

Minet Conservation Area

Character Appraisal



January 2018

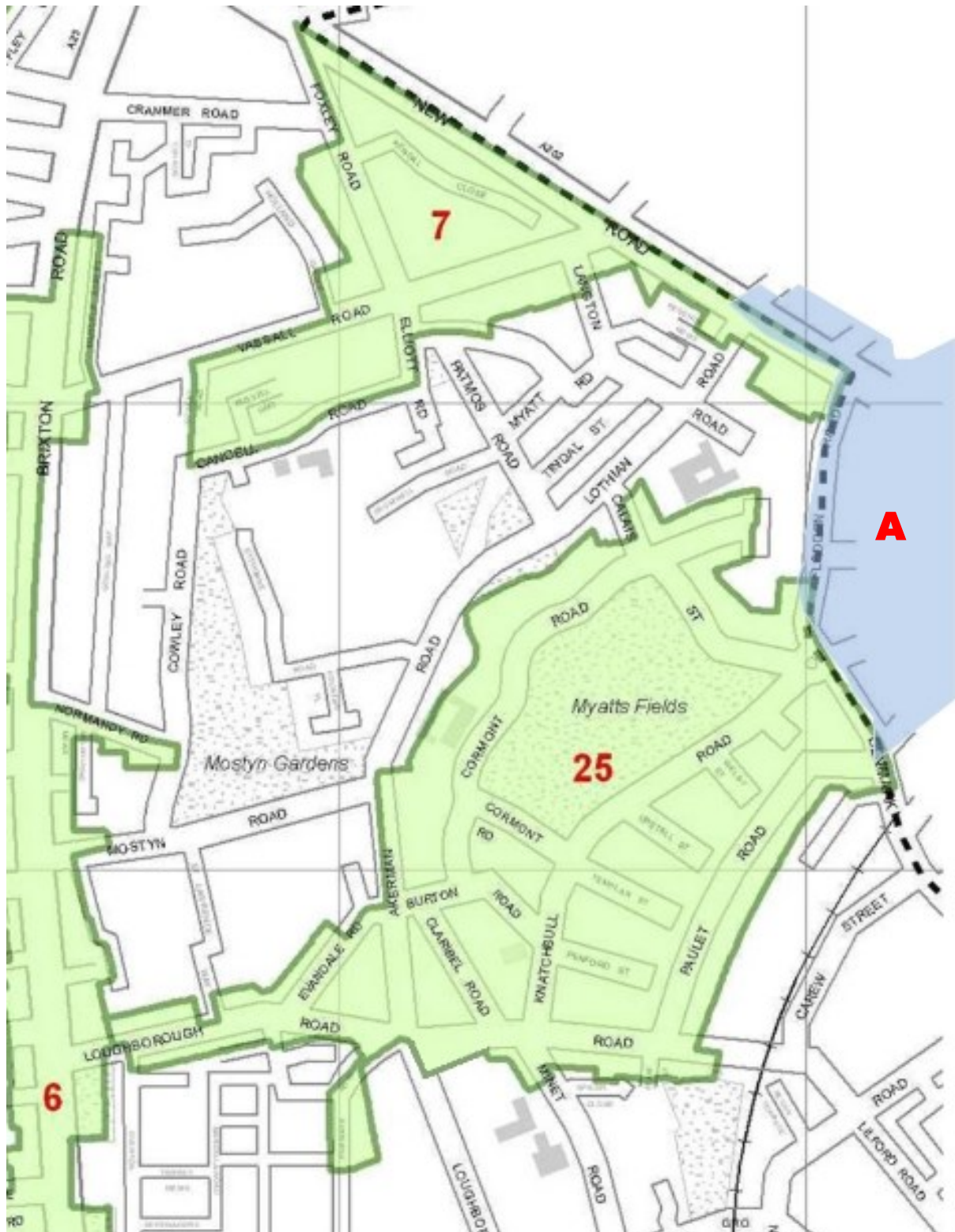
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CONSERVATION AREA CONTEXT MAP



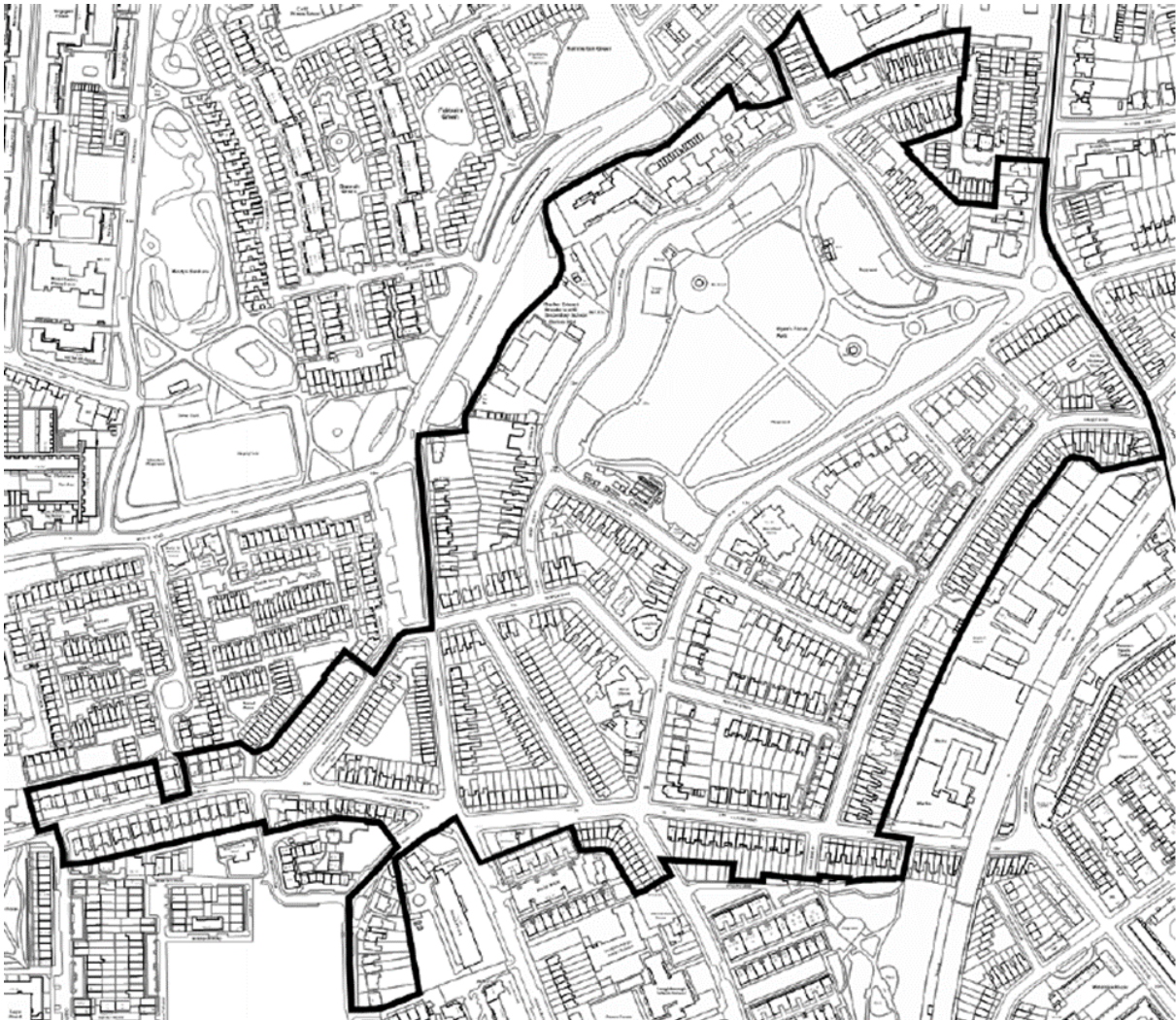
6 – Brixton Road and Angel Town CA

7 – Vassall Road CA

25 – Minet CA

A – Camberwell New Road CA (Southwark)

CONSERVATION AREA MAP



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INTRODUCTION

The Minet Conservation Area was designated in 1980 and is characterized by fine-grained streets of mid to late Victorian housing (the Lambeth Wick Estate and Minet Estates) with a richness of architectural detail. At the areas heart is an attractive, well-landscaped public park – Myatt's Fields which is of value as a historic landscape and a local amenity. Roads wind around it with subsidiary streets branching off. The character is strongly residential though there are small parades of shops and several historic community and ecclesiastical buildings.

The Lambeth Wick Estate is the earliest part and represents speculative development from the 1850s to the 1860s. The Minet Estate was comprehensively planned to include the provision for a range of community amenities; it was primarily built between 1870 and 1900. The conservation area thus exhibits the differences in character between the two. In this regard the Minet Estate comprises an island of later 19th Century development in an inner London context where such development is generally uncommon.

The western extremity of the conservation area adjoins Lambeth's Brixton Road and Angell Town Conservation Area. The north-eastern section of the conservation area, along Denmark and Flodden Roads, is contiguous with Southwark Council's Camberwell New Road Conservation Area.

Only by understanding what gives a conservation area its special architectural or historic interest can we ensure that the character and appearance of the area is preserved or enhanced. This document is prepared by the London Borough of Lambeth to help residents, developers and decision makers understand what is special about the conservation area.

Consultation

The Council consulted on a draft version of this document from 11 January to 14 March 2016. Notices were erected in the locality and the draft document was made available online. The Council is grateful to all those who took the time to respond. All comments received were given careful consideration during the preparation of this final version which was issued in January 2018.

1. PLANNING FRAMEWORK

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify ‘*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*’ and designate them as Conservation Areas.
- 1.2 Conservation Area designation brings with it additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the council and other decision makers to pay special regard 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 recognizes 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 In Lambeth the ‘Development Plan’ comprises the London Plan and the council’s Unitary Development Plan (UDP, Saved Policies 2010)/Local Development Framework (LDF). Thus all planning decisions have to be made in accordance with the London Plan and the adopted UDP / LDF except where material considerations indicate otherwise.
- 1.6 Lambeth’s UDP contains general policies relating to all aspects of planning in the borough including statutory listed buildings (policy 45), locally listed buildings (policy 46); and conservation areas (policy 47) as well as site-specific policies.

