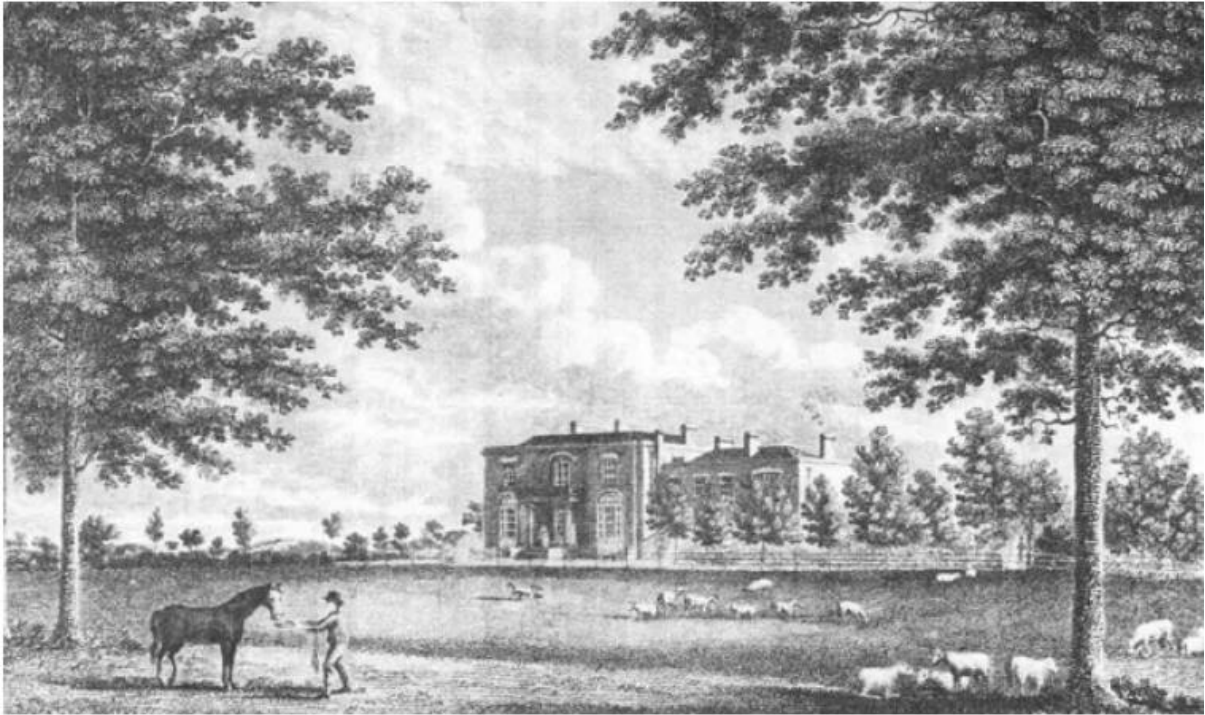


Brockwell Park Conservation Area

Draft Character Appraisal



2020

INTRODUCTION

The Brockwell Park Conservation Area was designated in December 1983 and extended in March 1999.

The conservation area is located on the eastern side of Lambeth adjoining the borough boundary with Southwark. It comprises the historic Brockwell Park and development around its perimeter.

Only by understanding what gives a conservation area its special architectural or historic interest can we ensure that the character and appearance of the area is preserved or enhanced. This draft character appraisal is prepared by the London Borough of Lambeth to assist with the management of the conservation area. It identifies the features that give the area its special character and appearance.

The Council is consulting on this draft version of the appraisal document and the proposals contained within it so that local residents, property owners / building managers and any other interested parties can comment on its content. All comments received will be given careful consideration and where appropriate amendments will be made prior to the adoption of a final version.

This draft document is out to consultation from 30 November 2020 to 11 January 2021.

Submissions may be made by e-mail:

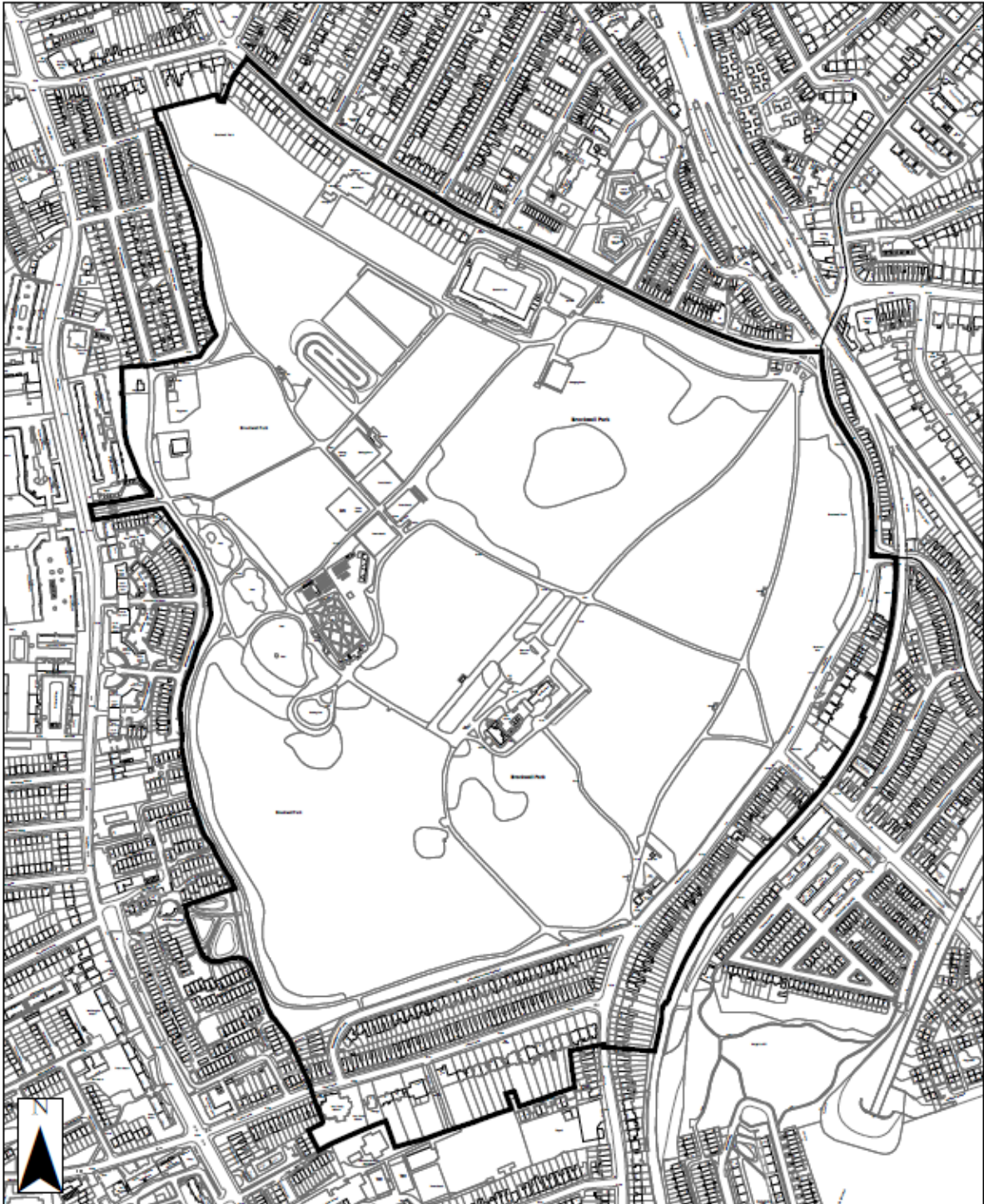
planningconservation@lambeth.gov.uk

In writing to

Lambeth Conservation & Urban Design team
Phoenix House
10 Wandsworth Road
LONDON
SW8 2LL

All submissions will be considered in detail and amendments made where appropriate. The final version of this document will be made available to view on the Council's website.

CA 39 Brockwell Park



Conservation Area Boundary map.

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 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. Paragraph 127 states that conservation area status should not be weakened by designation of areas that lack special interest. Paragraph 132 states that 'great weight' should be given to the conservation of heritage assets (including conservation areas).

1.4 The Regional Spatial Strategy for the Lambeth area is the London Plan: A Spatial Development Strategy for Greater London (July 2011). This document sets out an integrated social, economic and environmental framework for the future development of London over a time span of the next 15-20 years. It recognises the importance of Conservation Areas, listed buildings and World Heritage Sites in contributing to the quality of life of local communities and to London's international status as a world class city.

1.5 The Lambeth Local Plan 2015 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, limits the size of extensions, controls roof alterations, certain types of cladding, satellite dishes in some locations. Trees are also protected.

Article 4 Directions

1.7 Whilst conservation area designation brings with it additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwelling houses; this work is known as 'permitted development'. When the impact of these uncontrolled works is having an adverse impact a conservation area the council can remove the permitted development rights and thus bring the works under planning control. This is achieved by making an Article 4 Direction. No buildings within the Brockwell Conservation Area are subject to an Article 4 Direction.

