

# **Lambeth Palace Conservation Area**

## **DRAFT Conservation Area Statement**

**October 2013**

## CURRENT CONSERVATION AREA CONTEXT



CA 08 Kennington	CA 40 Lower Marsh
CA 09 Walcot Square	CA 50 Lambeth Walk / China Walk
CA 10 Lambeth Palace	CA 57 Vauxhall Gardens Estate
CA 38 South Bank	CA 57 Albert Embankment

# CURRENT CONSERVATION AREA BOUNDARY



1:3,021

0 60 120 240 Meters

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## INTRODUCTION

1.1 Lambeth Palace Conservation Area was designated in 1968 and originally consisted of only Lambeth Palace and its grounds. The boundary was subsequently extended several times: in 1978 Archbishop's Park and the surrounding historic buildings along Lambeth Road were added, and in 1980 the historic part of St. Thomas's Hospital and Albert Embankment were included.

1.2 The conservation area is in the northern part of Lambeth. It is bounded to the west by the River Thames. It encompasses the surviving Victorian buildings of St Thomas' Hospital and is bounded to the north by Royal Street. To the east Carlisle Lane and the railway viaduct forms the boundary, which then runs along Lambeth Road.

1.3 This area is exceptionally important to London - Lambeth Palace being a complex of great significance both architecturally and historically; it contains elements dating from the early 12<sup>th</sup> century and has a strong constitutional and physical relationship with the Palace of Westminster. Its presence has significantly influenced the development of the area over the centuries and many local buildings and projects have carried a connection with the Palace or former Archbishops of Canterbury.

1.4 Lambeth Palace's substantial private gardens and the adjoining Archbishop's Park encompass a large proportion of landscaped open space which, being so close to the centre of the city, has great importance as an amenity space, public park and habitat. The conservation area also contributes to London's exceptional river frontage and affords the best views in London of the Palace of Westminster which forms part of the Westminster World Heritage Site.

1.5 Only by understanding what gives the area special architectural or historic interest can we ensure that its special character and appearance of the conservation area is preserved or enhanced. This document therefore identifies the features that give the area its special character and appearance and contains guidance notes and a series management proposals that are deemed of particular importance.

1.6 This draft Conservation Area Statement is prepared by the Council to assist with the management and enhancement of the conservation area. We are particularly grateful to Sarah Hettinger of the New York University for her contribution to this project.

## Consultation

1.7 The Council is circulating this draft version of the document 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.

1.8 When adopted the Council and other parties will use this Conservation Area Statement to manage change in a positive manner and will help inform future action.

1.9 This draft document is out to consultation for from:

**21 October – 29 November 2013.**

Submissions should be made by e-mail:

[planningconservation@lambeth.gov.uk](mailto:planningconservation@lambeth.gov.uk)

or in writing to

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

1.10 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.

## **2. CONSERVATION AREA APPRAISAL**

2.1 This appraisal has been undertaken in accordance with the following policy and guidance:

'Understanding Place – Conservation area Designation, Appraisal and Management', English Heritage (2011).

National Planning Policy Framework (March 2012).

PPS5 Practice Guide (2010).

### **Geology**

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

### **Archaeology**

2.3 The whole conservation area (with the exception of the River Thames foreshore) is designated as an Archaeological Priority Area due to the likely presence of archaeological remains associated with Lambeth Palace. In this respect the medieval churchyard of St Mary's Church (Garden Museum) is considered likely to be of exceptional interest. The Thames foreshore is also recognised as having great archaeological potential due to the presence of waterlogged deposits surviving from all periods and the possibility of recovering and interpreting archaeo-environmental data contained within sediments.

### **Habitats**

2.4 The Lambeth Palace Gardens, St Mary's Churchyard (Garden Museum) and St. Mary's Gardens are designated as a Borough Grade Sites of Importance for Nature Conservation (SINC 07). Archbishop's Park carries a similar designation (SINC 22). These sites are of significant ecological importance as they are in an area of the borough which is deficient in quality natural green space and where the public and other users have very limited opportunities access to enjoy / appreciate the natural environment.

2.5 SINC 07 is one of the most important local wildlife sites in Lambeth, and an exhaustive survey conducted in 2007 confirmed both its status and the high diversity of plants, animals and habitats within a visually attractive mosaic of landscape, architectural and heritage features. Any development affecting the SINC, including any overshadowing massing, would need to demonstrate that it has no adverse impact upon the content, quality or area of the SINC, otherwise the council would be obliged to either refuse the proposals or seek substantial mitigation or compensation for any loss or

deterioration in quality or public value.

2.6 As well as being rich in wildlife, SINC 22 encompasses one of Lambeth's most important public open spaces and thus enables the public to access, experience and enjoy nature in a safe and attractive setting. Any development affecting this SINC would again need to demonstrate there are no adverse impacts upon it, otherwise we would be obliged to oppose this unless we secure appropriate mitigation and/or compensation, and of course ensure that there is no loss to the public of their rights of access and enjoyment."

## **Historical Development**

### Early History

2.7 Records of the Lambeth Palace site date to 1090 when it contained a manor belonging to the monks of Rochester Cathedral Priory. The associated church became a rich ecclesiastical centre with strong links to Rochester Cathedral. In 1093 William II centralized the English government at Westminster. The manor house became the customary residence of visiting Archbishops, who needed accommodation in close proximity to Westminster, to which the Archbishop became chief minister. Ever since that time the sites of Lambeth Palace and the Palace of Westminster have been inexorably linked.

2.8 The site came into the possession of the Archbishop of Canterbury in 1197. The chapel crypt is the only survivor from this period and the earliest on the site. Records from 1270 describe a series of buildings on the Lambeth Palace site collectively called the 'Archbishop's Houses'. During the Peasants' Revolt in 1381 the site was sacked and burned; necessitating reconstruction and rebuilding. The Guard Room, originally an armoury, is believed to have been built at this time.

2.9 Demolition, renewal, refurbishment and reconfiguration has characterised the Palace character from the outset. Historical fragments and various phases of historical development survive to give the site great character and historical resonance. Archbishop Chichele built the lower part of what we now know as Lollard's Tower in 1434-5; named after the small prison it contained where it is believed that Lollards, followers of John Wyclif, were imprisoned in the late 1640s. The main entrance to the palace, Morton's Tower, an imposing gateway, flanked by five-storey battlemented towers, was constructed in 1486 incorporating parts of the previous great gate and is a noteworthy example of an early Tudor brick building.

2.10 From the outset of development on this site there were working gardens and vegetable plots. The gardens and park are frequently referred to from C14 onwards, including references to a 'Great Garden' with herb garden, vineyard, rabbit garden, orchards, two fishponds and walks.

2.11 The Palace of Westminster and Lambeth are separated by the River Thames and this necessitated constant ferrying between the two until the construction of the first Lambeth Bridge in the 18<sup>th</sup> Century. It is possible that there was an ancient ford, subsequently used by the Romans near the site of Lambeth Palace or slightly further down stream at Stangate. Historically a 'dock' called Lambeth Stairs allowed access to the barges and ferry boats. In 1513 the Archbishop granted the rights for a horse ferry under the condition that his goods should be carried for free. It lends its name to Horseferry Road on the opposite bank of the Thames.

2.12 Whilst the Lambeth bank of the Thames was largely rural in the medieval period, a riverside settlement existed and was served by St Mary's Church. Records from the Domesday Book show that there was a church dedicated to St. Mary in Lambeth before the Norman Conquest. For many centuries it was almost an adjunct of Lambeth Palace, and many of its rectors have been chaplains or household officers of the Archbishop. The church was rebuilt between the years 1374 and 1377 but of this rebuilt church, only the Ragstone tower now survives. The Palace's surviving medieval buildings, the church and the route of Lambeth Road (known for many years as Church Street) are a unique group of medieval survivors which make them exceptionally special.