Planning Control

- 1.7 Conservation area designation brings with it controls over the demolition of certain buildings and boundaries, limits the size of extensions, controls roof alterations, certain types of cladding, satellite dishes in some locations. Trees are also protected.

Article 4 Directions

- 1.8 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 un-

dertaken on single dwelling houses; this work is known as 'permitted development'. 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 Whilst consideration was given to making an Article 4 Direction in the 1980s, no buildings within the Minet Conservation Area are subject to an Article 4 Direction at the time of writing.

2. HISTORY AND OVERVIEW

- 2.1 This appraisal of the Minet Conservation Area has been undertaken in accordance to the following guidance: *Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)*.

Geology

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

Origins and Historic Development

Early History

- 2.3 The area between Brixton Road and Camberwell Green was largely in agricultural use until the 19th Century. The main landholdings were the Minet Estate, centred on the present Myatt's Fields Park, and the Lambeth Wick Estate to south and west.

Lambeth Wick Estate

- 2.4 Residential development locally was first stimulated by the opening of Vauxhall Bridge in 1816 and the laying of Camberwell New Road in 1818. When first erected the terraces and semi-detached houses on Camberwell New Road would have sat in a semi-rural context. The Vassall Road CA contains much development from this initial phase of development (1820s and 1830s). Further parts of the estate were developed by Lord Holland through the 1850s and 60s; indeed the present Minet Road was known as Holland Road until the Second World War. In 1854 a large 17th Century property, Loughborough House, on the north side of the western end of Loughborough Road was demolished for new housing. The streets that were formerly part of the Lambeth Wick Estate (including Akerman Road, Claribel Road, Evandale Road, Fiveways Road and Loughborough Road) comprise the earliest phase of development in the conservation area.

The Minet Estate (c. 1870-1900)

- 2.5 In 1770 Sir Hughes Minet, a third-generation descendant of French Huguenot refugees, bought a large acreage on the borders of Lambeth and Camberwell from Sir Edward Knatchbull. The arrival of the railway to Camberwell in 1863 spurred development. The 1870 Ordnance Survey map shows the area we know today as the Minet Estate undeveloped but surrounded by development.
- 2.6 The man instrumental in the development of his family's land was William Minet. He stipulated the estate layout, the size of the housing and the materials to be used. He provided for a broad demographic in a range of housing types from detached houses to blocks of flats. In addition to homes it included a school, two churches, and important community amenities including the park, a free library and a parish hall.
- 2.7 The erection of St. James's Church, (now Black Roof House) Knatchbull Road commenced in the late 1860s and the bulk of the Minet Estate was developed between 1871 and 1900. As well as being carried out in a relatively short time period, comparatively few builders were involved which contributes in part to the quality and consistency of the buildings.



Little Cats are a recurring motif of the Minet Estate's buildings.

- Top left - Burton Road
- Top right - Longstone Hall
- Bottom left - Calais Gate E block
- Bottom right - Cormont Road

- 2.8 The word Minet is French for 'little cat' and cats are a recurring motif throughout buildings on the estate. This is a key element of local distinctiveness. The building and road names of the Minet Estate are also derived from the Minet's family history - the family once lived in Calais and fled France (through the Calais Gate) to Dover in the 18th Century.
- 2.9 The provision of Myatt's Field park was central to the William Minet's vision and it remains the heart of the area today. It takes its name from Joseph Myatt a well-respected local market gardener who farmed the land from 1818 until 1869. The park is an excellent example for its period and historically important because it was designed by Fanny Wilkinson who is reputed to be Britain's first professional female landscape gardener. In 1882 William Minet gifted Myatt's Fields to the Metropolitan Board of Works for public use and it formally opened in May 1889.
- 2.10 The original Minet Library opened in 1889 as a memorial to William Minet's first wife, who died that year; it was destroyed by enemy action during the Second World War. The Longfield Hall, purpose-built as the parochial hall, opened in 1889 and was also the gift of the Minet family. A Swedenborgian church was erected on Burton Road in 1890.
- 2.11 The Kennington Boys' High School (latterly known as Charles Edward Brooke School), Cormont Road opened in 1897. The former St. Gabriel's College on Cormont Road opened in 1899 as a training college for Anglican schoolmistresses, the vision of Charles Edward Brooke, a senior curate of nearby St. John the Divine church; the attached chapel was added in 1903.
- 20th Century
- 2.12 The 1912 Ordnance Survey Map shows the Minet Estate fully developed by that time. Kennington Boy's High School was extended that year and during the First World War it was requisitioned for use as an annex to the London General Hospital to treat wounded soldiers and Myatt's fields commandeered as a garden for the convalescents.
- 2.13 A notable inter-war building is Sir Henry Wood House, a neat Neo-Georgian composition at 10 Halsmere Road, which was another benefaction of the Minet family.
- 2.14 The vast majority of historic railings were removed for the war effort during the Second World War although fragments survive in places. The wider area sustained damage as a result of enemy action. The original Minet Library was destroyed at this time, the current, replacement building dates from 1959. In the wider locality, initial post-war rebuilding efforts were led by the London County Council and the Guinness Trust's, Iveagh House on Loughborough Road is also notable.
- 2.15 An important aspect of the estate's historic development was the strict management and development control exercised by the Minet family up to the late 1960s through the use of covenants and leases. Lambeth Council acquired the freehold of the Minet Estate in 1968.
- 2.16 Just outside the conservation area to the West the Myatt's Fields South Estate was built by Lambeth Council in the early 1970s. Within today's conservation area the Council redeveloped the whole West side of Paulet Road at this time. The use of yellow stock bricks and slates illustrates Lambeth Council's response to local context of the time. There are only a small number of late 20th Century buildings within the conservation area.
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- 2.17 A Council-led housing rehabilitation scheme in the 1970s and 1980s secured the future of many historic properties within the conservation area. With a focus on the former Lambeth Wick Estate, housing on Claribel Road, Evandale Road, Fiveways Road, Lilford Road and Loughborough Road was restored to its original appearance and brought up to modern day standards. Forty years on many of these properties now appear neglected and run-down.
- 2.18 In recent decades the conservation area itself has physically changed little. However, most of the non-residential buildings have lost their original uses. For example the three public houses (the Paulet Arms PH, Paulet Road, the Loughborough Hotel and the White Hart PH Lilford Road) have all closed, St Gabriel's College was converted to residential use, and the former Charles Edward Brooke School is vacant.

Spatial Analysis and Urban Quality

- 2.19 The network of roads throughout the conservation area is informal. On the former Lambeth Wick Estate this is a result of piecemeal, speculative development and on the Minet Estate it is the result of a careful aspiration to create an interesting townscape. The townscape is rich as a result. Similarly, the character of the buildings is often varied, on the Lambeth Wick Estate this is because small parcels of land were often developed independently. On the Minet Estate the variety is a conscious response to create an interesting and rich townscape experience.
- 2.20 The heart of the conservation area is Myatt's Field park and the imposing buildings around it. The park is an irregular shape which dictates the curved alignment of its perimeter roads which enriches the townscape. The Black Roof House provides an important visual focal point here. The large blocks on Cormont Road give that road a unique character and provide a backdrop to the park. The green canopy provided by the park, the large gardens on Knatchbull Road and the presence of street trees are central to that area's leafy character. The overall effect is a tranquil residential environment characterized by small front gardens, larger private rear gardens and mature trees.
- 2.21 The roads are described below in alphabetical order:
- Akerman Road
- 2.22 This is a relatively broad and busy street running roughly north-south along the western boundary of the conservation area. It pre-dates the development of the Minet Estate and is called Loughborough Road North on old maps. On the northern section (north of the junction with Burton Road), only the east side of the road is within the conservation area. This contains mostly short terraces of fairly modest houses (some with gaps between). The impressive no. 56 is the exception being symmetrical, grander and ornate. Stock brick, slate roofs and canted bay windows along with a common building line gives coherence. Modern infill houses here respect the scale but not the character. Across the road to the west, outside the boundary of the conservation area, is a landscaped open space which provides an attractive setting.
- 2.23 South of the junction with Burton Road and extending to the junction with Loughborough and Lilford Roads, Akerman Road has an urban character. Here both sides of the road are lined with three storey terraces in stock brick, standing close to the back of pavement and providing a strong sense of enclosure. On the east side these are all 1860s properties mostly with red brick bands, and slate roofs. The horizontal

emphasis of string courses and parapets unify the buildings. Low brick boundary walls with brick gate piers enclose small front gardens. Three houses stand out at the southern end of the east side – these have stucco details and small front dormers; but their discordant boundary treatments have a negative impact. Lining the west side of the road is a good, sympathetic post-modern terrace.

Brief Street

- 2.24 This is a short, narrow, curving street aligned north - south from Burton Road to Cormont Road. It was laid out as part of the Minet Estate in the 1890s. Attractive, two-storey, red brick terraces line its west side, they have very small front gardens and the proximity to the pavement and narrowness of the street give an intimate character. Nos. 1-5 have staggered frontages which add interest. Nos. 6–10 have canted bay windows and a turret at no. 10 provides a picturesque roofscape. Consistent boundary treatments—red brick, dwarf walls and coped gate piers- are an important feature: Hedges bring welcome greenery.
- 2.25 The gentle curve in the road creates good townscape and allows an attractive view north into the greenery of Myatt's Fields park and views of the fanciful Edwardian roofscape of the Dover House, Cormont Road and the adjoining former school.
- 2.26 The east side of Brief Street is shorter due to the curved road alignment and is dominated by Burton House – an excellent mansion block in the Norman Shaw Queen Anne style. In red brick with Bath stone dressings it is enlivened by cheerful architectural detailing; set within its own grounds behind a brick wall; mature trees and soft landscaping add welcome greenery. Its ample proportions and spacious surroundings provide a pleasant contrast with the fine-grain terraced houses across the street. Further along, the corner is marked by no. 13 Cormont Road, a three storey red brick building with stone dressings, presenting a large Dutch gable to the corner.
- 2.27 From Brief Street there are important views to the characterful back gardens and returns of properties on Burton Road as well as the spire of Black Roof House beyond.