2. APPRAISAL

Topography

2.1 At its lower part the ground is 20 m above sea level (at the Park's Brixton Water Lane gate). From the northern boundary and eastern boundaries of the conservation area the ground rises up towards the centre of Brockwell Park where it peaks at 45m above sea level. The top of this hill is aligned NW – SE and Brockwell Hall sits at its southern end. West of the hall the ground falls again only to rise as to the south western edge of the park where the rising ground forms part of Tulse Hill.

Origins and Historic Development

Early History

2.2 Historically the whole of Brockwell and Tulse Hill formed one large estate around which the historic routes of Dulwich Road and Norwood Road passed. In the early 19th Century Herne Hill was a quiet suburb with smart villas lining these roads and Herne Hill itself. The Estate was split in two in 1807.

19th Century

2.3 John Blades, a wealthy London glass merchant, purchased the eastern half around this time. He demolished the old Brockwell Hall on the site (situated near Norwood Road) and employed the architect D R Roper (1774-1855) to design him a new house, the current Brockwell Hall, which was erected between 1811 and 1813. Roper also designed St Mark's Church, Kennington.

2.4 Elevated within a landscaped park, the new Brockwell Hall had two gate lodges framing the Herne Hill gate and one (surviving) to the Norwood road gate with drives up to the house. This basic arrangement survives today. So too does the walled garden and the attached folly.

2.5 On the northern part of his land Blades began limited house building on Dulwich Road in the 1820s and a house, Brockwell House, was erected roughly where the Lido stands today.

2.6 The wider area toward Brixton to the north west remained semi-rural although Tulse Hill too was lined with villas. Nos. 119 – 121 Norwood road, erected in the 1820s, given an indication of the character of the residential district at that time – modest villas in a rustic setting.

2.7 Gradually urban development from Brixton crept out along Railton Road with the Poets Corner area being laid out in the 1850s. Holy Trinity Church, Trinity Rise was erected in 1856. Trinity Rise itself being laid out around 1850 to connect Tulse Hill with Norwood Road

2.8 The London, Chatham and Dover Railway station at Herne Hill opened in 1862 and its arrival led directly to the little commercial centre around the station at Railton Road. The railway line itself, being elevated, had to span the foot of Herne Hill.

2.9 Blade's grandson Joshua Blackburn contributed to the cost of construction of St Jude's Church, and gifted the land in 1869. In the same year the London, Brighton and

South Coast Railways line to Tulse Hill was run through the area. This line follows a broad arc to the east of the conservation area and is elevated on embankments and viaducts - a defining characteristic of the locality.

2.10 In the 1870s the railway lines and the picturesque form of Herne Hill Station itself would have been conspicuous around the perimeter of the estate. In the decades to follow Herne Hill's character was to change dramatically – the smart stucco villas of the regency period giving way to Victorian suburban homes both on the Lambeth and Southwark sides. The Queen Anne houses at 2 - 58 Dulwich Road and at 105 - 117 Norwood Road are good examples of this period.

2.11 In 1888 Blackburn announced his intention to sell the estate. An Act of Parliament had been obtained that year, through local campaigning, for a local park to be created off Brixton Hill. However, the campaign soon shifted its focus to the purchase of the Brockwell Hall Estate. This led, in 1890, to the London County Council taking possession of the hall and 78 acres of land for the price of £117,000 which was funded from various sources including gifts.

2.12 The conversion from county estate to public park was undertaken by J J Sexby, Chief Officer of Parks at the LCC who appreciated the natural and built assets of the site and made thoughtful enhancements. The walled garden was retained and planted as an old English garden, a tributary of the River Effra was remodelled into ponds linked by a cascade and the house was opened as a tea room. Features characteristic of late 19th Century public parks were also added – a rustic bandstand was erected near the house, and estate rails, rustic benches and timber shelters erected. The boundary, where it had a street frontage, was lined with attractive iron railings.

2.13 At the official opening ceremony in 1892 one of the key campaigners, Thomas Bristowe M. P. collapsed and died. A monument (demolished in the 1950s) to him, was subsequently erected near the main entrance but he is remembered today by his bust in the Hall which once formed part of the original memorial.

20th Century

2.14 The remaining 43 acres of the old estate was purchased in 1901. This included the houses Blades had built from the 1820s and one called Brockwell House, built by Blackburn in the 1860s. These properties were demolished when their leases became available, the last in 1923.

2.15 The enlarged park was further remodelled and the historic gate lodges at Herne Hill Gate were demolished and replaced with a two storey Tudor style lodge (now gone). The Lido, which opened on 10 July 1937.

2.16 There was significant investment in the park in the immediate post-war years with the erection of toilet blocks, shelters, a bowls pavilion and changing rooms. The current tennis courts, enclosed sports pitches, bmx track exceptionally all date from the late 20th Century.

2.17 Brockwell Park has hosted the Lambeth County Show every year since its inception in 1974, St Jude's Church, Dulwich Road was declared redundant 1978. The architectural and historic significance of Brockwell Hall was recognised when it was listed in 1975. The Brockwell Park Conservation Area was designated in 1983. A fire at Brockwell Hall in 1990 requires significant restoration although a viable long-term use has still not been secured.

Recent History

2.18 There has been much improvement in recent decades, much down to joint working between the Council and the long-established Friends of Brockwell Park. The Lido was enlarged and refurbished in 2007, Utilitarian post-war structures at the Herne Hill Gate have been demolished, a modern lodge at Arlington Road has been demolished (check), and the perimeter railings refurbished and extended. Much of this work has been undertaken with the generous support of the Heritage Lottery Fund. The current children's playground opened 2012. Ugly and visually dominant post-war changing rooms were demolished recently to excellent effect.

Spatial Analysis

2.19 This section looks at the key character areas. Firstly Brockwell Pak and then each road in turn.

Brockwell Park

2.20 Brockwell Park is of great importance to this part of South London and is considered the grandest of Lambeth's open spaces. Covering 128 acres, it began life as the private park to Brockwell Hall. The spatial character of the park is defined by its ridge which runs north-south with slopes downwards towards the perimeter. To the west and south of this ridge lie extremely well-preserved parts of the park in terms of its natural landscape and setting. Towards the north, the park is less well-preserved with post-war development forming the backdrop to the park and later interventions and structures interrupting the landscape such as the BMX track and lido.

2.21 The Park is bounded to the north by Dulwich Road where it backs onto houses at the western end and has a railing boundary to the east side. The main entrance is the Herne Hill gate which is the historic location of the main entrance of the estate. This was re-aligned to accommodate road widening but care was taken to replicate the historic railing detailing. The railing continues along the eastern boundary which fronts onto Norwood Road. A pedestrian entrance 'Rosendale Gate' aligns with the junction with Rosendale Road. The railings continue along the Norwood Road frontage to the junction with Brockwell Park Gardens and the 'Norwood gate' with its gate lodge. The southern boundary of the park encloses the north side of Brockwell Park Gardens and is marked with a (timber fence?). There is both a vehicular entrance and a pedestrian gate here.

2.22 The western boundary of the park runs roughly parallel with Tulse Hill and encloses private property along that side. There are two gates into the Cressingham Gardens Estate (added in the 1970s), one at Tulse Hill (opened 1939) and one at Arlingford Road. That boundary continues to meet Brixton Water Lane where there is a pedestrian entrance.

2.23 A path within the park runs parallel with its perimeter and connects all the entrances. The main drive from Herne Hill to the mansion and the drive from Norwood Gate to the mansion are the original, historic routes up to the house. A high level path following the ridge of the hill and aligned parallel with Dulwich Road affords excellent views to the north and east as does the descent down the main drive. The views to the south offer an undisturbed view of the park's well-preserved English landscape with the Holy Trinity Church spire as a focal point and landmark.

2.24 The southern, south eastern, eastern and the east end of the northern sides of the park, sloping down towards the perimeter, survive as unaltered historic parkland and provide an English landscape setting for Brockwell Park and public enjoyment. This naturalistic

landscape has lawn and mature trees, is generally absent of structures (Brockwell Hall being the exception) or enclosures. This landscape is exceptionally important in historic terms.

2.25 From the perimeter the ground slopes gently upwards towards twin hills on one of which stands the mansion which stands high on a hill with magnificent far reaching views of central London and locally overlooking Brixton, Herne Hill, Forest Hill, Crystal Palace and Dulwich. It has hardly changed from the view that John Ruskin (1819-1900), the Victorian critic and art theorist, who lived in this area, loved and wrote about.

2.26 To western side of the park the ponds and walled garden / temple are an attractive and informal group. Their situation in a dell mean that they don't have an impact on the character of the wider park. The cascade system between the ponds was part of Sexby's original design.

2.27 To the centre of the park, north of the hall, are the tennis courts and BMX track, whilst important amenities, have been somewhat imposed on the historic landscape. On the lower ground to their north east the former games court cut into the hillside has a similar impact. The nearby Lido with its formal elevation to Dulwich Road, sits low and is thus unobtrusive when viewed from above.

