

Leigham Court Rd (S) Conservation Area

Character Appraisal



September 2016

CONTENTS

	PAGE
CONSERVATION AREA MAPS	4 & 5
INTRODUCTION	6
1. PLANNING FRAMEWORK	7
2. CHARACTER APPRAISAL	9
Geology	9
Archaeology	9
Origin and Historic Development	9
Spatial Form and Urban Quality	10
Landscape Framework	12
Gardens and Trees	13
Boundary Treatments	14
Public Realm	16
Activity and Uses	17
Noteworthy Views	17
Architecture	17
Building Materials and Details	20
Advertisements and Signage	24
Garages	24
Refuse Storage	24
Listed Buildings	25
Building Contribution	25
Capacity for Change	25
3. SOURCES	26
4. GLOSSARY	27
APPENDIX 1—POSITIVE CONTRBUTION	30
APPENDIX 2—NEUTRAL CONTRIBUTION	31

CONSERVATION AREA CONTEXT MAP



The maps in this publication are based upon Ordnance Survey material with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. LB Lambeth 100019338 2007.

CONSERVATION AREA MAP



INTRODUCTION

The Leigham Court Road (S) Conservation Area was designated in 1981. Wholly residential, it has a pleasant spacious quality with a leafy ambience, largely characterised by smart detached houses in large gardens with strong architectural coherence. It illustrates an important phase in the early suburban development of South London in the mid to late 19th century. The conservation area includes the front gardens of some properties but not the properties themselves. This is in order to give protection to trees in those gardens and bring enhanced control over boundary treatments.

The conservation area is located north of the junction with Crown Lane bounded by St. Julian's Farm Road to the north and extending to just beyond Colyton Lane to the south. At its southwest corner it is contiguous with the Streatham Common Conservation Area (CA 43).

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.

A draft version of this document was out to consultation from 11 January to 14 March 2016. Notices inviting public comment were erected in the area and the document as available on the Council website.

This Character Appraisal is prepared by the London Borough of Lambeth to assist with the understanding of the special interest of conservation area. It identifies the features that give the area its special character and appearance and is a material consideration in the determination of applications affecting the conservation area.

1. PLANNING FRAMEWORK

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify ‘*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*’ and designate them as Conservation Areas.
- 1.2 Conservation Area designation brings with it additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the council and other decision makers to 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 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. The conservation area includes the front gardens of properties but not the properties themselves. This is in order to give protection to trees in those gardens and bring better controls over boundary treatments. For more information see www.planningportal.gov.uk.

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’.

Leigham Court Road (S) Conservation Area Character Appraisal

- 1.8 When the impact of these uncontrolled works is having an adverse impact on the character or appearance of a Conservation Area the council can remove the permitted development rights and thus bring the works under planning control. This is achieved by making an Article 4 Direction.
- 1.9 At the time of writing no buildings within the Leigham Court Road South Conservation Area are subject to an Article 4 Direction at the time of writing.

2. CHARACTER APPRAISAL

- 2.1 This appraisal has been undertaken in accordance with best practice guidance.

Geology

- 2.2 The conservation area sits at the top of the long steep slope running down to Streatham High Road. The soil consists of London clay, gravel and sand.

Archaeology

- 2.3 There are no scheduled ancient monuments or designated Archaeological Priority Areas within the conservation area.

Origins & Historic Development

Early History

- 2.4 The earliest mention of Streatham – deriving from ‘Street Ham’, i.e. hamlet on the street – dates from AD 675, when lands from Totinge cum Stretham were granted to the Abbey of Chertsey. By the time of the Domesday Survey in 1086, Streatham had grown in size to support a small Chapel. In the Middle Ages the area included land belonging to three feudal manors: Tooting Bec, South Streatham and Leigham Court. Streatham remained a typical rural village until the 17th century.

18th Century

- 2.5 The discovery of medicinal waters in Streatham in 1659 proved to be significant to the area’s development. Throughout the 18th century thousands flocked to Streatham after claims that the spa had great healing properties. Its proximity to London, coupled with the popularity of the spa, meant that Streatham began to attract wealthy families wanting to benefit from the space and fresh air.

