

Walcot Conservation Area

Conservation Area Character Appraisal

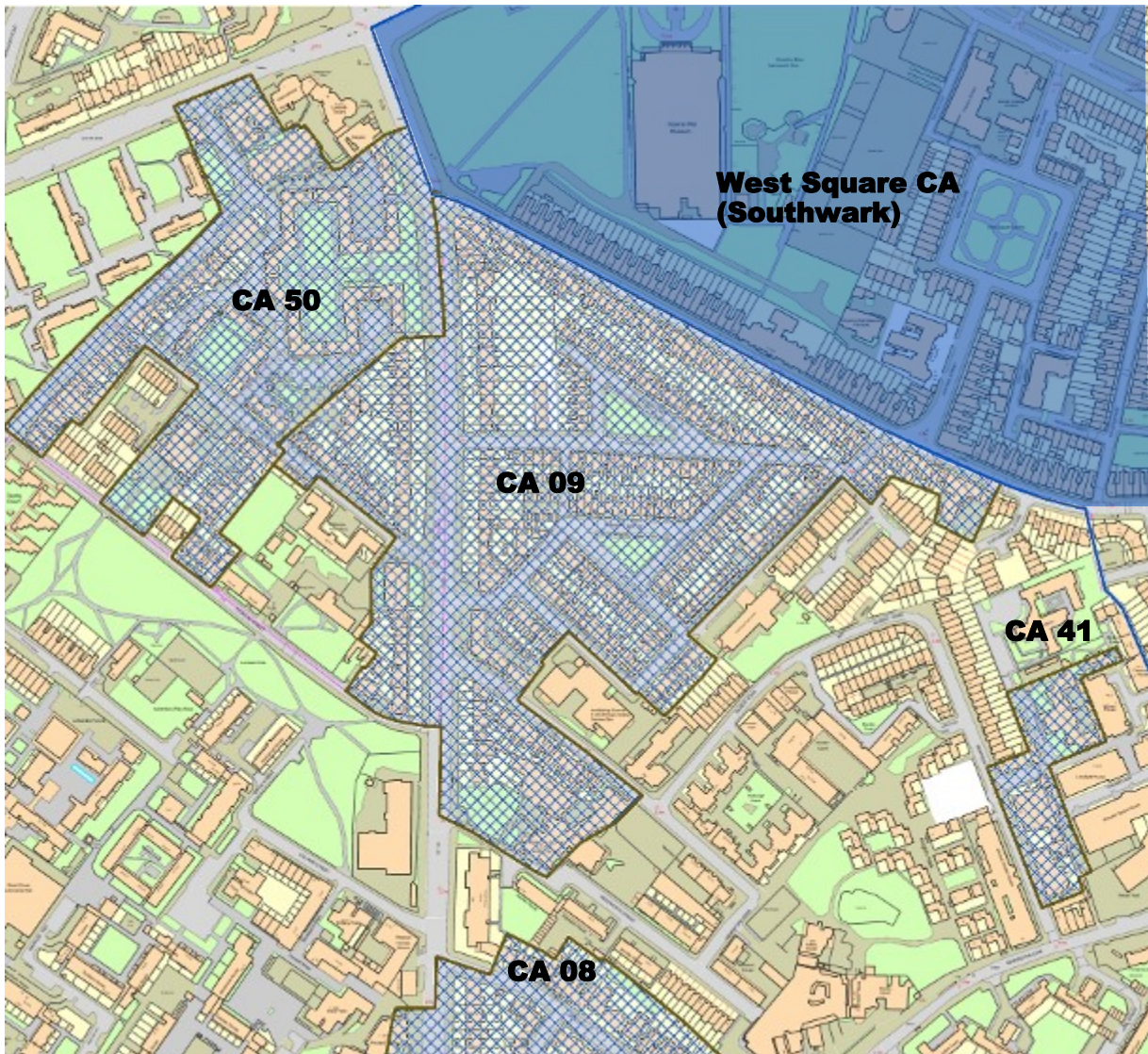


November 2023

CONTENTS

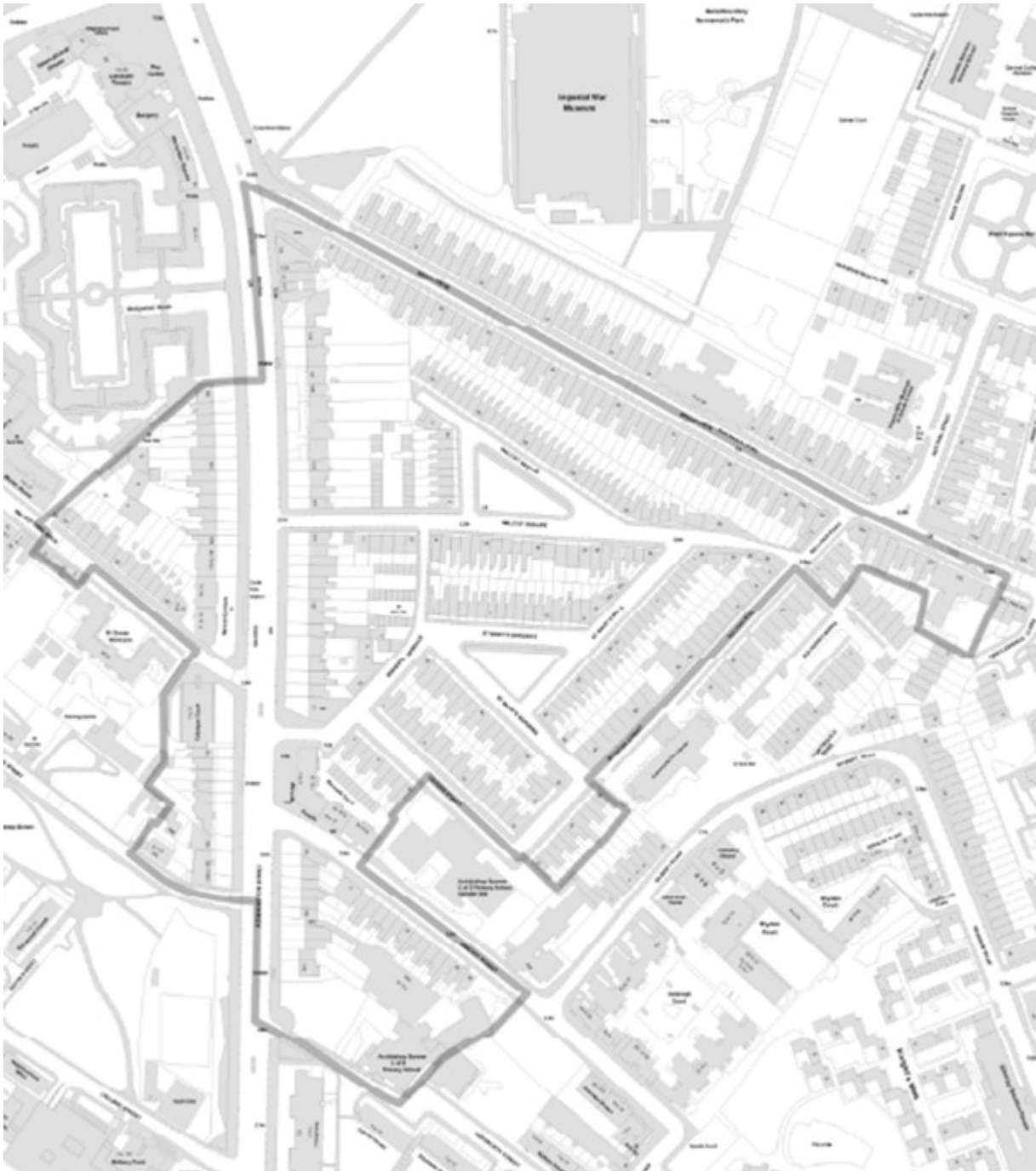
Section / Paragraph		Page
	Conservation Area Context Map	3
	Conservation Area Boundary Map	4
	Introduction	5
1	Planning Framework	6
2	Conservation Area Appraisal	7
2.2	Geology	7
2.3	Archaeology	7
2.4	Historic Development	7
2.14	Spatial Analysis & Urban Quality	8
2.34	Open Space	15
2.35	Trees	15
2.36	Gardens	15
2.38	Boundary Treatments	16
2.45	Public Realm	20
2.47	Activity and Uses	20
2.48	Noteworthy Views	20
3	Architecture	21
3.11	Buildings Materials & Details	24
3.37	Signage and Advertisements	32
3.38	Stables and Garages	33
3.39	Heritage Assets	33
3.43	Building Contribution	33
4	Conclusions	34
4.1	Capacity for Change	34
4.2	Summary	34
Appendix 1	Walcot Covenants	35
Appendix 2	Statutory Listed Buildings	37
Appendix 3	Local Heritage List	39
Appendix 4	Positive Contributors	40
Appendix 5	Neutral Contributors	48
	Sources	49
	Glossary	50

CONSERVATION AREA CONTEXT MAP



- CA 08 Kennington CA
- CA 09 Walcot CA
- CA 41 Renfrew Road CA
- CA 50 Lambeth Walk & China Walk

CONSERVATION AREA BOUNDARY



The maps in this publication are based upon Ordnance Survey material with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. LB Lambeth 100019338 2023.

INTRODUCTION

The Walcot Conservation Area was one of the first designated in Lambeth in 1968 and was enlarged in 1980. Residential in character, its attractive garden squares and the disciplined and unpretentious early 19th century housing illustrate the character of London's growth at that period. The triangular shapes of the two open spaces and the irregular alignment of roads reflect its historic development and make for a rich, attractive, townscape. Grand houses on Kennington Road and earlier terraces on Walnut Tree Walk further illustrate the quality residential development of this area following the completion of the Westminster Bridge in the 18th century.

Location and Extent

The Conservation Area is located just under a mile east of the River Thames in the northern part of Lambeth. With Kennington Road as its spine, it is bounded by Brook Drive to the north, Reedworth Street to the south, Walnut Tree Walk to the West and Sullivan Road to the East. At Walnut Tree Walk and Kennington Road the boundary is contiguous with that of the Lambeth Walk and China Walk Conservation Area and its northern boundary is contiguous with the London Borough of Southwark's West Square Conservation Area.

Purpose of this Document

This Conservation Area Appraisal is prepared by the Council to assist with the management and enhancement of the conservation area. The contents of this document are a material planning consideration when determining proposals that affect this conservation area.

Stakeholder Engagement

A draft version of this document was subject to a public consultation which ran from 11 January to 14 March 2016. The Council is grateful to everyone who took the time to respond to the consultation. All consultation submissions were carefully considered and, where necessary, changes made. Given the passage of time between the first consultation and the adoption of this final version, the opportunity was also taken to refresh the text to ensure it was up-to-date. The conservation area boundary changes proposed in the 2016 draft of this document were approved and implemented in July 2016 and the document content updated accordingly.

The Council would like to thank all owners and residents of the Walcot Conservation Area for their continued custodianship of this special place, the properties within which are generally maintained to a very high standard.

This document finalised and issued on 23 November 2023.

Contacts

Any questions relating to its content should be addressed to:

E-mail -planningconservation@lambeth.gov.uk

1. PLANNING FRAMEWORK

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify ‘*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*’ and designate them as Conservation Areas.
- 1.2 Conservation Area designation brings with it, additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the council and other decision makers to pay ‘special regard’ to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This includes exercising control over development proposals that are outside the Conservation Area but would affect its setting, or views into or out of the area.
- 1.3 The National Planning Policy Framework is the national policy document on the protection of the historic environment and the National Planning Policy Guidance must be taken into account by local planning authorities when formulating policy or making planning decisions.
- 1.4 The London Plan (March 2021) is the Spatial Development Strategy for 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 and other heritage sites contributing to the quality of life of local communities and to London’s international status as a world class city.
- 1.5 The Lambeth Local Plan (2021) contains general policies relating to all aspects of planning in the borough including urban form, listed buildings Q20, conservation areas Q22, local heritage list Q23, and design as well as site-specific policies.