2.28 A few attractive timber shelters dating from the early 20th Century survive along the paths. Whilst some have been rebuilt in a simpler, some-what cruder form than the originals, they are still important to the park's c1900 municipal character.

2.29 When this conservation area was first designated primary focus was the historic landscape of Brockwell Park. In 1999 it was recognised that the development around the perimeter of the landscape and looking onto it was an important aspect of its setting and, often, had merit in its own right. The individual roads in and around the conservation area are described below:

Brailsford Road

2.30 This road forms part of the western boundary of Brockwell Park. The houses (nos. 1 – 77) on its eastern side back onto the park. Whilst they are outside the conservation area their rear elevations are highly visible. Their continuous flush rear elevation and their shared ridgeline present a uniform appearance which benefits the setting of the historic landscape.

Brixton Water Lane

2.31 This road forms part of the north western boundary of Brockwell Park. A row of modest listed houses on its southern side (nos. 56 – 66) back onto the park here. These are within the Brixton Water Lane Conservation Area. The attractive rear elevations of the houses can be appreciated from the park. Mature trees planted on the park side of this boundary provide some screening.

Brockwell Park Gardens

2.32 This road is aligned west – east. Its roadway encloses the southern side of Brockwell Park allowing the houses on its southern side (nos. 6 – 53, consec.) with views into the landscape. These suburban houses here date from the Edwardian period and are in the Vernacular Revival style. Their unified roofscape of plain clay tiled roofs and chimney stacks is a particularly important contributor to views out of the historic landscape.

Cressingham Gardens Estate

2.33 This 1970s estate adjoins the conservation area the south western corner of Brockwell Park and has two gateways into it. This understated brick-built estate was carefully designed in the 1970s to respond to the setting of the park – with the single storey properties nearest the boundary and the building heights stepping up further away.

2.34 As a result of the design the estate is largely invisible in views from within the landscape. The estates main, communal landscaped space adjoins one of the park entrances and is included within the conservation area. However, the houses themselves are not within the conservation area.

Brockwell Gate, Tulse Hill

2.35 This gated private estate was built c2000 abutting the western boundary of the park. It was consciously designed to respond positively to its landscaped setting and presents rows residential blocks (nos. 1 – 11, 12 – 23, 24 – 35 Brockwell Park Row, Dick Sheppard Court and Blades Lodge) in the Regency style to the park near the ponds. The uniform nature of the blocks (including their roof forms and heights) is important when viewed from within the historic landscape.

Dulwich Road

2.36 This historic route forms the northern boundary of the conservation area. At its western end it is lined by two rows of imposing semi-detached houses (nos. 2 – 32 and 34 - 56) from the 1870s. The rows are separated by the former St Jude's Church (see later). Both rows are of uniform appearance, built in stock brick with red brick details, bay windows and front steps. The uniformity this brings is a key aspect of their character both front and rear. Their rear gardens back onto Brockwell Park and their rear elevations are highly visible as a result. The rears of nos. 2 – 32 are flat backed and their roofs hipped - presenting a smart uniform appearance when viewed from the park. The rears of nos. 34 – 56 are similar but have canted bay windows; again uniformity within the group is key in views from the historic landscape.

2.37 The former St Jude's church is an impressive landmark both to Dulwich Road and in views from within Brockwell Park. Its compact plan, Ragstone walls, distinct roofscape and landmark spire make for an attractive composition. It is highly visible from the park and a landmark from within it. Adjoining, and in a plot which encroaches into the park itself, is the former vicarage (no 32e), a modest post-war building which has been substantially remodelled in recent years.

2.38 The remainder of the Dulwich Road frontage is formed by Brockwell Park's northern boundary. Traditional railings, installed with support from the HLF, and mature planting provide an attractive boundary treatment. Brockwell Lido presents a long, elevation here – a low brick form elevated from the street level. A pedestrian gate and steps provide access to the Lido café. Nearby a vehicular gate provides access to the car park adjoining the Lido.

2.39 Immediately outside the conservation area the large / tall buildings on the north side of Dulwich Road (Meath House, Dulwich Road, Park View House, Hurst Street and Herne Hill House, Railton Road) have a significant, dominant presence on the setting of Brockwell Park and severely restrict views out to the city.

2.40 The main entrance to the park – Herne Hill Gate – is situated where Dulwich Road and Norwood Road meet Herne Hill. This is a spacious but busy traffic junction lined with shops on the opposite side of the road and linking the park to Herne Hill Station.

Originally the two park boundaries met at the corner but fairly recent road re-alignments pushed back the boundary here creating an attractive spacious area of triangular paving immediately outside the park entrance. A landmark tree (once within the park) here has important amenity value.

2.41 There was a gate lodge here until the mid 20th Century. The two pairs of iron entrance gates themselves are the original early 20th Century ones re-erected on the new alignment. The railings too were carefully reproduced to match the originals.

Norwood Road

2.42 The alignment of this road follows the old estate boundary of Brockwell and today's park boundary. The park frontage is lined with an attractive sweep of traditional railings with a pedestrian gate is located with the junction of Rosendale Road. The character is of leafy spaciousness in spite of the heaving traffic coming from Croxted Road.

2.43 Within Lambeth all the properties opposite the park frontage are included within the conservation area because of the contribution they make to the setting of the historic landscape. These are largely 19th and 20th Century houses. Whilst their heights range from two to four storeys they do so in neat, uniform groups. The picturesque Swiss Cottage at no. 155 Norwood Road is a notable exception – a picturesque, relatively unaltered cottage orne, it is a pretty reminder of the area's semi-rural past.

2.44 The junction with Brockwell Park Gardens is a spacious and attractive one due to the alignment of the roads. The park entrance here has ornamental gates and is marked by a little gate lodge. The historic water trough within the gates once stood on Rosendale Road.

2.45 One section of the development on Norwood Road facing the park – that between the junctions of Herne Hill and Croxted Road, is within the London Borough of Southwark and thus it was not possible for Lambeth to include it within the conservation area boundary. These are the parade of shops at nos. 11 – 87 Norwood Road. Single storey, they occupy a linear space between Norwood Road and the railway viaduct. Low and unobtrusive they provide a neutral setting to the historic landscape. Their low height is important = making them visually unobtrusive but also, importantly, allowing views of the historic landscape from trains entering Herne Hill railway station. This elevated, kinetic viewpoint allows an excellent appreciation of the England landscape of Brockwell Park.

2.46 The railway bridge spanning Croxted Road (which is dissected by the borough boundary) is particularly noteworthy for its fine ornamental ironwork. The railway bridge spanning Rosendale Road (grade II listed) has a very different character being an elegant elliptical span. It stands just outside the CA boundary but still makes an important contribution to its setting.

Trinity Rise

2.47 Trinity Rise does not immediately adjoin Brockwell Park. Everything but its western end was included within the conservation area in 1999. Tightly terraced Edwardian houses line the northern side of Trinity Rise and more imposing Victorian properties, set in deep, leafy front gardens, line its southern side. Views up it from the east are terminated by the church's broached spire. Holy Trinity Church and the elevated houses on the south side make a dramatic contribution to the setting of the historic landscape. The houses are clearly visible from the crest of the hill at the heart of Brockwell Park, their sharp roof lines are topped with patterned ridge tiles and balls or urns decorate their gable ends to great effect.

Boundary treatments

2.48 The traditional railing design to Brockwell Park is an attractive one with a stone plinth, dog-bars and fancy standards. It was carefully repaired, and replicated with HLF funding in recent years and is painted dark green. The boundary between the park and private properties varies from place to place but is generally unobtrusive and well maintained. Within the part historic, delicate hoop-topped railings can still be found in places. Where they are original they contribute to the special architectural and historic interest of the landscape and conservation area.

2.49 Boundary treatments to the street frontages of residential properties are generally understated and of relatively low height (up to 1.1m). There are very few examples where boundaries exceed this and where they do it is often to ill effect on the street scene.

2.50 Being a semi-rural, suburban location, in the early 19th Century timber boundary treatments would have been common. None of these survive today. The Victorian terraced housing to Norwood Road had simple, traditional railings when first built. These tended to be in cast iron to 1.1m in height with a pivoting gate – of a unified design for the group of properties they serve. They were all removed for the war-effort during the Second World War and their piecemeal replacements have not been successful.

2.51 The grand Victorian housing to Dulwich Road and Trinity Rise originally had brick boundary walls with brick piers. Many of these survive – presenting a sturdy and unified boundary to the street. Unfortunately, where these have been replaced the effect has been adverse. The Edwardian housing to Brockwell Park Gardens and Trinity Rise had modest, vertically sheeted timber fences on dwarf walls. These have an understated suburban character and many of these still survive.

2.52 The former St Jude's Church, Dulwich Road retains its historic stone boundary wall and gate piers. Holy Trinity Church, Trinity Rise has an understated modern dwarf wall.

Public Realm

2.53 The spacious public space at the Herne Hill Gate provides an attractive setting at the main entrance to the park. Generally pavements, surfaces and street furniture are modern and unobtrusive. Of particular note within the park are the ornamental Victorian stench pipe beside the Rosendale Gate and the large granite water trough beside the Norwood Lodge, both within Brockwell Park.

