

# Lambeth Local Distinctiveness Study



2012

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## Cover Images

Top left - Streatham High Road  
Top right— Solon Road  
Bottom left— Mount Nod Road  
Bottom right— Aulton Place

# 1. Introduction

1.1 This study aims to achieve a better understanding of Lambeth's local distinctiveness—primarily built form - in order to inform the Council's planning functions.

1.2 Understanding the character and distinctiveness of a place is essential to any appreciation of how it might develop in the future. The protection of positive characteristics is important to place making, so too is learning from the past so as not to repeat its mistakes and, where possible, address past mistakes through enhancement.

1.3 Character assessments are a long established part of planning since its earliest days when pioneers such as Patrick Geddes promoted 'conservative surgery' as a means of improving places without the need for radical change. His approach was very much embedded in understanding the positive characteristics of an area and maintaining them. Conservation area character appraisals have for quite some time been used to conserve these historic places and, in recent years there has been greater interest in the characterisation studies to inform planning and regeneration functions.

1.4 The objective of this study is to formally define the key characteristics of Lambeth's built form that contribute to Lambeth's local distinctiveness. This includes the identification of characteristics that are common across the borough and the identification of places within the borough which exhibit their own unique characteristics.

## Overview

1.5 Lambeth is a constituent part of Greater London. Lambeth's cityscape, urban and suburban areas largely developed through London's expansion in the 19th and 20th Centuries and the borough has a character which is very much part of London's.

1.6 Up until the 18th Century the borough was largely rural with scattered hamlets and villages such as Streatham, Clapham and old Lambeth. Market gardens and rural estates were the general characteristic.

1.7 London's expansion—and thus Lambeth's development— was made possible by the construction of bridges across the Thames. Development was driven largely by the demand for housing which was driven by the expanding middle classes. In the early decades of the 19th Century imposing terraces developed along the radial roads, dense suburbs of semi-detached villas and short terraces soon followed. Pockets of detached villa development in generous plots were also built. Formality in both layout and simplicity / elegance of architecture are common characteristics of this period.

1.8 The mid—late 19th Century continued along similar lines but the architecture is more varied. The terraced houses tend to become smaller (reflecting a shift in living patterns and family sizes and the rise of an administrative class. Much development at this time embraced informal 'suburban' forms and vernacular revival influences—seeking to create semi-rural characteristics - a clear rejection of urban ones. This period sees the start of purpose-built flat development. Firstly large blocks for the lower classes but gradually increasing in appeal through design innovation to mansion blocks and Tyneside flats. Almshouses feature from this period too.

1.9 Commercial and industrial development in this period was dotted around Lambeth. However, there was a focus around the River Thames. The growth of industry and congestion within in the city drive the middle classes (those who could afford to) to seek newer development further into the suburbs. Commercial centres, largely on arterial roads grew gradually and didn't have an architectural form of their own until the latter decades of the

19th Century—ground floor shop units with accommodation above are the common form. Lambeth schools by the London School Board, hospitals, places of worship (churches) and libraries are often a product of this period.

1.10 By the inter-war period Lambeth was largely fully developed. The built form of the Twentieth Century in Lambeth is largely defined government sponsored slum clearance — the interwar years saw the construction of many housing estates of walk-up blocks by the London County Council and Lambeth Borough Council. Housing construction by the Church Commissioners, trusts such as the Guinness Trust and by the Duchy of Cornwall is also noteworthy in this period.

1.11 Private sector development in the inter-war period was largely in the form of two storey suburban style housing—semi-detached and in short terraces or by block of 'luxury' flats. Numerous examples of both can be found in Streatham.

1.12 Property damaged by enemy action during the Second World War and slum clearance were the priorities the post-war decades yet dereliction and building neglect prevailed in some places until relatively recently. The cultural buildings on the South Bank also date from this period. The 1960s and 1970s was the period of greatest innovation in housing construction—largely driven by Lambeth Council but the work of the Dulwich Estate should not be ignored. Most tall buildings in Lambeth date from this period and the majority are residential.

1.13 The sympathetic rehabilitation of a great deal of 19th C housing was undertaken by the Council in the 1970s—in response to a growing interest in heritage. Attempts at designing new housing to respond to the local context also begin at this time. Examples can be found at West Norwood—Linton Grove Estate / Chapel Road and Clapham—Clapham Manor Estate.

1.14 The 1980s and 1990s saw renewed interest in heritage designations. Lambeth's statutory list of buildings of special architectural or historic interest was reviewed in 1981; many conservation area designations were made by the Council during this period. Low-rise new-build characterises this period.

1.15 Recent decades have seen renewal and redevelopment in a piecemeal fashion and much infill across the borough— largely driven by demand for residential development. Housing Estate Renewal (as the post-war stock ages) is coming to the fore so too are the regeneration of areas such as Vauxhall, Brixton and Waterloo which have in places, become run-down and neglected. Both initiatives present significant opportunities to undo past mistakes, embrace good new design and at the same time reflect local character / distinctiveness.

1.16 This study, as evidence to the emerging Lambeth Local Plan is thus timely. The findings can be found in Section 6 on page 35.



## 2. Planning Policy Background

There is a clear policy commitment to local distinctiveness at all levels:

The National Planning Policy Framework (NPPF), March 2012

2.1 The NPPF makes a number of clear references to the importance of local character / distinctiveness. The key extracts are reproduced below (authors emphasis in bold):

*58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*

*Planning policies and decisions should aim to ensure that developments:*

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- ***respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;***
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;*
- and*
- *are visually attractive as a result of good architecture and appropriate landscaping.*

*60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. **It is, however, proper to seek to promote or reinforce local distinctiveness.***

***64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.***

*126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- ***the desirability of new development making a positive contribution to local character and distinctiveness;*** and

- opportunities to draw on the contribution made by the historic environment to the character of a place.

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.**

**158. Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.** Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

### The London Plan, 2011

2.2 This sets out the Mayor's strategic aspirations for London. Amongst his visions and objectives he seeks to ensure that London is:

*A city that delights the senses, takes care over its buildings and streets, has the best modern architecture in the works, whilst making the most of London's built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development.*

Chapter 7 of the London Plan—'London's Living Places and Spaces' is of particular relevance. Policy 7.1D states:

The design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.

Policy 7.4 is specifically on 'Local Character':

#### **Strategic**

*A Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.*

#### **Planning decisions**

*B Buildings, streets and open spaces should provide a high quality design response that:*

*a has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass*

*b contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area*

*c is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings*  
*d allows existing buildings and structures*

*that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.*

**LDF preparation**

***C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.***

Policy 7.5 (A)—Public realm states:

***Strategic***

*A London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, **relate to local context**, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.*

Policy 7.6 (B) - Architecture states:

***B Buildings and structures should:***

*a be of the highest architectural quality*

*b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*

***c comprise details and materials that complement, not necessarily replicate, the local architectural character***

Policy 7.7—Location and design of tall and large buildings states, amongst other things -

*A Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings.*

Other relevant policies include: 7.8 Heritage Assets and Archaeology, 7.9 Heritage Led Regeneration and 7.10 World Heritage Sites.

Lambeth Core Strategy (January 2011)

2.3 The Core Strategy identifies six key Spatial Planning Issues (page 18). These include:

F. Creating and maintaining, attractive and distinct places.

Here Lambeth sets out its aspiration for place making as an important aspect of community identity and quality of life. It recognises the role of new development and this historic environment including the contributions that can be made by tall building.

Lambeth Unitary Development Plan (UDP), saved policies, 2010.

2.4 Table 9 of the UDP sets out Lambeth's character:

*The borough is one of contrasts with marked variations in character depending on geographical location. The northern part of the borough, along with Southwark, was one of the first areas south of the Thames to be urbanized. Much of Lambeth's earliest development is concentrated along the arterial routes which fan out from Central London, characterized by Georgian terraces and Regency villas. Some of these historic buildings are in poor condition and are in need of restoration, with the visual appearance of these roads marred by run-down frontages interspersed with empty sites, creating sections of poor townscape quality.*

*The Thameside area is firmly part of Central London, offering views of the north bank and forming an integral part of the river setting. The South Bank is also home to a number of major London institutions and landmark buildings such as the Royal Festival Hall. However, the northern part of the borough is still trying to readjust to the loss of riverside industry during the 20th century and the redevelopment that followed in its wake after World War II. The area lacks a community focus, suffering from its intersection by a number of major transport routes – notably the elevated railway lines – and from the effects of post-war redevelopment which fractured traditional street patterns and created a number of poor quality open spaces.*

*The borough has a number of town centre areas of considerable heritage importance, such as Brixton, Clapham and Streatham, displaying a strong urban character and a concentration of landmark buildings. These commercial centres are set within inner urban suburbs, characterized by their Victorian and Edwardian terraced housing, interspersed with inter-war blocks and 20th century social housing estates. Further south the borough rises in height towards Norwood and development is more suburban and lower in density, with commercial areas concentrated along linear routes such as Streatham High Road and Norwood Road. A number of commons and parks such as Streatham Common, Clapham Common, and Brockwell Park provide important visual relief from the built form of the Borough. The boundaries of the borough are administrative, and apart from the Thames, are not generally visually defined.*

Table 11 sets out the character of the River Thames:

*South Bank - From Bernie Spain Gardens to Westminster Bridge, open spaces and large arts and tourist buildings in the form of pavilions with a strong horizontal emphasis, offset by landmark feature of the London Eye.*

*Albert Embankment - North: St Thomas's/Archbishops Park and Palace. Medium rise public and institutional buildings, most of historic/architectural importance. Open aspect and setting for Houses of Parliament.*

*Albert Embankment - South: From Lambeth Bridge to Camelford House. Medium rise, generally dull buildings, set back from river behind thin strip of open space. Currently a drab 'wall' effect.*

### 3. Sources

3.1 Numerous published and written sources can be drawn upon in order to elicit information on various aspects of Lambeth's character. Their day-to-day use inform the knowledge of officers and thus they have influenced the basis of this study.

3.2 Key sources include:

#### Designation information

The Statutory List (1951, 1981—date)  
Register of Historic Parks and Gardens (1980s—date)  
Archaeological Priority Area Designation (2007—date)  
Conservation Area Designations and Character Appraisal documents (1969 to date)  
Local List (2010 to date)  
London Squares Act, 1931

#### Publications

County of London Plan, London County Council, 1943  
*Georgian London*, John Summerson, 1945  
*Survey of London -Vols XX, XXII, XXIII and XXVI*, London County Council, 1950—55  
London Plan, London County Council, 1960  
*Pevsner—South London*, N Pevsner & B Cherry, 1983  
*Suburban Style*, H Barrett & J Phillips, 1995  
*The Small House in 18th Century London*, P.Guillery, 2004  
*Behind the Façade*, N Burton & P Guillery, 2006

*The Story of Norwood*, J.B. Wilson & A . H. Wilson, 1973  
*Lambeth's Open Spaces*, Marie P. G. Draper, 1979  
*Crystal Palace—Norwood Heights*, A Hammond & B Dann, 1988  
*On Lambeth Marsh—The South Bank and Waterloo*, G Gibberd, 1992  
*Norwood Past*, J Coulter, 1996  
*London Suburbs*, Andrew Saint, 1999  
*The Buildings of Clapham*, Clapham Society, 2000  
*Clapham in the Twentieth Century*, Clapham Society, 2002  
*Home Secrets—tracing your Lambeth house history*, Lambeth Council, 2005  
*Lambeth's Edwardian Splendours*, E Bird & F Price, 2010  
*Lambeth Architecture 1914—1939*, E Bird & F Price, 2012

Also various pamphlets on local history—Streatham Society, Twentieth Century Society etc.

#### Research / Evidence Base

*Survey of Inter-war Housing Estates*, Lambeth Planning, 2003  
Survey of inter-war blocks of flats, Lambeth Planning, 2011  
*Lambeth Tall Buildings Study*, Lambeth Planning, 2012  
*Brixton Tall Buildings Study*, Lambeth Planning, 2012  
*Lambeth's post-war buildings* (working draft text), E Bird & F Price, 2012

#### Images and Photographs

Various publications of historic photographs  
Lambeth Planning's photographic record  
Lambeth Council's image archive

#### Historic and Current maps

OS maps and others

## 4. Defining Local Character - Methodology

4.1 Extensive in-house officer knowledge (development management officers, strategic planning colleagues and conservation and urban design officers) can help paint a relatively accurate picture of the borough's character. This is further strengthened by access to the sources set out in Section 3.