Planning Control

- 1.6 Conservation area designation brings with it controls over the demolition of certain buildings and boundaries, limits the size of extensions, controls roof alterations, certain types of cladding, satellite dishes in some locations. Trees are also protected. For full information see www.planningportal.gov.uk. It should be noted that the requirements of the Walcot Estate in relation to building alterations and paint colour are not planning matters.

Article 4 Directions

- 1.7 Whilst conservation area designation brings with it, additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwelling houses; this work is known as ‘permitted development’. When the impact of these uncontrolled works is having an adverse impact on the character or appearance of a conservation area the council can remove the permitted development rights and thus bring the works under planning control. This is achieved by making an Article 4 Direction.
- 1.8 No Article 4 Direction was in place within the Walcot Conservation Area at the time of writing.

2. CONSERVATION AREA APPRAISAL

- 2.1 This character appraisal has been undertaken in accordance with 'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1,' Historic England (2019).

Geology

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

Archaeology

- 2.3 There are no Archaeological Priority Areas or scheduled monuments in the Conservation Area.

Historic Development

Early History

- 2.4 Much of the area now forming the conservation area was originally Thames marshland. In the 15th century the land included in the conservation area belonged to the Earls of Arundel and later the Dukes of Norfolk. Thomas, The Duke of Norfolk, eventually sold 23½ acres of his Lambeth property, and in 1657 17 acres of this freehold was sold to Edmund Walcot, who left the property in trust for the poor of St. Mary, Lambeth, and St. Olave, Southwark. After Edmund's death in 1668 the freehold estate comprised the area now lying between Walnut Tree Walk and Brook Drive, on either side of the present Kennington Road.

18th Century

- 2.5 In 1713 the estate was partitioned between two parishes, St Mary's and St Olave's, in order that it might be developed more conveniently; the present route of Kennington Road formed roughly the line of demarcation, St. Mary's taking the northeastern and St. Olave's the southwestern portion. At this time it is likely that the whole estate was used for market-gardening, as suggested by John Rocque's map of 1746. In this period Walnut Tree Walk was a lane leading out into the fields from Lambeth.
- 2.6 The building of Westminster Bridge (completed 1750) and its approach road resulted in an increase in traffic which highlighted the inadequacies of the roads further out. An Act was passed in 1750-1 empowering the Turnpike Trustees of Surrey, Sussex and Kent to repair and widen certain existing roads and to make new ones. The latter included Kennington Road (at that time known as the New Road or Walcot Place) linking Westminster Bridge Road with Kennington Common. It was laid in a straight line across open fields and gardens; most of the road frontage was built up by the early years of the 19th century.
- 2.7 St. Olave's and St. Mary's parishes both sold land to the Turnpike Trustees for the creation of the new road, each retaining land on either side of the road for development. The frontages opened up by the making of Kennington Road increased the value of the estate. In 1755 Robert Hardcastle was granted a building lease on both sides of Walnut Tree Walk by the St. Olave trustees of the Walcot Estate, and the construction of houses soon followed.

Walcot Conservation Area Character Appraisal

19th Century

- 2.8 Much of Kennington Road was developed in the decades at the turn of the 19th century. In 1815 it was found necessary to make a further partition of the estate, since in its development two houses had been built half on St. Olave's and half on St. Mary's land. That triangular piece of land was given to St. Mary's parish and an adjustment was made in the boundaries on the other side of the Kennington Road.
- 2.9 The houses around what we know today as Walcot Square were erected in 1837-39, Nos. 9-81 by John Woodward of Paradise Street, Nos. 16-24 by Charles Newnham of Newnham Place, Paris Street, and Nos. 26-50 by John Chapman of Waterloo Road, builder. The north and east sides of St Mary's Gardens were also constructed at about this time.
- 2.10 The 1872 OS map shows the area largely built out, with terraced houses fronting the two triangular gardens and large terraces along Kennington Road. The late 19th century saw further development with dense terraces on narrow plots, predominantly on Brook Drive, Monkton Street, and Oakden Street. Around this time a single-storey parade of commercial premises was also added to the front of an earlier terrace on the east side of the northern tip of Kennington Road. Light industrial buildings were also erected on Bishop's Terrace (formerly Ship Lane). These illustrate a decline in the status of this area. The 1891 OS map shows the area was more or less complete.

20th Century

- 2.11 Some remaining gaps in the urban fabric allowed for infill development in the 20th century. These included Walcot Gardens, a mansion block of 1901, and Wincott Parade/Kenneth Court, a block of flats with shops from the 1930s. During the Second World War many stretches of historic railings were removed, and the general area suffered from enemy action. For a time, the area went into decline and the building stock suffered from neglect.
- 2.12 The Conservation Area was designated in 1968, one of the first in Lambeth, and extended in 1980. Whilst no substantial change to the fabric has taken place investment in the properties and their central location has made the area a popular and attractive place to live. Most of the former shops were converted to residential use. In the 1990s traditional style terraces respecting the historic context and streetscape were erected in portions of Monkton Street and Sullivan Road to good effect.
- 2.13 The Hayle's and Walcot charities built and owned hundreds of properties in the locality. The Foundation still owns property and covenants are in place over property that it previously owned. The income from the properties funds the Walcot Foundation which exists to break the cycles of financial deprivation in Lambeth. It makes grants to individuals and organisations to help people become financially self-sufficient. Details of the covenants can be found in Appendix 1.

Spatial Analysis & Urban Quality

- 2.14 The heart of the conservation area are the two triangular garden squares - St Mary's Gardens and Walcot Square which are fronted by neat 1830s terraced housing. These are tranquil, intimate and well-ordered residential spaces with a strong townscape and high spatial quality. Narrow roads with low traffic and footfall give them a sense of quiet repose, whilst uniformity of design and materials create a strong visual coherence punctuated in places with the shop fronts of former retail premises. Contrasting with this is Kennington Road – boulevard like, it is broad and leafy and lined with grander houses with large gardens. The rhythm created by their deep set-

Walcot Conservation Area Character Appraisal

backs and tall stature accords well with the wide roadway, further enhanced by the impressive tree canopy. Set slightly apart are the terraced houses on Walnut Tree Walk, eleven of which were built in the 1750's, the earliest buildings in the area, which together have a similarly strong townscape with fine Georgian details.

The streets are described below in alphabetical order: check all roads are listed below.

Bird Walk

- 2.15 This is a pedestrian passage linking Oakden Street to Wincott Street. It has an intimate character.

Bishop's Terrace

- 2.16 This narrow road provides access from Kennington Road to St Mary's Gardens, linking the latter with Walcot Square, and is aligned southwest-northeast. It is a side street dominated by flanks and rear elevations. The character of the street is very much subsidiary, possessing a charming irregular group of former workshops, a public house, former factory and stables, lockup garages and a K2 telephone kiosk designed by Giles Gilbert Scott and introduced in 1926. Architectural contrast is avoided by extensive use of stock brick. There are good views of the characterful rear gardens and elevations of terraced houses fronting St Mary's Gardens and Oakden Street.
- 2.17 At the spacious north end it opens onto the strong townscape of St. Mary's Gardens, whilst the view to the southwest terminates at Wincott Parade/Kenneth Court and two large advertising hoardings fixed to its side elevation. These are highly inappropriate for the conservation area, detracting from its character and causing substantial harm to visual amenity. Turning, the street terminates at the junction with Kennington Road, dominated by large areas of paving.



The varied built forms on Bishops Terrace enrich its townscape character.

Walcot Conservation Area Character Appraisal

Brook Drive

- 2.18 This through road forms the northeastern boundary of the conservation area and the boundary. It links to the east side of Kennington Road at Geraldine Mary Harmsworth Park and is aligned northwest-southeast. The north side of the road is within the London Borough of Southwark and is within the West Square Conservation Area. The street is characterised by late 19th century terraces representing the last phase of the conservation area's development. Given the nature and alignment of this street the houses on the Lambeth side essentially turn their back to the rest of the conservation area. Both sides, when considered together, possess a strong regimental rhythm bolstered by a continuous building line, uniform height and repeated use of brick and painted cast stone bay windows. Although not historically authentic, modern dwarf walls, piers and railings on the Lambeth side help unify the front boundary treatment to good effect. The houses possess very small front gardens, which do not allow for planting, however the street is lined with young trees that help soften its character. There is a long vista given the straight alignment. The view west terminates with the Lambeth Walk and China Walk Conservation Area.

Kennington Road

- 2.19 This is a broad, straight stretch of arterial road aligned north-south. It has some of the earliest local development - an intact collection of c1800 houses. Two to four-storey houses built in small groups or singly with common building lines the houses create an ordered but informal streetscene; numerous historic details add visual interest. The houses are notable for their large front gardens with mature planting. Tall Plane trees line both sides of the road.
- 2.20 There are two parades of commercial premises on the east side of the road, the first at the junction with Brook Drive and the other at the junction of Bishop's Terrace (this one within the large 1930s block), lack of separate rear access results in large commercial refuse containers being stored on the pavement, to the detriment of the parade and conservation area. On the west side Walcot Gardens, an Edwardian mansion block built by the Walcot Foundation, adds architectural richness. Culpeper Court, on the south corner with Walnut Tree Walk is a post-war infill block which uses sympathetic massing, brickwork and banding to mimic its historic neighbours.



Kennington Road has a boulevard quality

Walcot Conservation Area Character Appraisal

Monkton Street

- 2.21 This quiet residential street, is aligned northeast-southwest and located on the eastern edge of the conservation area. The housing within the conservation area here is characterised by mid / late 19th century terraces of Italianate design with semi-basements and railings; these form a cohesive group at an intimate scale. Modern housing, on the westside of the road, continues the traditional terraced character. At the corner with St. Mary's Gardens no. 50a has a former shop front with a large stucco sign advertising a former bakery on the flank wall. There are no front gardens, although the fairly dense urban environment is softened by some street trees and the mature trees at the southwest end. Sullivan Road is a northward continuation of this street. The late 20th century buildings on the eastern side of the road are not within the conservation area boundary but complement its setting.

Oakden Street

- 2.22 This quiet street is aligned northwest-southeast and has a residential character, with 19th century terraces lining either side. These are three storeys over semi-basements in stock brick with Italianate stucco details (although some cornices have been lost). The western terrace retains its particularly attractive fleur-de-lis railings whereas the eastern side has inauthentic post-war modern hoop topped ones. There are no front gardens to these roads, only semi-basement areas; however, the street trees combined with the width of the road create a pleasant urban environment. The attractive view northwest terminates with the rear elevation of The Ship public house with Kennington Road mansard roofs beyond.

Reedworth Street

- 2.23 This forms the boundary of the narrow southern tip of the Conservation Area and is aligned northwest-southeast; only a short section - a picturesque, late 19th century school (Archbishop Sumner School) at the west end of the northern side - is included within the conservation area for its architectural and townscape interest. The school's wildlife garden, with its mature trees, is also included within the conservation area.



Archbishop Sumner School, Reedworth Street

Walcot Conservation Area Character Appraisal

St Mary's Gardens

- 2.24 This is one of two attractive triangular garden squares within the conservation area. It has a character of modest repose. The northern and eastern sides were the first to be built, in the late 1830's. These two-storey buildings, with a high parapet, are notable for their intact historic detailing which includes, stucco door surrounds, and tall casements with ornamental anthemion cast iron balconettes and railings to basement areas. On the northern side the three storey houses are without balconettes.
- 2.25 The west side dates to the later 19th century and is Italianate - much more imposing; three storeys over semi-basements, high parapet, with stucco bays, door surrounds and attractive railings. There are no front gardens to this part, only basement areas. The central garden is enclosed with railings, laid to lawn - with a few specimen trees - and is a very pleasant open space. The view to the west is of a distinctive former factory on Bishop's Terrace and attractive trees in the rear gardens of properties on Kennington Road; however, it is blighted by an electricity substation.