Dover House dominates the street scene on Brief Street

Burton Road

- 2.28 This narrow residential street with a sharp bend linking from Akerman Road to Knatchbull Road. It has a heterogeneous character with a variety of scales, styles and materials, punctuated by important civic buildings at the southeast end.
- 2.29 The western end is urban and enclosed and dates from the 1860s. The properties here are mostly tall houses in stock brick over semi-basements. Some have good polychromatic brickwork typical of the 1860s whilst others are Italianate. The rears of the houses on the south side are visible from Claribel Street. Nos. 72-78 have original name plates: 'Stoke', 'Burton', 'Stafford' and 'Trent'. The views of the tall spire of the Black Roof House can be seen over the rooftops when looking east.
- 2.30 East of Brief Street the remainder of the road was laid out as part of the Minet Estate. To the north a terrace (nos. 115-129) bends at right angles to following the road alignment and making for interesting townscape.
- 2.31 As Burton Road turns south-east its character changes distinctly to become spacious and open. On the south side the terraced houses are larger with attractive swept dwarf walls and garden hedges. Nos.92 &94 form an attractive asymmetrical pair at the end, the latter sporting a corner bay with turret. Opposite the Michael Church and Longfield Hall sit informally within landscaped plots. The church is a pretty single-storey building of informal character, in brick with decorative flourishes



Michael Church, Burton Road



Longfield Hall, Burton Road / Knatchbull Road

and tiled roofs. Its tiled turret has a fancy iron weathervane. The Longfield Hall is larger and more accomplished architecturally, with a curving façade and semi-conical roof that address the street junction with Knatchbull Road. Its 1889 date stone sports a cat's head motif. Railings provide a strong boundary and the lawn gives an orderly appearance. Both properties have attractive landscaped grounds. Across the street to the south is the Minet Public Library (see Knatchbull Road).

Calais Street

- 2.32 This road follows the irregular northern eastern boundary of Myatt's Fields park. It was laid out in the 1890s as part of the Minet Estate. Its northern end at Lothian Road has an excellent view of St John's Church, Vassall Road. Here the character is intimate and the houses on the north side (nos. 22-27) are modest, built close to the back of pavement. Opposite are the leafy grounds of Calais Gate.
- 2.33 The junction with Halsmere Road and Calais Gate is spacious and leafy with excellent views into Myatt's Fields park which has a fancy corner gateway of note. There, along the south side, the park is enclosed by railings on a brick plinth; hedges and shrubbery soften this boundary. There is a tranquil, leafy quality provided by a combination of the road alignment, landscaping to front gardens and large mature trees and planting in the park give this street a leafy, verdant and open character.
- 2.34 The houses opposite the park are a mixture of attractive two-storey, terraced and semi-detached houses. Excellent variety is achieved in a harmonious manner with consistent building heights, redbrick with painted stone and timber joinery. Rhythm is created by a rich roofscape, bay windows and uniform historic boundaries.

- 2.35 There are pleasing views across the park and glimpses of the Mulberry Centre's golden roof within. The street terminates at its east end with a roundabout with Knatchbull Road and Flodden Road. The generous garden to 32 Flodden Road adds to this spacious character and the house itself has landmark status. The view out, into Southwark, terminates with an attractive, picturesque former pub in red brick and plain tile and the imposing terrace at nos. 51-73 Knatchbull Road.



Calais Street has a variety of attractive, relatively unaltered late 19th Century housing.

Claribel Road

- 2.36 This straight street runs northwest-southeast between Lilford Road and Burton Road. It is part of the Lambeth Wick Estate and dates from the mid 19th Century. On the 1870 OS map it is named Holland Road North. Handsome, uniform, three-storey terraces line both sides. The exceptions are nos. 1-7, a modest two-storey terrace, and nos. 26-27, two-storey semi-detached houses.
- 2.37 The properties are simply but effectively detailed in the Neoclassical / Italianate style. Facades are in stock brick with stucco dressings around sash windows. Bracketed eaves and reproduction iron railings provide a strong horizontal unity. Mature trees and soft landscaping in the small front gardens bring welcome greenery. Replacement windows and introduction of hard standings has been detrimental in places.

Cormont Road

- 2.38 This leafy, winding road encloses the western and southern sides of Myatt's Fields park linking Knatchbull Road to Calais Street. It was laid out in the 1890s as part of the Minet Estate and is in two distinct sections. However, the use of red brick and Queen Anne style detailing gives a unifying character and all the properties overlook Myatt's Fields park.



The unified character of the houses on Claribel Road is a key defining factor.

- 2.39 The southern section (Knatchbull Road to Brief Street) has two storey, park facing housing lining the south side. The housing here is all the same age and forms an informal terrace. The building line steps with the slightly sweeping road alignment and this combined with the rich roofscape of gables, dormers and chimney stacks results in a very attractive townscape. The houses all have modest front gardens enclosed attractive red brick dwarf walls. No. 1 features a carved brick relief panel featuring a cat - the recurring 'Minet' motif. The view north is terminated to great effect by Dover House and its neighbours.
- 2.40 The remaining section of Cormont Road (north of Brief Street) follows a sinuous route along the curving western boundary of Myatt's Fields park. The character is spacious and leafy; large residential and educational buildings in spacious settings lining the west side opposite the park. As a result this street has a very different character to the others in the conservation area - almost semi-rural in its leafiness.
- 2.41 Dover House (1899) is a handsome mansion block in red brick with prominent Dutch gables. Its location on the bend of the road means that it terminates views from both directions. The former Charles Edward Brooke School (originally the Kennington Boys' School) is an exceptional composition behind a substantial brick wall with historic iron gates. It has an imposing symmetrical composition with turrets, swept roofs and Dutch gables. There is a matching school-keeper's house and playgrounds provide a spacious setting.
- 2.42 St. Gabriel's Manor, is a broad five-storey building in a vaguely Art Nouveau style. Once a teacher training college and is now in residential use. In red brick with stone detailing, it sits well back from the road with a large forecourt enclosed by attractive red brick walls with historic railings. Enclosing the south side of the forecourt is obtrusive, post-war, system-built building which harms its setting. To the northern end is the former attractive chapel with gabled buttresses and tracery in Portland stone.



The view north along Cormont Road from its junction with Knatchbull Road.



The former Charles Edward Brooke School as viewed from Myatt's Fields park.



St Gabriel's Manor.



The view south along Cormont Road from its junction with Calais Street.

- 2.43 Calais Gate, which comprises two, identical, massive mansion blocks of flats, stands at the northern end of Cormont Road. In red brick with Bath Stone dressings and pitched roofs it dominates the junction with Calais Street. The Minet family coat of arms decorate the central gables of each blocks and carved cats sit terminate the gables.
- 2.44 The imposing scale and impressive architectural quality of these large buildings act as visual focal points for the wider neighbourhood especially when glimpsed in the from within Myatt's Fields park. The presence of soft landscaping and large mature trees does much to soften its over all effect.

Denmark Road

- 2.45 This encloses the eastern boundary of the conservation area and also forms the borough boundary. Only a small section (nos. 121-143) sits within the conservation area . The properties across the road are within Southwark's Camberwell New Road Conservation Area.
- 2.46 The road itself pre-dates the laying out of the Minet Estate but the buildings within the conservation area were erected in the 1870s (no. 127 is dated 1877). The historic buildings (nos. 121-143) comprise two terraces of three-storey properties with



Nos. 121-127 Denmark Road date from 1877.

ground floor shops, in stock brick with cast stone detailing. They frame the junction with Paulet Road. At nos. 123 and 125 modern signage mars the general appearance, the corner shop at no. 127 has been crudely infilled with brickwork and modern windows. At nos. 129-143 some of the shops are no longer in commercial use but they retain painted joinery, fascias and consoles and the effect is generally pleasant. The shop front joinery and iron grille at nos. 141 and 143 is noteworthy. Bertha Neubergh House (nos. 145-149) is a c1980 block in stock brick with slate hanging which sits comfortably in the context. The railway bridge terminates the view south.

Elam Street

- 2.47 This is a very short subsidiary street off Lilford Road which terminates at an unattractive car park serving the Spicer Close Estate. This street allows views of the backs of nos. 62-80 and nos. 30-60 Lilford Road. A 19th Century parish boundary marker sits in the front garden boundary of one of the houses adjoining the conservation area boundary. The green space and mature trees attached to the Spicer Close Estate beyond contribute to views out of the conservation area.

Evandale Road

- 2.48 This links Loughborough Road diagonally to Burton Road. It is part of the Lambeth Wick Estate and was named Cromwell Road on the 1870 OS map. Straight with two storey terraced houses over semi-basements, it has a strong sense of architectural unity and enclosure. The south most of the houses on its western side, presumably the earliest, are in gault brick with London roofs whilst the others are in stock brick and have shallow pitched roofs. All share common stucco details to great effect. The consistent use of materials unifying design features bring rhythm and coherence.

- 2.49 They all have very narrow front gardens and a close relationship to the street, creating a residential feel accentuated by leafy views of mature trees at the north end. The unified boundary treatment of traditional iron railings is important to the character. There are surviving good examples of original decorative ironwork, including the decorative handrails and window cill-guards. Nos. 18 and 20 form an attractive semi-detached pair.
- 2.50 At the southern end on the east side of the street is the former Loughborough Hotel (now in flats) which dates from the late 19th Century and replaced an earlier pub on the site. It is in two parts – the main block with its corner turret faces Loughborough Road (see later) and a secondary, symmetrical wing to Evandale Road. It has a large bay window with curved ends under an ornamental French mansard roof. Architecturally exuberant, it stands in great contrast to the otherwise sober and residential neighbours; although the residential conversion is lacking in terms of its quality.

