

# Brixton Conservation Area

## Conservation Area Statement



March 2012

  
Lambeth

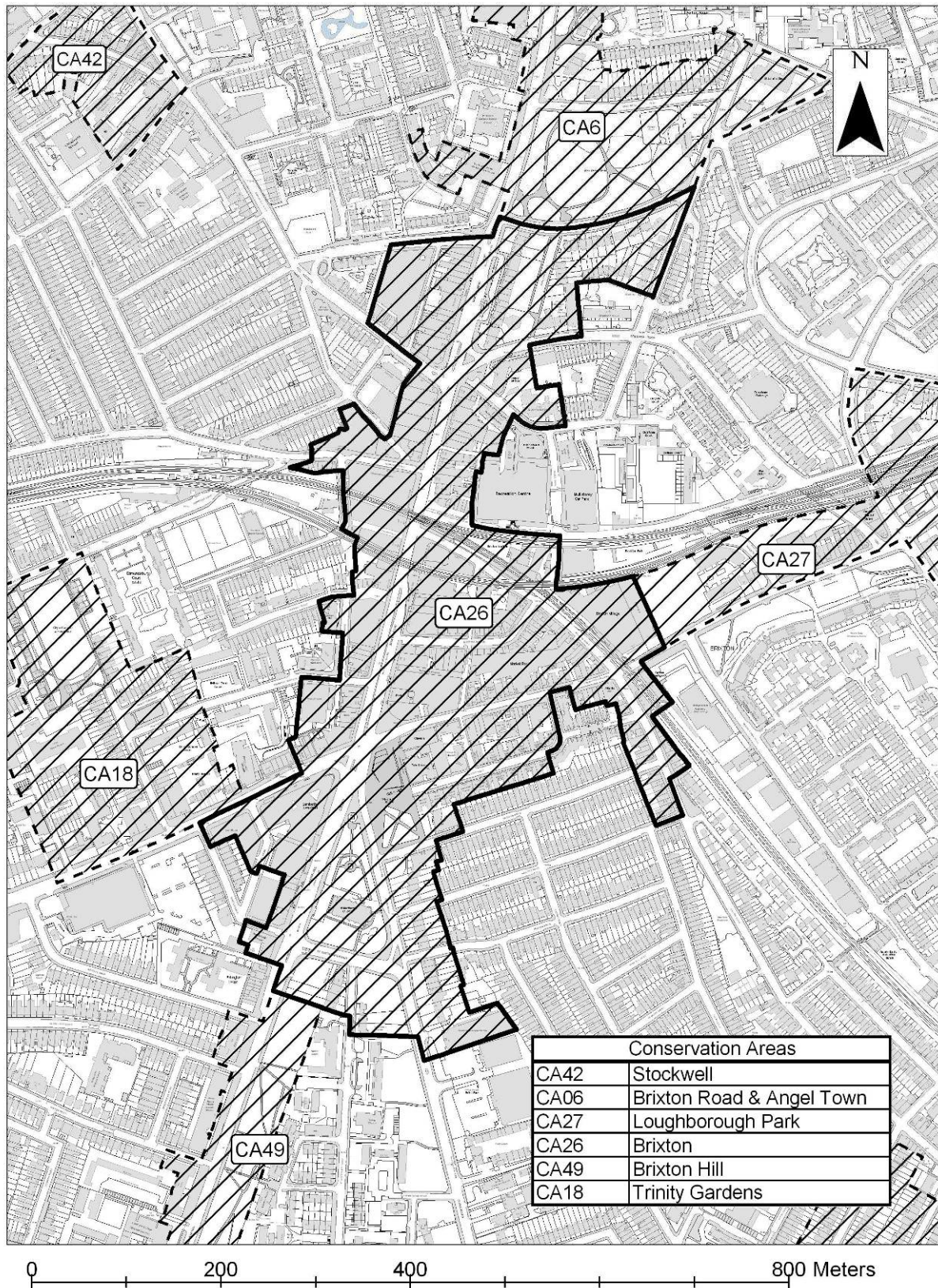


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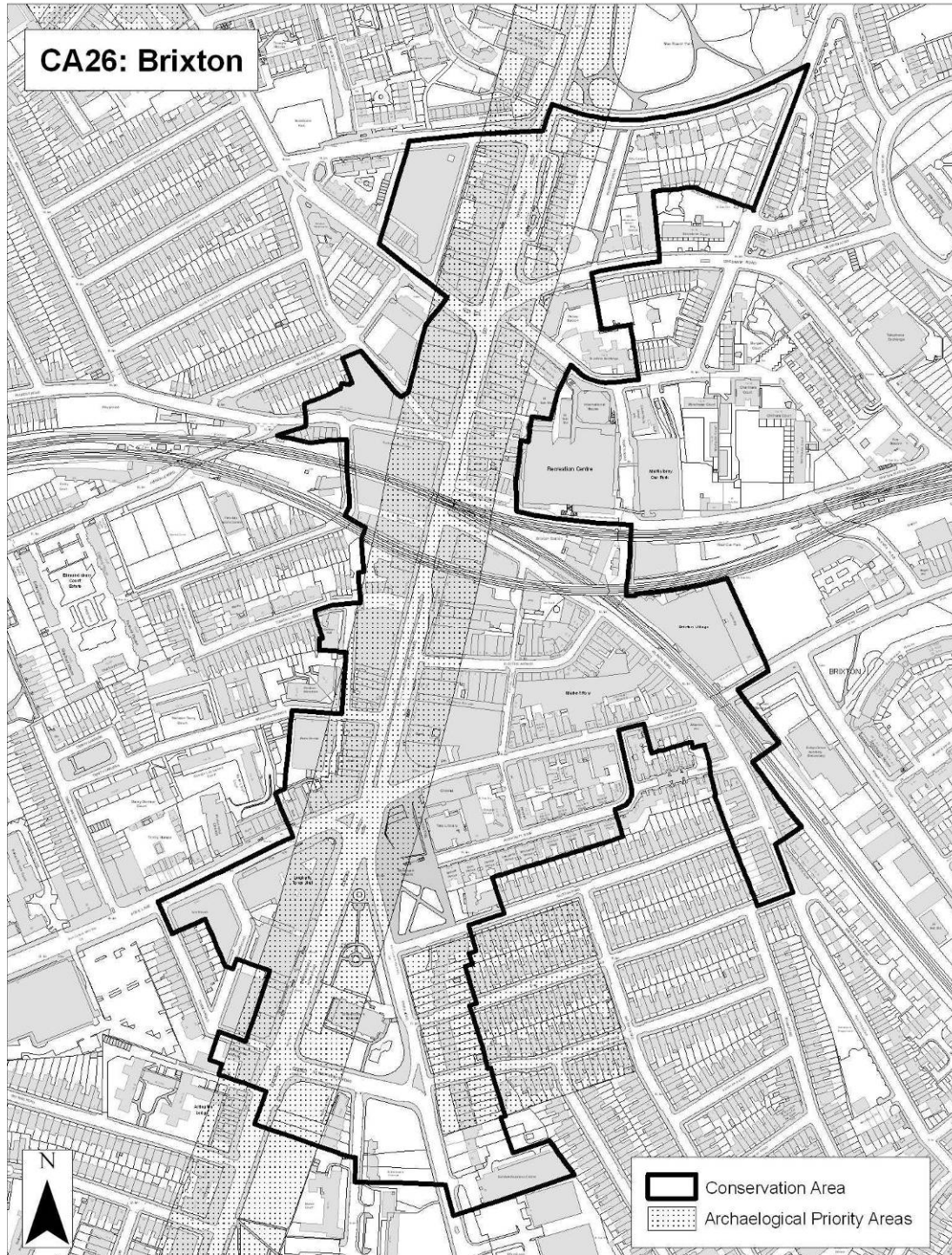
## CONSERVATION AREA CONTEXT



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## INTRODUCTION

The Brixton Conservation Area covers most of Brixton's Victorian town centre; it was first designated in November 1980 and has been extended three times since. The aim of the designation is to protect the special character and appearance of: -

*"Brixton Town Centre which, apart from its 19<sup>th</sup> Century commercial development centres on Electric Avenue and Atlantic Road, contains the purpose-built early 20<sup>th</sup> Century Market Row arcade, the Market Row and the street market mainly on Brixton Station Road, which are long-established uses strongly connected with the economic and social life of the local and wider community"*

Town Planning Committee Report, 3 September 1979.

The conservation area is located in the very heart of Lambeth extending along Brixton Road from St Matthew's Road in the south to St John's Crescent to the north. The side streets off either side of Brixton Road are included in part along with large parts of Atlantic Road, Coldharbour Lane and Effra Road. It is characterised by mostly 19<sup>th</sup> and early 20<sup>th</sup> Century commercial development, impressive public buildings, the covered and open markets and the railway lines elevated on viaducts which dictated the historical development of the area and are integral to its special interest. There are also residential enclaves, mostly mansion blocks on Electric Avenue, Coldharbour Lane and Rushcroft Road.

This Conservation Area Statement has been prepared by the Council to assist with the management and enhancement of the conservation area, to support the Council's long term vision for Brixton and provide detailed guidance specifically for the town centre. It contains an appraisal of the character and appearance of the area, guidance on how best this character and appearance can be preserved or enhanced and management proposals for the future.

A draft version was circulated so that local residents, businesses and any other interested parties could comment on its content. The consultation period ran from 11 May until 8 June 2009. All comments received were given careful consideration and have informed the content of this final version which was agreed by the Divisional Director of Planning, Regeneration and Enterprise on 26 March 2012.

This Conservation Area Statement is a material consideration when the Council determines planning proposals for the area. It should be used to manage change in a positive manner and help inform future action by the Council and other parties; including informing decisions on planning applications that may have an impact within or adjoining the conservation area. It will also assist in the design of proposals affecting existing buildings or new development as well as care and maintenance of the public realm including streetscape and open space.

March 2012



## 1. PLANNING FRAMEWORK

- 1.1 Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and designate them as Conservation Areas.
- 1.2 Designation brings with it additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the Council and other decision makers to special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 1.3 Planning Policy Statement 5 – 'Planning for the Historic Environment' is the national policy document on the protection of the historic environment and its guidance must be taken into account by Local Planning Authorities when formulating policy or making decisions.
- 1.4 The London Plan (July 2011) is the Spatial Development Strategy for Greater London. It sets out an integrated social, economic and environmental framework for the future development of London over a time span of the next 15-20 years. It recognises the importance of conservation areas, listed buildings and World Heritage Sites in contributing to the quality of life of local communities and to London's international status as a world class city.
- 1.5 In Lambeth the 'Development Plan' comprises the London Plan (July 2011) and the Council's Unitary Development Plan (UDP)/Core Strategy. Thus all planning decisions have to be made in accordance with these documents except where material considerations indicate otherwise.
- 1.6 Lambeth's adopted UDP (Policies Saved Beyond 05 August 2010 and not Superseded by the Local Development Framework Core Strategy January 2011) and the Core Strategy contains general policies relating to all aspects of planning in the borough including urban form, listed buildings, conservation areas and design as well as site-specific policies. Policy PN3 of the Core Strategy defines Brixton as a Major Town Centre and aims to safeguard its unique character through sensitive development. In the UDP the following Major Development Opportunities in Brixton are identified.
- 1.7 MDO 5 'East Brixton Regeneration Arc' seeks regeneration through improved transport facilities and associated development. The Eastern part of the arc falls within the Brixton Conservation Area. MDO 6 'Bon Marché Yard' is a redevelopment site that adjoins the conservation area boundary. MDO 7 'Brixton Phase II Site – seeks a comprehensive development linking the underground station with the railway station and retaining the former Railway Hotel (Brady's), Atlantic Road. MDO 9 'Tesco Supermarket, 13 Acre Lane' adjoins the conservation area boundary. MDO 10 'Hambrook House, 17 Porden Road is a development opportunity partially within the conservation area.
- 1.8 There are two Archaeological Priority Areas in the conservation area Brixton Road APA4 and Effra Road APA10 in recognition of the archaeological potential.

## 2. CHARACTER APPRAISAL

This appraisal has been undertaken in accordance to the following guidance:

Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, (2011).

Planning Policy Statement 5: Planning for the Historic Environment, (2010).

### Introduction

- 2.1 The great and varied mix of cultures and communities who live in and use Brixton is one of its greatest defining features and has a direct relationship with the physical character of the area. Brixton is also a vibrant town centre. Aside from its characterful built environment the covered arcades/ markets and street markets are its unique feature; these numerous local independent market traders are supplemented by independent stores, chain stores and other associated town centre uses. There is also vibrant leisure provision with restaurants, venues, clubs and bars; the 'edgy' urban character being a draw for the many who flock there from across London.

### Historical Interest

- 2.2 It is understood that Brixton Hill and Brixton follow the route of a Roman road running from London to the coast. Brixton is said to take its name from 'Brix's Stone' which may have been a Saxon monument commemorating a man by the name of Brix or a marker stone. It is believed to stood much further up Brixton Hill to the south of the current conservation area.
- 2.3 In the late 18<sup>th</sup> Century Brixton Road / Brixton Hill became a turnpike. However, scope for development was inhibited until the enclosure of Rush Common (from 1806) and Stockwell Common (from 1813). Even then the Act to enclose Rush Common restricted buildings on certain parts of the common land. This restriction greatly influenced the first phases of development and still define much of central Brixton today. The northern-most point of Rush Common was at 417 Brixton Road (now the corner with Brixton Station Road) and in response houses were erected along the perimeter of Rush Common and utilising the common land as their front gardens.
- 2.4 The houses, where they survive, are typically understated and refined with simple forms and decorated by fine stucco detailing. Raleigh House, Effra Road and Brixton Lodge, Bernays Grove survive from this period. The construction of St Matthew's Church began in 1824.
- 2.5 By 1841 Brixton had a population of 10,175. A major spur to its development came with the arrival of the London, Chatham and Dover Railway in the mid 1860s linking Brixton to London and thus securing its future as a commuter suburb. Railway viaducts sliced across Brixton Road, cutting through the grand terraced houses. It is likely that the arrival of the railway viaducts and the noise of the trains compelled many of the upper middle-class residents of central Brixton to move away and allowed the area to develop into a town centre. Atlantic Road was laid out to follow the railway viaduct and some of the earliest phases of post-railway development can be seen in the modest two-storey buildings along Atlantic Road and Coldharbour Lane.
- 2.6 The railway, and later a horse tram service, allowed the remaining under developed land to develop for middle class terraced housing. The population rose from 20,067 in 1861 to 35,435 in 1871; it was 73,405 by 1891. To meet the needs of the new



population houses along Brixton Road were initially converted to commercial uses and purpose-built premises, department stores and community facilities such as the fire station and police station were erected from the 1870s onwards. The former Bon Marché Department Store at 442 – 444 Brixton Road (1876), the former Black Horse Pub at 385 Brixton Road and the Atlantic Pub on Atlantic Road date from this period.

- 2.7 Bon Marché, was Britain's first purpose built department store, it offered, for the first time, a wide range of goods under one roof: -

*"It will thus be seen that the market is intended to be carried out on a novel and unusually comprehensive scale, embracing the sale not only of food and wearing apparel, but miscellaneous articles in connection with general domestic requirements."*

The Builder, 29 January 1876. p94.

- 2.8 The store included over 100 rooms for staff to live on-site including dining rooms, day rooms and recreation rooms. It changed hands a number of times but always retained its name and was expanded in the 1900s to impressive premises across Ferndale Road and around the same time it opened a grand shopping arcade at 446 Brixton Road (now part of the Marks and Spencer store) which has an attractive green faience frontage.
- 2.9 Brixton street market began on Atlantic Road in the 1870s; complemented by the creation of retail units in the railway viaduct arches; inexpensive trams and trains brought customers from across the wider area. On Saturday evenings the market was a particularly popular attraction with less well-off shoppers being entertained by street musicians and bands and seeking out discounted fresh goods. The street market soon expanded along Brixton Station Road and Popes Road and along also Brixton Road where Rush Common, previously the front gardens of terraced houses, was being used as forecourts to newly created commercial premises.
- 2.10 David Greig opened his first butchery premises at 54 Atlantic Road in 1870 and in the following decades the business expanded across London and the south east, diversifying into grocery provision and eventually becoming a regional chain across the south east. By 1944 the company occupied 5, 7, 9, 30a, 54, 56 and 58 Atlantic Road along with numerous other Lambeth stores and an impressive headquarters building at 145 Waterloo Road. Today 55 - 58 Atlantic Road retains the original Greig's tiled shopfront with 'DG' cipher which are of significant local historical interest.
- 2.11 Retail development continued apace with Quin & Axtens' and Morley & Lanceley's department stores opening on Brixton Road in the 1880s. Also in the 1880s Electric Avenue brought innovation to Brixton retailing by offering electric light along its length and pedestrian footways protected from the elements by iron and glass canopies; both exciting modern innovations!
- 2.12 The various phases of development from this period reflect the changing aesthetic tastes of the period. From the 1880s there was a gradual shift to the use of red brick in building construction and the Gothic Revival, Queen Anne and Renaissance style buildings were common. The Railway Hotel (Brady's), Atlantic Road is a particularly good example of the Gothic Revival; 401 Brixton Road is a very ornate example of French Gothic and nos 403 - 405 Brixton Road have an understated Queen Anne

character. Irrespective of their style, buildings tend to be to a high quality using careful massing and proportion, fine detailing and respectful building heights to create a townscape of variety and interest that at the same time has unity and a sense of place. Many of the corner premises have towers or similar landmark features which add great character to the roofscape. Excellent examples include: Toplin House, 246 - 250 Ferndale Road, the rear of the Bon Marché building on corner Ferndale Road / Nursery Road and 518-522 Brixton Road (McDonalds).