19th Century

- 2.6 In this period Streatham began its transition from rural parish to London suburb. Large mansions such as Furzedown House, Wood Lodge and Woodfield House began replacing the old farming estates; open land was still being used for market gardening and dairy farming, but as the century progressed residential development of middle-class villas in spacious grounds slowly began transforming the local character. The area was attractive for its semi-rural, open air qualities not too distant from the capital.
- 2.7 Leigham Court Road was laid out in 1839 by Beriah Drew, a wealthy solicitor from Bermondsey who had moved to Streatham. Drew saw the development possibilities of the area and in 1838 he purchased Mount Nod Farm from the estate of Lord Thurlow, the late Lord of the Manor of Leigham. Mount Nod Farm was Streatham's largest farming estate occupying an area of some 260 acres. It is thought that the farmhouse probably stood close to the junction of Leigham Avenue and Conifer Gardens.
- 2.8 The development of Leigham Court Road was underway in 1843 when Beriah Drew built Leigham Lodge. The earliest and grandest development occurred first at the

Leigham Court Road (S) Conservation Area Character Appraisal

northern end of the road. The family firm of George Trollope and Sons constructed 17 or more houses along Leigham Court Road, characterised by substantial family homes or 'villas' set in generous garden plots – with front gardens, side space and substantial rear gardens. The OS map of 1864 show the 'Uplands' and several other substantial villas built along Leigham Court Road but the general area was still predominantly rural. Indeed, much of the housing now included in the conservation area was not built in the early 1880s. The 1894 OS map shows the detached houses that today form the conservation area.

20th Century

- 2.9 In the early 20th century the wider rural area was subjected to redevelopment pressures and remaining open land was laid out with streets and developed with semi-detached houses. Plots became significantly narrower and houses more modest, reflecting evolving patterns of suburbanisation and demographic changes.
- 2.10 As the area's fortunes waned many houses once built for well-to-do families with servants were subdivided into flats. Many Victorian houses were demolished and replaced with new development in the post-war years. In other cases the substantial gardens of retained houses were infilled with new residential development. The conservation area designation was a response to the development pressures facing the remaining good quality 19th century housing

Spatial Analysis & Urban Quality

- 2.11 The Conservation Area is characterised by the slow and sinuous curve of its Leigham Court Road and the spaciousness, greenery of the large gardens. The generous spacing of the houses with consistent setbacks from the road create a pleasing rhythm. This is complemented by moderate traffic levels and a generally quiet atmosphere. Architecturally the houses are of considerable charm and display a strong visual cohesion based on a shared palette of materials and stylistic devices. Tall mature trees give the road a pleasant, leafy appearance. Deflected views of greenery up and down the road contribute to its suburban character.



Leigham Court Road (S) Conservation Area Character Appraisal

Leigham Court Road

- 2.12 Originally called St. Julian's Road, this is a wide, gently curving road running north-south and forming the spine of the conservation area; nearly all the properties included front onto it. It has moderate traffic levels and properties are set well back from the road in ample gardens.
- 2.13 The street is characterised by residential development of mixed grain. Large late 19th century houses on wide plots alternate with later houses on narrow plots, and the conservation area boundary is drawn to exclude the latter. Despite these differences, however, the deep front gardens, low building heights, leafy setting and the sinuous curve of the road create an Arcadian residential townscape.
- 2.14 The focal point of the conservation area is at the southern end on the west side, where a cluster of grand red brick houses sit in a row. These have a shared architectural language and strong visual unity; warm red brick, picturesque massing and applied ornament are dominant themes (see opposite). Directly opposite these and above them the boundary excludes mainly 20th century housing excepting other scattered late 19th century examples. Nos. 321 and 325 have large plots with generous back gardens. At roughly the centre of the conservation area on the west side sits Uplands House, a mid-Victorian Italianate villa set in its own grounds. See below.



Leigham Court Road (S) Conservation Area Character Appraisal

St. Julian's Farm Road

- 2.15 This narrow subsidiary road running west-east forms the northern boundary of the conservation area, and only a very short section is included. It is framed by the flank wall of a large late Victorian house on Leigham Court Road, and includes views of the rear elevations of historic properties. A Victorian stench pipe stands right at the boundary line.

Valleyfield Road

- 2.16 Only a very short section of this subsidiary residential road is included. It includes good views of the rear elevations and roofscape of the grand houses on Leigham Court Road.