### 17 and 18<sup>th</sup> Century Development

2.13 In 1616 William Juxon rebuilt the Great Hall of the Palace. A plan of 1648 shows the extent of the grounds to be just over 12 acres with an additional area added for a kitchen garden. In 1660, the Palace became the Archbishop of Canterbury's principal residence. Since then it has served as the location of the Archbishops' prerogative court, and is the home of the Archbishops' private collection of books and manuscripts. It is now recognized as the symbolic centre of the governance of the Church of England. It is from the creation of this centre for religious worship that Lambeth Palace Conservation Area is of historic and cultural significance to Anglicans around the world .

2.14 Formal gardens are shown to north of the Palace in Kip and Knyff's view of 1714, with a raised east-west terrace walk. An outer moat and inner 'serpentine canal' survived until the mid-C18. The grounds were further landscaped by Archbishop Moore in the 1780s.

2.15 In 1688 Lambeth Ferry was the scene of one of the most dramatic events connected with the expulsion of the Stuarts when on the night of 9–10th December, Mary of Modena, James II's queen, and the infant prince crossed the Thames using the horse ferry on their way into exile.

2.16 As early as 1664 a proposal was made for the building of a bridge between Westminster and Lambeth, but it had to be dropped because of the opposition of the watermen who ran the ferries. It was not until 1736 that an

Act of Parliament was passed, authorizing the building of a bridge. It also provided for the payment of compensation to the Archbishop and his lessees in respect of lost business for the horse ferry. By this time the area outside the palace was a long established community of streets and houses, works and barge houses of a rich vernacular character. The royal barge was kept here during this period.

2.17 In 1750 with the opening of Westminster Bridge the wider area began to develop as an extension of the city and gradually the remaining open land; known as Lambeth Marsh, was drained and developed. The local road names Upper Marsh and Lower Marsh are a reminder of this time.

2.18 A private Act of 1778 allowed for the enfranchisement of part of the glebe land and waste land belonging to the Palace. Under the same Act the Archbishop granted the rector a piece of waste ground for the erection of a new rectory. The house was built by William Head, carpenter, and Joseph Buckmaster, plumber. Under the Act the rector was empowered to grant building leases of the glebe land. Two separate leases were granted to William Head and Joseph Buckmaster and two terraces of houses were subsequently erected, with a passage between them leading to a walk which abutted on the canal of the Archbishop's park. Nos. 204 -212 Lambeth Road are part of the western; and No. 180 Lambeth Road is the last remnant of the eastern (this lies outside the conservation area boundary on the east side of the railway viaduct).

### 19<sup>th</sup> Century Development

2.19 In the 1840s, Edward Blore was commissioned by Archbishop Howley to undertake substantial rebuilding and restoration at the Palace. Blore found the Palace to be 'miserably deficient' and proposed to pull down most of the buildings. Blore pulled down most of the old residential parts of the Palace and replaced them with an imposing Neo-Tudor residence; known today as the Blore Building.

2.20 The gardens (enclosed by an Act in 1806) were further landscaped and a courtyard of cottages and stables constructed. This modernisation of the Palace, and the Neo-Tudor style chosen, reflects the rebuilding across the river at the palace of Westminster which was undertaken at the same time.

2.21 Further urban development outside the Palace grounds was also taking place helped by an Act of Parliament in 1820 which enabled the Archbishop to grant long building leases.

2.22 In the 1840s the railway line from Nine Elms was extended to Waterloo and this brought about the construction of the railway viaduct on the east side of Carlisle Lane; necessitating the demolition of some houses. The railway's subsequent growth in the 1900s led to viaduct widening and further demolition. The current viaduct and art-nouveau style lamp column to its east (both outside the conservation area) date from this time.

2.23 In 1851 much of the old St Mary's Church was pulled down. The rebuilding, to designs of Philip Charles Hardwick, retained the medieval tower, monuments and churchyard. The church was reopened in 1852. A decade or so later the churchyard was enclosed by a fine wall and railing. The churchyard, containing a number of tombs of well known local residents such as Admiral Bligh and John Tradescant, has retained a charming mature character. Being full, the churchyard was closed to further burials in the mid 19<sup>th</sup> Century; as a result it has a Georgian character. Unusually the tombs were not cleared and the churchyard is unique in north Lambeth in this respect – the churchyards at Waterloo, Kennington and Brixton all having been cleared and turned into parks. Burials after this time are found in the new burial ground which is now known as Lambeth High Street Recreation Ground (outside the conservation area).

2.24 In 1809 an Act was passed for the erection of a Lambeth bridge but nothing came of it. Various other proposals came to nothing until in 1861 when the Lambeth Bridge Act allowed for the incorporation of a company to construct a bridge to connect Church Street (now Lambeth Road) with Market Street (now Horseferry Road), Westminster. A suspension bridge, it was erected from the designs of P.W. Barlow and opened in November 1862. The termination on the Lambeth side was a few yards north of the old Horseferry landing stage.

2.25 Between 1866 and 1870 the old jumble of medieval steps, wharfs and buildings along the Thames bank were swept away for the construction of the Albert Embankment; named in the memory of Prince Albert who died in 1861. The massive construction project was led by Sir Joseph Bazalgette, and was part of London's new sewage system. It was designed to carry the pipes and to prevent the flooding of low-lying areas of Vauxhall and Kennington. The Albert Embankment transformed this bank of the Thames creating a formal riverside walkway with paved surface, granite walls and ornamental lamp columns.

2.26 The cleared site between Lambeth Bridge and Westminster Bridge (rebuilt 1862), previously known as Stangate, was chosen for the relocation of St Thomas' Hospital, which had been founded early in the 12<sup>th</sup> Century near London Bridge. Florence Nightingale was consulted on the design of the new hospital and its design, with separate ward 'wings', said to be due to her influence. Queen Victoria opened St Thomas' in June 1871. The building was designed by Henry Currey, to maximise the imposing river frontage with an impressive symmetrical composition which would be a suitably dignified response to the Palace of Westminster opposite. The southern most part of the complex – the Medical School - is said to have been limited to single storey height in order to preserve views between Lambeth Palace and the Palace of Westminster/ Victoria Tower Gardens.

2.27 At the same time a new road, Lambeth Palace Road (on the site of Stangate and Bishop's Walk), was laid out; running parallel to the Thames from Lambeth Bridge to Westminster Bridge Road. Church Street was formally renamed Lambeth Road in 1876.

2.28 By the end of the 19<sup>th</sup> century the wider area was completely urbanised and had been fully absorbed into the wider city.

### 20<sup>th</sup> Century Development

2.29 In 1901 the Archbishop Temple gifted much of the Lambeth Palace parkland to the people of Lambeth for the laying out of Archbishops Park; this was in response to concern that the area was densely populated yet had no formal recreation grounds.

2.30 In 1910, the deterioration of the original Lambeth Bridge meant that it had to be closed to vehicular traffic. Rebuilding was delayed owing to the First World War, but in 1924 the London County Council obtained parliamentary powers to construct a new bridge and to widen and raise the approaches at either end. The new bridge, flanked with impressive obelisks, was completed and opened in 1932 and on the corner of Lambeth Road the land left by the realignment of the old roadway was landscaped into the small formal garden - St Mary's Gardens.

2.31 St Thomas's House for medical students, was erected in 1925 to the South of St Thomas Hospital. It was built as the Students' War Memorial Building and commemorates those from the hospital who gave their lives in the First World War. It was designed by Harold Wynne Currey.