*“... Brixton is a self-contained, compact, well paved and fairly-lighted district; well supplied with good water, well drained, and well below the average Metropolitan death-rate, and in the language of the auctioneer, is a ‘desirable’ place for the pent-up and overwrought City man to pitch his tent.”*

Messrs Francis & Son, 1889

- 2.13 By the First World War Brixton was an unrivalled suburban retail centre drawing shoppers from across south London. The erection of the Tate Library (1892) and the Lambeth Town Hall (1908) reflect this important status. There were also theatres, steam baths and numerous other leisure amusements. However, whilst retailing dominated the central area there was also residential development with mansion flats being erected along Coldharbour Lane, Rushcroft Road and Canterbury Crescent; these, it is said, were popular with Music Hall performers and other artists who gave Brixton a bohemian flavour. Mansion flats were, at the time, a new and innovative housing type, pioneered in utilitarian form by the Peabody Trust elsewhere in London, but in Brixton they were often ornate and aimed at a more discerning resident. Some of these have flat roofs providing communal amenity space. Mansion blocks are an important contributor to the character and appearance of the area.
- 2.14 In the inter-war years Brixton continued to expand, two notable developments being



The Bon Marché in its early years.



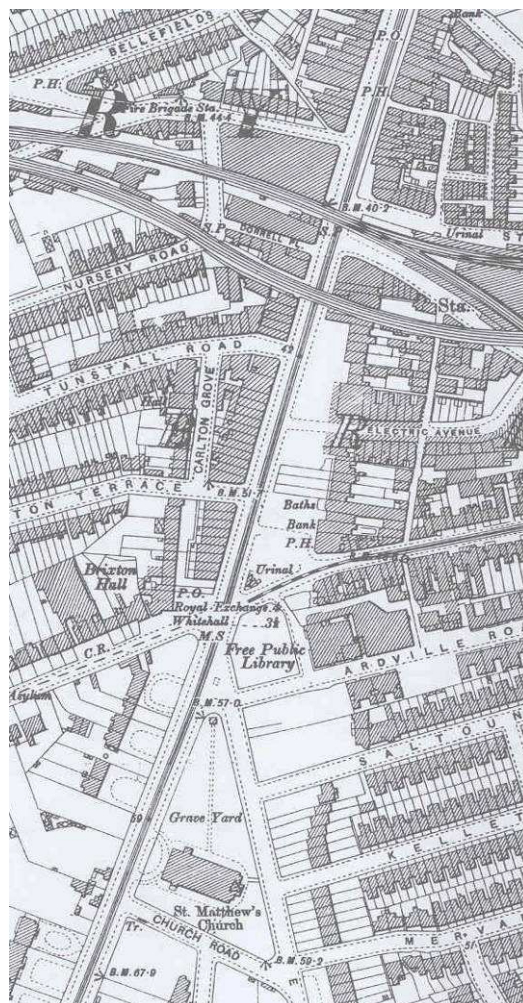
when Quin & Axtens' rebuilt their old premises at nos. 414 – 426 Brixton Road with a grand new department store in the mid 1920s and the O2 Academy (former Astoria Cinema) opening of 1929, bringing the 'Super Cinema' to Brixton for the first time.

- 2.15 In the mid 1920s the street market was supplemented by the opening of Reliance Arcade providing a purpose-built covered shopping 'arcade' dedicated to market stalls and leading through to Electric Lane where it has a colourful and unusual Egyptian style façade. Great demand for further covered market accommodation spurred the development of Market Row (Andrews & Peascod Architects, 1928) a substantial arcade of market shops cleverly developed on back land between Atlantic Road, Coldharbour Lane and Electric Lane and linking all three together with Reliance Arcade. These covered markets introduced a new level of pedestrian permeability into Brixton building on the success arcades already incorporated into the Bon Marché and Morley's Departments stores.
- 2.16 The rebuilding of nos. 449 - 467 Brixton Road (between Electric Avenue and Coldharbour Lane) in the mid / late 1930s had a dramatic impact on the character of the

### HISTORIC MAPS



1863



1896

town centre. In 1935 the London County Council agreed a road widening scheme which required the front end of the forecourt of each property. To placate the building owners for this loss, the Rush Common restrictions were lifted and development permitted on the remaining frontage land. This resulted in a distinct row of colourful 1930s 'Moderne' style buildings for retail chain stores such as Dolcis and Woolworths along with Barclay's Bank and the Prince of Wales Hotel. Reliance Arcade was extended forward to the new building line at the same time.

- 2.17 It is said that the Granville Arcade (1936) was built to house the market traders who had been displaced from Brixton Road by the redevelopment. It further added to local permeability by linking Atlantic Road, Coldharbour Lane and Popes Road. At the end of the 1930s Brixton was at its height with cinemas, theatres, three department stores, a busy street market and numerous other attractions. It was also unique in having a thriving network of three modern covered market arcades – Reliance Arcade, Market Row and Granville Arcade - a unique network which is found nowhere else in Britain.
- 2.18 During the Second World War Brixton suffered great damage. Enemy action gutted the Quin & Axtens' Department store, the police station was destroyed and numerous other buildings severely damaged. Replacement post-war buildings have generally not been positive contributors to the character of Brixton – they have failed to respond to its unique character or grain. Brixton by this time had lost its middleclass residents and many of the grand houses in the wider district were in use as bed-sits and flats.
- 2.19 In the late 1940s an influx of new residents from the West Indies and subsequently others from all around the world has given Brixton the vibrant multicultural character



The late 19th Century buildings tend to be high quality.



that it is now known for throughout the world. These new residents have brought with them food, music and culture that has ensured the continuing popularity of the markets.

*“Electric, all right, and high voltage too. A whole area east of Brixton Road, opposite the jolly town hall, where the ground floor has dissolved and reformed as a magic cave of people and goods. Stalls everywhere, arcades everywhere, diving through buildings and under the railway. Meat, fish, nylons, detergent: an endless, convoluted cornucopia....this cockney centre has kept all its Victorian vitality....”*

Ian Nairn, ‘Nairn’s London’, 1966

- 2.20 Major redevelopment plans in the 1960s and early 1970s proposed the comprehensive development of central Brixton with urban motorways, underground roads and tower blocks linked by raised pedestrian walkways. The presence of these proposals discouraged building owners from investing in their property which blighted many town centre buildings. The glazed canopies of Electric Avenue, for example, were so neglected and damaged that removal proved the only option.
- 2.21 The arrival of the London Underground Victoria Line in the early 1970s was seen as an important first step in Brixton’s modernisation. However, fast trains allowed residents to travel to Oxford Street for shopping which hurt the trade of many local shops and department stores and led to further economic decline in the 1970s. At the same time the major redevelopment plans were abandoned and the first steps were made towards the conservation of Brixton’s historic buildings with the rehabilitation of 341-365 Brixton Road and the serving of a Building Preservation Order to protect St John’s School on Canterbury Road. Greater appreciation of the area’s special architectural and historic interest, especially the markets, subsequently led to the designation of the Brixton Conservation Area in 1980.



Imposing architecture such as the former Quin and Axtens’ department store and the former Astoria Cinema reflect Brixton’s inter-war popularity as a retail and leisure desti-

- 2.22 During the Brixton riots of the early—mid 1980s around 30 local buildings were destroyed by fire and 150 were damaged. The aftermath of the riots was followed by numerous initiatives for job creation, regeneration and physical enhancement in the area. In recent decades Brixton has accommodated a great many cultures and groups and developed a vibrant night time economy attracting visitors from across London to gigs, pubs and clubs. Brixton today has a diverse population of great richness and is known as the symbolic ‘soul’ of black Britain; its street and covered markets being one of its most defining characteristics.

*“Step off the main street into Reliance Arcade and you are in a different world. The arcade is dark, selling wigs and watches, African crafts and jewellery, cameras, West Indian takeaway food, religious cards and devotional items. Here you begin to see the incredible mix and wealth of cultures in Brixton.”*

N Yapp & P Tension, ‘London – the secrets and the splendour’, 1999

### **Streets and Open Spaces**

- 2.23 Heavy traffic, a high foot-fall on Brixton Road and the presence of the street markets give Brixton a busy town centre character. The footway treatments, street furniture and general streetscape are generally modern and of little interest although in some places historic decorative tiling survive outside shops and entrances. Examples can be found at nos 422 – 426 Brixton Road, in shop entrances and at the mansion blocks on Rushcroft Road. Boot scrapers can still be found at front entrances of mansion blocks or built into the front wall. An historic lamp column remains on the corner of Brixton Road and Atlantic Road. A rare type G square-section post box dating from the 1970s / 1980s can be seen on Electric Avenue at its junction with Brixton Road. All of these historic features contribute to the riches of the area and



The Granville Arcade has a bright double-height interior.



are worthy of retention.

There are public spaces of note: -

Rush Common

- 2.24 Within the conservation area Rush Common covers the open spaces and front gardens of Brixton Oval, Brixton Hill, Effra Road and St Matthew's Road and includes St Matthew's Churchyard and Windrush Square. Rush Common is subject to its own legislation which precludes 'erections or buildings above the surface of the earth'. Those buildings and structures which stand on parts of Rush Common were generally constructed by special authority or before controls were properly policed. Controls under the Act requiring Rush Common Consent now only apply to the Rush Common land south of Coldharbour Lane. The land covered by Rush Common is a key element which defines the character of the conservation area.

Brixton Oval

- 2.25 This was originally an 'oval' of garden in the early 19<sup>th</sup> Century. In 1905 it was landscaped and enclosed as the Tate Memorial Garden as a memorial to Henry Tate. An imposing bust of Henry Tate survives from that time. Also of interest is the foundation stone from Brixton Theatre which stood nearby. It has recently been re-landscaped as part of the Windrush Square scheme.

Peace Gardens (former St Matthew's Churchyard)

- 2.26 Here the shape of the churchyard in relation to the imposing architecture of the church and the presence of monuments and imposing railings help retain something of the historic churchyard character. There is a formal triangular garden to the north of the church, a forecourt to its west front and an informal garden and play area to the south side. A lack of unified treatment, inappropriate modern landscaping, the play area and inappropriate low railings to the south side give it a discordant appearance. Of particular concern is the damaged Ward family monument on the front



These illustrate the comprehensive redevelopment proposals of the 1960s and 1970s.

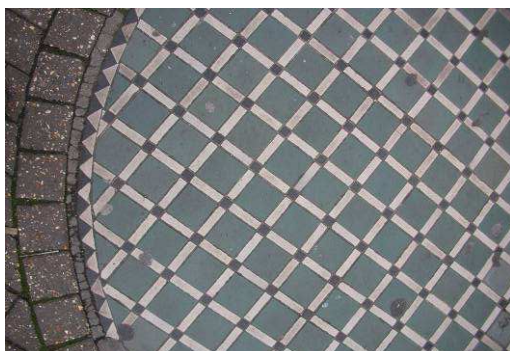
forecourt to Brixton Hill and the absence of adequate gates to Brixton Hill.

#### Windrush Square

- 2.27 Windrush Square is enclosed by Rushcroft Road, Effra Road and Raleigh Gardens. It is a recent creation dating from the 1990s when a large coach garage and petrol filling station were demolished and the historic Rush Common land reinstated. It has been recently re-landscaped to very good effect; it contains only one feature of historic interest, the milestone that once stood beside the Town Hall on Brixton Hill.
- 2.28 Collectively Brixton Oval / Windrush Square, St Matthew's Peace Gardens and the key roads that come together between them create a significant open space in the centre of Brixton. This is important in terminating views south down Brixton Road as well as providing a spacious and leafy setting for the numerous historic buildings in the locality. On approach from the north this spacious character also announces the leafier Brixton Hill beyond.

#### **Buildings, Materials and Details**

- 2.29 Buildings surviving in Brixton that were erected before the arrival of the railways tend to be in stock brick and stucco and exhibit neo-Classical details. They are mainly terraced or detached houses common of suburban development along main roads which developed from the 1800s onwards.
- 2.30 These properties typically exhibit features such as front steps with columned porches, stucco rustication, decorative window architraves and cornices. Timber sash windows tend to have Georgian panes. Roofs tend to be the London type (concealed behind a parapet) or shallow hipped roofs; slate is common.
- 2.31 From the opening of the railway station in mid 1860s development tended to be



Historic decorative tiling survives in places. Historic lamp column on Brixton Road



more commercial and 'town centre' in character. Nearly all the buildings are in stock brick, some very plain and some have stucco details; all are important to the strong Victorian character of the area. Windows are typically 2/2 paned timber sashes. Some buildings still exhibit classical / Italianate detailing whilst others reflect Gothic styles which were popular at the time.

- 2.32 In the 1880s - 1910s much of the development is in red brick and reflects the later Gothic, Queen Anne and neo-Georgian styles popular at the end of the 19<sup>th</sup> Century. Civic, commercial and residential mansion block buildings are common from this period. Decorative turrets are often found on corner buildings. Buildings often have plaster, carved brick, terracotta, faience or stone detailing and ornate embellishments. Shopfronts are grand, tall and carefully detailed. Windows tend to be timber sashes often with Georgian or decorative glazing bars. Some buildings exhibit exceptional stained and coloured glass. The richness and fine detailing of these buildings is of particular note.
- 2.33 Inter-war development is mostly inspired by 'modernism' and exhibits Art-Deco details or streamlined effects. Slender metal framed windows are common in this period. Materials are not normally mixed on the same buildings but vary greatly from property to property; where it is found the faience detailing is particularly good.
- 2.34 Development since the 1950s is typically of good quality but sometimes fails to respond to the character of the area. However, there are exceptions such as the carefully considered Housing Office at 7 Town Hall Parade. Modern architecture prevails and generally lacks the fine grain detailing of the earlier period. Large areas of glazing on upper floors has generally been unsuccessful.
- 2.35 Good quality detailing and ornamentation of recent date can be found for example the steel fish which embellish the railings of Brixton Village, the mosaic panels on



The Ward Monument, St Matthew's Church.



Milestone, Windrush Square

the gable of 419 - 423 Coldharbour Lane and the figurative roundel on the gable of Market Row's elevation to Atlantic Road. Such attention to fine detail adds much to Brixton's character.

### **Building Condition**

- 2.36 Many of the retail and commercial buildings have vacant upper floors and many are neglected and shabby. This is due in part to the removal of original staircases in favour of larger ground floor retail space. Lack of investment in building repairs and poor quality alterations are the greatest major issue in the conservation area.

### **Shopfronts**

- 2.37 A great majority of buildings have inappropriate off-the-shelf, poorly designed, modern replacement shopfronts, fascias and projecting signs which detract greatly from the character and appearance of the area. Intrusive, solid, external roller shutters also harm the overall appearance due to their blank and solid appearance. Despite the predominance of poor materials and design a number of historic examples of shopfronts of note survive. These include those on the flank and façade shopfronts and fascias at 442-444 Brixton Road (former Bon Marché building) and at 54 - 58 Atlantic Road (former David Greig's store), 77 Atlantic Road, the bank frontages at 490 Brixton Road and 463 - 465 Brixton Road, the pub frontages at 443 Coldharbour Lane and the Atlantic Hotel, Atlantic Road. These shopfronts, and any other surviving historic shopfronts, are worthy of retention and repair.
- 2.38 It is likely that for as long as the Brixton railway viaducts have existed they have been occupied by retail units. Historically many of these had conventional timber shopfronts installed over the front of the arched opening. None of the railway arch premises retain historic shopfronts although 11 Atlantic Road has a fine wrought iron



Corner features and decorative towers are an important characteristic of Brixton.



grille decorated by fish and 53 – 55 Atlantic Road retain stucco pilasters and consoles. Over the years all manner of different shopfronts have been installed in the arches and they exhibit similar problems as conventional shopfronts – poor design and materials, solid roller shutters and inappropriate signage.

### **Advertisements**

- 2.39 Examples of faded historic wall painted advertisements survive in the conservation area and they add to the richness of the historic environment. However, contemporary advertisement hoardings and poster displays whether free-standing, building mounted or attached to street furniture, are not characteristic of the conservation area; this is a result of strenuous efforts on the council's part over many years to secure the enhancement of the area. Hoardings remain on either side of the railway via duct where it crosses Coldharbour Lane and there is a post hoarding on the north side of the railway viaduct on the corner of Brixton Station Road. These are considered to harm the amenity of the conservation area.
- 2.40 Sandwich boards displayed on the pavement cause visual clutter and restrict the footway in many locations.

### **Boundary treatments**

- 2.41 A drive for scrap metal during the Second World War resulted in the loss of many historic railings. However, some of the historic properties have traditional iron railings which are consistent with their date and style. Of particular note are the railings at the Tate Library and those around the former St Matthew's churchyard. Other than these there are few front boundaries. On Rushcroft Road the front boundary walls were originally topped by cast iron dwarf railings; a small fragment survives at Rosslyn House to inform authentic restoration. The rears of properties are often en-



Ornamentation and fine detailing contributes to the richness of Brixton's buildings.

closed by stock brick walls and timber gates. In some places assorted poor quality boundary finishes, mesh and palisade fences etc., detract from the character and appearance of the area.