4.2 However, it is considered that whilst such knowledge is valuable it should be challenged in order to ensure that any presumptions made by officers are robust. This is especially important given that many of the sources are biased towards the historic environment.

4.3 A sample characterisation study was considered the best means by which to challenge the officer presumptions. However, resourcing constraints prevented an exhaustive survey, for example by ward. Following detailed consideration it was decided that a survey of sample areas randomly distributed across the borough would be the best way forward.

### Approach

4.4 The established grid of 1:1250 OS maps provides a perfect framework for survey. There are approximately 150 grids covering Lambeth. A sample survey of 15 of these (10%) is sufficient to challenge the officer presumptions; given the limited resources available.

4.5 In order to obviate against the risk that a truly random sample may not provide even coverage five roughly equal areas—each with a similar number of map grids—were identified (see opposite). Officer presumptions about these area types could be tested by survey:

- 1) North Lambeth—presumed city centre / urban in character.
- 2) Mid West Lambeth—presumed urban in character.
- 3) Mid East Lambeth—presumed urban in character.
- 4) South West Lambeth—presumed urban / suburban in character.
- 5) South East Lambeth—presumed urban / suburban in character.

4.6 Three map grids were randomly selected within each of the above areas. These were considered sufficient to test the officer presumptions. The survey findings are offered later.

### General Presumptions

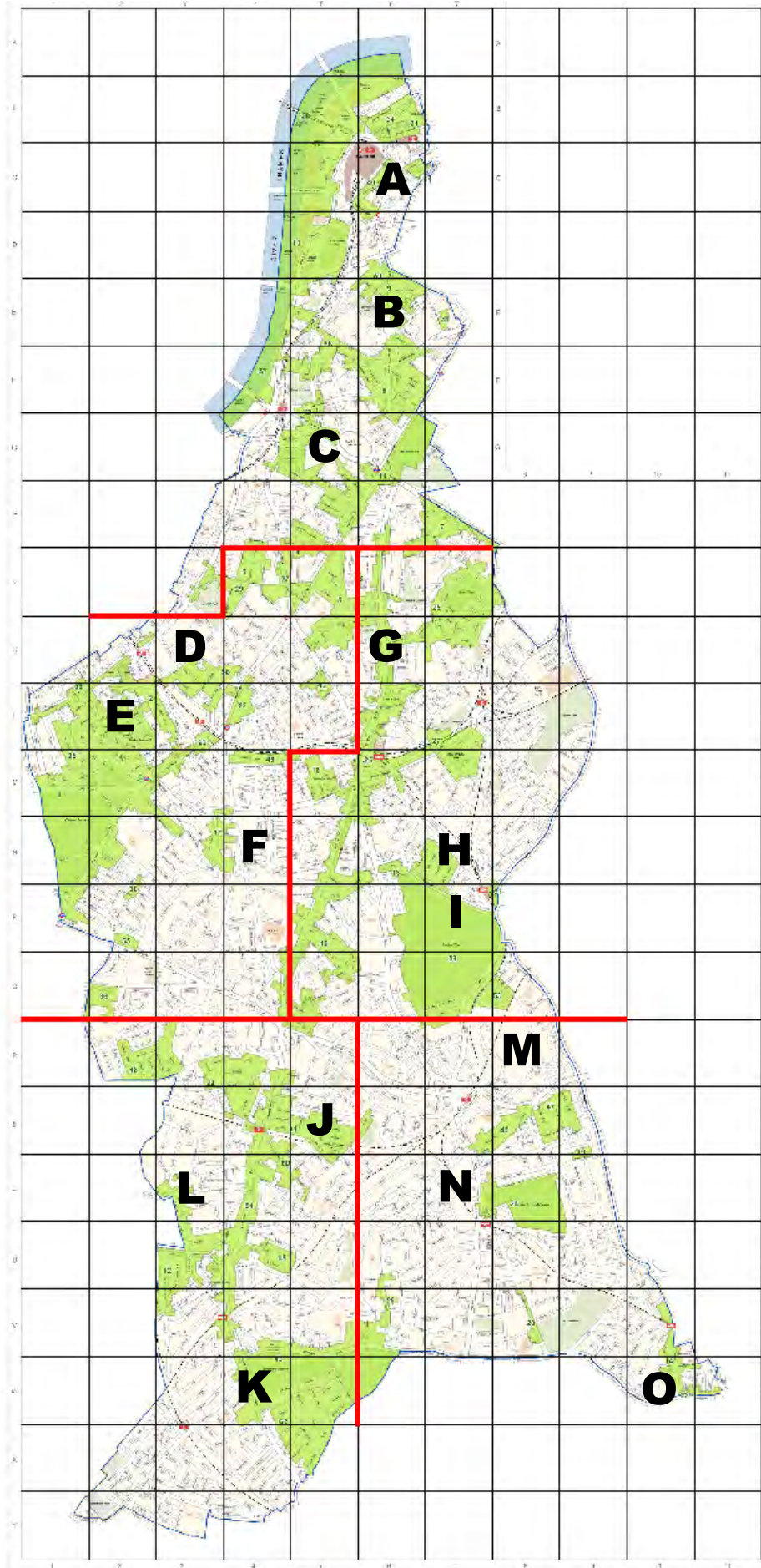
4.7 In terms of a borough-wide overview the following presumptions can be made:

- 1) The northern-most part of the borough is city / urban in character. The further north you go the closer the character gets to that of central London.
- 2) The character of the main body of Lambeth is urban and residential—dating largely from the mid 19th Century to early 20th Century.
- 3) The southern-most part of the borough is most likely to contain privately built suburban development from the late 19th and early—mid 20th Centuries.
- 4) Being a second phase of development on brown-field sites 20th Century council housing estates are generally equally distributed across the borough.
- 5) Topography does not generally influence the nature of the built form.

### Specific Presumptions

4.8 A series of more specific presumptions have also been made which endeavour to look



**1****2****4****3****5**

The conservation areas (in green) are shown for information only.

closer at what defines Lambeth's local distinctiveness. :

6) Urban Grain, townscape, landscape character

A hierarchy of conventional road layouts generally prevails across Lambeth. The housing estates of the 1960s and 1970s present the most noteworthy exception to this. Buildings tend to have rectilinear plots and a formal relationship with public open spaces—defining urban squares and public spaces or lining the perimeter of public parks and common land.

7) Site Layout

Buildings commonly have a formal relationship to the street frontage. Strong established building lines. Front entrances and windows provide good natural surveillance. Street facing gardens provide semi-public space and low boundaries allow them to contribute to visual amenity. Private gardens are at the rear away from street frontages for privacy.

8) Built Forms

Rectilinear building footprints. Prevalence of common building plan types in repetitive configurations. Closet returns and returns reinforce the repetitive character at the rear. Rectilinear plan forms with rectilinear rooms. Efficient circulation. Dual aspect properties.

9) Building Materials

Brick, stone / reconstituted stone dressings, architectural ceramics, render, Portland stone, timber. Modern materials. For further detail see Section 5.

10) Detailing / Articulation

Common roof types. Attractive / repetitive roofscapes (silhouette, chimney stacks etc.) Architectural emphasis on entrances / facades. Combination of proportions and fine detailing. Richness of detailing can also be found in historic street furniture, old painted advertisements, public art etc. These elements enrich the experience of everyone in Lambeth.

11) Fenestration

The character and form of windows has a distinctive influence on the character of Lambeth's buildings. Regular fenestration contributes much to the character of streets and blocks of flats.

12) External Storage—bins and bikes

The storage of bins and bikes is problematic across the borough having implications for the quality of life and the character of the area. Many poor examples harm local distinctiveness.

13) Shop fronts

Although many good modern and historic examples can be found a great many shop fronts often have a poor quality appearance due to poor signage and external shutters.

14) Advertisement Hoardings

Whilst found dotted across the borough large panel advertisements harm the local distinctiveness

15) Heritage Assets

These contribute significantly to Lambeth's local distinctiveness. The vast majority are relatively common types, often well preserved / intact.

4.9 The attributes in the presumptions above generally transcend historic periods or styles. They are often the result of tried and tested use over hundreds of years. Aside from what they contribute to the appearance and character of Lambeth they have resulted in the creation of successful and attractive places which are practical, safe, flexible and robust—good places. Negative elements are identified so we can learn from past errors.

## 5. Analysis

5.1 This section elaborates, where necessary on the officer presumptions and provides, where appropriate photographs / illustration to illustrate points. It also concludes on whether the survey information (see section 6) supports the officer presumption.

### Urban Grain, Site Layout

5.2 Aspects of built form and urban grain are best appreciated from map evidence. This can be seen in the site survey information in section 6. Virtually every map in this section illustrates that the officer presumptions on these elements are correct across the borough. Development is generally dense, building lines clearly established, plots are rectilinear and front and gardens are modest. This is an efficient and practical use of land which has practical benefits. There is no left-over space, private and public space is clearly defined, rear gardens are secure and private—providing good amenity. Entrances onto the street provide animation and good natural surveillance. The street scene benefits from the contribution made by landscaped semi-private front gardens.

5.3 The inter-war LCC walk-up blocks also have formal relationships with the street and their street facing amenity spaces similarly contribute to the visual amenity of all and provide an important setting to the blocks. However the focus of entrances into the central courtyards and their absence from the street frontages results in pedestrian activity being internalised within the site and the streets being dead—and unwelcoming at night.

5.4 Some of the post-war estates rejected the traditional, tried and tested forms of development in favour of innovation. Success varies. Over reliance on parking courts, pedestrian walks and ways and swathes of landscaping have in places created unwelcoming environments—especially for visitors and especially at night. However, not all post-war estates are unsuccessful. The work of the Dulwich Estate and the low-rise estates based on a response to context tend to be attractive and successful.

5.5 These officer presumptions above are supported by the survey evidence.

### Building Forms

5.6 The most common plan form in Lambeth is the 'standard' plan which comprises an entrance hall to one side at the front leading ahead to a staircase at the rear and off to front and rear rooms. The layout repeats on each floor with the omission of the front entrance hall. It also allows the front and rear room to interconnect. A closet extension or rear return is commonly off the staircase at half-landing level. This is an efficient layout which can be used in detached, terraced or semi-detached configurations. This plan form can be found in 18th Century development in Lambeth and is still in use today.

5.7 Early 19th C semi-detached houses often have a 'central staircase' plan. The stair / entrance hall is positioned between the front and rear rooms and the entrance is on the flank or via a single storey porch attached to the flank. Rear closets or returns are not found on these properties.

5.8 Tyneside flats typically occupy a full floor or a property, mimic the 'standard' plan generally have a large rear return. The first floor flat often has an external rear staircase to the garden.

5.9 Inter-war LCC walk-up blocks tend to be accessed via an external deck on the courtyard elevation and present a harmonious façade to the street. The flats tend to have the



kitchen and bathroom presented to the access deck and habitable rooms looking in the opposite direction. A common feature is exceptionally well-proportioned forms, formal elevations are beautifully constructed with refined detailing and carefully considered brickwork. Many of the developments in the immediate post-war era copy or reinvent the pre-war LCC layouts.

5.10 The successful inter-war flats are arranged in small groups (four to six on a floor) with direct access to central circulation core—such as Dorchester Court, Herne Hill; the flats are dual aspect. Less successful examples tend to have inconveniently long internal corridors and single aspect flats; examples include Effra Court, Brixton Hill.

5.11 In the 1960s and 1970s there was much innovation in layouts. Patio houses tend to be inward looking around a small courtyard. This can make them introverted which reduces natural surveillance to the public realm. Many post-war house layouts are split-level. Townhouses often incorporate an integral garage. Flats in tower blocks tend to be placed on the corners for dual aspect.

5.12 All the above common layouts are typically dual aspect which is good for outlook, daylight and importantly cross-ventilation.

### Built Forms –types

5.13 The common types of residential buildings in Lambeth Include:

5.13.1. Terraced houses are found across Lambeth and from all periods. They range from grand to modest examples. Typically have front and rear gardens. Repetition of plan, built form and architecture are common both front and rear. Some front the street but majority have front and rear gardens. Many terraces contain ground floor shop fronts.