2.32 Archbishop Davidson's Institute, Youth Centre, No. 218 Lambeth Road was erected in the early 1930s. In 1935 terraced housing on what was Park Place to the east of Archbishops Park was cleared and a sizeable Neo-Georgian block of flats, York House, was erected by the Peabody Trust.

### Post war and Modern Development

2.33 During the Second World War enemy action caused a great deal of damage. Much of the northern part of St Thomas' Hospital was destroyed. The northern part of St Thomas Hospital was demolished and redeveloped after the war, much of this re-built hospital presently lies within the South Bank Conservation Area.

2.34 Lambeth Palace Blore Building lost almost every window and the Great Hall and the Chapel were also gutted by fire. Restoration and alterations at Lambeth Palace were under the direction of architects Seely & Paget and were completed in 1955.

2.35 There was significant clearance and redevelopment in the wider locality in the immediate post-war years; Stangate House, located outside the conservation area, being the most noteworthy example.

2.36 In 1972, St Mary's Church was deconsecrated and scheduled for demolition. It was saved and reopened later that decade as the Museum of Garden History; the world's first museum dedicated to the history of gardens

and gardening. The site was chosen because the historic churchyard contains the tomb of John Tradescant, an important 17<sup>th</sup> Century plant collector. Today it is known as the Garden Museum and accommodates exhibition and events.

2.37 In the post-war decades, Lambeth Palace Road was re-aligned to facilitate the expansion of the St Thomas' Hospital site. Originally straight in alignment it now curves and forms the west boundary of Lambeth Palace's garden.

2.38 Carlisle Lane was also rerouted to the east and cleared of all its terraced buildings and, with the exception of no. 10, all the terrace buildings on Royal Street were demolished too.

### Lambeth in the Movies

2.39 The Art Nouveau lamp column by the railway viaduct can be seen in the opening sequence of 'Passport to Pimlico' (1949), The interior of St Mary's Church features in 'The Omen' (1976) and the Lambeth bridge traffic roundabout features in 'American Lampoon's European Vacation' (1985).

## **City Context**

2.40 In spite of its location close to Westminster it is only in recent decades that the wider area has begun to benefit from new development which is bringing vitality and regeneration. The wider Waterloo, Albert Embankment and Vauxhall areas are subject to ambitious plans for growth. Within this context, the conservation area is of exceptional importance with its large open spaces and invaluable architectural heritage. Any future development in the surrounding area (and indeed within the conservation area) must be sensitive to and respect and preserve the special interest of the area.

2.41 The conservation area is also a very important part of and a positive contributor to the character of the Thames in central London. It is highly visible from the river and from across the river, from the north and from the east and south. The proximity to the Westminster World Heritage Site means that major developments within or adjoining the conservation site could affect its setting (including views out).

This section identifies the character of the individual streets and places. For simplicity they are presented here in alphabetical order:

## **Spatial Analysis**

### Albert Embankment

2.42 Running north to south Albert Embankment forms the east bank of the Thames between Vauxhall Bridge and Westminster Bridge. The embankment wall is in granite with ornamental cast iron Sturgeon lamp columns at regular

intervals. It is a pedestrian route paved along its entire length with York stone. Due to an adhoc approach to designation in the past the Albert Embankment is presently divided between three conservation areas – South Bank, Lambeth Palace and Albert Embankment; this makes a comprehensive approach to management difficult and makes no sense given its history and design unity.

2.43 Within the conservation area the embankment walk is enclosed inland by the impressive Portland stone boundary wall of St Thomas's Hospital. South of here is a linear public garden of raised lawn, beds and trees – opening up important views in every direction - of Westminster Bridge to the north, the Westminster World Heritage Site to the west, Lambeth Bridge to the south and Lambeth Palace / Lambeth to the east. This area is largely unchanged since it was laid out in the 1860s creating an exceptionally intact character.

2.44 Also located here is Lambeth Pier with its characterful single storey timber café on an iron pier structure. This part of the conservation area has street furniture and public art of particular note making it an attractive location for pedestrians. These include the Sturgeon lampposts which line the embankment wall, a series of exceptional benches with decorative cast-iron ends, a K2 telephone kiosk, a Lambeth Parish street lamp on the approach to Lambeth bridge, a former drinking fountain in the wall of St Thomas's Hospital and a modern memorial bust of Violet Szabo.

### Archbishops Park

2.45 Largely rectangular and aligned north east to south west the park adjoins the east boundary of Lambeth Palace's private garden. It is laid out with a central oval with perimeter walk. The southern part of the park is largely open and retains its early 20<sup>th</sup> century character of lawns, mature trees and perimeter planting to the boundaries. Some attractive early 20<sup>th</sup> Century timber shelters also survive. The south and east sides are bounded by the rear boundaries of adjoining properties which allow glimpses of the back of adjoining buildings and good views of the former Archbishop Temple's Secondary School which sits hard-up against the boundary. There is an intimate pedestrian route south onto Lambeth Road, enclosed by attractive old brick walls, adjacent to which sits a modest and charming early 20<sup>th</sup> Century gardener's cottage (No. 216 Lambeth Road) in the English vernacular revival style.

2.46 To the north of the park, there are entrances onto Lambeth Palace Road and one on Carlisle Lane. The northern part of the park retains its original structure but this has been supplemented by enclosures, play equipment, sports areas and the modern installations which tend to give a cluttered appearance. However, in its widest sense the spacious and leafy character of the park, its mature trees and attractive planting, combined with glimpse views out are all important elements in the conservation area.

2.47 The south and east side of Archbishop's Park is lined by modest (2 – 4 storey) buildings in brick which are glimpsed through the mature trees and which contribute greatly to the sense of space and nature in the park itself.

2.48 Northern views out of Archbishop's Park are dominated by the buildings of St. Thomas' Hospital. To the north-west are the Victorian buildings that overlook the Thames. These are dwarfed in size by the award winning Evelyn Childrens' Hospital which has something an overbearing impact.

### Carlisle Lane

2.49 This bounds the east side of Archbishops Park and takes its name from the 16<sup>th</sup> Century Bishop of Carlisle who owned a property nearby. That old house was pulled down in the 1820s when Carlisle Lane was laid out. The eastern side was cleared to make way for the railway viaduct to Waterloo Station. The railway viaduct encloses the eastern end of the conservation area and introduce an industrial character with commercial units occupying its arches.

2.50 Just south of the allotments and partitioned from Archbishop's Park is a series of red brick outbuildings with steeply pitched roofs which serve the park's maintenance facilities and yard. Neighbouring this are the terraced houses of Penhurst Place, – a modest terrace of houses bordered by a 2m high wall to Carlisle Lane. Adjoining is York House, a five-storey red brick neo-Georgian block of walk-up flats.

2.51 Further south is as the former Archbishop Temple's Secondary School - now the Marine Society. The original school was on Hercules Road and moved to these buildings (purpose built for it) in 1904; it closed in 1974. The building is in the Neo-Tudor style in red brick and is accessed via Lambeth Road

### Lambeth Palace Complex

2.52 Lambeth Palace is an exceptionally important group of historic buildings dating from the 11<sup>th</sup> Century onwards. Since its initial establishment it was been in the ownership of the See of Canterbury and it is the London residence of the Archibishop of Canterbury.

2.53 The complex contains a number of significant buildings which have built up over the centuries through a series of redevelopments of the site. Morton's Tower (erected 1486) is the imposing formal entrance block to the Palace and through its great Tudor archway lies a courtyard serving the west side of the Great Hall (rebuilt 1616). To the north are a series of buildings which form an L shape around a courtyard. Beyond are Laud's Tower and Lollards' Tower (erected 1435). An archway to the south of the Great Hall (through the Gate House) leads into the main forecourt of the site – serving

the principal façade of the Blore Building (erected 1840) and defined to the West by the Great Hall, to the East by a castellated garden screen wall and to the South by a boundary wall with the former St Mary's Church (Garden Museum) beyond.