### Refuse Storage

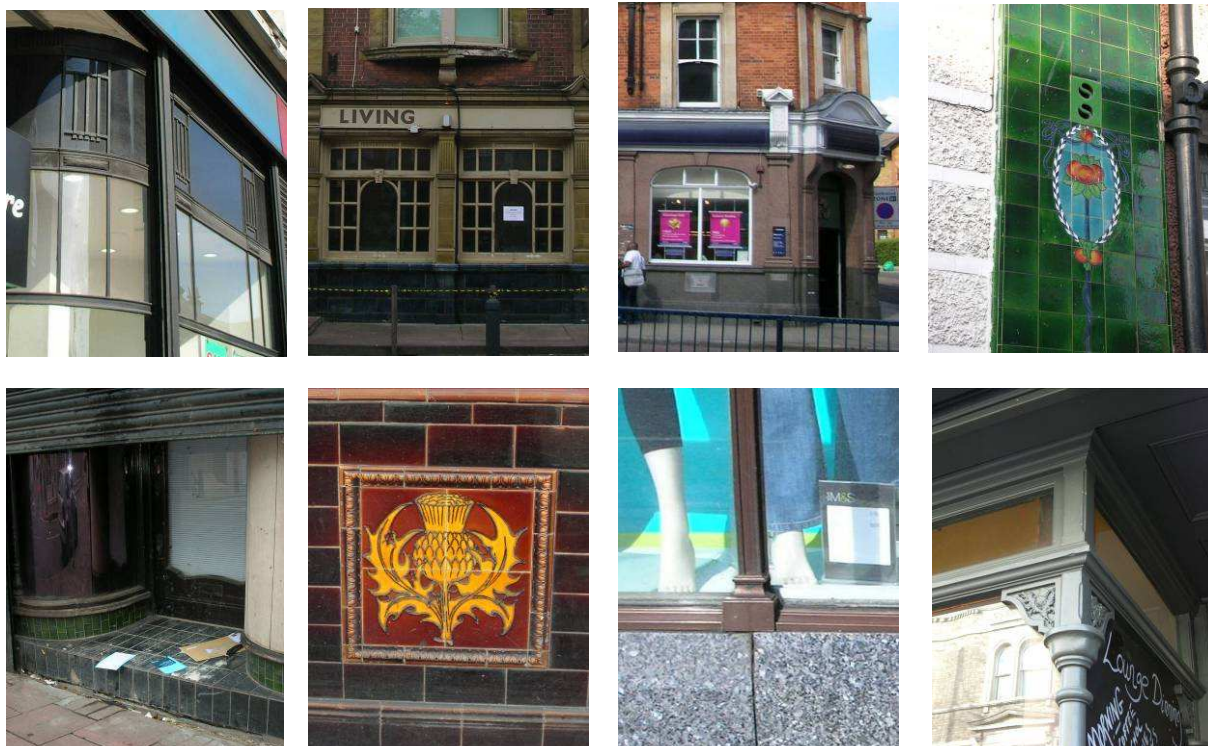
- 2.42 The street markets generate a lot of refuse on the footways which is collected regularly. Most retail refuse is stored within premises and brought out on collection day. Due in part to the narrow footways there is a general absence of commercial refuse storage on street except in the market. Refuse storage at residential properties is also problematic. For example at 363 Brixton Road, the front garden of this listed building is lined with unsightly wheelie bins.

### Spatial Form

- 2.43 For the purpose of analysis the conservation area has been divided into small character areas in order that its special character and appearance might be easily understood: -

#### Brixton Road, Brixton Oval & Brixton Hill

- 2.44 Brixton Road is dissected by the two high level railway viaducts which break it into northern and Southern parts and add greatly to its character. To the north end of the conservation area grand houses survive from the early 19<sup>th</sup> Century reflecting Brixton's initial genteel development. The rest of Brixton Road is fronted by mostly purpose-built commercial development. There are some particularly imposing late 19<sup>th</sup> and early 20<sup>th</sup> Century department stores and retail buildings on the west side and some equally good early 20<sup>th</sup> Century buildings on the East side. A generally consistent building height of three to four storeys, the straight, wide road and many well detailed buildings give a unified and dignified character; corner tower features



Examples of excellent historic shopfronts survive in places.



and domes add interest to the roofscape. In places post-war and other modern infill development are generally intrusive and not respectful of the historic character of the area; these present opportunities for more sympathetic redevelopment. The road is blighted by heavy traffic, some neglected buildings and many unsympathetic shopfronts, security shutters and commercial signage. Recent re-paving of footways in stone has enhanced their appearance and their widening has greatly improved the pedestrian experience.

- 2.45 Brixton Oval sits at the spacious junction where Acre Lane, Brixton Hill, Brixton Road and Coldharbour Lane meet. Originally grand houses faced onto an oval garden; however consequent development has removed all physical reminders of the 'oval' shape itself. It is fronted by two important historic buildings: - the Ritzy Cinema and the Tate Free Library; both two storeys in height. The Library Gardens were laid out as a formal garden enclosed by railings in memory of Henry Tate by his wife who presented them to Lambeth; it is scheduled under the London Squares Preservation Act of 1931. A bust of Henry Tate (1819 - 1899) and the foundation stone of Frank Matcham's theatre (laid by Henry Irvine in 1894) are of historic interest and worthy of retention. At the junction with Rushcroft Road there is the entrance to underground public conveniences, dating from the early 20<sup>th</sup> Century, these are enclosed by cast concrete panels and served by attractive combined lamp / vent pipes. The recent successful re-landscaping has retained features of interest.
- 2.46 Brixton Hill links Brixton to Streatham and beyond; only its northern most part is within the Brixton Conservation Area. St Matthew's Church and Lambeth Town Hall give it a grand and formal character. South from the Town Hall, are a good group of early / mid 20<sup>th</sup> Century buildings of three to four storeys in height and varied character (Town Hall Parade and adjoining red brick Council offices); they have unsympathetic shopfronts. This entire group of buildings south of the Town Hall was added to the conservation area by the Council in 1999.



Railings, Tate Library, Brixton Oval



Railings, Rosslyn House, Rushcroft Road

Atlantic Road, Electric Avenue & Electric Lane

- 2.47 Laid out in the late 1860s, Atlantic Road is a key route which follows the south side of the railway viaduct from Brixton Road running in an arc towards the south east. The street market was originally established here but was relocated due to pressure of traffic. Importantly Atlantic Road has an unaltered 19<sup>th</sup> Century character created by a group of modest, typically three storey, mid Victorian buildings and the railway viaducts and station overhang which add an industrial feel and strong sense of streetscape. There are many contributory buildings but some of these are neglected and shopfronts and signage are generally of very poor quality. The two most noteworthy architectural landmarks are the hotels – Atlantic Hotel, on the corner of Coldharbour Lane and the former Railway Hotel (Brady's) on the corner of Electric Lane; with its good brickwork and excellent clock tower Brady's is a well known landmark both to local residents and those passing through Brixton on trains.
- 2.48 The character of Atlantic Road is bustling and vital due to the numerous shops, including those in the railway viaduct arches, and the proximity to the railway station, covered markets and Electric Avenue. South towards the junctions with Saltoun Road and Kellett Road the building condition generally improves. Nos 54 - 58 are buildings of particular note as they exhibit very good shopfront detailing. The conservation area boundary was extended south of the Atlantic Bar in 1995 and again in 1999, to include nos. 70 – 86 Atlantic Road which are of consistent character.
- 2.49 Electric Avenue, a purpose-built shopping street, curves gracefully between Brixton Road and Atlantic Road. It was laid out between 1888 and 1891 and was one of the first streets in England to be lit by electricity; it was originally to have been called Palmerston Avenue. The buildings on the south side and three and half storeys high and are refined and repetitive in treatment but the original glazed canopy over the



Prominent and untidy refuse storage 363 Brixton Road blights the frontage.



footways has been lost (only fragments remain) and so too have the original shopfronts; the replacement shopfronts and signage are particularly harmful. The north side has purpose-built, four and half storey, mansion block 'Electric Mansions' (1905) of some note. This is the very heart of Brixton Market, the street market stalls add colour and vitality to what is an otherwise shabby street with ugly shopfronts and discordant signage. One particular problem is that many of the shopfronts have been completely removed to create an open 'market' frontage to the street. Whilst this may add vibrancy to the retail frontage during trading hours, at night the frontages are enclosed by solid roller shutters which give the street a bleak canyon-like effect.

- 2.50 Electric Lane was originally a mews lane to serve the grand terraced houses that fronted Brixton Road; it originally incorporated Beehive Place until they were split in two by the railway viaduct and was known as Back Lane until 1889. It is a narrow route sweeping in an arc from Atlantic Road across Electric Avenue to meet Coldharbour Lane. The buildings are varied and generally two or three storeys. Views up and down the lane have great townscape qualities created by the railway viaducts and the tower of the Railway Hotel. The section between Atlantic Road and Electric Avenue, whilst an important pedestrian route, is shabby and unwelcoming being dominated by rear elevations and service entrances.

#### Acre Lane

- 2.51 Only the eastern end of Acre Lane is within the conservation area; the remaining historic frontage to the north side at this end of Acre Lane are within the Trinity Gardens Conservation Area. It is a wide road with a spacious character. The buildings are generally three and half storeys in height. On the north side is a late 19<sup>th</sup> Century terrace (nos 2-8) with shops at ground floor level and decorative gabled upper floors. The corner building, nos. 518-522 Brixton Road, is of particular note; having grand dormers and an imposing corner dome which is a local landmark and terminates views along Effra Road. The south side of Acre Lane is dominated by the flank



Atlantic Road has a strong and intimate character.

elevation of the Town Hall and by the impressive Art Deco 'Ivor House', nos.1-5 - the former co-op department store which now houses Council offices. Generally the heavy traffic, poor pedestrian environment and poor quality shopfronts and signage harm the character of Acre Lane.

Coldharbour Lane

- 2.52 Coldharbour Lane is within the conservation area only from Brixton Road to Carlton Mansions / no. 374 (immediately East of the railway viaduct). On the 1841 Tithe Map it is captioned as 'Camberwell Lane' and was already densely developed on both sides. Building heights vary from two to four storeys. Today it has a mix of mostly 19th and early 20th Century buildings and their varied forms and frontages, along with the sense of enclosure, add much to its character. It has a distinctly commercial character but there are some early purpose-built mansion blocks such as Carlton Mansions with its peace mural from the 1980s. Of particular note are nos 409 – 417 (former Temperance Billiard Hall) and no 443 (former Coach & Horses pub, c1910), both very good quality early 20<sup>th</sup> Century buildings. Much of the south side was added to the conservation area in 1995. It has a fairly busy but shabby appearance and is degraded by poor shopfronts and heavy traffic. Glimpses of the Town Hall tower can be gained across the Ritzy roof from the west end of the road.

Stockwell Road, Stockwell Park Walk & Astoria Walk

- 2.53 On Stockwell Road the conservation area covers the impressive O2 Academy building and the neighbouring properties linking onto Brixton Road. On the south side is no. 340 Stockwell Road which is the flank of a large block fronting Brixton Road. The facade of the O2 Academy is impressive and well maintained; it incorporates a short parade of shops with good original shopfronts and understated signage; a rarity within the conservation area.
- 2.54 On the Tithe and 1863 maps Stockwell Park Walk is shown as a narrow lane or



The original canopies, Electric Avenue.



Poor shops and signage, Electric Avenue.



path. It is today dominated by heavy traffic and the large rear elevation of the O2 Academy Building and the flank of no. 374 Brixton Road; neither is particularly smart or well maintained. The mural of local children playing, dates from 1982 and is by Stephen Pusy; it is the only feature of any note.

- 2.55 Astoria Walk is a pedestrian passage that runs down the side of the O2 Academy linking Stockwell Park Road to Stockwell Park Walk. It was originally a footpath along the back gardens of terraced houses fronting Brixton Road. The Academy building has an unaltered utilitarian appearance; the other side is enclosed by rears of nos. 374 - 410 Brixton Road which are unpleasant due to a wide variety of unsympathetic alterations.

Canterbury Crescent, Gresham Road, St John's Crescent & Wiltshire Road

- 2.56 Canterbury Crescent is a curving street that links Brixton Road to the south end of Wiltshire Road. It has an eclectic character due to the variety building styles which reflect Brixton's changing character in the mid 19<sup>th</sup> Century. The St. John's Buildings (former St John's School) on the north side has a low, semi-rural form, is an unusual find in such an urban location. On the south side, is the fine five storey Queen Anne style block 'Dover Mansions' which has been well restored. A blue-plaque here commemorates Henry Havelock Ellis.
- 2.57 Only a small section on the north side of Gresham Road is within the conservation area - a number of attractive two and three storey houses from the early 19<sup>th</sup> Century are now an education centre, a place of worship and a school. One of these buildings, the Karibu Centre was the Angell Town Institution in 1877 and later served as Brixton's first telephone exchange. There is generally a spacious and green character; to which a number of street trees contribute. There has been a police station on the corner with Brixton Road since the 1850s; the current post-war building was designed by J Innes Elliot and is carefully detailed in Portland stone.
- 2.58 The whole of the south side of St John's Crescent is within the conservation area; it is fronted by smart mid 19<sup>th</sup> Century houses overlooking an open space which is outside the conservation area. This road is not shown on the 1841 Tithe Map but appears on the 1863 map. The road follows a sweeping curve and is lined with trees on the north side, and is very pleasant and in keeping with the street. The houses are three storeys over a semi-basement, are well maintained and have retained their original features including stucco detailing, sash windows and panelled doors.
- 2.59 Only the section of Wiltshire Road to the south of its junction with St John's Crescent, is within the conservation area. These are mostly imposing and intact mid 19<sup>th</sup> Century houses of similar form to those on St John's Crescent. There is also a converted stable building. These are part of the original Angel Town development but include a recently completed modern infill. The street is broad and has a leafy character.

Ferndale Road & Stockwell Avenue

- 2.60 Only the East end of Ferndale Road is within the conservation area, where it meets Brixton Road. It is shown on the 1841 Tithe map and captioned 'Shepherds Lane' on the 1863 map. There are large, imposing, four and half storey late Victorian retail buildings on either side giving it a narrow and enclosed character. Both of these buildings were erected for Bon Marché Department store and are particularly well detailed; the shopfronts at no 442 Brixton Road are of particular note. Nos 240-250 (former Brixton Fire Station) is two storey and dates from the 1870s; it has unfortunately lost its original ground floor treatment. Well detailed 19th century commercial

blocks frame the junction with Nursery Road.

- 2.61 Only a small part of the south end of Stockwell Avenue is included within the conservation area. This is a long established link to Stockwell Road and is shown as a footpath on the 1841 tithe map. It is very narrow and enclosed by the quite tall former department store buildings at nos. 414 - 426 Brixton Road (former Quin and Ax- tens') and Toplin House, Ferndale Road (former Bon Marché). The townscape view south east is particularly good allowing a view of the tower to 248 - 250 Ferndale Road (Post Office) and then, further ahead, glimpses of 442 - 444 Brixton Road and 411-413 Brixton Road beyond.

Bernays Grove & Brighton Terrace

- 2.62 Bernays Grove is a short street running parallel with Brixton Road just behind nos. 472-488 Brixton Road. It was known in 1901 as Carlton Grove. No. 1 (including Carlton Hall) is a well maintained 1820s villa of two storeys over a basement the garden of which once extended to Brixton Road. Its reproduction iron railings are of particular note. Adjacent is the former Tunstall Hall. Beyond, a modern residential block of a sympathetic height occupy the former site of Granada Cinema. A good view of the Town Hall tower is obtained when looking south towards Acre Lane.
- 2.63 Shown on the 1841 Tithe Map, Brighton Terrace links Trinity Gardens (within the Trinity Gardens Conservation Area) with the west side of Brixton Road. Brighton House (former Bon Marché Furniture Depository) is a warehouse on the south side; it has a good frontage but the top floors unfortunately compromise the setting of the Town Hall and adjoining Acre Lane properties when viewed from St Matthew's Peace Gardens.

Nursery Road, Tunstall Road & Dorrell Place

- 2.64 The northern end of Nursery Road is within the conservation area. It is so named because a nursery (market garden) once stood on the site of the former Bon Marché



Brixton's former Fire Station, Ferndale Road.



Department Store. It is quiet, used as a delivery entrance to the shops fronting Brixton Road and has an unkempt, back-street character. The view north is pleasantly terminated by the former Fire Station at nos. 240-246 Ferndale Road. On the corner of Nursery Road and Dorrell Place is a 19th Century building housing SW9 Bar. This is an attractive building which adds much needed animation to the locality.

- 2.65 Only a short section at the East end of Tunstall Road is included within the conservation area where it meets Brixton Road. It is closed to traffic and has landscaping and seating which now appears dated and shabby. The trees add welcome soft landscaping.
- 2.66 Dorrell Place is a pedestrian passage linking Brixton Road to Nursery Road; it is not shown on the 1841 Tithe map but appears on the 1863 map. The single storey flank elevation of Marks & Spencer at nos. 448-450 Brixton Road is particularly poor and of no interest. The café bar at 11 Nursery Road is an attractive building which brings life to this otherwise quite location.

Brixton Station Road, Popes Road & Beehive Place

- 2.67 Only a small section of Brixton Station Road is within the conservation area – essentially the shop units within the railway arches on the south side and the two storey 19<sup>th</sup> Century development between Brixton Road and Beehive Place. Generally it has a vibrant atmosphere due to the market. The buildings on the north side retain many original features and one has high quality ‘street art’ decoration on its roller shutter. Shop signs along the street are generally of a poor quality materials and design and visually intrusive. It is a shabby but vibrant street. Beyond the conservation area boundary stands the Brixton Recreation Centre (1973—1982) a substantial mega-structure in red brick designed to connect to a high level deck-access system which never materialised. It represents the type of large scale development proposed in the 1960s and 1970s was destined to replace the whole of the town centre.
- 2.68 Brixton Station is accessed through viaduct arches linking Brixton Station Road to Atlantic Road. This entrance is particularly unpleasant and threatening. The platform level buildings of the station date from the 1860s. The station is embellished by murals and sculptures. Unfortunately a stockade at platform level causes visual blight.
- 2.69 Popes Road links Atlantic Road to Canterbury Crescent by running beneath the railway viaducts. It dates from the 1860s / 70s and follows the line of the River Effra which was culverted to accommodate development. Popes Road contains the street market and has a crowded and busy character. The 1960s public conveniences have had an extension and a face-lift. Unfortunately the railway viaducts are poorly maintained and covered in graffiti and the buildings, a post-war office block and single storey shops, generally have a shabby appearance.
- 2.70 Beehive Place was built as a mews lane to serve the buildings fronting Brixton Road. Originally known as ‘Back Lane’ it was severed by the railway viaduct and its south part is now Electric Lane. It has an intimate character created by a number of infill buildings, mostly two and three storey, and the narrowness of the street. However, it is dominated by the flank elevation of the recreation centre.

