

Executive (14.10.02)

Review of Existing Conservation Areas - Proposed designation of the Wandsworth Road Conservation Area (CA 59) (Larkhall, Stockwell & Clapham Town Wards)

Report by: Lambeth Planning, CE's Department

Formal internal consultation has taken place with Lambeth Planning, Lambeth Housing, Legal Services, Clapham Town, Larkhall and Stockwell Ward members & the Clapham Town Centre Manager.

External consultation has taken place with English Heritage, the Clapham Society, the Stockwell Partnership, St Paul's Church, Rectory Grove and all owner/occupiers within the proposed Conservation Area boundary.

Deemed clearance: Lambeth Planning

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PURPOSE To designate the boundaries of the Wandsworth Road Conservation Area (CA 59).

RECOMMENDATIONS

- (1) That the Committee approves the designation of the Wandsworth Road Conservation Area under section 69 of the Planning (Listed Building & Conservation Areas) Act 1990.
- (2) That the Committee approves the detailed boundary of the area as shown on Plans DES/PP/556, DES/PP/560, DES/PP/561 and DES/PP/562.
- (3) That the Committee approves the transferal of nos. 335-355, 355a & 355b Wandsworth Road and 141, 143a & 145 Lansdowne Way, presently part of the Larkhall Conservation Area (CA 29) and approve their inclusion in the proposed Wandsworth Road Conservation Area as shown on Plan DES/PP/556.

1. Context

- 1.1 The function of the planning system is to regulate development and use of land in the public interest. The best of the Borough's built and landscaped environment can be valued and protected as part of this regulation through the designation of new conservation areas or the extension of existing ones. The enduring quality of these areas adds to the quality of life of the residents by protecting and enhancing the local scene and sustaining the sense of local distinctiveness and civic pride.
- 1.2 Historic areas are recognised for the contribution they make to our cultural inheritance and economic well-being. Existing and potential conservation areas are currently being reviewed by the Council in accordance with guidance contained within Planning Policy Guidance (PPG15) issued by the Department of

National Heritage and the Department of the Environment in September 1994, Conservation Area Practice (English Heritage, 1995) and Conservation Area Appraisals (English Heritage, 1997). The importance of preserving and enhancing the character and appearance of areas of historic or architectural interest and setting high standards of design for new development in and around these areas is also a key policy contained within the Unitary Development Plan, adopted in 1999. Policy CD1 states that the Council will consider whether conservation areas should be extended or new ones designated in areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

- 1.3 A strategy for the review of existing conservation areas and the designation of new conservation areas was approved by the Environmental Services Committee on the 21st July 1997 (Ref. ES 55/97-98). This report identified three approaches for implementing this review: development pressures, pressure from local residents and a geographical basis starting with conservation areas in the north of the borough.
- 1.4 The proposed Wandsworth Road Conservation Area is unusual in that it consists of three islands of development within the same designation. This approach has not been utilized in Lambeth before but is a feature of certain conservation areas in other authorities (e.g. Bayswater Conservation Area in the City of Westminster). This approach is felt to be justified as the designation of a linear conservation area along Wandsworth Road would not be appropriate. The three islands within the proposed designation consist largely of 19th century development, separated from one another by large stretches of later 19th century development, inter-war housing blocks and post-war housing estates. Housing such as the Springfield Estate, and in particular the Larkhall Estate, whilst of architectural interest in their own right, are not part of the same character as the buildings which line Wandsworth Road and have therefore not been included within the designation.

2. Justification

- 2.1 A detailed assessment of the proposed Wandsworth Road Conservation Area has been completed in accordance with the guidance referred to in paragraph 1.2. This assessment is important both for the purposes of providing a sound basis for designation, for the Unitary Development Plan and development control purposes, as a defensible tool at appeal, and also as an aid to the formulation of proposals for the preservation or enhancement of the character or appearance of the area. The assessment of the area's character is derived from the different elements that contribute to its special character. These criteria include:
 - (i) the origins and development of the topographical framework;
 - (ii) the architectural and historic quality, character and coherence of historic buildings and their style and materials, and the contribution they make to the special interest of the area;
 - (iii) the contribution made by green spaces, trees, hedges and other natural elements to the character of the proposed conservation area;
 - (iv) the relationship of the built environment to the landscape including significant landmarks, vistas and panoramas;
 - (v) the extent of loss, intrusion or damage i.e. the negative factors which have exerted a detrimental impact upon the character and/or appearance of the historic area;
 - (vi) the existence of neutral areas;

Historic context

- 2.2 Wandsworth Road is part of the ancient road from the Thames, leading to Kingston and the South West. The road runs along a ridge which falls steeply away to the NW, down to what was once a small stream called Heath Brook, and Battersea Marshes stretching northwards to the Thames.
- 2.3 The site of the original village of Clapham stands in the vicinity of St Paul's Church, directly to the south of Wandsworth Road and centred on Rectory Grove, North Street and Turret Grove. The Nags Head Public House is marked on a map of 1828, standing on the corner of North Street and Wandsworth Road, with the Plough brewery buildings standing to the north. However, the area was still largely covered with open fields up until the early 19th century, dotted with individual villas and houses which took advantage of the views towards London.
- 2.4 During the 19th century, the spread of London's population southwards prompted the redevelopment of many sites along Wandsworth Road as large individual residences gave way to more modest houses and shops. For example, 403-415 Wandsworth Road sit on the site of Courland House and its extensive grounds. still visible on the Ordnance Survey map of 1874, but redeveloped soon after. The arrival of the London, Chatham and Dover Railway in 1863 resulted in the opening of Wandsworth Road railway station, whilst the intensive train services along the South London Line, opened in 1867, linked Victoria with the City at London Bridge and Ludgate Hill. However, it was the tram services along arterial routes such as Wandsworth Road which firmly established the area as within commuting reach of central London.
- 2.5 The 20th century saw fundamental changes to the urban landscape along Wandsworth Road. Many portions of the southern side of the road were cleared and redeveloped for local authority housing during the 1930s, The area suffered heavily from bomb damage during WWII due to its proximity to south London's railway complex, Battersea Power Station and a number of ammunition and engineering works. Subsequent redevelopment in the post war years along the northern side of the road for local authority housing, and the comprehensive clearances required for the building of South Bank University & Lambeth College in 1970-74 accounts for the fragmented appearance of much of Wandsworth Road. Nonetheless, Wandsworth Road retains many interesting historic buildings, including a number of listed properties, and Conservation Area status is desirable in order to protect the remaining pockets of buildings with historic and architectural interest.
- 2.6 The topography of the area was further altered by the creation of Larkhall Park on the site of damaged and demolished housing to the south east of Wandsworth Road. The creation of this open space resulted in the loss of Southville Road and Courland Street, originally running from Wandsworth Road to Larkhall Lane.