2.54 The Edwardian timber shelters within the park are also attractive features. The grade II listed Tritton Clock which was presented in 1897 by Charles Ernest Tritton, MP for Norwood.

Public Art

2.55 The surviving buildings of the Model village (made by Edgar Wilson and donated by him to in 1947) can be found at entrance to walled garden. Only two remain and these are of value. The more intact surviving model village by Mr Wilson in Vauxhall Park is on the Local heritage List. A large street-art mural on the gable of no. 240 (Pizza Hotline) Railton

Road provides a striking landmark on the edge of the conservation area and is very visible from within the historic landscape.

Activity and Uses

2.56 The park is large and is of great amenity value for local residents. A combination of its undulating nature and the proximity or otherwise to busy roads lends a different character to the various parts. The Herne Hill entrance and the main drive are the busiest location and the nearest to Herne Hill centre. The flat land to the east of the Herne Hill Gate here often hosts funfairs and events. However, areas to the south and west retain a semi-rural landscape character of great landscape and amenity quality.

2.57 Uses within the park support its amenity value – a model railway for children runs on permanent tracks parallel with Dulwich Road, the lido provides an outdoor pool, gym and café, Brockwell Hall has a café, there is a playground, tennis courts, games pitches, a BMX track, and community greenhouses.

2.58 Beyond the park the character of the conservation area is largely residential although the parade of shops on Norwood Road (within London Borough of Southwark) lend bustle to the setting along the northern boundary of the conservation area.

Gardens

2.59 The residential properties largely all sit in conventional plots with a modest front garden and a larger rear garden. Front gardens provide an important landscaped setting to the houses which enhance the street scene. Their boundaries also define the private property from the public realm. Front gardens are thus very important to the character and appearance of the conservation area and to visual amenity generally.

2.60 Unfortunately in some locations along Dulwich Road, Norwood Road and Trinity Rise front garden boundaries have been removed and parking areas creating. This results in the loss of boundary treatments (see 2.47 – 2.51), loss of soft landscaping, the visual dominance of parked vehicles and often the loss of an on-street parking space. Harm to visual amenity results.

2.61 Private rear gardens are also characteristic of the conservation area. Collectively they provide swathes of open space and soft landscaping which are important to the character of the area. They are also of great amenity value to residents.

Noteworthy Views

2.62 Brockwell Park's elevated character provides for excellent views across hilly south London and beyond towards the city. In this regard views north and east are particularly important. The placement of Brockwell Hall at the top of a hill reflects the original design intent for the occupier's enjoyment of these views. Similarly the L.C.C. recognised the importance of views when it converted the historic landscape into a public park. Views are thus a key part of the character and appearance of the conservation area.

Local Plan Views

2.63 The Lambeth Local Plan (2015) contains the following from within the conservation area:

- Panorama (i)
Views NNW from Brockwell Park of Brixton landmarks (Lambeth Town Hall's tower and St Matthew's Church tower) and views N and NE to the city.

More information on these views can be found in the Lambeth Local Views Study, 2014.

2.64 Other important views include:

- View north down the historic main drive –the single storey parade of shops and the railway viaduct on the north side of Norwood Road (in Southwark) allows views across the rooftops and tree tops of South London.
- Views of the former St Jude's Church, Dulwich Road from both within Brockwell Park and along Dulwich Road.
- Views of Holy Trinity Church, Trinity Rise from Trinity Rise and from within Brockwell Park.
- Elevated, kinetic views into Brockwell Park from trains passing on the railway viaduct.
- Views within the park of the landscape itself and the trees and historic buildings within the landscape.
- Views into Brockwell Park from around its perimeter from public vantage points.

2.65 Meath House on Dulwich Road, Park View House on Hurst Street and Herne Hill House on Railton Road are large / tall, post-war buildings on the north side of Dulwich Road. These have an overly dominant presence on the setting of Brockwell Park and severely restrict views to the city beyond.

3. Architecture

3.1 The architectural styles of the conservation area reflect the changing character of the locality over time and are exceptionally important to the character and appearance of the conservation area.

Early 19th Century (1800-1850s)

3.2 The earliest buildings in the conservation area date from the first decades of the 19th Century. At that time they were middle class suburban villas being built in a still rural area.

3.3 The best example is Brockwell Hall which is a small but beautifully detailed classical villa on an elevated site within Brockwell Park allowing excellent views to the north and east. Compact, refined. Modest alterations in the later 19th Century including the ironwork and balcony on the south side. Unusual but not unique arrangement of house, yard and stable grouped tightly together. East facing conservatory, south facing terrace, north entrance, stables to west. Adjoining stables symmetrical with two storey central part and lower side wings. Simple timber of the colonnades on the yard side particularly attractive.

3.4 The Grecian Revival style no 119 Norwood Road (Grade II listed) is one of the few surviving local examples of a more modest Regency villas. This building type was once common in the locality and is now quite rare.

3.5 The Temple in Brockwell Park was built as a folly in the landscape. It is of similar date to the house, modest brick structure with hipped roof forming one side of the walled garden. However, externally it presents a diminutive Classical temple with portico façade. Octagonal timber columns like those on the stables.

3.6 Nos. 43 and 45 Trinity Rise are typical survivors from the 1850s. An imposing semi-detached pair, three storeys over a semi-basement. The right hand house (no. 45) exhibits the original architectural character. That to the left (no 43) was 'pimped' soon after construction with the application to the façade of elaborate stucco detailing and a grander porch. The Swiss Cottage at no. 155 Norwood is a charming example of a relatively rare type of suburban house in Lambeth. Often mistaken as a gate lodge, it is a purpose-built house in the picturesque Gothic style and exhibits many charming features.

Mid 19th Century (1860s)

3.7 The arrival of the railways in the 1860s brought intensification and an initial burst of urbanisation around Herne Hill Railway Station (Railton Road and Dulwich Road) and along Norwood Road. The first wave was speculative development and fairly modest in scale. They are typically terraced type properties with brick facades, London roofs or hipped slate roofs. Their varied groups reflect their speculative nature. The architecture is applied to the façade – classical stucco cornices and architraves or simple Venetian Gothic details in cast stone and brick. Being relatively low, modest in character and with repetitive façade treatments, even where altered they are important for the townscape contribution they make to the setting of the historic landscape.

(1870s and 1880s)

3.8 As the 19th Century progressed there was a move away from Classical inspired architecture towards the Gothic and then the Queen Anne and Arts and Crafts. This was a gradual evolution which is clearly illustrated in this conservation area.

3.9 The properties at 2 – 32 and 34 – 56 Dulwich Road are large and were developed for a more affluent market. Whilst they are of a 'standard', Georgian-style plan they have been

given what was at that time quite a modern treatment both front and rear. Nos. 2 – 32 have smart Venetian Gothic detailing in red brick and cast stone whilst nos. 34 – 56 have attractive Queen Anne Style detailing in rubbed red brick. The Venetian style used at nos. 2 – 32 is particularly noteworthy because the man considered responsible for the introduction of that style to Britain, John Ruskin, lived locally at Herne Hill. A commemorative post in the garden of no. 28 Herne Hill (outside this CA) marks the location of his home.

3.10 Most of the historic houses on the south side of Trinity Rise are typical speculative style detached houses – competent but unremarkable. However, nos. 9, 11, 13, and 15 Trinity Rise are of demonstrably higher architectural quality than most of their Gothic neighbours. Large detached residences displaying characteristic Queen Anne / Arts and Crafts. Built in red brick or yellow stock with red brick detailing and picturesque, informal, massing. They incorporate hanging tiles, moulded bricks, terracotta and fancy joinery. As a group they are very good examples of this period of architecture where individuality and craftsmanship were prized.

3.11 The modest Edwardian terrace houses to Brockwell Park Gardens and on the north side of Trinity Rise have important group value – uniform heights, shared repetitive detailing etc. make for an attractive homogenous grouping. Their detailing is inspired by the Arts and Crafts and Queen Anne styles of previous decades which has been tamed for the speculative market. Even where they have lost their historic detailing their over-all group unity is important – especially at Brockwell Park Gardens where the houses (especially their roofs) form the backdrop to Brockwell Park.

Brockwell Park Structures (1890s – 1910s)

3.12 Many of the original features erected for Brockwell Park have been lost – rustic fences, band stand and gate lodge etc. However, there are some noteworthy survivors.

3.13 The Tritton Clock, 1897, is an ornate cast iron located near Brockwell Hall. It is similar, but not identical to one at Victoria Station.

3.14 The gentlemen's lavatories adjoining the stable yard at Brockwell house have urinals open to the sky behind a screen wall and are a rare survivor from this original period.

3.15 The Edwardian, timber shelters are typical of the LCC shelters of this period, are well built and attractive in their own right and important contributors to the character and appearance of the public park.