Effra Road, Rushcroft Road, St Matthew’s Road & Saltoun Road

- 2.71 Effra Road is a main route in the conservation area, running south from Brixton Road. It was laid out following approval given in 1821. Its East side is lined with grand, three storey (over a basement), mid-late 19<sup>th</sup> Century townhouses with ma-

ture front gardens giving a dignified character; their gardens are on Rush Common land.

- 2.72 The west side of Effra Road is dominated by the imposing classical form of St Matthew's Church; its spacious churchyard (now the Peace Gardens) is enclosed by grand railings and is laid as gardens with mature trees and has a quiet character. A mid 19th Century cast iron parliamentary boundary marker is located against the boundary to the south side of the churchyard gate. To its south, on the same side of the road, are the gardens of properties fronting St Matthew's Road which are mostly enclosed by a stock brick wall. Effra Road has a leafy and pleasant character and the view north is terminated by nos. 518-522 Brixton Road (McDonalds restaurant) and its impressive dome.
- 2.73 Rushcroft Road was originally known as Ardville Road, it links Brixton Oval to Coldharbour Lane. The whole street was added to the conservation area in 1995. It has a very enclosed character due to its narrow width in relation to the relatively tall buildings. Most of it is lined with four storey, late 19<sup>th</sup> Century mansion blocks of imposing and repetitive character. The flank of the Tate Library and Chaplin House, a good modern infill building, line part of its north side. Some of the buildings are, unfortunately quite neglected but overall it has a strong a unified character.
- 2.74 St Matthew's Road was laid out in the 1820s on Rush Common land. It is captioned 'Church Road' on the 1841 to the map. It runs north-south and terminates in a T - junction on the south side of St Matthew's Church. It is fronted by well-detailed two storey villas, early 19<sup>th</sup> Century examples on the East side and late 19<sup>th</sup> Century Gothic style examples on the west side. Tree lined and allowing glimpses of St Matthew's tower, it has a pleasant suburban character.
- 2.75 Only the junction of Saltoun Road and Effra Road / Windrush Square is within the



The view North up Effra Road is terminated by nos. 518-522 Brixton Road



conservation area. Here Raleigh House (nos. 1-3 Effra Road) presents its flank elevation. This listed building, of particular note, is vacant and in poor condition.

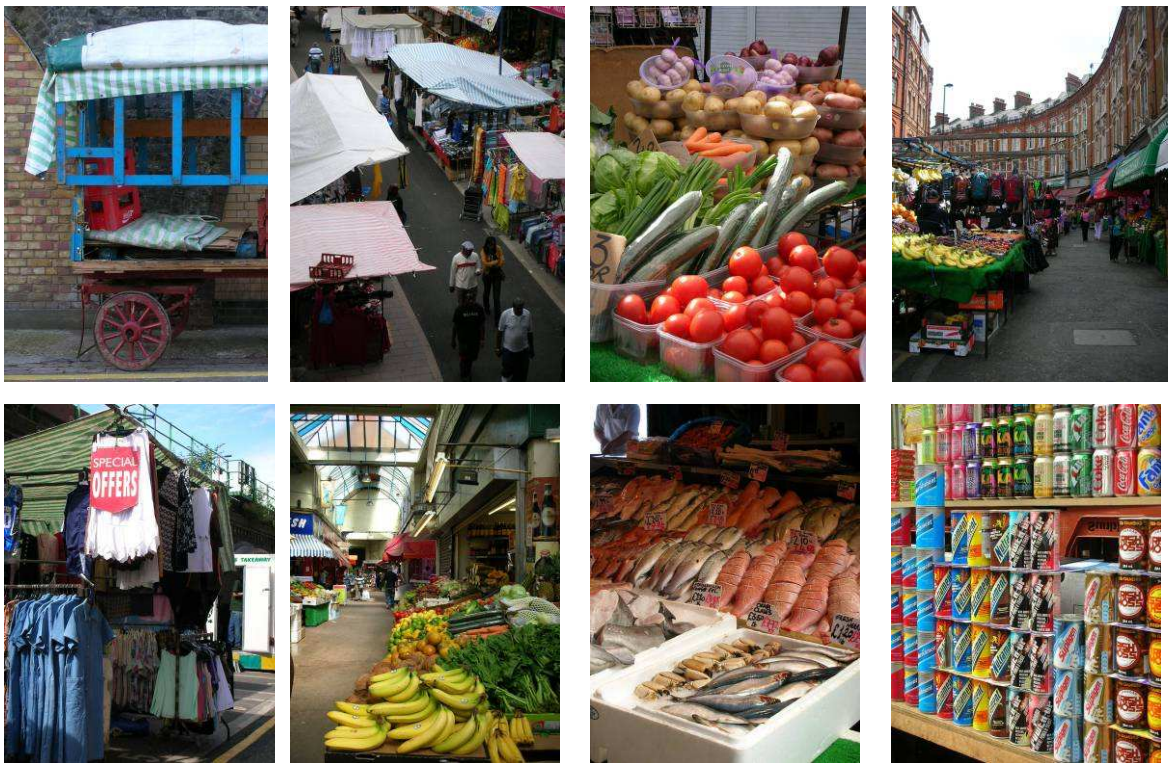
## **Markets**

- 2.76 The street and covered markets are at Brixton's heart - they bring alive its historic townscape. The street markets include not only the stalls on Electric Avenue, Brixton Station Road and Popes Road but also the open fronted premises in the railway arches along Atlantic Road. The market stalls / buildings themselves, the bustle of people, the noise and the music and wide variety of goods appealing to all tastes and budgets are an essential element in Brixton's rich character and cultural heritage. The markets are recognised through listing for their historic / cultural significance to the Afro-Caribbean community. They are also of economic importance as they provide opportunities for employment generation and small business development locally.

### Covered Markets / Arcades

- 2.77 The shopping arcades / covered markets make an exceptional contribution to Brixton's character and appearance. All three share common characteristics of a double-height top-lit arcade onto which open modest retail units. This design was first used in England in the 1810s. In the 1830s the same format was used for the Grainger Market, Newcastle. However, the Victorians favoured large more open market halls and arcades returned to their original 'high-class retailing' roots during their hey-day of the 1870s – 1910s.

Brixton is unusual for having three 1920s and 1930s arcades erected for the 'bargain' market retailer and providing a network of inter-connected markets across the town centre; the Council is not aware of any other place in Britain which exhibits such a close network of covered markets / arcades. Each is described individually



The markets are part of Brixton's unique historic character and appearance.

below: -

Reliance Arcade, 455 Brixton Road (c1923, extended forward c1935)

- 2.78 This building is in three distinct parts and illustrates well the evolution of the wider Brixton area over the last 200 years. The central part, completely hidden from public view is no. 455 Brixton Road, a three and half storey early 19<sup>th</sup> Century town house; in 1839 it was occupied by a Mr Eagle. From the 1860s this part of Brixton gradually changed to commercial uses with shopfronts being installed on the ground floors. It is the only survivor from the mid 1930s redevelopment of the rest of the terrace.
- 2.79 In 1922 the building is named in Kelly's Directory of Brixton and Clapham as 'Reliance House' which specialised in house and office furniture at '*less than auction prices*'. However, by 1925 it is advertised as, '*Reliance Arcade, Brixton's General Market; shop here and save money. Telephone, Brixton 931.*' The Egyptian-temple style facade to Electric Lane is likely to have been influenced by with the discovery of the tomb of Tutankhamen in 1922.
- 2.80 This rear part of the market is double height and top lit. The internal pilasters are in black Vitrolite with metal trim, each stall has a timber roller shutter and at first floor over is a plate glass window (unfortunately now screened by coloured louvers). The original house occupies the middle of the arcade. The front part of the arcade dates from the 1930s redevelopment of the block when the building line was brought forward and the arcade extended forward with a rendered Art Deco style façade. The interior of this part has a metal truss roof.

Market Row Atlantic Road, Coldharbour Lane and Electric Lane (1928)

- 2.81 This building comprises a covered arcade from Atlantic Road to Electric Lane with a branch connecting to Coldharbour Lane. It was erected in the back-lands behind the street frontage buildings. The utilitarian painted render external elevations have



Reliance Arcade's Egyptian style façade to Electric Lane



been modernised but retain their unique 1930s character. The interior is double-height, lofty and top-lit with a variety of conventional and open fronted shop units at ground level and glazed storage accommodation above. The all-glass roof is supported by semicircular trusses of pre-cast concrete. To accommodate level changes one part of the interior has low concrete ceilings lit by octagonal lanterns.

Brixton Village (formerly Granville Arcade), Coldharbour Lane (1935 - 38)

- 2.82 Originally named after its builder P Granville Grossman, it was erected in 1936 to designs of Alfred and Vincent Burr. It is believed that this structure re-housed the market traders who had been displaced from Brixton Road by redevelopment. The Coldharbour Lane frontage has a block of 'jazzy' four storey flats with generous two pedestrian entrances; the façade is in brickwork with faience dressings; the windows are metal. The interior is divided into six double-height, top-lit 'Avenues' which are lined by shop units with storage accommodation above. The lofty glass roof is supported by semicircular metal trusses. The pedestrian entrances lead into 1<sup>st</sup> and 2<sup>nd</sup> Avenue respectively; these are linked by the other four. Each avenue has a smart painted glass name plate which is particularly evocative of the period. The arcade exits at Atlantic Road (through a railway viaduct arch) and also onto Popes Road.
- 2.83 The market arcades were last refurbished by the Brixton Challenge in the 1990s and are again in need of maintenance and redecoration. Their inexpensive rented market accommodation has for decades allowed local people to set up in business, generating much needed money in the local economy. All three of the arcades are at the heart of what gives Brixton its special architectural and historic interest and therefore are appropriate for inclusion on the statutory list.



Interior views of Market Row showing the concrete roof structure and roof glazing.

## Listed Buildings

### Statutory Listed Buildings

- 2.84 Statutory Listing means that the building is protected. Consent is required for any works of alteration, demolition or extension that might affect the special interest of the listed building. This protection extends over the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any free-standing objects or structures, which lie within the curtilage of the building and which were erected before 1 July 1948.

The following buildings in the Brixton Conservation Area are statutory listed: -

| Address                                    | Grade | Date Listed |
|--|-------|-------------|
| Market Row, Atlantic Rd / Coldharbour Lane | II    | 31/03/2010  |
| Brixton Lodge, 1 Bernay's Grove            | II    | 21/07/1981  |
| Lambeth Town Hall, Brixton Hill            | II    | 27/03/1981  |
| Church of St Matthew, Brixton Hill         | II*   | 19/10/1951  |
| Reliance Arcade, Brixton Road              | II    | 31/03/2010  |
| Budd Mausoleum, St Matthew's Churchyard    | II*   | 27/03/1981  |



Brixton Village (formerly Granville Arcade)



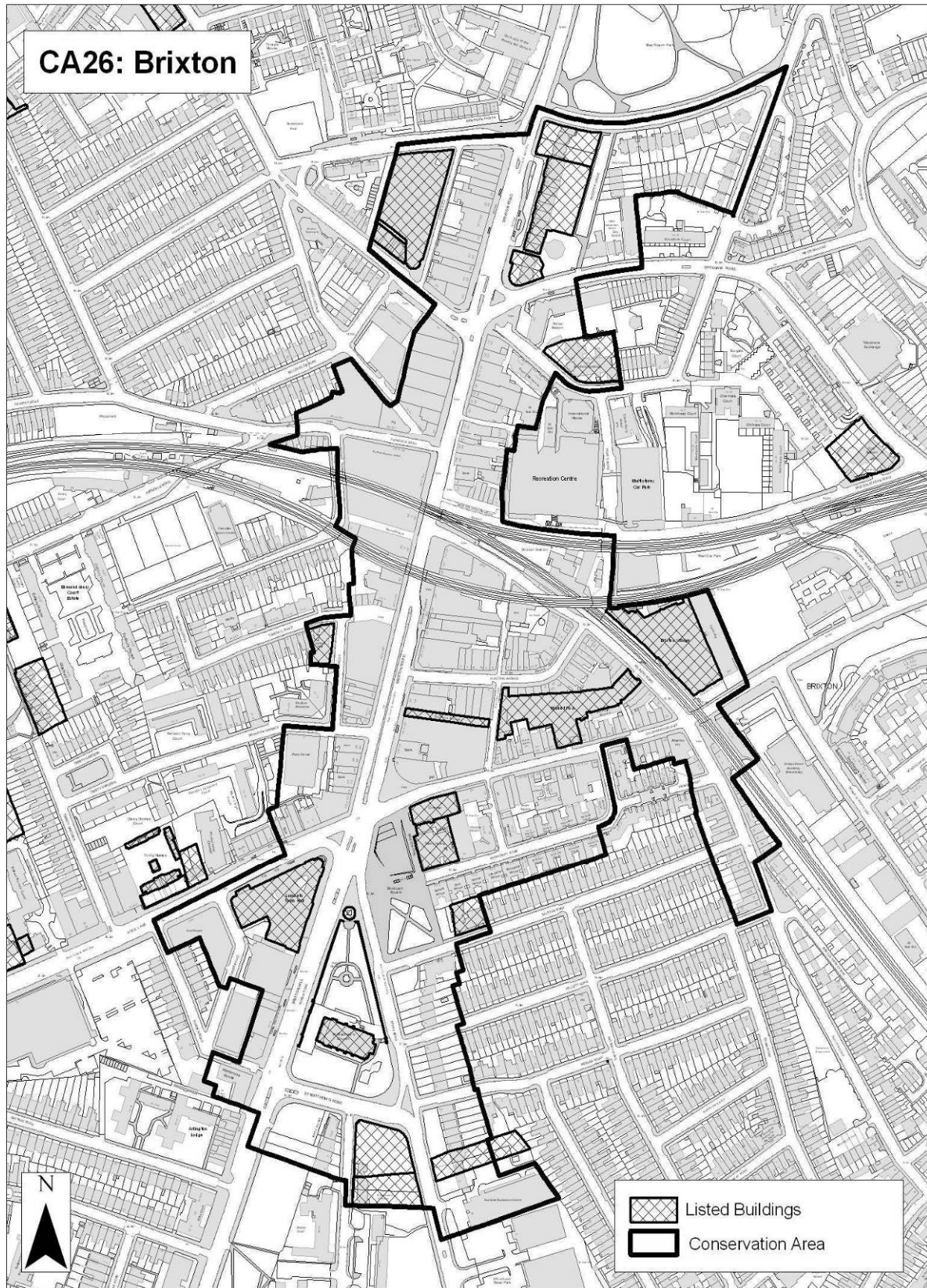
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|   |     |            |
|---|-----|------------|
| Ritzy Cinema, 1 Brixton Oval  | II  | 10/10/1990 |
| Tate Library, 2 Brixton Oval  | II  | 27/05/1999 |
| 337-339 Brixton Road  | II  | 08/08/1974 |
| 341-361 Brixton Road  | II  | 08/08/1974 |
| 363-365 Brixton Road  | II  | 08/08/1974 |
| St John's Buildings, Canterbury Crescent  | II  | 27/03/1981 |
| Forecourt walls, railings and gates to St John's Buildings, Canterbury Crescent | II  | 27/03/1981 |
| Brixton Village, Coldharbour Lane   | II  | 31/03/2010 |
| Raleigh House, 1-3 Effra Road   | II  | 09/07/1974 |
| 43-45 Effra Road  | II  | 27/03/1981 |
| Gates and piers to St Matthew's Churchyard                                      | II  | 27/03/1981 |
| 1 St Matthew's Road   | II  | 08/02/1979 |
| 3-5 St Matthew's Road   | II  | 08/02/1979 |
| Forecourt walls to 3-5 St Matthew's Road  | II  | 08/02/1979 |
| O2 Academy, 211-219 Stockwell Road  | II* | 16/01/1974 |

### Locally Listed Buildings

- 2.85 The Council seeks to recognise buildings of local architectural or historic interest by placing them on a 'Local List'. Such buildings exhibit features of architectural or historic interest which represent the best of local building in the borough and contribute to telling the story of Lambeth's history and development. Local listing brings with it recognition of the importance of the building but imposes no additional planning controls. However, it is a material consideration when the planning applications are considered. The following buildings within the conservation area are on the local list:

| Address   | Date Listed |
|---|-------------|
| Ivor House, Acre Lane                                   | 22/03/2010  |
| Former Railway Hotel, Atlantic Road                     | 22/03/2010  |
| 28 Atlantic Road  | 22/03/2010  |
| Dog Star PH, 389 Atlantic Road                          | 22/03/2010  |
| Former David Greig store, 54 - 58 Atlantic Road         | 22/03/2010  |
| Electric Brixton, Town Hall Parade Brixton Hill         | 26/03/2012  |
| Bust of Henry Tate, Brixton Oval                        | 22/03/2010  |
| Brixton Theatre Foundation Stone, Brixton Oval          | 22/03/2010  |
| 401 Brixton Road  | 22/03/2010  |
| Lamp Standard outside 415 Brixton Road                  | 22/03/2010  |
| 441-447 Brixton Road                                    | 22/03/2010  |
| 463-465 Brixton Road                                    | 26/03/2012  |
| 467-469 Brixton Road                                    | 22/03/2010  |
| Former Quin and Axtens store, 414 - 426 Brixton Road    | 22/03/2010  |
| Former Bon Marche store, 442 - 444 Brixton Road         | 22/03/2010  |
| 446 Brixton Road  | 26/03/2012  |
| Morleys, 472-488 Brixton Road                           | 22/03/2010  |
| 518-522 Brixton Road                                    | 22/03/2010  |
| Dover Mansions, Canterbury Crescent                     | 26/03/2012  |
| Walton Lodge, 374 Coldharbour Lane                      | 22/03/2010  |
| Former Billiard Hall, 409 -417 Coldharbour Lane         | 22/03/2010  |
| Former Coach and Horses PH, 443 Coldharbour Lane        | 22/03/2010  |
| 425 – 433 Coldharbour Lane (including Clifton Mansions) | 26/03/2012  |
| Carlton Mansions (flats 2-16), Coldharbour Lane         | 26/03/2012  |
| 47 Effra Road   | 26/03/2012  |



This map shows the statutory listed buildings currently within the Brixton Conservation Area.