2.54 Central to the courtyard is a lawned turning circle containing the imposing Archbishop Davidson Memorial. There is a White Marseille fig tree, said to have been planted by Cardinal Pole in 1525 and magnolias planted by her Majesty The Queen. A Gothick mounting block of carved stone is also of interest here.

2.55 A Tudor style archway in the screen walls leads through to rows of stock-brick former stables and cottages (these are glimpsed through the gates to Lambeth Road) and the beginning of the Archbishop's private garden, which extends north and is one of the largest private gardens in central London.

2.56 The north (garden front) of the Blore building looks northwards into the garden. At its west end the buildings morphs picturesquely into the much Laud's tower and Lollard's tower.

2.57 The garden is laid to lawn at its southern end and becomes wilder and more informal to the north. Tree planting along much of the perimeter, and high walls / fences screen views in and out. However, when standing in the landscape numerous adjoining properties are visible – such as Brian Creamer House to the west (a hall of residence block next door at 216a Lambeth Road) and especially St. Thomas's Hospital to the north – the Evelyn Children's Hospital being particularly obtrusive.

2.58 Views West (especially those over the low former Guy's Medical School buildings at St Thomas' Hospital) are impressive – the towers and turrets of the Palace of Westminster being viewed in against a foreground of trees and a backdrop of clear sky.

2.59 Within the palace complex the layout around courtyards, the proximity of the buildings and the intimacy of the site makes it impossible to appreciate the buildings as a whole. Similarly views from the North, East and South are restricted by trees, adjoining buildings and high boundaries. It is only in views from the West that the Lambeth Palace complex can be appreciated as a picturesque composition from a public vantage point. Firstly from the South end of Lambeth Palace Road ( especially where it meets Albert Embankment) but more importantly from Lambeth Bridge, the river Thames and from Victoria Tower Gardens which lies immediately across the River serving the Houses of Parliament and within the Westminster World Heritage Site.

2.60 The views from the West have the River in the foreground then a screen of mature trees articulated by the towers, pinnacles, lanterns and turrets of the Lambeth Palace Complex (and the tower of St Mary's Church) which punctuate the largely clear sky. This is a relatively narrow river frontage – the only modern development visible in the view are the distant

towers of The Shard and Strata – vertical elements in the composition. To the North rises St Thomas' Hospital and to the South is the growth area along Albert Embankment with its tall modern buildings.

### Lambeth Palace Road

2.61 Running north to south this road sweeps along the curved brick boundary of Lambeth Palace's garden. The wall is long - running from Morton's Gate in the south to the entrance to Archbishop's Park at the north. It dates from the 1860s and is built in the Neo Tudor style - of red brick with black diaper work elements at regular intervals. In the 1960s the road was redirected necessitating the demolition of the north part of this wall and its rebuilding on a new curved alignment. A small remnant of the original wall can still be found on the St. Thomas' Hospital site and is of historic evidential interest. The mature planting – trees and shrubs – of the Lambeth Palace gardens overhang the wall to great effect – providing a tantalising impression of the private garden beyond and enhancing the views up and down the road.

2.62 The west side of Lambeth Palace Road is enclosed by St Thomas' Hospital and the former King's College Medical School. The School has a high brick boundary wall and a strong Victorian character –with a landmark campanile. There is also a short length of historic cast iron railings – the only survivor from war-time salvage. The hospital largely presents secondary elevations to the remaining section of the Lambeth Palace Road within the conservation area – Evelyn Hospital and St Thomas House.

2.63 The surviving parts of the 19<sup>th</sup> C hospital have a pavilion layout in an Italianate style to the river and a much-altered internal elevation. The original buildings were designed by Henry Currey. It originally consisted of seven pavilions, a chapel near the middle, linked by colonnaded arcades. However, the northern section was destroyed by bombing during the Second World War, only the southern three pavilions and the chapel remain. The views out of the site from the riverside (elevated above Albert Embankment) are impressive. There is much scope for the removal of intrusive 20<sup>th</sup> century alterations – especially the structures built on the garden courtyards between the ward wings.

### Lambeth Road

2.64 This road is thought to be on the site of the old Roman route; it is certainly medieval. It is aligned W - E, running along the southern end of Archbishop's Park, and leaves the conservation area at the railway viaduct. Most of the buildings that make up the south side of the road are modern. None are of any particular merit and those with modern materials (concrete and glass) stand in stark contrast to the historic buildings that line the north side. These modern buildings are prominent in relation to the setting of the conservation area and in general views up and down the road.

2.65 At its West end St Mary's Church, the churchyard and adjoining landscaped open space are an exceptionally important group of spaces – the charming churchyard, the mature trees, boundaries and monuments creating a tranquil character which is exceptionally rare so close to the heart of the city. They define this very attractive entrance point into Lambeth from Lambeth Bridge.

2.66 The church building has been the Garden Museum since the 1970s but has retained its ecclesiastical character and modest historic churchyard setting. The trees are very important, though their growth has significantly harmed the structural integrity of the listed churchyard wall. A small part of the churchyard is enclosed by a modern hedge and railing to provide secure space for the Garden Museum however the presence of monuments and appropriate landscaping means that this area still retains its burial ground character.

2.67 Immediately to the east the street frontage is defined by the boundary wall of the Lambeth Palace grounds. The boundary wall is of stock brick and there are two entranceways secured by historic iron gates. These afford glimpses into the grounds – of the two storey stock brick cottages / former stables and their modest gardens. Looking west the mature trees, spaciousness and planting at the Garden Museum make an important contribution to this very important group of historic buildings.

2.68 Stock brick is the prevailing building material along the remaining stretch of the road. Next comes the charming 19<sup>th</sup> C school building at no. 220 with its low form and picturesque roofscape. It is followed by the three storey formality of the former Archbishop Davidson Institute. A gateway adjoining the Institute allows a view of the dense and mature tree and shrub planting that completely screens Brian Creamer House and the adjoining gardener's cottage from Lambeth Road.

2.69 A narrow pedestrian passageway, enclosed by old brick walls and over-hung with mature trees separates the gardener's cottage garden from the former Rectory. The Rectory is a modest early 19<sup>th</sup> Century villa with a forecourt set behind a brick wall; again all in stock brick. To its east is a smart c1800 terrace, flat-fronted in brick. The gardens have a peace-meal boundary and landscaping treatment which detracts slightly from their setting.

2.70 A red brick Neo-Tudor style gatehouse in red brick terminates the end of the terrace it has an attractive gabled façade and an archway though to the Marine Institute. Beyond this is an open area enclosed by the railway viaduct and used for coach parking. The view east out of the conservation area is terminated by the viaduct which marks the boundary. It has brick piers and its metal work is decoratively painted but beneath the bridge the roadway environment is gloomy. Beyond to the east, presently outside the conservation area are a listed art-nouveau lamp column and bollards in the central reservation and the remnants of another historic terrace (marking the corner of Hercules Road); these two buildings are locally listed.

2.71 Only one building on the south side of Lambeth Road is within the conservation area - Norfolk House is a modest red brick former public house in the Neo-Tudor style. A Portland stone figurative sculpture marks the canted corner chimney stack it depicts a monk holding a rope of a large bell.