Fiveways Road

- 2.51 This name reflects the meeting of five routes at one junction. It runs southwest from the meeting of Loughborough and Lilford Road. It is part of the Lambeth Wick Estate and dates from the mid 19th Century. It is called Overton Road on the 1870 OS map. Only nos. 1-17 on the east side are within the conservation area. These are a mixture of two-storey (plus semi-basement) detached and semi-detached houses set behind a broad grass verge. This, plus mature trees and plenty of greenery, gives the group of buildings a picturesque, suburban setting.



The houses on Evandale Road share common stucco detailing in the Italianate style.

- 2.52 The detached houses are generally symmetrical with Classical detailing in stucco. No. 1 is noteworthy for its irregular form (a product of historic boundaries). The semi-detached houses have prominent dormers which do not appear to be historic and were likely added when the properties were rehabilitated in the 1970s. Unfortunately some modern replacement windows and inappropriate security bars detract from some properties. There are good views of the rear of buildings and roofscape of nos. 72-102 Loughborough Road.

Flodden Road

- 2.53 This is a busy tree-lined road linking the roundabout at the junction of Calais Street and Knatchbull Road to Camberwell New Road; it is shown largely undeveloped on the 1870s OS map. Only the west side of the southernmost section is within the conservation area. Here there are three pairs of large, late 19 Century semi-detached houses and one detached property. Some of the largest in the conservation area they have generous side space and plenty of greenery providing a secluded residential character.



No. 1 Fiveways Road looking north towards the junction.



Detached houses on Fiveways Road.

- 2.54 No 20 is a Venetian Gothic style house, two storeys over a semi-basement. In stock brick, it has a gabled return on the left side and a central porch all with exuberant cast stone ornament. Nos. 22-24 are an imposing semi-detached three-storey houses over a semi-basement. In red brick and rich in ornament they have excellent decorative gables and flank conservatories. Unusually the surviving red brick dwarf wall and piers retain their original ornamental ironwork railings, pedestrian and vehicle gates.
- 2.55 At nos. 26 – 32 the combination of roughcast and brick (skirt and blouse effect) with Queen Anne style detailing lends a picturesque quality. Nos. 26 and 28 are symmetrical. However nos. 30-32 are asymmetrical with no. 32 larger and south facing into a generous corner plot. A brick tower with pyramidal piled roof forms the focal point of the elevation and makes this a landmark building on the corner.

Halsmere Road

- 2.56 This is a short, cul-de-sac street off the north side of the Calais Street. It was laid out in the 1890s as part of the Minet Estate and has a quiet, side street character. The western end of the north side of the street, is part occupied by Sir Henry Wood House – a well composed Neo-Georgian style building from the inter-war period. Within its grounds, at the junction with Calais Street are modern blocks of flats. At this end of the road there are good views towards leafy Myatt's Fields park and the picturesque roofline of Calais Gate to the west.



No. 32 Flodden Road is a striking landmark building at the junction with Calais Street.

- 2.57 The houses on the north side are built close to the back of pavement with narrow front gardens, recessed entrances under twinned porches and pitched roofs. In red brick with cast stone ornament, casement windows and dwarf boundary walls. The porch at no. 17 has fine glazed tiles to dado-height and an excellent stained glass fanlight. Unfortunately some of the houses are marred by poorly detailed replacement windows.
- 2.58 The south side features modest two-storey red brick terraces with pitched roofs and casement windows. An important characteristic is the picturesque roofscape full of gables, pinnacles, turrets, and finials. Brick dwarf walls enclose front gardens and hedges and bring welcome greenery. Unfortunately, inappropriate modern paving erode the character of some front gardens and painted brickwork at the northern end is discordant.

Inglis Street

- 2.59 This is a very short street on the Minet Estate linking Knatchbull Road to Paulet Road. Its Paulet Road end terminates in a parking area and has pedestrian only access to Paulet Road. The view north west is a leafy one of Myatt's Fields park and also provides interesting views of back gardens of nos. 51-73 and 77-85 Knatchbull Road. On the north side are a two-storey red brick Tyneside flats from the 1890s. These have ornate cast stone details but some of the facades have been painted to ill effect. Incongruous boundary treatments detract generally from the street scene although mature trees in adjoining rear gardens bring welcome greenery.



The south side of Halsmere Road.

Knatchbull Road

- 2.60 This is the principal road through the Minet Estate, connecting Lilford Road at the south and curving northwards alongside Myatt's Fields park towards Camberwell New Road. It was laid out as the first phase of the Minet Estate and is shown on the 1870 OS map but with no houses yet built. It has a spacious, leafy and attractive residential character in part due to the spacing between the houses.
- 2.61 Its southern end (between Lilford Road and its junction with Cormont Road), is characterised by a large detached and semi-detached brick built houses of varied styles. These generally date from the 1870s and 1880s and on the east side of the road they generally exhibit Italianate detailing. Interestingly some of the house designs are replicated. For example, nos. 97, 99 and 111 are identical.
- 2.62 The gentle curve of the road combined with much greenery produce a pleasant effect. The view south terminates with the grade II listed houses at nos. 22 - 26 Minet Road. The view north here terminates in the Longfield Hall which has been purposely designed as a landmark. With its pleasing roofscape and strong massing it provides a well-considered counterpoint to the private properties across the road. South, on the corner is the Minet Library, a low and post-war, Neo-Georgian style building in brick with cast stone dressings.



Some of the detached houses on Knatchbull Road share the same Italianate style detailing.

- 2.63 The central section of Knatchbull Road (from the junction of Cormont Road to the junction with Upstall Street) has development of the 1890s which gives a distinct character. On the west side adjoining Longfield Hall is an attractive two-storey row of Tyneside flats in red brick with Dutch gables attractive porches which hint towards the Domestic Revival style. A taller property turns the Cormont Road corner.
- 2.64 At the other corner with Cormont Road, prominently located at the entrance to the park, is the former park keeper's lodge (1889) - a particularly charming building in the Domestic Revival style. It has attractive original railings. The park lies to the north and occupies the remaining western side of Knatchbull Road.
- 2.65 On the east side of the road, opposite the park keeper's lodge, is a pair of well detailed Domestic Revival houses (one the former Vicarage) which reinforce the semi-rural character here. Their low forms, generous gardens and mature trees give a semi-rural appearance and the imposing spire and roofline of Black Roof House, provides a picturesque backdrop.
- 2.66 From the junction of Upstall Street the character returns to that of 1870s and 1880s middle class housing. Here the houses only line the east side and have excellent views west to the park. This section of road is characterised by brick detached houses of individual design and whilst there is much variety the dates, styles, materials and boundary treatments are generally harmonious. No. 83 is a particularly ornate example. Recurrent use of brick dwarf walls with cast stone capped gate piers characterise the streetscape. The ornamental timber gate piers at no. 93 are an exceptionally rare survivor. Mature trees give a leafy character.



The park lodge, housing opposite and mature planting give an almost semi-rural character.



Attractive two storey houses overlook the park from the east side of Knatchbull Road. Gaps between the houses enrich the spatial quality.

- 2.67 At the northern end of the road, from Inglis Street to Denmark Road, stands nos. 51-73, an imposing composition of three-storey terrace houses raised on semi-basements. They exhibit standard detailing from the 1870s but greater presence is given by the use of French mansard roofs on the centre two and at each end house. These houses have a landmark quality.



Nos. 51-73 Knatchbull Road have landmark quality.

Lilford Road

- 2.68 This road runs west/east from Loughborough Road and is part of the Lambeth Wick Estate. In the 1870 OS map it was part of Holland Road and extended east only as far as its current junction with Knatchbull Road. At the western end on the north side there is an imposing Italianate terrace in stock brick and stucco. Soft landscaping and mature trees which add welcome greenery. Opposite on the south stands the former White Hart PH, an attractive inter-war building now in residential use. The pub's former rear garden presents a fence to the south side and to its east begins the row of grade II listed Neo-Classical style terraced houses which sweep around the corner onto Minet Road. In the middle of the road stands a very tall cast iron stench pipe.
- 2.69 The middle section (between Knatchbull Road and Paulet Road) is lined by imposing three-storey houses providing strong enclosure softened by mature trees. The south side is lined by uniform three-storey Italianate terraces in stock brick with stucco and cast stone ornament. Bay windows and entrance porches create rhythm. On the north side are four pairs of large semi-detached houses with similar scale and style. Spaces between these properties, although modest, provide welcome glimpses to the rear and contribute to the spatial character. Unfortunately the uniform appearance is marred in places by modern windows, satellite dishes and unsightly cables. Mature trees create a sense of privacy.
- 2.70 Further along the south side of the eastern section (towards the railway bridge) are two rows of two-storey terraces, one in red brick with Queen Anne details (1880s) and one in stock brick with classical details (1850s). These are modest, attractive groups with small front gardens, low brick boundary walls, plenty of hedges and landscaping soften the appearance of the Queen Anne terrace.