12 Flat backed

Closet return

Rear returns



5.13.2 Semi-detached houses are again common in both urban and suburban locations. Typically, but not always symmetrical. The extent of side space varies by location. Plan form is often same as terraced types. Front and rear gardens prevail.



5.13.3. Detached houses range in size and form; gate lodges and school keeper's houses perhaps the smallest examples. Early villas have compact plans and symmetrical forms, later 19th Century examples can be large and spreading. Large garden plots were often a status symbol— smarter suburbs having the most spacious plots. Not a popular form locally in the 20th C but examples can be found. One-off infill houses in gardens are the most prevalent type in recent decades.





## Built Forms cont.

4.13.4 Almshouses can be found dotted around Lambeth. They vary greatly in character and form but are typically groups of modest cottages, two storey in height fronting onto communal gardens. The majority date from the 19th C. Examples include Thrale Almshouses (Streatham), City of London Almshouses (Brixton), Trinity Homes (Brixton), Hubert Almshouses (Clapham) and Friendly Almshouses (Brixton).



5.13.5 Tyneside Flats are common from the late 19thC and into the early 20thC as a means of providing flats in a recognisable domestic form— they look like terraced houses and share their general characteristics—attractive facades, plain rears, rear returns etc.





5.13.6. Block of flats begin to appear in the mid 19th C for workers (Peabody blocks etc); an early example, by Prince Albert, can be found in Kennington Park. A small number of mansion blocks exist from the late 19th Century. Most purpose-built blocks date from the interwar and post-war period when walk-up blocks of flats were built on mass by LCC and Lambeth Borough. There are normally imposing brick blocks arranged around courtyards with soft landscaped perimeter spaces; traditional architectural forms prevail. These Council blocks are often better designed than the private blocks. Post-war types, are more modern in style. Blocks of flats are again a very popular form of development.



5.13.7. Tower blocks began to be built in Lambeth in the late 1950s. HQ buildings and office blocks can be found in Waterloo and Brixton. Residential towers were built by GLC and Lambeth Council in the 1960s. Early examples are in brick and later ones in concrete. These council blocks are generally dotted around the urban parts of the borough—in small, loose clusters. There are few examples in the southern, more suburban, part of Lambeth.





## Building form—Roofs

5.14 There are a number of common types and also a great deal of variation between types. Many early 19th C houses have London roofs or combinations of shallow pitched roofs behind a parapet. Others have traditional mansard roofs which typically have a single window front and rear. Some mansards have hipped ends. The above types, all with parapets, drain to the rear— front rainwater pipes are not the original detail.

5.15 Double pitched and hipped roofs are common in mid 19th C development. Commercial premises on corners often have ornamental domes, turrets or features.

5.16 Evidence suggest that some Georgian properties may have had pantiled roofs; today natural slate is most common. The move to red brick in the late 19th C often brought a shift to plain clay tiles and neo-vernacular roof forms. Plain tiled mansards are often found on LCC flats. Some mansion blocks and tenements from the late 19th C have roof-top drying areas. Some schools have roof-top playgrounds. Most large post-war developments exhibit flat roofs. 1970s housing estates trying to create a contextual response to context often use saw-tooth roofs to mimic London roofs. Green roofs are becoming increasingly popular. In recent years roof-top amenity spaces have become popular on new developments.

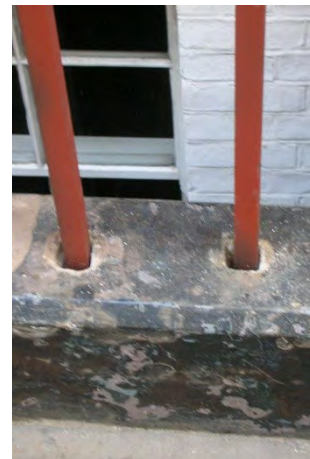
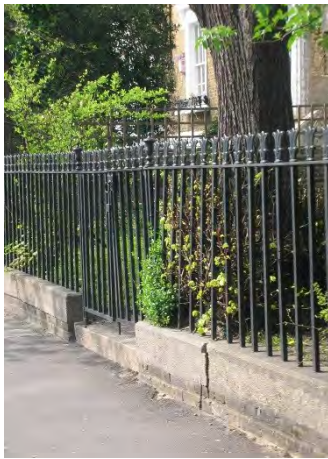




## Building forms—residential front boundaries

5.17 Most housing up until the mid 19th C had elegant cast iron railing to about 1.1m in height, spear heads and urn finials. Much was lost in the second World War and many examples have since been reinstated. In the mid 19th C the Gothic style became popular but the basic form of railing set into a stone plinth with standards remained. Some later 19th C examples have the railings set into an iron coping detail. All gates pivot. In villa suburbs however, such as Clapham Park and Loughborough Park robust close-boarded timber fences and attractive timber posts and gates were used extensively; some still survive.

5.18 The move towards Queen Anne and the neo-vernacular style development (red brick)—from the 1880s onward saw a general move towards ornamental timber fences and gates—often quite decorative. Many have been lost but others survive—they are characteristic generally of suburban areas. However, the use of railings prevailed in urban areas. By the late 19th C and early 20 C cast iron railings set into a dwarf wall were popular. Housing estates often have simple verge rails to protect lawns. Low brick walls became common in the early 20th C. Boundaries exceeding 1,1m in height are generally not characteristic of most residential areas.





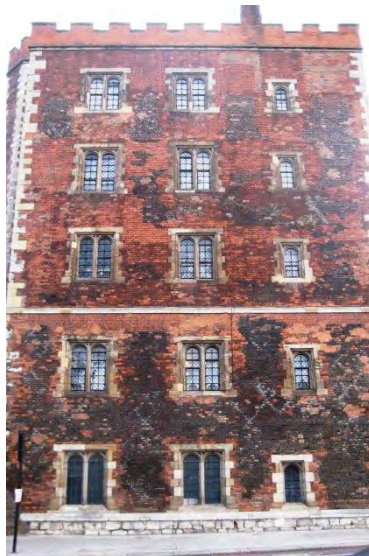
## Building Materials— Brick

5.19 Brick has been used in London for as long as the city has existed; as a result brick is the London's 'vernacular' building material. The earliest surviving examples are medieval red brick and include fragments of Whitehall Palace and buildings at Lambeth Palace.

5.20 Restrictions on the use of timber after the great Fire of London in 1666 pushed brick-work into the fore. The terraced house model first came to the fore in the 17th century and soon established itself as the model for the development of the 18th Century city. London's expansion south of the Thames brought these houses to Lambeth from the 1780s onwards.

5.21 As Lambeth was transformed from a rural hinterland into an integral part of greater London the vast majority of buildings erected were built of London stock brick. By the 1880s red brick gained popularity. Twentieth Century development is characterised by both stock, red brick and brown brick; generally getting plainer as the century progressed. Brick-work remains the material of choice for most new development.

5.22 Brick is Lambeth's building material.



Images (L—R) Brixton Rd (North Brixton), Lambeth Palace (Waterloo), Clapham Park (Clapham Park)  
Bottom — Denny Crescent (Kennington), Strathleven Rd (Brixton), Akerman Rd, Larkhall Estate



## Building Materials— Decorative Brickwork

5.23 Many 18th Century brick buildings were relatively plain. In the 1850s and 60's there was a vogue for applied stucco decoration on brick buildings but this was soon replaced from the 1870s when there was a greater appreciation of the decorative opportunities that brickwork alone could provide. Due in part to the writings of John Ruskin (a local resident)

5.24 Examples of the use of moulded decorative brickwork can be found across Lambeth's 19th Century building stock; so too is the use of contrasting bricks to create bichrome and polychrome decoration. These types of decoration (permanent and integrated rather than applied) were (and still are) considered to be preferable to applied stucco decoration.

5.25 Carved and rubbed red brickwork rose in popularity in Lambeth with the Queen Anne movement from the 1880s onward. In the early—mid 20th Century there was much greater use of clay tiles to decorate brickwork. The use of variegated coursing (heightened by creative pointing) is also a feature of the 1920s—1950s.

5.26 Decorative brickwork plays a very important role in giving Lambeth's built character permanent richness and fine detailing. Although contrasting brickwork is currently not popular the use of subtle brickwork detailing is becoming more prevalent.



Images (L—R) Gipsy Rd (Dulwich), Herne Hill (Herne Hill), St Oswald's Place (Vauxhall)  
Bottom — Haselrigge Rd (Clapham), Norwood High St (West Norwood), Brixton Hill (Brixton)

## Building Materials— Render

5.27 Stucco render was used for applied ornamental detailing on brick buildings in Lambeth from 1800s to 1850s. It was chosen by speculative builders as a cheap alternative to natural stone and was tinted a 'natural' coloured when first used in order to mimic the appearance of stone. It was generally only used on facades to provide classical details; brick prevails on flank and rear elevations. In the early 20th Century render became popular in suburban housing—often harling or render between half-timbers.

5.28 Render surfaces stain and discolour relatively easily. As a result most render on Lambeth's 19thC buildings is now painted white or cream paint which does not reflect the original natural stone appearance. This regular painting of render and stucco places a great maintenance burden on property owners. At ground level render in public places often attracts graffiti. Poorly maintained stucco is prone to damage from frost and water ingress; in many places damaged stucco mouldings have been hacked-off rather than repaired.

5.29 The reasons set out above the use of render on new development in Lambeth is not considered necessary to reinforce local distinctiveness. The adverse characteristics outweigh the positive.





## Building Materials— Natural Stone and Artificial Stone Ornamentation

5.30 Natural stone is not a common building material in Lambeth other than for high status buildings such as churches. Whilst natural stone was used for detailing on brick buildings the vast majority of buildings in Lambeth with 'stone' detailing are likely to have artificial stone as it was much cheaper to manufacture which suited the speculative builders who developed 18th and 19th Century Lambeth.

5.31 The manufacture of artificial stone began in Lambeth in the 1720s. Lambeth's Coade Stone works were the most celebrated manufacturer in the 1800s until it ceased in the 1830s. Coade Stone products are acclaimed for their quality as a material and in artistic terms. Coade plaques and keystones were often used to provide subtle ornamentation to relatively plain Georgian buildings. It was also used for ornate architectural monuments.

5.32 From the mid - late 19th Century cast stone was used extensively in London as decoration on the facades of houses— typically around porches and framing bay windows as it was manufactured off-site and did not required skilled works (unlike the stucco detailing it generally succeeded).

5.33 The original finish for cast stone was 'natural' as it was produced as a stone substitute. The natural colour harmonised particularly well with brickwork on facades. Unfortunately, discolouring from atmospheric pollution gave a poor appearance and these elements are now commonly painted white or cream—picking-them out against the brickwork elevations in a manner never imagined by the original builder.

5.34 In the 20th century, as buildings tended to be less ornamented, concrete generally succeeded cast stone . Since the 1990s artificial stone has been re-introduced for plain banding and copings etc. on new schemes; again as an inexpensive alternative to natural stone. A cleaner atmosphere means that painting is no longer required.

5.35 Stone detailing on brick buildings is a very common element of Lambeth's local distinctiveness. Surviving Coade stone elements are particularly significant given their local manufacture.

Natural Stone



Coade Stone



Cast Stone



Images (L—R) Brixton Hill (Brixton), Lambeth Palace Rd (Lambeth), Wolfington Road, West Norwood

## Building Materials— Architectural Ceramics

5.36 Architectural ceramics entered popular use in London in the mid 19th Century . They are of particular historical resonance to Lambeth because one of the leading manufacturers - Doulton - were based on Albert Embankment.

5.37 Mouldings, capitals and ornamental panels were mass produced to a high standard. Coloured glazed products—glazed bricks and tiles are very hard wearing and hygienic and can be found in common areas within many buildings (stairwells and entrances) and on shop fronts and pub facades. Glazed architectural ornaments are more much rare but can still be found around Lambeth.

5.38 By the inter-war period faience was used for cinemas and commercial premises. Architectural ceramics generally fell out of use after the Second World War but they contribute greatly to the architectural richness and colour of Lambeth's buildings and this contribute much to local identity.