Landscape Framework

- 2.17 Greenery is vital to the character and appearance. Mature trees line Leigham Court Road providing a shady canopy. Large gardens, soft landscaping and boundary hedges are an important visual amenity and also contribute to the area's generous and leafy spatial quality. Some gardens are exceptionally large – the backs of Nos. 321 and 325 Leigham Court Road together constitute the size of a small park and are well planted with tall trees. Ample gardens are also important to the historic context of the original development, which in the 19th century would have had a quasi-rural, open air character.



Gardens & Trees

- 2.18 Although there are no public open spaces within the conservation area, the public realm is yet marked by its leafy ambience, and trees are integral to its character. Most of the houses have landscaped front gardens, some very substantial, which lend an air of spaciousness and enhance the general appearance of the buildings.
- 2.19 The presence of large mature landscaped gardens to both the front and rear of most properties is very important to the character and a key element of the original 19th-century layout. Trees provide privacy and shade individually or in groups, providing a pleasant backdrop and softening the built forms. They can be glimpsed from viewpoints around the area offering an important visual amenity. Nos. 321 & 325 Leigham Court Road are noted for their very large gardens and tall trees which make positive contributions to the wider area.



Leigham Court Road (S) Conservation Area Character Appraisal

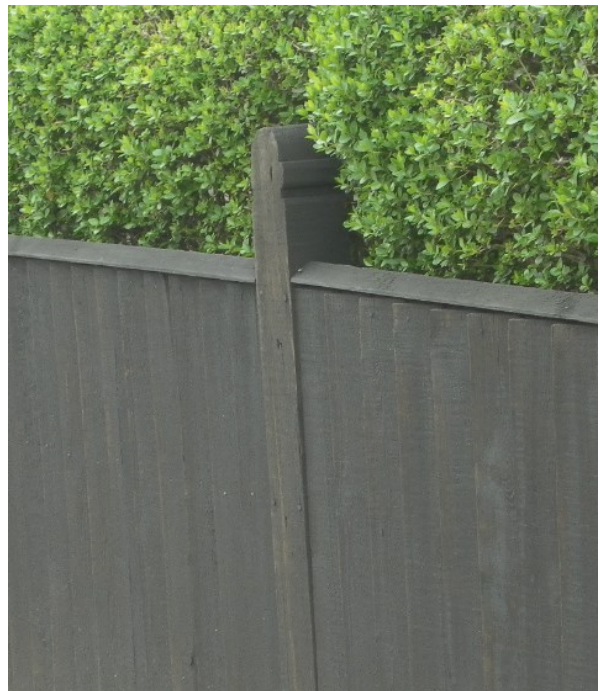
- 2.20 Where car parking dominates front gardens the effect is generally poor. Excessive hard standings harm the settings of some houses and result in a barren appearance. Soft landscaped screening (shrub, trees and hedges) mitigates harmful impacts elsewhere.

Boundary Treatments

- 2.21 The conservation area contains a range of boundary treatments, some more appropriate than others. It is unlikely that iron railings were ever a characteristic feature given the semi-rural character. Close-boarded timber fences or low walls topped with decorative, open timber fences are more likely. Extant historic examples are rare; however the red brick dwarf wall with stone coping at no. 290 Leigham Court Road is the historic boundary treatment here. So too does the stock brick wall with coped gate piers of Uplands House, which also retains fragments of ironmongery and the original 'UPLANDS' iron plate which adds richness. Other examples are modern. Some houses have timber fence boundaries – these are likely to be the historical precedent in the area. Elsewhere, high modern railings are alien features.
- 2.22 The conservation area includes the front gardens of properties but not the properties themselves. This is in order to give protection to trees in those gardens and bring better controls over boundary treatments. The boundaries of many houses use hedges to good effect. These make a welcome green contribution to the townscape, provide good definition to the street, and afford a sense of privacy. They make a positive contribution.



Leigham Court Road (S) Conservation Area Character Appraisal



Examples of the type of timber boundaries that would have been common in the area.

Public Realm

- 2.23 Generally, the paving and street furniture is modern, unobtrusive and unremarkable. The streets are in good condition and free of clutter. Granite kerbs line the roads and pavements consist of concrete pavers. Conventional modern lamp standards cause no harm. Taken together these create a reasonably harmonious streetscape.
- 2.24 The conservation area contains two stench pipes. The first, on Valleyfield Road, has been truncated, but retains some decorative detail at the base. The second, on St. Julian's Farm Road, is a fine example with a crown finial. See below.



