria
Gresham Baptist Church	Barrington Road	Impressive late 19 th Century Baptist Chapel. Symmetrical with taller central entrance bay, three central doors and tripartite windows above. Rear elevation to Gresham Road equally impressive.	
45, 47, 49, 51, 53, 55 and 57	Barrington Road	Row of attractive two storey (plus semi-basement), detached villas. Symmetrical, i stock brick with stucco details. Central porches and sash windows.	
251, 253 & 255	Coldharbour Lane	Row of three, two and half storey plus semi-basement houses in stock brick with stucco trim. Symmetrical facades with central porch and arched windows at raised	

		ground floor. No. 255 has extra stucco dressings.	
257 & 259	Coldharbour Lane	Pair of two and half storey plus semi-basement houses in stock brick with stucco trim. Symmetrical with front gables.	
261 & 263	Coldharbour Lane	One of two pairs of semi-detached villas. Two and half storey plus semi-basement houses in stock brick with stucco trim. Symmetrical facades with side porch. Impressive chimney stacks.	
265 & 267	Coldharbour Lane	One of two pairs of semi-detached villas. Two and half storey plus semi-basement houses in stock brick with stucco trim. Symmetrical facades with side porch. Impressive chimney stacks.	
269 & 271	Coldharbour Lane	One of two pairs of two and half storey plus semi-basement houses in stock brick with stucco trim. Symmetrical facades with front gables, fancy iron porches with arched windows above.	
273 & 275	Coldharbour Lane	One of two pairs of two and half storey plus semi-basement houses in stock brick with stucco trim. Symmetrical facades with front gables, fancy iron porches with arched windows above.	
277, 279, 281 and 283	Coldharbour Lane	Row of four symmetrical villas in stock brick (unusual stepped brick quoins). Central porches, stucco embellishments, casement windows at raised ground floor. No. 277 has a pitched roof whilst the others have hipped roofs with oversailing eaves.	
354	Coldharbour Lane	Former Angel PH	
356 & 358	Coldharbour Lane	Pair of Semi-detached villas.	

4 & 6, 8 & 10, 12 & 14 and 16 & 18	Loughborough Park	Four pairs of attractive semi-detached houses in stock brick and stucco trim. Symmetrical with paired central porches in a recessed entrance bay. Fancy stucco cornices. Arched windows over porches. Mostly sash windows. Each pair slightly different from the others. g/v with listed neighbours.	
13 & 15, 17 & 19, 21 & 23	Loughborough Park	Three pairs of two storeys (plus semi-basement) houses. Symmetrical with paired recessed porches under swept hoods. Façade gables, margin paned sashes with segmental heads to raised g/f. Stucco trim.	
25, 27 & 29	Loughborough Park	Unusual trio of mid 19 th Century houses. Two storeys, central one slightly grander. Stock brick (flanking houses with stucco trim). Sash windows and casement windows / French doors.	
31 & 33	Loughborough Park	Quirky pair of two storey houses in brick and stucco. Over their porches a single, central blind window is shared by both properties. No. 33 has flanking wing addition.	
College Green Court'	Millbrook Road	Attractive former board school in stock brick with red trim. Slate roof with decorative gables, Queen Anne style sash windws.	

Views

2.101 There a number of particularly noteworthy views within the conservation area which add greatly to the character and sense of place of the area. These can be summarised as:

- A. Views along the residential parts Barrington Road, Coldharbour Road, Loughborough Park and Moorland Road. These perspectives afford an

appreciation of the generous setbacks, mature gardens and street planting and the architectural quality to the historic townscape.

- B. Views from the Loughborough Park park give an interesting perspective of the rear elevations properties backing onto the space.
- C. Views through buildings on Millbrook Road to former orphanage behind.

3. APPRAISAL CONCLUSION

3.1 The Loughborough Park Conservation Area has a wealth of buildings of architectural and historic interest and has a broader character and appearance which is worthy of designation.