Loughborough Road

- 2.71 Only the west-east section of this road (Brixton Road to Fiveways junction) is within the conservation area. It can be divided into residential (western) and commercial (eastern) sections.
- 2.72 At the western end on the north side sit rows of semi-detached houses, two-storey over semi-basement with mansard roofs. They are in polychrome brickwork suggesting the Venetian Gothic style. Front gardens and generous side spaces add much character. Another important characteristic are low brick boundary walls with brick gate piers and capping. At the eastern end, on the corner with Evandale Road stands a detached villa set obliquely to good townscape effect. The terminating vista of the impressive former Loughborough Hotel is important here too. On the south side are earlier, grade II listed, semi-detached houses (nos. 16-50) in stock brick with hipped roofs classically derived stucco detailing. Some of these houses are in quite poor repair, detracting from the street's character; this is aggravated by inappropriate uPVC windows, security bars, satellite dishes.
- 2.73 A commercial frontage lines both sides of Loughborough Road between Evandale Road and the Fiveways junction. At the west end it is marked by the large former Loughborough Hotel (a landmark) and at the east end by the former White Hart PH. This commercial frontage, on both sides, is characterised by two and three-storey buildings in stock brick and stucco with ground floor shop units. Generally this section has limited greenery and feels urban and spacious due to wide pavements. The shop fronts are much altered to poor effect but often retain consoles, pilasters and fascias. The variety in the built forms reflects the piecemeal nature of the historic development and makes for rich townscape. Curved and canted corners on the Fiveways junction add townscape interest.



The commercial frontages on Loughborough Road have string townscape value.



Curved and canted corners create townscape interest at the Fiveways junction.

Minet Road

- 2.74 Only a short stretch of this road is within the conservation area, south of the junction with Lilford Road. Following the bend of the junction is a terrace of grade II listed houses in stock brick and stucco with semi-basements, mansard roofs and dormers presenting a smart and orderly appearance. Unfortunately this group is blighted by crude alterations including modern uPVC windows and modern doors, ill-considered modern handrails and inappropriate mansard windows.

Penford Street

- 2.75 This short and quiet tree-lined street leading off Knatchbull Road. Part of the Minet Estate, it has an intimate and leafy residential character. The street is characterised by semi-detached houses in stock brick with cast stone detail. Hipped roofs with overhanging eaves and canted are used throughout. Capped brick gate piers, walk-up entrances and handsome porches are also important features. Discordant boundary treatments detract from visual uniformity. Its north end is framed by matching large houses at nos. 111 and 113 Knatchbull Road. The view south is terminated by the attractive upper façade of to the former Paulet Arms PH, Paulet Road.

Paulet Road

- 2.76 Dating from the 1870s, this long, curving road forms the eastern boundary of the conservation area linking Lilford Road to Denmark Road. It curves gently before bending at its north end, drawing the eye up the road when looking from the south. The street has a hard, urban character as a result of the built character and width.

The east side has a long curving row of three-storey terraced houses stock brick with canted bay windows. The character here reflects the 1870 Italaianate style. The houses have a modest setback from the pavement and a strong relationship to the street due in part to the curve in the road, Discordant boundary treatments detract from the unity in places. The group is punctuated by the distinctive former Paulet Arms PH in the centre. It is grander, more accomplished in the Venetian Gothic style and makes for an excellent landmark on the street.

- 2.77 On the west side is lined a substantial 1960s housing estate designed by Edward (Ted) Hollamby's architectural team. The estate is flat fronted to the street and stepped to the back with communal gardens. Despite obvious age and stylistic differences, the estate is well designed and detailed and sympathetic to its historic . The rhythm created by the repetition of units on both sides is thus preserved, along with a strong sense of enclosure.



The former Paulet Arms is an imposing landmark on Paulet Road.

- 2.78 On the same side as the estate, a short stretch of terraced houses (nos. 202-210) remain at the bend in the road to the north. These are in keeping with the scale and character of those across the road, with slight differences in the articulation of the facades. Their appearance is somewhat compromised by the intrusion of satellite dishes and inappropriate uPVC replacement windows.

Templar Street

- 2.79 This short, leafy street is part of the Minet Estate and links the junctions of Knatchbull Road / Cormont Road to Paulet Road Estate. It contains a pleasing mixture of late 19th Century houses unified by the use of red brick, gables and attractive architectural detail. To the south is a row of three large detached houses of similar scale but individual designs. Further along is a row of attractive two-storey houses with pitched gabled roofs. These are full of lively detail, diminished somewhat by some inappropriate painting of brickwork and the application of security bars. To the north side is an unassuming post war block of flats (Myatt House). Following this is a pair of plain yet attractive semi-detached houses (nos. 2 & 4) with broad proportions and canted bays. Beyond are terraced houses in three pairs, each pair with varied architectural ornament. One property is painted to ill effect.

- 2.80 The repeating presence of gables creates a pleasant rhythm and both sides offer interesting roofscapes, adding visual interest. The consistent use of low boundary walls and plenty of greenery in front gardens is important to the street's character. The terminating view at the Paulet Road Estate is an area of hard landscaping softened by the presence of mature trees. The view north is across Knatchbull Road and on to Cormont Road.

Upstall Street

- 2.81 This is a short, narrow subsidiary street branching off Knatchbull Road to Paulet Road. It is framed at its west end by the imposing no. 87 Knatchbull Road on the north side and Black Roof House to the south. The houses are richly ornamented with bays and gables, panelled doors, terracotta ridge tiles, finials, cast stone colonettes and capitals.
- 2.82 Modern intrusions including poor replacement windows, and front roof lights harm the historic integrity of some houses, as does some hard paving to some front gardens. Low boundary walls and front gardens with hedges and mature trees provide a strong leafy character.
- 2.83 The Black Roof House tower and spire have a strong townscape presence here and the leafy terminating vista of Myatt's Fields park is important. The view to the east is terminated by the rear access into the Paulet Road Estate.

Welby Street

- 2.84 This is a short street leading west off Knatchbull Road and terminating in the rear of the Paulet Road Estate. It is part of the Minet Estate. The west end is leafy as a result of mature trees in the rear gardens of houses fronting Knatchbull Road. These attractive houses frame the view west to Myatt's Fields park.
- 2.85 It has modest character with two storey red brick houses of uniform appearance. The character is softened by greenery in narrow front gardens. Unobtrusive, low brick boundary walls with capped gate piers help unify the buildings on south side. The eastern end of the street terminates at the Paulet Road Estate with a ramp to an underground car park.

Landscape Framework

- 2.86 Myatt's Fields park is the centrepiece of the conservation area and the focal point of the original Minet Estate. Its leafy, tranquil quality enriches the streetscape from numerous vantage points in the surrounding area and forms an integral part of the residential character. It comprises a six hectare level site with an irregular outline, bounded by some of the best streets in the area and enclosed by an iron railing on a dwarf wall. It is entered through ornamental wrought iron gates with brick piers.
- 2.87 With serpentine paths traverse lawns, ornamental flower beds, and shrubberies, the planting includes London Planes, limes, mulberry and horse chestnut trees. Its current planning reflects the original design of circa.1889, thus representing an important example of a small-scale Victorian landscaped park. There are a number of attractive, well-designed historic structures and good quality modern buildings, including a locally listed Victorian summer house and a grade II listed bandstand. The park is a Grade II registered historic landscape.



- 2.88 The private gardens of residential properties are also a key characteristic of the conservation area's landscape and spatial character. On Knatchbull Road especially, the gardens of the detached and semi-detached properties fronting the park and their mature trees contribute to the spacious, leafy atmosphere that is essential to the area's character.
- 2.89 Even the smallest of front and side gardens provide welcome defensible space between houses and the street. Hedges, shrubs and trees in front gardens do much to enhance the setting of the host building and the street scene. Many good examples of historic, decorative tiled front paths survive on the Minet Estate. Side spaces between properties are important to the spatial character of the locality. The majority of residential properties have back gardens which, considered collectively, are important tracts of landscaped space, contributing to the character of the area and to wildlife, trees and sustainable drainage. In many places within the conservation area rear gardens on street corners provide welcome greenery and allow glimpse views across to the rear elevations of adjoining properties.



Landscaped gardens contribute much to the appearance of the conservation area.



Decorative tiled front paths of varied design can be found on the Minet Estate.

- 2.90 Unfortunately in some instances front gardens have been paved over or turned completely into vehicle hard standings which has greatly harmed the setting of the buildings they serve and the character of the wider area. Inappropriate paving and obtrusive refuse storage also causes visual intrusion in places.

Public Realm

- 2.91 Traditional pillar boxes can be found on Cormont Road (near the gates to St Gabriel's Manor), Inglis Street (near the junction with Knatchbull Road), and Knatchbull Road (near the junction with Templar Street). The tall Victorian stench pipe on Lilford Road and another stench pipe within the northern gate of Myatt's Fields are of note. There are also 19th Century parish boundary markers on Cormont Road (cast iron 'C.P. 1888' on park boundary) and Elam Street. Historic features of this nature are considered to make a noteworthy, positive contribution.
- 2.92 The consistent use of concrete paving and granite kerbstones contributes to a generally uniform streetscape. Street lamps, post boxes and other furniture are unobtrusive and generally the public realm does not appear overly cluttered. Although, street signage could benefit from rationalization on the busier through roads to the perimeter of the area.
- 2.93 Where the Paulet Road Estate truncates the eastern ends of Penrose Street, Templar Street, Upstall Street and Welby Street the resulting dead-ends are host to garish signage, painted road markings, security cameras, bollards and large refuse bins that harm the appearance of the area.

Activity and Uses

- 2.94 Residential use predominates. Commercial use is limited to the eastern section of Loughborough Road and to Denmark Road, with residential units above. Three purpose built public houses on Lilford Road, Loughborough Road and Paulet Road have ceased trading and are now in residential use.
- 2.95 Cormont Road and Knatchbull Road, originally had a number of civic, institutional and ecclesiastical uses. St Gabriel's Manor and Black Roof House have changed to residential use. The former Charles Edward Brooke School is currently vacant. However, the Michael Church for Swedenborgians remains in use. Other uses include a small café and a children's nursery within Myatt's Fields park.