Activity and Uses

- 2.25 The conservation area is wholly residential.

Noteworthy Views

- 2.26 The conservation area is mostly confined to one road and views within in are generally limited. Views up and down Leigham Court Road pull the viewer along gentle curves with a slow reveal – the pedestrian experiences the green and spacious residential character as intended. Views south from Valleyfield and St. Julian's Farm Roads reveal the attractive rear elevations of houses on Leigham Court Road.

Architecture

Mid Victorian

- 2.27 In the mid-19th century, following examples such as Charles Barry's Reform Club, Italianate designs became fashionable for the aspirational middle classes. With its roots in the palaces of the mercantile princes of Renaissance Italian city-states, the style had appeal to England's newly rich businessmen. It most often took the form of the villa, usually a double-fronted house with prominent stucco work simulating stone, vertically sliding sash windows, a hipped roof with overhanging eaves, and applied ornament, especially on door surrounds and window architraves. These were often set in spacious gardens. 'Uplands', no. 254 Leigham Court Road is a good example of building in this style. It is a double-fronted villa, two-storeys, in gault brick and stucco with a hipped slate roof with eaves cornice. Cantled bay windows flank a heavy door case with stucco embellishment. See below.



Late Victorian

- 2.28 The late 19th century was a period of competing architectural sources and eclecticism in design. Parts of the conservation area reflect the diverse revivalist styles common with architects and speculative builders in London during this period, as well as the standardisation of materials and cost-efficient use of mass produced ornament in cast stone and terracotta. Readily available pattern books disseminated all manner of historic styles to builders who happily mixed them together – thus the term ‘Victorian Free Style’ is especially apt. Houses can easily incorporate motifs from a wide range of historic periods on the same elevation.
- 2.29 Gothic sources were very popular in this period, particularly from the 1860s on. Spurred by the writings of Pugin, Ruskin et al., the Gothic Revival rejected the disciplined, cool classicism of its Georgian predecessor in favour of ‘truthful and honest’ architectural symbols of medieval England: steeply pitched roofs, pointed arched windows (often in three lights), asymmetry and a wealth of ornament. No. 325 Leigham Court Road is a good example of Gothic Revival domestic building, with pointed three light windows, stone mullions and transoms, and steeply pitched roof with prominent gables. See below.



- 2.30 A particularly popular style of mixed historic motifs was the Queen Anne Revival, which gained currency in the latter 19th century for speculative domestic building after the work of Norman Shaw. It is characterised by red brick with buff stone dressings (now regrettably often painted white), asymmetry and an attempt to create a picturesque, charming quality through the massing and arrangement of forms along with a liberal use of applied ornament. Lively roofscapes and irregular glazing patterns are common. Finials, bargeboards, roof tiles and the like add visual interest, as do terracotta relief panels often featuring sunflowers and other aesthetic movement images. See opposite.

Leigham Court Road (S) Conservation Area Character Appraisal



Leigham Court Road (S) Conservation Area Character Appraisal

- 2.31 Another source of inspiration for domestic builders was the Vernacular Style, which gained popularity in the late 19th century based in part on a reaction to the industrialised, mass-produced nature of Victorian society and a desire to return to a supposedly simpler age of local building materials, traditional craftsmanship and an attractive rusticity.
- 2.32 The detached houses at nos. 286-294 Leigham Court Road are good examples of the mixed motifs of domestic building of the period, with elements drawn from the multiple sources cited above—Gothic and Tudor detailing seamlessly blended with the red brick and detailing of the Queen Anne style.