St Mary's Walk

- 2.26 This street is aligned northeast-southwest and links St Mary's Gardens with Walcot Square. These late 1830's buildings are two storey over semi-basements, with a high parapet. Intactness and architectural unity is key - stucco door surrounds, and tall casement windows with ornamental anthemion cast iron balconettes and railings. Some mews style buildings - former stabling - lend a distinctive subsidiary character compared to the two prominent squares. This informal townscape is of value.



The informal townscape of St Mary's Walk looking north towards Walcot Square

Walcot Conservation Area Character Appraisal

Sullivan Road

2.27 This quiet residential street is aligned northeast-southwest and located on the eastern edge of the conservation area; formerly known as Bird Street it is a continuation of the later Monkton Street. It was named after Arthur Sullivan of 'Gilbert and Sullivan' who had local connections. Gilbert Road is located nearby (outside the conservation area). The western side of the Sullivan Road is characterised by a late 19th century terrace of Italianate design with semi-basements and railings. The late 20th century buildings on the eastern side of the road are not within the conservation area boundary.

2.28 On the west side the corner of Walcot Square is notable for a former mid-19th century shop, 'Walcot Stores', retaining part of its original shop front and painted brick sign. It adjoins a short irregular early to mid C19 terrace some of which has been rebuilt and a sympathetic early 2000's terrace. There are no front gardens and very few street trees, which combined with the narrowness of the road creates a fairly intimate urban character.

Walcot Square

2.29 This is the principal garden square and one of the area's most noteworthy places. There is a very strong sense of townscape and the centre of the triangle, enclosed by reproduction iron railings, is particularly attractive. The northeastern, western and southern terraces differ slightly in design, but all contribute to the modestly formal domestic scene and are simply executed in stock brick and stucco. Defining features include strong parapet lines, black painted doors, stucco door surrounds. Some houses have tall casement windows with ornamental cast iron balconettes.

2.30 The central garden is laid to lawn with specimen trees – a very pleasant open space which contributes significantly to the character and appearance of the conservation area. The view to the west is of attractive early 19th century houses and street trees on Kennington Road. The view to the northwest, of trees in the large rear gardens of properties on Kennington Road, is particularly pleasant. Open spaces at the ends of terraces are particularly important contributors. The rear elevations of Nos. 94-106 Brook Drive are visible from the eastern leg leading off the square.



The triangular shape of Walcot Square makes for interesting townscape

Walcot Conservation Area Character Appraisal

Walnut Tree Walk

- 2.31 This narrow road leads off Kennington Road connecting to Lambeth Walk and is aligned northwest-southeast. Only part of the southern end of the street and half the length of the northside are included within the conservation area (St Olave's Mansions is locally listed but excluded from the conservation area) although the Lambeth Walk and China Walk Conservation Area adjoins. It was laid out in 1755 and contains the earliest buildings in the conservation area; a mid-18th century terrace (nos. 56 - 63) along with smart late Georgian three-storey Regency terraced houses with attractive details.
- 2.32 These earliest buildings, on the south side, are three storeys and hard up to the pavement. They are of stock brick and are relatively plain, except for doorcases with carved brackets and narrow pilasters. To the rear many of the terraced houses retain their Victorian wash houses. The slightly later houses on the north side are more varied, three-storey buildings, most with mansard roofs, all with front basement areas with particularly attractive railings and are notable for their elaborate and highly decorative fanlights and door cases.
- 2.33 The lack of any front gardens creates a high density and formal urban environment; however young street trees add greenery. The view to the southeast terminates with Wincott Parade/Kenneth Court and two large advertising hoardings which detract from the visual amenity of the conservation area. The view to the northwest, show the Georgian and Regency terrace, and beyond (outside the conservation area), the old China Walk Estate, demonstrating how the pre-war LCC architects sympathetically referenced the period vernacular for the length of the street's north side.

Wincott Street

- 2.34 This leads off the east side of Kennington Road to the south-eastern corner of the conservation area and is aligned northwest-southeast. Only the southern part is included. It is predominantly characterised by a uniform late 19th century brick terrace. These buildings are two storeys over semi-basements, with stucco bays, paired door surrounds, parapet cornice, and particularly attractive railings. There are no front gardens, only basement areas. Street trees bring greenery.
- 2.35 Wincott Parade/Kenneth Court, a three-storey apartment block with mansard roof dating from the 1930s is out of keeping with the established 18th/19th century character of the area but is competently handled. There are good views of the attractive rear elevations of nos. 175-181 Kennington Road from the northern end.



The uniform terrace on the south side of Wincott Street

Walcot Conservation Area Character Appraisal

Open Space

- 2.36 The conservation area is distinguished by its two attractive, triangular, open spaces, Walcot Square and St Mary's Gardens – both integral parts in the original layout out of the area in the 1830s. Both are laid to lawn with specimen trees and have a tranquil quality. Both these spaces are protected by the London Squares Preservation Act, 1931 which protects them from development and restricts their use. The pocket park on the corner of Kennington Road and Reedworth Street is and the mature garden beyond which belongs to the Archbishop Sumner School create a spacious, leafy gap in the Kennington Road frontage.

Trees

- 2.37 Street trees across the Conservation Area soften the formal urban environment and are an important natural and visual amenity. Mature trees, even in rear gardens, are also important, particularly as they can be glimpsed from differing viewpoints throughout the conservation area and provide an important visual amenity.

Gardens

- 2.38 Large, mature gardens to both the front and rear of the properties on Kennington Road are an important feature of the conservation area and make a highly positive contribution. In places vehicle crossovers necessitating intrusions in boundary walls, and excessive hard-surfacing have eroded integrity of some of these front gardens. A number of front gardens on Kennington Road retain their historic York paving stone slabs which are typically large and rectangular. Unfortunately, in some places inappropriate 'crazy' paving, and modern tiles harm the appearance of the area.
- 2.39 Elsewhere within the conservation area, the general absence of large front gardens and the presence of small rear gardens defines the intimate urban character. Here, small front spaces and basement areas to the street are generally hard paved.



Specimen trees add visual interest to Walcot Square's central garden

Boundary Treatments

- 2.40 Iron railings are the predominant boundary treatment and their extensive use is an important part of its character. Some of the properties retain their original railings. These survived removal during the Second World War because they enclosed basement areas. Particularly attractive historic examples can be found on Walnut Tree Walk, Walcot Square and St Mary's Gardens, Wincott Street and Oakden Street, and Walcot Gardens (1901). Some examples are listed buildings in their own right because of their rarity. There are some examples of original stone plinths surviving with scars of the historic location of the railings. Many other examples have been expertly reinstated in the post war years to a suitably high standard.
- 2.41 Generally railings run across the entire frontage of a property. Piers are rare and where they are found they are only at either the end of a frontage. The pivoting gates are carefully integrated so as to appear as a continuous part of the railings. Traditional examples tend to be around 1.1m in height with solid bars finished in cast iron finials and caulked neatly into a discrete stone plinth. The bars are generally terminated with cast iron finials. Standards (bracing the railings and framing the gates) are typically heavier ironwork and have larger finials. The design of the finials depends on the age and status of the building. Although not historically correct, good quality post-war railings above modern dwarf walls help unify the front boundary line to a number of properties on Kennington Road.



Traditional railings on Walcot Square—note the standards with braces and larger finials.

Walcot Conservation Area Character Appraisal

- 2.42 The railings at Nos. 54 and 62 Walnut Tree Walk provide templates for future reinstatements

No. 54

Plinth – dressed Portland stone – 18cm high by 16cm deep
Bars – 2.24cm diameter at 14.5cm centres – 95cm tall from plinth to rail
Finial – Palmette – 21.5cm high by 8.5cm wide (max)
Standards – 2.4cm diameter (square section)
Standard Finial – Urn, 24cm high by 9.5cm wide (max)
Horizontal Rails – 6cm by 1.5cm

No. 62

Plinth – dressed Portland stone – 9cm high by 20cm deep
Bars – 2.3cm diameter at 17.5cm centres – 90cm tall from plinth to rail
Finial – Spearhead – 15.5cm high by 6cm wide (max)
Standards – 2.4cm diameter (square section)
Standard Finial – Urn, 24cm high by 9.5cm wide (max)
Horizontal Rails – 6.5cm by 1.2cm

- 2.43 The historic railings of Walcot Square provide detailing which can be copied for early/mid C19 houses:

No. 32

Plinth – dressed Portland stone – 15cm high by 16cm deep
Bars – 2cm diameter at 4.5cm centres – 90cm tall from plinth to rail
Finial – Fleur-de-lis – 7.7cm high by 6.5cm wide (max)
Standards – 3cm diameter (square section)
Standard Finial – Fluted spike – 22cm high by 6.6 cm wide (max)
Rails – 5cm by 1.7cm

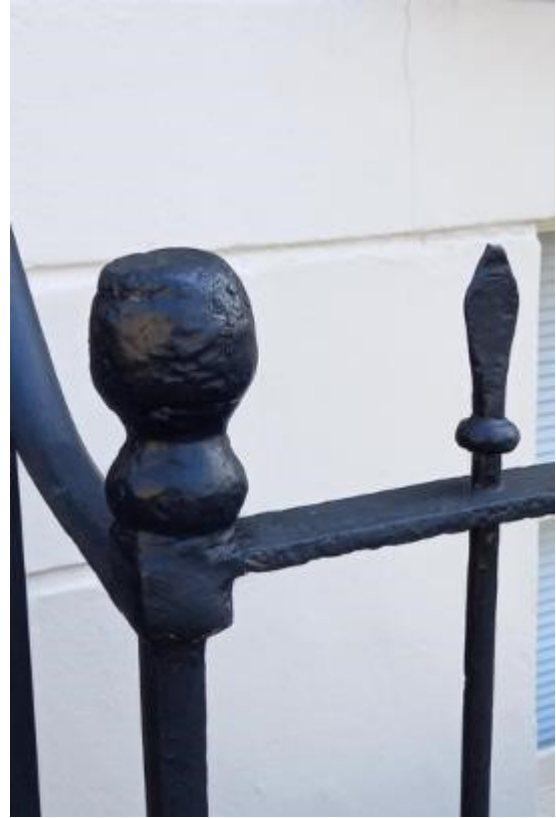
- 2.44 The historic railings in Monkton Street provide detailing which can be copied for mid/late C19 houses.

No. 67

Plinth – dressed stone – 6cm high by 15cm deep
Bars – 2.3cm diameter at 14.3cm centres – 97.5cm tall from plinth to rail
Finial – Fleur-de-lis – 25cm high by 9.8cm wide (max)
Standards – 4cm diameter
Standard Finial – Orb – 25cm high by 9 cm wide (max)
Horizontal Rails – 6cm by 1.2cm

- 2.45 Authentic reinstatement has been reliant on re-castings of historic detailing and on excellent craftsmanship.
- 2.46 Historically simpler railings or estate rails were often used between properties. Some terraces on Kennington Road retain their historic 'estate rails', some with highly ornamental spiky finials (e.g. nos. 104-112). On Brook Drive there is evidence of 'estate' rails having once existed between properties. Walls are common where rear gardens adjoin a street and in some places they can be found between gardens too. These walls are typically in stock brick with brick on edge copings and are typically around 2m in height.