Noteworthy views

- 2.96 The conservation area is on level ground; accordingly noteworthy views generally relate to landmark tall buildings or impressive buildings such as Longstone Hall which terminate vistas. Views of note include:
- A. Brief Street
There is a fine view northwards of the dramatic roofscape of Dover House and Charles Edward Brooke School, rising to great height. To the east is a good view of the characterful returns of terraced houses fronting Cormont Road with the spire of Black Roof House beyond.
- B. Burton Road
The view to the east is of the spire of Black Roof House towering over the terraced houses.
- C. Cormont Road
Views along this sinuous stretch of road, with great landmark buildings running alongside the greenery of the park are particularly fine.
- D. Myatt's Fields park
Views within the park are very attractive, Also from within the park excellent views of the soaring roofline of the former Charles Edward Brooke School and the imposing stepped gable of the Calais Gate buildings to the north, and the spire and roof of Black Roof House to the south.
- E. Penford Street
Views to the east through a gap in the post-war Paulet Road Estate reveal the façade of the former Paulet Arms PH.

3. BUILT FORM

Architecture

Neoclassical (1840s – 1860s)

- 3.1 Uniformity of detailing and formality of composition are key characteristics. The style is characterised by smart, flat fronted properties in stock brick and stucco with a disciplined repetition of Classical motifs such as pediments and console brackets. These houses are typically flat-fronted with sash windows surrounded by stucco architraves and have a uniform appearance enhanced by continuous iron railings. Stucco cornices concealing London roofs or mansards provide a horizontal counterpoint to the vertical emphases of individual units. Many of the properties on the Lambeth Wick Estate exhibit this style.
- 3.2 Stucco is used as a cheap alternative stonework and was tinted to resemble stone too. This style evolved gradually into the Italianate style of 1870s. Bay windows become common place. Sash windows generally become 2/2 paned (vertically) rather than 6/6. London roofs give way to hipped roofs and cast stone is often used instead of stucco. Locally the houses become larger too.



1840s - 60s Neoclassical style.

Victorian (1860s – 1880s)

- 3.3 The Minet Estate was largely developed in the final twenty years of the 19th Century, a period of competing architectural influences.
- 3.4 While the property plans largely remained unchanged from Georgian times the exteriors of houses could exhibit a variety of styles. Venetian Gothic styling and detailing become increasingly popular. Naturalistic foliate capitals and window lintels (mass produced in cast stone) are common on the later Italianate houses. Polychrome brickwork – often redbrick, blue brick and stock brick become prevalent. These treatments are generally limited to facades with the rest of the property being plain. Semi-basement accommodation remains common – providing kitchens and servant's rooms.



1860s / 70s Italianate



1860s / 70s Venetian Gothic.



Queen Anne / Aesthetic Style (1880s-1890s)

- 3.5 By the 1880s the Queen Anne Revival was very popular; much of it mimicking the work of Richard Norman Shaw at Bedford Park. Within the conservation area this can be seen as an evolution of the Italianate style. Common characteristics include a shift to the use of red brick and gables on facades and prominent flank elevations. The use of multi-paned sash windows, often with coloured glass. Fancy terracotta, moulded bricks and cast stone. Basements are no longer popular being considered unhealthy and kitchens are typically found in rear returns.



Domestic Revival (1890s-1910s)

- 3.6 Red brick prevails but there is a gradual rejection of cast stone and other noticeably mass-produced features such as fancy cast iron. These changes were a reaction against the industrialised, mass-production and a desire to return to a simpler aesthetic of traditional England materials and style. Casement windows are popular.
- 3.7 Building compositions become simpler, relying on composition rather than lots of ornamentation. Plain clay tile is used for roofs instead of slate and wrought iron favoured over cast iron. Basements are not characteristic of this period.



Twentieth Century (1918-1999)

- 3.8 There are few buildings of these periods in the conservation area. Of the inter-war period the Henry Wood House is the most noteworthy example. Most post-war examples infill on bomb sites. The Paulet Estate is probably the most notable in the conservation area. The others typically lack the careful detailing and measured proportions of the other historic periods and as a result can appear out of context. The Council has supported the demolition and redevelopment of inappropriate post-war development.

3.9 Modern Development

The are a few modern buildings in the conservation area that have been erected since designation. These have typically replaced mid 20th Century buildings that did not contribute positively to the character or appearance of the conservation area. The general approach with all new building is to ensure it preserves or enhances the character or appearance of the conservation area which includes the spatial standards.



Nos. 14—17 Calais Street before (left) and after (right) redevelopment.

Building Materials and Details

- 3.10 The vast majority of buildings within the conservation area are constructed of traditional materials:

Walls

- 3.11 London stock brick, gault bricks and red brick are found in this conservation area. Their use reflects their popularity over different periods. Stock bricks are the common building materials with gaults and reds often only used on street facing elevations. The Queen Anne style houses often exhibit gauged and rubbed brickwork to a high standard. Flemish Bond is almost exclusively used excepting post-war buildings which tend to use stretcher bond to accommodate cavity walls. Pointing generally appears traditional and slightly recessed; allowing the brickwork to be appreciated. Mortar often has a red tint on red brick houses to blend with the brickwork. There are instances of inappropriate grey cement mortars being used to poor effect across the area. Modern strap pointing is particularly problematic.

- 3.12 Unfortunately some brick buildings have been rendered which harms the appearance of the building and its neighbours and is visually disruptive to the streetscape. Similar visual harm has been caused by the painting of brickwork, particularly when the colour strongly clashes with the area's predominant colour palette.
- 3.13 In the conservation area stucco is only used for decorative elements on facades of Neoclassical style properties where it replicates Classical stone detailing. Stucco was intended to resemble stone and was originally tinted a natural stone colour. The picking out of stucco in brilliant white paint is a relatively modern practice and creates a contrast with the brickwork that was never originally intended. Buff or cream paint colours, where used on stucco, harmonise much better with the stock brickwork and closer resemble the historic appearance.
- 3.14 The conservation area contains a wealth of cast stone ornament. Its use dates from the 1870s to the 1890s. It was used as an inexpensive alternative to natural stone and often takes the form of foliate capitals around windows and on porches. Cast stone is self coloured to resemble sandstone. A great deal of it has subsequently been painted brilliant white - creating a stark contrast with the façade brickwork which was never originally intended. Buff or cream paint colours, where used on cast stone better replicate its historic appearance.
- 3.15 Natural stone (Sandstone, Bath Stone or Portland Stone) is used only on a handful of buildings in the conservation area; largely because of its expense. It tends to be used for dressings and ornamental features such as parapet copings and is unpainted.
- 3.16 Terracotta and ornamental brick is common on the buildings dating from the 1880s onwards. Decorative terracotta is often set in panels into facades or as a date stone. Some examples of these panels feature the Minet cat motif.
- 3.17 There are very limited examples of the use of other building materials, but some roughcast, wood shingling, concrete and render can be found but such materials are not common.



Painting cast stone cream or buff (right) better reflects the original, natural appearance.

Windows

- 3.18 Double-hung vertical timber sliding sash windows are the predominant window type. These are typically quality joinery, well detailed and finished in paint with single glazing held in place by putty in the traditional manner. The glazing patterns vary depending on the particular style of the house and its age. On 1840s and 1850s properties 6/6 sashes panes are commonly found. On 1860s and 1870s properties 2/2 panes sashes can generally be seen. In 1880s and 1890s properties often have a single bottom sashes and a multi-paned top sash leaded lights and casements are common in this period too. Historically, at least up until the 1890s, joinery was dark painted.
- 3.19 Stone or stuccoed brick sills are common. Some houses have deep cills with decorative cast-iron window sill guards. The windows are appropriate to the style of the house in which they are built conforming to the order of the relevant style. Canted bay windows are a common feature on the houses from 1860s onwards but are not an original feature of earlier properties. Modest dormer windows limited to the later periods and more picturesque building types, are traditionally detailed and subordinate to the over all roof composition.
- 3.20 In places historic windows have been replaced with modern units which fail to replicate adequately the traditional construction details and delicate glazing bars of traditional single glazed windows. Their crudity harms the integrity of the host building, its group and the character and appearance of the wider conservation area.

Principal Doors

- 3.21 The broad span of 19th Century property types within conservation area provides a wide range of front door styles; their character and detailing dependent on the date of the property. Regardless of the style the front door tends to have carefully proportioned and decorative panelling. Doors from the 1850s are often have part glazed with matching sidelights and or transom lights and set within a porch. Lead-ed and stained glass adds visual interest.
- 3.22 Unfortunately, there are examples of inappropriate modern replacement doors which fail to reflect the character of the area – although often panelled they do not follow historic precedents and often lack the refinement and detailing of historic examples.
- 3.23 Porches are an important characteristic of some of the housing, both recessed and projecting. Again, date and style dictate the type. The grander neoclassical and Italianate houses often have prostyle porch with columns supporting an entablature roof. Regrettably some of these are now missing.
- 3.24 From the 1880s recessed porches are fairly common although there are examples of timber canopy porches on decorative brackets. Recessed porches sometimes have historic decorative tiling to their walls and floors. In places recessed porches have been infilled to poor effect.
- 3.25 The grander houses with semi-basements normally have their front door at raised ground floor level necessitating a flight of entrance steps. These were historically in Sandstone and often have low retaining walls to either side. Many have since been replaced in concrete or covered in bitumen. Traditionally front steps were never tiled. Retrofitted modern handrails of varying designs and quality have a discordant impact in places, especially on uniform groups.



Rear Elevations and Flanks

- 3.26 The conservation area exhibits a wide range of property types and the character of the rear elevations, including returns and extensions varies accordingly. The earlier houses tend to be flat backed with zigzag roof profiles (London roofs) or with closet returns. The later properties, those without semi-basements, tend to incorporate a purpose-built rear return. Irrespective of the date or style their repetitive nature of rear elevations in groups of buildings creates attractive visual rhythms which are a key characteristic of the conservation area. This can be appreciated from rear gardens or from the side streets. Blank flanks are common on terraces and semide-tached houses up until the 1880s. After that time façade treatments are often carried around to the flank.