## Brixton Conservation Area Statement 2012

|  |            |
|--|------------|
| Former Synagogue, 49 Effra Road                                  | 22/03/2010 |
| Parliamentary Boundary Marker, Effra Road                        | 22/03/2010 |
| Type G Letter Box Electric Avenue corner of Brixton Road         | 26/03/2012 |
| 3, 19 - 47 Electric Avenue                                       | 22/03/2010 |
| 2, 14 - 16 Electric Avenue                                       | 22/03/2010 |
| 18 - 38 Electric Avenue  | 22/03/2010 |
| Former Brixton Fire Station, 240 Ferndale Road                   | 22/03/2010 |
| Toplin House Former Bon Marche premises, 244 - 250 Ferndale Road | 22/03/2010 |
| Former Bon Marche premises, 201 - 205 Ferndale Road              | 22/03/2010 |
| 7 Gresham Road   | 22/03/2010 |
| Baltic House, St Matthew's Road                                  | 22/03/2010 |
| Milestone, Windrush Square                                       | 22/03/2010 |

### Trees

- 2.86 Trees in the public realm and those in gardens contribute greatly to the character of the conservation area. Important locations include: - Tate Library Gardens, Effra Road, St Matthew's Road and Brixton Hill. Occasional street trees on the other streets are also of particular importance, softening the otherwise hard urban landscape.

### Views

- 2.87 There are a number of important local views within the conservation area which add greatly to the character and sense of place of Brixton. These can be summarised as:-
- A Distant views of roofscape from Brockwell Park where the numerous towers and turrets can be appreciated.




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Views of Brixton's roofscape are particularly good from the railway station platforms.

## Brixton Conservation Area Statement 2012

- B Views of roofscape and streetscape from trains travelling along the elevated railway viaducts and from the platforms of Brixton Station. Of particular note is the views down Electric Avenue and towards Brixton Road.
- C Views of Lambeth Town Hall including its landmark tower: generally these views can be obtained from many vantage points both from within and outside the conservation area and appreciation of these should not be impaired. Specific views north and south along Brixton Road & Brixton Hill, west along Coldharbour Lane and East along Acre Lane are of particular importance and should be safeguarded from interruption.
- D Views of St Matthew's Church, especially the tower and lantern: generally these views can be obtained from many vantage points both from within and outside the conservation area and appreciation of these should not be impaired. Specific views north long Effra Road, south along Brixton Road, up Kellett Road and north up Brixton Hill are of particular importance and should be safeguarded from interruption.
- E Views of the Railway Hotel, 20 Atlantic Road: this impressive late Victorian Public House is a local landmark and views of its clock tower with 6 faces and gilt weather vane rising above is visible in views east and west along Atlantic Road and northwards along Electric Lane.

### Public Art

- 2.88 Brixton has a strong artistic and creative character. Within the conservation areas this is manifested in rich and varied public art such as the figures on the railway station platforms, the railway station mural and the mural on the rear of the O2 Academy Building. Other more historic pieces of public art include the bust of Henry Tate on Brixton Oval and sculpture of 'youth' on the rear elevation of the Town Hall. Recent additions include the rooftop Heron opposite the town hall and the foxes and



Poorly designed shopfronts and signs detract from Brixton's character and appearance.



cherries on Electric Avenue. Good quality public art of this nature contributes to the character and appearance of the conservation area and reinforces Brixton's creative character.

**Negative and Neutral Factors**

- 2.89 Brixton has a rich townscape of contributory buildings from the 19<sup>th</sup> and 20<sup>th</sup> Centuries, a townscape of great character and vibrant street markets and covered arcades. The negative factors are:
- A Building neglect and unsympathetic alterations.
  - B Poorly designed, obtrusive shopfronts, security shutters, signage and hoardings.
  - C Poor quality post-war development.
  - D Heavy traffic to Brixton Road.
  - E Poor quality public realm including street furniture and signage (excluding the recent improvements to Brixton Road).
  - F The threatening character of side streets and lanes, especially at night. Due in part to the dead frontages caused by solid roller shutters, poor lighting, no natural surveillance and fear of crime.
  - G The roughly constructed permanent flower stall in the front garden of no. 365 Brixton Road which degrades the setting of this listed building.

**Capacity for Change**

- 2.90 Brixton has enormous potential. There are plenty of buildings that require renovation or enhancement through repairs and restoration of lost details. Some of the buildings that make a positive contribution may be able to accommodate sensitive extensions and internal remodelling to maximise their usable floor space. There are sites in and around the conservation area that offer development opportunities and these are identified in the UDP. There is also scope for further development opportunities so long as the character and appearance of the conservation area can be preserved or enhanced.

**Appraisal Conclusion**

- 2.91 Brixton Town Centre Conservation Area is essentially a vibrant town centre of 19<sup>th</sup> and early 20<sup>th</sup> Century buildings and serving a rich and diverse community. Within the city wide context, its street markets, covered arcades and night life are well renowned.
- 2.92 It is thriving and bustling but at the same time run-down and neglected. The area requires careful nurturing and management to ensure that increased investment and redevelopment does not drive out the people and uses that give Brixton its rich character – the multicultural markets and their inexpensive goods and the evening economy that makes Brixton so interesting and vibrant. These elements should be strengthened and nurtured as has been achieved at Borough Market, Camden Town

and the Brighton Lanes.

- 2.93 Brixton should not be sanitised or comprehensively altered; regeneration through investment in the existing buildings, exciting new buildings which respond well to their context and new uses that reinforce the established character and uses will do much to retain its individuality and interest.



### 3. GUIDANCE

This section provides good practice guidance on works to properties within the conservation area and is offered in addition to the Council's adopted Supplementary Planning Guidance documents: -

#### Maintenance

- 3.1 Much of Brixton's character is derived from the rich character high quality of its buildings. The objective of the conservation area designation is to preserve those features of interest. Architectural details characteristic of particular buildings or the wider area should be retained and repaired wherever possible. It is only in this way that the special character and appearance of the area can be retained. Advice on repairs to historic buildings can be obtained from numerous sources including 'A Stitch in Time' by SPAB / IHBC which can be downloaded free from [www.ihbc.org.uk](http://www.ihbc.org.uk). If an historic feature is beyond repair it is essential to replicate it accurately in the new work.

#### Alterations

- 3.2 Where possible, the original feature can inform the design detailing. Alternatively, adjoining buildings, old photographs, prints or plans can often assist. It should be noted that some replacement works might require building control approval and listed building consent as well as planning permission.

#### Walls

- 3.3 Plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the host building. Brickwork repairs should be undertaken with caution – matching Imperial sized brick of the same colour and texture will be



Historic windows, doors fanlights and joinery should be retained and repaired.

required for most of the older properties. Re-pointing mortar mixes should normally have some lime content, have a traditional light colour and a coarse aggregate. The pointing finish should be traditional flush or slightly recessed, not weather struck. Where only selective re-pointing is required the pointing should match existing.

- 3.4 Damp proof courses - should be installed sensitively only if deemed essential. Injection of chemical dpc's can cause great damage to the appearance of a building and can also be ineffective. The best means of avoiding damp problems is to properly ventilate the building and to ensure ground levels do not rise too high above ground level and to maintain good flow of air into underfloor vents. Ground drainage should be effective to ensure that water has sufficient run off.

- 3.5 Repairs and replacement of natural stone and terracotta / faience should be undertaken with care in accordance with established best practice. Stone and faience should not be painted.

#### Joinery

- 3.6 Regular inspection and repainting prolongs the life of exterior joinery, windows and doors. Small repairs to address localised rot or other failures can be undertaken by experienced joiners. Where important features are beyond repair and the replacement becomes necessary exact replicas of the traditional features should be sought.

#### Windows

- 3.7 Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. If historic / authentic windows are in good condition they should be retained. If increased thermal performance is required windows should be refurbished, draught proofed and sympathetically secondary glazed.

- 3.8 Where replacement windows are deemed necessary exact replicas should be sought (including means of opening). Stick-on glazing bars or those sandwiched between glazing are not considered suitable. In the case of timber windows these should be painted and the glazing should have a putty finish. Sash horns should be accurately replicated. Double glazing should only be considered if it accurately matches the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass. Stick-on glazing bars should be avoided as they can, with time, become loose and drop off. Trickle vents and other modern window detailing should also be avoided. Historic stained and coloured glass should be retained. Stick-on lead should be avoided as it is not a characteristic of the conservation area.

- 3.9 The Council will expect replacements of metal windows to be very close to the originals and have the same pattern of opening. Good replacement metal windows are still manufactured to traditional designs; care should be taken to retain 'special' decorative features on metal windows such as solid apron panels or traditional leaded lights.

- 3.10 Modern window designs in metal, unpainted hardwood or PVCu window units should be avoided on historic buildings as they fail to replicate the traditional construction details and delicate glazing bars of traditional single glazed windows and can look crude and ungainly – thus harming the attractiveness of buildings. Windows on new buildings should reflect the character of the area.

#### Doors

- 3.11 Doorcases are an important feature of the conservation area. Original external doors are normally panelled to a design appropriate to their age/ style of the build-



ing; these should be retained and repaired. Accurate replica doors, reflecting the date and style of the building should be considered when any replacement external door is required. This will secure an enhancement to the property and wider area.

- 3.12 Replacement doors of traditional design should be constructed in the traditional manner with panels set into an outer frame; flush modern doors with applied or stick-on mouldings are not acceptable. Many of the traditional doorways in the conservation area have transom lights over them; often with a decorative glazing design. These should be retained / replicated as they often contribute to the proportions of the façade and provide light / ventilation into entrance halls. Side-lights are not generally a feature of the doorways in the conservation area. Door glazing can be secondary glazed, the doors themselves draught proofed and insulation applied to solid panels.

#### Roofs

- 3.13 Small-scale roof repairs can often be accomplished using reclaimed materials. When replacement of the roof finish is required it is advisable to re-use the original covering where possible and secure matching materials. This is particularly important on visible roof slopes or on roofs with decorative features and good-quality metal work and leadwork. When inappropriate modern roof coverings fail the opportunity should be taken to restore the more appropriate historic material. Artificial tiles or concrete slates should be avoided as they rarely look good and often lose their colour and surface finish quite quickly.
- 3.14 The removal of historic roof structure, tower features and chimneys should be avoided where they contribute to the special character of a building, its group value and the wider character of the area. This is particularly important on 19th Century and early 20th Century buildings where the roofs towers and chimneys of many buildings contribute particularly well to the character of Brixton. All historic roof features of interest should be repaired with appropriate materials and detailing; removal of details and inappropriate materials should be avoided.
- 3.15 Pop-up roof vents, extractors or soil stacks should be avoided along with other rooftop plant. Flush fittings should be installed in unobtrusive locations. When insulating roofs care should be taken to ensure adequate ventilation is maintained.
- 3.16 Roof terraces were purpose-built into some buildings in the conservation areas. The replacement of their enclosing railings and other alterations and extensions should be carefully considered to ensure no harm is caused to the character or appearance of the building or the wider conservation area.
- 3.17 Most original rainwater goods in the conservation area are cast iron of traditional appearance. In some cases they are ornate and contribute to the architectural interest of the building. Cast iron rainwater goods should be retained where possible. Where replacement is necessary matching profiles in similar cast iron or cast aluminium should be sought. Extruded metal and plastic gutters are not considered appropriate.

#### Dormers

- 3.18 Dormer windows are only a feature of the more ornate late 19<sup>th</sup> Century buildings in the conservation area. Irrespective of the style of the building the dormers are carefully detailed and embellished to enhance the host building. On Brixton Road many of the dormers rise from the wall-head and are built in brick or stone to match the façade. Elsewhere small traditional dormers with lead roofs /cheeks, slender frames

and timber sash windows can be seen. On Electric Avenue some of the dormers have cast-iron and metal mouldings and pediments. Repairs to dormers should retain these traditional details.

- 3.19 New dormers should not be proposed on buildings where they would look alien. Where appropriate new dormers should be carefully designed and detailed to match the host building and be detailed and scaled in a traditional manner. Large dormers, those with flat felt roofs, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge will be damaging and are not appropriate.

#### **Rooflights**

- 3.20 Successful examples of these are not, generally, a feature of the area – unfortunately the integrity and appearance of a number of properties on Brixton Road have been harmed by the inconsiderate insertion of rooflights which are out of keeping with their context.

- 3.21 Rooflights should be avoided on prominent roof slopes and where the group value of unaltered roofs is important. When considered appropriate on 19th Century domestic properties the roof light should normally be of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar. If deemed appropriate in principle on front pitches they should be small and in line with existing openings; large, modern or poorly located roof lights have the potential to cause great harm. Rooflights are not a feature of traditional mansard roofs. On commercial premises the acceptability of proposed rooflights will be dependant on no visual harm being caused.

#### **Extensions**

- 3.22 Brixton is densely developed and there is often little scope for extensions other than on rear elevations and on some rooftops. New rear extensions should respect the forms and design of the host building; a slavish pastiche of the host building need not be necessary but contemporary design solutions will still be required to respect the rhythms and essence of the host building and wider conservation area. Extensions should not be so large as to dominate or compete with the host building in visual terms. Large areas of flat roof above ground floor level should be avoided as they are not a feature of the area.

- 3.23 The traditional roofscape of the conservation area – with its chimneys, dormers and tower features provide one of its most evocative character features. Roof extensions are only likely to be deemed appropriate where they would not result in the loss or inappropriate alteration of historic roofs or harm the character of the host building or wider area. Boxy or alien features will not normally be deemed appropriate.

#### **Paving**

- 3.24 Where historic paving survives—on forecourts, paths and in porches or entrance halls it should be retained and repaired.

#### **Vacant Sites**

- 3.25 There are currently no vacant sites identified within the boundaries of the Brixton Conservation Area.



## New Buildings

- 3.26 Should sites within or adjoining the conservation area become available, care should be taken to ensure that the new buildings are designed to respect the character or appearance of the area in accordance with UDP policies. Though there are several tall buildings adjacent to the conservation area new tall buildings are unlikely to be appropriate if they dominate or over shadow the conservation area. Sympathetic buildings forms and materials will normally be expected to respect the character of the conservation area with regard to: -
- A Massing / Building Line  
This should be dictated by the massing and siting of adjoining buildings that make a positive contribution.
  - B Footprint  
Narrow building plots reflect the traditional developments of the 18<sup>th</sup> / 19<sup>th</sup> Century.
  - C Form  
Most commercial buildings in the conservation area have a clearly defined shopfront at ground floor. Upper floors typically have carefully considered proportions and some decoration / ornamentation. The proportion of wall and window is normally balanced and carefully considered and windows often have fine detailing. Curtain walling (entire walls of glass) are not a common feature of the upper floors within the Brixton Conservation Area; where they do exist they generally fail to respect the historic character and appearance of the area.
  - D Detailing  
The buildings, irrespective of age, have fine detailing, modelling and decorative elements (shopfronts, window glazing bars, decorative stucco mouldings, brick details



The adverse impact of this deep fascia is reduced through careful detailing.

etc) which give them a depth of interest.

- 3.27 The Council is committed to good new design irrespective of style. However, whether historicist or contemporary, new development must respect the character and appearance of the conservation area.

### **Shopfronts**

- 3.28 This guidance complements that provided within the Council's 'Shopfronts and Signage' Supplementary Planning Document, 2008.
- 3.29 Some historic shopfronts survive in Brixton; these should be retained as they contribute greatly to the character and appearance of the area and can guide the design of new shopfronts elsewhere. However the vast majority of shopfronts and shops signs within the conservation area are of relatively recent date, poorly designed and inappropriately detailed; as a result they detract greatly from the character and appearance of Brixton. Where replacement shopfronts are deemed acceptable, they should be carefully designed to respect the host building and reintroduce the essence of traditional shopfronts. Often elements such as pilasters, corbels, timber fascias may survive from previous historic shopfronts; these should be retained and incorporated into any replacement shopfront.

#### **Context and Design**

- 3.30 Most of Brixton's commercial buildings date from the 19<sup>th</sup> and early 20<sup>th</sup> Century. Brixton Road was and remains the most prestigious of the retail frontages and tends to have the grandest shopfronts. Within terraces there was often great variety in shopfronts as each retailer would install their own shopfront. However, in the grander department store buildings there was strict unity of design and often a very high quality finish which can still be found in some places. Replacement shopfronts should be respectful of the age and status of the host building and follow basic tradi-



Traditional shopfronts typically had recessed entrances, large windows and narrow fascias with non-illuminated signage.



tional principles; especially with regard the proportions. However, they need not be pastiche reproductions and could include high quality contemporary detailing.

Traditional shops are typically carefully proportioned with a careful combination of the following features: -

Pilasters — framing each end of the shop they are in hard-wearing materials.

Stallriser – supporting the shop window in hard-wearing material.

Fascia – the sign board across the top of the shop window. It is normally narrow and rests on the heads of the pilasters.

Cornice – a moulding protecting the fascia from the weather.

Shop Window – large area of glazing held in place by a slender timber frame with cill. This is the most visually dominant element.

Shop Entrance – a recessed, part glazed timber door with transom light.