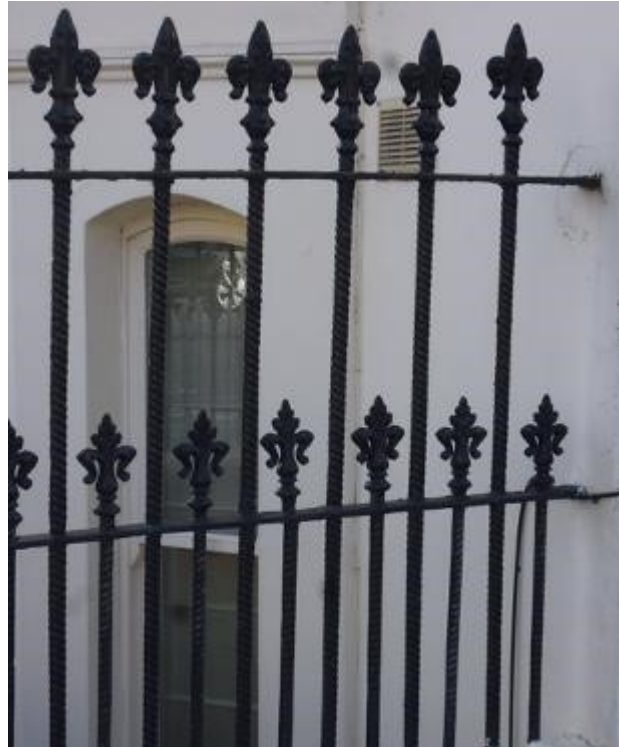
Walcot Conservation Area Character Appraisal



Examples of the varied authentic finial designs



An authentic, pivoting gate,



Basement area railings with dog bars

Walcot Conservation Area Character Appraisal



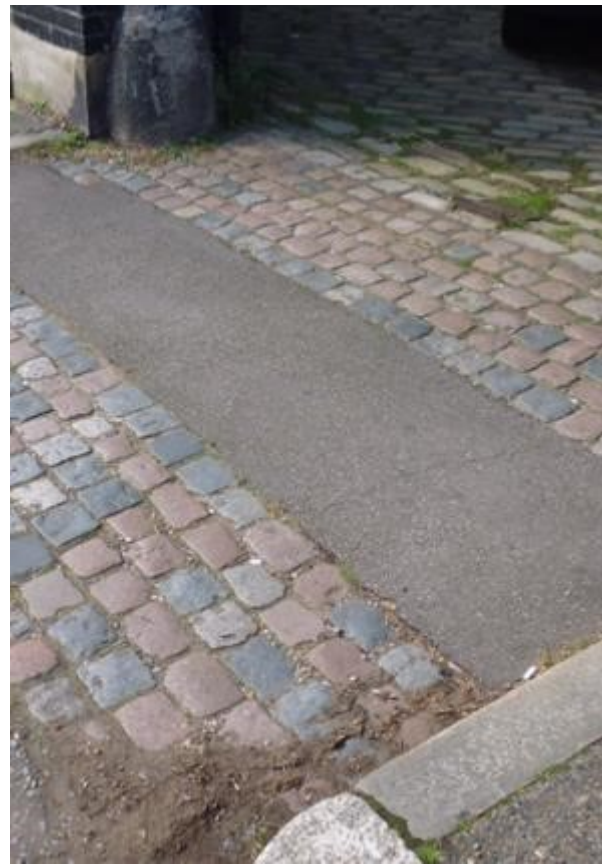
Iconic K2 kiosk adds architectural interest



Shabby 1990s kiosk causes visual clutter



1779 marker at no 66 Walcot Square



Granite setts at Bishops Terrace

Walcot Conservation Area Character Appraisal

Public Realm

- 2.47 The area contains a variety of paving materials, kerbs, cross-overs and highways details which form a reasonably harmonious streetscape, generally absent of notable clutter or visual intrusion. However, a 1990s telephone kiosk at Wincott Parade brings unwelcome clutter in the setting of its Grade II listed red telephone box neighbour. Reproduction Victorian style lampposts have been used throughout the conservation area, in keeping with the historic character of the area.
- 2.48 A few areas of original stone paving or granite sett surfaces remain; where these exist, combined with numerous original granite kerbs, they contribute to the character of the conservation area. Of note are the number of elaborate 19th century pavement coal hole covers (mostly located on Walnut Tree Walk) and so too is the iconic K2 telephone kiosk on Bishops Terrace. An 18th century boundary stone (inscribed '1779') stands outside no. 66 Walcot Square. A 19th century stone parish boundary marker stands on the west side of Kennington Road, and a number of traditional red post boxes can be found around the area. All add townscape richness.

Activity and Uses

- 2.49 The conservation area is largely residential. Other complementary community and educational uses exist but tend not to affect the quiet residential feel of the area. Two short parades of retail premises are located on the east side of Kennington Road, one at the northern tip and the other towards the south.

Noteworthy Views

- 2.50 The conservation area is enclosed and level views are confined to up and down the roads which have much townscape interest in their own right. Some of the particularly noteworthy views of value are identified below:

Kennington Road

This wide and tree lined road allows for long views. It has an attractive, spacious, boulevard character lined with high status Georgian houses.

St Mary's Gardens

The view to the west is to the distinctive former industrial buildings on Bishop's Terrace and attractive trees in the rear gardens of properties on Kennington Road; however, it is blighted by an electricity substation which has a negative visual impact.

Walcot Square

The view to the west is of attractive early 19th-century houses and street trees on Kennington Road. The view to the northwest, of trees in the large rear gardens of properties on Kennington Road, is particularly pleasant. The view from its eastern end into the triangular open space is particularly pleasant.

Walnut Tree Walk

The view to the southeast terminates with the Ship PH and glimpse views of the rear elevations to St Mary's Gardens. This pleasant townscape is diminished by Wincott Parade/Kenneth Court's two large billboard advertisements. These cause harm to visual amenity and appearance of the conservation area. The view along Walnut Tree Walk to the northwest is of attractive mid to late 18th-century terraces and street trees which has a more informal and intimate character than elsewhere in the conservation area.

3. Architecture

Mid-Late Georgian

- 3.1 Georgian domestic building takes cues primarily from antique Roman architecture. The façade treatment reflects the fashion for simple classical proportions, order and plainness and the rear is similarly plainly treated and understated. The principal elevations of Georgian town houses are based on a classical column - the semi-basement or ground floor corresponds to the plinth; the principal windows, taller than they are wide, provide the vertical emphasis of the column shaft, and the parapet, attic or cornice represents the capital.
- 3.2 Buildings of this period represent the first phase of development in the conservation area (Walnut Tree Walk and Kennington Road) and most are listed for their special interest due to their relative intactness. These are typified by fairly tall, relatively slim, flat-fronted town houses with plain facades complemented by decorative door cases; walls are stock brick with stucco render for details. Some have a low pitched or 'London' roof, originally finished in natural slate, hidden behind a low parapet, whilst others have mansard roofs and dormers. Understated but well considered detailing is common with features such as panelled front doors with elegant fanlights or transoms over, set in elegant door cases. The windows are all sliding sashes diminishing in size from lower to upper floors, often retaining original multi-paned windows with slim profiles and glazing bars.



Georgian houses on Kennington Road

Walcot Conservation Area Character Appraisal

Regency/ Early Victorian

- 3.3 The Regency style represents an evolution in the earlier Georgian type, deriving from the fashion for antique architectural sources. Houses typically have a stock brick front elevation rising to a parapet, emphasising proportional simplicity and plainness, complemented by fine but understated detailing often of antique derivation; rear elevations are plain and ordered. Windows are vertical sliding sashes diminishing in size from lower to upper floors with slim profiles and glazing bars, although there are exceptions for example nos. 65 and 66 Walnut Tree Walk. Gauged flat brick arches to the window heads are typical and add interest to otherwise quite understated architectural compositions. In terraces the identity of each house is subsumed into the horizontal unity of the block as a whole (front and rear); this is emphasised on facades through continuous features such as stucco blocking courses and cill courses and at the rear by uniform returns. The principal façade reflects a tripartite division alluding to the base, column and capital of antique architecture.
- 3.4 This period represents the second phase of development in the conservation area, focused on Walcot Square and St Mary's Gardens with infill Regency Houses in Walnut Tree Walk. Examples are generally two and three-storey, with low pitched natural slate London roofs hidden behind high parapets. They are relatively modest in scale, in stock brick, but notable for their uniformity. Understated but well considered detailing is common; windows are typically vertical sliding sashes, often retaining original multi-paned windows with slim profiles and glazing bars but some tall casements can be found. Many of the houses are raised on semi-basements with steps leading up to the front doors and small front areas, others are at street level with very narrow front gardens.



Early Victorian houses on the eastern side of St Mary's Gardens

Walcot Conservation Area Character Appraisal

Mid Victorian

3.5 The tradition of building in a Classically-derived architectural language continued into the reign of Victoria, with a growing taste for the Italianate and increasingly elaborate door surrounds, window architraves and use of decorative devices. Terraced houses tend to get a bit bigger and more grand in appearance during this period of development in the conservation area. The combination of stock brick with stucco detail remained in favour. So too do London roofs although hipped roofs with overhanging eaves were coming to the fore. Symmetry prevails whether the houses are detached, semi-detached or in short terraces. Technological developments made glass both cheaper and obtainable in large panes (2/2 panes prevail). Polychrome brickwork also started to appear at this time. Gothic sources were very popular in this period, particularly from the 1860s but there are few examples in this conservation area.

3.6 Monkton Street and Oakden Street were developed at this time. The housing here is Italianate in style, generally with a stuccoed cornice to the parapet, stuccoed semi-basement and ground floor, door and window surrounds. There are examples of the simple use of polychrome brickwork. Stuccoed canted bay windows are a feature from this period.

Late Victorian/Edwardian

3.7 The late 19th century was a period of competing architectural sources and eclecticism in design. Red brick became popular. Only very small parts of the conservation area reflect the diverse revivalist styles common with architects and speculative builders in London during this period.

3.8 Brook Drive is characterised by development of this period; standard terraces, in red or stock brick of three storeys. They incorporate painted cast stone Gothic details, such as floriate capitals and door and window surrounds. The windows are all 1/1 sliding sashes.

3.9 Walcot Gardens, a mansion block of 1901, is in the Queen Anne Style, an original style developed in the 1870s by Richard Norman Shaw. Shaw created a unique domestic style by referencing a mixture of historic motifs and materials. It is five storeys in red brick, with gabled bays, terracotta dressings and small balconies, a slated mansard roof with dormers and attractive railings.



The ornate late Victorian terraced houses of Brook Drive.

Walcot Conservation Area Character Appraisal

Interwar

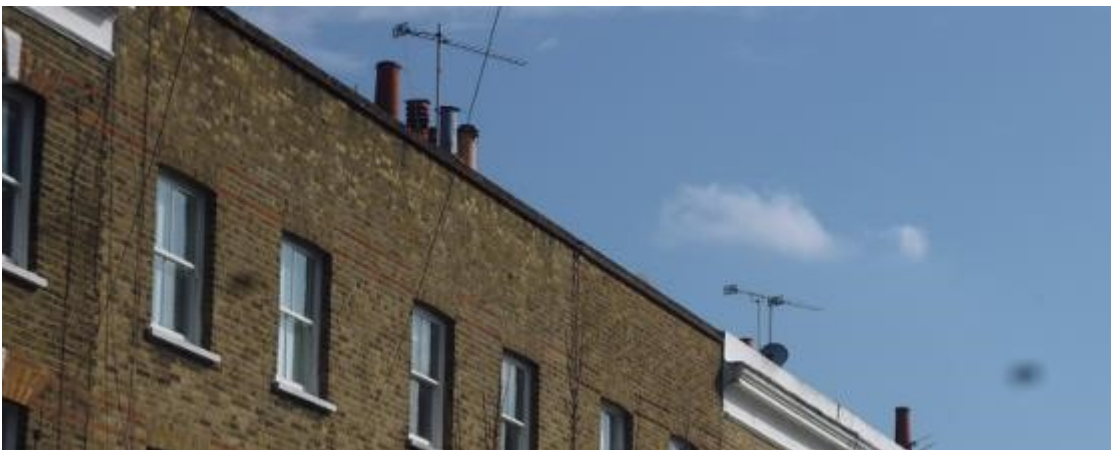
- 3.10 Wincott Parade/Kenneth Court is the only example of a building from this period in the conservation area - a large block of flats with shopping parade. It was built in the 1930s in a restrained 'Moderne' style, and comprises three storeys with mansard, painted render and steel windows. The conservation area is not characterised by development of this period and this block should not provide a precedent for the character any future development.

