

Loughborough Park

Conservation Area

Character Appraisal



November 2025



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Conservation Area Context



Map 1 – Conservation area context map

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CA 26 Brixton Town Centre Conservation Area

CA 27 Loughborough Park Conservation Area



Conservation Area Boundary

Map 2 – Loughborough Park Conservation Area boundary map

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Loughborough Park Conservation Area Appraisal 2025

Introduction

This conservation area character appraisal is prepared by the Council to assist with the management and enhancement of the Loughborough Park Conservation Area. It aims to help residents, property managers and developers understand the objectives of the conservation area designation.

Lambeth has been designating conservation areas since 1969. The Loughborough Park Conservation Area was designated on the 30 March 1981. The conservation area boundary was revised in 1987 and again in 2023. The conservation area today comprises the remaining most intact part of the Loughborough Park Estate – a residential suburb laid out in the early to mid 19th Century. The heart of the conservation area is formed by a triangle of roads – Coldharbour Lane, Loughborough Park and Moorland Road, with a northern spur including part of Barrington Road and all of Millbrook Road.

Only by understanding what gives the area special architectural or historic interest can we ensure that its character or appearance of the conservation area is preserved or enhanced. This document therefore attempts to identify the features that give the area its special character and appearance.

The Council consulted on a draft version of this document from 30 November 2020 to 11 January 2021. The Council is grateful to all those who took the time to respond to the consultation. All consultation responses were carefully considered and, where necessary, have informed this final version which was agreed by the Assistant Director of Planning Policy and Place Shaping on 28 November 2025.

1. Planning Framework

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify '*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*' and designate them as conservation areas.
- 1.2 Conservation area designation brings with it additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the Council and other decision makers to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes exercising control over development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.
- 1.3 The National Planning Policy Framework (NPPF) is the national policy document on the protection of the historic environment and its guidance must be taken into account by local planning authorities when formulating policy or making planning decisions. Para 197 states:

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

- 1.4 The Regional Spatial Strategy for the Lambeth area is the London Plan, 2021.
- 1.5 The Lambeth Local Plan, 2021 contains general policies relating to all aspects of planning in the borough including urban form, listed buildings, conservation areas and design as well as site-specific policies.

Planning Control

- 1.6 Conservation area designation brings with it controls over the demolition of certain buildings and boundaries. It also limits the amount of extension and alteration that can be done to houses without the need for planning permission. For more information see www.planningportal.gov.uk Trees are protected through conservation area designation. For more information see www.lambeth.gov.uk.

Article 4 Directions

- 1.7 While conservation area designation brings with it additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwelling houses; this work is known as 'permitted development'. When the impact of these 'permitted' works is having an adverse

impact on the character or appearance of a conservation area the Council can remove the permitted development rights and thus bring the works under planning control. This is achieved by making a Direction under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- 1.8 There is currently no conservation-based Article 4 direction on this conservation area.
- 1.9 It should be noted that flats and commercial premises have few permitted development rights and that most works that would materially change the building require planning permission. This can include replacement windows and doors. For more information see www.planningportal.gov.uk

2. Conservation Area Character Appraisal

Introduction

2.1 This appraisal explains the special interest of the area.

Geology

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

Archaeology

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

Origins & Historic Development

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

Early history

2.5 Coldharbour Lane itself was one of the Medieval Parish highways, and early in the 19th century was still a country lane passing through water meadows and reed beds.

2.6 Henry Hastings, first Baron Loughborough (c.1609-1667) held the land in the 17th Century and Loughborough Park draws its name from that time. The Manor of Lambeth Wyck was let to Sir Stephen Fox and his descendants from 1701 onwards, and the family oversaw the development of the land which then was chiefly used for pasture and market gardening.

19th century

2.7 The land forming the conservation area was developed in the 1840s and 1850s first by Lord Holland and then his widow Lady Holland.

2.8 Architect Henry Currey (1820-1900) known particularly as the designer of St. Thomas' Hospital, is credited as the likely candidate for the planning of the road layout of Loughborough Park as his father was solicitor and steward to Lord Holland for his Lambeth land holdings, and Henry Currey had worked elsewhere on the estate north of Coldharbour Lane. The houses were then built by builder developers.

2.9 The primarily detached or semi-detached residences of Moorland, Loughborough, Barrington and Milbrook Roads and the south side of Coldharbour Lane were laid out and built in the 1840s and 1850s for a middle-class market and the houses

forming the central triangle of streets back onto a garden which later became a tennis club.

2.10 The construction of the railway viaduct and embankment and the opening of the East Brixton Railway Station in 1866 triggered the development denser residential development in the wider area as it became more accessible and affordable. This very much sped the urbanisation of the wider district. The smaller terraced housing on the north side of Coldharbour Lane came after the construction of the railway viaduct. College Green Court (then the Brixton Orphanage for Fatherless Girls) was built in the late 1880s to designs by architect E J Tarver. Tarver is also the architect of the Telford Park Estate Conservation Area, Streatham. The flats on the north side of Coldharbour Lane date from the 1890s.



Figure 1 – The former Brixton East Railway Station

20th Century

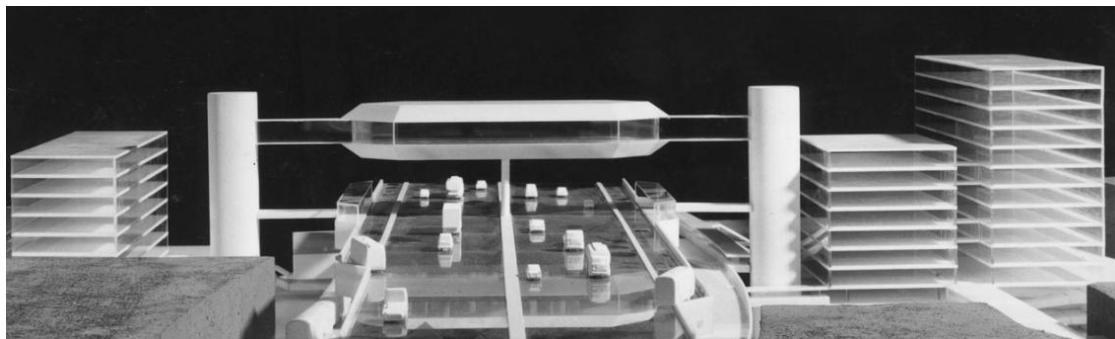
2.11 The triangular piece of grass verge which marks the intersection of Moorland Road and Loughborough Park has protection under the London Square's Preservation Act of 1931 which prohibits construction on the land and limits its uses.

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

2.13 After the war the space we know today as Loughborough Park open space accommodated sixteen prefabricated houses 'Park Gardens'. In 1953 the London County Council bought land and property in order to create open space (Wyck Gardens) to serve its new Loughborough Park Estate. This resulted in the demolition of the properties on the northern side of Millbrook Road and the truncation of the road to its current form.

2.14 Comprehensive post-war clearance for the erection of the nearby Loughborough Park Estate by the London County Council saw the demolition of much Victorian housing in the wider area. In the 1960s plans for an urban motorway were drawn up which would have seen the complete destruction of the properties fronting Coldharbour Lane. In 1969 Lambeth Council undertook the rehabilitation of many of the historic buildings on Coldharbour Lane as a short-term solution to housing need whilst the motorway scheme was pending delivery.

Figure 2 - Late 1960s model of proposed Brixton Town Centre showing the proposed



urban motorway.

2.15 After the motorway proposals were abandoned in the mid-1970s Lambeth borough architect Ted Hollamby oversaw the comprehensive refurbishment of more historic buildings to provide much-needed Council housing. This heritage-led refurbishment work was undertaken to high conservation standards and ultimately led to the designation of the Loughborough Park Conservation Area in 1981.

2.16 In March 1981 a number the properties within the conservation area were included on the government's statutory 'list of buildings of special architectural or historic interest', protecting them by law. The mid-1990s infill buildings by the

Metropolitan Housing Trust completed the final gaps in the building frontage on Coldharbour Lane. In 2024 many properties were added to the Council's Local Heritage List.

Spatial Analysis

2.17 The roads within the conservation area are described in alphabetical order:

Barrington Road (southern part)

2.18 Nos. 59, 61 and 63 Barrington Road prominently define the corner where Barrington Road, Coldharbour Lane and Moorland Road converge. These modest mid-Victorian houses are largely unaltered although marred by poor boundary treatments and forecourts dominated by vehicle hard standings. They are separated from the rest of Barrington Road by the railway bridge and viaduct where, built into viaduct arches, are the remains of the Loughborough Park Railway Station (later known as East Brixton) which opened in the 1860s and closed in 1976. The attractive polychrome infill of the former Station, set within the viaduct arches, is an interesting surviving feature. The railway bridge adds townscape character and separates these properties from the other houses on Barrington Road.

Barrington Road (northern part)

2.19 On the northern side of the railway bridge / viaduct, Barrington Road curves north-eastward to the junction with Millbrook Road. Only the properties on the eastern side here are within the Conservation Area. Here, the Barrington Road properties follow the convex sweep of the road and are uniform, compact villas set back from the road in leafy front gardens. Mature trees and shrubs do much to enrich their front gardens. The majority of properties here have reproduction railing boundaries of varying success, and none have forecourt parking or cross-overs. The rear elevations of these properties are visible from passing trains.

2.20 Nos. 43, 55, and 57 are of particular note having ornate parapets and being linked at high level with an ornamental archways. Those parapets and details were added when the properties served as the Brixton Orphanage for Fatherless Girls (on the site from 1880s until 1936). That between nos. 55 and 57 has a gateway which leads to 'College Green Court', a particularly attractive former school that was built in the 1880s (architect E. J. Tarver) to serve the Orphanage and later became an annex to the Brixton School of Building from 1947-1970. College Green Court occupies the former rear garden plots of nos. 53, 55 and 57 and physically links to no. 55. It is accessed from Millbrook Road and is particularly visible from passing trains.



Figure 3 – No. 47 Barrington Road



Figure 4 – L – R 53, 55 and 57 Barrington Road



Figure 5 – College Green Court, Barrington Road



Figure 6 - College Green Court, Barrington Road

Coldharbour Lane

2.21 This is the most historic route of the conservation area, running south-east to north-west between Brixton and Camberwell. Whilst beyond this conservation area it is wide, busy and urban in character, its character within the conservation area (between Shakespeare Road and Moorland Road) is residential, and verdant because the attractive houses on its south side are set back in the mature gardens. Opposite, the later terraced development presents something of a cliff face but in townscape terms the two together are successful and attractive. No. 288 here is a property of note due to its quirky fenestration.

2.22 The houses on the southern side are of particular note – mostly attractive pairs of smart late Georgian style houses in stock brick. The rear elevations of many of these houses can be appreciated from the Loughborough Park open space (a public park). The housing on the northern side is a combination of purpose-built late 19th century apartment blocks and terraced houses. The flat brick facades of the apartments give the distinct cliff-face character to the street frontage. The rear elevations of these properties are highly visible from trains passing on the viaduct behind.

2.23 Boundary treatments on the south side of Coldharbour Lane are understated stock brick walls and piers. The pierced stone boundary treatment at nos. 297 - 299 is a particular rarity. Unfortunately, the adjoining example at nos. 293-295 was lost in a vehicle collision. The terraced houses on the north side mostly have traditional railings enclosing their basement areas.

2.24 The view north along Coldharbour Lane is terminated by the frontage building of no. 245 Coldharbour Lane which is a locally listed building and has an attractive Victorian façade / roofscape. In the view south towards central Brixton and the landmark Southwyck House (aka The Barrier Block) looms in the distance.

2.25 Arriving at the conservation area from the north (approaching from Loughborough Junction) arrival is from beneath a railway bridge. Here the view into the conservation area is a particularly impressive one. The attractive commercial frontage of no. 245 Coldharbour Lane frames the left, the ‘flat iron’ type wedge of no. 250 Coldharbour Lane flanks on the right and the junction ahead is spacious and leafy with 1990s apartment blocks providing a strong sense of enclosure. As one proceeds vistas open up along Loughborough Park and Coldharbour Lane and their attractive built frontages.