Enhancement Opportunities

General Enhancement Opportunities

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

- A. Accurately restore lost architectural details (including colour schemes) on all properties that have been unsympathetically altered, particularly in relation to windows.
- B. Accurately reinstate historic and detailed boundary treatments. In particular the repair of timber fences and the reinstatement of those that have been lost.
- C. Remove obtrusive satellite dishes, redundant pipes, plant and other fixtures to prominent elevations and roof pitches.
- E. Secure premises signage that is more sympathetic to the character and appearance of the area.

Site Specific Enhancement Opportunities

3.3 The following site-specific opportunities exist:

- A. Enhancements to shop fronts on Coldharbour Lane
- B. Repair of the derelict pierced stone boundary treatment at nos. 289 and 291 Coldharbour Lane
- C. Removal / enhancement of the make-shift structure at the rear of no. 356a Coldharbour Lane.

Recommendations

3.2 Having undertaken this detailed character appraisal, the Council considers some changes desirable:

- A. As Character Area 3 does not sit comfortably with Character Areas 1 and 2 it is therefore proposed to transfer Character Area 3 from the Loughborough

Park Conservation Area to the Brixton Conservation Area. See map in Appendix 3.

- B. It is proposed to add the Shakespeare Business Park at 245 Coldharbour Lane and the adjoining properties at 86 – 104 Shakespeare Road to the Loughborough Park conservation area given the positive contribution they make to its character and appearance. See map in Appendix 3.
- C. It is proposed to remove properties no. 277 – 385 Shakespeare Road from the Conservation Area on the grounds that they do not exhibit sufficient special interest to warrant inclusion. See map in Appendix 3.
- D. It is proposed to give consideration to introducing an Article 4 Direction to give the council additional control over alterations to street facing boundaries and the laying of hardstandings within the conservation area.
- E. It is proposed to add the properties identified in para. 2.100 to the Local heritage List.

4. SOURCES

Department of Communities and Local Government (2012) *The National Planning Policy Framework*

Historic England's *Conservation Area Appraisal, Designation and Management* (2018).

Greater London Authority (2016). *London Plan: A Spatial Development Strategy*. London: GLA.

HMSO. (1990). *Planning (Listed Buildings and Conservation Areas) Act, 1990*. Norwich: The Stationary Office.

London Borough of Lambeth. *Lambeth Local Plan* (Adopted September 2015). London Borough of Lambeth.

Survey of London: Volume 26 (1956) - Lambeth: Southern Area

Schedule of Statutory Listed Buildings in Lambeth

Historic Maps

Ordnance Survey – Various editions

APPENDIX 1 Building Contribution

There is a strong statutory presumption in favour of their sympathetic retention as they form an intrinsic part of the conservation area. Demolition or unsympathetic alteration of buildings. At the time of writing the following buildings are considered to make a positive contribution to the character and appearance of the area:

Barrington Road

45; 47 (circa late C20 villa in the style of 49-57); 49-63 (odd); 100; Gresham Baptist Chapel. Former East Brixton Railway Station and associated viaduct

Coldharbour Lane

251-299 (odd);
250-320 (even); and 322-358 (even)

Gresham Road

71; Gresham Baptist Chapel.

Heritage Close

Late C20 development of appropriate scale and materials.

Loughborough Park

1-73 (odd); 2(A-E)-28 (even); College Green Court

Millbrook Road

53-81 (odd)

Moorland Road

1-23 (odd)

Buildings that make a Neutral Contribution

Neutral Contributor play a limited or low role in the significance of the area.

Coldharbour Lane

322 (C21 apartment building); 362-372 (C21 apartment/ mixed use developments)

Valentia Place

2-7 (C21 development); (20-22 (C21 development)

Shakespeare Road

Loughborough Court (1-57); 277-385 (odd)

APPENDIX 3

Proposed Boundary Changes



A To be transferred to the Brixton Town Centre Conservation Area.



B To be added to the Loughborough Park Conservation Area



C To be removed from the Loughborough Park Conservation Area.