Building Materials & Details

- 3.11 The vast majority of buildings within the conservation area are constructed of traditional materials. This section seeks to identify the key components:

Walls

- 3.12 London stock bricks are the predominant walling material. There is a variety of colour and tones in yellow and brown and bricks of different quality; better quality bricks typically being used for face work on elevations and gauged work. The patina of age has created a variety of tones e.g. honey, bright yellow, cream and ochre but the mix is such that they blend together to soft effect. Red brick is relatively rare in this conservation area. Flemish Bond predominates and pointing generally appears traditional, understated, and recessed from the brick face, allowing the brickwork to be appreciated. There are some good examples of gauged brickwork to window heads etc., with very small joints and a precise finish.
- 3.13 Stucco is an important feature in the conservation area, used for decorative elements of facades. It is often used on lower floors to give the impression of a Classical plinth and is sometimes incised to simulate masonry blocks or rustication. Nos. 108-112 Kennington Road are a good example, featuring stucco imitative of banded rustication. It is also heavily used in architectural details such as quoins, dentils and console brackets; these attractive features add welcome visual interest. Stucco was originally tinted to resemble stone but now it is generally painted cream; a stipulation of the Walcot Estate. The repeated use of stucco with stock brick creates a dignified and homogenous appearance on many of the streets. In places stucco has been lost to poor effect. For example, on some parapets along Oakden Street.
- 3.14 There are isolated examples of the use of other building materials. The late 19th century terraces on Brook Drive feature heavy use of painted cast stone details of Venetian Gothic inspiration. These materials are not common to the area but still contribute to the richness and historic character. Generally, the interwar and post-war buildings are not of interest.



Missing cornices at Oakden Street

Walcot Conservation Area Character Appraisal

Windows

- 3.15 Double-hung vertical timber sliding sash windows are the predominant window type; these are all finished in paint with single glazing held in place by putty in the traditional manner. The glazing patterns vary depending on the particular style of the property and its age; generally, the older the window, the more panes of glass it has. For example, the earliest houses typically have 6/6 sashes with fine glazing bars, later houses display 2/2 panes with vertical glazing bars and others have 1/1 glazing to their sashes. Similarly, the frame sections, mouldings and detailing of the windows vary from period to period—the earliest examples being very delicate. There are also numerous examples of 19th century tall timber casement windows which are set flush into their sub-frames in the traditional manner. These are often accompanied by decorative iron balconettes..
- 3.16 Stone or stucco sills are most common. Some houses have decorative cast iron window cill guards but most have been lost, particularly on the later 19th century houses. Decorative stucco window surrounds are a distinctive feature of the mid and late-19th century buildings of the area. Decorative cast iron balconettes in the ‘heart and honeysuckle’ pattern popularised by Robert Adam add richness and repetitive detail in some terraces.
- 3.17 A small number of the historic buildings have modern replacement window units. The majority of these are in timber but some lack the fine detailing of the originals and often have a blank appearance due to double glazing, which makes them inappropriate, particularly given the high proportion of listed buildings. Many of the slender steel windows on Wincott Parade/Kenneth Court have been replaced in uPVC to ill effect.
- 3.18 A few of the early 19th century houses on Kennington Road have canted bay windows, and late 19th century houses on Brook Drive have square or canted bay windows. Some of the 19th century light industrial buildings on Bishop’s Terrace have fine metal casement windows which add welcome variety. Dormer windows are only common on mansard roofs. Roof lights are not a traditional feature.



Traditional casements with ornamental balconettes—St Mary’s Gardens

Walcot Conservation Area Character Appraisal



Traditional timber sash window detailing varies in detailing reflecting changing tastes

Walcot Conservation Area Character Appraisal

Doors

- 3.19 Many of the front entrances are raised above semi-basements and accessed by a flight of steps. Some of the mid 19th century houses, such as those on Walcot Square, are notable for particularly high and steep steps. Steps to front doors would have originally been dressed in stone but now tend to be unobtrusive post-war replacements in concrete. However, some retain their smoothly dressed stonework with rounded nosings. There are individual examples of the inappropriate coloured tiling of front steps on Walnut Tree Walk and Kennington Road. These and any other alterations to front steps harm not just the host building but the unity of its group.
- 3.20 The age and status of the house dictates the style and detailing of the door. Regardless of the style the front door tends to be carefully proportioned and decorated; some have flush mouldings, raised and fielded, and others bolection mouldings. Four or six panelled doors are relatively common, many having beaded muntins. Some houses on Walcot Square are notable for an unusual three panelled door with a circular central panel. A few late 19th century houses, mostly on Brook Drive, possess original glazed doors, some incorporating decorative stained and painted glazing. Earlier buildings tend to have semi-circular fan lights, some with elaborate glazing bars but more common are straightforward segmented and sunray patterned panes. Most mid to late-19th century buildings have a plain rectangular transom light. Black is the prevailing front door colour; a requirement of the Walcot Estate.
- 3.21 Decorative door cases are one of the defining features of the late 18th and early 19th century buildings of the area, some comprised of carved brackets with narrow pilasters, others of more elaborate design. No. 160 Kennington Road has a handsome prostyle porch with Corinthian columns. Simple stucco door surrounds, of pilasters topped with a finely moulded cornice, are a distinctive feature of the mid and late-19th century buildings of the area. Some retain their original black cast-iron door furniture and boot scrapers, whilst others retain brass door furniture. House numbers are sometimes fixed to the doors.
- 3.22 Unfortunately, there are examples of modern replacement doors which fail to reflect the character of the area; although often panelled they do not follow historic precedents and lack the refinement and period authenticity of historic examples.



A pair of richly detailed historic doorcases on Walnut Tree Walk.

Walcot Conservation Area Character Appraisal

Roofs

- 3.23 The historic roofscape of the conservation area is diverse and very much related to different phases of development. All traditional roof forms hipped, pitched, London and mansard are present. Natural Welsh slate is the predominant material, but this has given way in places to replacement modern materials: concrete, asbestos and other man-made products which fail to replicate the appearance and texture of the slate. Houses with parapets typically don't have front gutters or downpipes as their London roofs and mansards typically drain to the rear with cast iron rain water goods.
- 3.24 There are a few examples of traditional dormers on the late 18th and early 19th century mansard roofs. There are few examples of modern dormers. Rooflights are not an historic feature of the area. The majority of the modern examples on prominent roof slopes are appropriate additions; small, in cast iron with a vertical glazing bar and located to the rear of properties.
- 3.25 All of the 18th and 19th century buildings have chimneystacks, which add much interest and rhythm to the roofscape. They are typically in brickwork to match the house and have traditional copings and terracotta pots. The tall and slender chimney stacks on Walcot Square are particularly distinctive. Roof terraces are not a traditional feature of the area. Often their introduction had introduced the clutter of guard rails and led to the loss of historic roofs—to the detriment of the area.

Rainwater Goods

- 3.26 Many houses have parapet gutters and no rainwater goods on the façade which ensures a smart and uncluttered appearance. Originally the rainwater gutters and down pipes were in cast iron and historic examples still survive in many places. Down pipes that have been replaced with plastic examples invariably look crude and inferior on historic properties.



Historic houses with parapets do not have rainwater downpipes on their facades.

Walcot Conservation Area Character Appraisal

Rear Elevations

- 3.27 These are an integral part of the character of the conservation area and can be glimpsed from different public vantage points as well as within gardens of properties. Historically rear elevations are plain in character but in groups and in terraces the consistency of their design and the rhythms produced by repetitive patterns make a positive contribution to the character of the Conservation Area. Rear closet returns are often an integral part of this character. The rears of nos. 175-181 Kennington Road, seen from Wincott Street, demonstrate these historic rhythms, as do the rears of nos. 104 – 130 Kennington Road and those of nos 53-66 Walnut Tree Walk amongst others.
- 3.28 The 18th century houses are generally typified by flat backs, although some have had rear returns added. However, the 19th century houses generally possessed rear returns from the outset. Few properties have side space and so there are few side extensions. Flank elevations and end gables are typically blank. It has been common in recent years to infill the side space between rear returns; these 'infill extensions' when lightweight and subordinate have caused no harm. In some limited places poorly considered infill extensions and other extensions have eroded the integrity of rear elevations often by introducing alien materials or by disrupting historic patterns. A tangle or poorly considered pipework afflicts the rear elevations of many properties.



Repetitive patterns of rear returns are a key characteristic of this conservation area.

Walcot Conservation Area Character Appraisal

Basement Areas

- 3.29 There are few full basements; most basement accommodation is in the form of a semi-basement (partly above ground). Basement areas to the front of properties are very small, often simply a narrow light well enclosed with railings. This is a distinctive feature of the Conservation Area. Large or enlarged basement areas are not common.

Meter Boxes, Plant & Equipment

- 3.30 Generally, plant and equipment are unobtrusive and discreetly located. However, there are instances of boiler flues, extractor vents, satellite dishes or other plant having been installed on prominent elevations to detrimental effect on the appearance of the area. The kitchen flue on the flank elevation of The Ship PH is particularly discordant.

Shop fronts

- 3.31 A wealth of historic shop fronts survive, even though the majority of the properties have been converted to residential use. The careful design, high quality construction and understated timber detailing make an important contribution to the conservation area. Examples include no. 106 Brook Drive, no. 50 Monkton Street, and nos. 60, 62, 66 and 68 Walcot Square, where good examples of surviving stallrisers, pilasters and timber fascias still exist. No. 68 Walcot Square is notable for being the oldest surviving former shop in the conservation area. A large painted sign reading 'WALCOT STORES' and stucco plaque 'BAKER FAMILIES SUPPLIED' are important feature.
- 3.32 Trading can be found in two groups on the east side of Kennington Road. The first of these - nos. 113-119 Kennington Road. Have been inappropriately replaced and only fragments of original console and cornice features remain at one shop. Modern aluminium shop fronts, externally mounted security shutter boxes cause harm.



Surviving shop detailing adds interest to the townscape

Walcot Conservation Area Character Appraisal



Fine historic joinery at The Ship PH



Unsympathetic signage and shutters



Walcot Conservation Area Character Appraisal

- 3.33 The second group of trading shops is at Wincott Parade. Here the block in 1930s and the shopfronts wrap around onto Wincott Street . No. 2 has a 1930s shop front with recessed entrance with terrazzo threshold and painted render stallriser. No 9 Wincott Street retains its 1930s shop front with integrated awning.
- 3.34 The remaining units are disfigured by modern shop fronts, fascia signs and boxy external roller shutter housing. Solid shutters also give a bleak effect.

Pub Fronts

- 3.35 There are two public houses on Kennington Road. These are purpose-built and display architectural embellishments at ground floor and above that make them important contributors to the area. The Grand Union PH (formerly the Tankard), no 111 Kennington Road is a grand mid-19th century public house with a single-storey front projection. It retains its traditional pub front, ground floor stuccoed with banded rustication, glazing to arched openings, stucco entablature, blocking course, and ornamental window surround. Three projecting lanterns are of note. The rooftop shelters add unwelcome clutter and block the upper floors from view. Iron hanging sign.
- 3.36 The Ship PH, no. 171 Kennington Road, is a good example of a mid-19th century purpose-built pub occupying a prominent street corner. It retains its traditional pub front, timber fascia, attractive black and red polished granite pilasters and stallriser. It also has a highly decorative freestanding pub sign. Unfortunately the flank is marred by a stainless steel kitchen flue. Traditional free-standing pub sign adds interest.

Building names, Signage and Advertisements

- 3.37 Some Georgian terraces have their names on their facades such as 'Montgomery House' and 'Davidge Terrace' from when there was no formal street numbering. With the exception of the two public houses the vast majority of signs on trading commercial premises are modern and obtrusive in terms of their materials, design and size. Panel advertisements are not a feature of the conservation area; however two large examples are fixed to the flank elevation of Wincott Parade/Kenneth Court (facing Bishop's Terrace but visible from Kennington Road). These are highly detrimental to visual amenity and to the setting of adjoining heritage assets.



Billboards at Wincott Parade / Kenneth Court detract from the amenity of the area.