Inter War and Post War (1920s – 1960s)

3.16 Brockwell Lido is the most noteworthy building from this period. It is in red brick with an understated modern appearance. Its symmetrical façade to Dulwich Road is an attractive one albeit marred by the security bars to the windows. None of the

Building Materials and Details

3.17 The majority of buildings within the conservation area are constructed of traditional materials which are key to the character of the areas:

Walls

3.18 London stock bricks are the predominant walling material. There is a variety of colour and tones in yellow and brown and of different quality; better quality bricks typically being used for face work on elevations and gauged work. Red brick can also be found on buildings of the late 19th and early 20th centuries, for façade walling and decorative trim. This includes rubbed red bricks which have been cut and carved to form decorative panels. Over time the bricks have developed a subtle, muted patina which unifies the buildings. Pointing generally appears traditional, understated, and recessed from the brick face, allowing the brickwork to be appreciated. There are some good examples of gauged brickwork, with very small joints and a precise finish. On Norwood Road some of the façades of brick houses have been, painted, over-rendered or stone clad which has disrupted the uniform character of their groups to ill effect.

3.19 Stucco render is generally limited to decoration on early to mid 19th Century brick buildings – cornices and architraves. Stucco was intended to resemble stone and was originally tinted buff to reinforce this. The buff coloured stucco would have harmonised well with the façade brickwork. Stucco stained badly in London's polluted environment and was often over-painted cream or white. This makes it contrast with the brickwork which was never the design intent of the builders / architects. Where painting is required matt buff stone tones are closest to the original finish and encouraged for that reason.

3.20 Dry dash finishes can be found on some of the Edwardian housing, like stucco it was originally natural sand coloured but was over-painted when it got stained. Today's white painted harling contrasted with the façade brickwork was never the original design intent.

3.21 Natural stone detailing is generally only found on high-end buildings; although it is commonly used for steps and window cills. Brockwell Hall has fine, excellent quality Portland stone detailing. Cast stone detailing within the conservation area– window lintels, door cases and columns - typically dates from the 1860s and 1870s and is in the Venetian Gothic style. It is naturally a sandstone colour but has often been painted white. Painting the original finish is discouraged. Where repainting is required matt buff stone tones are closest to the original finish and encouraged for that reason.

Windows

3.22 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. 19th century buildings tend to have 2/2 or 1/1 sashes. Traditional flush casement windows, often with arched heads and decorative glazing bars can be found on the late 19th Century and early 20th Century housing. Often leaded stained glass can be found in combination.

3.23 Some houses have had modern replacement window units – these lack the fine, authentic detailing and proportions of the originals and often have a blank appearance due to double glazing, which is detrimental to the historic character and appearance of the area.

3.24 Generally the windows are appropriate to the style of the property in which they are built. For example Brockwell Lido has steel windows in the stream-lined style of the interwar period.

Front Doors and Porches

3.25 Generally, the age and status of the property dictates the style and detailing of the door, with proportions and decorations reflecting the favoured style at the time of construction. Part-glazed, panelled front doors are common, so too are glazed transom lights (sometimes in stained and leaded glass). The grander houses on Dulwich Road have imposing entrances befitting their status. Unfortunately some properties have had their doors replaced with inferior modern versions, made of unsuitable materials and of incongruous design. These do a disservice to the building and harm the appearance.

3.26 A variety of porches can be found in the conservation area – reflecting the tastes and prevailing styles of the period of construction. Some of the earliest properties have grand classical porches with columns. Simple, slightly recessed porches are common in the speculative 19th Century housing. The Edwardian houses often have timber porches with decorative joinery detailing.

Roofs

3.27 Roofs in the conservation area are a mixture of typical local types - hipped, pitched, and London roofs. In many instances roofs are intact and unaltered. Natural Welsh slate is the predominant material for 19th century buildings and plain clay tile is used for the Edwardian houses. Terracotta ridge are common – with decorative types and finials on the Edwardian houses. Inferior modern roofing materials (concrete and artificial slate) have taken their toll in places). The Edwardian houses often have front gables and fire-break party walls. However, front dormer windows and roof lights are not an historic feature of the conservation area.

3.28 Chimneys and clay chimney pots, even when redundant, are an important and characteristic part of the roofscape; the large chimney stacks of the China Walk Estate and their symmetrical placement can be particularly impressive. Most pre-war buildings have chimneystacks, which add interest and rhythm to the roofscape. They are typically in brickwork and have traditional copings and terracotta pots.

Rainwater Goods

3.29 Properties with London roofs don't have front gutters. On pitched roofs the rainwater gutters and down pipes were originally in cast iron and many original examples still survive. Down pipes that have been replaced with modern plastic components invariably look crude and inferior on historic properties.

Rear Elevations

3.30 The terraced properties exhibit traditional closets and returns which repeat along terraces or groups. These can be glimpsed from different public vantage points as well as within gardens of properties and sometimes from passing trains. The consistency of their design and the rhythms produced by alternating voids and solids and fenestration patterns make a positive contribution to the character of the conservation area.

Basements

3.31 Full basements with deep basement areas are not a feature of the conservation area. Some of the early – mid 19th Century houses have semi-basements. By the mid-late 19th Century basements were out of fashion and are generally not found on those properties.

Meter Boxes, Plant & Equipment

3.32 Historically these features were rarely visible. There are instances of boiler flues, extractor vents, security alarm boxes, satellite dishes and other plant having been installed

on prominent elevations, typically to detrimental effect.

Shop fronts

3.33 There are no shop fronts within the conservation area. However, there are prominent examples adjoining and overlooking it. Shops on Dulwich Road properties date from the mid 19th C and are an extension of the retail frontage on Railton Road around Herne Hill Station. These properties have lost their historic joinery but generally retain fragments of historic shop front detailing – pilasters, cornices etc. On Norwood Road there is a prominent Edwardian shopping parade (nos 11- 87) with a unified appearance of brick pilasters and parapets. However, no historic shop fronts survive and the varied fascia sizes disrupt the uniformity.

Pub Fronts

3.34 There are no shop fronts within the conservation area. However, there are prominent examples adjoining and overlooking it. Both the Florence PH and the Prince Regent PH, Dulwich Road are attractive locally listed examples overlooking the Conservation Area. The latter is within the Poets Corner Conservation Area.

Signage and Advertisements

3.35 There is very little commercial development within the conservation area and as a result signage and advertisements are not characteristic. Parks signage within Brockwell Park is generally well considered and understated. Brockwell Lido Café has letters directly applied to the brickwork.

3.36 Some of the retail premises at nos. 11 – 87 Norwood Road have large and visually dominant fascias which are visible within the designed landscape.

Garages

3.37 The majority of the domestic properties don't have sufficient garden space for garages and or pre-date the period when garages were required. The larger houses on Trinity Rise have front gardens large enough to accommodate detached garages. However, the erection of such structures would be at odds with the prevailing open character of the gardens in the conservation area.

Refuse Storage

3.38 Historically dust bins were stored at the rear of properties and brought out by dustmen when required. The advent of wheelie bins has necessitated, in terraced properties especially, the storage of bins in front gardens. Similarly, in larger blocks commercial bins are kept on forecourts and front gardens. In places, where this is not carefully managed the impact is adverse – with numerous bins on prominent display. Dedicated storage locations, with simple screening enclosures (planting or brickwork) offer the best solution for this conservation area.

Designated Heritage Assets

3.39 There are no scheduled ancient monuments in the conservation area. Brockwell Park is a Registered Landscape and the conservation area itself is a designated heritage asset.

Statutory List

3.40 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. This is particularly important in relation to Brockwell Park. Listed Building Consent is required for any works that might affect the special interest of the listed building. At the time of writing the following buildings in the conservation area are included on the statutory list.

| Property name / number | Road | Grade | Year Listed |
|-------------------------------|----------------|--------------|--------------------|
| Brockwell Lido | Brockwell Park | II | 2003 |
| 119 Norwood Road | Norwood Road | II | 1986 |
| 121 Norwood Road | Norwood Road | II | 1986 |
| Holy Trinity Church | Trinity Rise | II | 1983 |
| Brockwell Hall Stables | Brockwell Pak | II | 1981 |
| Brockwell Hall | Brockwell Park | II* | 1975 |
| Walled garden and Temple | Brockwell Park | II | 1975 |

3.41 The Norwood Lodge, Brockwell Park, the park railings, shelters and any other pre-1948 structures are considered to be listed by virtue of their curtilage relationship with Brockwell Hall.

Non Designated Heritage Assets

Local Heritage List

3.42 The Council maintains a list of archaeological priority areas, designed spaces and buildings of local architectural or historic interest which are worthy of conservation. Local heritage listing brings with it no additional planning controls but is a material consideration when planning applications are considered. Assets on the local Heritage List should be treated as non-designated heritage assets.

3.43 The selection criteria for additions to the local heritage list is:

A Architecture / Design:

The architectural style, decoration and detailing, materials, craftsmanship and plan form may give it special interest if these features are of particular note - above the ordinary in their design and execution, and reasonably intact. This criterion can include the best works of architects who were active locally. In some cases altered assets may still be worthy of inclusion, especially if by an architect of importance.