Building Materials & Details

- 2.33 The majority of buildings within the conservation area are constructed of traditional materials which brings unity and harmony. High quality design and construction detailing is also a key aspect. Ornate joinery, terracotta mouldings, metal finials and cill guards, blind boxes, tiling, stone carving etc. all add richness and quality to the buildings:

Walls

- 2.34 Red brick is the characteristic walling material, although London stock bricks and gault bricks are also used. The red brick is laid in Flemish Bond, and includes instances of traditional hand pressed bricks (e.g. no. 293 Leigham Court Road), which have a very warm and homely appearance. In places, red bricks are used for face work with stock bricks used elsewhere. English bond is also used on some houses. Pointing generally appears traditional and understated, allowing the brickwork to be appreciated; some houses have red-tinted mortar to blend into the brickwork, whilst others have a traditional sand colour. There are some instances of inappropriate bright cement mortars being used which spoil the façade – the pointing of the new boundary wall of no. 293 Leigham Court Road was particularly ill-considered. Regrettably, no. 294 Leigham Court Road has a flank wall completely rendered, concealing the brick and detracting from the appearance. Painting blend in with the brickwork is recommended.
- 2.35 Cast stone and stucco are used as dressing and for applied ornament only for the earliest property in the CA (Uplands). It is commonly found in door and window surrounds and decorative ornament. Most of the houses have natural stone dressings – reflecting their high quality much of which has been over-painted in white. Paint removal (or painting in buff stone tones) is recommended.
- 2.36 There are also very good examples of terracotta panels, both in repeating ornaments and singular relief panels. These are particularly prominent on the Queen Anne Revival style houses and often contain sunflower motifs and date panels. Timber porches, bargeboards, finials and window joinery is very carefully considered and of the highest quality.

Windows

- 2.37 All traditional windows are single glazed and the craftsmanship of the joinery is generally noteworthy. Though a small conservation area, there is a good range of traditional fenestration. Vertical timber sliding sash windows are the predominant window type, though there is good variety in their shape, proportion and glazing pattern. A characteristic feature of domestic building in the Victorian 'Free Style' of mixed historical sources is variety of fenestration. Round, square, and pointed head windows can be found in the Conservation Area in roughly equal measure. Tall narrow windows are a common feature and often occur in pairs or threes. Deep stone cills prevail.



- 2.38 The Uplands features a variation on the Palladian window, whilst the flank of no. 291 Leigham Court has a charming multi-paned window with leaded lights in a Vernacular style. Large plates of glass are common – glazing innovations of the late 19th century having made possible the elimination of glazing bars altogether. However a popular motif on some houses is a larger pane on the bottom sash with smaller panes on the upper. Decorative timber blind boxes feature on some windows.
- 2.39 Generally the conservation area is not marred by use of modern PVCu windows, although examples exist. These fail to replicate adequately the traditional construction details and delicate glazing bars of traditional single glazed windows. Their crudity harms the integrity of the buildings and the character and appearance of the area.

Leigham Court Road (S) Conservation Area Character Appraisal

Doors

- 2.40 Principal doors are typically at ground level. Doors tend to be carefully proportioned and decorated reflecting the favoured style of the host building, and are usually set in porches. Original panelled timber and glazed doors can still be seen on many of the properties. Doors often have large transom lights.
- 2.41 Porches are an important feature. Most principal doors are set within elaborate porches with decorative timber work that adds charm and visual cohesion. Most have pitched roofs in clay tile. No. 286 has a substantial porch in brick and stucco with a Tudor-inspired castellated roof and Gothic colonettes with capitals. An ornamental cast stone tympanum rests above the door. Together these porches contribute to the character and appearance of the area.
- 2.42 There are some examples within the conservation area of ill-considered modern doors which lack the grace and refinement of the historic originals; these can even spoil the appearance of the property and are a detriment to the townscape.

Roofs

- 2.43 The variegated traditional roofscape is a defining feature of the conservation area. Roofs are predominantly pitched with large gables, but isolated examples of hipped roofs can be found. In some instances these are intact and unaltered. The repeated use of steeply pitched roofs along with chimney stacks and decorative features are an important feature of the area. Rooflights are not a traditional feature of the conservation area though some have been inappropriately inserted on key roof slopes. Dormers are not common.
- 2.44 Clay tile is the predominant roofing material though natural slate is occasionally used. The fairly common use of inappropriate modern roofing materials, such as interlocking concrete tiles, has failed to replicate the appearance and texture of historic examples and as a result the character of and appearance of the area has been harmed.
- 2.45 Externally articulated chimney breasts, chimney stacks and clay chimney pots, even when redundant, are an important and characteristic part of the conservation area and its roofscape. Roof ornament is common in the conservation area and makes a positive contribution to its character. Terra cotta finials, ridge tiles and fish-scale hanging tiles can also be found throughout. These combine to give the roofscape a picturesque quality.