Figure 7 – The North side of Coldharbour Lane



Figure 8 – Rich townscape forms on Coldharbour Lane

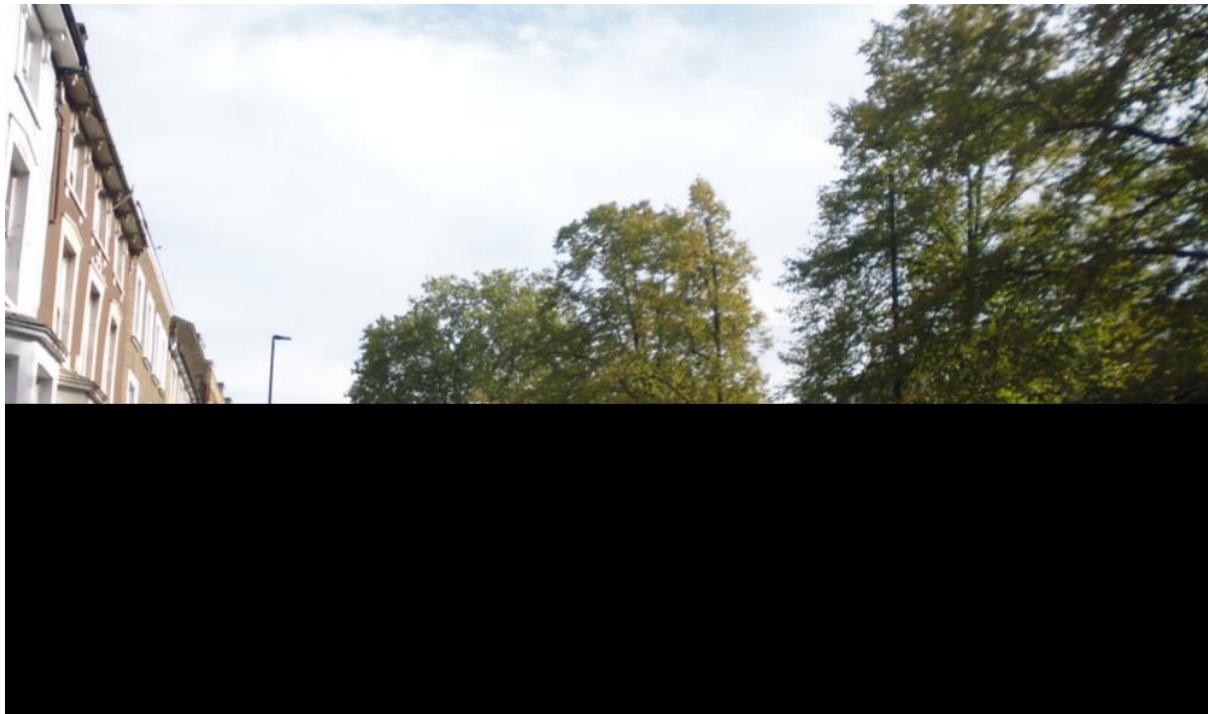


Figure 9 – The South side of Coldharbour Lane

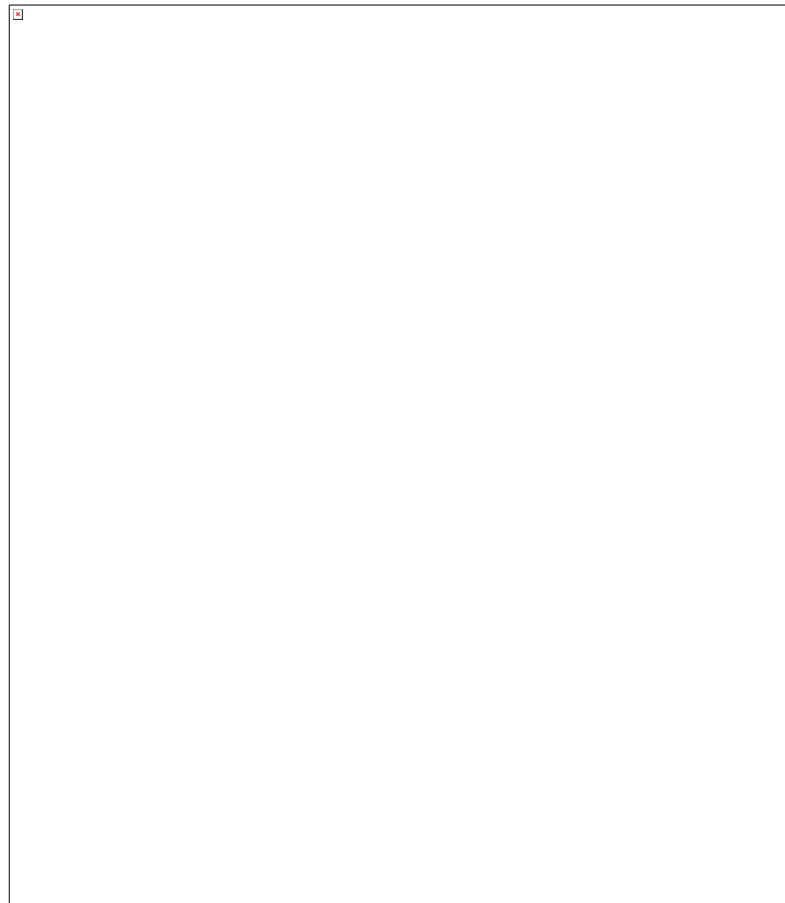


Figure 10 – 245 Coldharbour Lane

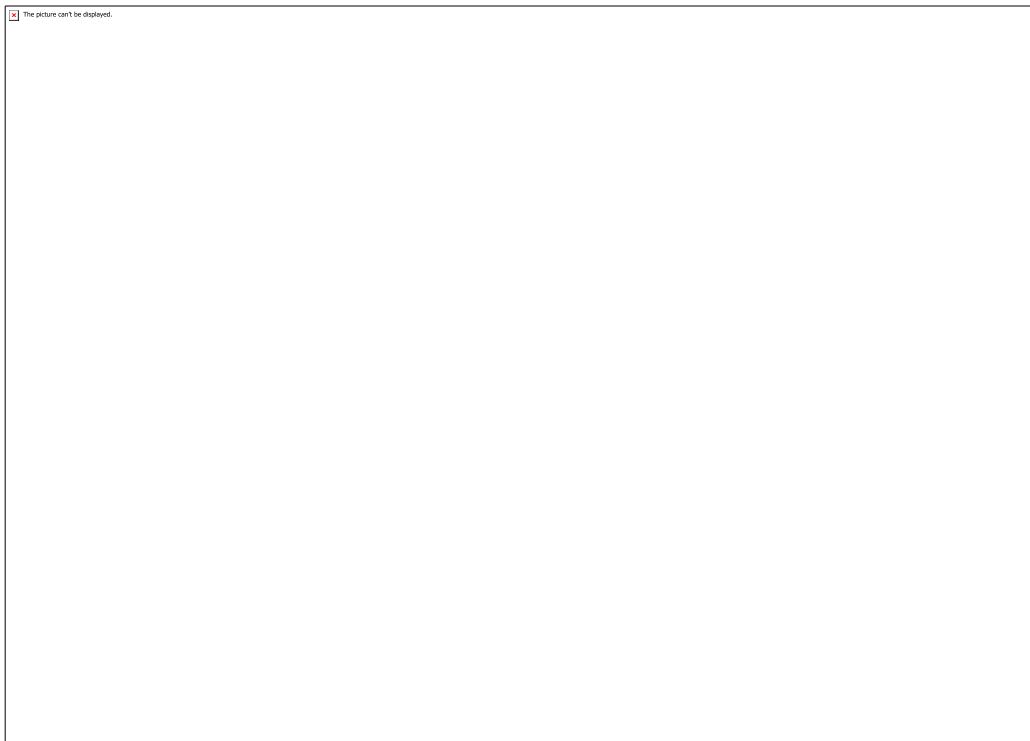


Figure 11 – Symmetrical facades on South side of Coldharbour Lane

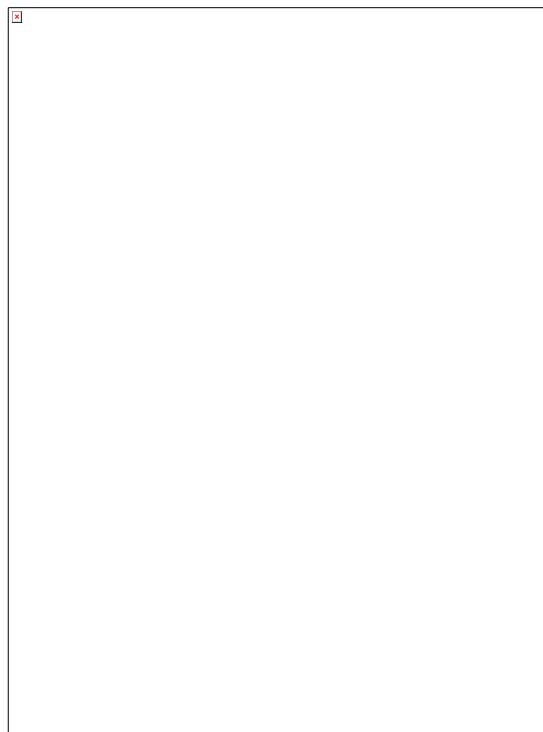


Figure 12 – Stucco detailing on South side of Coldharbour Lane

Heritage Close

2.26 Nos 1 – 24 Heritage Close are a 1990s infill development of modest, traditional mews style houses in stock brick with sash windows. They front a pedestrian priority cul-de-sac and sit behind the retained no. 2D Loughborough Park. These houses form part of an attractive larger redevelopment site to the north-east which marks the corner of where Loughborough Park, Shakespeare Road and Coldharbour Lane converge. The group have a strong, unified character. Some of the Heritage Close properties back onto Loughborough Park open space and are visible from it.

Loughborough Park

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

2.28 A consistent building line on both side of the street helps provide definition and enclosure. Mature trees in front gardens lend a verdant and attractive character. Attractive timber fences provide the front boundaries bringing a softness to the streetscene which is further enhanced by hedges and shrub planting. The fences are damaged in places, and in these instances the poor appearance detracts from the appeal of the street. Front garden parking is not characteristic here making for an exceptionally intact ‘Victorian’ character.

2.29 The leafy character is enhanced further by the significant open green space on the west side of Loughborough Park (Loughborough Park open space) and the triangle of protected (London Squares Preservation Act) open space at the south end on the corner with Moorland Road.

2.30 The houses on Loughborough Road were rehabilitated under the direction of borough architect Ted Hollamby in the late 1970s. At the southern end the houses on the east side are predominantly two storeys high over semi-basements in stock brick with stucco detailing. They are grand and imposing. Moving northward the houses become more modest but are no less attractive. Nos. 25, 27 & 29 – an unusual trio – are particularly quirky. Further north front gables (at nos 9 – 23) add distinction and formality. At the northern end on the east side a 1990s apartment block (no. 1) and infill house (no. 3) sit comfortably within the historic frontage. Brick, stucco and slate and the unifying materials on this eastern side.

2.31 On the west side of Loughborough Park at the intersection with Shakespeare Road, the corner is marked by a 1990s apartment building (no. 2) and associated the housing (2 a-c) which integrates well with the wider locality. The remainder of the housing on west side is particularly attractive Victorian housing of modest scale and of compact ‘dolls house’ character. These are much less formal than their neighbours across the street and all expect no. 2D are in brick and stucco. No. 2D is the only property on the road with rendered and painted exterior walls. Many of the rear elevations on this western side can be viewed from the adjoining Loughborough Park open space.