### Pratt Walk

2.72 Pratt Walk, formally Pratt Street, was laid out on copyhold land held by Sir Joseph Mawbey who named it after his wife's family name. The corner with Lambeth Road has a 20<sup>th</sup> C building of indifferent quality. The remaining east side is lined by Georgian terraced houses. The houses are all built of stock brick and share similar general forms. However, doorcase detailing varies, and differing storey heights between buildings stops the row from looking completely homogeneous. Two have original first floor balconettes with delicate ironwork. Historic iron railings survive in places. The corner of Pratt Walk and Juxton Street is decorated by a small ornamental lion perched on 12 Pratt Walk.

2.73 On the opposite side of the street from the houses (outside the conservation area) is the Metropolitan Police's Lambeth Central Communications Command Centre which is a Brutalist building with a front piazza onto Lambeth Road. It is not considered to contribute to the setting as it fails to define the street edges and looks incongruous in relation to the terrace.

### Royal Street

2.74 Only the south side of the road is within the conservation area however the majority of development is to the north side of the road. No. 10 is in red brick with terracotta banding and keystones. Surrounding it is a two metre high palisade fence and two large advertising hoardings which detract from the character of the conservation area. The adjacent land is uncultivated and overgrown by vegetation and with high fences it creates an unwelcoming and uncared for character along the road.

2.75 Behind No 10 Royal Street, and accessed from a now overgrown lane from Carlisle Street, is the former Holy Trinity Primary School – a small group of low school buildings dating from 1847. Built in yellow stock brick the buildings are now vacant and would benefit from renovation and reuse.

2.76 The north corner of Royal Street and Lambeth Palace Road is towered over by Stangate House, a well-detailed fourteen-storey point block; to the east is Canterbury House, a nine-storey slab block in a Corbusian style modernist form; both stand outside the conservation area.

## **Architectural Summary of Lambeth Palace**

2.77 Lambeth Palace is an exceptionally important complex of buildings, the earliest dating from the medieval period, and the principal ancient monument of Lambeth. It is, therefore, worth discussing its distinctive architecture.

### The Chapel

2.78 The chapel was completed before 1234 but altered many times since. Its exterior is concealed by Lollards' Tower and Cranmer's Tower. It was gutted when hit by an incendiary bomb during World War II. It was restored in 1955 by architects Seely and Paget.

### The Guard Room

2.79 Edward Blore entirely rebuilt the Guard Room in the 1830s but remarkably he retained its fourteenth century arch-braced roof in situ.

### Lollard's Tower

2.80 Archbishop Chichele built Lollard's Tower in 1434-5. It is faced with roughly coursed Kentish Ragstone except to the east and south fronts which are of red brick, with stone quoins. It is of four-storeys with staircase turret at the north-east corner rising one storey higher, and is battlemented. It has a bell-cote on the south-east side with cusped and traceried barge-boards to its gable and a bell dated 1687.

### Morton's Tower

2.81 Cardinal Morton erected this fine example of an early Tudor brick building, circa 1490. It has large five-storey towers set forward at either side of the entrance. It is built in red brick relieved in places by diaperwork formed of black header bricks and has stone quoins and bands, dressings and tracery to windows and copings to the battlements.

### Great Hall

2.82 Archbishop Juxon rebuilt Great Hall circa 1660-3. It is one of the most attractive buildings in London and architecturally notable for its largely Gothic style and oak hammerbeam roof, with some classical detailing. The Great Hall is built in red brick with stone quoins, entablatures, battlements, cappings, and window tracery. The roof is carried by buttresses and at either end of the west elevation there are square bay projections with Classical pediments, each with a finial of stumpy proportion. The lantern, placed centrally on the ridge of the tiled roof, is of timber clothed in lead. It has lights to each of its two stages, the lower being hexagonal and the upper circular. Above the upper stage there is an ogee shaped cupola which carries a gilded weather-vane with ball and mitre terminal.

### Blore Building (Official residence of the Archbishop of Canterbury)

2.83 The residential wing, completed 1833, was designed by Edward Blore in a Tudor Gothic style and is faced with Bath stone. The main south elevation has a large central tower which incorporates the main entrance. The tower has octagonal turrets at the front corners and square turrets at the back, parapets and turrets are battlemented. The entrance is a four-centred

arch with moulded jambs and hood mould. The north elevation, which fronts the garden and abuts Cranmer's Tower to the west, has similar detail but is without a central dominant feature. At the north-east corner there is a gabled wing of four storeys which has angle buttresses and a battlemented bay projection running through three storeys. The east elevation is divided by an octagonal turret and a gabled wing adjoining. The lower part of the turret is buttressed and is approached by a staircase with traceried balustrade.

#### Stable block

2.84 Edward Blore erected new stables and lodgings for staffing the 1830s. These buildings are grouped on three sides of an enclosure, and flank the courtyard of the residential wing; they are built in yellow stock brick. They suffered considerable damage during World War Two and were restored and altered by Seely and Paget in the early 1950s.

#### Memorial to Archbishop Davidson

2.85 Two bronze angels kneeling below a cross by W. Reynolds Stephens stands in the centre of the main courtyard.

#### St Mary's Church, Museum of Garden History

2.86 The tower dates from 1370, however, the body of the medieval church was rebuilt in 1851-2 in a sympathetic Decorated Gothic style. Both the tower and the body of the church are in coursed Kentish ragstone with limestone dressings.

### **Landscape Framework**

2.87 The area is characterised by the two large open spaces which make up a significant proportion of the conservation area. These are the large informal private garden of the Archbishop's of Canterbury and the equally large Archbishop's Park which is a public park. Both are characterised by lawn and mature trees. See 'spatial assessment' section for more on these.

2.88 The importance of other spaces should not be underestimated. The historic churchyard of St Mary's Church (Garden Museum) is of exceptional value as open space along with the adjoining St Mary's Garden. In the churchyard, which is enclosed by Ragstone walls and fine cast iron railings, there are numerous tombs, ledger slabs and headstones of collective interest which contribute significantly to the picturesque character of this small churchyard. A side part of the churchyard has been screened by a modern hedge and now accommodates an interpretation of a 16<sup>th</sup> century knot garden amongst the historic monuments; but this section still retains its historic burial ground character and some very important monuments.

2.89 The small front and medium sized rear gardens of Nos. 204 – 218 Lambeth Road are also an important feature of the conservation area and make a highly positive contribution in terms of amenity and soft landscaping. Where they adjoining the boundary with Archbishop Park they reinforce its landscape character. However, in places vehicle crossovers, gaps in

boundary walls fronting the street, excessive hard-surfacing and parking areas have eroded the integrity of the soft-landscaped character of this section Lambeth Road.

2.90 The lack of front and rear gardens to the properties on Pratt Walk, on the other hand, defines its particularly urban character. Street trees, where present, help soften the formal urban environment.

## **Views and Vistas**

2.91 This section looks only at the particularly noteworthy views. It should not be seen as a definitive list as others of quality and interest exist.

2.92 The conservation area is uniquely placed in central London on the banks of the River Thames opposite the Palace of Westminster. There is historic significance here too in the fact one represents the heart of 'the state' and the other the home of the established 'church'. This exceptional context creates numerous views and vistas of importance. Of particular note are:

### **Views Out to the West**

2.93 Views of the Palace of Westminster, the River Thames, Westminster Bridge and Lambeth Bridge from Albert Embankment, Albert Embankment Gardens and the grounds of St Thomas' Hospital. View West of the Victoria Tower from within the Archbishop's private garden. This view is restricted by the narrow viewing corridor which is defined by the South end of St Thomas Hospital to the north and the former Medical School building to the South. These are some of the best views of the Westminster World Heritage Site and this part of the city. Some are identified as of strategic importance in the Mayor's London Plan.