Architectural and historic qualities of the proposed Wandsworth Road Conservation Area

- 2.7 The proposed Conservation Area includes a wide range of buildings dating from the early 19th century through to the 20th century. The listed buildings at 553-557 and 571-575, dating from the 1820s and 1830s represent some of the earliest surviving development from the original Clapham village. Where unaltered, these are consistent in appearance with the late Georgian period, with their simple stock brick facades, patterned fanlights and simple arched door and window surrounds. The two storey cottages at 699-705 Wandsworth Road date from the early 19th

century and are typical of the small scale housing which would once have been common in the area.

- 2.8 Few buildings remain from the period when individual villas dotted Wandsworth Road although three substantial houses stand at nos. 372-376 and convey the impressive nature of the houses which would have once lined Wandsworth Road. Furthermore, a pair of semi-detached c.1840s villas stand at nos. 335-337, typical of this period, with stuccoed facades, shallow hipped roofs and centrally located pro-style ionic porches,
- 2.9 The terraced housing which appears along the southern side of Wandsworth Road, dating from the 1850s and 1860s, represents the next stage in Clapham's development as once open fields began to be covered with buildings to house the area's workers and artisans. The inclusion of these types of terraced cottages within the proposed Wandsworth Road Conservation Area is considered important due to the local historical and architectural significance of this type of development. These buildings pre-date the later 19th Century acceleration from craft based methods of building to mass production within the industry. The fewer surviving examples of this type of building, relative to those dating from the post-1870 speculative housing boom make it important to confer them with conservation area status. This mid 19th Century development is generally characterized by its yellow stock brick construction, shallow pitched roofs concealed behind parapets and restrained Italianate detailing. The use of stucco detailing and decoration is common, for example in the form of modest door and window surrounds, string courses and heavy cornices to the front elevations.
- 2.10 Other 19th Century development is more diverse in its character and appearance, utilizing a range of materials, styles and architectural motifs. Buildings range from the red brick gothic styling of Hibbert's Almshouses at nos. 715-729, the solid stock brick industrial facade to the Plough Brewery building and the flamboyant late Victorian Dutch gables and red brick of Heath Terrace (no. 514). Many of the commercial terraces date from the later part of the 19th century and use yellow stock or red brick, often with stucco detailing or decorative brickwork and pitched slate roofs.
- 2.11 20th Century development represents the smallest proportion of the buildings within the proposed Conservation Area, being concentrated at the far southern and northern ends of the proposed designation. The Sorting Office and Springfield Methodist Church are of red brick with stone dressings and banding used for decorative purposes whilst yellow stock brick is used on the 1950s Clapham Baptist Church. Concealed roofs are a common feature throughout the proposed designation, however, more varied rooflines characterize the 20th century buildings and backland development. For example, the light industrial building at 399-401 Wandsworth Road has steeply pitched gable ended roofs.
- 2.12 The buildings which line Wandsworth Road are relatively small in scale, largely restricted to two or three storeys. This feature, combined with relatively narrow street frontages creates a fine visual grain to the area. Stand alone development such as the Methodist Church and Sorting Office occupy larger sites, however still with relatively narrow street frontages and with most of their development concentrated behind the main front facade. Individual buildings such as the Bell Public House, the New Portland Arms and the former Nags Head Public House are of a size and scale consistent with their character as landmark buildings and act as focal points within the streetscene. Other larger buildings are concentrated around the junction of North Street and Wandsworth Road, for example the former Plough Brewery building and Heath Terrace, a late Victorian mansion block, and around the junction of Queenstown Road and Wandsworth Road where the buildings are predominantly three storeys tall and occupy larger sites, such as the Clapham Baptist Church and Billiards Hall.

2.13 The proposed Conservation Area has a fine urban grain in terms of its usage pattern, sustaining a wide mixture of activities. Individual houses line Wandsworth Road, adjacent to buildings combining residential accommodation with small commercial units. Light industrial complexes can be found on backland sites at 1-7 Southville and 399-401 Wandsworth Road, with community buildings, pubs and entertainment premises intermingled along the length of the proposed designation. This type of character is both a feature of Wandsworth Road as a whole and the wider Clapham area.

Architectural descriptions of individual buildings

Island No 1

Sorting Office. 333 Wandsworth Road

This small Edwardian red brick building forms a charming addition to the streetscape. Its front elevation is decorated with glazed red bricks and Portland stone dressings. The symmetrical facade has a centrally placed stone entrance with a large fanlight and a small cupola adding interest to the roofline, whilst subtle Edwardian Baroque styling is evident in the building's tripartite 1st floor timber windows with heavy stone keystones.

A larger portion of the building sits to the rear of this front elevation, consisting of a simple low single storey red brick structure with large timber sash windows.

335-337 Wandsworth Road

This semi-detached pair of stuccoed mid 19th century villas are Grade II listed, with low pitched hipped slate roofs and a centrally placed ionic porch. Their entrance doors have engaged fluted columns and a plain segmental fanlight, whilst windows have arched heads at ground floor level and traditional sashes set within a moulded architrave at 1st floor level.

339-343 Wandsworth Road & (141. 143a & 145 Lansdowne Way) This range of Grade II listed buildings date from c.1843 and are constructed in a Gothic style with a battlemented parapet. The symmetrical rendered facade stands three storeys tall with a canted bay feature at one end and an octagonal tower to the corner of Lansdowne Way. Fenestration is in the form of paired casement windows with Gothic pointed heads, set underneath hood moulds. The shopfronts at ground floor level retain strong pilasters and very attractive ornate foliage topped capitals, giving strong definition to each shop unit. The installation of traditional shopfronts and sympathetic advertising would contribute greatly to the visual improvement of this shopping parade and would enhance the attractive listed building in which it stands.