Flat Entrance – a panelled timber door with transom light, incorporated into the shopfront.

Pilasters and Stallrisers

- 3.31 Surviving historic examples in Brixton are often in dark coloured polished stone which is hard wearing and graffiti resistant; they are also easy-clean. Other examples include exterior grade tiles / glazed bricks. These should be retained and restored wherever possible. On new shopfronts glazed bricks are preferable to tiles as they will not drop off as modern tiles often do. If constructed in timber these elements should be separated from the pavement by a neat stone or render detail to



Former department store buildings and formal terraced frontages and require a unified treatment of narrow fascias heights and carefully considered signage.

prevent rotting. Dark colours were used traditionally as they are harder wearing than light colours.

**Fascia and Cornice**

- 3.32 One of the greatest problems with inappropriate shopfronts in Brixton is the absence of a cornice and the overly dominant size of the shop fascia. The installation of new shopfronts allows these matters to be addressed. The cornice should be detailed to cast water away from the shopfront. The fascia should be narrow. In unified terraces or in the former department store blocks a common fascia height should be sought in order to bring greater unity to the architectural composition.

**Shop Window and Shop Entrance**

- 3.33 Plate glass is a Victorian innovation therefore it is unlikely that any Brixton shops had small paned 'Georgian' style shopfronts. Large panes of glass were supported by carefully detailed timber frames giving a vertical emphasis. Some of the early 20<sup>th</sup> Century buildings have very slender metal frames, often in bronze, which achieved the same effect and a very high quality appearance.

- 3.34 Wherever possible this character should be retained / reintroduced. Shop window detailing should be slender and carefully detailed but need not be ornate or fussy. Door frames should be carefully integrated. Traditional doors are hinged in the conventional manner and normally have a transom light above. The transom often opens inward to allow for ventilation. The door should be part-glazed and have a recessed entrance and level threshold. Care should be taken when designing accessible shopfronts to ensure that the design quality and detailing are not compromised.

**Entrances to Upper Floors**

- 3.35 A door to the side of the shopfront serving the upper floor accommodation is common. These are typically incorporated into the design of the shopfront and often have a transom light to light the hall. These entrances should be retained. Where appropriate reintroduction will be encouraged to facilitate the re-use of upper floors.

**Railway Arches**

- 3.36 None of the railway arches along Atlantic Road retain historic shopfronts although nos. 53 – 55 retain pilasters and consoles. The shopfronts now exhibit similar problems as conventional shopfronts in the area – poor materials, signage and solid roller shutters. Paragraph 2.35 of the Council's adopted 'Shopfronts and Signage' SPD normally seeks contemporary glazed infill to railway arches. However, conventional / traditional shop frontages will be acceptable to the arches along Atlantic Road as there is a long established tradition of such development there.

**Shops with Open Frontages**

- 3.37 The success of Brixton's street market has encouraged retailers on Atlantic Road and Electric Avenue to remove their shopfronts and trade with open frontages in the manner of the market stalls with customers being served on the street. This approach is generally unacceptable except where there is a street market (see para. 2.26 of the 'Shopfronts and Signage' SPD).
- 3.38 For open 'market' shop frontages to be acceptable there should not be a complete void in the front of the building – it looks unsightly and necessitates the use of a solid roller shutter for security at night. Ideally there should be a shopfront with windows that open up or fold away; these need not be full-height – a stall riser can remain and fixed transom or clerestory glazing could fill the upper part of the shop window.

Traditionally sash windows (double or triple) were used elsewhere in Lambeth to provide such open frontages; their use may also be acceptable on market frontages; allowing retailers to serve customers through the open sash window.

- 3.39 In recent years there has been pressure for restaurants and bars to have fully open frontages of folding or sliding doors. These are not a historic feature of the conservation area and rarely look comfortable on historic buildings. The Council will seek more appropriate and creative solutions to provide opening windows on historic buildings; sash windows will be encouraged.

Former Department Stores and Unified terraces / blocks

- 3.40 New shopfronts within larger unified buildings or terraces require particular care and attention to their design. Where new shopfronts are introduced unity should be achieved though ensuring that all shopfronts are set within the existing pilasters / architectural framework in the same manner and fascias are all the same size.

Signage

- 3.41 New signage must improve upon the very poor quality of fascias and projecting signs which is at present prevalent in Brixton. New designs and materials should respect the host building and be an enhancement to the wider conservation area. The traditional location for shop signage is on the fascia over the shopfront. Other premises tend to have small plaques or painted signs at their entrance. Signage on other locations should generally be avoided in order to minimise clutter which causes harm to the appearance of the area.

Shop Signs

- 3.42 Traditional shop signs often carried painted or incised letters or had applied (3D) letters directly onto the painted timber fascia. Ornate premises, such as pubs, often had ornate gilded and painted glass signage. The 'standard' approach however, was hand-painted allowing the sign writer to be creative in their use of fonts and colour –



Internal roller shutters



External, retractable, scissor grilles



an art form that is worthy of reintroduction. Off-the-peg corporate solutions are not deemed appropriate if they are out of keeping with the historic character of the conservation area.

- 3.43 Boxed-out fascias or those in plastic or folded metal are not acceptable. Information on shop fascias should be limited to the name of the premises, a logo and the property number. Excessive information can cause inappropriate visual clutter and should be avoided.

#### Illuminated Signage

- 3.44 Illuminated signage should be limited to shopfronts; other locations, including upper floors, are deemed inappropriate. Externally mounted light fittings can cause visual clutter and provide perches for feral pigeons (especially the swan-neck type); the Council will therefore encourage the incorporation of light fittings into new shop cornices so that they add no clutter.

- 3.45 Where external illumination is acceptable in principle the source of illumination should be external and limited only to the name or logo of the premises rather than to the full fascia. Light fittings should be small, low key and their number kept to a minimum. Large or dominant lighting fittings such as trough lights are not deemed appropriate. All cables should be concealed internally. Creativity is encouraged.

#### Internally Illuminated Fascias

- 3.46 Fully internally illuminated fascias are not appropriate. Solid fascias with individually applied halo-illuminated letters may be acceptable so long as original shopfront features (including cornices) are not obscured and there are no 'boxed-out' parts to accommodate the illumination. All cables should be concealed internally.

#### Projecting Signs

- 3.47 Projecting signs should be located at shop fascia level but not above. One sign is considered adequate for most premises. Such signs should be generally no larger than 600mm x 600mm and no thicker than 80mm thick. Traditional signs are hung on a well designed metal bracket and this approach is encouraged. Well designed, creative solutions which add to Brixton's character are welcome. The use of internally illuminated projecting box signs is not supported; however solid 'blade' signs with only the logo illuminated may be accepted.

#### Shop Security

- 3.48 High performance glass and internal, open lattice shutters should be used to increase security and provide a visual deterrent. If internal shutters are required they should be fixed back from the window and their internal boxes fitted above the window head.
- 3.49 Retro-fitted roller shutters placed on the exterior of premises cause a great deal of damage to Brixton's character. These should be avoided as they are not traditional features and bring blank and oppressively dominant treatments to street frontages at a time when they are least desirable (when premises are closed). They thus harm the appearance of the conservation area and create the impression of an unfriendly fortified environment. Internal roller shutters should be considered. Where there is a need to provide external security for window displays retractable scissor grilles should be considered as a means of securing existing shopfronts should external protection be required.

- 3.50 The Council will encourage the incorporation of the roller shutter boxes into new

shopfronts. The shutter box should be concealed completely behind the shop fascia and the shutter guided down in recesses within the pilasters. Great care will be required to ensure a suitable design. Solid external shutters are not acceptable as they give a bleak and deadening effect when shut – contributing to the fear of crime, especially at night when Brixton's numerous shuttered shop frontages make the streets unwelcoming. Where open 'market' shop frontages are proposed alternative means of securing the frontage will be required. Where solid shutters exist they should be kept free of graffiti or decorated to improve their appearance.

- 3.51 Recessed shop entrances can be enclosed by well designed gates which can be locked open or lifted away when the premises are open for business.

#### **Awnings and Canopies**

- 3.52 Fixed plastic 'Dutch' canopies have proved popular along Atlantic Road and Electric Avenue where shops have open frontages. Unfortunately their form, plastic finishes and garish colours have not enhanced the character or appearance of the conservation area; furthermore, often permanently exposed to the elements they can be come very shabby.
- 3.53 Traditional, retractable shop blinds contained in timber boxes and restrained on iron braces should be used in the Brixton conservation area; care should be taken with the design and detailing – plastic housings / boxes are not appropriate and the awning should be fixed in a location where it will not look odd or obscure other shopfront features or details.

#### **Changes of Use**

- 3.54 Many of the commercial premises are occupied by small independent traders; this contributes to the character of the conservation area. Loss of retail uses is resisted by UDP policy. All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents.

#### **Plant and Other Equipment**

- 3.55 The location and appearance of plant, extractors and other equipment such as satellite dishes on properties, whether they are residential or commercial should be carefully considered and will normally require planning permission. Care should be taken to ensure that they are suitably placed to minimise adverse impact. Satellite dishes are not considered suitable on front elevations, visible roof slopes or chimney stacks. Painting and effective screening will normally be required in order to reduce visual impact. Glass Reinforced Plastic (GRP) shrouds painted to resemble brickwork or durable louvered enclosures should be considered. Timber screens are not considered adequately durable for permanent screening.

#### **Boundary Treatments**

- 3.56 New boundary treatments should respect the established character of the area. Excessive height or unsympathetic materials / construction details should be avoided.

#### **Sustainability**

- 3.57 Conservation Area designation seeks to retain existing buildings and the design features that gives buildings their character. All buildings have 'embodied energy' - the energy that was used to create them. Embodied energy and building materials are

lost when a building is demolished or something is removed and dumped. It is therefore good environmental practice to keep using existing buildings and keeping them in good repair. No matter how environmentally friendly new work might be it still requires the use of resources. Where change is required the re-use of materials during building works, using reclaimed or recycled materials and recycling of site waste should all be considered.

**Reduce Consumption**

- 3.58 Consumption can be greatly reduced in properties by undertaking 'passive' adaptations; the principles are also transferable to other premises: -

Consumption can be reduced through improving efficiency. For example by installing a more efficient condensing boiler and use energy efficient appliances and light bulbs. Consumption can also be reduced through improved insulation and draft proofing such as roof and wall insulation and lagging pipes. Existing windows can be refurbished and draught proofed. Secondary glazing can reduce heat loss, noise and condensation without the need to replace original windows. Even simple measures such as closing internal shutters and the use of heavy, thermally lined curtains in winter can help building performance.

**Renewable Energy**

- 3.59 The generation of energy from renewable sources is another way to achieve greater sustainability. Ground source heat pumps require areas of garden which can be excavated. Solar thermal systems and solar photovoltaic systems normally require a roof-top installation or replacing the roof cover with special panels or tiles. Wind turbines may vary in size and power; they are not always the best renewable energy option in urban areas. Roof top panels and turbines should be carefully considered within the conservation area to ensure that no harm is caused to the special character or appearance of the area. Ideally, installations of this nature should be considered when energy consumption has been addressed through the other measures listed in the section above.
- 3.60 Existing and new flat roofs present the opportunity for sustainable roof finishes such as green roofs etc; if unobtrusively located and do not impact on the character or appearance of the conservation area. These can assist with habitat diversity, improve thermal performance and reduce water run-off.



## 4. MANAGEMENT PROPOSALS

- 4.1 This section identifies how the Council believes the area should be managed. It has been prepared in line with national good practice guidance sent out in Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, (2011).

### Boundary Review

- 4.2 The Council reviews conservation area boundaries from time to time. This is often best done when Conservation Area Statement documents are prepared or updated.

### Planning Controls

- 4.3 The vast majority of properties in the conservation area are commercial premises and flats; most external alterations to these premises require planning permission. Conservation Area Consent is required for most demolition within a conservation area. Alterations to statutory listed buildings will require listed building consent.

### Monitoring and Enforcement

- 4.4 The Council is committed to using its planning powers to manage the Brixton Conservation Area in such a way that ensures that its special character and appearance is preserved and enhanced. The Conservation and Urban Design team will regularly update its photographic record of the building and spaces within the conservation area. This record will be used to monitor change over time in order that policies and



The Council will seek to protect trees of value to the character of the area.

planning controls can be effectively utilised to secure the preservation or enhancement of the character or appearance of the conservation area. Breaches of planning control will be enforced where it is expedient to do so.

**Trees**

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

**Rush Common**

- 4.6 Rush Common is subject to legislative controls which are separate from the planning system. The Council administers Rush Common; additional information is available from the 'Rush Common Policy and Guidance Note' which is available from the council web site.

**Signage and Advertisements**

- 4.7 Some advertisements and signs within the area can be displayed without the need for consent. The Council believes that this absence of control has resulted in the very poor signage which blights Brixton. It is proposed to consider designating Brixton Conservation Area as an Area of Special Control (Advertisements) under the Town and Country Planning Control of Advertisements) Regulations 1992. When this matter is given formal consideration it will be subject to consultation with residents and businesses.
- 4.8 The Council is unlikely to support new advertisements (free standing, building mounted or on street furniture) within the conservation area because of the harm that they cause to amenity. Existing advertisements and hoardings which detract from the character and appearance of the area and cause substantial harm will be made subject to discontinuance action where expedient. Illuminated advertising will be discouraged on residential building or other sensitive locations. The Council will take action against unauthorised advertisements which adversely affect amenity and public safety.

**Highways and Street works**

- 4.9 Highways works within the conservation area should reflect national good practice guidance set out in Department of Transport's 1996 document 'Traffic Management in Historic Areas' 1/96. Its broad principles are: -

Develop an understanding of the special qualities of the place and depart as little as possible from the traditional form of streets and their materials;

Respect existing or established traditional materials and detailing;

Review existing signing and consider scope for rationalization

Anticipate and minimize new signing requirements at the earliest design stage.

Limit formal designs to formal spaces;

Provide for maintenance and invest in quality.

Similarly '*Streets for All, A Guide to the management of London's Streets*' by English Heritage and Government Office for London provides detailed good practice guidance.

### **Archaeology**

- 4.10 There are two Archaeological Priority Areas in the conservation area; Roman Road (Bristol Causeway) (APA4) as the route of a Roman Road (Stane Street), and the area focused on 7-41 Effra Road (APA10) as the site of a post medieval manor house. There are no scheduled ancient monuments within the conservation area.

### **Listed Buildings**

#### **Statutory List**

- 4.11 English Heritage and Department for Culture, Media and Sport are responsible for the statutory list. There is a statutory presumption in favour of the retention of buildings on the statutory list and they are all deemed to contribute positively to the character and appearance of the conservation area. The Council does not propose to request the inclusion on the statutory list of any further buildings within the conservation area.

#### **Local List**

- 4.12 Lambeth's UDP Policy 46 recognises buildings of local architectural or historic interest which are important to the borough and seeks their conservation and retention. The council will consider amendments to the local list from time to time.

### **General Enhancement Opportunities**

- 4.13 Proposals that would lead to the enhancement or redevelopment of buildings and sites that make a neutral or negative contribution area are encouraged. The following general opportunities exist to: -
- A Accurately restore lost architectural details on all properties that have been unsympathetically altered.
  - B Reinstall shopfronts of traditional form (but not necessarily traditional style) to a high design and build quality that make access to shops available to all users.
  - C Secure premises signage that is more sympathetic to the character and appearance of the area.
  - D Provide a high quality, well designed public realm which is inclusive and feels safe and inviting for all. Reduce the clutter and mitigate against heavy traffic.

### **Site Specific Enhancement Opportunities**

- 4.14 The following site specific enhancement opportunity sites exist:-

- A 2- 18 Atlantic Road (negative contribution)



## Brixton Conservation Area Statement 2012

Any redevelopment of this site should positively engage the street with active frontages. The junction with Electric Lane presents an opportunity for a corner feature.

- B Hambrook House, Brixton Hill (neutral contribution)  
Redevelopment should respect the amenity of adjoining residential occupants and the setting of adjoining contributory buildings. Additional height is unlikely to be acceptable.
- C Peace Gardens / St Matthew's Churchyard, Brixton Hill (positive contribution)  
The churchyard requires enhancement. It has been degraded by excavations, clutter, low railings and other unsympathetic alterations. Any changes should seek to enhance the setting of the church by providing an understated and traditional churchyard environment. The Ward Monument requires restoration and greater protection from vehicular traffic. Moving it to a safer location within the church yard may be an option.
- D 363 Brixton Road (positive contribution)  
The refuse storage in the front garden requires a more appropriate solution.
- E Permanent Flower Stall at 365 Brixton Road (negative contribution)  
The existing structure detracts. Removal would be a major enhancement to the conservation area and the setting of the listed buildings. Any replacement should be of high quality.
- F 345 – 361 Brixton Road  
The concrete bollards along the pavement frontage here could be removed. Any replacement should be more appropriate for the listed context.
- G 367 Brixton Road (negative contribution)  
Redevelopment should positively address the side roads. Important tree to Brixton Road should be retained.
- H 369-375 Brixton Road (negative contribution)  
This large frontage site presents the opportunity for a comprehensive redevelopment. Proposals for an additional storey will be judged on their merits. The site presents an opportunity for a corner feature and an opportunity to reveal the tower of Dover Mansions in views from across Brixton Road.
- I 383 - 391 Brixton Road (negative contribution)  
This large frontage site presents the opportunity for a comprehensive redevelopment of 4 storeys. Proposals for any additional storeys will be judged on their merits.
- J 395-397 Brixton Road (negative contribution)  
A building of 4 storeys could be accommodated on this site. Any replacement will be expected to positively address the Beehive Place elevation.
- K 407 – 409 Brixton Road (positive contribution)  
This building may be able to accommodate a sympathetic roof addition.
- L 415 – 419 Brixton Road (negative contribution)  
A building of 4 storeys could be accommodated on this site. Proposals for any additional storeys will be judged on their merits. The site presents an opportunity for a corner feature.
- M 419 -439 Brixton Road (negative contribution)
-

- Removal of graffiti and security / guardrail clutter at roof level would secure a welcome enhancement of these buildings. Redevelopment of up to four storeys may be acceptable. A more active frontage to Electric Lane should also be considered.
- N Rear of 446-450 Brixton Road (negative contribution)  
The existing single storey accommodation (to Dorrell Place and Nursery Road) could be replaced to the same height as the main 1930s frontage building.
- O 449 & 451 Brixton Road (positive contribution)  
These buildings may be able to accommodate an additional storey of accommodation.
- P 490 – 500 Brixton Road (positive contribution)  
The rear elevations to Bernay's Grove are untidy and contribute little. The Council will support extensions that provide an appropriate and enhanced elevation to the street.
- Q Brixton Station, Brixton Station Road (positive contribution)  
Improved facilities and better signage / street presence to Brixton Station Road and Atlantic Road is required.
- R Railway Viaducts, Brixton Station Road  
These important structures need maintenance, weeding and refurbishment.
- S 419-423 Coldharbour Lane (negative contribution)  
This site could accommodate a 3 – 4 storey building.
- T 435-437 Coldharbour Lane (negative contribution)  
This site could accommodate a 3 – 4 storey building.
- U Pavement Canopies, Electric Avenue  
The reinstatement of the iron and glass canopy over the footways will only be acceptable if issues relating to maintenance, security, public safety and long-term maintenance can be adequately addressed.
- V 9-15 Electric Avenue (negative contribution)  
The redevelopment of these buildings should reinstate the scale and massing of the historic buildings to Electric Lane. An accurate reproduction of the Victorian detailing or a contemporary interpretation of it would be welcome.
- 4.15 All proposals should seek to preserve or enhance the character and appearance of the conservation area. The amalgamation of enhancement opportunity sites may be appropriate subject to site constraints and the character of adjoining development.