Stables and Garages

- 3.38 In places former stabling has been successfully converted to residential use. Some late 18th century terraces have had carriageways cut through them in the 19th century and some 19th century houses (fronting Kennington Road) had garages inserted into the lower storey in the early-mid 20th century, but these have now largely been successfully removed. There are sites of unobtrusive lockup garages; off Bishop's Terrace, Walcot Square, 52 Walnut Tree Walk, Monkton street and to the rear of Wincott Parade/Kenneth Court. Some of these have been developed with residential schemes; the development of these garage sites will be assessed on site by site basis.

Heritage Assets

Statutory List

- 3.39 Statutory Listing means that the building is protected by law. This protection extends to the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and which were erected before 1 July 1948. Listed Building Consent is required for any works that might affect the special interest of the listed building. Statutory listed buildings within the conservation area are identified in Appendix 2.
- 3.40 The statutory listed buildings within the conservation area are largely found in groups; the architectural unity of the group is a key component of their special interest. Statutory listed buildings are a key contributing element to the character of the conservation area.

Local Heritage List

- 3.41 The Council maintains a list of buildings and spaces of local architectural or historic interest which are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered. Locally listed assets within the conservation area are identified in Appendix 3.
- 3.42 The locally listed buildings within the conservation area are largely found in groups; the architectural unity of the group is a key component of their special interest. Locally listed buildings are a key contributing element to the character of the conservation area and often enhance the settings of statutory listed buildings.

Building Contribution

- 3.43 Buildings that make a positive contribution are considered worthy of sympathetic retention although some may require restoration or refurbishment. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed in Appendix 4.
- 3.44 No buildings are considered to make a negative contribution with the exception of the electricity substation which terminates the view west from St Mary's Gardens. The council will normally consider the enhancement or and sympathetic redevelopment of those buildings that make a negative or neutral contribution. One neutral contributor is identified in Appendix 5.

4. CONCLUSIONS

Capacity for Change

- 4.1 There are no large development sites within the Conservation Area. The redevelopment of small garages sites will be assessed on a site by site basis. The absence of vacant sites means opportunities for development are limited.

Threats

- 4.2 The greatest threats to the character and appearance of the area are incremental ones, such as poorly considered alterations, the inappropriate design of new boundaries, the loss of soft landscaping in front gardens to Kennington Road for parking, the replacement of historic materials (timber, stucco and stone) with inappropriate modern ones (UPVC, aluminium etc.), poorly executed repairs and modern work that fails to adequately replicate the authentic detailing, and roof terrace enclosures.

Opportunities

- 4.3 These include:

1. Reinstatement of missing façade cornices. This may be possible in GRP on unlisted buildings. Oakden Street presents particular opportunities here
2. Removal of satellite dishes and other visually intrusive plant and equipment
3. Relocation / screening of commercial kitchen flues like the one at The Ship PH
4. Reinstatement of traditional railings. Particular opportunities arise along the frontage between nos. 175 and 195 Kennington Road.
5. Removal of inappropriate shop fronts on Kennington Road and Wincott Parade and their replacement with more appropriate timber designs.
6. Removal of shop roller shutter boxes at Kennington Road and Wincott Parade and their replacement with internal security grilles behind the glass
7. Removal of visually obtrusive / poorly designed shop fascias at Kennington Road and Wincott Parade and their replacement with individual letters on the faience at Wincott Parade and traditional timber fascias elsewhere.
8. The removal of the two advertisement billboards on the flank of Wincott Parade.

Recent Change

- 4.4 Change in recent decades has been largely positive:

1. The completion of residential development on Monkton Street / Sullivan Road has reinstated an attractive residential street frontage here.
2. The removal of the billboards on the west side of Kennington Lane for the Vanguard School has enhanced the setting of the Conservation Area
3. The 2021 redevelopment of the garages at Walcot Square with mews houses is sympathetic to the character of the area
4. The restoration of no. 32 Monkton Street has reinstated timber sash windows.

Conclusion

- 4.2 The Walcot Conservation Area is one of the most intact and architecturally coherent areas of late 18th and early/mid 19th housing in Lambeth. With its combination of grand houses on Kennington Road and modest, tighter-grained terraces to the east, it usefully illustrates some of the earliest speculative residential development in the area and the changes brought about by the completion of the Westminster Bridge. The relationship between the landscape / gardens and the buildings creates an area of strong streetscape character, enhanced by good architectural detailing and a consistent palette of materials. It is worthy of its conservation area designation.

APPENDIX 1 WALCOT ESTATE COVENANTS

If you are the owner of a property which once belonged to the Foundation it is highly likely that there is a **restrictive covenant** attached. This limits your choice of exterior paint colours, in the putting up of aerials and satellite dishes, and some other matters. It will also mean that the consent of the Foundation must be obtained before any significant developments to the property.

The purpose of the covenants is to maintain the visual unity and amenity of this extraordinary part of London, for the benefit of all.

Needing consent?

Applications for consent should be sent to our Estate Administrator. Applicants are required to pay the professional fees involved.

Approved colours for external decoration

Doors: Black.

Window frames: Magnolia or close variant

Intruder alarms - units on the front of your house

You must seek our written consent and comply with these conditions: the visible unit must be of a colour or colours that are sympathetic to the surrounding brick work. The installation should be of modest size and not visually intrusive.

In summary

refer to the restrictive covenant that applies to your property contact our Estate Administrator - particularly if you are considering works that require consent owners of former Walcot properties should remember that their property is very likely to be in a conservation area some are listed, in which case additional local authority planning requirements may apply special care must be taken in relation to satellite dishes and other aerial arrays - seek advice before installation.

Common provision in Walcot Restrictive Covenants

1. Not without the written permission of the Transferors or their Surveyors which consent shall not be unreasonably withheld to alter elevation or architectural appearance of the Property or any part thereof or to make any external structural alterations or additions there- to nor without the like consent which like wise shall not be unreasonably withheld or build any erections or building whatsoever upon the Property or any part thereof.

Walcot Conservation Area Character Appraisal

2. Not to paint or decorate the external parts of the Property or any part thereof except in colours and tints previously approved in writing by or on behalf of the Transferors from time to time to the intent that harmony should be preserved with the adjoining buildings of the Transferors. See below for approved paint colours for outside paintwork.

3. Not to permit or suffer the gardens or grounds of the Property or the paths trees or bushes thereon to become unsightly and not to fell or lop or otherwise damage or interfere with any mature tree unless its condition renders it dangerous but at all times to keep the said gardens and grounds and all trees and bushes therein properly tended and cultivated.

4. No bill notice board plate or other advertisement or sign (with the exception of a "for sale" or "to let" notice of normal size displayed for a period of not exceeding three months) shall be displayed on the Property or any part thereof nor shall any flag or banner be so displayed.

5. Not to erect or suffer to be erected on the outside of any building forming part of the Property any aerial of any kind whatsoever.

6. Not to carry on or suffer to be carried on in or upon the Property or any part thereof any trade or business whatsoever or to use the same otherwise than as a single private dwelling house in the occupation of one family only and in particular (but without prejudice to the generality of the foregoing) not to use or allow to be used the Property for the accommodation of a group of unrelated persons whether or not they are living together as a single household.

7. Not at any time to do or suffer to be done in or upon the Property any act or thing whatsoever which may be offensive or deemed to be a nuisance inconvenience disturbance or annoyance to the owners or occupiers of any adjoining premises.

8. To maintain in good and substantial repair the boundary walls or fences and also the rear boundary to the extent (if any) that it forms part of the Transferors' said Estate.

To share with the Transferors or other the owner of the adjoining land the costs of repair and maintenance of ...party walls.

See www.walcotfoundation.org.uk

APPENDIX 2 STATUTORY LISTED BUILDINGS

Name / number	Road	Grade	Date listed
Nos. 10-11	Bishops Terrace	II	24.11.1989
No. 12 (stables)	Bishops Terrace	II	24.11.1989
K2 telephone kiosk	Bishops Terrace	II	28.05.1987
No. 121	Kennington Road	II	13.04.1978
Nos. 123 & 125	Kennington Road	II	19.10.1951
Nos. 127 & 129	Kennington Road	II	27.03.1981
Nos. 131 & 133	Kennington Road	II	19.10.1951
Nos. 135 & 137	Kennington Road	II	19.10.1951
Nos. 139-143	Kennington Road	II	19.10.1951
Nos. 155-161	Kennington Road	II	27.03.1981
Nos. 163-169	Kennington Road	II	27.03.1981
Nos. 177-187	Kennington Road	II	27.03.1981
Nos. 189 & 191	Kennington Road	II	27.03.1981
No. 193	Kennington Road	II	27.03.1981
Nos. 104-112	Kennington Road	II	27.03.1981
Nos. 114 & 116	Kennington Road	II	19.10.1951
Nos. 118 & 120	Kennington Road	II	19.10.1951
No. 122	Kennington Road	II	19.10.1951
Nos. 124-128	Kennington Road	II	19.10.1951
Nos. 162-166	Kennington Road	II	27.03.1981
Nos. 5-13	St Mary's Gardens	II	27.03.1981
Nos. 18-28	St Mary's Gardens	II	27.03.1981
No. 14	St Mary's Walk	II	27.03.1981
Nos. 1-10	St Mary's Walk	II	27.03.1981
Nos. 11-13	St Mary's Walk	II	27.03.1981
Nos. 27-81	Walcot Square	II	27.03.1981
Nos. 14-32	Walcot Square	II	27.03.1981
Nos. 46-50	Walcot Square	II	27.03.1981
Nos. 52-56	Walcot Square	II	27.03.1981
Boundary Stone (to side of No. 66)	Walcot Square	II	27.03.1981
Nos. 9-23	Walcot Square	II	27.03.1981
No. 25	Walcot Square	II	27.03.1981
Railing at end of road in NW corner	Walcot Square	II	27.03.1981

APPENDIX 2 STATUTORY LISTED BUILDINGS cont.

No. 53	Walnut Tree Walk	II	27.03.1981
Nos. 56-63	Walnut Tree Walk	II	27.03.1981
Nos. 9, 10 & 11	Walnut Tree Walk	II	08.04.1975
Nos. 54 & 55	Walnut Tree Walk	II	27.03.1981
Nos. 64 & 65	Walnut Tree Walk	II	27.03.1981
No. 66	Walnut Tree Walk	II	27.03.1981
K6 telephone kiosk	Wincott Parade	II	05.06.1987

APPENDIX 3 LOCAL HERITAGE LIST

Name / number	Road	Crite- ria	Date listed
Walcot Gardens 136	Kennington Road	A, B, D	2020
The Tankard Tav- ern PH 111	Kennington Road	A, B, D	2016
145 - 149	Kennington Road	A, B, D	2020
151 – 153	Kennington Road	A, B, D	2020
The Ship PH 171	Kennington Road	A, B, D	2016
Nos. 150-158 (Davidge Terrace)	Kennington Road	A, B, D	2020
	St Mary's Gardens open space		2015
1 – 4	St Mary's Gardens	A D	2020
14 - 17	St Mary's Gardens	A D	2020
	Walcot Square open space		2015
34 – 42	Walcot Square	A D	2020

APPENDIX 4

BUILDINGS MAKING A POSITIVE CONTRIBUTION

Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed below in street order.

Statutory listed buildings are considered to automatically make a positive contribution and are not included on the schedule below in order to avoid repetition.