The building continues round into Lansdowne Way in the same style with paired entrance doors to the building. The doorway at no. 141 is particularly ornate with a 3 centred arched hood moulding continuing as clustered columns to either side of the doorway. The door itself is solid and imposing with recessed quatrefoil panels. The frontage treatment to these buildings on the corner of Lansdowne Way and Wandsworth Road are in a particularly poor condition, contributing significantly to an impression of decay and detracting from the architectural interest of these fine listed buildings. There is a clear opportunity here to upgrade the boundary treatment and add strong definition to this corner site.

345 Wandsworth Road

This small Victorian infill building is of yellow stock brick with red brick banding, polychromatic brickwork decoration and brick dentilation to the eaves. Its gable end on the Wandsworth Road elevation differs from the prevailing pattern of concealed roofs and parapets which are found within the proposed Conservation Area.

347-349 Wandsworth Road

This is a semi-detached pair of houses consisting of three storeys and a basement. The buildings have been altered through the addition of painted render to both, and unsympathetic replacement windows at no.349. No. 347 has had a shop unit added at ground floor level, probably during the late 19th century, which has covered the former front garden area of the property.

Britannia Public House. 353 Wandsworth Road

This attractive three storey building dates from the 1860s and is of yellow stock brick with stucco quoins to the corners of the building and a heavy stucco projecting dentil cornice. Timber sash windows are set within segmental headed reveals topped with keystones. The ground floor accommodation of the pub projects from the front elevation of the building. Its timber shopfront has a bay window and adjacent marble pilasters, topped with a stucco balustrade.

355. 355a & 355b Wandsworth Road

This stock brick building is of late Georgian appearance with a concealed roof behind a parapet and a rounded bay to the Wandsworth Road elevation. Unfortunately, it has been disfigured with a metal flue, plastic windows and an advertising hoarding on its side elevation.

357-369 Wandsworth Road

This is a late Victorian flat fronted red brick terrace, with commercial units at ground floor level and residential accommodation above. It is very modest in appearance but continues the prevailing usage pattern, building height and building line of other buildings within the proposed designation and is therefore a neutral addition.

The Surprise Public House. 16 Southville

This diminutive building represents the last vestiges of the development which lined Southville prior to the laying out of Larkhall Park. This charming and characterful two storey building dates from the 1850s and is constructed of yellow stock brick with a shallow roof hidden behind a parapet. Its elevation has stucco embellishment in the form of a heavy cornice and blocking course, with console brackets and flat architraves to the 1st floor windows. At ground floor level the pub has a traditional wooden treatment with bolection moulded panels below the windows. Although now disjointed from its original urban setting, its size and scale allow it to sit comfortably within its new parkside setting.

383-391 & 393-397 Wandsworth Road

This small scale terrace of two storey buildings with retail units at ground floor level date from c.1860. Their simple facades have been altered with paint and pebbledash applied to the brickwork, however the strong stucco dentil cornice and arched headed window surrounds with keystones remain. Whilst many of the shopfronts have been altered, no.383 has an attractive green glazed tile stallriser and pilasters, interesting corner entrance and the name 'Greys' spelled out in mosaics.

Adjoining these properties are a slightly later Victorian three storey terrace, also with retail units at ground floor level. The buildings are constructed of stock brick with stucco bands continuing over the arched windows at 1st and 2nd floor level, and a heavy stucco cornice. Additional decoration is restricted to diaper pattern brickwork within the three centred arched heads at 1st floor level. The terrace's retail units have attractive console brackets topped with a ball finial and chunky pilasters which give strong definition to each individual shopfront.

399-401 Wandsworth Road

Set back from the road is this light industrial complex dating from 1881 which was originally accessed along a passage running adjacent to no.403 and shielded from view by development along Wandsworth Road. After bomb damage during WWII these buildings are now visible from the road across an open yard, forming one of the only other gaps in the development along this part of Wandsworth Road. This warehouse style building was originally built as a 'Preserved Provision Manufactory' and is typical of the light industrial uses which characterise the backland areas of Clapham- The building is a simple yellow stock brick structure with a double pitched slate roof and prominent chimney stack. Its limited fenestration consists of shallow arched timber casement windows.

405-415 Wandsworth Road

This three storey stock brick terrace dates from the late 1870s and is very simple in appearance, unfortunately featuring many altered windows over the upper floors. The vestiges of the heavy cornice which once ran along the top of the front elevation remains at no. 407-409. At ground floor level, fluted pilasters and a projecting cornice remains. whilst no.409 has an attractive wooden shopfront with bolection moulded panels below the windows.

Springfield Methodist Church. 200 Wandsworth Road This building dates from 1902 and represents an important example of Lambeth's Edwardian ecclesiastical history, bearing a striking resemblance in architectural terms to C Harrison Townsend's Bishopsgate Institute (1895) and Whitechapel Art Gallery (1897). The building consists of two distinct parts, the first of which is an eclectic yet attractive building with its main facade fronting Wandsworth Road, acting as a prominent landmark feature. This two storey red brick building with golden limestone dressings and banding, has leaded lights to windows with stone mullions and a heavy cornice above the 2nd floor windows. Its asymmetrical elevation has its main entrance to the right hand side acting as a focal point, with massive solid octagonal towers and an impressive shallow stone arch. The composition is topped with a central gable and copper domes.

The rear portion of the building, dating from 1926, is restrained in appearance, visually more consistent with a warehouse or industrial building. Its steeply pitched slate roof follows the building height of the main building, with its three storeys taking account of the fall in the land to the rear of the site. Its simple small paned timber windows have shallow arched heads at 1st floor level, rounded arches to the 2nd floor and a large window set into its gable end.

New Portland Arms. 256 Wandsworth Road

This neo Georgian style public house dates from 1933, identified on one of the fine cast iron hoppers which sit on the building's front elevation. The building is constructed of red facing bricks with yellow/brown stock bricks to the side elevation. The front elevation is relieved by a shallow stuccoed centrally placed bay over the upper floors, flanked by small paned casement windows and topped with a heavy cornice. The restrained ground floor is rendered with timber framed windows and leaded lights.