### **Views In from the West**

2.94 Views of St Thomas' Hospital and the Lambeth Palace complex (including St Mary's Church Tower) from the riverside parapet of Victoria Tower Gardens, Westminster and from Westminster Bridge and Lambeth Bridge. The view with river the foreground and canopy of mature trees pierced by the historic roofline of the historic buildings is the only place where the exceptionally important Lambeth Palace buildings can be considered as a group. The towers, turrets and pinnacles can be appreciated against clear sky.

2.95 Views of the Lambeth Palace complex (including St Mary's Church Tower) from Albert Embankment Gardens / Lambeth Palace Road – closer views allowing an appreciation of the Great Hall and the medieval towers .

## **Street Furniture / Public Realm**

2.96 Historically most footways and garden paths would have been formed by large slabs of York stone. A few areas of original stone paving or cobbled surfaces remain and where these exist, combined with numerous original granite kerbs, they contribute to the character of the conservation area. However, whilst generally the finishes are modern and largely unobtrusive there is one exceptional survivor - the York stone paving along Albert Embankment between Lambeth Bridge and Westminster Bridge. This intact historic paving retains its historic stone gullies but has been damaged in places by unsympathetic repair. The insertion of the Jubilee Greenway pavement plaque has introduced a discordant element.

2.97 There is an array of street furniture within the conservation area, ranging from the historic to the modern and utilitarian. There is an array of historic examples - the K6 telephone kiosk, drinking fountain and Lambeth Parish lamp column; located near the Lambeth Pier and the ornate lamps and benches lining the Albert Embankment are particularly good. Similarly the mounting block in the grounds of Lambeth Palace and the heritage lamp columns along Pratt Walk add to the richness of their individual contexts.

2.98 Unfortunately in some places modern street furniture installations contribute to an unacceptable sense of clutter - on the approach to Lambeth Bridge black painted metal infrastructure cabinets, signage and lamp columns clutter the footways and at Albert Embankment Gardens way-finding signage adds unacceptable visual clutter.

## **Public Art, Sculptures and Monuments**

2.99 The St. Thomas's Hospital campus has a tradition of public sculpture; however most of these are in the northern part of the campus which is within the South Bank Conservation Area. However, within this conservation area the Grade I listed statue of Thomas Clayton by Grinling Gibbons stands on the western edge of the campus at the northern edge of the conservation area. The group of colourful characters outside the Evelina Children's Hospital are 'Children of the World;' by Frédéric Lanovsky and nearby stands 'Tree of Life' by Chris Plowman.

2.100 Public Memorials in the conservation area include the bust on Albert Embankment to Violette Szabo by Karen Newman, the monument to Archbishop Davidson in the forecourt of Lambeth Palace and the two plaques (one commemorates victims of the Human Bovine Spongiform Encephalopathy) mounted on the Albert Embankment boundary wall of St. Thomas's Hospital. These latter two detract somewhat from the impressive unbroken line of the Portland stone wall. St. Thomas House, Lambeth Palace Road is itself a War Memorial in its own right, commissioned by St. Thomas's Hospital War Memorial Fund Committee as a facility for the students.

## **Advertisements**

2.101 At the south end of the Albert Embankment near the Lambeth Pier a three-armed South Bank Employer's Group poster hoarding and a TFL Wayfinding totem both obstruct the embankment walk, restrict views and have damaged the historic York stone paving. Their removal should be a priority

2.102 Billboards are not characteristic of the conservation area with the exception of those at the corner of Lambeth Palace Road and Royal Street. They frame a vacant site and illustrate the inappropriateness of hoardings in historic contexts – degrading the quality of the environment and causing visual intrusion on an otherwise attractive street frontage.

2.103 Premises signage within the area tends to be discrete and does not feature as a dominant element on buildings. There is generally an absence of illuminated signage.

## **Refuse**

2.104 Large refuse bins in front of the Arches on Carlisle Lane create visual clutter; this causes harm to the character and appearance of the conservation area. Wheelie bin storage in front gardens is also visually discordant in places along Lambeth Road.

## **Activities and Uses**

2.105 Healthcare use dominates; the garden Museum is a significant visitor attraction. Lambeth Palace is residential in use but has a staff and an important library. There are some office, commercial / light industrial and educational uses. The remaining buildings are residential.

2.106 The Albert Embankment is an important route for walkers, joggers and cyclists and part of the Thames Pathway national path.

### **3. Building Style, Materials and Details**

3.1 This section attempts to look at individual elements that contribute to the overall form, character and appearance of the varied elements within the conservation area.

#### Building Styles

3.2 The oldest surviving parts of Lambeth Palace are Gothic in style – in stone with lancets and vaulting. The Palace also has important Tudor buildings which are complemented by Neo-Tudor style buildings from the 19<sup>th</sup> century; a style considered suitable for the Church of England given its establishment in the Tudor period. This style was also used on Archbishop Temple's School in the 1900s; Tudor being then considered suitable for educational establishments. Norfolk House, Lambeth Road is a former pub with Tudor / vernacular revival design influences. The Great Hall at Lambeth Palace is a rare assemblage of Gothic and Renaissance detailing. These styles are a product of the rich history of the Palace site and its influence on its wider context.

3.3 The early 19<sup>th</sup> Century houses of Lambeth Road and Pratt Walk exhibit the prevalent Georgian style which characterised the period – repetitive elements, group harmony and fine detailing being characteristic. The terrace is noteworthy for its largely unaltered flat rear elevation which exhibits unusual external chimney stacks.

3.4 Italianate styling with 'Wrenaissance' influences can be seen in the buildings of St. Thomas' Hospital. The imposing obelisks and lattice work lamp standards of Lambeth bridge have a distinctly Neo-Georgian character and so too does St Thomas House. The park shelters in Archbishop's Park, carefully constructed timber buildings from the early 20<sup>th</sup> Century exhibit a slight Arts and Crafts influence.

#### Building Materials

3.5 Brick is the dominant building material in the area. It can be first seen in the Tudor buildings at Lambeth Palace and was popular in the 18<sup>th</sup> and 19<sup>th</sup> Centuries across London. The brickwork has developed a pleasing patina of age through weathering and the effects of atmospheric pollution. This gives the buildings an important characteristic of age.

3.6 Another contribution to local character is ashlar stone which is typically used for high status buildings – such as the Blore Building at Lambeth Palace; ashlar stone is combined with brick at St. Thomas' Hospital to good effect. A secondary material, used for dressings on brick buildings, is stucco render which can be found (detailed to resemble ashlar stone) on some of the Georgian buildings. However, rendered buildings are not characteristic of the conservation area as a whole. Some terracotta detailing can be found locally mainly on 19<sup>th</sup> Century brick buildings.

## Windows

3.7 Stone cills are common. Windows are typically set back within reveals. The majority of window openings have rubbed brick jack arches.

3.8 The most common windows found in the Conservation Area are timber sash in a variety of styles (reflecting their age), examples are numerous. Many of the Tudor and Neo-Tudor buildings exhibit stone dressed transom and mullion windows carrying leaded lights in metal frames. Examples can be found at Lambeth Palace, the former Archbishop Temple's Secondary School and Norfolk House, Lambeth Road.

3.9 Generally the style and status of the building dictates its window detailing. St Mary's Church exhibits Gothic tracery windows and the Palladian influence of Venetian styled windows can be found at St. Thomas's Hospital. Modern window designs, especially those in PVCu are not characteristic of the area.

## Doors

3.10 All traditional doors within the conservation area are timber in various shapes and styles depending on their age. Typically, irrespective of style and age, they all share fine joinery detailing - giving fine detailing and status to the buildings they serve. The iron embossing (nail heads) on Morton's Tower door, the fine panelling and fan lights on the Georgian doors are fine examples.