Bishop's Terrace

Nos. 10-11 – Former late Victorian polish factory, stock brick, with red brick and engineering brick dressings. Pitched slate roof behind parapet tone coped parapet. 3 storeys, 5 window bays articulated by brick pilaster strips, the central bay breaking forward beneath gablet. Central part-glazed loading bay doors to upper 2 storeys; above, sunk tympanum of red brick beneath banded red, and engineering brick semi-circular arch. Similarly detailed blind oculus above. Ground floor with part glazed timber doors with small paned over-light. Small paned metal and timber windows, Wall linked to main building by rear single storey block. Grade II listed

No.12 – former two storey stable block to neighbouring factory, stock brick with engineering and red brick dressings. Pitched slate roof, 4 window bays, the third with double doors to ground floor, loading bay above and beneath gablet. Doors beneath flat lintels. Linked by wall to Nos 10-11 Bishops Terrace. Grade II listed

Brook Drive

No. 2 – House, late C19. Italianate. Three-storeys, slate roof, painted stucco, three-storey canted bays, 1/1 sash windows

Nos. 4-14 , 28-38, 52-62, 76-86, 100-104 – Terraces, late C19, with Gothic details. Three-storeys, slate roof, stock brick, painted cast stone window and door surrounds, three-storey square bay window, 1/1 sash windows, four panelled glazed front doors.

Nos. 16-26, 40-50, 64-66, 88-98 – Terraces, late C19, with Gothic details. Three-storeys, slate roof, red brick, painted cast stone window and door surrounds, two-storey canted bay window, 1/1 sash windows, four panelled glazed front doors.

Nos. 68-74 – Terrace, 1970's. Three-storeys, red brick (upper storey tile clad), casement windows, integral garages. This terrace respects the building line and general proportions of the late C19 terraces that define the street, and the balconies echo the bay windows of the Victorian neighbours.

No. 106 – Former shop with return frontage (inc. No.2 Sullivan Road); late C19, with Gothic details. Three-storeys, slate roof, yellow stock brick, good timber shop front, painted cast stone window and door surrounds, first and second floor square bay window, 1/1 sash windows, four panelled glazed front door.

108 – 124 – canted shopping parade with residential above; late C19, with Gothic details. Three-storeys, slate roof, stock brick, good timber shop fronts, painted cast stone window and door surrounds, 1/1 sash windows some replace with 2/2 sash windows.

Walcot Conservation Area Character Appraisal

Kennington Road

No 111 – Tankard Tavern PH – large purpose built mid C19 public house terminating a terrace. Three-storeys, late C19 single-storey front extension. Stock brick, ground floor stuccoed with banded rustication, stucco entablature, blocking course twice raised at the centre. Three projecting lanterns of ornamental cast iron. Locally Listed.

Nos. 113-119 – Early C19 terrace of three-storeys and ten-bays. Unfortunately, heavily altered, late C19 one-storey shops detract from their appearance.

No.121 - Early-mid C19 detached stock brick house with stone coped parapet; two storeys, mansard and semi basement, five window bays. Near-flat stuccoed arches moulded as five voussoirs and pedimented door case. Grade II listed.

Nos 123-125 -- Late C18 pair, stock brick with stone-coped parapet, each originally three storeys with semi basement. No 123 has slightly set back later four storey entrance bay and No 125 a two storey right extension. No 123 has cornice head and plain fanlight and is set in round arched stuccoed recess with key and impost blocks. No 125 has enriched Roman doric door case with pediment. Grade II listed.

Nos 127-129 - Late C18 pair, stock brick with stone coped parapet, each originally three storeys and semi basement. Both have later three storey side bays. No 129 has full width patterned cast iron balcony on first floor and an added slated mansard with elliptical headed dormer. Grade II listed.

Nos 131-133 - Late C18 pair, stock brick with stone coped parapet, each three-storeys with semi basement, three window bays and an outer entrance bay of two-storey height. No 131 has an added an additional storey on the left bay. No 133 has later wood porch with spindly fluted columns. Grade II listed.

Nos 135-137 - Late C18 pair, stock brick with stone capped parapet; each originally three-storeys and semi basement originally. No 135 has added three-storey left bay and No. 137 rebuilt. Grade II listed.

Nos 139-143 - Late C18 or early C19 terrace. Stock brick with stone capped parapet; three-storeys and semi basement. No.s 141 and 143 long first floor casements with decorative cast iron balconies. No 139 has remains of first floor band and a later four storey side bay with lower and upper ground canted window bay. Grade II listed.

Nos. 145 – 149 – Early-mid C19 terrace. Three-storeys and basement, two-bays. Yellow stock brick, banded rusticated stucco to ground floor. Cast-iron cill guards to first floor. Doors of four panels under plain oblong fanlights. Locally Listed.

Nos. 151 & 153 - Early-mid C19 pair of terrace houses. Four-storeys and basement, two-bays. Yellow stock brick, banded rusticated stucco to ground floor. Patterned cast-iron balcony to first floor and window guards on ground floor. Grade II listed.

Culpeper Court – Flats, 1960s Council housing block designed by Lambeth Council's in-house architecture team under Edward (Ted) Hollamby. Four storeys, five bays, flat roof, yellow brick, balcony to third storey. This building respects the building line and general proportions of the late C18 terraces that give this road its strong character.

Nos.155-161 - Early-mid C19 short terrace. Three-storeys and basement, stucco, with incised lines, banded rusticated ground floor and paired pilasters, Tuscan on first floor and panelled above, to cornice and blocking course, moulded architraves. No 155 has a patterned cast iron balcony at left of first floor and window guards on ground floor. No 161 has patterned cast iron balcony to both first floor windows and masks on key blocks of ground floor windows. Grade II listed.

Walcot Conservation Area Character Appraisal

Wincott Parade/Kenneth Court – Large 1930s apartment block. Eight-bays and five shop frontages fronting Kennington Road, most with inappropriate modern shop signage. Three-storeys, mansard roof of red tile with flat dormers, Crittal style windows, some inappropriately replaced with uPVC. Painted cement render, red brick sill band to second-storey and dressings over windows. Good massing sits comfortably in the street scene even though the materials are not reflective of the prevailing character of the wider Conservation Area,

Nos.163-169 - Late C18, terraced houses, two pairs. Three-storeys and basement, stock brick with stone-coped parapet, two window bays. Nos 163 and 165 are wider. Nos 167 and 169 have slated mansard with dormers; round-headed to No 169. Segmental brick window arches except on ground and first floor of Nos 167 and 169 which are gauged and flat above, round below in arcading with stuccoed impost band. Nos 163 and 165 have projecting single-storey canted bays, that of No 163 stuccoed with dentil cornice and both with hipped leaded roofs. Grade II listed.

No. 171 - The Ship – Mid C19 purpose built public house. Three-storeys, three-bays, stock brick with stucco cornice. Traditional pub front, timber fascia, black and red granite pilasters and stallriser. Decorative freestanding painted pub sign. Locally listed.

No. 175 – Late C19 house. Three-storey, red brick, square bay rising two-storeys.

Nos. 177 – 187 - Early C19 terrace, each three-storeys, mansard and basement, two window bays, (except No 177 and 185 - added blank left bay). Stock brick with parapet front. Nos 177 and 179 paired with fluted head, patterned oblong fanlight and modified entablature surround; No 181 has altered door and ground floor; others have moulded architrave and console bracketed cornice; No 187 has door in set back entrance bay with blank windows. Grade II listed.

Nos. 189-191 - Pair of early-mid C19 houses. Three-storeys, attic and basement, two-bays. Stock brick, slated mansard with dormers. Long casement windows to first floor giving on to covered trellised balcony with leaded roof. Grade II listed.

No. 195 – Late C19 Vicarage. Three-storeys, hipped roof with dormer. Yellow brick with red brick dressings. Canted bays rising two-storeys. Gothic style arched porch and door.

Nos.104-112 - Mid C18 terraced houses with alterations. Three storeys, gambrel roof with dormers and semi basement, stock brick with stone-coped parapet and three window bays. Lower and upper ground stuccoed with rustications. Square moulded architrave with wreaths in frieze and cornice over. No.104 wider than the rest of the terrace. Grade II listed.

Nos.114 -116 - Mid C18 terraced houses. Three storeys, gambrel roof with dormers and semi basement, stock brick with three window bays. No 116 on larger scale. No 116 has long first floor sashes opening on to patterned cast iron balconette. Grade II listed.

Nos. 118-120 - C18 pair with alterations. Three storeys, gambrel roof with dormer and basement, stuccoed façade with modillion cornice and parapet. No 118 three window bays, the left ones blocked and C19 canted bay on ground floor. No 120 has two-storey timber oriel canted bay through first and second floors. Grade II listed.

No. 122- Large scale late C18 terraced house, three storeys, mansard and basement. Stucco façade with first floor canted oriel, with three long casements in moulded architraves, modillion cornice and hipped lead roof, with delicate cast iron balcony around. Semi basement has been excavated. Grade II listed.

Walcot Conservation Area Character Appraisal

Kennington Road continued

No.124-128 - C18, three storeys with basement terraced houses; stock brick with stone-coped parapet. Nos 124 & 128 have slated mansards with dormers. No 124 has projecting canted first floor stuccoed oriel with modillion cornice and hipped slated roof. Grade II listed

Nos. 130-134 (Warnham Court) – Neo-Georgian style block of flats, post war. Three storeys, five bays, garages. Flat roof, yellow brick, 1/1 sash windows. Central bays to first and second floor.

Walcot Gardens (11-19 & 1-10) – Mansion block in the Queen Anne Style erected 1901. Five-storeys, red brick, gabled bays, terracotta dressings and small balconies. Slated mansard roof with dormers and attractive highly stylistic railings. Locally Listed.

Nos. 150–158 (formerly Davidge Terrace) – Terrace erected in 1840. 5 houses each of two-bays, three-storeys, with semi-basements. Rusticated ground floor and upper floors of yellow stock brick. Segmental heads to the ground floor windows and front doorways, the latter having fluted Doric columns at each side. Stucco band at first floor level, with windows and small cast-iron balconies. The parapet has a cornice, with blocking course raised at the centre and incised 'DAVIDGE TERRACE'. Locally Listed.

No. 160 (Tresco House) – Erected 1840. Three storeys but slightly higher than the adjoining Davidge Terrace. Its general detail is similar. The entrance has a porch with entablature and blocking course, egg and dart moulding, and fluted columns with acanthus caps. The window over the porch has an architrave. Cast-iron window guards with honeysuckle ornament.

Nos.162-166 - Early-mid C19 near-symmetrical composition, stock brick with semi basements. Tall central block of four storeys with flat roof and semi basement and central pro-style Tuscan porch. Flanking houses three storeys mansards and semi basements. Stock brick with stucco entablature and blocking course to centre block. Lower and upper ground floors stuccoed with banded rustication. No. 166 stucco fronted. Grade II listed.

Monkton Street

Nos. 59-77 – Late C19 terrace in Italianate style. Two-storeys over semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround and cornice, 1/1 sash windows, six steps to four panelled front door. Attractive gothic style railings to front area.

No. 32 much altered 19th century two storey three bay former mid terraced public house and later bonded warehouse.

Nos. 34-48 - 1990s traditional style, 3 storey stock brick terraces which respect the historic context

No. 50 – Former shop, late C19, in Italianate style. Three-storeys, with timber shop front, slate roof, yellow stock brick with red brick dressings, stucco cornice, 1/1 sash windows.

Walcot Conservation Area Character Appraisal

Nos. 52-56 – Late C19 terrace in Italianate style. Two-storeys over semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround and cornice, 1/1 sash windows, six steps to four panelled front door. Attractive gothic style railings to front area.

Oakden Street

Nos. 1-31 – Late C19 terrace in Italianate style. Three-storeys with semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround, 1/1 sash windows, seven steps to four panelled front door. Some with stucco cornice, others have it missing. Attractive gothic style railings to front area.

No. 33 – Late C20 terraced house. Three-storeys with semi-basement, slate roof, yellow stock brick with red brick dressings, square bay to first-storey. 1/1 sash windows. Unattractive metal railings to first floor windows.

Nos. 2-16 – Late C19 terrace in Italianate style. Three-storeys with semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround and cornice, 1/1 sash windows, six steps to four panelled front door.

Reedworth Street

Archbishop Sumner School – 1871, enlarged 1895, reconstructed 1907. Two-storeys, gabled roof, yellow stock brick with red brick dressing. Gothic stone niche, arched doors and long casement windows.