The Bell Public House. 274-276 Wandsworth Road

This attractive and imposing public house, dating from the 1860s, is three storeys tall and constructed of yellow stock brick. A heavy decorated stucco cornice sits at the top of the building whilst stucco and red brick banding run across its front elevation, continuing over arched window heads, at both 1st and 2nd floor levels. Fan shaped stucco decoration is set within these arched panels and this motif is continued onto the flank elevation where the pub's name is set within a panel with red brick dressings surrounding it.

The ground floor level of the pub sits proud of the upper floors with a stucco balustrade, continuing as an applied feature along the side elevation. The pub's frontage is of timber with cast iron grilles above the windows, a dentil cornice above and bolection moulded panels below the windows. The symmetrical facade has entrances at each side with decorative wrought iron work displaying the pub's name to the top portion of each recessed porch. This feature may possibly date from a later remodelling of the pub as this form of decoration is typical of the 1890s onwards. Each recessed porch also displays patterned mosaic floors with glazed tiles to the walls - the left hand porch has a particularly attractive full height mural including images of a cherub with a bell.

Island no.2

372-376 Wandsworth Road

This series of three substantial detached villas are Grade II listed and stand three storeys tall. Their rendered frontages are topped with a parapet, cornice and blocking course. Their three bay symmetrical facades have a centrally placed pro-style Tuscan porch

To the front of no.372 stands a listed triangular Portland stone milestone, possibly dating from as early as the 18th century. The inscription on its south west face reads 'Westminster 2^{1/4} miles'.

374a Wandsworth Road

This unusual Art Deco styled building was built for Messrs WC Youngman in 1935 with a showroom to the front of the ground floor area, with an office, dining room and kitchen to the rear. Its rendered front elevation has been likened in appearance to a 1930s wireless.

378-382 Wandsworth Road

This site is occupied by a drive in McDonalds which detracts severely from the character and appearance of the proposed Conservation Area and the setting of the adjacent listed buildings.

384 Wandsworth Road

This detached villa is believed to date from c.1825 and is of stock brick with a shallow hipped slate roof. Unfortunately its fenestration has been altered with modern aluminium windows which do not follow the original pattern of the sash windows, and the rendered panel surrounding the door indicates where an original stucco covered porch would have once stood. A small single storey former commercial unit stands adjacent to this building at no.384a Wandsworth Road.

386-390 Wandsworth Road

This short terrace is indicative of the ways in which historic buildings along Wandsworth Road have been altered and degraded over time. No. 390 is a two storey terraced house dating from the 1850s with console brackets supporting stucco mouldings to its ground floor door and window and stucco architraves to its 1st floor sash windows. The front elevation is topped with a stucco cornice and decorative balustrading. The forecourt area of the building is enclosed with railings. By contrast, the adjacent properties at nos. 386-388 have received shop units covering their forecourt areas and have lost many of their original architectural features due to unsympathetic alterations. The main facades of the buildings have been painted, their decorative cornice removed and unsightly modern windows inserted. The reinstatement of these missing features would greatly improve the appearance of these buildings and restore their architectural integrity.

The Horseshoe Public House. 392 Wandsworth Road The Horseshoe Public House is an imposing building dating from c-1845, built in a restrained Italianate style typical of the period. Its stock brick elevation is topped with a stucco blocking course and cornice. Its 1st floor windows are decorated with stucco console brackets supporting a projecting moulded window head, whilst the windows at 2nd floor level are surrounded with a simple stucco architrave.

The attractive ground floor pub frontage consists of timber windows set between marble pilasters which are topped with decorative capitals. The recessed entrance to the building has a mosaic tiled floor with heavy bolection moulded doors.

394 Wandsworth Road

This building is a modern extension to the adjacent public house, closely following its pattern, but differing only in that it is 2 bays wide, and has a commercial unit at ground floor level. The building which formerly stood on this site was destroyed during WWII and stood vacant until its recent redevelopment.

1 Pensbury Place

This single house, dating from the 1860s, is the only remaining building from a terrace which once ran off Wandsworth Road and stands isolated within the current context of commercial premises and light industrial units to the west of Wandsworth Road. It is similar in appearance to the residential terraces which are found at nos. 599-629 and 731-761 Wandsworth Road.

4 Pensbury Street

The Pensbury Arms Public House dates from 1934 and is built in a mock Tudor style, with exposed beams, brickwork nogging and a steep clay tile hung roof. The building stands two storeys tall with a central projecting bay continuing above eaves level into a substantial dormer. Unfortunately, due to the loss of the former terraced buildings along Pensbury Street, this attractive and unusual building stands detached amongst a complex of post-war light industrial buildings.

Island no.3

553-557 Wandsworth Road

This small group of Grade II listed houses dates from c.1820 and display architectural features typical of the period, for example, stuccoed semi-basements and arched windows with radial glazing, set into recessed brick arches. These simple and relatively unadorned houses are three storeys tall, including the basement, and constructed of yellow stock brick, with shallow roofs hidden behind a parapet and prominent chimneys. Decoration is restricted to a stucco band beneath the 1st floor windows and stucco impost blocks to the 1st floor window and door openings. The houses have steps leading up to original 5 panelled doors, flanked with fluted pilasters and surmounted by batwing fanlights. The basement areas are enclosed by listed cast iron railings with fleur-de-lys finials.

563-565 Wandsworth Road

This unusual single storey building dates from c.1854 and was formerly in use as the Wandsworth Road Commercial School until its closure in 1907. The building's front elevation has a pair of characterful gables complete with decorative bargeboards and a trefoil pattern punched into each face. The building's steeply pitched slate roof differs significantly from the shallow hipped roofs and parapets which generally characterise this part of Wandsworth Road, drawing the eye to this building.

567-579 Wandsworth Road

Although all of these buildings are believed to date from the 1820s, only nos. 571-575 are Grade II listed. The houses at 567-569 have been badly mutilated and are generally in

poor condition, with aluminium and PVCu windows and hardstandings to the front of the properties. However, a limited number of later historic features remain, such as the stucco door surrounds with console brackets, and stucco architraves to the windows. Nonetheless these properties are historically important as they represent some of the earliest small scale, terraced development along Wandsworth Road and their appearance could be greatly enhanced by the reinstatement of traditional features such as timber sash windows.