### **Management Conclusion**

- 4.16 The Council firmly believes that effective management is the key to securing the long term future of the conservation area and the success of Brixton Town Centre. The public realm requires continued management complemented by much higher standards for shopfronts and signage than those previously deemed acceptable. Such management will go so far as addressing the shabby appearance of the conservation area and together with appropriate scale and form of redevelopment will ensure its enhancement and regeneration.

## 5. CONTACTS

### LAMBETH PLANNING

If you have a conservation area question require planning / listed building please contact:

Town Planning Advice Centre  
Phoenix House  
10 Wandsworth Road  
London  
SW8 2LL

Telephone 020 79261249  
E-mail [planning@lambeth.gov.uk](mailto:planning@lambeth.gov.uk) (planning advice)  
[planningconservation@lambeth.gov.uk](mailto:planningconservation@lambeth.gov.uk) (conservation / listed buildings)  
Web [www.lambeth.gov.uk](http://www.lambeth.gov.uk)

### LAMBETH BUILDING CONTROL

To discuss whether your proposal requires Building Regulations Approval please contact:

Building Control  
Phoenix House  
10 Wandsworth Road  
London  
SW8 2LL

Telephone 020 7926 9000  
E-mail [BuildingControl@lambeth.gov.uk](mailto:BuildingControl@lambeth.gov.uk)  
Web [www.lambeth.gov.uk](http://www.lambeth.gov.uk)

### ENGLISH HERITAGE

The Government's advisor on the historic environment. It provides guidance notes on a range of topics including, conservation principles, designation processes and sustainability

1 Waterhouse Square  
138-142 Holborn  
London  
EC1N 2ST

Telephone 020 7973 3000  
Web [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### GEORGIAN GROUP

A charity which exists to protect and preserve Georgian buildings, monuments and landscapes.

6 Fitzroy Square  
London  
W1T 5DX

Telephone 087 1750 2936  
Email: [office@georgiangroup.org.uk](mailto:office@georgiangroup.org.uk)  
Web: [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)



**VICTORIAN SOCIETY**

The champion for Victorian and Edwardian buildings in England and Wales.

1 Priory Gardens  
LONDON  
W4 1TT

Telephone 020 8994 1019

Email [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)

Web [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

## 6. GLOSSARY

### A

**Acanthus** A plant whose leaves are used as the basis for stylised ornament on Corinthian and Composite capitals and other mouldings.

**Accretions** A gradual build-up of small additions and layers

**Architrave** The lowest of the three main parts of an entablature or the moulded frame surrounding a door or window

**Art Deco** A stylistic movement named after the Paris *Exposition Internationale des Arts Decoratifs et Industriels Modernes*, 1925. It was influenced by a variety of sources often with Egyptian themes, and is typically characterised by use of materials such as aluminium and stainless steel; bold forms, sweeping curves, chevron patterns and sunburst motifs

**Art Nouveau** Meaning 'New Art', it peaked in popularity at the beginning of the 20th century (1880-1914) and is characterised by highly-stylised, flowing, curvilinear designs often incorporating floral and other plant-inspired motifs.

**Arts & Crafts** A movement popular circa 1880 – 1910, inspired by the writings of John Ruskin, in reaction against machine-made mass-production. Well known practitioners include William Morris and Phillip Webb.

### B

**Balconettes** A small balcony enclosed by railings or a balustrade, usually decorative rather than functional, often found in late C18 and early C19 architecture.

**Baroque** An architectural style characterised by dramatic and robust compositions using the classical orders, often used for the design of town halls and civic buildings in the Edwardian era. Similar Edwardian design genres include the Beaux Arts and Edwardian Free-Styles.

**Bay** A vertical division of the exterior of a building marked by windows, classical orders, buttresses, etc.

**Bay Window** A canted (angular), rectangular or curved projecting window.

**Bolection** A curved moulding covering the junction of a panel and its frame, and projecting from the face of both parts it covers.

**Bottle Balustrade** An arrangement of short, bottle-shaped, shafts supporting the coping of a parapet or the handrail of a staircase.

### Butterfly Roof (London Roof)

A roof formed by two half-gables that meet at a valley in the middle, resembling butterfly's wings, running from the front to the back of the building. This roof form was particularly popular during the C19. The design gave the street façade a strong horizontal appearance. Terraces roofed in this way have a distinctive saw-tooth appearance at the rear.

**Buttress** A section of masonry or brick-work projecting from or built against a wall to give additional strength or vertical emphasis to the design. Typical examples can be seen on churches and in Gothic Revival architecture.

**C**

**C17** An abbreviation of '17<sup>th</sup> Century'. Logically applies to other centuries in the same way.

**Canopy** A projection or hood over a door, window etc.

**Canted** Architectural term describing part, or segment, of a façade which is at an angle other than 90° to another part of the same façade.

**Cantilever** Horizontal projections, such as a balcony or canopy, held in place by the downward force applied to the end fixed into a wall.

**Capital** The head or crowning feature of a column.

**Cartouche** An ornamental shield or badge with curling edges, usually bearing an inscription and sometimes ornately framed.

**Casement Windows** A metal or timber window with side hinges, opening outwards or inwards.

**Cast Iron** Molten iron is poured into a mould to mass-produce regular and uniform patterns. Particularly popular in the C19 it allows a high degree of detail to be represented although the finished product is chunkier and more brittle than wrought iron.

**Chevron** A type of moulding forming a zigzag pattern, often seen in Art Deco designs.

**Chimney Stack** Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.

**Classical/Classicism** An architectural tradition founded on the principles of Greek and Roman architecture. Particularly influential on English architecture from the late C17 and to a greater or lesser extent ever since

**Coade Stone** An artificial stone cast in blocks, invented in the late C18, and used up to the early C19 for all types of ornamentation on buildings until superseded by terracotta

**Coal Hole Cover** A circular, metal or wooden plate covering a hole in the pavement where domestic coal deliveries were dropped into a vaulted bunker beneath the pavement

**Cobbles** Small blocks of stone or granite used for paving. Similar to setts.

**Colonnade** A row of columns carrying an entablature or arches

**Composite** One of the classical orders combining details of the Ionic and Corinthian orders. The column is usually fluted.

**Console** An ornamental bracket with a curved profile and usually of greater height than projection.

**Coping** A cap or cover on top of a wall, flat, curved, or sloping to throw off water.

**Corbel** A projecting block supporting a beam or other horizontal member where it abuts a wall; can also refer to the stepped brickwork (corbelling) at eaves level typically found on Victorian and Edwardian houses.



**Corinthian** One of the classical orders, it features stylized acanthus leaves. The column is usually fluted.

**Cornice** In classical architecture, this is the top projecting section of an entablature. The feature is commonly used at the top of buildings from the C18 onwards, to finish or crown the façade.

**Cresting** An ornamental detail along the top of a wall or roof usually made from cast iron, clay, or terracotta.

**Cupola** A small dome on a circular or polygonal base crowning a roof or turret.

**Curtain Wall** A non-load-bearing wall, which can be applied in front of a framed structure. Manufactured from a variety of materials such as aluminium, steel and glass; with sections to include windows and spaces between.

## D

**Dentil** A small repetitively used tooth-like block forming part of a cornice.

**Doric** One of the classical orders. The Greek type has no base and characteristically has a fluted column, whilst the Roman type usually has a plain column that sits on a base or pedestal.

**Dormer Window** A window projecting from a sloping roof and with a roof of its own. Some rare examples are recessed to minimise their visual impact. Often used on mansard roofs.

**Dressings** Stone worked to a finished face, whether smooth, rusticated, or moulded, and often used on late Victorian or Edwardian brick buildings at corners or around windows.

## E

**Eaves** The under part of a sloping roof overhanging a wall.

**Edwardian** The Edwardian period refers to the reign of King Edward VII, 1901– 1910, although it is sometimes extended to include the period up to the start of World War I in 1914.

**English Bond** A method of laying bricks so that alternate courses on the wall face are composed of headers (end) or stretchers (long edge) only. (See also Flemish Bond)

**Entablature** The upper part of an order consisting of architrave, frieze, and cornice.

## F

**Faïence** A type of fired-clay block often used to face buildings in the early C20.

**Fanlight** A small arched window directly over a door. A typical feature of front doors in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Late Victorian and Edwardian Designs often included decorative panels of coloured-glass leaded-lights. See also 'transom light'.

**Fascia** Mostly used to describe the wide board over a shopfront carrying the shop name. Also refers to the timber board at eaves level to which guttering is fixed.

**Fenestration** The arrangement of windows on a building's façade

**Festoon** A carved ornament in the form of a garland of fruit and flowers, tied with ribbons

and suspended at both ends

**Finial** A vertical detail, sometimes highly ornamental, used on iron railings. Also refers to the detail commonly found on the gable-end of Victorian and Edwardian buildings.

**Flemish Bond** A method of laying bricks so that alternate headers (end) and stretchers (long edge) appear in each course on the face of the wall. (See also English Bond)

**Flush-bead moulding** A semi-circular moulding that is on the same plane as the panel and frame it surrounds.

**Fluting** Shallow, concave, vertical grooves on the shaft of a column or pilaster.

**Frieze** A decorative band running between the architrave and cornice.

## G

**Gable** The upper portion of a wall at the end of a pitched roof. Can have straight sides or be shaped or crowned with a pediment, known as a Dutch Gable.

**Gauged Brick** Soft brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work.

**Gault Brick** Bricks made from Gault Clay which, when fired, produces an almost white brick with a slightly yellow or blue-grey tint.

**Georgian** The prevailing style of English architecture during the reigns of George I, II, and III (1714 - 1820).

**Gothic** A European architectural tradition dating from the C12 particularly associated in Britain with churches. Verticality is emphasised, with pointed spires, buttresses, pointed arches, and rich sculptural detail. A major revival occurred in the C19 that had a significant impact on the architecture of residential, commercial, and ecclesiastical buildings.

**Grille** A fretted metal screen, often in shopfronts, to allow for the flow of air.

**GRP** Glass Reinforced Plastic - An artificial material used for many purposes including the construction of light-weight replica details.

## H

**Hipped Roof** A roof with sloped instead of vertical ends.

**Horns** The short downward projections on sides of sash windows, common in London from the mid C18, to strengthen the windows as the design evolved to include larger panes of glass and fewer glazing bars.

## I

**Incised Lettering** Letters carved in to the face of a material - typically stonework.

**Ionic** One of the classical orders. The Ionic column is characterised by volutes (scrolls) that form the capital of the column.

**Italianate** Describes the architecture that developed in England as a result of the Picturesque Movement of the 1840s. It is typified by lavish exterior ornamentation such as extended cornice mouldings, quoins, and porticos.

**K**

**Keystone** The central stone of an arch, sometimes carved.

**L**

**Lightwell** A shaft built in to the ground to let light into a building's interior at basement level, allowing below-ground rooms to have windows and natural light.

**Leaded Lights** Small panes of glass held in a framework of lead comes, typically found in Gothic Revival buildings and also popular in Edwardian domestic architecture.

**Loggia** A gallery open on one or more sides, sometimes pillared.

**London Roof** A roof constructed in the form of a 'V' with a central gutter at right angles to the front raised parapet, which hides the roof. There are no ridges as the party walls to each side rise above the roof. The parapet at the rear often follows the shape of 'V' pitch of the roof.

**M**

**Mansard Roof** Takes its name from the French architect, Francois Mansart. Normally they comprise a steep pitched roof with a shallower secondary pitch, or flat roof, above and invariably partially hidden behind a parapet wall. Frequently used in conjunction with Dormer windows.

**Mansion Block** A type of high-density housing used in the Victorian and Edwardian eras. Exteriors were often red brick with elaborate stone decoration.

**Mews** A block or row of stables with living accommodation above, and subservient to grander buildings with which they were paired and serviced.

**Mezzanine** A low storey between two higher ones.

**Modernism** A cultural movement that emerged in France during the early years of the C20. It rejects 'traditional' forms of art and architecture, and continues to influence contemporary design thinking.

**Modillion** A small bracket or console of which a series is used to support the upper part of a cornice.

**Mullion** A vertical post or upright dividing a window or other opening.

**N**

**Nosing(s)** The projecting, usually rounded, edge of steps or stairs

**O**

**Oriel Window** A window projecting from the main wall of a building but that does not reach the ground and usually supported by corbels or brackets.

**P**

**Parapet** A low wall, typically at roof level where the party wall rises through the roof (party parapet wall) or in front of a roof to form box gutter.

**Pediment** A classical architectural element consisting of a triangular or curved section found above the entablature.



**Pier** A solid masonry support or the solid mass between doors and other openings in walls.

**Pilaster** A rectangular column projecting only slightly from a wall and, in classical architecture, conforming to one of the orders, and often found forming part of a shopfront.

**Pitched Roof** A roof consisting of two sloping halves that form a ridge in the middle where they meet.

**Polychromy** Term used to describe multiple colours used on a building. The technique was extensively used during Victorian era and is particularly identified with Gothic Revival buildings.

**Portico** A partly enclosed covered area forming the entrance and centre-piece of the façade of a building, often with columns and pilasters.

**Portland Stone** A light coloured limestone from the Jurassic period quarried on the Isle of Portland, Dorset.

**Prostyle** A free-standing arrangement of columns in front of a wall.

## Q

**Queen Anne** Refers to both the late C17/early C18 period and a revival style popularised in the 1870s by Richard Norman Shaw, combining fine brickwork, terracotta panels, stone detailing, and picturesque massing.

**Quoins** Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small.

## R

**Regency** The architectural period circa 1810 - 1840, covered by the Regency of George IV as Prince of Wales. The Regency began in 1811 and ended in 1820 with the death of George III the Prince Regent succeeded him as George IV and was in turn succeeded by William IV in 1830.

**Rustication** Masonry cut in large blocks separated from each other by deep joints, often with heavily worked faces. The effect is often imitated using stucco renders.

## S

**Saddle Copings** Semi-circular brick or stonework used to cap a wall.

**Sash Window** A window formed with vertically sliding glazed frames.

**Setts** Small blocks of stone, typically granite, used for paving. Similar to cobbles.

**Soffit** The exposed underside of any overhanging part of a building.

**Stallriser** A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance.

**Stays** Pieces of ironwork used to stabilise railings, and sometimes be used to stabilise tall chimney stacks

**Stucco** Plasterwork or an exterior render, often finished to imitate fine stonework

## T

**Terracotta** Fired but unglazed clay usually yellow or orange/red colour.

**Terrace** A row of attached houses designed as a unit.

**Transom** A fixed horizontal piece of timber or stone dividing the upper and lower parts of a window, or separating a window from the top of a door.

**Transom Light** A small rectangular window immediately above the transom of a door. See also 'fanlight'.

**Triglyphs** Blocks separating the square spaces (metopae) in a Doric frieze.

**Tripartite Window** A window formed of three elements.

**Tuck Pointing** A style of pointing inferior brickwork to make it look of higher quality.

**Tyneside Flat** Two purpose-built flats in a building which has been to look like a single house. The only difference is that the front porch typically contains two front doors. These are normally built in terraces. In Lambeth this building type is typically Edwardian and two storeys high with one flat on each floor.

## V

**Venetian Window** A window with three openings, the central one arched and wider than the ones flanking it on either side.

**Victorian** The period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform Act of 1832 is often taken as the start of this new cultural era. Architecturally the period is generally considered to become distinct from Regency design characteristics circa 1840.

## W

**Wrought Iron** Predates the existence of cast iron and enjoyed a renaissance during the revival periods of the late C19. Wrought iron is not as brittle as cast iron and seldom breaks.

**Stock Brick** The most commonly used type of building brick found in London. Its distinctive soft yellow colour and appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour. See also 'Gault' brick.