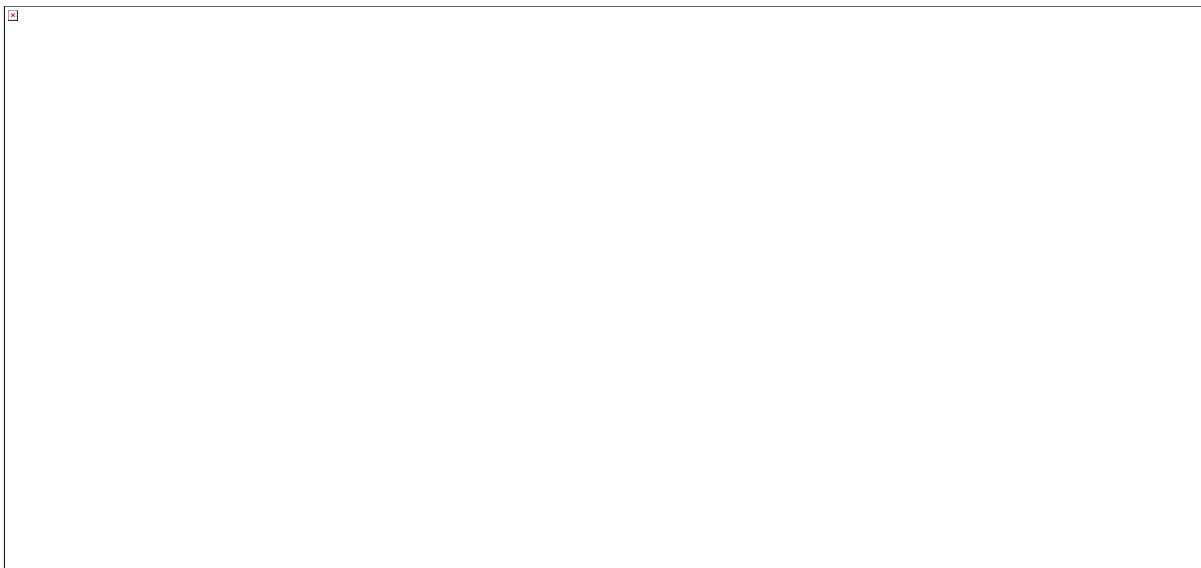


Figure 13 – Loughborough Park looking north

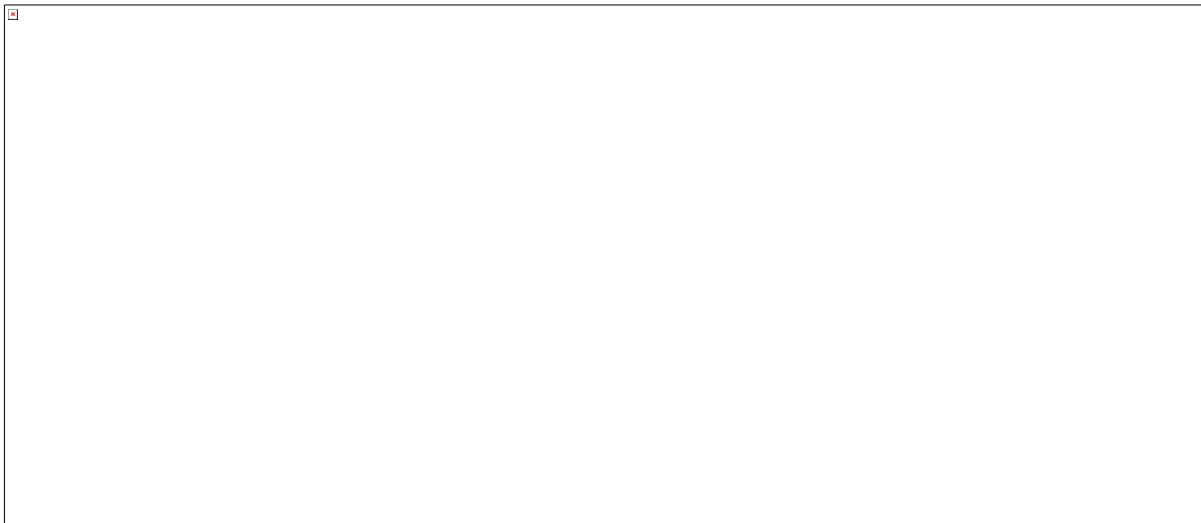


Figure 14 – Loughborough Park looking North

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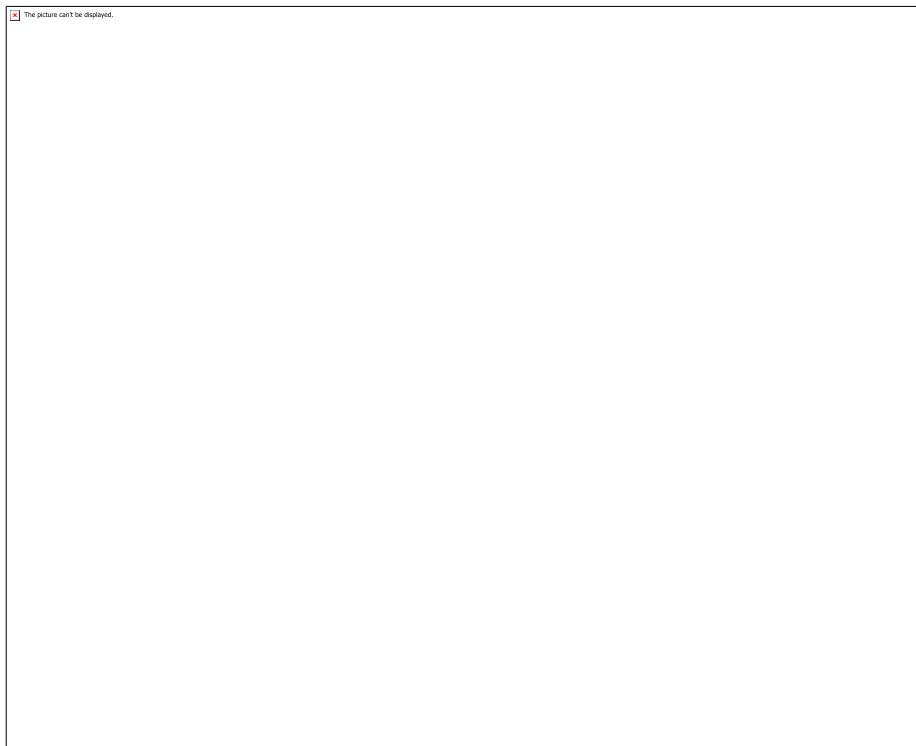


Figure 15 – Modest villas at 12 and 14 Loughborough Park

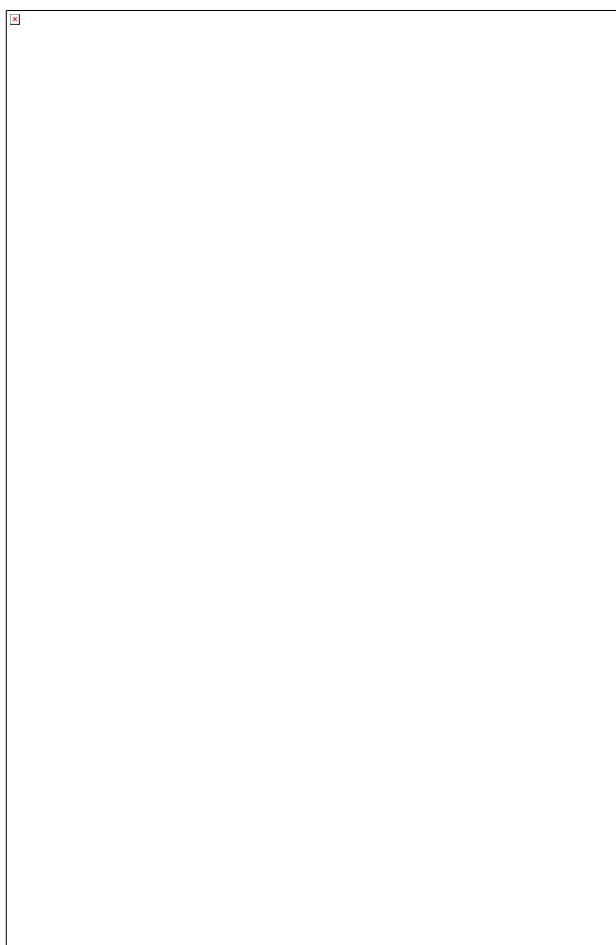


Figure 16 – Stucco detailing on South side of Loughborough Park

Millbrook Road

2.32 This road runs roughly east to west and forms the northern boundary to the conservation area. Only the southern side of the road is within the conservation area. Millbrook Road represents well the two approaches to post-war housing. Its northern side was cleared in the immediate post-war decade to create open space for the Loughborough Park Estate (Wyck Gardens). The southern side was spared demolition and subsequently rehabilitated in the late 1970s. No. 81 is a modest little villa in brick and stucco. Its neighbour, no. 81A is a c2000 building in the Victorian style with rendered walls, sash windows and a strong cornice line at roof level. Between these properties a gateway into College Green Court provides a great view of that attractive 1880s building.

2.33 The remaining properties (nos. 51 – 97) are terraced and in brick – two storeys over semi-basements. Bay windows and stucco details add interest and the bend in the road alignment makes for a pleasant townscape. Unusually for this conservation area some of the houses have uPVC replacement windows (top-opening casements) which are a poor match for the original sash windows and detract from the otherwise unified appearance of the street. The rear elevations of these houses, with their unified rear returns, are visible from passing trains. No. 63a is noteworthy for its flat rear elevation and unusual footprint due to its site on the bend in the road.

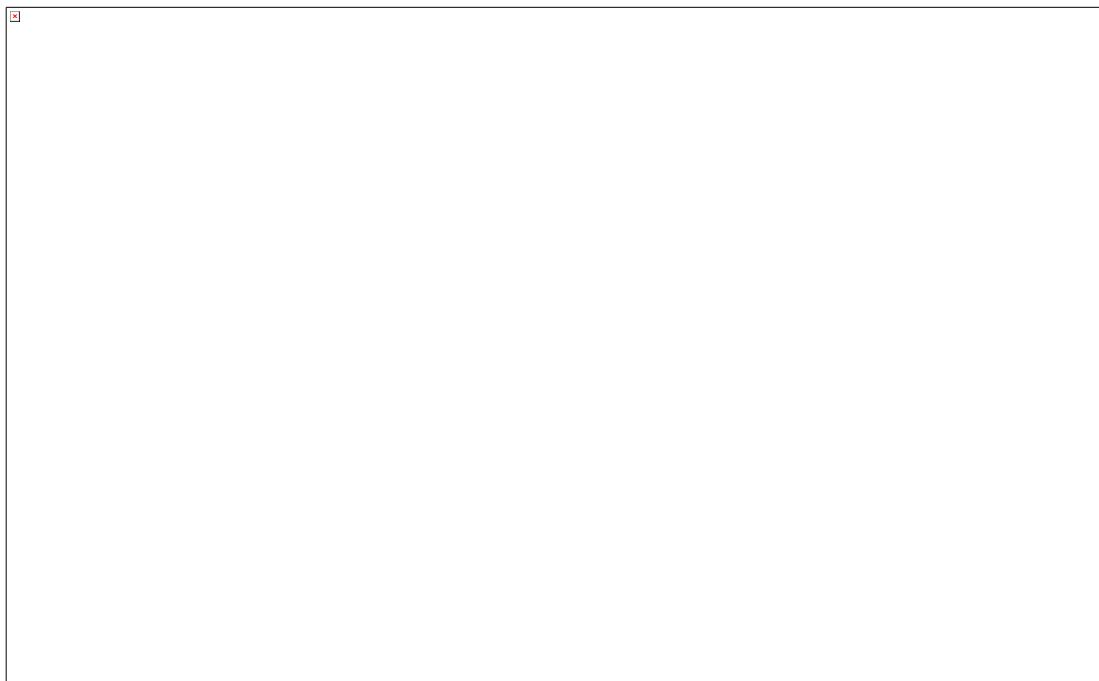


Figure 17 – 81 Millbrook Road and the rear of 45 Barrington Road.

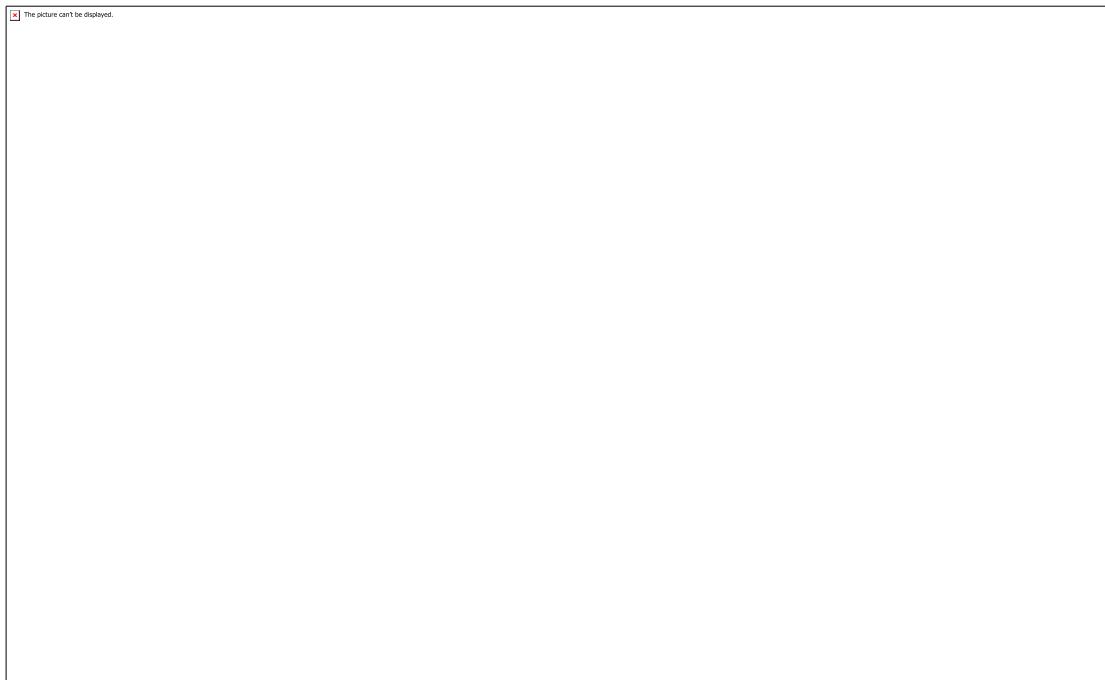


Figure 18 – Millbrook Road's terraced housing

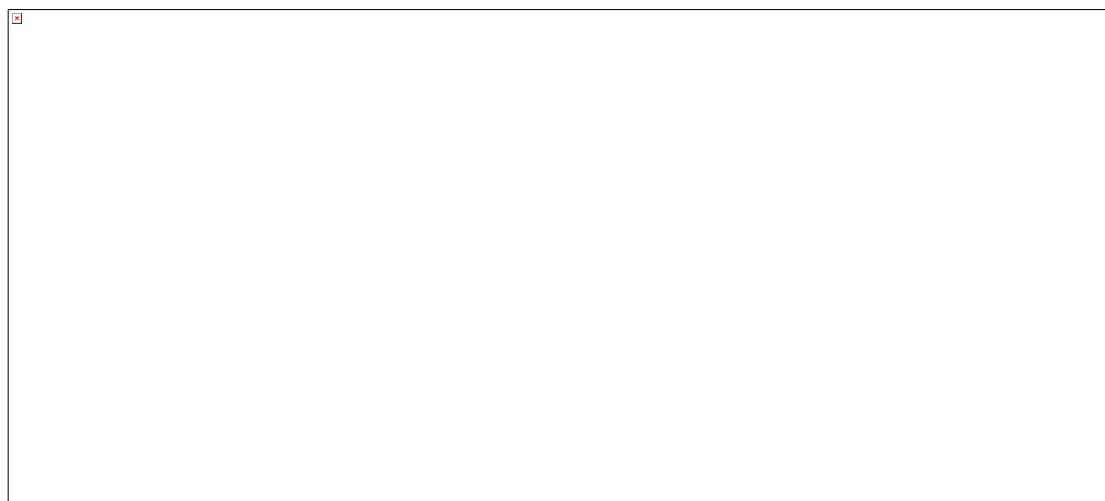


Figure 19 – Stucco detailing on Milbrook Road

Moorland Road

2.34 This road (which was until 1974 also named Loughborough Park) runs north to south and forms the main southern boundary of the conservation area. Only the eastern side is within the conservation area.