No. 579 is a much altered building dating from c.1825 and of the same original appearance as those adjacent. The building received a shopfront which covered the front garden area, probably during the mid 19th century - the property appears in its present plan form on the Ordnance Survey map of 1874. However, this building at present has an extremely poor commercial frontage and could be considerably visually improved.

581-597 Wandsworth Road

A terrace of small houses with gardens to the front appear on the Ordnance Survey map of 1874, however, by 1897 the present terrace of buildings is in place. The residential upper floors maintain the building line of this previous development, however the ground floor retail units stand hard up against the pavement. A number of the terrace's retail units have retained attractive shopfront surrounds, with features such as well defined pilasters and recessed panels above the fascia and cornice at nos. 581-583. The upper floors of the buildings are constructed of yellow stock brick with red brick dressings to the windows and decorated stucco panels between the 1st and 2nd floor windows. Other limited decoration takes the form of dentilation at eaves level and a red brick string course below the 2nd floor windows. A shallow pitched roof runs along the length of the terrace, hipped at either end, with a small steep gable situated at the centre of the composition.

599-629 Wandsworth Road

This long terrace consists of simple two storey yellow stock brick cottages with shallow roofs hidden behind a parapet. These buildings date from c.1856 and are of a scale and architectural style similar to those surviving in other parts of Clapham. Entrances are grouped in pairs and each house is two windows wide with simple stucco surrounds to their window and door openings and a wide rendered band to the parapet. Although these buildings have largely been neglected in recent years, they have a simple charm resulting from their diminutive scale and their intrinsic uniformity.

No. 621 Wandsworth Road has a large arch adjacent to it, giving access to the property to the rear, no.623, a mid 19th century stock brick detached house.

Modern infill development has taken place at no.631 in the form of a two storey yellow stock brick residential building. Although this follows the general building line established by the adjacent cottages, its heavy mansard roof introduces an alien building form to this terrace which is otherwise characterised by shallow concealed roofs.

653-661 Wandsworth Road

This short terrace dating from c.1860 is stylistically similar to the buildings at nos. 599-629 Wandsworth Road. However, these houses have slightly more elaborate decoration in the form of console brackets to their ground floor stucco window and door openings. As a group this terrace retains a stronger and more coherent boundary treatment than the houses at nos. 599-629. Furthermore, nos. 653-657 have also retained their heavy stucco cornices and blocking courses which are likely to have been features of the other cottages within this terrace.

663-691 Wandsworth Road

This terrace of late 19th century houses stand three storeys tall, with canted bays to its front elevation, and prominent chimneys and chimney pots creating a rhythmic pattern to the roofscape. Their stock brick facades have stucco decoration in the form of banding below the 1st and 2nd floor windows and acanthus topped capitals flanking the doorways. The property at no.691 differs in that it has a commercial frontage at ground floor level and a curved facade which addresses the junction of Wandsworth Road and North Street in an attractive manner.

693-695 Wandsworth Road

The former Nag's Head Public House is still in its original use. This commanding building was built by J Parsons in 1876, however, a public house has stood on this site from at least the early 19th century and the importance of this site is reflected in North Street's former incarnation as Nag's Head Lane. The building is relatively simple, constructed of yellow stock brick with a hipped roof and extremely prominent chimney, stucco band below the eaves and a stucco string course above the 1st floor windows.

697 Wandsworth Road

This building dates from c.1887 and is also in use as a public house, however, was originally constructed as a butchery and abattoir, being used as such until World War II. There is believed to be the remains of a 16th century barn, although rebuilt and altered many times, to the rear of the property. This three storey building is of a simple appearance with a painted brick facade and high parapet.

699-705 Wandsworth Road

This short terrace of diminutive two storied, two bay buildings are thought to date from c.1800-1810, although they have been much altered over the years. No. 699 remains the closest to its original condition. These render covered buildings have a pitched roof slate with recessed blind windows above the doors and later added shopfronts at 701-705. These buildings could be dramatically improved by the installation of traditional timber shopfronts and signage which are sympathetic to their age and character.

Hibbert's Almshouses. 713-729 Wandsworth Road

Hibbert's Almshouses are Grade II listed and constructed in 1859 by the local builder Edward l'Anson. This short two storey symmetrical residential terrace is of red brick with Bath stone dressings, built using a mixture of Tudor and Gothic styling. The building's prominent chimneys, repetition of small gables which break the eaves line, larger centrally placed gable topped with a finial, and turrets at either end of the building create an interesting roofline. Stone masks and gargoyles sit under the eaves. The building has paired double windows with a central stone mullion and alternating block surrounds, whilst its planked doors have decorative strap hinges.

The almshouses were constructed for elderly women, commemorated in a tablet beneath a gothic hood, which reads These houses for eight aged women were erected by Sarah Hibbert and Mary Ann Hibbert in grateful remembrance of their father William Hibbert Esq long an inhabitant of Clapham anno domini 1859.

707-713 and 731-761 Wandsworth Road

These two terraced groups consists of two storey stock brick cottages dating from the early 1860s, defined by their concealed roofs, strong cornices and stucco decoration. Whilst the terrace rises to three storeys at 745-761, these buildings still follow closely the style of the adjacent smaller properties. Additional ornamentation can be found in the form of cast iron decorative features to the window cills.

763 -783 Wandsworth Road

These houses, dating from c.1860, stem from the same period of development as the two storey cottages which appear elsewhere along Wandsworth Road. These properties were originally built as three storey houses with front gardens, although in the case of nos. 763-765, shops have been added to the front of the buildings. Whilst the buildings which form this terrace are generally alike, different features such as the strong cornice at nos. 773-783 and the variety of arched, flat or pedimented stucco window surrounds give the terrace a heterogeneous appearance.

785-791 Wandsworth Road

This short terrace was constructed between 1860 and 1880. Nos. 787-789 are a handsome stock brick pair with a stucco dentil cornice and a centrally placed recessed brick panel running the height of the building. These properties were originally built as houses but commercial units were added in 1881-82 and their attractive original timber shopfronts still remain. No.785 retains its appearance as a residential property although it was rebuilt following bomb damage during World War II.