B History:

Buildings, spaces and structures that reflect the diverse aspects of the social, economic, and physical development of Lambeth may be of interest. If the building type is reasonably common – houses, pubs, churches - only the best examples will be added to the list.

C Close Historical Association:

Connections with people or events that are acknowledged as of being of borough wide / national importance may make some buildings worthy of inclusion. Building materials of clear local interest (such as Doulton's architectural ceramics) may be considered in this category.

D Townscape:

Some buildings, spaces and structures contribute to the richness of our street scene, individually or in groups they may contribute greatly to the quality of local townscape or landscape. Similarly, they may contribute positively to the setting or group value of statutory listed buildings.

E Age and Rarity:

The older a building, space or structure is and/or the fewer the surviving examples of its type the more historically important it is.

3.44 The following assets are currently on the local heritage list:

| Property name / number | Road | Description | Date listed |
|-------------------------------|----------------|--|--------------------|
| Water Trough, at Norwood gate | Brockwell Park | Metropolitan Drinking trough in granite. | 26.03.2012 |
| Railway Bridge | Croxted Road | Retained cast iron framework on either side of modern railway bridge crossing at the north end of Croxted Road. The Dulwich Estate insisted that all railway bridges crossing its land were of high design quality and it is understood that Sir Charles Barry was brought in as their consulting architect. This ornate example is one of the few surviving examples and was refurbished c1980 when the bridge itself was replaced. The northern part of the bridge is in Southwark | 26.03.2012 |

3.45 The following buildings are proposed for inclusion on the local heritage list:

| Property name / number | Road | Description | Listing Criteria |
|-------------------------------|--------------|--|-------------------------|
| Former St Jude's Church | Dulwich Road | An impressive landmark church of 1869, compact plan, Ragstone walls, | A, B, D |

| | | | |
|---|--------------------------------|---|-----------------|
| | | Gothic Revival style, distinct roofscape and landmark spire make for an attractive composition. Matching boundary treatment to Dulwich Road. | |
| No. 155 | Norwood Road | Picturesque half-timbered cottage with leaded casements and decorative timberwork. Dates from the 1850s. | A, B, D |
| Model village outside walled garden, | Brockwell Park | Miniature cast concrete houses dating from the 1940s – a gift from Edgar Wilson. Other examples can be found in Vauxhall Park. | A, B, E |
| Stench pipe beside Rosendale Gate 43 & 45 | Brockwell Park Trinity Rise | Tall, ornamental 19 th Century stench pipe. An imposing semi-detached pair, three storeys over a semi-basement. No. 45 (right) exhibits the original architectural façade treatment in stucco. No 43 (left) was remodelled soon after construction with the application to the façade of elaborate stucco detailing and a grander porch. | A, B A, B, D |

Building Contribution

3.46 Buildings that make a positive contribution are considered worthy of retention even if they may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will generally be resisted. Buildings and structures deemed to make a positive contribution are detailed in Appendix 1.

3.47 The council will normally consider the removal and sympathetic replacement of those buildings that make a neutral contribution. These are identified in Appendix 1. No buildings are considered to make a negative contribution.

Capacity for Change

3.48 There is little scope for noticeable change within Brockwell Park given its protected landscape status. Opportunities do exist for further enhancement within the park especially with regards the enhancement of facilities and their associated structures. A viable long-term use is also required for Brockwell Hall.

3.49 The conservation area beyond the boundary of Brockwell Park was largely included because of its townscape value in relation to the approaches to the park and its setting. Here too the capacity for change is limited because the vast majority of buildings make a positive contribution to the character or appearance of the area.

3.50 One of the greatest risks to the setting of the conservation area comes from potential larger-scale development around its perimeter because the current low-rise character contributes much to the suburban character of the locality and allows excellent distant views.

Conservation Area Boundary

3.51 As part of this character appraisal the boundary of the conservation area has been revisited. There are three locations where additions to the conservation area are recommended:

Dulwich Road

3.52 Inclusion of the commercial premises and locally listed pub (The Florence) facing into Brockwell Park is proposed because they have townscape value:

- No 70 – 74 Dulwich Road. Detached property, three storeys in brick. Symmetrical façade. Former shop fronts at ground floor now infilled. Façade has inter-war character with steel windows and stepped parapet. Includes single storey stop addition to west flank. At present this building sits between the Brixton Water Lane Conservation Area and the Brockwell Park Conservation Area but is within neither. Townscape value. See 'A' on proposed CA boundary map.

For the following Dulwich Road properties see 'B' on the proposed CA boundary map

- 101 – 115 Dulwich Road – Three storey row of mid 19th C premises with single storey shop front projections. Stock brick, hipped roofs, chimneys, front parapet, stucco details to façade. Fragments of historic shop fronts and 2/2 timber sash windows remain.
- 117 – 129 Dulwich Road - Three storey row of mid 19th C premises. Stock brick, pitched roofs, chimneys, front parapet, stucco details to façade. Fragments of historic shop fronts. Canted corner to no. 117 which is now rendered. Much stucco lost / damaged. No. 119 painted.
- 131- 133 Dulwich Road – The Florence PH - Imposing mid 19th Century public house premises occupying two premises. In stock brick with tiled pub frontage and stucco decoration to upper floors. Timber sash windows; those to upper floor windows have pediments.
- 135 Dulwich Road – Modern brick apartment block with ground floor shops. Stock brick with render details to façade at ground floor. 2/2 sash windows with arched heads. Pitched slate roof.
- 137 – 139 Dulwich Road – Two three storey houses over semi-basements. Render to lower and upper ground floor, stock brick above. Bay windows. Parapet. No 137 has 1/1 sashes and bay is altered. No 139 has original bay and modern windows. London roofs. Parapet and cornice. Mid 19th C.
- Nos 141 – 147 – Three storey commercial premises with tall shop fronts. Probably originally houses like nos. 137-9. London roofs. Parapet and cornice. Mid 19th C. Rears highly visible from Railton Road.
- 149 – 153 Dulwich Road – Three storey 19th blocks with parapets. London roofs (no 153 now flat). Brick built but facades painted / rendered. No surviving sash windows. No cornice. Rears highly visible from Railton Road.

Norwood Road

3.53 At the SE corner of the conservation area the boundary runs down the centre line of a pair of semi-detached houses on Norwood Road. No. 247 is within the conservation area and no. 249 is not. It is proposed to include no. 249 to regularise this anomaly. See 'D' on proposed CA boundary map.

3.54 At Croxted Road it is proposed to include the Lambeth half of the decorative iron railway bridge and associated decorative brickwork retaining wall to the embankment. It was designed by local architect Sir Charles Barry who was acting architect to the College. Whilst the bridge structure was rebuilt in 1970s the now independent of the decorative ironwork remains. See 'C' on proposed CA boundary map.

3.55 It is proposed to make representations to Southwark Council asking for consideration to be given to making a small conservation area of properties immediately adjoining Brockwell Park Conservation. The Southwark properties are:

- Nos. 11 – 87 Norwood Road – lock-up shops erected in front of the railway viaduct in the mid 1920s. Includes one two storey property.
- Railways Bridge (southern part), Herne Hill and viaduct running south to Croxted Road railway bridge. NB the northern half of this bridge is in Lambeth. Metal bridge spanning the roadway at a prominent junction.
- Railway Bridge (northern part), Croxted Road. NB only the southern half of this bridge is actually in Lambeth and locally listed. The northern half of the bridge is in Southwark. When the railway was being constructed the Alleyn's College trustees (who managed the Dulwich College Estate) insisted on an ornamental iron bridge with brick piers.

1. Railton Road

3.56 Railton Road is a long road linking Herne Hill to Brixton. At its Herne Hill end it has a zigzag alignment which makes for a rich townscape experience around Herne Hill Station. Indeed the alignment creates a public open space onto which the station grade II listed serves is a focal point. Views up and down Railton Road are contained by the arrangement of buildings along the irregular road alignment. This creates a very distinctive place of rich townscape value. In recent years public realm improvements have made significant enhancements. It is a local shopping centre and hosts a regular weekend market. See 'B' on proposed CA boundary map. The properties are:

North Side (odds):

- No. 289 Railton Road (Herne Hill Books) – Three storey corner building in stock brick with red brick banding. Stucco trimmed shop front occupies part of ground floor with entrance in canted eastern end. 1/1 sash windows with arched heads and keystones. Brick cornice. London roof. Townscape value. An old metal sign reading 'CIGARS' at first floor.
- Nos. 291 Railton Road (Myla and Davis) and 293/5 Railton Road (Llewelyn's Restaurant) – Three units facing eastward onto the station forecourt and stepping upward to the north. Three storeys in stock brick with stucco cornice. Decorative stucco detailing and historic joinery to ground floor shop fronts. Upper floor windows (some 1/1 sashes survive) have rendered heads. Townscape value.
- No. 297 Railton Road (The Flower Lady) – modest single storey structure containing two modest shop units. Shop fronts have late Victorian / Edwardian joinery detailing. Townscape value