St Mary's Gardens

Nos. 1-4 – Early-mid C19 terrace houses. Three-storeys, two-bays, stock brick with stone-coped parapet. Sash windows with stuccoed lintels, five-panel door (uniformly painted black) in stucco surround with cornice. Attractive cast-iron area railings. Locally listed.

Nos. 5-13 – Early-mid C19 terrace houses, each two storeys and semi basement, two windows. Stock brick with stone-coped parapet, stuccoed basement. Ground floor long casements with transoms, and cast iron ornamental balconies, under stuccoed lintels. Stucco door surround with cornice. Cast or wrought iron area railings. Grade II listed.

Nos. 5- 17 – Early-mid C19 terrace houses. Three-storeys, two-bays, stock brick with stone-coped parapet. Sash windows with stuccoed lintels, five-panel door (uniformly painted black) in stucco surround with cornice. Attractive cast-iron area railings. Locally listed.

Nos.18-28 - Early-mid C19 terraced houses, each two storeys and semi basement, two windows. Stock brick with stone-coped parapet. Stuccoed ground floor and basement, with incised lines. Pilasters support ground floor entablature with blocking course to first floor cill band. Ground floor long casements with transoms and patterned cast iron balconies. Grade II listed.

Walcot Conservation Area Character Appraisal

Nos. 30-43 – Late C19 terrace in Italianate style. Three-storeys over semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround and cornice, 1/1 sash windows, six steps to four panelled front door (uniformly painted black). Attractive railings to front area. No 32 has a blue plaque dedicated to Craigie Atkinson, a painter, who lived at the property.

St Mary's Walk

Nos 1-10 - Early to mid C19 terraced houses, each two storeys and semi basement, two windows. Stock brick with stone-coped parapet, stuccoed basement with incised lines and ground floor stuccoed lintels to long casements with transoms and patterned cast iron balconies. Stucco door surround with cornice and blocking course. Cast or wrought iron area railings. Nos 9 and 10 are facsimile rebuilding and the upper parts of Nos 7 and 8 are rebuilt. Grade II listed.

Nos. 11-13 - Early-mid C19 terraced houses, each two storeys and semi basement, two windows. Stock brick with stone-coped parapet, stuccoed ground floor and basement, with incised lines. Pilasters support ground floor entablature with blocking course to first floor cill band. Ground floor long casements with transoms and patterned cast iron balconies. Grade II listed.

No.14 – early-mid C19 villa, Two-storey stock brick villa with basement, three window with blocked sunk basement. Parapet with wide sunk panel, stucco plinth and first floor cill band. Round arched recesses on ground floor. Grade II listed

Nos. 15a & 15b – Possibly former stable block, early-mid C19, converted to garaging in early C20. Two-storey, five-bays. Yellow stock brick with parapet. Originally five openings on the ground floor, one now blocked, the others with garage doors. One hay loft-style opening and four critical style windows to first floor.

Sullivan Road

Nos.1-7 - Late C19th terrace of handed pairs with Gothic details. Three-storeys, slate roof, red brick, painted cast stone window and door surrounds, two-storey canted bay window, 1/1 sash windows. The terrace matches the buildings along Brook Drive which were also built by the Walcot Estate

Nos. 4-8 – Irregular early - mid C19th terrace some rebuilt. Two, storeys, two-bays, parapet, yellow stock brick. No. 8 has stucco to first-storey. No. 4 has inappropriate railings to roof, which is used as a garden.

Nos. 10-26- early 2000's traditional style, 3 storey stock brick terraces which respect the historic context

No.28 –two storey rendered infill house, set back from the main building line. Redeveloped when Nos.10-26 were constructed.

Walcot Square

Nos. 2-10 – Late C20 terrace. Three-storeys, two-bays, a pastiche of an early-mid C19 terrace, highly successful to the front elevation, less so to the rear. Stock brick with parapet, sash windows, inappropriate modern casement windows to the rear. Semi-circular fanlights, some modern doors.

Walcot Conservation Area Character Appraisal

Walcot Square continued

Nos 14-32 - Early-mid C19 terraced houses, each 3 storeys, 2 windows. Stock brick with cornice band and parapet. Stuccoed lintels with key blocks, bracketed cornices on ground floor. Similar treatment to doors. No 14 is a rebuilding after war damage Grade II Listed

Nos. 34-42 – 1960's post war terrace. Three storeys stock brick with tall parapet carefully built to mimic its neighbours. Locally listed

Nos. 46-50 - Early-mid C19 part of terraced houses, each 3 storeys, 2 windows, except No 50, one wide window. First floor long casement with transom to balcony with patterned cast iron rail; all are in flat stucco surrounds with key blocks and console bracketed cornices. No.50 narrow, one-storey left bay. Nos 46 and 48 have stuccoed lintels with key blocks to sash windows with glazing bars, bracketed cornices on ground floor; similar treatment to doors. Grade II listed.

Nos. 52-56 - Early-mid C19 terraced houses, each 2 storeys and semi basement, 2 windows. Stock brick with parapet, stuccoed basement with incise lines, stucco lintels to ground floor long casements with transoms to anthemion patterned cast iron balconies. Flat stucco door surrounds with cornices. Grade II listed.

No. 58 – Early-mid C19 terrace house. Two-storeys, stock brick with parapet. Stucco lintels to sash windows, five-panel door, cast-iron area railings.

No. 60 – Early-mid C19 shop now converted to residential use. Two-storeys, three-bays, stock brick with parapet. Retains original timber shop front, fascia with heavily moulded cornice, narrow pilasters, stallriser and recessed entrance.

No. 62 – Early-mid C19 shop now converted to residential use. Two-storeys, three-bays, stock brick with parapet. Retains original timber shop front, fascia with simple cornice, shop window divided with mullions and transoms, stallriser and oriel window.

No. 66 – Early-mid C19 shop, completely rebuilt in late C20. Single-storey, painted render, stained timber shop front.

No. 68 – Early-mid C19 shop now converted to residential use, upper part rebuilt. Two-storeys, shop front, yellow stock brick with red brick dressings, high parapet, 2/2 sash windows. Painted sign 'WALCOT STORES'. Retains part of its original timber shop front but the door and much of the timber has been replaced and inappropriately stained. Narrow fascia, wide pilasters, two shop windows divided with mullions and transoms, painted render stallriser.

Nos. 9-23 - Early-mid C19 terraced houses, each 2 storeys and semi basement, 2 windows. Stock brick with parapet, stuccoed basement with incised lines, stucco lintels to ground floor long casements with transoms to anthemion patterned cast iron balconies. Flat stucco door surrounds with cornices. Grade II listed

No. 25 - Early-mid C19 lodge-type cottage. One storey and semi basement, 2 windows. Stock brick with parapet, moulded architraves to ground floor. Grade II listed

Nos. 27-81 - Early-mid C19 terraced houses, each 2 storeys and semi basement, 2 windows. Stock brick with parapet, stuccoed basement with incised lines, stucco lintels to ground floor long casements with transoms to anthemion patterned cast iron balconies. Flat stucco surrounds with cornices. Grade II listed

Nos. 83-95 – Early-mid C19 irregular terraced houses. Two-storeys some with semi basements, stock brick with parapet. Brick and stucco lintels to sash windows, cast-iron area railings. No.89 has a a ground floor shopfront.

Walcot Conservation Area Character Appraisal

No.95b - post war single storey shop with original top hung sliding timber sashes either side of door. Stock brick with red glazed brick plinth.

Walnut Tree Walk

Nos 9- 11 - Mid-late C18 largely re-fronted early-mid C19 terraced houses. Each 3 storeys, 3 windows, stock brick with rebuilt parapet and first floor cill band. Grade II listed.

Nos. 20-23 (Walcot Gardens) – Service wing to mansion block, 1901. Four-storeys, red brick, bands in black engineering brick, terracotta detailing and terracotta doorcase, inscribed '1901'.

No. 53 - Early-mid C19 terrace house of 3 storeys, 2 windows stock brick with parapet and carriage way to No.52. Grade II listed.

No.54-55 – Early-mid C19 pair of terraced houses, each 3 storeys and semi basement, 2 windows. Stock brick with parapet, stuccoed basement and ground floor whose banded rustications form voussoirs to round-arched doorways. Long first floor windows with ornamental cast iron balconies on projecting cills.

Nos. 56- 63 - Early C19 terraced houses arranged in pairs, each 3 storeys, attic and sunk basement, 2 windows. Stock brick with parapets, some rebuilding at top, slated and tiled mansards with later C19 dormers. No 56 has stuccoed ground floor. Grade II listed.

No.s 64 -65 - Early C19 pair of terraced houses, each 3 storeys and semi basement, 2 windows. Stock brick with parapet front, some rebuilding at top, first floor cill band. Gauged brick window arches, round on ground floor, arcaded ground floor. Grade II listed.

No. 66 - Early C19 terrace house, 3 storeys and semi basement, 2 windows. Stock brick with parapet. Narrow panelled pilasters around door with console bracketed cornice hood. Grade II listed

Wincott Street

No. 2 – Former stable, late C19. One-storey, red brick, two canted bay windows and one ledged and braced timber garage door to centre.

Nos. 4-6 – Pair of late C19 terraced houses. Three-storeys, pitched slate roof, red brick, two-storey square bay windows, painted stucco door surround and lintels to 1/1 sash windows.

Nos. 8-30 – Late C19 terrace in Italianate style. Three-storeys over semi-basement, slate roof, yellow stock brick with red brick dressings. Painted stucco semi-basement, cornice, canted bay to first-storey, door surround and lintels to 1/1 sash windows. Six steps to four-panelled front door. Attractive Gothic style railings to front area. Nos. 26-28 entered through carriage arch.

APPENDIX 5

BUILDINGS MAKING A NEUTRAL CONTRIBUTION

The council will normally support the removal and sympathetic replacement of those buildings that make a neutral contribution. Buildings and structures considered to make a neutral contribution are detailed below:

Walnut Tree Walk

No. 52 – 1990's two storey courtyard office development which is tucked into a backland site behind the built frontage.

SOURCES

Pevsner, Nikolaus and B. Cherry. *The Buildings of England. London 2: South*. London: Penguin, 1983.

Survey of London. (1956). Vol.26. *Parish of St Mary Lambeth. Part 2*. London: London County Council.

The List of Buildings of Architectural or Historic Interest (Statutory List). DoE, 1981

Walcot Foundation Website – www.walcoffoundation.org.uk

Historic Maps

John Rocque's Map of London, 1746,

Parish of Lambeth Map: Ecclesiastical Districts, 1824

Map of London & its Environs, B R Davies, 1840

1877 Ordnance Survey (OS) Map

1894-96 Ordnance Survey (OS) Map

1913 Ordnance Survey (OS) Map

1920 Survey Map, Geological Society

1935 Map of the Metropolitan Borough of Lambeth showing the Parliamentary divisions, wards and polling districts

GLOSSARY

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

Arts and Crafts A movement from about 1880 to around 1910 inspired by William Morris to bring back the skill and creativity of the medieval craftsman and revive the simplicity and honesty in the way buildings and furnishings were made.

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.

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.

Capital The head or crowning feature of a column.

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.

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

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.

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.

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

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

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.

Walcot Conservation Area Character Appraisal

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.

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.

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

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.

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.

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

Frieze A decorative band running between the architrave and cornice.

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.

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

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.

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

Keystone The central stone of an arch, sometimes carved.

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

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

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

Walcot Conservation Area Character Appraisal

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

Neo Georgian A revival style of formal simplicity introduced around the mid 1890's to counter the Vernacular revival and became increasingly popular between the wars.

Niche A small recess in a wall.

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

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.

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.

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.

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.

Rubbed soft bricks cut to shape, rubbed to a smooth finish and laid with very fine joints.

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.

Sash Window A window formed with vertically sliding glazed frames.

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.

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.

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

Walcot Conservation Area Character Appraisal

also 'fanlight'.

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.

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.

This document was prepared by the
Lambeth Planning Division's
Conservation & Urban Design Team
November 2023