795-807 Wandsworth Road

This commercial terrace with accommodation over the upper two floors dates from 1873. Its stock brick facade is enlivened with polychromatic brickwork arches to its windows, further embellished with stucco keystones and decoration at 1st floor level. An attractive traditional shopfront with a corner entrance remains at no.795. Nos. 805-807 were rebuilt in 1948 after bomb damage.

809-821 Wandsworth Road

A row of single storey shops originally stood on this site, built in front of an existing row of stables and adjoining cottages on the corner of Victoria Rise. These buildings suffered bomb damage during World War II and the shops themselves were demolished in 1998. The replacement building, which follows the height, building line, materials and usage pattern of the neighbouring terrace, represents a neutral site within the proposed Conservation Area.

Clapham Baptist Church

The former Victoria Baptist Church, built in 1873, stood on this site until it was badly bomb damaged in 1941. The church was rebuilt in a simple and restrained style to echo the appearance of the original building, with the addition of a new centrally placed circular stained glass window. Below this window sits a curved concrete canopy above the main entrance to the church, which is aligned towards Victoria Rise. The Wandsworth Road elevation consists partly of mid century development, with a portion of the Victorian church remaining to the west, with its polychromy rounded window arches.

827-837 Wandsworth Road

This three storey commercial terrace with residential accommodation above was built by J T Knowles Jnr in 1860-65. Its facade is of gault bricks with stucco mouldings and heavy vine type stucco decoration to the window heads. The steeply pitched slate roofs of the terrace, with their heavy series of chimneys add interest to the roofline and a pleasing repetitive rhythm.

418 Wandsworth Road

This Victorian Public House, formerly named The Westbury, dates from c.1860. It is a handsome three storey building constructed of yellow stock brick, with stucco decoration, arched window heads to the 2nd floor and a canted corner entrance. This building was converted into offices and apartments in 1998-99 at which point it received a sympathetic new mansard roof. This building, located in its prominent position with the land falling steeply away behind it, stands rather isolated and disjointed amongst 20th century local authority housing, in stark contrast to the dense Victorian development which would once have surrounded it, but is very much part of the general character of the Conservation Area.

43 Netherford Road

This attractive Grade II listed building, built in 1901, is constructed of red brick with Portland stone dressings and banding. Its rather eclectic appearance has references to the London County Council style utilised for educational buildings of the period, as well as displaying Arts and Crafts influences. Its two storey front elevation is asymmetrical with a gable to the right hand side and a parapet topped entrance bay to the left, above which sits the LCC's initials within a cartouche. Its irregularly placed window and door openings have elliptical heads and elliptical revealing arches.

The building was formerly in use as the London County Council Weights and Measures Testing Office and Coroner's Court, but was converted to a private house during the 1990s. Its status as a local landmark feature is emphasised by its position at the top of Netherford Road, closing the view as the gradient rises from Brayburne Avenue.

514 Wandsworth Road

Heath Terrace is an exuberant building dating from 1897. Its red brick neo-Jacobean facade is embellished with white painted render dressings to the windows, gables and tops of the chimneys. Unusual Dutch gables contain a render relief picture of Queen Victoria who had in this year celebrated her Diamond Jubilee. Ornate patterned door hoods surmount the entrances to the building which have panelled doors with leaded light panes above. An attractive historic shopfront can be found on the Silverthorne Road elevation to the building with an angled fascia board, slender pillars and an unusual wide sash window in place of a normal fixed glazed shopfront. A further attractive timber shopfront can be found on the Wandsworth Road elevation decorated with a pretty iron grille.

Former Plough Brewery, 516 Wandsworth Road

The Grade II listed former Plough Brewery complex was built c.1870 and stands on the site of an earlier building dating from 1820. The building is now in use as offices. Its simple yet substantial industrial facade is constructed of grey/yellow stock brick with a rusticated stone archway to the front elevation and dentilation to the eaves. The building stands four storeys tall and three bays wide. Its varied fenestration pattern includes arched, segmental and flat headed sash windows, some with keystones above. Attractive and substantial twisted cast iron railings with the monogram of the brewer Thomas Woodward inset, stand to the front of the building. Buildings within this complex to the rear were sympathetically remodelled and extended in the 1990s.

Brewhouse Buildings, 518-532 Wandsworth Road

These buildings are a symmetrical terrace dating from c.1810, with slightly projecting end and centre bays, a concealed roof behind a parapet, and a centrally placed pediment. Nos. 518-522 now contain the Plough Inn and the front elevation of this section of terrace has been altered with painted render and the insertion of a modern public house frontage. These buildings are constructed of stock brick and are of simple and unadorned appearance.

534-570 Wandsworth Road

The northern stretch of Wandsworth Road to either side of Newby Street is also lined with stock brick cottages matching those found on its southern side, differing only at 534-554 where the houses have a rendered canted bay at ground floor level. The front elevation of these buildings appear as two storeys high, however, a full basement floor, rather than the more common semi-basement, is concealed by a ground floor entrance. The properties appear built on a much larger scale when viewed from the rear, where they stand three storeys high, taking account of a sharp fall in gradient. Many of the properties have attractive barley twist iron railings enclosing these front basement areas.

1-9, 2-6 & 2a Newby Street

These properties are similar to those on Wandsworth Road, but are all of a slightly differing appearance. They follow the general pattern of the two storey residential properties on Wandsworth Road with their yellow stock brick construction, concealed roofs and render detailing.

Former Billiard Hall, 638-640 Wandsworth Road This attractive and interesting Edwardian building is unfortunately hidden behind unsympathetic modern hoardings. Its street elevation has two gables with painted roughcast panels within, either side of a centrally placed decorated octagonal cupola. To the rear of the main facade the building has a double pitched roof, constructed of red brick with blue/black brick banding and stone decoration. This section of the building is also unfortunately disfigured by flues and fire escapes. The building was constructed as a billiard hall in 1909 by Norman Evans, for the Temperance Billiard Halls Ltd, a company established in order to separate the playing of billiards from public houses and the 'vices of drink'. This building represents an exemplary opportunity to remove the excrescence of the post-war years and restore it to its Edwardian glory.