2.35 The houses are mostly detached villas, two storeys over semi-basements. These houses have painted stucco elevations, pitched roofs and central porches which lends strong uniformity to the group. Their rear elevations can be appreciated for Loughborough Park open space behind. Their appearance is uniform and their painted stucco treatment lends a strong degree of formality.

2.36 The exception on Moorland Road is the highly attractive pair of more modest, brick houses at the north end (nos. 1 & 3) which nestle unobtrusively in mature front gardens.

2.37 Like Loughborough Park, picket fences enclose the front boundaries, but some of these have been lost in places and gardens turned over to ad-hoc car parks. The general effect of this is a negative one. The contrast with post-war Southwick House opposite (outside the CA) is sharp but there is still a sense of enclosure and symmetry brought in part by the front garden trees on both sides of the road.

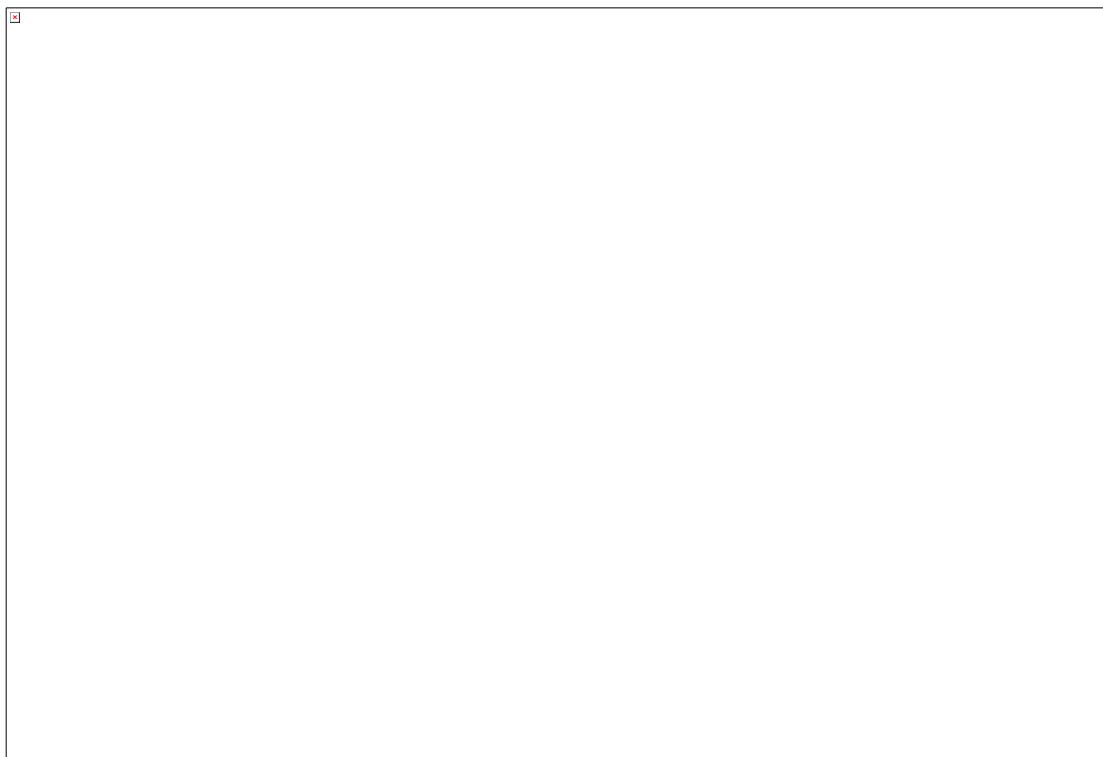


Figure 20 – Moorland Road

Shakespeare Road

2.38 Only the short northern section of Shakespeare Road is within the conservation area. On the north side an impressive row of Victorian houses 'Jubilee Terrace' dating from 1887 and the locally listed no. 245 Coldharbour Works premises are the only Shakespeare Road properties within the conservation area. They form an attractive grouping with stock brick walls, red brick detailing, bays, chimney

stacks and a tall gable (to no. 245 Coldharbour Lane) lends vigour to the street frontage as a whole.

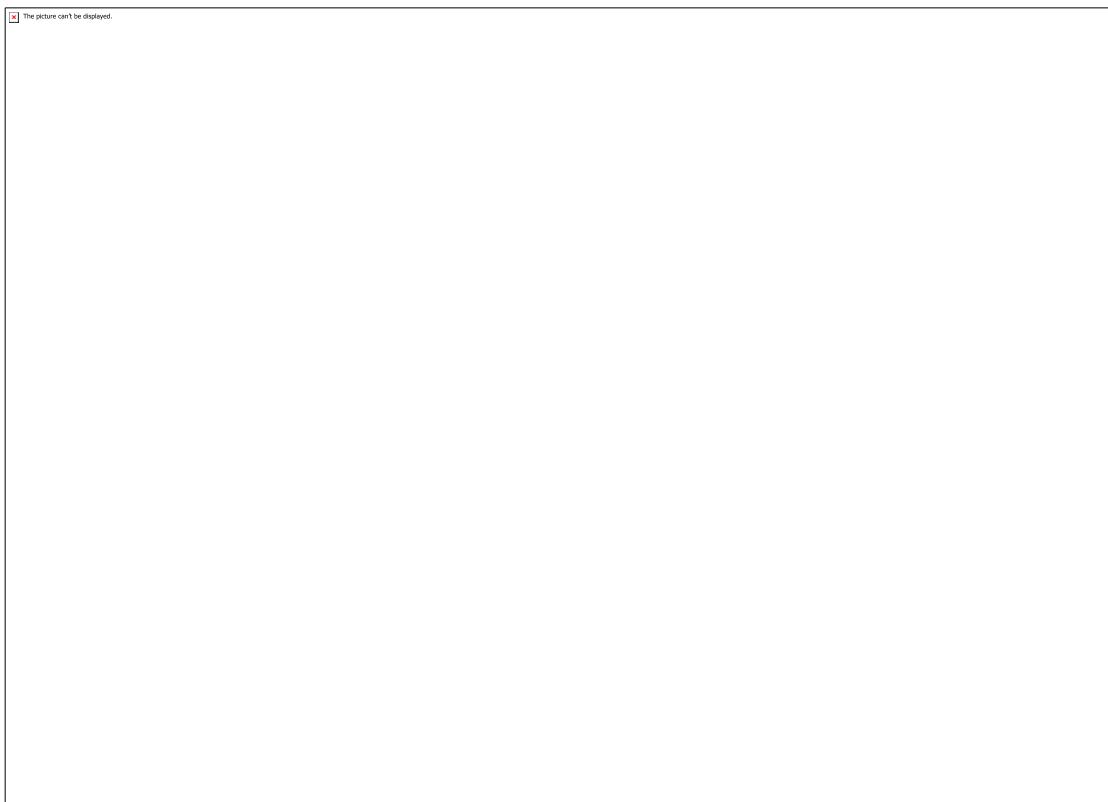


Figure 21 – L – R 100 – 88 Shakespeare Road

Tillia Walk

2.39 This is a small infill development tucked in behind nos. 293 and 295 Coldharbour Lane and accessed by a tree-lined drive off Moorland Road. The bungalow buildings are in stock brick under low hipped roofs. Dating from the mid 1990s they are an unobtrusive addition to the already sensitive work undertaken elsewhere within the conservation area.

Spatial Standards

2.40 The generous spatial standards of this residential conservation area are a key component of their special interest. Speculative residential developments like these were designed to lure the middle classes from the denser Georgian developments of nearby London to spacious semi-rural Brixton. The builders of the first phases built detached and semi-detached houses in generous gardens. The streets are broad and the foot paths generous.

2.41 Many of the houses benefit from a generous, and now mature, landscaped setting which was very much suburban by the standards of the day. The gaps between

buildings allow them to be appreciated as individual built forms in a landscape setting and allow views and light through to the rear gardens. This is an especially important characteristic of this conservation area.

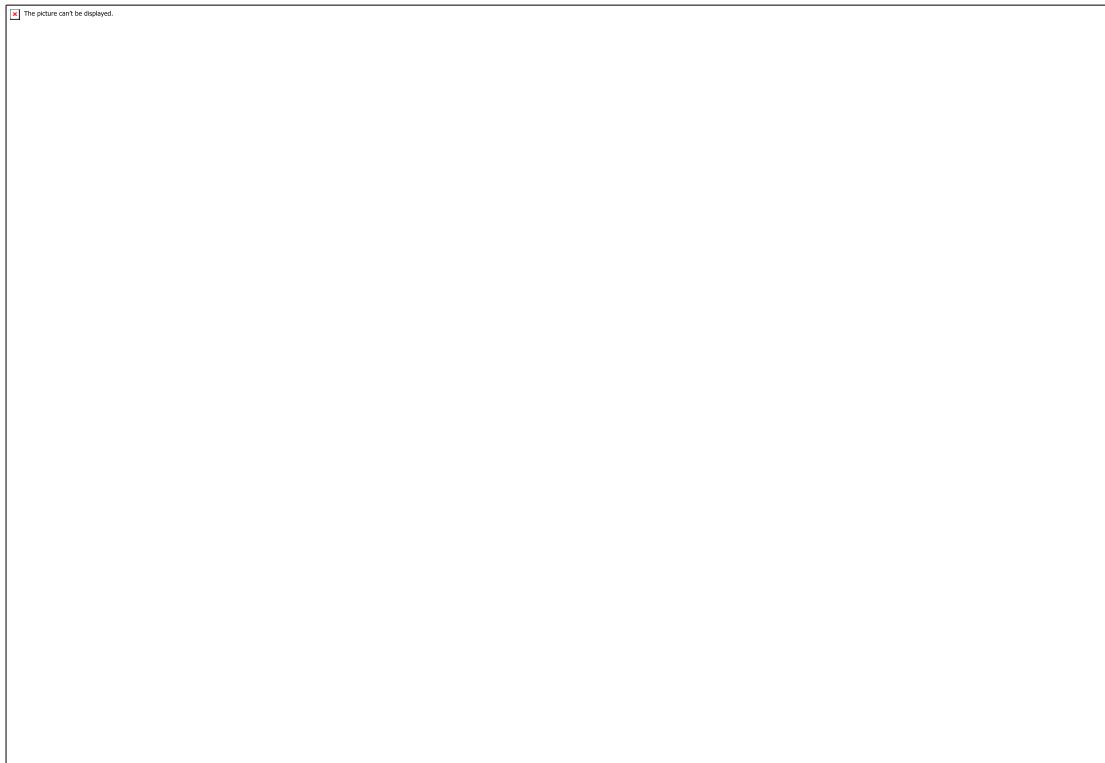


Figure 22 - Mature trees and landscaping enhance the conservation area.

Open Spaces

Loughborough Park Open Space

- 2.42 The gardens known as Loughborough Park is triangular in shape and sit behind the frontage properties on Coldharbour Lane, Loughborough Park and Moorland road. Originally it was a plant nursery to provide residents with garden specimens; later it became allotments. It was only laid out as a public park by Lambeth Council in 1971-72 and given a street frontage for the first time by the removal of bomb-damaged houses fronting Loughborough Park Road.
- 2.43 There is a railing with two gateways along Loughborough Park Road which forms the only public frontage of the open space. There is also access between two houses from Moorland Road. A circular walk follows the perimeter of the open space and allows glimpse views of the rear elevations of the houses that back on. Many of the boundaries are historic walls which add much to the character of the space. In the centre of the Park is a former Childrens' Centre (a low, pavilion-like structure under a big, hipped roof) with its own enclosed space. The remainder of

Loughborough Park is grassed with mature trees, tennis courts and play equipment. The corner nearest Heritage Close has a community garden.

2.44 The triangular area of green, public open space at the corner of Moorland Road and Loughborough Road is part of the historic estate layout although originally it has roads on all three sides. It is designated as a protected from development under the London Squares' Preservation Act of 1931. This area, together with the Park contributing positively to the green and sylvan character and appearance of this part of the conservation area and provide important amenity space for the local community.