## Building Materials — Portland Stone

5.39 Portland stone has a very long tradition of use in London - for example on the Palace of Westminster in 1347, and on the Banqueting Hall in Whitehall in 1620. It was Sir Christopher Wren's widespread use of Portland Stone (St Paul's Cathedral and the city churches) which firmly established it as London's "local stone" and as one of the best loved British building materials. It was widely for high status buildings across the city in the 18th and 19th Centuries including Somerset House (1792) and County Hall (1914 - 22). In the early - mid 20th Century it was being used extensively across London for high status premises, banks and institutions lining the banks of the Thames.

5.40 Portland stone is thus a key component of London's (and Lambeth's) local distinctiveness. The most noteworthy concentration of Portland Stone buildings is at Waterloo and along the River Thames where it relates to the many Portland Stone buildings across the river in Westminster. It is understood that the use of pale concrete for the Queen Elizabeth Hall (1966) and Royal National Theatre (1977) was a post-war attempt to mimic the appearance of Portland stone in this sensitive city / Thames side context.



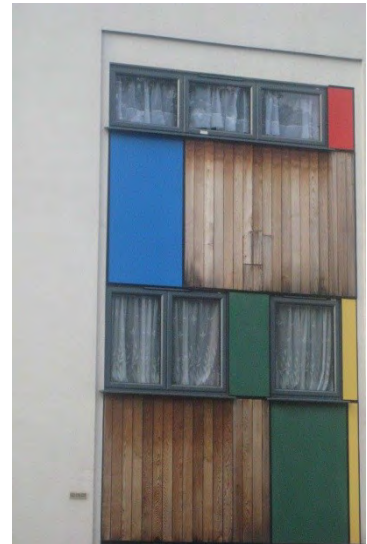
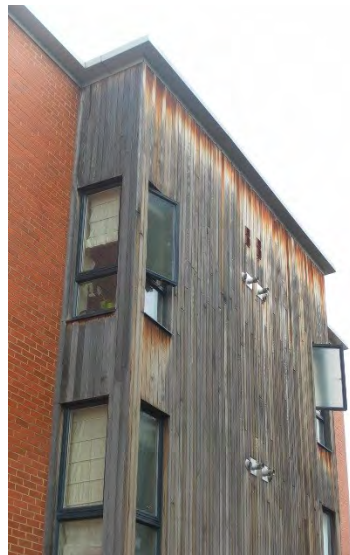
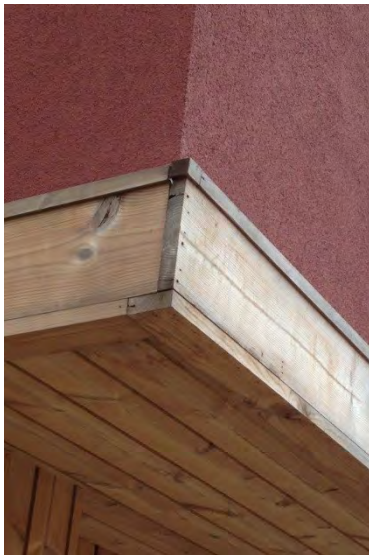
Images (L—R) South Lambeth PI (Vauxhall), Westminster Bridge Rd (Waterloo), Belvedere Rd (South Bank)  
Bottom — Waterloo Rd (Waterloo), Streatham High Rd (Streatham), Clapham High St (Clapham)

## Building Materials— Exterior Timber

5.41 Painted timber joinery—mainly windows and doors but sometime bargeboards and half-timbering can be found across the borough. In these circumstances it is always subordinate and limited in impact. Timber cladding on elevations is not characteristic of Lambeth

5.42 In the last couple of decades there has been increasing use of timber cladding on new buildings—sometimes on whole elevations but more commonly for infill panels and feature detailing. The results have generally been unsuccessful. This is often due to poor weathering—its tends to stain and exhibit differential weathering subject to orientation and exposure. As applied panels and decoration it is vulnerable to weathering and becomes susceptible to damage / decay with age. This is often exacerbated by poor construction detailing. Timber enclosures for refuse storage can't withstand impacts and damage easily.

5.43 For the reasons set out above the use of timber on the exteriors of new development is not considered necessary to reinforce local distinctiveness. The adverse characteristics outweigh the positive.





## Building Materials— Modern Cladding

5.44 Popular in recent decades products such as fibre cement, powder coated aluminium, insulation backed plaster and stainless steel have been used in schemes across the borough.

5.55 Their practical constraints offer limitations. For example when used at low level, in exposed locations they are prone to damage. Their long-term performance is also questionable—fibre cement slats tend to lose their surface finish within 10—15 years resulting in poor appearance.

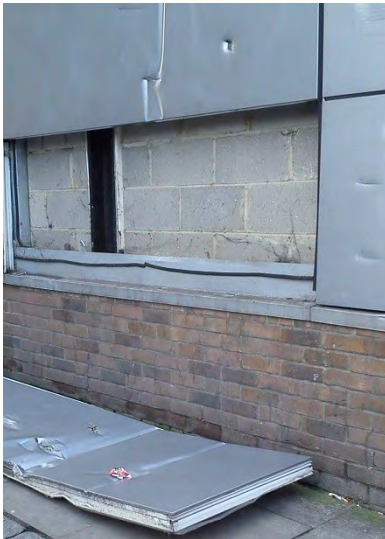
A—Insulation backed metal panels are prone to impact damage and denting

B—Cladding panels prone to impact damage.

C—Insulation backed render is vulnerable to malicious damage.

D—Cladding panels vulnerable to malicious damage.

E—Fibre Cement slates weather to a chalky white appearance.



Images (L—R) A -Atlantic Rd (Brixton), B -Newport Street (Vauxhall), C -Stamford Street (Waterloo)  
Bottom — D -Railton Road (Brixton), E—Croxted Road (Herne Hill)

## Detailing / Articulation

5.56 Fine detailing and careful architectural articulation (including proportions) are characteristic of all periods of development in Lambeth. They are often the only thing that gives a building architectural 'style' and sets it apart from similar building types of different periods.

5.57 Detailing is most commonly carefully integrated into the construction—an integral part of the building, often utilising the construction materials themselves. Historically architectural emphasis is placed on the street facing elevation and then focused on the entrance to the building—a combination of doorcase / porch, decorative door, stained glass etc. provide an attractive welcome.

5.58 Successful examples, irrespective of date or style, are generally integral to the architectural—a porch (recessed or projecting) provides protection from the elements, the numbers identify the property, letter boxes are integrated into the door or door screen (making them accessible only from inside and thus secure). Exterior lighting if often provided in an integrated manner. These are all positive attributes.

5.59 When these traditional and practical approaches are not taken the results can be disastrous. An absence of care / fine detailing can produce a bleak effect—especially at entrances. Fine details and other elements are least successful where they are bolted on rather than integrated. Such detailing is vulnerable to weathering, adds visual clutter and can look insubstantial / cheap. Such poor approaches although found in Lambeth are not considered to contribute to local distinctiveness.





## Fenestration

5.60 The vast majority of buildings in Lambeth have exterior load bearing masonry walls into which window openings are 'punched'. The relationship of the 'void' of the window opening to the 'solid' of the wall / elevation is exceptionally important in the composition of most buildings. The resulting proportions, rhythms and treatments very often relate to groups of buildings—uniformity and repetition is thus often defined by the fenestration. Vertical alignments predominate, there is normally more wall than window, cills are at waist height.

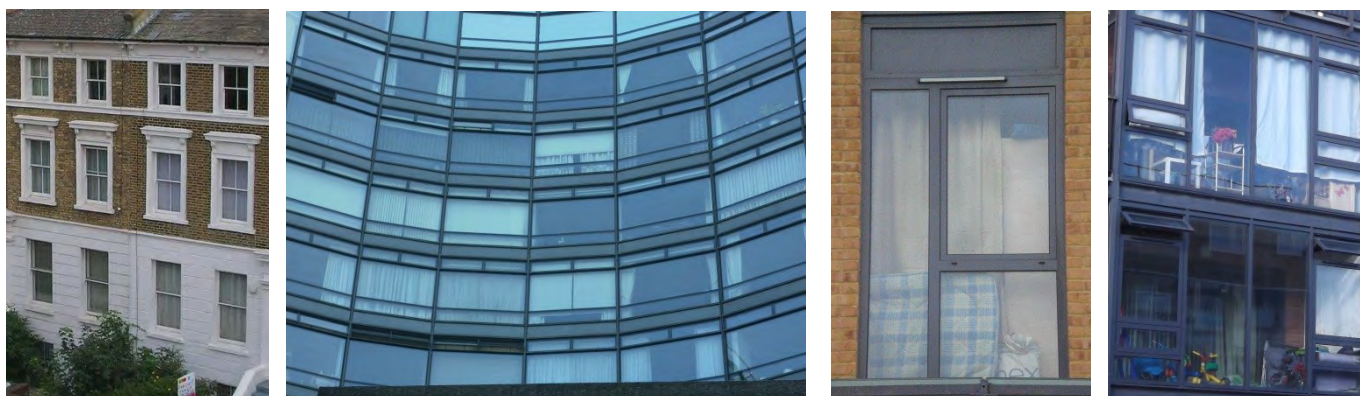
5.61 The vast majority of properties in Lambeth that pre-date 1920 have double-hung timber sliding sash windows. They were still used but to a lesser extent after the 1920s. The sliding sash window is thus a defining characteristic of Lambeth. It is a particularly successful window type because it is visually attractive and very practical. Attractiveness comes from the fact the panes rise and fall vertically rather than open outward—minimising visual clutter and this type of window lends itself to variations in detailing (glazing bars etc) to reflect different architectural styles / proportions.

5.62 The detailing of sash windows varies greatly depending on period and style. However, slender sash window joinery is largely characteristic of all periods—delicate profiles, refined internal mouldings etc. Again this detailing contributes to the visual unity of groups of buildings.

5.63 Timber side-hung casements are less characteristic of Lambeth and are generally found in the pantry or scullery of 19th C houses or in suburban house types from the early decades of the 20thC. Fixed and opening casements tend to have the same frame detailing in order to give visual unity to the composition. Steel framed casement windows are common in properties, mostly flats, from the 1930s—1960s. They are often grouped three casements within a landscape aligned opening. The use of timber window frames is common again from the 1970s onward. Many rehabilitation schemes, and some new-build development used traditional sash window types—this is still expected.

5.64 Since the 1980s many replacement windows that (particularly UPVC) have had an adverse impact on the appearance of properties (due to a change in the window type, materials or detailing )—especially where they have disrupted the visual unity of the building or any group of buildings that it forms a part.

5.65 New development in recent decades has favoured powder coated aluminium frames of slender appearance. A preference for full-height glazing in recent years has often to detrimental effect. When the glazing is too 'dominant' in the composition of the façade (more window than wall) the room interiors often overwhelm the architectural composition. Also, floor level window cills expose all sorts of personal effects to public view—often to ill effect.



Images (L—R) Stockwell Rd (Stockwell), Albert Emb. (Waterloo), Kennington Lane (Vauxhall), Brixton Water Lane (Brixton)

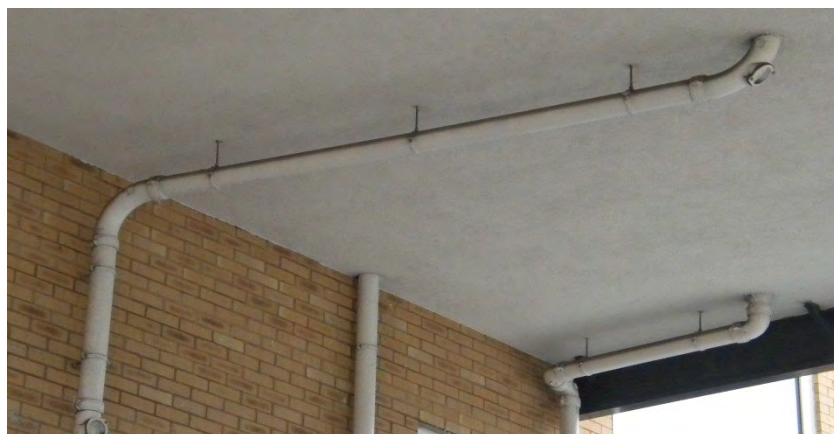
## Services

5.66 Gas supplies have been available in Lambeth since the mid 19th C. They are generally piped below ground into the property to an internal meter box. Electricity supplies, and mains water, which came later, follow the same installation pattern.