- Herne Hill Railway Station – grade II listed brick structure with tower and canopy. Has a landmark quality as the focal point within the townscape. Includes no. 299 Railton Road.
- Nos 301 – 311 Railton Road– Two storey post-war shops. Of no townscape interest.
- Nos. 313 & 315 Railton Road – Two three storey properties with red brick facades. Modern ground floor shop fronts, original window openings to first floor. London roofs. Townscape value.
- Nos. 217, 319 & 321 Railton Road – Row of two storey retail premises. Modern ground floor shop fronts. Stock brick upper floors, each unit has three window openings. London roofs.
- 323 & 325 Railton Road – Three storey retail premises. Modern ground floor shop fronts. Brick upper floors. 2/2 sash windows (those to second floor have arched heads). Turns the corner onto Herne Hill. Townscape value.
- Railway viaduct serving Herne Hill Station up to Herne Hill Road

South Side (evens):

- 200a, b, c and d Railton Road – late 19 C corner premises with mansard roof. Ornamental gable, moulded eaves and rendered walls. Roller shuttered lower floors. Townscape quality - announces the retail area when approached from the south.
- 200 & 202 Railton Road – pair of mid 19 C houses, three storeys over semi-basement. Rendered lower floors with fancy detailing to ground floor, brick upper floors with bracket eaves. Sash windows, pitched roof. Townscape quality.
- 204 Railton Road – unusual property on the corner with the alleyway leading to Dulwich Road. Three storey canted façade, render elevation with bracket eaves. Sash windows and French doors. Townscape quality.
- 206 – 208 Railton Road – Pair of mid 19th C three storey properties. Ground floor rendered. Both have stock brick walls and stucco cornice. No. 208 (Mobile Repair 4 U) retains original upper floor window openings and a basic shop front. No. 206 has modern window openings and shop front has been infilled.
- No. 210 - 212 Railton Road (The Commercial PH). Purpose-built interwar pub. Red brick, Neo-Georgian, façade is convex (following bend in the road). 6/6 sash windows. Historic pub front survives.
- Nos 214 – 220 Railton Road – Row of two storey mid 19th C properties with shop fronts and traditional mansard roofs. Brick facades (come painted). Stock brick with 2/2 sash windows. Slated mansards each have a single front dormer. Shop fronts have polished granite pilasters and fancy capitals (c1900).
- Nos 222 – 228 Railton Road - Three storey mid 19th C premises with shop fronts. Stock brick, parapet, London roof. No 222 remodelled in early 20th C. No historic 2/2 sash windows survive.
- Nos. 230 – 234 Railton Road – Single storey parade of shops with rendered facades.
- Nos 236 – 240 Railton Road – Three storey mid 19th C premises in stock brick with ground floor shop fronts. Front parapets and London roofs. All have modern windows. No. 236 has stucco cornice and traditional shop front and a curved corner. No. 240 has a canted corner and presents its flank to Dulwich Road. Large street art mural here.

Appraisal Conclusion

3.57 With the exceptionally important historic landscape, and many fine buildings both within and around it, the Brockwell Park Conservation Area is deserving of its designation. It warrants every effort being made to preserve its character and appearance.

Positive Contributors

N. B. Statutory listed buildings are automatically considered positive contributors and not described here.

Brockwell Park

Timber shelters - Edwardian public park structures, timber framed. Some more original and intact than others.

Stench pipe near gate at Rosendale Gate

Brockwell Park Gardens

Nos. 1 – 5 (consec.) Brockwell Park Gardens - Two storey Edwardian terraced houses. Red brick facades, two storey bay windows with gables, plain clay tiled roofs. Adjoining Brockwell Park.

Nos 6 – 53 (consec.) Brockwell Park Gardens – Two storey Edwardian terraced and semi-detached houses. Red brick facades, two storey bay windows with gables, plain clay tiled roofs. Overlooking Brockwell Park, the uniformity of form and materials and the repetitive detailing of these properties make an important contribution to its setting of the park.

Dulwich Road

Nos. 2- 32– Imposing row of late 19th C semi-detached houses, three storeys over semi-basement. Polychrome brick rounded arches over the doorways and at second floor windows. Canted bay windows. The windows and doorways are decorated with Venetian Gothic details. Repetitive forms to front and rear are key to the group value. Rear elevations are highly visible from Brockwell Park. This detailing is very similar to that found directly opposite in Spenser Road, indicating perhaps the same developer.

Former St Jude's Church, - An impressive landmark church of 1869, compact plan, Ragstone walls, distinct roofscape and landmark spire make for an attractive composition. Matching boundary treatment to Dulwich Road.

Nos. 34 – 56 - Imposing row of late 19th C semi-detached houses, three storeys over semi-basement. Similar in bulk and mass to nos 2 – 32. Decorative details in the Queen Anne style. Sunflowers and urns in moulded red brick decorate the facades and above the front doors are very attractive door surrounds. The back view of these houses is imposing as they skirt the edge of the park.

Norwood Road

Nos. 4 – 16 - early 20th C shopping parade. Three storeys with London roofs and swept parapets. Rusticated quoins and ball finials between each property add Architectural richness. No historic shop fronts survive. All historic 6/6 sash windows have been removed to ill effect.

Nos. 89 – (former Fisher Bookbinding Co. Ltd) a two storey neo-Georgian frontage of 1922 with a Kingfisher plaque on facade. Casement windows and cast stone detailing. Modern penthouse addition.

Nos. 93-101 are a group of five houses built in circa. 1930 with harled walls, casement windows and pitched roofs. Some unsympathetic alterations have diluted their traditional character.

Nos. 105 – 117 - originally known as 1- 7 Brockwell Villas. An attractive row of Queen Anne style houses dating from 1897. Stock brick walls with red brick and terracotta dressings. Each house is carefully composed with front gable, bay window and large 6/1 sash windows. Plain clay tiled roofs. Nos 105 – 115 were sensitively converted into flats by Lambeth Council in 1975. No. 117 is a GP surgery.

Nos. 123 – 153 – Three storey terrace of houses with London roofs. Dating form mid 19th Century and with Venetian Revival style detailing in red brick and cast stone around the windows and doors. Most have canted bay windows. 2/2 timber sash windows (many unsympathetically replaced). Untidy boundary treatments.

Swiss Cottage, 155 Norwood road – picturesque cottage orne from the 1850s set back in its block and enclosed on either side by blank flank elevations of its neighbours. Half timbering, leaded casement windows, decorative bargeboards. Excessively tall boundary treatment presents an oppressive frontage to Norwood Road.

Nos. 157 – 167 – terrace of two storey mid 19th C houses with London roofs. Nos.161 and 163 are unaltered with stock brick facades canted bays and fancy brick detailing. Neighbouring properties have been rendered and stone clad – disrupting the elevation unity of the group.

No 169 – 175 – terrace of three storey mid 19th C houses. Originally brick they have all now largely been rendered and painted. London roofs, two storey canted bays and 1/1 sash windows. Stucco detailing

Nos. 177 – 179 – modest semi-detached cottages. Stock brick walls with red brick dressings. Hipped slate roof. Sash windows. No. 177 has, unfortunately been rendered and pained – imbalancing the otherwise symmetrical composition.

Nos. 181 – 195 – terrace of three storey mid 19th C houses. London roofs, stock brick walls, two storey canted bays. Stucco detailing. Nos 181 – 185 are of slightly reduced scale when compared to the others.

Nos. 197 – 223 – long terrace of stock brick houses with pitched roofs stepping up as the ground rises to the south. Two storey bay windows and sash windows. Deep front gardens.

Nos. 225 – two storey rend brick houses with canted bays. The ground is rising here and the house sits elevated above Norwood Road.

Nos. 227 – 247 – pairs of red brick semi-detached houses with pitched roofs, canted bays and sash windows. Some have been painted to ill effect – it disrupts their group unity.

Trinity Rise

Nos. 1 – 7 – four identical detached Victorian villas set in deep front gardens. Brick with cast stone details, pitched slate roofs, gables, sash windows, canted bays. Use of different brick

types gives variation to an otherwise mature group. Some have been painted and had their windows replaced – to ill effect. Front gardens dominated by car parking.

No. 9 – Impressive red brick Queen Anne style house with decorative brick detailing, large front gable and multi-paned sliding sashes.

No. 11 – Queen Anne style house in gault brick with clay tile hanging, multi-paned sashes and a canopy porch.

Nos. 13–Queen Anne style detached house. Stock brick with red brick and terracotta detailing. Impressive doorcase, 4/1 timber sashes.

Nos. 15 – Queen Anne style detached houses. Stock brick with red brick detailing, 6/1 timber sashes, canopy porch.

No. 17 – Imposing Gothic revival style house in stock brick. Two and half storeys over semi basement. with steeply pitched roof, attractive massing, sash windows and cast stone detailing. Massing particularly good – bay window rising into feature roof. Attractive, open timber porch.

No. 19 – Detached, Gothic Revival style house in stock brick with red brick dressings. Plain clay tiled roof, casement windows.