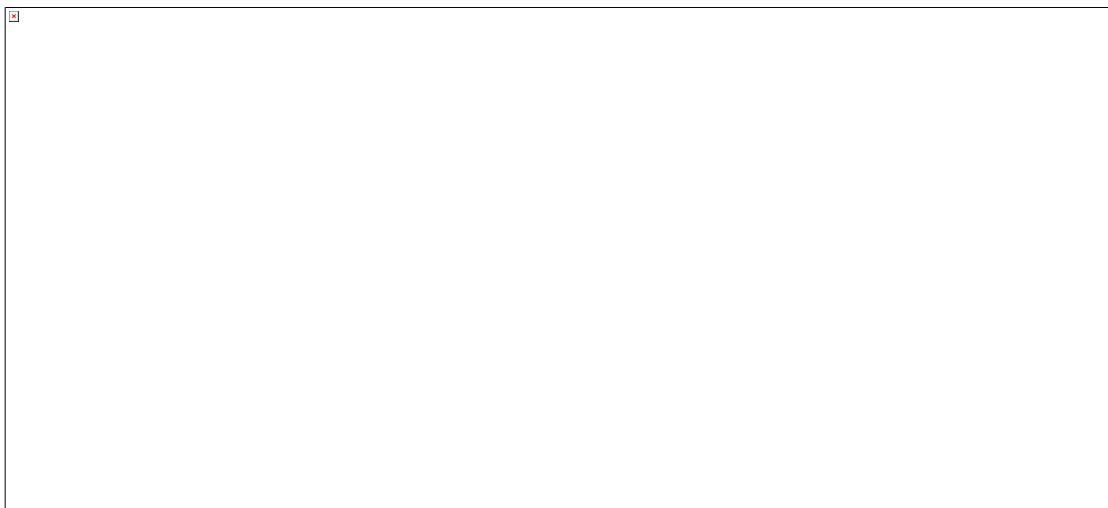


Figure 23 - Loughborough Park open space

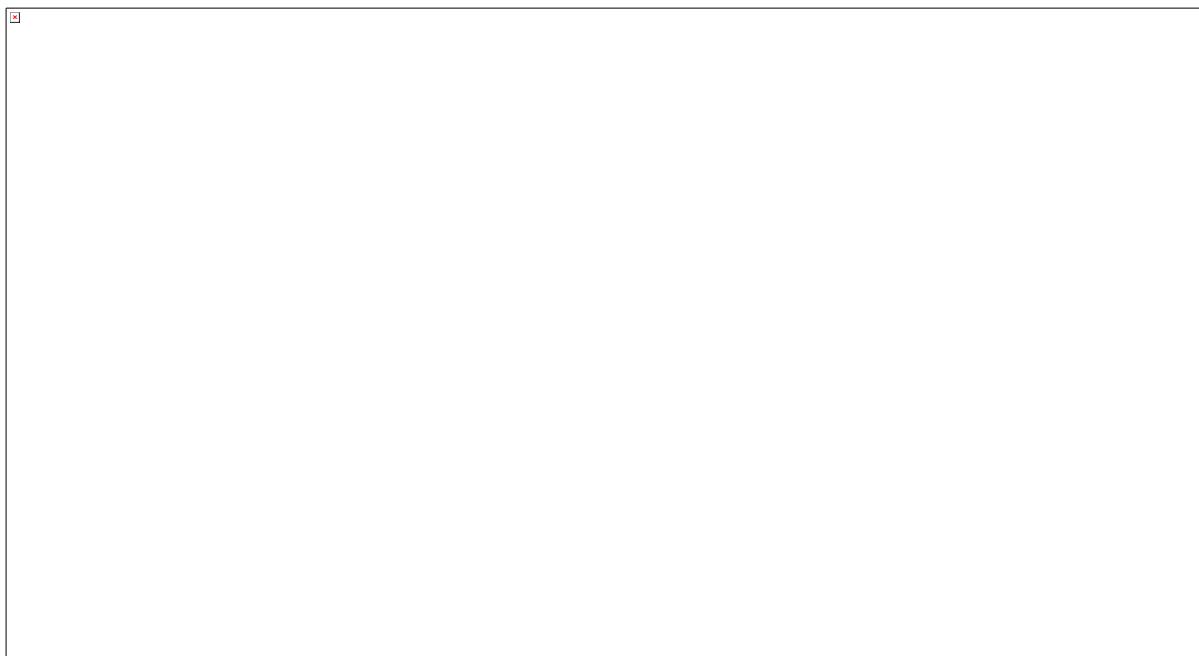


Figure 24—Loughborough Park open space

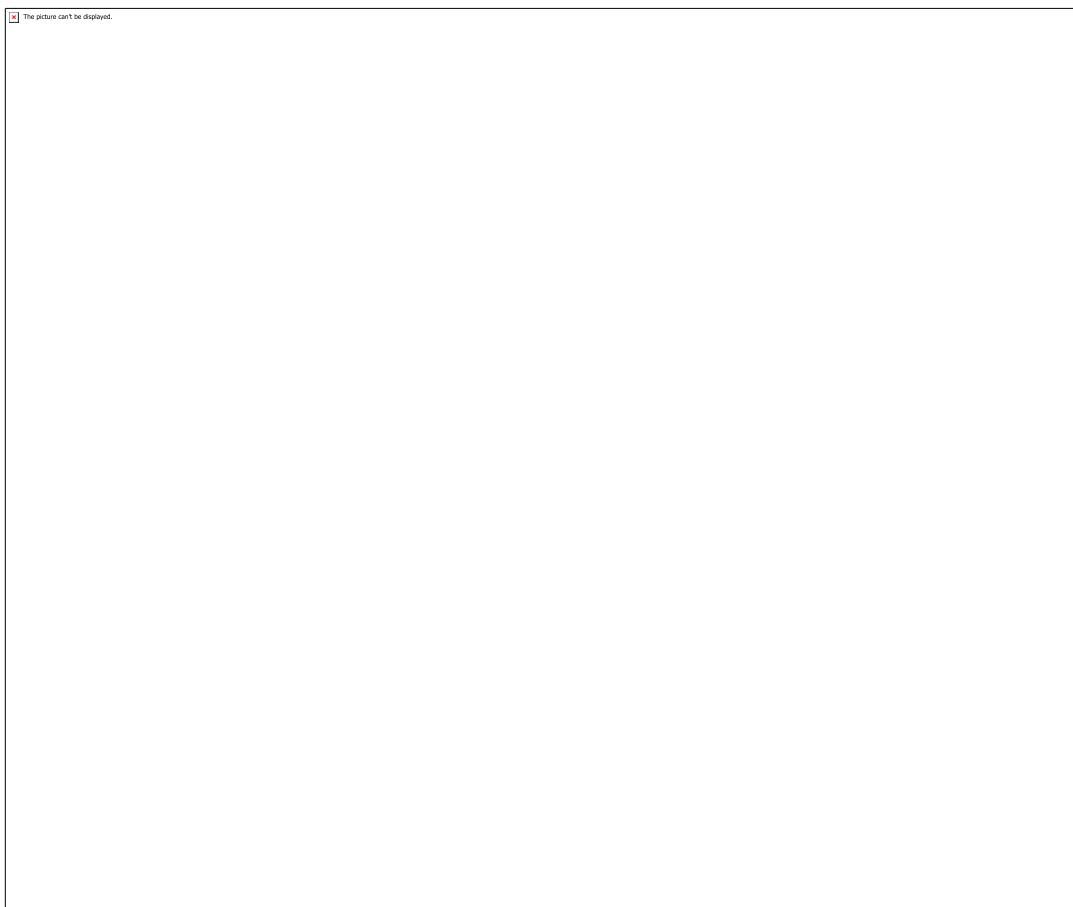


Figure 25 - OS Map extract showing Loughborough Park's open spaces in the first decades of 20th Century.

Gardens and Trees

- 2.45 Whilst the size of the garden varies with the size of the property, the vast majority of the houses within the conservation area benefit from front and rear gardens. The exception is on the northern side of Coldharbour Lane where the houses are squeezed in beside the railway viaduct.
- 2.46 Front gardens add much-needed greenery to the street scene and significantly enhance the settings of the houses. Front gardens lost to vehicle hard standing have diminished this character but thankfully examples are fairly rare. Rear gardens are of great amenity value for residents but also are a key component of the spatial character of the area, and collectively have habitat and sustainability value. Especially those which adjoin Loughborough Park open space.
- 2.47 Trees, both on the street, in public open space and in private gardens contribute greatly to the character and appearance of the conservation area. Collectively they are of great amenity value, habitat interest and contribute to sustainable drainage.

Public Realm

2.48 The paving and street furniture within the conservation area is modern and understated. The generous built-out footways where Coldharbour Road, Shakespeare Road, and Loughborough Road meet, with their street trees and public seating are an important amenity.

Activity and Uses

2.49 Residential uses dominate the area. There are a small number of shops on Coldharbour Lane. No. 245 Coldharbour Lane is the most notable commercial building; it is well integrated into the built character of the area and is architecturally harmonious with its residential neighbours.

Architecture

Late Regency and Early Victorian

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

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

2.52 Fancy brickwork is generally not a feature of houses of the mid 19th Century as stucco was the preferred material. That said, stepped brick quoins can be found on the corners of houses nos 227 – 287 Coldharbour Lane. Another pleasing oddity are the historic pair of Tudor style houses at nos. 297 and 299 Coldharbour Lane which are examples of a style that is rare in Lambeth.

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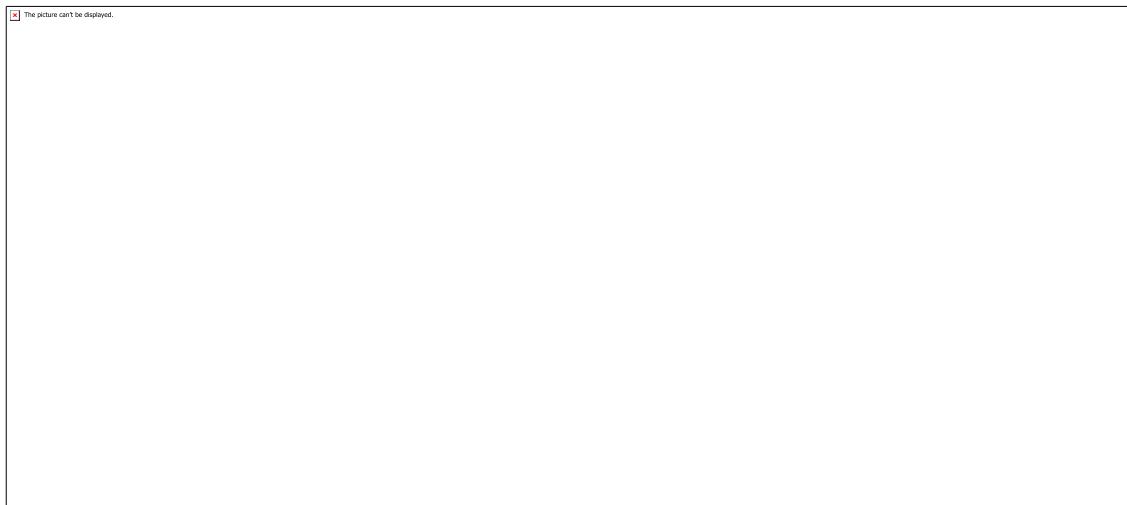


Figure 26 —Early Victorian houses on Loughborough Park

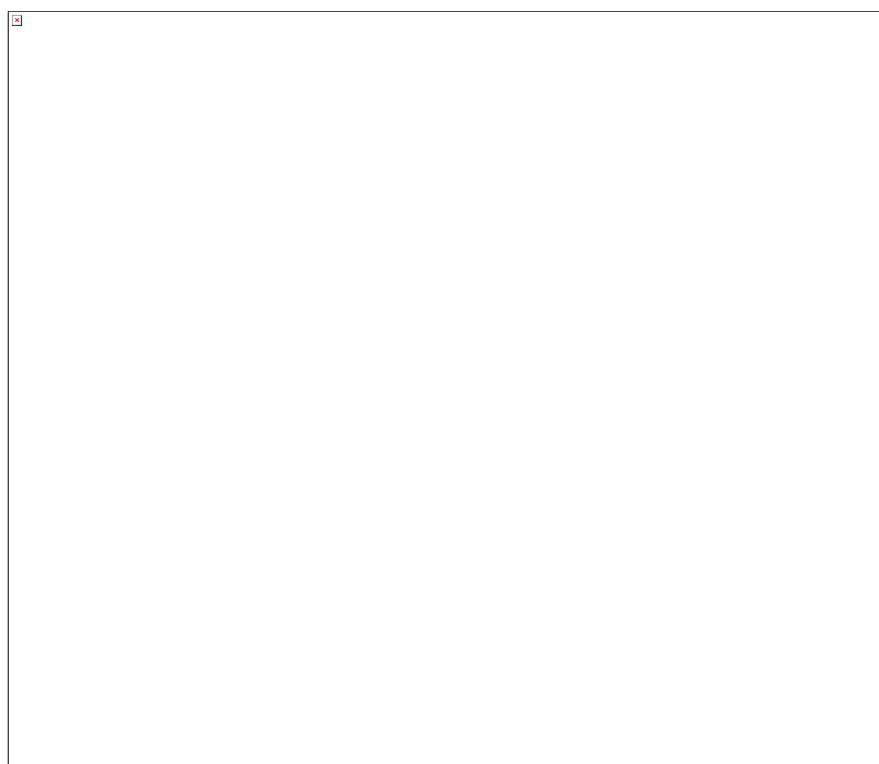


Figure 27 - Early Victorian architectural detailing on Moorlands Road



Figure 28 - Early Victorian joinery, stucco and cast iron

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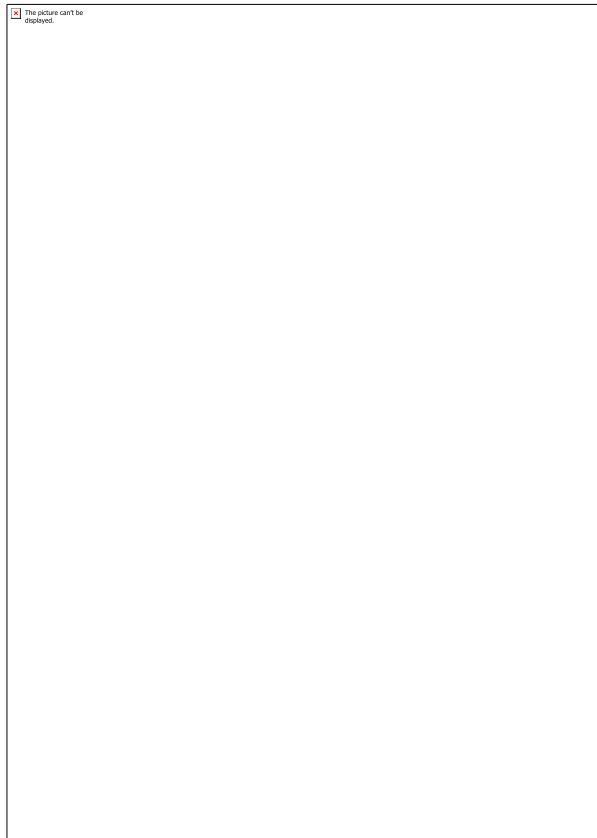