5.67 The introduction of bathrooms and wc's brought with it the need for waste water pipes. Toilets and wc's are typically at the rear of traditional domestic properties—often in closet returns and rear returns. The pipes, where external, are thus at the rear and follow a direct route to below ground sewers. Blocks of flats often have grouped services, again either located to the rear of fully integrated into the construction to avoid visual harm.

5.68 The servicing approaches outlined above are the established, traditional approach and the visual impact is minimal. This contributes in part to Lambeth's local distinctiveness.

5.69 In recent years service providers have shown reluctance to integrate services. Replacement meter boxes have been placed externally for convenience, gas pipes and cables run externally for convenience and waste pipes run externally for convenience. Boiler flues, vents and satellite dishes placed on prominent elevations; again often for convenience. The result is generally visually unacceptable clutter. Meter boxes in flat conversions are particularly problematic due to their number and plastic meter box housings are vulnerable to malicious damage. These visually intrusive alterations harm Lambeth's local distinctiveness.



Images (L—R) Wandsworth Rd (Clapham), Herne Hill (Herne Hill)  
Bottom — Clapham Park Road (Clapham), Norwood Road (Herne Hill).



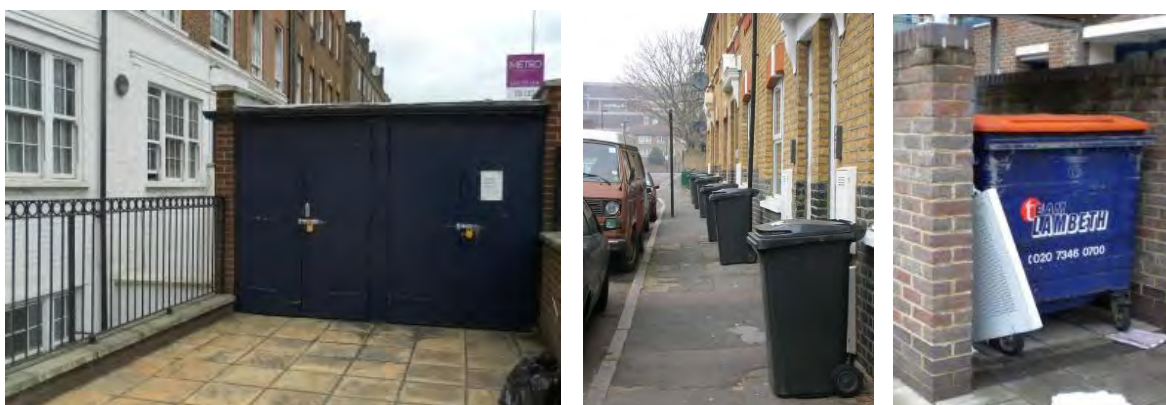
## External Storage—Refuse / Recycling and Cycles

### Refuse / Recycling

5.70 Traditionally dustbins were stored in rear gardens / yards and carried out by the dustman on collection days. A move to the use of modern wheeled bins has resulted in the storage of many dustbins in front gardens or on the street. Many larger conversions or new-build schemes have purpose-built refuse storage. If refuse storage is not properly considered

significant problems can arise for residents, the public and those responsible for refuse collection and transportation. Common issues include:

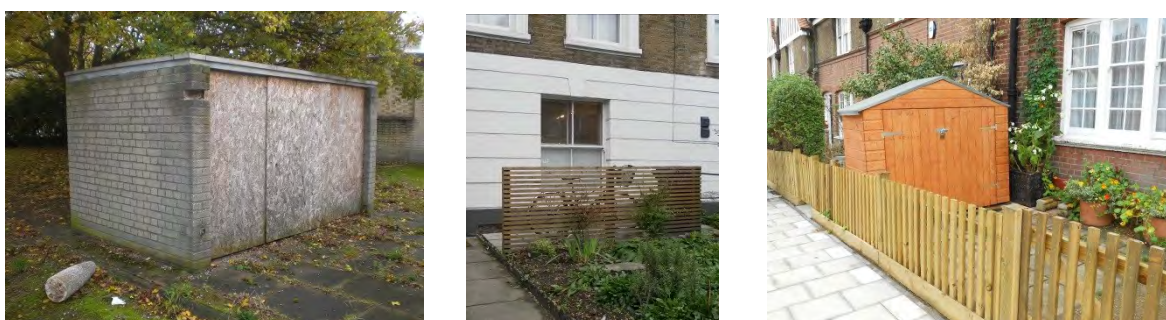
- Visual blight caused by storage containers can be extreme; the impact of bins standing (or refuse stores) on forecourts and within front gardens can be adverse both for residents of these premises and the passing public.
- Threat to public health and amenity by inadequate refuse storage. Vermin are attracted to uncontained refuse bringing the potential for disease and infection. Unpleasant odours emanating from bins and storage areas can blight the residential amenity of adjoining residents. Poor design leads to damage / maintenance issues.
- due to bins standing permanently on the street and thus restricting the footway. This can be particularly problematic for wheelchair users and people with pushchairs and restricting the view of drivers and thus have the potential to impact adversely on high-



Images (L—R) Wandsworth Road (Clapham), Lollard Street (Kennington) Lambeth Walk (Vauxhall)

### Cycle Storage

5.71 There are similar issues around cycle storage. Bikes in gardens are vulnerable to thefts, bike boxes in gardens cause visual blight, bikes stored on communal staircases present a health and safety risk, those stored within flats are inconvenient for users, lead to damaged surfaces and are often stored on balconies. Poorly designed stores can be unsafe or vulnerable to thefts—often leading to them being abandoned. These are common



Images (L—R) Limerick Close (Clapham), Kennington Lane (Vauxhall), Peabody Estate (Dulwich)

## Shopfronts

5.72 Shopfronts are found across the borough in town centres, local centres, shopping parades and in one-off locations. Pub fronts also fall into this category. The vast majority of premises with shopfronts pre-date the Second World War. Traditional shopfronts (up to Second World War), Irrespective of their individual period / style share common features-

- An integrated design with all elements carefully detailed in relation to one another and the host building. A practical composition. This can often include integrated awning (canopy) boxes and even internal shutter boxes (from late 19th C onwards). Property numbers are often clearly displayed.
- Artistic style and beauty through the use of good proportions, decorative or glazed tiles, glazing bars, carved timber, paint schemes, stained glass.
- Good quality materials and construction detailing which is pleasing to look at, neatly detailed and robust, hard wearing and weatherproof.
- Integrated signage which is subordinate to the over-all composition.

5.73 Subsequent changes shopfronts have include inappropriate alterations or replacements, loss of proportions due to overly dominant signage, visually harmful security measures—normally externally mounted roller shutter boxes and solid / perforated roller shutters. The absence of property numbers is also common place which is particularly unfortunate on long commercial roads (Streatham High Road has nos 2— over 500) where numbers assist greatly with orientation and way finding.





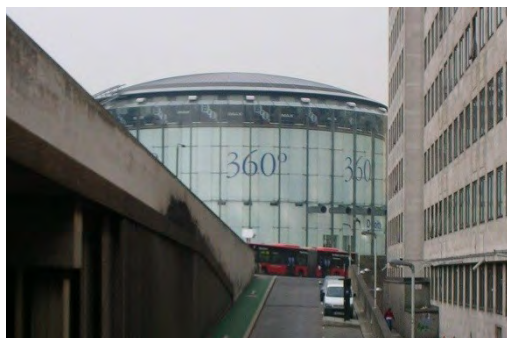
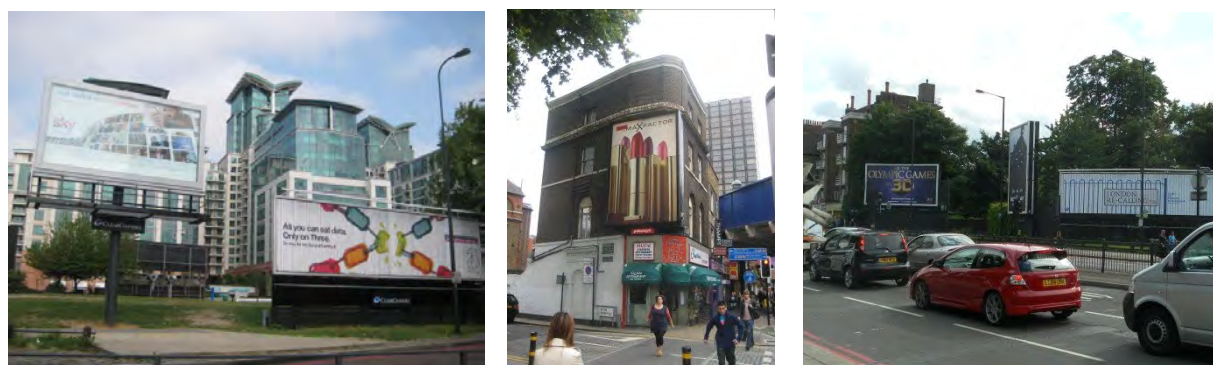
## Advertisement Hoardings

For shopfront signage see separate shopfronts section.

5.74 Hoarding advertisements are dotted around Lambeth. The majority are long-established many dating from when parts of the borough were run-down and neglected with gap-sites etc. Others are in commercial areas. They tend to take the form of large panel hoardings on gable ends, on forecourts or on boundaries. Few successfully integrate with their environment and the majority cause visual blight.

5.75 Some areas, such as Waterloo and Vauxhall, once run-down commercial areas are ear-marked for regeneration. Large advert hoardings in these areas are a hang-over from the past and generally cause visual harm. The same can be said in conservation areas and other prominent locations. Hoarding Panel adverts harm local distinctiveness.

5.76 There are every few examples of large hoarding / panel advertisements being well designed or incorporated successfully into new development. The IMAX cinema is a large, glazed drum-like building which originally displaced an art work behind glass. The art was later replaced by advertisements—the effect, contained within the glazing and integrated with the architecture—is the most successful example in Lambeth.



Top - Setting of a Grade II listed building - Norwood Road (West Norwood) , Conservation Area—Brixton Road (Brixton), Conservation Area—Brixton Hill (Brixton) .

Middle—Bondway (Vauxhall), Locally listed building—Waterloo Road (Waterloo), Conservation Area—Streatham High Road (Streatham).

Bottom—IMAX (Waterloo).

## Heritage Assets

5.77 Lambeth's historic environment is an exceptionally important contributor to local distinctiveness. The number of assets are outlined below:

A. Designated Heritage Assets:

Statutory Listed buildings	2,317 (properties <u>not</u> list entries)
Grade I	7
Grade II*	88
Grade II	2,222
Registered Parks & Gardens	8
Private Gardens	2
Public Parks	5
Cemeteries	1
Scheduled Ancient Monuments	0
Conservation Areas	62 (covering approximately 1/3 of Lambeth)

B. Undesignated Heritage Assets:

Archaeological Priority Areas	17
Locally Listed Buildings	380

N.B. There are currently no local landscape designations; this needs to be explored further.

5.78 Some of Lambeth's heritage assets are exceptional and of clear national, perhaps even international significance. For example Lambeth Palace—the official residence of the Archbishop of Canterbury or the exceptional group of post-war buildings on the Southbank (Royal Festival Hall, Royal National Theatre and the Queen Elizabeth hall / Hayward Gallery complex). Other heritage assets are of value to London—for example the former County Hall or the West Norwood Cemetery -one of the 'Magnificent Seven' historic cemeteries in Greater London.

5.79 However, the majority of Lambeth's heritage assets, whether designated or undesignated, represent the best examples of 'every day' buildings and areas. Homes, public houses, places of worship, commercial buildings, boundary enclosures, water troughs, and even milestones. Their significance often lies in the age (the majority of statutory listed buildings postdate 1800 but pre-date 1840), their intactness (only relatively unaltered examples were / are generally designated) or their rarity. For example, on the statutory list:

1,090 properties are terraced houses,  
420 are semi-detached houses,  
191 are detached houses; and  
042 are purpose-built flats.

5.80 These figures show that 1,743 statutory listed buildings are residential building types— 75% of the total.

5.81 Whilst the local list is not considered complete its figures offer a similar figures:

89 are terraced houses,  
22 are semi-detached houses,  
13 are detached houses; and  
08 are purpose-built flats.

5.82 These figures show that 132 locally listed buildings are residential building types—35% of the total. The local list is not considered complete because it was established in 2010 and not all the borough has been surveyed. Designation priority has also focused outside conservation areas. Local listing in conservation areas is addressed through the conservation area appraisal process.