Nos 21 - 23 - pair of mid 19th C pair of austere, Venetian Gothic revival style houses dating from 1880. Gault brick, each with a single front gable. Red brick relieving arches over the openings and cast stone detailing including transom and mullion feature windows. Finials to front gables. Attractive timber porches to flanks

Nos. 25 – 27 - pair of mid 19th C pair of Gothic revival style houses. In stock brick with red brick relieving arches over the openings and cast stone detailing including transom and mullion feature windows. Finials to front gables. Attractive timber porches to flanks (gone to no. 25). Surviving gate piers and walling.

No. 29 - Mid 19th C, detached house. Tall, three storey over exposed semi-basement with pitched slate roof. Cast stone detailing to façade. Canted bay window. Venetian Gothic style. Deep front garden dominated by parking.

No. 33 – surviving left part of a semi-detached pair. Mid 19th C. Three storeys over exposed semi-basement with pitched roof and bulky modern dormers. Cast stone detailing to large canted bay. Venetian Gothic style. Deep front garden dominated by parking.

Nos. 43 and 45 are a pair of mid 19th Century semi-detached houses. This imposing pair stands well back from the road behind mature trees with a front driveway. Stock brick with central doorways and three storeys over a semi-basement. Overhanging Italianate style eaves. The facade of the left-hand house has had further decorative stucco work added.

Nos. 2 – 104 and nos. 106 - 114

Built mostly of red brick with clay tile roofs this is a terrace of two storey houses stepping down the hill. Each has a canted bay window, a porch and a front gable Much fancy timber detailing – porches, doors, window glazing etc. Classic Edwardian suburban detailing.

Neutral Contributors

These structures are not continued to be important built features in the conservation area.

Brockwell Park

Bowls Pavillon – post war, single storey, brick.

Post-war toilet block – brick

One O'clock club – timber structure

Community greenhouse

Dulwich Road

No 32e– modest contemporary house on site of former Vicarage.

Norwood Road

Nos. 89a, b and 91 – rendered modern residential block, three storeys.

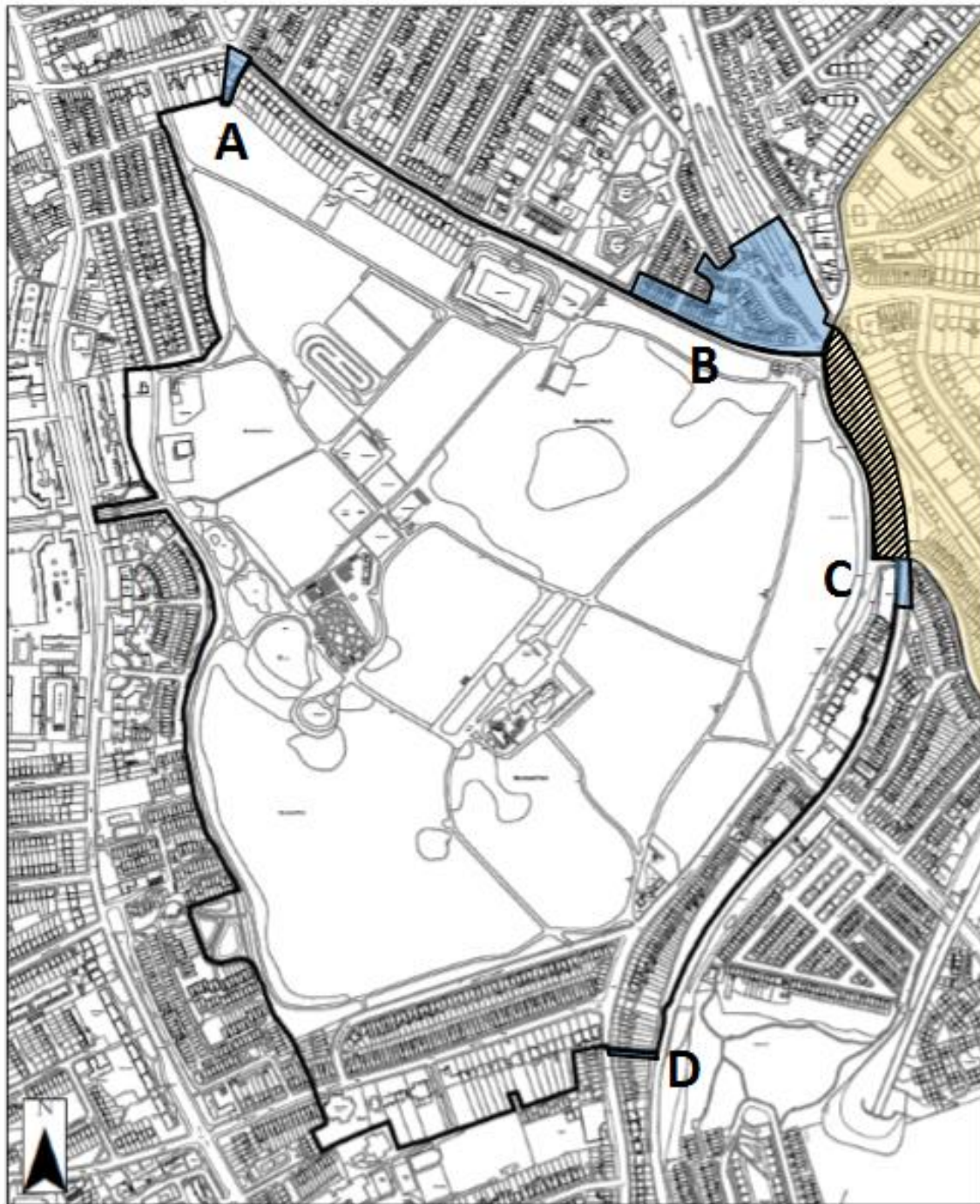
Nos. 103-103d – 1950s houses with rendered walls and pitched roofs. Deep front gardens.

Trinity Rise

Nos. 35 – large, modern residential block in brick and render – part attached not no. 33.

Nos 39 - 41 - modern pastiche style apartment block (1995) in stock brick with render and hipped roof. The detailing is weak but it has maintained the scale and proportions of the earlier housing either side.

No. 49– post-war vicarage.



A, B, C, D

Proposed boundary changes in Lambeth

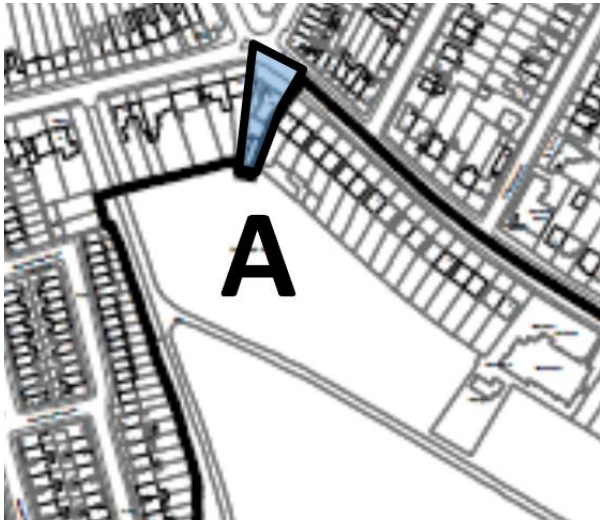


London Borough of Southwark

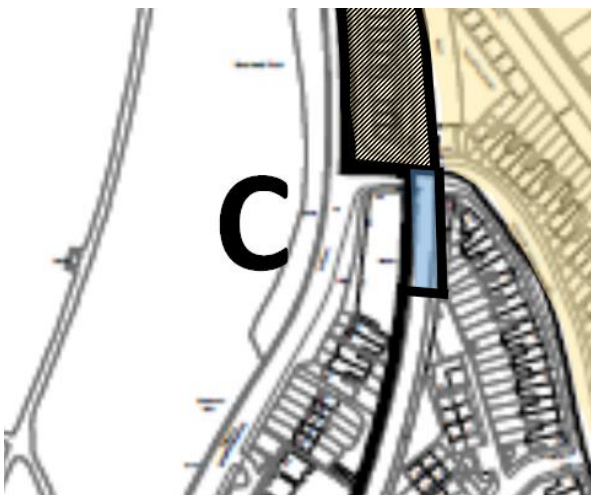


Location where a complementary CA designation in Southwark would be desirable.

MAP EXTRACTS FOR CLARITY



70-74 Dulwich Road – proposed for inclusion



S half of Railway bridge, Croxted Road – proposed for inclusion



No 249 Norwood Road – proposed for inclusion

Sources

Herne Hill Society, Herne Hill Heritage trail, 2003 and Revised, 2013

Herne Hill Society, A Short History of Herne Hill, 2011

Jill Dudman, Brixton and Norwood in Old Photographs

Lambeth Council 'A vision for Brockwell Park', 2004

Richard Griffiths Architects, 'Conservation Management Plan for the Buildings in Brockwell Park.

James Edwards 'Topographical Surveys through Surrey, Sussex and Kent, 1818

Marie P G Draper 'Lambeth's Open Spaces, An historical account'

Survey of London