Figure 29 - Early Victorian joinery has slender profiles

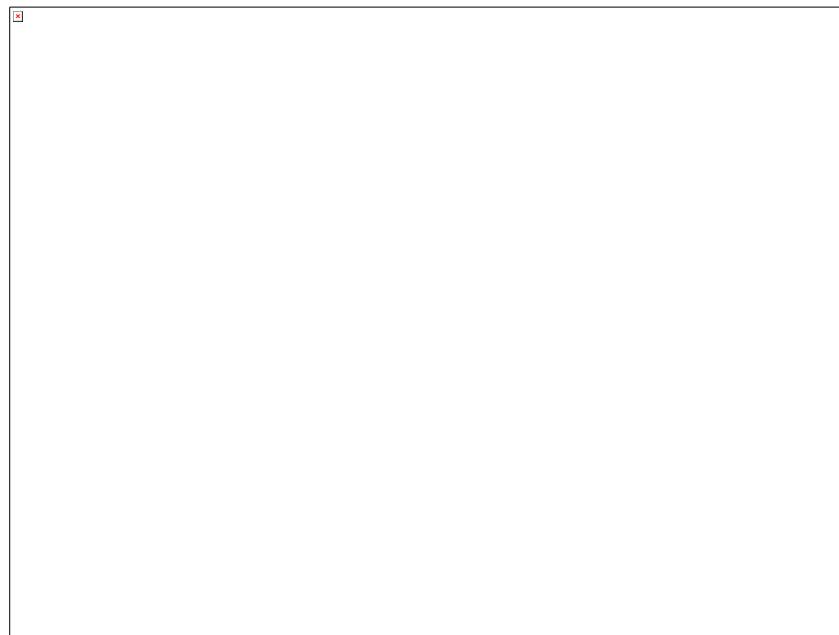


Figure 30 - Early Victorian architectural detailing

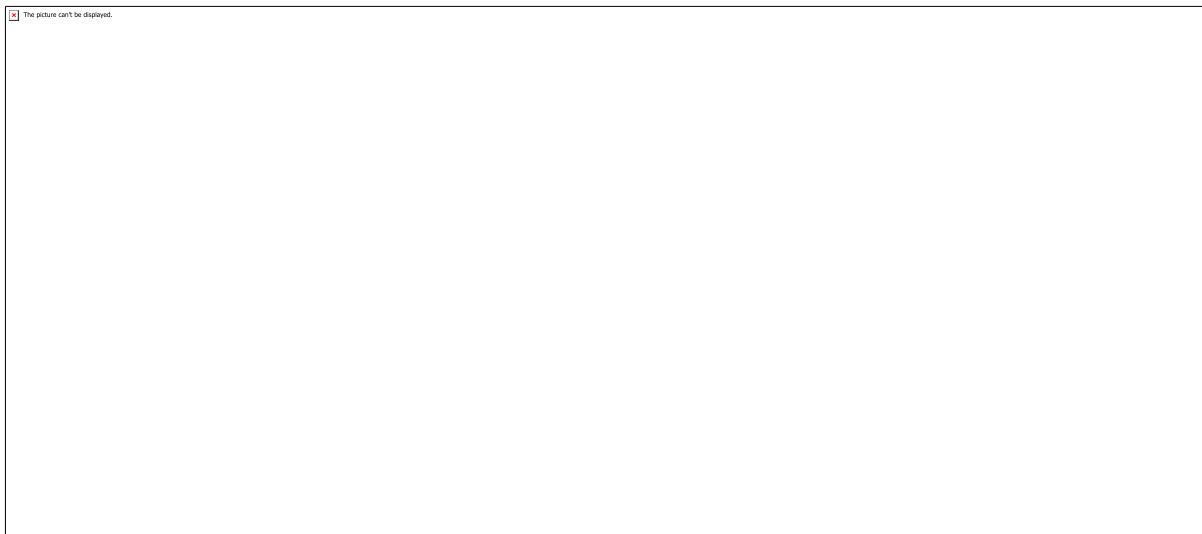


Figure 31 - Early Victorian boundary treatment

Late Victorian

2.53 From the 1860s onward domestic architectural styles evolve gradually. Red brick detailing becomes increasingly common, the panes within the sash windows become bigger – 1/1 or 2/2 paned and the detailing becomes richer. The purpose-built flats on the north side of Coldharbour Lane (nos.258 – 294) date from this period. So too do the locally listed Coldharbour Works (no. 245 Coldharbour Lane) and Jubilee Terrace nos. 86 to 104 Shakespeare Road. Terrace houses in this period, like these examples, typically have rear returns and no basement accommodation.

2.54 The infill polychromatic brick arches of the former Loughborough Park Railway Station at 32 – 304 Barrington Road date from this period. College Green Court on Millbrook Road is an excellent example of a late 19th Century school in the Queen Anne Style.

20th and 21st Centuries

2.55 Most of the development that post-dates the designation of the conservation area in 1981 is in brick and understated in character – fitting in well with the character and appearance of the area. Of particular note is no. 79 Millbrook Road which is in the local traditional style. The rebuilding of nos. 293 – 295 Coldharbour Lane (by Metropolitan Housing Trust in the 1990s) has been less successful because the construction detailing is inauthentic; showing the importance of authentic detailing when replicating traditional styles.

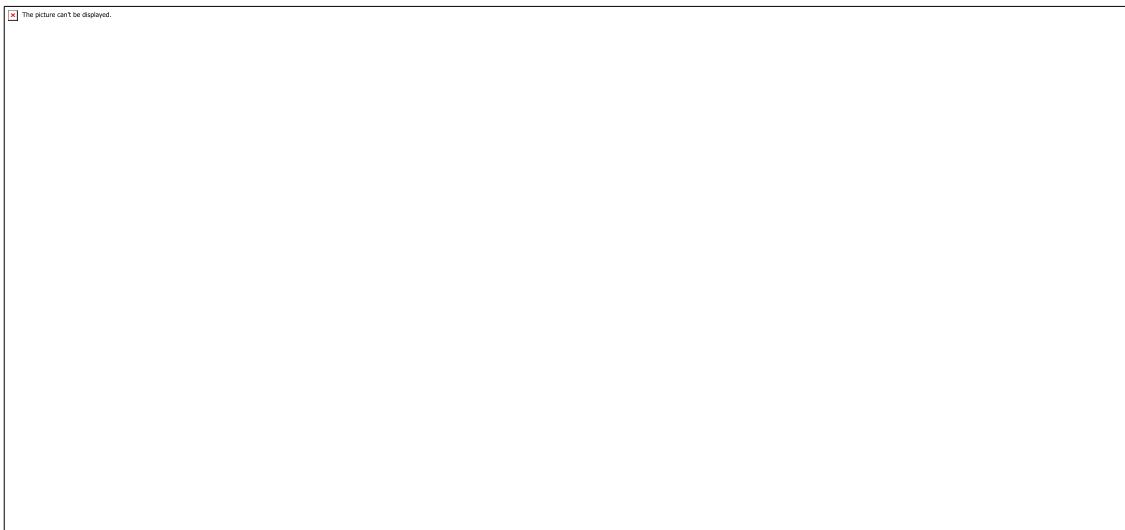


Figure 32 - Sympathetic modern houses at nos. 9 and 11 Loughborough Park
Building Materials and Details

Brickwork

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

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

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

Windows

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

2.60 Later 19th Century buildings tend to have 2/2 or 1/1 paned sliding sashes. In some places within the conservation area poorly considered replacement windows (often in uPVC) have harmed the appearance of buildings and detracted from the character of the wider area. When these windows need to be replaced their more authentic replacement based on nearby original examples is strongly encouraged.

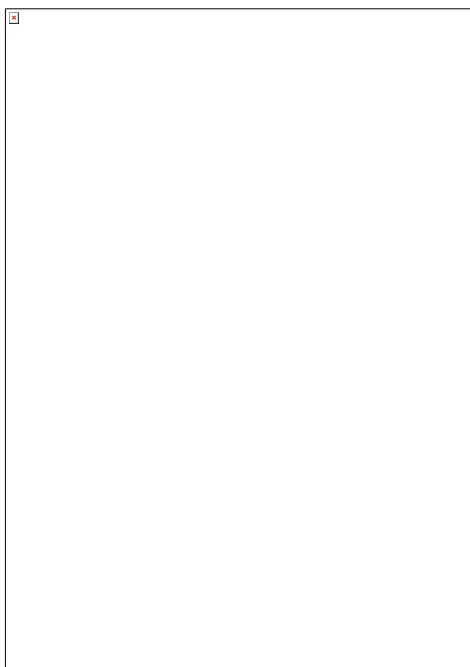


Figure 33 - Traditional window with segmental head and sash window

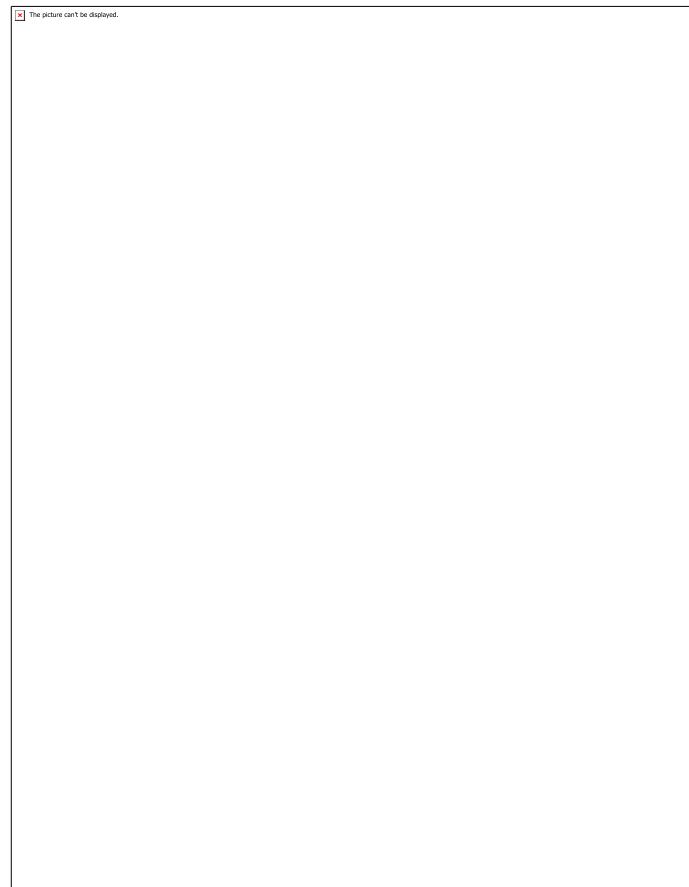


Figure 34 - Traditional window with semicircular head and casement window

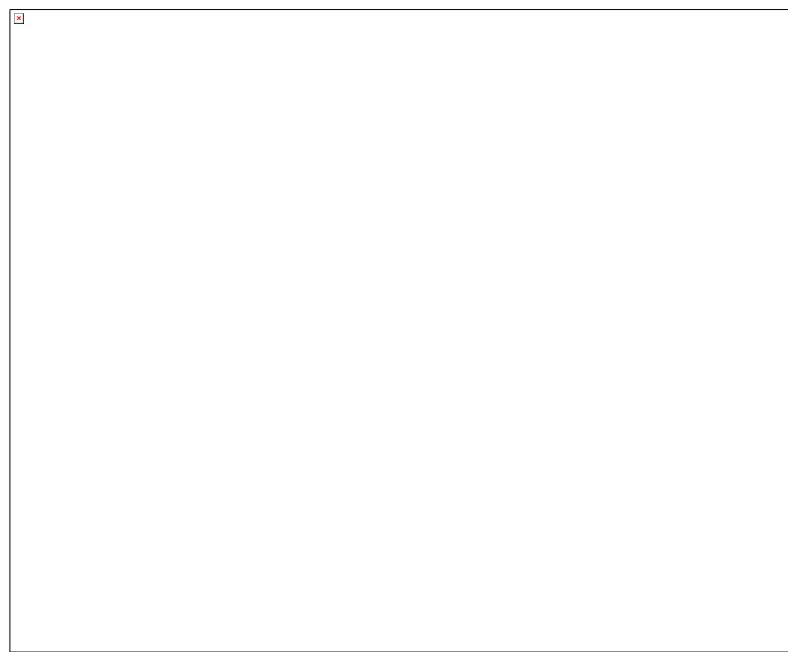


Figure 35 - Traditional window with semicircular head and sash window.