642 Wandsworth Road

Formerly named The Victoria, this public house dates from c.1860 and was originally part of a pair of plain cottages, the adjoining property being destroyed during World War II. The shopfront which forms part of the pub is a later Victorian addition, with The Victoria' formed in the centrally placed decorative iron cresting. The pub has a fine wooden shopfront, inset decoration to its arched window heads, iron grilles and marble pilasters and stallriser. The entrance to the building is recessed, with a mosaic tilework floor bearing the pub's former name and pretty etched glass to the internal doors. The upper floors of the building are constructed of red brick with a parapet and heavy stucco cornice concealing the roof. Stucco decoration is found in the form of quoins to the edge of the building and flat stucco surrounds to the windows. The building, renamed Inigo, remains in use as a public house.

Turnchapel Mews, Cedars Road

Formerly called Lower Cedars Mews, these buildings date from the 1860s and were originally built as earlier and now vanished houses on Wandsworth Road. The complex is constructed of yellow stock brick, with pitched slate roofs and is arranged on three sides around a central cobbled courtyard. An attractive painted, although worn, sign stating 'Horses and carriages Jobbed for any period' can be found on the end wall facing Cedars Road. This is an extremely characterful group of buildings, and are evocative of the size and status of the villas and houses which once lined Wandsworth Road. These buildings were converted to residential use during the 1980s, with the retention of original window openings and stable doors preserving the character of the grouping.

Townscape features, relationship of the built environment to the landscape and the contribution made by green spaces, trees and hedges to the character of the CA

2.14 Wandsworth Road is a fairly straight thoroughfare, consistent with its historical status as an arterial route out of London. The gradient increases at its southern end and when combined with a gentle curve in the road and taller buildings, adds townscape interest and a heightened sense of enclosure. For example when looking southwards from the junction with North Street and when looking southwards near the junction with Queenstown Road. The remainder of the road undulates gently along its length, with some shallow curves softening its appearance. The ridge upon which the road runs also allows for views between the buildings towards the Thames and Central London as the land falls steeply away.

- 2.15 The proposed designation is densely developed, contributing to the overwhelmingly urban character of the area. The continuous built frontages are only significantly broken by the empty site at 635 Wandsworth Road, formerly an Esso garage. The building line of many of the commercial premises are set hard against the pavement, for example at 357-369 and 581-597 Wandsworth Road. Most of the residential properties are set back slightly from the pavement, with either a shallow front garden or a basement area enclosed with railings.
- 2.16 On the northern side of Wandsworth Road, both the New Portland Arms and the Bell Public House stand forward of the adjacent 1970s housing development, echoing the long since lost former building line which characterised this side of the road, and which offered a much stronger sense of definition and enclosure to the streetscene than that today.
- 2.17 Soft landscaping can be found within the proposed Conservation Area in the form of low hedges and bushes in front garden areas, whilst some mature trees planted in back gardens can be glimpsed over the top of the buildings at the southern end of Wandsworth Road. Street trees close the view looking west along Wandsworth Road around the junction with St Rule Street. Although these trees are outside the proposed designation they do offer enhance its appearance. The continuous frontages along Wandsworth Road do have one significant interruption in the form of a narrow portion of Larkhall Park, which although not included within the proposed designation, represents a welcome break from the built environment.

The extent of loss, intrusion or damage to the special character of the CA

- 2.18 Whilst the buildings within the proposed Conservation Area are attractive and of significant architectural value, the appearance of many properties, particularly residential, has been eroded over recent years.
- (i) One of the most significant ways in which the visual character of the proposed Conservation Area has been eroded is through the removal of consistent boundary treatments, for example railings, fences and hedges, to the area's residential buildings. This leaves properties exposed to the public realm, front garden areas without adequate definition and removes a sense of enclosure to the properties. The visual quality of the area is also eroded by the introduction of hardstandings in front garden areas and the associated removal of essential greenery which serves to soften the otherwise dense urban nature of the proposed Conservation Area.
- (ii) Poor quality shopfronts proliferate along Wandsworth Road and contribute significantly to the impression of decline and dilapidation in the area. These are often characterised by their low quality design, the use of bare aluminium frames and oversized and inappropriate signage and fascias. In many cases the traditional shopfront surround has also been lost, for example, console brackets, pilasters and cornices. However, equally, features such as fascia boards can still be seen hidden beneath inappropriate modern signage. The replacement of unsightly and poorly designed shopfronts with those designed to a high standard and using traditional materials would significantly upgrade the appearance of the commercial premises within the proposed Conservation Area and greatly enhance the visual quality of the public realm.
- (iii) Unsympathetic alterations have been made to a number of buildings, including the replacement of traditional timber sash windows with aluminium or PVCu alternatives and the replacement of slate roof coverings with bulky and inappropriate concrete tiles.

- (iv) A small minority of buildings have been painted, obscuring the original mellow stock brickwork.
- (v) A number of buildings, particularly the mid-19th century small scale terraced houses, have lost features such as their heavy stucco cornices which add definition and interest to their front facades. The reinstatement of lost architectural features would be welcome.
- (vi) A large advertising hoarding sits on the flank wall of no. 369 Wandsworth Road and represents a visual intrusion as well as obscuring an historic painted advertising still visible on the building.
- (vii) The facade of the Billiard Hall at 638-640 Wandsworth Road presents a clear opportunity to remove the unsightly hoarding which covers it and restore the facade to its former glory.

Summary

The proposed Wandsworth Road Conservation Area contains a wide range of significant buildings, spanning numerous different architectural periods and style. This leads to a pleasing visual diversity and heterogeneity, balanced by a generally coherent size, scale and building line.

The designation would serve to protect the last vestiges of the small scale, predominantly mid 19th century development which once lined both sides of Wandsworth Road and its vanished streets to the west. The conferring of Conservation Area status to these remaining islands of buildings of historical and architectural merit would recognise their significance in an area that has been visually degraded by bomb damage and unsympathetic large scale redevelopment during the 20th century.

English Heritage have suggested the inclusion of a number of later Victorian commercial terraces within the proposed designation. At this stage, it is felt that these buildings do not satisfy the criteria for inclusion within the proposed Conservation Area, however, interpretation of this criteria may alter in the future.