Roofs

- 3.27 The Neo Classical houses have traditional slated mansards, London roofs or hipped roofs which are generally uniform to the pair or terrace. Many of the Italianate houses have hipped roofs but there are exceptions with mansards. From the 1880s properties tend to have more complex and picturesque roofs sometimes in slate but more often in red clay tiles. Decorative gables, turrets, finials and other high quality details create a distinctly rich roofscape from the 1880s onward. Across the area the historic, unaltered roofscape is an important feature.
- 3.28 The historic buildings in the conservation area have chimneystacks which add much interest and rhythm to the roofscape. These are typically in brick matching the house and often feature detailing such as dogtooth, with traditional copings and terracotta pots. They are important in providing the roofscape with greater richness.
- 3.29 Some properties have more ornamental roofs. For example the former Loughborough Hotel has a mansard with decorative pressed metal tiles, the former Charles Edward Brook School has swept roofs and ornamental dormers, and the stepped gables of Calais Gate has stone cat finials. Roof ornamental roofs on landmark buildings are common around Myatt's Fields park; when appreciated from within the park they contribute to its setting.
- 3.30 In places inappropriate modern roofing materials have been used. Concrete and fibre cement tiles are a poor match for natural slate or flay tile and as a result the character of the area is degraded. Similarly there are places where dormers have been added to properties to ill effect, alien for the property type or bringing discord to unified roofscapes.

Rainwater Goods

- 3.31 Some of the earlier houses (those with mansards and London roofs) have parapet gutters and no downpipes on the façade which ensures a smart and uncluttered appearance, but otherwise rainwater pipes are located on the front elevation in cast iron, usually painted black. In many cases they are located beside the return of a bay window to mitigate their visual impact. Many historic examples of ornamental cast iron hopper heads still survive. Down pipes that have been replaced with plastic examples invariably look crude and inferior on historic properties and are more susceptible to damage.

Basements

- 3.32 Full basements are not common to the conservation area. Where basements exist they tend to be semi-basements serving properties dating from the 1840s-1870s. These properties tended to have modest (narrow) basement areas screened from



view by raised garden levels and soft landscaping. Large, visible basement areas are not a historic feature of the conservation area. From the 1880s basements were unfashionable and are not found on properties of that period. Basement areas, light wells and pavement lights are not characteristic of properties from the 1880s onward.

Meter Boxes, Plant and Equipment

- 3.33 Prominently located satellite dishes, meter boxes, alarm boxes, pipes and cables are problematic within this conservation area. Their thoughtless siting on front elevations has been particularly damaging. Clusters of ungainly satellite dishes and loose and dangling wires are also a recurring problem to the detriment of visual amenity.

Boundary Treatments

- 3.34 Residential boundary treatments in the conservation area vary depending on the style, date and status of the property they serve. A drive for scrap metal during the Second World War resulted in the loss of most historic railings – the remnants of this are seen in the former stone plinths throughout the area. However, some historic ironwork survived around basement areas or in fragments.
- 3.35 Neoclassical style houses tend to have simple iron railings to a height of 1.1m. Groups of terraces tend to share the same finial designs and gates are integrated into the design. Generally the railings run across the entire frontage of a terrace and only at either end do they terminate in a brick pier, such as Claribel Road. Most of these examples are careful reproductions erected by the Council in the late 1970s when it refurbished the properties. The Italianate properties typically had ornamental cast iron railings with integral iron gates but no examples survive in the conservation area. Where railings were not reinstated the Council often built simple brick dwarf walls; whilst not authentic these, with their understated, unified appearance do not harm the appearance of the conservation area.
- 3.36 From the 1870s to the 1890s the properties tend to have brick dwarf walls with matching piers with cast stone copings. These are a defining characteristic of many streets within the conservation area. Ornamental cast iron railings often topped the walls and there were matching gates. Again, the height rarely exceeds 1.1m and groups of buildings shared the same design. Only fragments of this ironwork survives. In some cases there were fancy timber gates with timber posts and matching fences. Only one example survives. Simple estate rails typically separate front gardens.
- 3.37 There are good examples of original ironwork, including the handrails on No. 1 Evandale Road, a section of railing on Inglis Street and Upstall Street and the particularly attractive railings of No. 24 Flodden Road. Often community buildings retain their historic railings. Charles Edward Brooke School and the former St. Gabriel's College buildings have noteworthy boundary walls. Black Roof House has a Gothic stone boundary treatment.
- 3.38 Myatt's Fields park is enclosed by simple modern iron railings on a brick plinth with plain coping which gives definition to the streetscape. Some sections of railing, for instance flanking the principal entrances, have a wavy profile shared with the park keeper's lodge, and influenced by designs of R.N. Shaw. The entrances feature very fine examples of wrought ironwork.



The Neoclassical houses had simple, elegant railings, often with spear finials.



The Italianate terraces and Venetian Gothic houses would have had fancy cast iron railings.





Many of the 1880s houses would have had cast iron gates and railings similar to these.

- 3.39 Unfortunately, many boundaries have been degraded over time by all manner of modern materials, removals and intrusions, and present a discordant appearance. The application of paint or render and poorly executed brick repairs are two notable problems on some historic brick boundaries. Some modern iron railings, such as those at No.3 Inglis Street, are too high and crudely detailed.
- 3.40 Traditionally rear gardens were separated by stock brick walks or vertically sheeted timber fences. This prevails today. However, where modern timber panel fences have been installed to street boundaries they have generally harmed the appearance of the area, such as those used in front of Black Roof House, Knatchbull Road.

Outbuildings / Garages

- 3.41 Outbuildings are not a historic feature of this conservation area. Domestic garages, where they do exist, are later additions. They tend to be modest and situated along the flanks of residential properties. The absence of garages and driveways results in a noticeable absence of vehicular crossovers, hard standings and vehicular gates. Where they do exist the impact is often discordant.

Refuse Storage

- 3.42 Domestic refuse (in wheeled bins) is generally stored out of sight but bins can be found standing in front gardens and sometimes on the footway. This problem is often associated with properties that have semi-basements and no front gardens—where the steps and lack of space provide no alternative. Unscreened bins in front gardens, especially where they are large or where there are a number of bins, harms amenity. Similarly, bins left standing on the pavement give an untidy appearance and obstruct the footway.

Shop fronts and Signage

- 3.43 There are groups of historic shop fronts on Denmark Road and a section Loughborough Road); all date from the mid-late 19th Century. Some examples of original timber fascias survive, which include console brackets, dentilled cornices and mouldings. Others have fragments of the past - no 55 Loughborough Road has leaded windows advertising, whilst nos. 141-143 Denmark Road have original decorative iron grille and historic shop front glazing. All these are of value.
- 3.44 Unfortunately many commercial premises have lost their traditional shop fronts to inappropriate replacements – ugly, poorly designed, modern aluminium units, overly dominant fascias and projecting signs in inappropriate materials etc. which detract greatly from the character and appearance of the area. Similarly, intrusive, solid, external roller shutters, often with their boxes mounted externally, harm the overall appearance of shops and premises to their blank and solid appearance. Lamentably, many shop fronts on Loughborough Road are covered by metal security bars, roller shutters and grilles. Commercial signage in the conservation area is limited to shops. The standard is generally poor.



The general quality of shop fronts and shutters on Loughborough Road is poor.



Historic pilasters, consoles and fascias on Denmark Road.

Pub fronts

- 3.45 There are no longer any trading pubs within the conservation area since the Paulet Arms PH, Paulet Road closed in 2006. However, currently its façade remains unaltered and makes an important contribution to the conservation area. It features the most ornate frontage on the street with cast stone capitals and fine mouldings. Similarly, the Loughborough Hotel (closed 2005) retains much of its architectural ornament and fine detailing. The former White Hart PH, Lilford Road is still recognizable as an old pub and includes a striking relief of a White Hart on its canted corner.



The former Loughborough Hotel has rich architectural detailing.

Panel Advertisements

- 3.46 Due to its primarily residential character, there are no panel advertisements within the conservation area.

Building Contribution

- 3.47 Buildings that make a positive contribution are 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. Positive contributors are detailed in Appendix 1.
- 3.48 The council will normally support the removal and sympathetic replacement of those buildings that make a neutral contribution where it can be shown that the replacement building causes no harm to the conservation area. Neutral contributors are identified in Appendix 1.
- 3.49 No buildings are considered to make a negative contribution.

Designated Heritage Assets

- 3.50 The conservation area itself is a designated heritage asset. The conservation area contains designated heritage assets in the form of a Registered Park and Garden and statutory listed buildings.

Registered Park and Garden

- 3.51 Myatt's Field park has been placed on the registered for its architectural and historic interest. When considering planning proposals affecting a registered landscape the Council must give weight to its preservation.

Statutory Listed Buildings

- 3.52 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. Designated heritage assets (statutory listed buildings and registered parks and gardens) are identified in Appendix 2.

Non Designated Heritage Assets

Local Heritage List

- 3.53 The council maintains a list of archaeological areas, buildings and designed spaces of local architectural or historic interest, which it believes are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when the planning applications are considered.
- 3.54 The local heritage list was reviewed for this conservation area in 2016. See Appendix 3 for Local Heritage Assets within the conservation area.
- 3.55 Archaeological Priority Areas are areas with known potential for archaeological remains. The conservation area is adjoined by Archaeological Priority Area No. 07 (Loughborough Road) which is the site of the former Loughborough Manor House.

Conservation Area Boundary / Planning Controls

- 3.56 The conservation area boundary was last reviewed in 2016 when the former White Hart PH, Lilford Road, was added to the conservation area. Additional planning controls are not considered necessary at this time.

Capacity for Change

- 3.57 Given that the overwhelming majority of the buildings within the conservation area make a positive contribution there is little scope for new development other than with neutral contributors.

Enhancement Opportunities

- 3.58 The following general enhancement opportunities exist to:
- A Accurately repair or reinstate lost architectural details in traditional materials.
 - B Accurately reinstate historic and boundary treatments.
 - C Removal of satellite dishes, cabling, security alarm boxes, plant, pipes and other fixtures from prominent elevations and roofs.
 - D Secure well designed shop fronts in appropriate materials and with unobtrusive security measures.
 - E Secure premises signage sympathetic to the character and appearance of the area.
 - F Improve refuse storage and management where it is currently problematic.
 - G Better manage traffic and on-street parking (this has been identified as an issue by local residents during consultation).
 - H The poor repair of the historic, Council owned housing stock (this has been identified as an issue by local residents during consultation).