5.83 Lambeth's conservation areas follow a similar pattern. A total of 55 of the 62 conservation areas are largely residential in character.

5.84 Lambeth's character generally is largely 19thC and residential and therefore the majority of heritage assets will fit these characteristics. Lambeth's statutory list was last revisited comprehensively in 1981. Statutory listing has, by and large, identified most buildings of national interest but there are inconsistencies.



5.85 Local listing, whilst not yet complete, is being used to give recognition to the 'best of the rest' - for example those that are of a quality comparable to statutory listed buildings. More work is required in this area.

5.86 Conservation area designations tend to overlap with concentrations listed buildings. As a result only 12% of statutory listed buildings and only 36% of locally listed buildings are outside conservation areas. However, in some conservation areas there are few listed buildings—here it is often the very ordinariness (often reinforced by intactness) of the properties which is a key characteristic of their special interest.

5.87 Designation is exceptionally difficult when dealing with large numbers of relatively common building types, especially residential buildings. In order to ensure that local designations are not 'devalued' careful selection is essential; additional considerations such as intactness often come into play. Indeed it is often this intactness which local designation seeks to protect.

5.87 However, great selectivity means that much attractive, well-built and characterful development will never be designated. This does not mean they are not of some value to Lambeth—these areas contribute a great deal to Lambeth's general character / local distinctiveness and also to that of greater London's. An understanding and appreciation of positive and negative attributes is therefore considered justified to ensure the best attributes are respected and the worst not replicated.





## 6. Conclusions

6.1 The following pages present the results of the site survey of 15 OS grids (labelled A—O for clarity) within 5 sample areas as set out previously. The information is presented as descriptive text and corresponding photographic record. The surveys were undertaken in the summer of 2012.

6.2 It should be noted that limitations of space prevent the display of all survey material or all photographs. The photographs, taken at the time of survey, are to indicate the general character of the study area and can not be exhaustive. Similarly the text. Officer assessment, however, has been of all survey information and all photographs taken

6.3 The five general presumptions set out in para. 4.5 (repeated below) have generally been proved correct by the survey.

- 1) The northern-most part of the borough is city / urban in character. The further north you go the closer the character gets to that of central London.
- 2) The character of the main body of Lambeth is urban and residential—dating largely from the mid 19th Century to early 20th Century.
- 3) The southern-most part of the borough is most likely to contain privately built suburban development from the late 19th and early—mid 20th Centuries.
- 4) Being a second phase of development on brown-field sites 20th Century council housing estates are generally equally distributed across the borough.
- 5) Topography does not generally influence the nature of the built form.

However, it has to be noted that these are 'general presumptions and that exceptions exist.

6.4 The detailed presumptions set out in para. 4.6 (listed below) have been outlined in detail in Section 5. These too have largely been supported by the survey work. However, again, it should be noted that space limitations in this document have not permitted detailed exploration of matters.

- 6) Urban Grain, townscape, landscape character
- 7) Site Layout
- 8) Built Forms
- 9) Building Materials
- 10) Detailing / Articulation
- 11) Fenestration
- 12) External Storage—bins and bikes
- 13) Shop fronts
- 14) Advertisement Hoardings
- 15) Heritage Assets

### Conclusion

6.5 The presumptions made in section 4 of this document are based on detailed working knowledge of the borough. In that section text and photographs have illustrated that the presumptions are indeed dictated by local circumstances. The sample survey, has proved a successful means of testing those presumptions and proving them correct. The presumptions made here in Section 4 can thus be considered to identify the key aspects that contribute positively to Lambeth's local distinctiveness and those elements that, whilst found locally, do not contribute positively.

## Analysis—Survey— Study Area 1 - Grid A—OS map sheet 3179 NW

Context—Urban / City

Topography—Flat

Very busy urban environment

The hierarchy of roads contribute to the ease of access and good connectivity along the main roads.

Major infrastructure in form of Waterloo Railway Station -occupies a substantial footprint which significantly influences the layout and contours of this area—disrupts street layout and is an obstacle.

Major buildings and commerce to Waterloo Road—Edwardian Fire Station, Old Vic Theatre and listed former HQ building—Waterloo House.



Mixed urban environment. 19th Century terraced properties predominate. Those to Lower Marsh and The Cut occupied by retail units at ground floor. Heights range 2—5 storeys.

Side streets mostly residential. To the south of the site, housing is characterised by a mix of interwar estates and Victorian terraces— and to the west of the site, late 20<sup>th</sup> century buildings and large Victorian tenements dominate. Strong established building lines. Repetitive built forms. Only a small proportion of residential dwellings contain front or rear gardens and as a result the residential areas lack greenery.

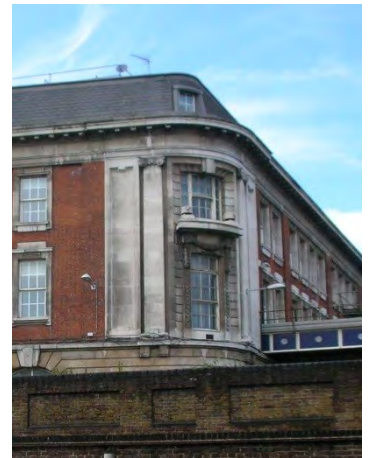
Victorian facades often feature ornamental detailing. Roofscape varied. London roofs and mansards to Lower Marsh. Pitched roofs elsewhere. Shopfronts of varied quality. Many have overly dominant signage and externally mounted, solid roller shutters.

Substantial Interwar housing estates of walk-up blocks. These large imposing and formal with sash windows. They form perimeter blocks offer escape from busy main roads with central courtyards. Waterloo Millennium Green Park is an exception providing a welcome relief of soft landscaping in a built up dense urban area.

Brick is the dominant material, with render, Portland stone, concrete and cladding panels featuring less often. Portland stone used on high status buildings—station façade elements and Waterloo House, Waterloo Road.

Millennium Green is the largest open space— and informal park with lawns and trees. Emma Conns Gardens is a small hard space. Pocket Park to Ufford Street.







#### 4. Survey Results— Study Area 1 - Grid B - OS map sheet 3178 NW

Context—Urban

Topography—Flat

Kennington Road is main arterial route N—S. It has the grandest and oldest properties—imposing early 19th Century houses—mostly in short terraces.

The side streets are slightly later in date with more modest terraced properties lining conventional streets. Small urban squares at St Mary's Gardens and Walcot Square.

Properties typically sit in small to medium plot sizes of regular form. Small front gardens add welcome greenery to streets. Larger rear gardens are private.



Buildings are largely of brick construction with limited stucco and stone detailing, particularly around windows and doors, and polychrome brick. London roofs and mansards dominate. Original features include period railings, street lamps and walls.

The Georgian properties are simple with lintels and window surrounds detailed in white. Both Georgian and Victorian properties have attractive front entrances. Mid Victorian properties feature polychrome brick, architectural ceramics, cast stone, stained glass and original iron railings. Single storey bay windows also add visual relief to the otherwise flat street elevation and chimneys break up the skyline.

The LCC walk— up blocks to China Walk Estate have attractive central gardens and formal arrangement.

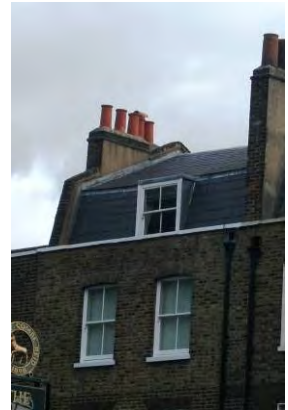
Isolated pubs dot the area. One small shopping parade—generally poor quality shopfronts and external roller shutters. One petrol filling station.

Larger residential blocks of Ethelred Estate constructed in the mid 20<sup>th</sup> century are clustered around the main road to the SW of Lambeth Walk Open Space. Large brick and concrete blocks with little ornamentation. Parking courts create car dominated public realm in places. Shrubs and planters in place to soften the hard building lines. Legibility on estate not good. Orientation difficult for visitors. Locating block entrances difficult.

Two residential tower blocks on edge of estate have been over-rendered in white as part of a recent refurbishment—highly visible as a result.

Lambeth Walk Open Space, a space created by urban clearance, is not quite complete with elements of historic housing remaining. This adds to the disjointed character here. Adjoining listed former secondary school is vacant. Listed telephone kiosk adds richness.







#### 4. Survey Results— Study Area 1 - Grid - C— OS map sheet 3077 NE

Context—Urban

Topography—Flat

Fragmented urban environment of very mixed character.

One isolated villa survives from 1st phase of development around The Oval. Georgian terraces on Harleyford Road.

Victorian development prevails in the form of tenements, houses and commercial premises including gas works to the north of the grid. Historic school buildings and the gas holders add architectural interest.

Bonnington Square has an unusual layout—an urban square without a central space—the central part filled by tightly packed terraces.

Ashmole Estate is a combination of inter-war LCC walk-up blocks and post-war development including tall residential buildings, terraces of two storey houses and mid-rise flats. Unusual railings made up of surplus wartime stretchers.

Two main focal open spaces are Vauxhall Park (public) and The Oval cricket ground (private). Oval has living walls to perimeter of the stand on S side.

Buildings are largely constructed with brick with the infrequent use of render. Glass is used for more modern buildings. Pitched and hipped roofs are the predominant roof type but some London roofs. Intricate period features are abundant. Georgian properties exhibit parapets (to London roofs). Good entrances—porches and doorways. Small front gardens. Tiny rear yards to the Victorian houses. Post-war terraces very plain.

The traditional permeable street pattern is disconnected in part due to the Ashmole Estate and in part due to the presence of a school and convent. High boundary walls that edge the housing estate lack animation and fail to integrate with the surrounding streetscape. Secluded rows of garages do not benefit from natural surveillance.

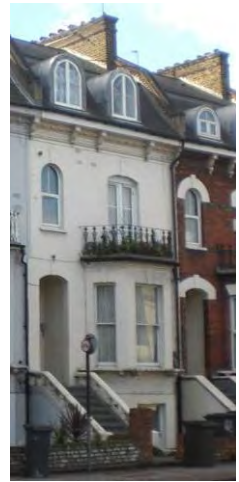
The homogeneity and style of Victorian terraces of Bonnington Square add character to streetscape. The unusually lush urban street planting makes this area quite unique.

Modern offices (Cobalt House) along Harleyford Road crudely mimic traditional buildings.

Greenery is of abundance with leafy streets, green verges between buildings, and soft landscaping at Vauxhall Park and at the community garden off Harleyford Road. Nearly a third of residential properties have front or rear private gardens.









#### 4. Survey Results— Study Area 2 - Grid D - OS map sheet 2976 SE

Context—Urban

Topography—flat

The area is almost wholly residential interspersed with a mix of building uses which provide services for the local community.

Larkhall Rise cuts diagonally across the grid and separates the two main character areas. To its SE are mostly Victorian residential streets. To its NW side is mostly inter-war development in the form of LCC type walk-up blocks.

The former successfully form a secure environment—legible streets and clearly defensible space of modest front gardens. The terraces sit in narrow plot sizes and form perimeter block development which leaves the rear gardens secluded and private. The Victorian houses are abundant in architectural ornamentation.

The interwar LCC type estates are formed of imposing blocks arranged around courtyards. These blocks are large but carefully detailed and well massed. Period detailing which give character; wrought iron balconies, pediments above doors, dormer windows on contrasting red mansard tile roofs, horizontal banding, Gibbs surrounds, tall chimneys and decorative plaques.

The spaces are shared and communal rather than private. The courtyards are largely free of parking which is segregated to the perimeter. Whilst creating a secure environment and residential community for occupants, the estates segregate their residents from the surrounding neighbourhood and are not legible in the same way that streets are. Their built form discourage casual approach but the courtyards are pleasant and easily navigated.

The area in general is verdant in appearance and benefits from leafy front gardens, tree lined streets and banks of grass surrounding the estates.

A number of public / community buildings of quality add interest—the Clapham Police Station is a Victorian red brick in the distinct London style. A Ragstone church—Christ Church—and associated Vicarage are also of note.

Brick predominates. The modern development on Smedley Street / Union Road is timber clad. The timber is developing a patchy appearance.

To the north of the grid, overlooking Larkhall Park is a tall building (euro Tower) with exposed concrete frame and aggregate panels.