Rear Elevations

- 2.46 Rear elevations in the conservation area are typically just as carefully considered as the front elevations, often echoing them in their basic arrangement, fenestration, materials and ornamentation. They can be glimpsed from different public vantage points as well as within gardens of properties. In many cases they have been little altered, retaining their original design and overall rhythms; this adds a historic richness to the area. Bay windows are a common feature and a variety of window types create a visually interesting scene. In some cases, stock bricks are used for the rear whilst the front uses red. Returns are uncommon and extensions rare.

Basements

- 2.47 Basements are not a common feature in the Conservation Area as at the time that most of the houses were constructed basements were not popular – being considered damp and unhygienic.



A fancy iron veranda at rear of no. 286 Leigham Court Road.

Rainwater Goods

- 2.48 Rainwater Goods are located on both the front elevations and flanks of houses. Typically they are in cast iron and painted black. In many cases they are located beside the return of a bay window to mitigate their visual impact. Some historic examples of cast iron hopper heads still survive and add visual interest. The diameter of the down pipes varies depending what they serve – smaller pipes often serving smaller roofs. Down pipes that have been replaced with plastic examples invariably look crude and inferior on historic properties.

Meter Boxes, Plant & Equipment

- 2.49 Generally, within the conservation area plant and equipment are unobtrusive and discreetly located. However there are multiple instances of ill-placed satellite dishes and associated cabling on front elevations, marring the appearance of the house.

Leigham Court Road (S) Conservation Area Character Appraisal

Advertisements

- 2.50 Commercial signs, advertisements and billboards are not a feature..

Garages

- 2.51 Garages are not a feature.

Refuse Stores

- 2.52 Recycling containers and refuse storage can present a significant problem when not stored in appropriately discreet locations. This is mainly a problem in the conservation area where houses have been converted into flats, resulting in a large number of wheelie bins standing in front gardens. At the time of survey seven wheelie bins were lined up inside the garden of no. 292 Leigham Court Road. Screening offers the only opportunity for improvement.

Listed Buildings

Statutory List

- 2.53 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. At the time of writing no buildings in the conservation area had been included on the statutory list.

Local Heritage List

- 2.54 The Council maintains a list of buildings, archaeology and designed spaces of local architectural or historic interest which are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered. At the time of writing the following assets were on the local heritage list.

Name	number	Road	Description	Criteria
325		Leigham Court Rd	Gothic Revival villa in spacious grounds, two storeys, pitched tile roof. Late C19. Stock brick with stone dressing and terracotta ornament. Three bays with central gable with hanging tiles, bargeboards, wall-head dormers. Wealth of fine detail. Very good quality.	A, B
Stench pipe out-side	130	St Julian's Farm Road	Impressively tall and slender stench pipe with decorative cast iron detailing.	A, B

Building Contribution

- 2.55 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 in Appendix 1.
- 2.56 The council will normally consider the removal and sympathetic replacement of those buildings that make a neutral contribution. See Appendix 2.

Capacity for Change

- 2.57 There are no development opportunity sites within the area, and the absence of vacant sites means opportunities for development do not exist. Garden space is essential to the character of this conservation area and therefore they should not be considered as development sites. Opportunity for enhancement lies with the sensitive restoration of lost or inappropriate boundary treatments, architectural detailing and the replacement/refurbishment of buildings that have been deemed to make a neutral contribution.
- 2.58 The Leigham Court Road South Conservation Area represents a survival of good quality 19th century suburban development in Streatham. Its spaciousness, greenery, slow rhythm and high architectural coherence convey the pleasant historic character of later 19th century middle class residential development. It stands out for the quality of design and materials used in the houses, and its strong relationship between buildings and landscape, with generous plots and plantings that give it its important Arcadian quality.
- 2.59 The greatest threats to the character and appearance of the area are incremental ones, such as the discordant treatment of front boundaries, the inauthentic replacement of historic features (such as doors and windows) with inappropriate modern ones, poorly executed repairs, and visual clutter caused by refuse and front garden parking. The greatest opportunity lies in reinstatement of historic boundary treatments and architectural detailing.

3. SOURCES

Loobey, Patrick & John Brown. *Streatham: The Twentieth Century*. Stroud: Sutton Publishing, 2000.