3. Public Consultation

- 3.1 Three waves of consultation letters asking for the views of owners of properties within the proposed Conservation Area were sent out on 26 February 2002, 12 July 2002 and 9 September 2002. These letters outlined the type of controls that would apply within the Conservation Area. The consultation periods ended on 22 March 2002, 7 August 2002 and 23 September 2002 respectively.
- 3.2 The consultation resulted in 4 letters of support, 2 letters of objection and 1 'in principle' letter of support where the respondent felt the designation process was rather arbitrary. Of those who objected, one respondent feels that the designation may cause unforeseen disadvantage in the future. The Springfield Trustees, owners of the Springfield Methodist Church at 200 Wandsworth Road also object as they feel that the proposed designation is in opposition to UDP proposals to regenerate the area. Their view is that the presumption against demolition conferred as part of conservation area status would prevent them from developing their site to the benefit of the local neighbourhood.
- 3.2 Of the letters of support, one respondent indicates that they hoped the creation of a conservation area would restrict the replacement of original windows and doors with plastic, whilst a further respondent outlines that "...it is splendid to see things

gradually changing from the nightmare of the result of unsympathetic private and institutional building and development during the 20th century." A further resident within the proposed conservation area, writing with the agreement of 8 neighbours, indicates that the designation would be of benefit to the local area and agrees that the character of the properties should be maintained.

- 3.3 Councillor Craig responded and indicates that he was extremely supportive of the proposal. The Clapham Society also indicate that they are in favour, and would endorse, a proposal of this nature. Lambeth Housing were also consulted on this proposal. No responses were received.

4. Effects of Designation

- 4.1 Under the Town and Country General Development Order 1995 (the GDO) and the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), conservation area designation has a number of practical implications for the area. These are outlined below:
- (i) Designation would take effect on the date of the Committee's resolution to agree to the recommendations in this report.
 - (ii) Conservation Area Consent is required to demolish or partly demolish buildings within a conservation area (Section 74 of the Act).
 - (iii) Some permitted development rights are restricted within a conservation area. e.g. neither stone cladding, or roof extensions are allowed without planning permission.
 - (iv) Consent for all advertisement hoardings, temporary or permanent, is required.
 - (v) The Council must be informed of all works to trees within a conservation area 6 weeks in advance to give time to issue a Tree Preservation Order, if required.
 - (vi) The design quality of all new development in a conservation area is important. Planning Policy Guidance: Planning & the Historic Environment (PPG 15) and Section 72 of the Act states that all development is required to preserve or enhance the character or appearance of the conservation area. PPG 15 goes on to state that new buildings should respect their context, as part of a larger whole which has a well established character and appearance of its own.

5. Procedure after Designation

- 5.1 Following Committee approval of this report a number of actions would be undertaken:
- (i) All occupiers of properties within the area designated as an extension to the conservation area would be informed in writing of the designation, which would also be advertised in the South London Press and London Gazette.
 - (ii) English Heritage, the Secretary of State (Government Office for London) and the Borough Land Charges section would be notified of the decision.

6. Legal powers and advice

- 6.1 The Planning (Listed Buildings & Conservation Area) Act 1990 gives the Council power to review existing conservation areas and their boundaries. Section 69 (2) states that "It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas: and if they so determine, they shall designate those parts accordingly."

- 6.2 Section 69 (4) states that "The designation of any area as a conservation area shall be a local land charge."
- 6.3 Section 70 (5) of the Act states that the Local Planning Authority (LPA) should publish notice of any designation, variation or cancellation with particulars of its effect, in the London Gazette, and in at least one newspaper circulating in the area of the LPA.
- 6-4 Section 71 (1-3) of the Act identify future duties on the Council associated with a designation, stating "(1) It shall be the duty of an LPA from time to time to formulate and publish proposals for the preservation and enhancement of any part of their area which are conservation areas. (2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate. (3) The LPA shall have regard to any views concerning the proposals expressed by persons attending the meeting."

7. Environmental Implications

The designation of the proposed Wandsworth Road Conservation Area provides the Council with additional development control powers to protect and enhance this area. It also places a duty on the Council to include this area within a plan outlining the aims of preserving and enhancing the Conservation Area as a whole.

8. Financial Implications

Approval of the recommendations will result in the expenditure of about £50 for advertising the designation in the South London Press and London Gazette - the requisite budget is held by the Planning Division Business Unit.

9. Staffing and Accommodation Implications

There are no direct staffing implications as a result of this report. The duty to prepare public design guidance and enhancement schemes is already part of the conservation team's future work programme.

10. Audit Trail

Committee Deadline (first in cycle):			
Author: Hannah Walker			
Date Drafted:			5 June 2002
CONSULTATION WITH OTHER OFFICERS/DIRECTORATES			
NAME	DIRECTORATE	DATE SENT/ RECEIVED	DATE CLEARED/ RECEIVED
Edmund Bird	Planning	20 Sept 2002	20 Sept 2002
Peter Flockhart	Legal Services	30 July 2002	2 August 2002
Les Brown	Planning	23 Sept 2002	23 Sept 2002
Date sent to Committee Secretariat:			26 Sept 2002
Date sent to Councillors:			

11. List of Background Documents

Planning (Listed Buildings & Conservation Areas) Act 1990

Department of the Environment & Department of National Heritage: Planning Policy Guidance (PPG15): Planning & the Historic Environment (September 1994)

English Heritage. Conservation Area Practice (October 1995)

English Heritage. Conservation Appraisals (March 1997)

The Buildings of Clapham. The Clapham Society (2000)

Britain in Old Photographs " Lambeth, Kennington & Clapham - Jill Dudman (1996)

Survey of London Volume XXVI: The Parish of St Mary Lambeth (1956)

Letter of objection received from Phil Hewett for the Springfield Trustees (Springfield Methodist Church), 40 Wilkinson St. London SW8 1 DB

Letter of objection received from G.Grima Esq. 585 Wandsworth Road, London SW8 3JD

Letter of support received from Graham M Elsdon, 613 Wandsworth Road, London SW8 3JD. This letter written with the support of 8 further residents of Wandsworth Road.

Letter of support received from Teresa Carlisle, 745 Wandsworth Road, London SW8 3JF Letter

of support from Paul Knott, 699 Wandsworth Road, London SW8

Letter of support from Michael Haynes, Elsfeld Manor, Elsfeld, Oxford OX3 9SF. Owner of 397, 399, 401, 401/2 and 403 Wandsworth Road, London SW8

Letter of support from Jeremy Hammerton, The Clapham Society