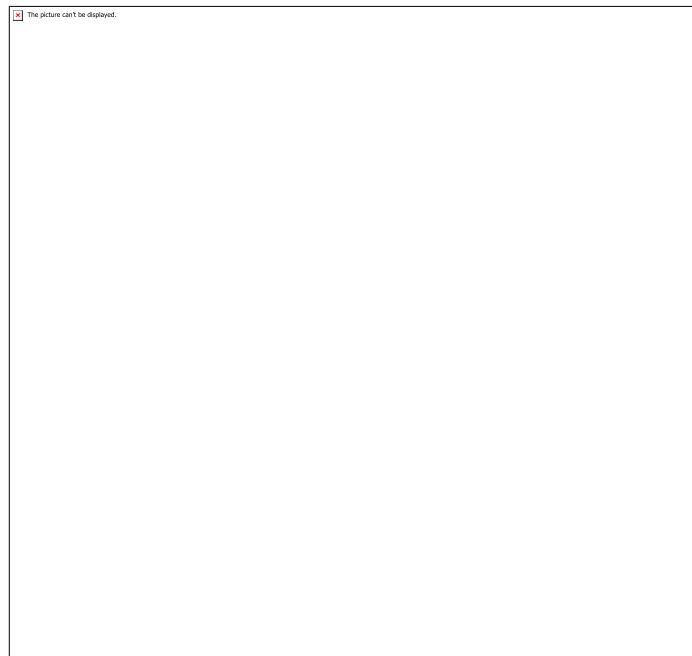


Figure 36 - Traditional window with semicircular head and casement windows

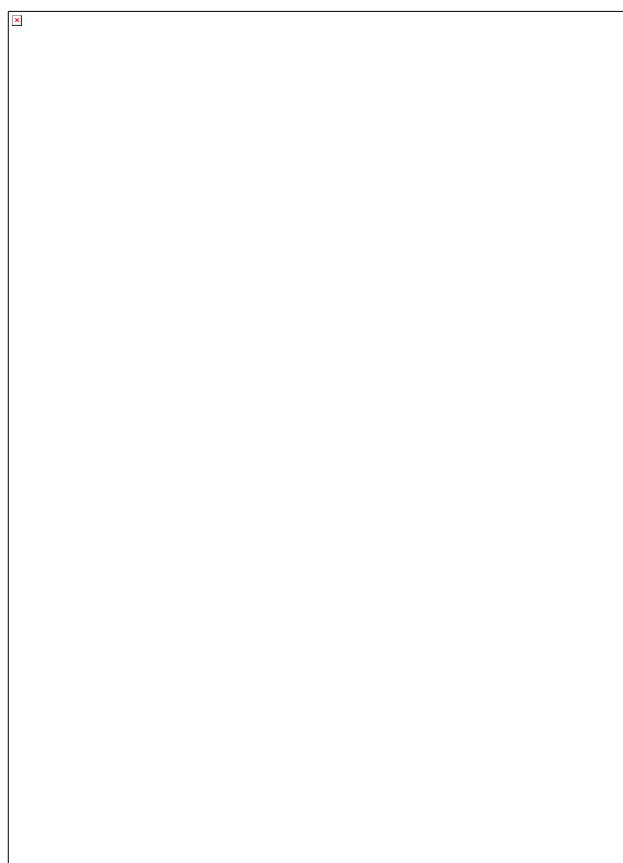


Figure 37 - Historic sliding sash windows are characteristic of the area

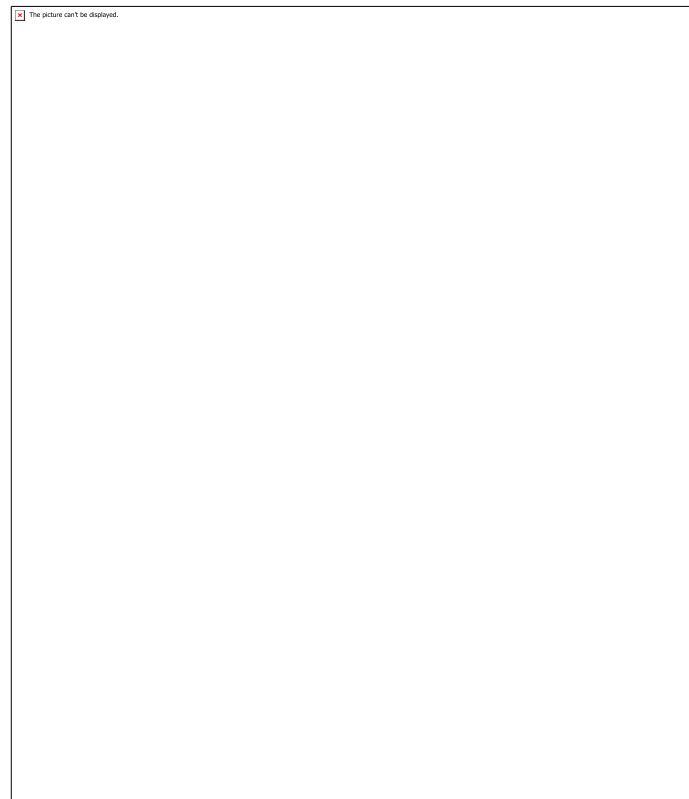


Figure 38 - Historic sliding sash windows are characteristic of the area

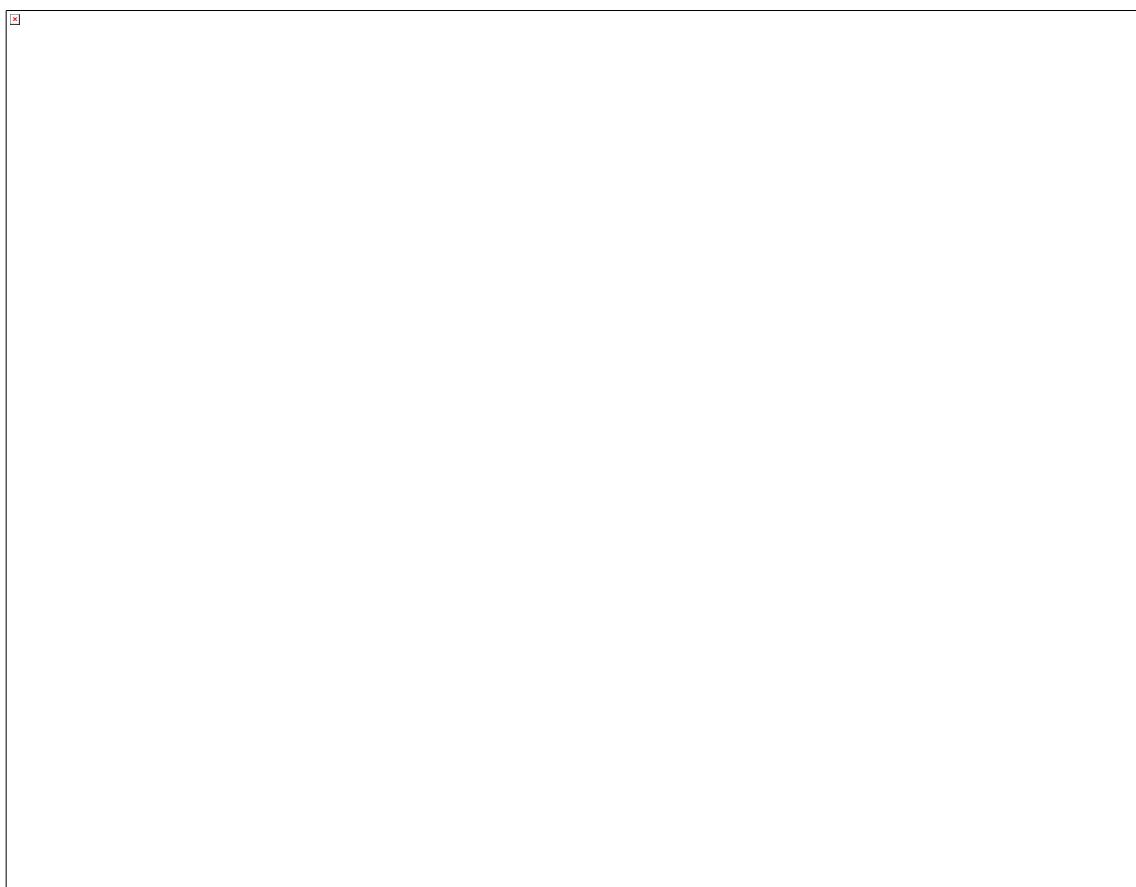


Figure 39 - Historic sliding sash windows are characteristic of the area

Doorcases

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

2.62 Historic timber panelled doors can still be seen on many of the properties, with the variety of front door designs reflecting the age, status and style of the host building. The same door type is typically found in terraces and groups. Some doors have had the upper two panels replaced with glazing. There are also a number of instances where modern design replacement doors have been installed to ill effect – sympathetic replacement is encouraged.

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

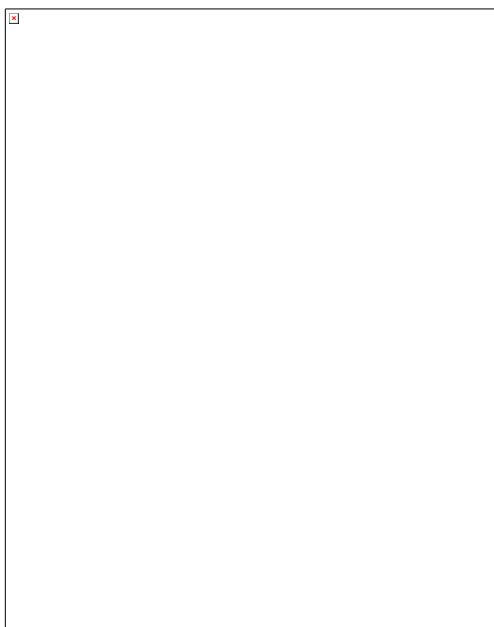


Figure 40 - Stucco doorcase and recessed porch with panelled door within

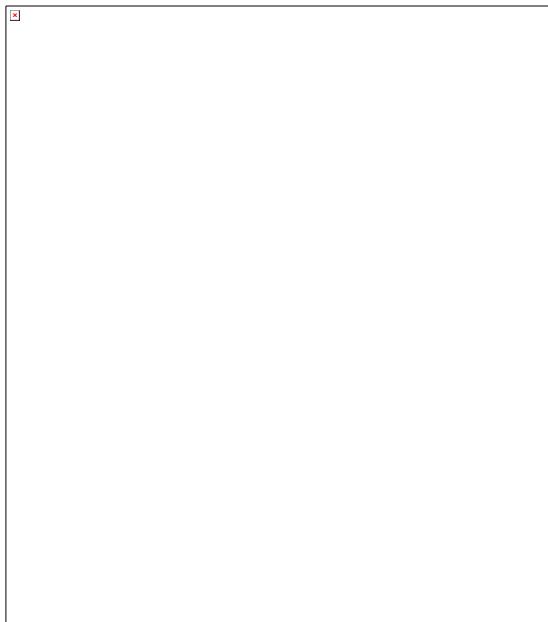


Figure 41 - Stucco doorcases and recessed porches with panelled door within Basement Areas

2.64 Semi basements are prominent on the north side of Coldharbour Lane and on Millbrook Road as the properties don't have front gardens. Here the houses with semi-basements generally have small, shallow front basement areas aligned to the elevation of the property. Large basement area excavations are uncharacterised of the conservation area and will generally not be supported. Basement areas are normally enclosed to the street with railings which are often Victorian survivors.

Boundaries

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

2.66 The majority of properties on Loughborough Park and Moorland Road have front boundary picket fences timber fences which help reinforce a suburban, semi-rural character on these roads. In some places timber fences have been removed or are

in disrepair which harms visual amenity. The removal of fences and / or their replacement with other means of enclosure will generally not be supported on these roads.

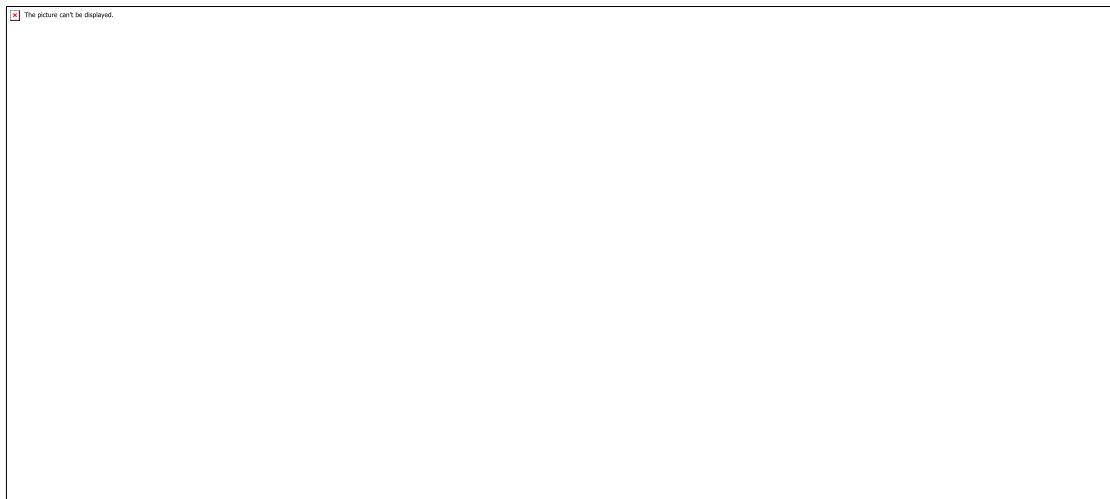


Figure 42 -Timber picket fences are characteristic of some roads

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

Roofs

2.68 The roofscape of the conservation area is a rich and interesting one with a range of unaltered traditional roof forms generally covered in natural slate. Chimney stacks and modest traditional dormers often add visual interest and contribute much to the picturesque effect. Of particular interest are the strikingly broad chimney stacks at nos. 261 – 267 Coldharbour Lane and the quirky front stack shared between nos. 297 and 299 Coldharbour Lane. The loss or alteration of historic roofscape will not be supported.