Loobey, Patrick & John Brown. *Streatham: A Second Selection*. Stroud: Sutton Publishing, 1996

Loobey, Patrick & John Brown. *Streatham in old picture postcards*. Zaltbommel, NL: European Library, 1998.

Loobey, Patrick & John Brown. *Streatham Past & Present: The Changing Face of the Area and its People*. Swindon: Sutton, 2001.

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

Streatham Society and The Streatham Common Environmental Co-operative. *Streatham Common - proposals for its designation as a Conservation Area*. 1986.

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

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

Historic Maps

Rocque Map, 1746, Map of London

Parish of Lambeth Map: Ecclesiastical Districts, 1824

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

Ordnance Survey (OS) Map, 1877

Ordnance Survey (OS) Map, 1894-96

Ordnance Survey (OS) Map, 1913

Geological Society - Survey 1920

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

4. GLOSSARY

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

Bay A vertical division of the exterior of a building marked by windows, classical orders, buttresses, etc.

Bay Window A canted (angular), rectangular or curved projecting window.

Bottle Balustrade An arrangement of short, bottle-shaped, shafts supporting the coping of a parapet or the handrail of a staircase.

Canopy A projection or hood over a door, window etc.

Canted Architectural term describing part, or segment, of a façade which is at an angle other than 90° to another part of the same façade.

Capital The head or crowning feature of a column.

Cast Iron Molten iron is poured into a mould to mass-produce regular and uniform patterns. Particularly popular in the C19 it allows a high degree of detail to be represented although the finished product is chunkier and more brittle than wrought iron.

Chimney Stack Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots.

Classical/Classicism An architectural tradition founded on the principles of Greek and Roman architecture. Particularly influential on English architecture from the late C17 and to a greater or lesser extent ever since.

Console An ornamental bracket with a curved profile and usually of greater height than projection.

Coping A cap or cover on top of a wall, flat, curved, or sloping to throw off water.

Cornice In classical architecture, this is the top projecting section of an entablature. The feature is commonly used at the top of buildings from the C18 onwards, to finish or crown the façade.

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

Dormer Window A window projecting from a sloping roof and with a roof of its own. Some rare examples are recessed to minimise their visual impact. Often used on mansard roofs.

Dressings Stone worked to a finished face, whether smooth, rusticated, or moulded, and often used on late Victorian or Edwardian brick buildings at corners or around windows.

Leigham Court Road (S) Conservation Area Character Appraisal

Edwardian The Edwardian period refers to the reign of King Edward VII, 1901– 1910, although it is sometimes extended to include the period up to the start of World War I in 1914.

Fanlight A small arched window directly over a door. A typical feature of front doors in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Late Victorian and Edwardian Designs often included decorative panels of coloured-glass leadedlights
See also 'transom light'.

Fascia Mostly used to describe the wide board over a shopfront carrying the shop name. Also refers to the timber board at eaves level to which guttering is fixed.

Finial A vertical detail, sometimes highly ornamental, used on iron railings. Also refers to the detail commonly found on the gable-end of Victorian and Edwardian buildings.

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

Gable The upper portion of a wall at the end of a pitched roof. Can have straight sides or be shaped or crowned with a pediment, known as a Dutch Gable.

Gauged Brick Soft brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work.

Hipped Roof A roof with sloped instead of vertical ends.

Horns The short downward projections on sides of sash windows, common in London from the mid C18, to strengthen the windows as the design evolved to include larger panes of glass and fewer glazing bars.

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

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

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

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

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

Niche A small recess in a wall.

Oriel Window A window projecting from the main wall of a building but that does not reach the ground and usually supported by corbels or brackets.

Parapet A low wall, typically at roof level where the party wall rises through the roof (party parapet wall) or in front of a roof to form box gutter.

Leigham Court Road (S) Conservation Area Character Appraisal

Pediment A classical architectural element consisting of a triangular or curved section found above the entablature.

Pilaster A rectangular column projecting only slightly from a wall and, in classical architecture, conforming to one of the orders, and often found forming part of a shopfront.

Queen Anne Refers to both the late C17/early C18 period and a revival style popularised in the 1870s by Richard Norman Shaw, combining fine brickwork, terracotta panels, stone detailing, And picturesque massing.

Quoins Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small.