3.11 Modern flush doors or those of utilitarian metal appearance are not characteristic of the historic buildings in the area.

## Roofs

3.12 The traditional roofscape of the conservation is particularly important to its character and appearance. When viewed across the river St Thomas Hospital has a picturesque roofscape which includes a striking campanile.

3.13 Lambeth Palace / St Mary's Church have a particularly picturesque silhouette / roofscape when viewed from across the river at Victoria tower gardens – its medieval towers and pinnacles rising from the tree canopy and piercing the sky; Lambeth Bridge complements this too. However, the general roofscape of roof pitches, London roofs, mansards and chimney pots / stacks and gables are considered no less important.

3.14 Natural slate is the main roofing material, seen through the use of the slanted Welsh-slate roofing on most of the 19<sup>th</sup> Century buildings. Plain clay tiled roofs are characteristic of the some of the neo-Tudor style buildings.

3.15 The Evelina Children's Hospital has a large and very dominant glazed roof. However, dominant modern roof forms – flat roofs and roof-top boxes, are generally not characteristic of the conservation area.

3.16 The lamp columns of the Albert Embankment, the obelisks and lamp columns of Lambeth Bridge, the silhouette of The Palace of Westminster enrich the experience of built elements against the sky.

### Boundary Treatments

3.17 Historic boundary treatments are rich and varied. They may differ greatly in their materials and scale but they often share characteristic of high quality design and materials and good quality execution.

3.18 The predominant boundary treatment to the purpose-built Georgian properties is the iron railing. The styles and detailing of the railings depend on the status of the building and its style; unity of detailing and simple traditional forms being common features. Early 19<sup>th</sup> Century railings on a stone plinth line the street frontage of the housing on Pratt Walk; brick piers are not characteristic of this period. The houses to Lambeth Road have largely lost their historic railings and this has been to their detriment; authentic reinstatement and improved unity would be a welcome enhancement.

3.19 The garden has particularly elaborate iron railings of Gothic design with matching gates and lamp standards. A short section of the St. Thomas's Hospital frontage to Lambeth Palace Road retains a section of tall and elaborate cast iron railings that once lined the entire hospital frontage. They are highly decorative incorporating elaborate cast iron patterning. Archbishop's Park has modern iron railings on a stone plinth at its northern end; they are designed in a simplistic form with spearheads.

3.20 Stone boundary enclosures are characteristic of high-status structures. The most imposing examples are the ashlar granite retaining wall of the Albert Embankment with its fine lanterns and the boundary wall separating the grounds of St. Thomas' Hospital from the embankment is in ashlar Portland stone. Raised beds on Albert Embankment (by Lambeth Pier) are constructed of broken (post war?) paving slabs.

3.21 The most significant brick wall is the Lambeth Palace boundary to Lambeth Palace Road; it is red brick and in the Tudor style with black brick diaper work. High historic brick walls with brick piers form sections of the Palace's boundary and line the pedestrian footway from Lambeth Road into Archbishop's Park and create an attractive townscape experience.

### **Statutory Listed Buildings**

3.22 Statutory Listing means that the building is protected by law. This protection extends to the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and which were erected before 1 July 1948. Listed Building Consent is required for any works that might affect the special interest of the listed building.

3.23 The conservation area has a very high concentration of statutorily listed buildings which recognises its particularly historic interest:

<b>Name/Number</b>	<b>Road</b>	<b>Grade</b>
Wall along western boundary of St Thomas' Hospital	Albert Embankment	II
Fifteen Public Benches on Edbmiment Footpath between Lambeth Bridge and Westminster Bridge	Albert Embankment	II
River Wall with 36 Lamp Standards between Lambeth Bridge and Westminster Bridge	Albert Embankment	II
Lambeth Bridge	Lambeth Bridge	II
Lambeth Palace	Lambeth Palace Road	I
Mounting block to the east of entrance to Lambeth Palace residential apartments	Lambeth Palace Road	II
Wall on south side of main courtyard at Lambeth Palace	Lambeth Palace Road	II
Wall to east of Lambeth Palace courtyard. Nos 1 to 8 (consec) Lambeth Palace Cottages and No 222 Lambeth Road	Lambeth Palace Road	II
Wall to west of the Great Hall at Lambeth Palace	Lambeth Palace Road	II
Block 5 (including chapel) and Governor's Hall of St Thomas' Hospital	Lambeth Palace Road	II
Block 9 of St Thomas' Hospital Medical School	Lambeth Palace Road	II
K6 Telephone kiosk, Lambeth Palace Road/Albert Embankment	Lambeth Palace Road	II
Nos 204 to 212 (even)	Lambeth Road	II
No 214 (St Mary's Rectory)	Lambeth Road	II
Church of St Mary	Lambeth Road	II*
Former Holy Trinity Primary School (infants' annexe) and No 220	Lambeth Road	II
Front wall and gate piers to former Holy Trinity Primary School (infants' annexe) and No 220	Lambeth Road	II
Tomb of Admiral Bligh in St Mary's Churchyard	Lambeth Road	II*
Tomb of John Tradescant and	Lambeth Road	II*

his family in St Mary's Churchyard		
Tomb of William Sealy in St Mary's Churchyard	Lambeth Road	II*
Walls, railings, gates, and piers to south and west of Church of St Mary	Lambeth Road	II
Lamp Standard	Lambeth Road	II
Nos 4 to 8 (consec)	Pratt Walk	II
Nos 9 to 12 (consec)	Pratt Walk	II

It should be noted that the listing of these buildings covers their interiors and any pre 1947 structures within their curtilage at the time of listing.

### **Register of Historic Parks and gardens**

3.24 The Council is obliged to pay special regard to preserving the special interest of historic parks and gardens on the register when it considers proposals affecting them. The gardens of Lambeth Palace are on the national register – at grade II.

### **List of Buildings of Local Architectural or Historic Interest**

3.25 Lambeth keeps a list of buildings of local interest – the local list- in order to give recognition to them through the planning process. Local listing brings no additional planning control. The following buildings are on the local list:

<u>Name</u>	<u>Road</u>	<u>listed</u>
Lambeth parish lamp column	Lambeth Palace Rd	26.03.2012
178	Lambeth Road*	26.03.2012
180	Lambeth Road*	26.03.2012

\* currently adjoining conservation area boundary

3.26 The following buildings are considered worthy of consideration for local listing and are thus proposed for inclusion:

- A) Lambeth Pier (building), Albert Embankment
- B) Timber Shelter at S end of Archbishop's Park
- C) Former Archbishop Temple School and 202 Lambeth Road
- D) Former Archbishop Davidson Institute Youth Centre, 218 Lambeth Road

- E) Former school, Royal Street
- F) Brick Wall, piers and gate at 216 Lambeth Road (lining pathway into Archbishop's park)
- G) Bollards on central reservation on E side of railway bridge

### **Conservation Area Boundary**

3.27 There are a number of areas where the conservation area boundary could be rationalised to better reflect the form of development and the historic development of the area:

#### Addition to the CA

3.28 At present the conservation area terminates at the railway bridge on Lambeth Road. However, a number of adjoining buildings are worthy of inclusion. The contributory structures could be included would be:

- A) Nos. 178 and 180 Lambeth Road.
- B) Railway Bridge, Lambeth Road.
- C) Art Nouveau lamp column and bollards on central reservation, Lambeth Rd.