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

2.70 Some examples of traditional mansard roofs can be found within the conservation area. These typically have 70 degree lower pitches and shallow upper pitches. In some places modern roof extensions and poorly considered

mansards have harmed the character of the conservation area. Such examples will not be considered precedents for future change.

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

Rear elevations (including rear returns)

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

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

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

Pipes, plant and equipment

2.75 Generally, street elevations are clutter free. However, in some instances waste water pipes from bathrooms have been run down prominent elevations to the detriment of the host building and the character and appearance of the wider area. This practice is strongly discouraged. side and rear locations is strongly encouraged.

2.76 In places satellite dishes on street facing elevations harm the visual amenity. The placement of satellite dishes in unobtrusive.

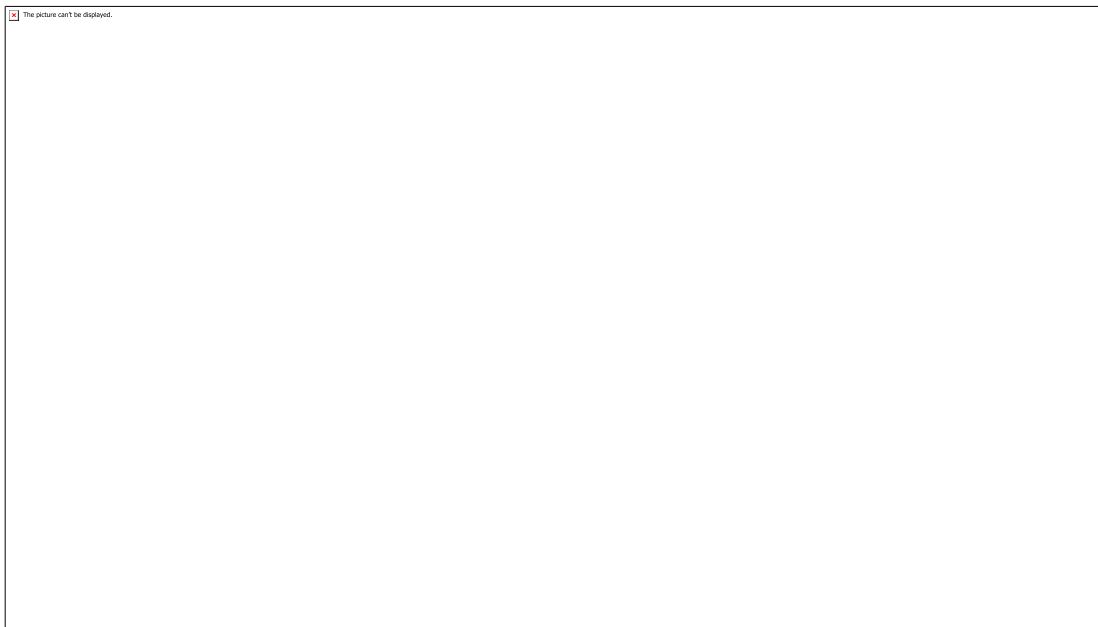


Figure 43 - Unsympathetic pipework can harm the appearance of the area

Coach Houses and garages

2.77 Nos 277 - 283 Coldharbour Lane retain their historic coach houses and other examples can be found on Moorland Road but otherwise coach houses are not a feature of the area. Domestic garages are not characteristic of the conservation area. There erection will not be supported where it would harm the character or appearance of the conservation area which includes the spatial character.

Shopfronts

2.78 The only shop of interest within the conservation area is at no. 245 Coldharbour Lane. It is an attractive historic timber example with recessed entrance and ornamental gates. It contributes to the special interest of that locally listed building. The remaining shopfronts opposite at 250 – 256 Coldharbour Lane are much altered but for surviving pilasters and corbels. These present enhancement opportunities.

Advertisements

2.79 Advertisements, billboards and large panel advertisements are not characteristic of the conservation area. Commercial signage is limited. Retail signage is generally poor.



Figure 44 - Shopfronts on Coldharbour Lane

Landmark Buildings and Structures

2.80 Buildings such as no. 245 Coldharbour Lane, College Green Court, and the former railway station on Barrington Road make an important positive contribution to its special interest. The railway bridges and viaduct contribute positively to setting of this conservation area.

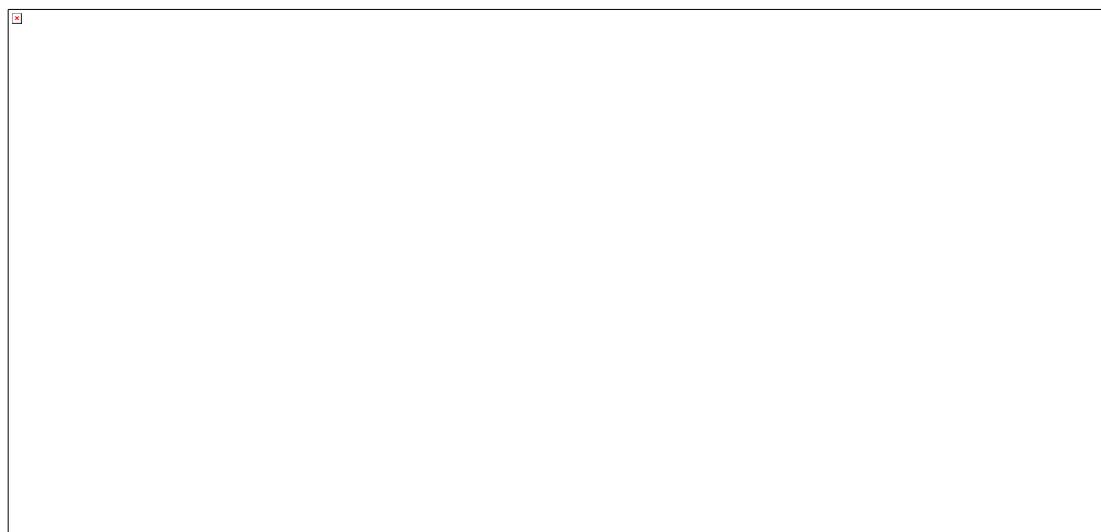


Figure 45 - The courtyard of no. 249 Coldharbour Lane

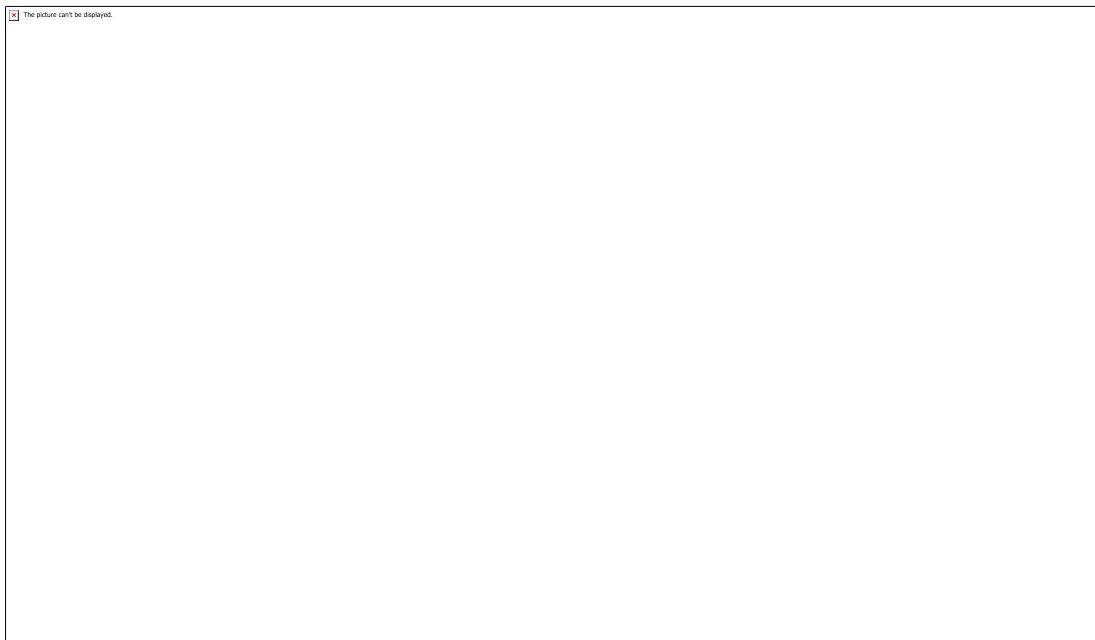


Figure 46 - College Green Court, Barrington Road



Figure 47 - The Former Brixton East Railway Station

Cycle Storage

2.81 Private cycle storage structures are not characteristic of front garden locations within the conservation area. Their erection in front gardens and forecourts requires careful consideration to ensure no harm to character or amenity results.

Buildings Contribution

2.82 There is a presumption in favour of sympathetically retaining buildings that make a positive contribution to the special interest of the conservation area, although some may require restoration or refurbishment. Appendix 1 contains a schedule of contribution made by buildings. It should be noted that all buildings on the statutory and local lists are automatically assumed to be positive contributors.

Designated Heritage Assets

Statutory Listed Buildings

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

1. Loughborough Park - Nos. 35-45 (odd), Nos. 47-61 (odd), Nos. 63-73 (odd), Nos. 20 and 22, Nos. 24 and 26, and No. 28.
2. Moorland Road - No. 5-23 (odd).
3. Coldharbour Lane - Nos. 297 and 299 and Nos. 289 and 291.

Non-Designated Heritage Assets

Local Heritage List

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

2.86 The selection criteria for local listing are A – Architecture, B – History, C - Close historical association, D – Townscape; and E - Age and rarity. The following properties were on the Local Heritage List at the time of writing:

1. College Green Court, r/o 55 – 57 Barrington Road - listing criteria A, B, D
2. 45 – 57 Barrington Road - listing criteria A, B, D
3. 245 Coldharbour Lane - listing criteria A, B, D, E
4. 251, 253 & 255 Coldharbour Lane - listing criteria A, B, D
5. 257 & 259 Coldharbour Lane - listing criteria A, B, D
6. 265 & 267 Coldharbour Lane - listing criteria A, B, D
7. 269 & 271 Coldharbour Lane - listing criteria A, B, D
8. 273 & 275 Coldharbour Lane - listing criteria A, B, D
9. 277 – 283 Coldharbour Lane - listing criteria A, B, D

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10. 13 – 23 Loughborough Park - listing criteria A, B, D
11. 25 – 29 Loughborough Park - listing criteria A, B, D
12. 31 & 33 Loughborough Park - listing criteria A, B, D
13. 4 – 18 Loughborough Park - listing criteria A, B, D

Views

2.87 Noteworthy townscape views within the conservation area are:

1. Views along Barrington Road, Coldharbour Road, Loughborough Park and Moorland Road. These perspectives afford an appreciation of the generous set backs, mature gardens and street planting and the architectural quality to the historic townscape.
2. Views from the Loughborough Park open space give an interesting perspective of the rear elevations properties backing onto the space.
3. Views between buildings on Millbrook Road to former orphanage school behind.
4. Views from passing trains of the area.

3. Appraisal Conclusion

Enhancement Opportunities

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

1. Accurately restore lost architectural details (including colour palettes) on properties that have been unsympathetically altered, particularly in relation to windows.
2. Authentically reinstate historic boundary treatments. In particular the repair of timber fences.
3. Remove satellite dishes, redundant pipes, plant and other fixtures to prominent elevations and roof pitches.
4. Improve shopfront design and secure premises signage that is more sympathetic to the character and appearance of the area.

Site Specific Enhancement Opportunities

3.2 The following site-specific opportunities exist:

1. Repair of the stone front boundary treatment at nos. 289 and 291 Coldharbour Lane

Conclusion

3.3 The Loughborough Park Conservation Area has a wealth of buildings of architectural and historic interest and has a leafy and spacious character and appearance which is worthy of the conservation area designation.

3.4 It is proposed to give consideration to making an Article 4 Direction to give the council additional control over alterations to street facing boundaries and the laying of hardstandings on front gardens within the conservation area.

4. Sources

The National Planning Policy Framework

London Plan: A Spatial Development Strategy. London: GLA (2021).

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

Lambeth Local Plan (Adopted September 2021). London Borough of Lambeth.

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

Schedule of Statutory Listed Buildings in Lambeth

The Builder Magazine, Vol 51, 10 July 1886 'The Brixton Orphanage for Girls'

A History of Brixton, Alan Piper, 1996

Historic Maps

Ordnance Survey – Various editions

Appendix 1 - Building Contribution

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

Positive Contribution

Barrington Road

45 – 63 (odd), Former Loughborough Park (later East Brixton) Railway Station and associated viaduct / Bridge, and College Green Court

Coldharbour Lane

245-299 (odd) and 250-320 (even)

Heritage Close

All properties

Loughborough Park

1-73 (odd) and 2(A-E)-28 (even);

Millbrook Road

51-81 and 81a (odd)

Moorland Road

1-23 (odd)

Shakespeare Road

Nos 86 – 104

Coldharbour Works premises

Nos 5 & 7

Tilia Walk

All properties

Neutral Contribution

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The pavilion building that occupies the centre of Loughborough Park open space makes a neutral contribution.

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.

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.

Faience 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.

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 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.

DOCUMENT ENDS