#### 4. Survey Results— Study Area 2—Grid - E - OS map sheet 2975 NW

Context—Urban

Topography - Flat

This grid is in central Clapham immediately to the north of Old Town which is the historic core.

Rectory Grove and North Street cut north—south. These are the main routes off which run numerous side streets.

The junctions of North Street and Old Town have pubs, restaurants and retain uses; however, the character is largely residential. Some Georgian properties line these main routes but the majority of development is mid—Late Victorian.



There are also distinct pockets of infill urban renewal housing from the late 1970s / early 1980s.

Georgian properties are generally simpler architecturally and quite plain. The Victorian development is virtually always in formal terraces. The houses vary greatly in scale from modest cottages to grand townhouses. The grandest ones to Grafton Square have rendered facades but generally brickwork offers homogeneity and uniformity across the periods.

The 1970s estates are low-rise and follow a vernacular revival form. They are in brick and their form and massing is a contemporary interpretation of Georgian development albeit without any ornamentation. They include pedestrian walkways and parking courts but they are generally successful and attractive.

Irrespective of period there are unifying factors—a highly legible layout of main streets and side streets. Very permeable. Housing plots are rectilinear and terraces are uniform. Front gardens are attractive and define public and private space well— boundary hedges and climbers across facades of houses and small intensively planted front gardens. To the contrary some flatted development is set back behind high brick boundary walls on Rectory Grove—the result is a dead frontage giving a negative impact upon the streetscape.

Perimeter block layouts make rear gardens secluded and private.

There are a number of sizeable landmark buildings to the south including; Clapham Manor Primary School (with its colourful extension) and former church on Grafton Square. Maritime House is overly large but attractively formed and detailed. The 1960s Clapham fire station is utilitarian and unattractive.

Grafton Square is the only meaningful open public space.







#### 4. Survey Results— Study Area 2— Grid F— OS map sheet 3074 NW

Context—Urban

Topography—Rising ground to S

Positioned in the centre west of the borough, this area is largely residential in character. There are clusters of commercial and former industrial uses.

The main property types are the , late 19<sup>th</sup> century and early 20th Century terraced houses and semi-detached. Villas survive in places along Kings Avenue. These roads are largely tree lined and form a legible grid.

The houses sit in rectilinear plots with modest front garde and private rear gardens. Perimeter block development gives good natural surveillance.



Whilst constructed in brick many of these houses have subsequently been painted. Many of the early 20th Century houses exhibit neo-vernacular details—such as rendering an ornamental porches. There is much cast stone ornamentation and polychrome brickwork. Buildings in general range from two to three storeys in height. The pitched roof is the predominant roof type with London roofs, and occasionally hipped and mansard roofs, featuring less often. Properties are mainly constructed in brick and in some cases render.

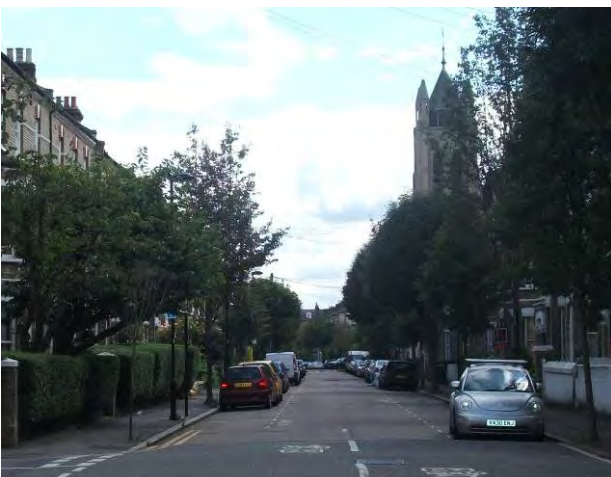
Former commercial property is generally utilitarian, in brick and from the 19th Century. The former Tuborg Brewery has a striking mural.

There are some poor quality 1930s flats and conversions to Kings Avenue. Modern development varies in character. There is a striking single storey 1970s school. Some 1990s terraces housing creatively reinterprets the Victorian terrace in a post-modern way. The most striking infill is a large glass house on Lyham Road—it is striking for its sleek lines and contrasting materials but not out of context due to the variegated character.

A former Board School at Prague Place and some public houses add architectural interest to the otherwise understated character. The church spire viewed along Lambert Road is a local landmark. There is a historic drinking trough on Kings Avenue.

There is a lack of open green space, parks, squares and allotments; however the green and leafy private rear gardens do much to compensate the lack of greenery.







#### 4. Survey Results— Study Area 3 - Grid - G - OS map sheet 3176 NW

Context—Urban

Topography—Flat

Brixton Road runs N—S. On its W side the character is that of 19th Century development of conventional form. On the E side the character is largely that of post-war council flats.

A sizeable portion of the East side was the Myatts Field Estate / Mostyn Gardens which at the time of survey was being comprehensively redeveloped.

Brixton Road provides the primary thoroughfare connecting and focusing surrounding minor roads. Georgian housing is the predominant form with the exception of a few commercial units at ground level and a number of community buildings.



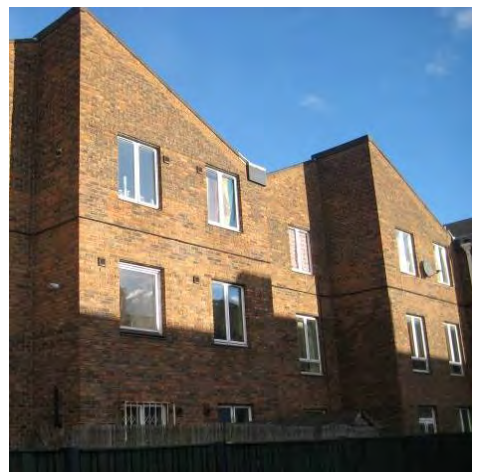
A homogeneity of Georgian / Victorian terraces, semi-detached houses and villas creates a rhythm and uniformity to the streetscape. The harmony of the stucco dressed terraced houses along the secluded tree lined Russell Grove creates a pleasant visual uniformity. The red brick Victorian flats on Cranworth Gardens have cast stone details. These traditional streets have formal development in rectilinear plots along strong building lines. Small front gardens and private rear gardens prevail. Front gardens define properties well. Brick is the common material often with stucco or stone dressings. Roads are largely tree lined and leafy. Gardens, private and communal have mature trees and soft landscaping

There are few landmark buildings. A former pub (now a Tesco), on Brixton Road has some interest but the forecourt is a cluttered mess. A polychromatic retirement home on Brixton Road is a successful 1990s attempt to reinvent local Victorian character.

The post-war estate to the E side of Brixton Road is introverted and does not address the road well. The blocks themselves are plain and in brick—lacking in any real architectural character. The railing treatment to Brixton Road prevents permeability through the site and there is an obvious visual division between housing tenure by their clearly different forms—the historic buildings, although rehabilitated by the council in the 1970s are now largely privately owned.

The Myatts Field Estate was sufficiently problematic that it warranted demolition. Some remaining blocks exhibit left-over spaces and unwelcoming legibility / access. However, some of the Council housing is successful in terms of its form and design. Attempts at designing in context—normally low-rise and in brick—have successfully reinterpreted Georgian forms of development with angled roofs and plain brick facades.







#### 4. Survey Results— Study Area 3— Grid H - OS map sheet 3171 NE

Context - - Urban

Topography—Rising ground to N

Railway embankments and viaducts transect this grid. The surrounding area is characterised by a fine urban grain and regular arrangement of residential streets.

Building plots are rectilinear and the majority of properties are terraced or semi-detached—dating from the mid—late 19th C. Majority of properties 2—3 storeys.

Street facing gardens add greenery and clearly define private space. Perimeter block layouts make rear gardens very private.



Victorian properties feature single storey bay windows, polychrome brick string courses, tapered polychrome brick lintels, paired doors, front facing gable ends and paired sash windows which add visual relief to the façade. London roofs, pitched roofs and hipped roofs are common. Trains passing on the elevated viaducts have roofscape views of the area.

Some infill development. New additions are often pastiche, constructed to blend in. However, the different periods of construction are evident in the quality of the brick work and materials vary.

Shops, a former pub and place of worship are focused on Railton Road which is the main route serving the side streets.

The Loughborough Estate (Guinness Trust) sits between the viaducts to the N side of the grid. This is an estate of five storey 1930s walk-up blocks in stock brick with flat roofs. They are aligned in formal rows with gardens and parking courts between. Understated modernist aesthetic.

Two storey Council maisonette blocks in red brick, render and tile hanging occupy a number of bomb sites. These date from the 1950s.

On Regent Road is a pocket of post-war terraced housing in brick. They site in regular plots like their Victorian counterparts but are arranged at right angles to the road facing into open courtyards. This creates safe places for childrens' play but appear to be a wasteful use of urban space.

There is a small pocket of 1970s Council housing on Milkwood Road (SE corner of grid) . The properties are two storeys in brick and of the 'patio house' type—each having a small private patio garden. A pedestrian route runs through site. Houses are introverted and natural surveillance isn't very good as a result.







#### 4. Survey Results— Study Area 3— Grid I - OS map sheet 1374 SE

Context—Urban / Open Space

Topography—Rising ground to S

The majority of this grid is covered by Brockwell Park which is the parkland of a mansion (Brockwell Hall) which was converted to a public park in the late 19th Century.

Mature trees are an important landscape feature. The views from elevated ground north to London are noteworthy.

The remaining northern part is of mixed urban character—the district centre around Herne Hill Station, terraced 19th C housing and post-war blocks of flats.



Positioned to the east of the borough, Brockwell Park a vast, piece of open parkland bisected with footpaths and scattered with trees. The park is edged with modern reproduction railings. Brockwell Lido is the main feature of this area. It is a large art deco style building constructed in the 1930's. This feature is responsible for attracting the majority of the activity to the area. It fronts on to the main road but has entrances into Brockwell Park.

Dulwich Road has a variety of 19thC building types. Imposing semidetached houses back onto the park, opposite are modest terraces with London roofs. Rectilinear plots, common building forms, small front gardens, private rear gardens. There are a number of ornate public houses.

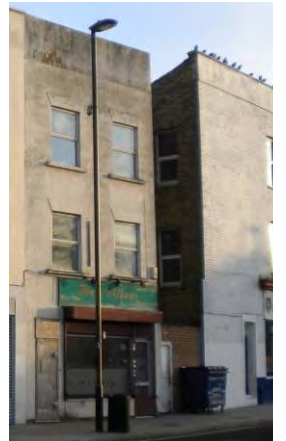
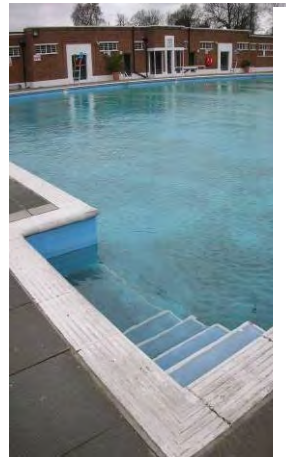
The townscape around Herne Hill Station is quirky and does not follow the regular plot and street alignments seen elsewhere. This is the result of historic ownership patterns and creates an intimate and rich townscape. The mostly 19thC properties have shopfronts at ground floor. To Dulwich Road solid roller shutters and poor signage predominate, some have been rendered to ill effect on others stucco detailing is in very poor condition (often missing). The area outside the station is smarter in character and attractively hard landscaped and accommodates a street market.

The post-war residential blocks are large and dominant. Meath House is a large slab block—8 storeys with a modern curved roof. It has an articulated concrete frame and balconies. It is very prominent in relation to the park and its bulk restricts views towards the city.

There are two 20 storey tower blocks to the north of the park. These were built by Lambeth Council in the 1960s and are hexagonal in plan and strongly articulated with a picturesque roof form. They are in concrete with projecting balcony / winter gardens. Their ground-scape is carefully landscaped but defensive in character—with concrete retaining walls and sweeps of retained granite setts.

Again, they restrict views from the elevated pathways of Brockwell Park.







#### 4. Survey Results— Study Area 4— Grid J - OS map sheet 3072 NE

Context—Urban

Topography— Rising ground from W and E to centre of the grid. The hilly terrain produces wider views to the SE.