#### Deletion from the CA

3.29 Local designations, having developed in a piecemeal manner, do not make sense along the Thames bank:

- (A) Currently the historic Albert Embankment walk with its retaining walls, lamps and benches falls within 3 conservation areas (north part in South bank CA, mid section in Lambeth Palace CA and south part in the Albert Embankment CA see conservation area context map at the start of this document. It makes enormous sense to consolidate the whole of the Embankment into the Albert Embankment Conservation Area (CA57) so that it can be conserved and managed in a holistic manner.
- (B) The St Thomas' Hospital campus (between Westminster Bridge and Lambeth Bridge) is presently divided between two conservation areas - South Bank and Lambeth Palace; a small part of the hospital is sandwiched between the boundaries but within neither conservation area.

It would make for a much more rational designation if the whole of the St Thomas' Hospital campus was included in one conservation area. The Albert Embankment Conservation Area is considered to be the most appropriate given that the hospital was built in land made available by the construction of the embankment.

(C) Parliament View apartments is a modern block of glass curtain walling which makes not contribution to the character and appearance of the conservation area. It is in the conservation area by default – the previous building (a 1930s office block) being the reason the site is within the conservation area. It is proposed to remove this building from the conservation area boundary.

See map outlining the proposed boundaries in Appendix 1.

### **Building Contribution**

3.30 For buildings making a positive contribution see attached Appendix 2

3.31 No buildings within the conservation area are deemed to make a negative contribution.

3.32 The following buildings make a neutral contribution:

Lambeth Road

No. 93

Interwar office building, five-storeys, parapet, red brick, faience ground-floor with two decorative doorcases, casement windows.

No. 216a Brian Creamer House

Long modern Student Halls of Residence, three-storeys, red brick, slated pitched roof, stained timber casement windows.

### **Capacity for Change**

3.33 The conservation area has retained its original historic character because so little harmful redevelopment and change has taken place.

3.34 The saved UDP identifies two Major Development Opportunity sites within or overlapping the conservation area, these are:

- A) MDO 97 - St Thomas' Hospital, Lambeth Palace Rd - Area: 7.1 Ha
- Improvement of hospital, redevelopment of post-war parts (and other parts which are unlisted or which do not make a positive contribution to the character or appearance of the Lambeth Palace Conservation Area). Development within this estate should be conducted according to a long term and coherent master plan, so that it is clear that when hospital proposals come forward in the future that they can be accommodated on site at this very sensitive location opposite the Houses of Parliament/Westminster Abbey World Heritage Site.

- The original mid-Victorian ward blocks, together with the listed medical school, chapel and Governors Hall, are protected as an important and cherished part of the riverscape.
- Development should create street frontage onto Lambeth Palace Road and improve the riverside walk and the open space to the riverside, whilst maintaining hospital security.

B) MDO 99 - Royal Street/Upper Marsh (Founders Place) (Various Addresses) - Area: 1.8 Ha

- Comprehensive development of the whole site, retaining and fronting on to Royal Street. Proposals should seek to retain The Holy Trinity Centre and No. 10 Royal Street since the Council's initial assessment is that the buildings make a positive contribution to the conservation area.
- All affordable housing to be replaced on site.
- Retention of Upper Marsh as street with in-line frontages, although it can be re-aligned to better relate to Archbishops Park.
- Extension of Archbishops Park on part of site, or contributions towards improving it. Improved park entrance to the north incorporating Carlisle Lane highway verge.
- Formation of clear pedestrian links to sites to north and to Lower Marsh. Improvements to viaduct roads.
- Development should front and create a clear pattern of streets with a roofscape that enhances setting of Park and Archbishops Palace and roofline of St Thomas's Hospital when seen from north bank of Thames, and setting of Houses of Parliament/Westminster Abbey World Heritage Site, if visible from it. Building height should be restricted in the southern part of the site due to its location within the conservation area and proximity to the park, with building heights progressively increasing on the northern boundary, where high rise development is likely to be considered more appropriate.

3.35 The following small sites may also present development opportunities:

A) Coach-park between no. 202 Lambeth Road and the railway viaduct  
An unattractive hard-surfaced space.

B) South side of Royal Street

This is a vacant, over grown plot surrounded by fencing and hoardings.

3.36 Given that the overwhelming majority of the buildings within the conservation area make a positive contribution the only scope for development lies with the sensitive replacement of buildings that have been deemed to make a neutral contribution.

## **Appraisal Conclusion**

3.37 The Lambeth Palace Conservation Area has at its heart the Archbishop's Palace, the principal ancient monument of Lambeth. It is an exceptionally important complex of buildings, the earliest dating from the medieval period, set in extensive gardens and park (now Archbishop's Park). The conservation area is also notable for the former St Mary's Church ( parts of which date from the fourteenth century) with its charming historic churchyard and the imposing Italianate architecture of St Thomas' Hospital. Late C18 and early C19 terraces on Lambeth Road and Pratt Walk are also of note. The relationship between the landscape framework and the well-detailed mostly stock brick buildings creates an area of strong streetscape character, worthy of its conservation area designation.

## **Recommendations**

- (A) Buildings identified in paragraph 3.26 are added to the local list.
- (B) The conservation area boundary is changed in accordance with the recommendations in paragraphs 3.28 and 3.29.

- APPRAISAL ENDS -

# APPENDIX 1

# Map showing proposed boundary

See paragraphs 3.28 and 3.29 for explanation.



## **APPENDIX 2**

## **Buildings that make a positive contribution**

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

Buildings on the Statutory list are automatically considered to make a positive contribution and are not identified here.

### Albert Embankment

Paving along the embankment  
Statue of Violet Szabo  
Pier

### Carlisle Lane

Buddist Centre / Holy Trinity Centre – the former Holy Trinity School, late C19 (1847), gothic style, yellow stock brick, slated pitched roof.

Marine Society Building / Sea Cadets Headquarters - imposing former Archbishop Temple's School (1904). Neo-Tudor style, red brick with stone dressings, slated pitched roof with gables, stone transom and mullion windows.

York House - block of walk-up flats in Neo-Georgian style built for the Peabody Trust (1935), five-storeys, brown brick with red brick dressings, steep mansard roof with dormers, 6/6 and 8/8 windows,.

### Lambeth Palace Road

St Thomas' House - house for medical students in a Classical style by Harold Wynne Currey (1925-27). Five-storeys, 13-bays, red brick with stone dressings, end bays project and have single-storey stone entrance porches, central three bays under pediment, metal casement windows in stone surrounds. Well designed building of particular interest because it was erected and dedicated as a First World War Memorial.

### Lambeth Road

No. 111 - late C19 or early C20 former Bell Public House in an Arts and Crafts style. Two-storeys with attic, pitched roof with gable, red brick with stone dressings, transom and mullion casement windows with leaded lights, sculptured stone panel depicting a stylised figure holding a bell.

No. 202, The Marine Society gatehouse - providing access to the former Archbishop Temple's School (1904). Gothic style, tall, four-storeys, gable roof, red brick with stone dressings, face embellished with stone tracery and

three heraldic shields, transom and mullion casement windows with leaded lights, carriageway to ground-floor, stone arch with decorated keystone.

Pedestrian gates, piers and walling into Archbishop's Park.

No. 216 - early C20 house, vernacular revival, two-storeys, plain tile gable roof, brown/red brick, gabled end tile-hung, 6/6 sash windows.

No. 218, Archbishop Davidson's Institute, Youth Centre  
Interwar neo-Georgian building, three-storeys, five-bays, stock brick, pan tile pitched roof, sash windows, entrance bay to right, modern doors with stone inscription above.

#### Penhurst Place

Nos. 1-5 - former late C19 Almshouses, a terrace of two-storeys, red-brick to rear and plain tile-hung to the front, plain tile pitched roofs and casement windows.

#### Norfolk Row

No. 2 - the rear section of no.111 Lambeth Road.

#### Royal Street

No. 10 - late C19 former Institute building, two-storeys, red brick with terracotta dressings, currently empty.

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