## Y

**York Stone** A natural stone used traditionally in for paving, laid in large slabs or 'flags'.

## APPENDIX 1 POSITIVE CONTRIBUTION

### Defining Contribution

In considering the contribution made by unlisted buildings the Council uses established guidance set out by English Heritage. Any one of the following can deem a building to make a positive contribution: -

- A The work of an architect of note.
- B Qualities of age, style, materials characteristic of the locality.
- C Building relates in a significant way to adjoining historic buildings.
- D A reminder of the gradual development of the locality.
- E Historic association with local built form.
- F Landmark quality.
- G Reflect traditional functions or uses.
- H Historic association with local people or events.
- I Contributory use.
- J Significance in a landscape.

If a building makes a positive contribution there is a presumption in favour of its retention. Any proposal to demolish a building that makes a positive contribution must show that every effort has already been made to secure its retention.

### Buildings making a Positive Contribution

Given the national policy presumption to keep statutory listed buildings the Council deems all statutory listed building to make a positive contribution. The unlisted properties within the Brixton Conservation Area that are deemed to make a positive contribution are listed below in street order: -

#### Acre Lane

Ivor House, nos 1-5 – impressive former Co-operative department store (inter-war) in Neo-Classical style. Elevations in polished stone and Portland stone. The single storey structures to the rear are not of interest.

Nos 2-8 - c1900 parade of shops with gabled upper floors and fine detailing.

#### Atlantic Road

Nos 1-55 (within railway viaduct) – in spite of their poor appearance of the individual units the shop uses and the viaduct contribute positively to the character of the area.

Nos 57-61 – three storey Italianate style buildings in gault brick.

Nos 63-81 – four storey terrace in stock brick with red brick banding and sash windows. No. 77 has an ornate Victorian shopfront of particular note.

Railway Hotel (Brady's), no 20 - deemed to exhibit "*considerable local interest / making a strong contribution*" (EH 02 March 2007). The building dates from 1880 and is an imposing corner pub with good decorative brickwork and a landmark 6 faced corner clock tower. The structures at the rear fronting onto Electric Lane are of no interest.



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Nos 22-26 – Three storey terrace in gault brick.

No 28 – Attractive corner building – part of the Electric Avenue development.

Nos 30 – 36 – Terrace containing four 3 bay frontages in stock brick with red brick detailing. C.1870.

Nos 46 – 48 - 50 – three storey building with brick detailing.

No 52 – see 378 Acre Lane

Atlantic Hotel – Imposing Italianate building on corner of Coldharbour Lane with good pub front and fine stucco detailing.

Nos 54 – 58 – Three storey premises with stucco detailing and curved corner. Good tiled shopfronts. This was David Greig's original grocery store; the firm went on to found one of England's first supermarket chains.

Nos 60—68—stock brick, three storey terrace with shops at ground floor level.

Nos 70 – 86 – stock brick terrace of the 1870s with shops at ground floor level.

### Bernay's Grove

Former Tunstall Hall – a former 19<sup>th</sup> Century hall in robust brickwork. Group value with no. 1 Bernay's Grove.

### Brighton Terrace

Piano House (former Bon Marché depository) – a well-detailed 19<sup>th</sup> Century warehouse. The upper storey is not considered contributory as it detracts from wider townscape views.

### Brixton Hill

Electric Brixton, Town Hall Parade – the former Palladium Cinema. It originally sported an imposing Baroque façade which complemented the town hall. This was lost during the second world war. The replacement façade is understated and dates from the post-war. Good Edwardian interior plasterwork survives.

1-6 Town Hall Parade –early 20<sup>th</sup> Century commercial buildings with modern shop fronts.

7 Town Hall Parade – good plain brick office building dating from the 1950s.

### Brixton Oval

Bust of Henry Tate – erected in Henry Tate's memory by his wife who gifted Tate Library Gardens in the 1890s.

Foundation stone of former Brixton Theatre – commemorative stone laid by Henry Irving in 1894. The Theatre was destroyed in the Second World War.

### Brixton Road – Odds (East side)

367 Brixton Road – large 1950s Police Station designed by J Innes Elliot and carefully detailed in Portland stone; it was awarded a Civic Trust Award in 1961. The 1970s wing is outside the conservation area.

## **Brixton Conservation Area Statement 2012**

377 – 381 Brixton Road – very good quality four storey inter-war building in the American classicist style. Good Portland stone façade and delicate metal windows.

393 Brixton Road – former Black Horse pub, three storey mid 19<sup>th</sup> Century corner building with stock brick and stucco detailing. Was the Black Horse PH in 1863.

401 Brixton Road – particularly fine late 19<sup>th</sup> Century building in the French Gothic revival style. Fine decorative features and strikingly narrow façade.

403 -405 Brixton Road – Symmetrical Queen Ann style building with canted oriel and good ironwork. C1900.

407 – 409 Brixton Road – pair of three storey 19<sup>th</sup> Century terraced. Stucco finish.

411- 413 Brixton Road (1889) – three and half storey premises with curved corner carrying an oriel decorated in sunflowers and French style turret. Good gauged red brickwork and fine stone detailing. Originally had a glass and iron canopy over its forecourt.

Lamp standard outside 415 Brixton Road – decorative cast iron column with inscription - 'The Vestry of the Parish of Lambeth 1856'.

441-447 Brixton Road – single storey inter-war shop premises with well detailed concrete canopy. Erected on the forecourt of, as an addition to, 2 Electric Avenue.

449 Brixton Road (includes no 1 Electric Avenue) - red brick neo-Georgian block on corner of Electric Lane. Inter-war.

451 – 453 Brixton Road – symmetrical Art Deco building in red brick with vertical concrete fins. Erected for Dolcis c.1938.

457-461 Brixton Road – Woolworths, 1937. (Woolworth's in-house architects under B C Donaldson). Jazzy 1930s frontage in faience sporting vertical fin detailing and partial remains of the original shopfront.

463-465 Brixton Road, Restrained Neo-Georgian bank premises by H Payne, 1938. Payne moved his office was over the bank.

467 Brixton Road - large curved brick frontage on corner with Coldharbour Lane. Vertical fins and monumental Prince of Wales feathers motifs in faience. Rebuild of earlier hotel by Joseph Hill for the Wenlock Brewery, 1938.

### Brixton Road (west side) - Evens

374 - 410 Brixton Road – palace fronted inter-war shopping parade in brick with terracotta Grecian details. Includes 221 Stockwell Road. Shopfronts and signage require enhancement.

414 – 426 Brixton Road – grand, palace fronted Quin & Axtens' Department Store (rebuilt mid 1920s). Fine faience detailing, metal windows and green tiled roof are of particular note. Includes 10-12 Stockwell Avenue and 246 Stockwell Road. It was gutted by enemy action in 1941; glazing and roof date from 1950s rebuild behind facade.

442 – 444 Brixton Road – former Bon Marché department store building – three storeys in stucco with baroque detailing (Messrs H. Parsons & Rawlings, 1877). The first purpose-built department store to open in England. Taken over by John Lewis partnership in 1940 it

closed in the 1970s. Particularly fine Victorian shopfronts and very good elevations to Fern-  
dale Road and Nursery Road. Shopfronts to Brixton Road are early 20<sup>th</sup> Century.

446 Brixton Road – small two storey frontage in green Edwardian faïence. Group value with  
no 448- 500. It was erected as the Bon Marché arcade utilising the railway arches all the  
way back to Nursery Road; it once had a front balustrade carrying the 'B M' (Bon Marché)  
cipher. Absorbed into the Marks and Spencer store in the 1950s.

448 – 450 Brixton Road – Marks & Spencer – purpose built three storey Art Deco building  
with corner tower feature and good shopfront. The original windows were bronze with  
leaded lights. Single storey rear structure (fronting Dorrell Place) is of no interest. Group  
value with no. 446.

452 – 456 Brixton Road – two storey 19<sup>th</sup> Century corner building. Built by Messrs Francis  
and Sons 'Exchange Stores', established 1875, later the first branch of British Homes  
Stores. Rendered finish with good window detailing and canted corner. A mirror of this  
building once stood on site of nos. 448-450.

458 – 460 Brixton Road – particularly impressive two storey faïence frontage set beneath  
the railway viaduct; faïence incorporates Sander's opticians signage.

462 Brixton Road – Three storey red brick premises, part of a terrace, with Gothic revival  
detailing. Identical to no 472 and nos 490 – 500 Brixton Road.

464 – 470 Brixton Road – An interpretation of the building form at 462 Brixton Road using  
modern detailing and large bay windows. Includes 2-12 Tunstall Road.

472 – 474 Brixton Road. Part of the Morley's Department Store complex. Three storey red  
brick corner premises, with Gothic revival detailing. Identical to no 462 and nos 490 – 450  
Brixton Road. Architectural and historic interest. From 1880s to 1926 it traded as Morley's  
& Lancley's Department Store.

476 – 488 Brixton Road. Morley's Department Store complex. Impressive early 20<sup>th</sup> Cen-  
tury frontage in Neo-Georgian style with ground floor shopfronts and fine first floor display  
windows. No 480 carries a pediment. It was rebuilt in this style following a disastrous fire in  
1910 which gutted most of the building. Rear elevation of some interest. The only surviving  
department store in Brixton.

490 – 500 Brixton Road- Terrace of three storey Gothic revival premises with formers.  
Identical to nos 462 and 472 Brixton Road. Rear elevations of no interest.

502 – 516 Brixton Road – Terrace of three storey premises in red brick with Queen Anne  
details. No 502-504 has a good bank frontage. Nos 512-516 have slightly different window  
and attic detailing.

518 - 522 Brixton Road – Impressive corner department store building built c1900 for Isaac  
Walton. Grand dormers and imposing corner dome. Local landmark.

#### Brixton Station Road

1-13 Brixton Station Road – terrace of three storey shop units with good detailing to upper  
floors.

Brixton Railway Station, Brixton Station Road / Atlantic Road – altered Victorian station  
building retaining original architectural features. Other stations on the line of similar charac-



ter are listed. Requires enhancement at street level and improved access.

Canterbury Crescent

1-20 Dover Mansions, Canterbury Crescent – impressive red brick blocks in Queen Anne Style.

Coldharbour Lane

374 Coldharbour Lane 'Walton Lodge' – red brick former Laundry building with clock and fiancé detailing.

391 – 401 Coldharbour Lane – Three storey terrace of shops, upper floors with stucco detailing.

409 – 417 Coldharbour Lane – Very good early 20<sup>th</sup> Century building with harled walls, tile details, stained glass and ornamental dome.

425 – 433 Coldharbour Lane (including Clifton Mansions) – Four storey mansion house block with shops at ground floor. Interesting internal courtyard with horse's head. One surviving historic shopfront at no. 425.

439 Coldharbour Lane – modest two storey building from early- mid 19<sup>th</sup> Century.

441 Coldharbour Lane – formal two storey building. Stucco walls and sash windows.

443 Coldharbour Lane (c1900) - former Coach and Horses PH on corner with Electric Lane. Fine detailing.

Carlton Mansions (flats 2-16), Coldharbour Lane – red brick Mansion block, c1900.

378 – 386 Coldharbour Lane – terrace of two storey properties in stock brick. Ground floor shops.

388 – 398 Coldharbour Lane – 'Connaught Mansions' – five storey late 19<sup>th</sup> Century mansion block in red brick with shopfronts at ground floor.

432 Coldharbour Lane – large two storey Moderne building in red brick.

400 – 402 Coldharbour lane – three and half storey late 19<sup>th</sup> Century commercial block.

410 – 416 Coldharbour Lane – three storey c1900 development.

418 Coldharbour Lane — Prince Albert PH – interwar Neo-Georgian style building.

420 Coldharbour Lane – modest two storey stock-brick building.

422 – 424 Coldharbour Lane – pair of two storey brick buildings with stone dressings. C1900.

426 Coldharbour Lane – two storey c1900 building with ornate upper floors.

Effra Road

9-17 Effra Road - grand mid-late 19<sup>th</sup> Century terraced houses, three storeys over a base-

ment. Fine Gothic revival detailing.

19 – 29 Effra Road - grand mid-late 19<sup>th</sup> Century terraced houses, three storeys over a basement. Fine Gothic revival detailing.

31-41 Effra Road - grand mid-late 19<sup>th</sup> Century terraced houses, three storeys over a basement. Fine Gothic revival detailing.

47 Effra Road – early 19<sup>th</sup> Century villa – two storeys, symmetrical. Good brick and stone gate pier survives on frontage.

49 Effra Road – business centre with historic synagogue frontage (frontage only).

#### Electric Avenue

3, 19 – 47 Electric Avenue – part of the original late 19<sup>th</sup> Century development; attractive sweeping frontage. Three and half storeys in brick with pedimented window architraves.

17 Electric Avenue – corner building, 20<sup>th</sup> Century, part of the Market Row development on Electric Lane.

2 Electric Avenue – imposing four storey commercial premises with corner tower feature and ornate window dressings. Imposing upper floor frontage to Brixton Road. Erected to house a department store 'Williamson's Bonanza Stores' which boasted an American soda fountain. Built 1888 as part of the Electric Avenue development.

4- 16 Electric Avenue – similar to above but a storey shorter.

18-38 Electric Avenue – four and half storey Queen Anne style blocks in red brick. Attractive convex frontage and good roofscape.

#### Electric Lane

40 – 42 Electric Lane, Chaplin House – modern three storey building in stock brick with large glazed tower to corner of Rushcroft Road.

#### Ferndale Road

179 - 185 Ferndale Road—terrace of mid 19th century premises. Stock brick with cornice. Rear elevations visible from the railway.

187 - 195 Ferndale Road - imposing mid-19th Century corner block of commercial premises. Cantled corner, arch headed sash windows and wall-head dormers.

201- 205 Ferndale Road (corner of Nursery Road) – imposing c1905 building with fine detailing and corner tower feature. Part of the Bon Marché complex.

Former Brixton Fire Station, 240 Ferndale Road – two storey stock brick building with red brick detailing to upper floors. Erected in the 1870s. Single storey buildings to immediate west are of no interest.

Post Office and Toplin House 244 - 250 Ferndale Road – an excellent Edwardian building with very fine detailing and landmark corner / tower feature. Part of the Bon Marché department store complex which began in 1877 and closed in 1975.

#### Gresham Road

## **Brixton Conservation Area Statement 2012**

1 Gresham Road (pre-1871) - villa in stock brick with stucco details.

3 – 5 Gresham Road (pre-1871) – pair of three storey villas (over basement) in stock brick.

7 Gresham Road (pre 1871) – fine former chapel with fine stucco façade.

### Nursery Road

11 Nursery road - corner of Dorrell Place. Two storey premises with canted corner. Brick, tripartite sash windows with colonettes.

### Rushcroft Road

Heathfield House, Hereford House, Matlock House (1892), Mayfield House, Rosslyn House and Suffolk House, Rushcroft Road (north side) – four storey mansion blocks, late 19<sup>th</sup> century. In brick with fine details.

Clarence House, Elmwood House, Frinton House, Granville House, Homer House, Lancaster House (1897), Norfolk House, Oval House, Rochester House (1896), Salisbury House, Rushcroft Road (south side) – four storey mansion blocks, late 19<sup>th</sup> century. In brick with fine details.

### St John's Crescent

2 – 20 St Johns Crescent. Unbroken street of grand three storey (plus basement) villas in stock brick with stucco details.

### St Matthew's Road

Baltic House, 1-6 St Matthew's Road – good late 19<sup>th</sup> Century house in red brick with Gothic revival style details.

7 - 8 St Matthew's Road – late 19<sup>th</sup> Century suburban houses with Gothic Details.

### Stockwell Road

221 Stockwell Road – (see 373-410 Brixton Road)

### Tunstall Road

1—12 Tunstall Road—(See 464- 470 Brixton Road).

### Wiltshire Road

72 – 74 – 76 Wiltshire Road – three imposing 19<sup>th</sup> Century villas – 3 storeys over basement.

72a Wiltshire Road – modest 19<sup>th</sup> Century building – single storey in decorative brick.

### Windrush Square

18<sup>th</sup> Century Milestone, Windrush Square.

Public Conveniences and vent pipe / lamp, Windrush Square

## **Buildings making a Neutral Contribution**

Hambrook House, Brixton Hill—post-war office building.

## **Buildings making a Negative Contribution**

These buildings are not deemed to be worthy of retention. Sympathetic refurbishment or redevelopment will be encouraged: -

## **Brixton Conservation Area Statement 2012**

2- 18 Atlantic Road (Argos). A three storey post-war block which is now over-clad. Bland and uninteresting. Fails to respond to the historic context.

38 Atlantic Road - 1950s infill.

369-375 Brixton Road – poorly detailed post-war / modern development

383-391 Brixton Road – poor quality inter-war development.

395-399 Brixton Road – modern development of little interest.

415 – 417 Brixton Road - 1960s block.

419 -439 Brixton Road - Tube station development and shops– this mostly glazed frontage fails to respond to its historic context, is poorly detailed and suffers from clutter and vandalism.

446-450 Brixton Road (rear block of Marks and Spencer only) – unattractive single storey development behind frontage block.

374-410 Brixton Road (rear yards only) – tatty rear areas facing onto Astoria Walk.

428—430 Coldharbour Lane – Bland red brick corner building of 1981-83, architect – Hubbard Ford Partnership. Includes no. 23 Electric Lane.

Land R/O 409 Coldharbour Lane – rear yard site fronting Rushcroft Road.

419-423 Coldharbour Lane – single storey shops of no interest.

435-437 Coldharbour Lane – much altered building with poor modern frontage.

9-15 Electric Avenue – two storey inter-war development on corner with Electric Lane.





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**Bengali**

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

**Twi**

Se wope saa nkaeboy yi wo kasa foforo  
mu a fre

**Yoruba**

Tí ẹ ba ẹ̀ ̀m̀oràn yìí, ní èdè Òmíràn, ẹ̀jò,  
ẹ̀ kàn wà l'ágogo

This document was prepared by  
Conservation and Urban Design  
Lambeth Planning Division  
March 2012