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

Rustication Masonry cut in large blocks separated from each other by deep joints, often with heavily worked faces. The effect is often imitated using stucco renders.

Sash Window A window formed with vertically sliding glazed frames.

Soffit The exposed underside of any overhanging part of a building.

Stallriser A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance.

Stock Brick The most commonly used type of building brick found in London. Its distinctive soft yellow colour and appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour.

Terracotta Fired but unglazed clay usually yellow or orange/red colour.

Terrace A row of attached houses designed as a unit.

Transom A fixed horizontal piece of timber or stone dividing the upper and lower parts of a window, or separating a window from the top of a door.

Transom Light A small rectangular window immediately above the transom of a door. See also 'fanlight'.

Victorian The period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform Act of 1832 is often taken as the start of this new cultural era. Architecturally the period is generally considered to become distinct from Regency design characteristics circa 1840.

Wrought Iron Predates the existence of cast iron and enjoyed a renaissance during the revival periods of the late C19. Wrought iron is not as brittle as cast iron and seldom breaks.

APPENDIX 1

POSITIVE CONTRIBUTION

Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed below in street order. Statutory listed buildings are considered to automatically make a positive contribution and are therefore not included on the schedule below.

Leigham Court Road

No. 254 – ‘Uplands’, two-storey double-fronted Italianate villa, mid C19. Gault brick with stucco dressing, hipped slate roof with eaves cornice. Recessed central porch with pilasters and entablature flanked by broad canted bay windows. Upper floors have round headed windows.

No. 286 – Detached house, three storeys with pitched tile roof. 1882. Red brick with stucco dressing; two bays with gables. Heavy and elaborate porch with castellated roof, cast stone colonnettes and capitals. Various Queen Anne Revival and Tudor Revival applied ornament. Flank and rear elevations are of similar high quality with fine iron veranda at rear. One of five.

No. 288 – Detached house, three storeys with pitched roof, concrete tiles. 1882. Red brick with Bath stone dressing. Large gable, double bay window and oriel window with half-hipped roof. Decorative timber porch with pitched roof. Terra cotta panels with sunflower motifs. One of five.

No. 290 – Detached house, three storeys with pitched tiled roof. 1882. Red brick with stucco dressing. Large gable, double bay window and oriel window with half-hipped roof. Decorative timber porch with pitched roof. Terra cotta panels with sunflower motifs. One of five.

No. 292 – Detached house, three storeys with pitched tiled roof, crow-stepped gables. 1882. Red brick with stucco dressing. Three bays, double bay window and oriel window with half-hipped roof. Decorative timber porch with pitched roof. Terra cotta panels with sunflower motifs. One of five.

No. 294 – Detached house, three storeys with pitched tiled roof. 1882. Red brick with stone and stucco dressing. Large gable, double bay window and oriel window with half-hipped roof. Decorative timber porch with pitched roof. Terra cotta panels with sunflower motifs. One of five.

No. 291 – Detached house, three storeys with pitched tiled roof, prominent gables with hanging clay tiles in decorative pattern. Late C19. Red brick. 2/2 sash windows with timber box blinds. Later extension.

No. 293 – Detached double-fronted house with projecting bay, pitched tiled roof with decorative pattern and ridge tiles. Late C19. Red brick with Bath stone dressings. 2/2 sash windows with timber box blinds. Timber porch with pitched roof. Double bay window with half-hipped roof. Details of vernacular inspiration.

Leigham Court Road (S) Conservation Area Character Appraisal

No. 321 – Detached house, two storeys plus attic, pitched tile roof. Late C19. Picturesque asymmetric massing with heavy gables, Gothic Revival and vernacular influence. Stock brick with red brick dressing, clay hanging tile, mock timber

No. 325 – Gothic Revival villa in spacious grounds, two storeys, pitched tile roof, large gable and wall-head dormers. Late C19. Stock brick with stone dressing and terra cotta ornament. Three bays with central gable with hanging tiles, bargeboards. Wealth of fine detail.

APPENDIX 2

NEUTRAL CONTRIBUTION

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

Leigham Court Road

No. 254 – Uplands Care Centre, 1990s infill development in grounds of Uplands. Pastiche style, brick façade with hipped roof.

St. Julian's Farm Road

Nos. 132-134 – Infill development, semi-detached two-storey houses with hipped concrete tile roof.