This area is largely comprised of the Leigh Court Estate which was laid out in the 1900s. The road layout is a highly legible and orderly. The roads are wide and this gives a spacious character even though the properties are tightly packed.

Almost entirely residential in character. The property types are mostly semi-detached and terraced houses. There are also a large number of Tyneside flats.



Perimeter block development is efficient. Small private front gardens providing defensible space and modest gardens to the rear are secluded. The narrow plot sizes form a tight character and orderly layout. Red brick, glazed brick, terracotta. Stock to rear.

St Margaret's church sits at the heart of the area. It is faced in red brick, as are the majority of houses. Its tree lined grounds bring welcome greenery; as do street trees.

The Edwardian properties are very ornate with terracotta and glazed brick detailing, corner turrets and gables. This is the 'estate' house style—Queen Anne. The repetitive rear returns are common.

The streets further north have more conventional housing from the inter-war period. These are typically suburban style semi-detached houses but on quite tight urban plots—the spaces between buildings are not generous. These have vernacular revival detailing and often exhibit stained glass windows, deep projecting porches topped with gable roofs, bow bays covered with sections of hung tiles and brackets under overhanging eaves.

Despite the area boasting a small park area with recreational space at Hillside Gardens to the south, the remainder of the grid lacks open space which detracts from the quality of the public realm.

Infill development successfully integrates with prevailing architecture sensitive to the rhythms and styles of neighbouring buildings. Pitched and hipped roofs are the predominant roof type, with gable roofs utilised less frequently. Period features and intricate detailing produce highly animated building facades. All buildings in this area are constructed with brick with the occasional use of render as a surface material.







#### 4. Survey Results— Study Area 4— Grid K - OS map sheet 3070 NW

Context—Urban / Open Space

Topography— ground rising to the NE

Streatham High Road dissects the grid. To its West side the character is urban. To its east side lies Streatham Common—an historic open space.

Streatham High Road, a major thoroughfare, is fronted to its West side 19thC and early 20th C development. The quality and condition are varied. Some imposing houses have been converted to commercial use. There are purpose-built shopping parades, and some blocks of inter-war flats. Landmark church tower. Busy traffic dominates. Shopfronts and signage are poor. Buildings are generally shabby.



The Junction with Streatham Common North side contains the War Memorial Green with memorials but opposite a landscape area has obtrusive hoarding advertisements.

A large major purpose-built supermarket, whilst covering a large footprint and bulk, is well screened off Streatham High Road. The design is 1980s Neo Vernacular and it is well executed with quality materials. A red brick listed coffee house adjoins.

The abundance of Edwardian property and Edwardian period features combine to form a cohesive area to the south of the common. These are deceptively large houses of deep plan—Streatham Lodge Estate.

The side streets to the West side of Streatham High Road are more varied in character. There are a mixture of Victorian houses, inter-war houses and blocks of flats. There have been many flat conversions. Some building alterations (rendering, loss of detail etc) have been harmful. Interwar housing tends to be of the lower quality often featuring tile hanging. Plots are rectilinear, front gardens small. Perimeter block development makes for private rear gardens.

Substantial interwar blocks of flats—three storeys with mansard—area white rendered and aligned in uniform rows.

The streets are wide and despite lacking in street trees, benefit from the placement of bushes and plants in front gardens.

Streatham Common contributes to the leafy open plan character as the ground rises views westward improve.







#### 4. Survey Results— Study Area 4— Grid L - OS map sheet 2972 SE

Context—Urban / Suburban

Topography—rising ground to E

Tooting Bec Common occupies the SW corner of this grid and provides the only public open space. It is open and tree lined.

The area is generally suburban in character although it becomes more urban as you move East towards Streatham High Road.

The houses largely date from the late 19th C and interwar periods.

The road layout is not regular— reflecting historic ownership patterns and the character of more informal inter-war layouts. Trees and shrubs are abundant in gardens. Most inter-war front gardens are large enough to accommodate a parked car.

However, the plots generally take the conventional form—rectilinear with a modest front garden and larger rear garden. The rear gardens of the inter-war properties are particularly generous—this is not apparent from the street because the gaps between houses are relatively tight but clear from the map above.

Detached properties tend to be the oldest ones, and terraced from the latter decades of the 19thC semi-detached from the inter-war period. The grandest houses historically fronted Tooting Bec Common. Some remain. There has been much redevelopment here too.

Smaller, late 19<sup>th</sup> century terraces have porches lined with architectural ceramics. The large 19th C houses, often detached, feature Italianate detailing and stucco ornamentation. The later examples have polychrome brick work and a wide range of ornamentation and detailing—often in stone (real and cast).

Semi-detached inter-war houses are common. Typically two storeys and symmetrical. A heavy use of street facing gable ends and front projections are also employed, creating a pleasant rhythm in the street. Building forms are often repetitive but detailing is varied for variety—for example some houses are half-timbered whilst others are rendered tile-hung. Neo-vernacular style prevails. Clay tiled roofs.









#### 4. Survey Results— Study Area 5—Grid M - OS map sheet 3772 SW

Context—Suburban

Topography—Rising ground to West and South West

Open spaces dominate this grid—a large area of allotment gardens, a playing field and other public open spaces.

The contours and hilly nature of the site provide distant views and contribute to the character of openness.

Residential roads dissect these spaces and are generally lined with housing. All Saints Church at the junction of Rosendale Road and Lovelace Road is the only landmark.



The sweep of housing on Lovelace Road / Rosendale Road effectively screens the allotments from open space. These houses have generous rear gardens which, again, are not apparent from the public realm.

Birkbeck Hill and Thurlow Hill to the south of the grid and Dalkeith Road to the north have a tighter character with narrow plot sizes. These traditional urban properties have lost much of their stucco detailing and rendering has altered facades. London roofs prevail here.

Edwardian properties in stock brick and red brick exhibit typical stone details. The substantial early 20<sup>th</sup> century houses along Lovelace Road and Rosendale Road feature hip-to-gable roofs, red hung tiles, wide bay windows, roughcast render.

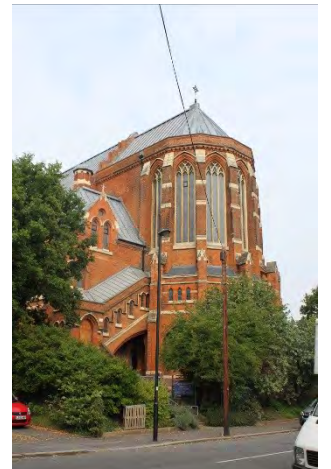
Housing is typically large Interwar detached and semi-detached property arranged around a curved and organic layout. The larger plot sizes gives an impression of a spacious environment. Buildings in this area are almost entirely of brick construction with an infrequent use of render as a surface material. Pitched roofs are the predominant roof type.

The Pymers Mead Estate is part of the historic Dulwich Estate which owns much of Dulwich and exists to support Dulwich College. It redeveloped much of its land holdings in the post-war decades and Pymers Mead is an interest example for its non-traditional innovative approach.

On Pymers Mead rows of terraced townhouses form small perimeter blocks. They front parking courts and at the rear, rather than private rear gardens, they have private patios which overlook a communal garden.

To the north of Walkerscroft Mead are streets an unusual tightly packed bungalows and two storey houses which interlock around patio gardens. Wide roads, planted verges and communal landscape—a characteristic of the Dulwich Estate generally—compensate for the density of this development. Key to the success of these innovative and unconventional estates is good maintenance and management.







#### 4. Survey Results— Study Area 5—Grid N - OS map sheet 3172 SE

Context—Urban

Topography— rising ground to W.

This grid is dissected diagonally by the railway line cutting.

Norwood Road runs N—S and provides a high street function. It is lined with mostly late 19th C and later commercial premises with ground floor shops. Shopfronts, roller shutters and signage are generally of poor quality design.

St Luke's church provides a landmark at its S end. Here also is the entrance to the historic West Norwood Cemetery.



To the west of Norwood Road are residential streets of large properties on generous plots including early 19th Century villas and semidetached houses with decent front and rear gardens. These roads are broad and leafy.

To the west of the grid the topography of rising ground has affected the road layout—main routes run up the hill and side street run across the slopes. Most of the development is late 19th Century in date—terraces, or inter-war—semi-detached houses. However there are large housing estates and infill development

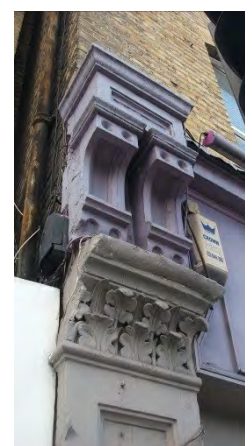
The early 19th Century houses on Bloom Grove, with their triangular square and Italianate details are a good example of historic properties that were rehabilitated by the Council in the 1970s. Most of the other housing is of the ordinary type exhibiting forms and detailing found across Lambeth—London roofs etc.

Everything up to the post-war period generally follows traditional forms. The plots are rectangular and the houses regular in form. Small front gardens and private rear gardens prevail. Some 1970s terraced houses on Landsdowne Hill (built by Lambeth Council) replicate this pattern.

Pre-war flats tend to be poor quality. The post-war Your Hill Estate has large LCC style walk-up blocks aligned around landscaped communal gardens. The 1970s Hainthorpe Estate is a 1970s approach at designing in context. Stock brick and mansard roofs are used to blend with the locality but parking courts and informal layouts make it illegible and unwelcoming in places.

Royal Circus has an imposing presence to the West side of the grid. However, in reality its character is very understated. This large circular space is a generously landscaped garden containing a modest residential block—the spacious character and generous landscaping created an introverted and secluded character which is unusual in this locality.







#### 4. Survey Results - Study Area 5 - Grid O—OS map sheet 3370 NW

Context—Urban

Topography—Rising ground to S

Central Hill and Westow Hill cut diagonally across this grid. Everything to the S of these roads is in London Borough of Croydon and has not been surveyed. The remaining Lambeth section is described below:

An area of two character types. Firstly 19th C housing and secondly the Central Hill Estate—a large 1960s council estate.

The earliest housing lines Gipsy Hill and its east side—modest stucco villas, semi-detached houses and short terraces with classical detailing.

Much of the detailing is in stucco which is often missing or in poor condition. The painting and rendering of brickwork has generally had an adverse effect.

To the west of Gipsy Hill the surviving 19th Century houses are slightly later and grander—with Gothic Revival detailing. The differences in plot sizes is clear from the maps but all share characteristics of strong building lines, modest front gardens and larger rear gardens. They line conventional streets laid out in a regular pattern.

The historic church tower is a landmark. Other good buildings include a former red brick dairy at 72—74 Gipsy Hill and an inter-war police station on Central Hill.

The Central Hill Estate was built as part of a comprehensive redevelopment in the 1960s. Large blocks aligned with the contours of the slope step up the hill and have balconies that benefit from great views northward. This is one of the few locations where topography has influenced built form in Lambeth. Architecturally they are of little merit and the pedestrianized walks, ways and stepped routes between them are unwelcoming and illegible. The

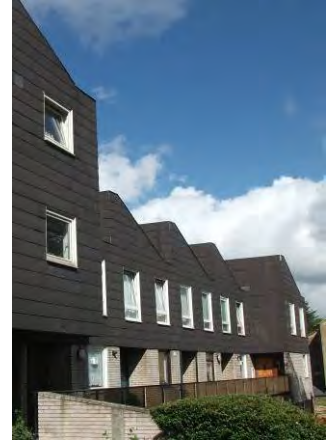
Pear Tree House, Lunham Road, a block designed by Ted Hollamby is said to contain a nuclear fall-out shelter at basement level. Groups of single-storey patio houses are introverted along a pedestrian walkway—Alexandra Walk.

A two and three storey group at the corner of Gipsy Hill and Central Hill are perhaps the most successful on the state. In grey brick and slate hanging their basic forms and roof profiles they to reinterpret traditional forms, The scale is domestic and the layout not intimidating. The boundary wall to Gipsy Hill includes a memorial bench commemorates police surgeon Dr Gandy and his son who lived in a villa on this site.

A short section of Westow Hill occupies the SE corner of the grid. This is commercial in character and relates to the Upper Norwood town centre. The varied terraces of properties, mostly 19th Century in date have shopfronts at ground floor. Poor design, roller shutters and visually dominant signage detract in places.









**This document was prepared by Lambeth Council's**

**Conservation & Urban Design team**

**2012**