Appraisal Conclusion

- 3.59 The Minet Conservation Area represents a very good local example of quality 19th Century residential development. The Neoclassical mid 19th Century buildings create a place of townscape quality and character. The Minet Estate of the 1870s onwards stands out for considered design, the management and control imposed on it from its inception as well for the provision of community amenities and range of building types. Despite great variety in the articulation of the buildings there is a consistency and coherence in their fine-grain and repetition of materials and motifs, enhanced by the estate's orientation around an exceptional historic park.

4. CONTACTS

MINET CONSERVATION ASSOCIATION

Association founded in 1979 to promote community spirit in the conservation area and to conserve the character and appearance of the area.

E-mail conservation@minet.org.uk
Web www.minet.org.uk

5. SOURCES

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6. 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.

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 leaded lights

See also 'transom light'.

Fascia Mostly used to describe the wide board over a shop front 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.

Grille A fretted metal screen, often in shop fronts, to allow for the flow of air.

Hipped Roof A roof with sloped instead of vertical ends.

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

Inter-war from the period between 1918 and 1939.

Italianate Inspired by Italian architecture.

Leaded Lights Small panes of glass held in a framework of lead came, 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.

Neoclassical A revival architectural style inspired by Classical antiquity.

Niche A small recess in a wall.

Nosing(s) The projecting, usually rounded, edge of steps or stairs.

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

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

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

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

Post-war – from the two decades after 1945.

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 shop front, usually wood, which protects the lower part of the shop front 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'.

Venetian Gothic A revivalist style brought to Britain by John Ruskin from Italy.

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.

Walk-up Situated on the raised ground floor of a property with a semi-basement.

APPENDIX 1 BUILDING CONTRIBUTION

POSITIVE CONTRIBUTORS

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.

Akerman Road

Nos. 1 – 31 – post-modern infill properties in stock brick and slate. Good brick detailing.

No. 2 – Mid-19 C, three-storeys, stock brick and stucco, Classical architraves, cornice, 2x2 sash windows, parapet roof.

Nos. 4-6 - Mid-19 C. terraced houses, two-storeys over semi-basement, walk-up entrance, stock brick and stucco with Classical details, dormer windows.

Nos. 8-18 – Mid-19 C. terraced houses, three storeys, flat-fronted in stock brick with red brick trim in Venetian Gothic style, round-headed arches, low pitched roofs.

Nos. 18-28 – Mid-19 C. terraced houses, three storeys over semi-basement, flat-fronted in stock brick with red brick trim in Venetian Gothic style, round-headed arches, pitched roofs.

Nos. 30-36 – Mid-19th C. terraced houses, two storeys, pitched roofs, stock brick with stucco, Classical detailing, Tuscan columns supporting entrance porches.

Nos. 38-52 – Mid-19 C. semi-detached houses, two storeys over semi-basement, stock brick with red brick trim in Venetian Gothic style, round-headed arches, pitched roofs.

No. 56 – Mid-19 C. detached house, two storeys over semi-basement, stock brick with Venetian Gothic detail, pitched slate roof, decorative cast stone capitals to porch. Once home of Victorian entertainer Dan Leno, blue plaque, locally listed.

No. 58 – Mid-19 C. small detached house, two storeys over semi-basement, bay window, pitched slate roof, elevation completely rendered and painted white.

Brief Street

No. 1 – 1890s terraced house, plain, two storeys with pitched roof, red brick, tile roof, 1x1 sash windows, gable end with plain coping.

Nos. 2-5 – 1890s. terraced houses in Queen Anne style, two-storeys with staggered frontage to street, alternating canted / square bay windows, 1x1 sash windows.

Nos. 6-10 – 1890s terraced houses, two-storeys in red brick with stucco dressings, pitched tile roofs, canted bay windows with half-hipped turrets, timber casement windows.

Burton House (flat nos. 1-14), four-storey mansion block in Norman Shaw's Queen Anne style, red brick with stone dressing and terra cotta ornament, picturesque composition, massive Dutch gable, high quality of materials and detail. Imposing building. Locally listed.

Burton Road

Nos. 58-70 – 1860s terraced houses, two storeys over semi-basement, stock brick with red brick decorative detail in Venetian Gothic style, pitched roofs, canted bay windows, walk-up entrances with recessed porches, round-headed sash windows.

Nos. 72-78 – 1860s Italianate terraced houses, three storeys over semi-basement, stock brick with stucco detail, pitched roofs, canted bay windows to ground floor, walk-up entrances with twinned porches, 1x1 sashes, cast foliate capitals and ornamental eaves brackets.

No. 80 – Late 19 C. Queen Anne style terraced house, two storeys, red brick with stucco detail, 2x2 sash windows, richly ornamented porch.

Nos. 82-88 – Late 19 C. terraced houses in Queen Anne style, two storeys in red brick with stucco detail, pitched tile roofs, square bay windows with gable ends, three-light 1x1 sash windows, tiled paths, terra cotta finials and ridge tiles.

No. 90 – ‘Parkside’, 1890s two storey detached house, of individual design, picturesque composition, red brick with stucco dressings, polygonal bay window with half-hipped roof.

Nos. 92-94 – Large, semi-detached Queen Anne style houses. Three storeys, asymmetric in red and stock brick with pitched tiled roofs and turret, casement and sash windows – High quality of workmanship with gauged and rubbed brick, brick plaque with cart reading ‘1892’.

Nos. 97-101 – 1860s Large, semi-detached houses, three storeys over semi-basement, stock brick with Venetian Gothic red brick detailing, round-headed arches.

Nos. 105-129 – Late 19 C. terraced houses, Queen Anne style, two storeys, pitched roofs with attic in gable end, canted bay windows, ground floor entrances with narrow gardens, red brick with cast stone ornament, wooden bargeboards and finials.

Calais Street

Nos. 1-2 – Late 19 C. Queen Anne style terraced houses, two storeys with ground floor entrances, red brick with canted bay windows and pitched tile roof, attractive turret with narrow sash windows, overall fine decorative detail.

Nos. 3-6 – 1890s. Queen Anne style terraced houses, red brick with cast stone, two storeys with ground floor entrances, pitched roofs with playful roofline, square bay windows.

Nos. 7-8 – 1890s. Queen Anne style terraced houses, two storeys, red brick with cast stone, canted bay windows topped by gables with fish scale tiling, bargeboards and finials.

Nos. 9-13 – 1890s. Queen Anne style terraced houses, two storeys, red brick with cast stone and terracotta detail, mix of sash windows plus small windows in gables.

Nos. 14- 17 – Contemporary, red brick houses which very successfully integrate with their historic neighbours.

Nos. 18-21 – 1890s. Queen Anne style terraced houses, two storeys, red brick with cast stone detail, twinned porches, square bay windows with gable ends, various fine-scaled architectural details. No. 21 has good reproduction boundary ironwork.

Nos. 22-27 – 1890s. terraced houses, two storeys in red brick with cast stone, flat fronted with pitched roofs behind parapets, 1x1 sash windows, facades vary slightly.

Claribel Road

Nos. 1-7 – Mid 19 C Neoclassical terraced houses, two storeys over semi-basement with mansard roof, stock brick with Italianate stucco detail, walk-up entrances, blocking course.

Nos. 8-24 – Mid 19 C Neoclassical terrace, three storeys, stock brick with stucco detail in Italianate style, slate roofs, iron railings with spearhead finials.

Nos. 25-26 – Mid 19 C Neoclassical semi-detached houses, two storeys over semi-basement, stock brick with stucco detail in Italianate style, eaves brackets.

Nos. 27-38 – Mid 19 C Neoclassical terraced houses, three storeys over semi-basement, stock brick with stucco detail in Italianate style with architraves and door surrounds.

Cormont Road

Nos. 1-4 – 1890s. Group of Queen Anne style terraced houses, two storeys plus attic, in red brick, gabled fronts, bay windows, ground floor entrances, saddle copped brick wall.

Nos. 5-6 – 1890s. Semi-detached Queen Anne style houses, two storeys, ground floor entrances, dormer windows, red brick / stock brick, 1x1 sashes, wealth of architectural detail.

Nos. 7-8 – 1890s. semi-detached houses in Queen Anne style, two storeys plus attic, red brick with pitched tile roof, twinned porches, sash windows, fish scale tiling.

Nos. 9-12 – 1890s group of terraced houses in Queen Anne style of asymmetric composition with individual elevations, in combination of stock and red brick, mixed window types.

No. 13 – 1890s block of flats in Queen Anne style, three storeys, red brick with stone string courses and drip moulds, 1x1 sash windows, large Dutch gable.

Nos. 14-15 – 1890s. semi-detached houses in Queen Anne style, three storeys in red brick and cast stone with pitched tile roofs and variety of window treatments.

Dover House – 1895. Large five-storey mansion block of flats in Queen Anne style, red brick with cast stone and some gauged brickwork, asymmetric façade with heavy Dutch gables, various window treatments and some balconies.

Denmark Road

Nos. 121-127 – 1870s. Parade of shops with rooms above, three storeys, stock brick and cast stone detail in Italianate style, pitched roof but canted corner with half-hipped roof, some original console brackets, cornices and pilasters remaining to shop fronts but with severely harmful modern infilling and alterations.

Nos. 131-143 – 1870s. Parade of shops with rooms above, three storeys, stock brick and cast stone detail in Italianate style, intact examples of original shop front stall risers, fascias, console brackets and pilasters, decorative glazing and iron grilles.

Elam Street

No. 24 – 1880s. Two-storey house with cast stone details, foliate capitals, parapet roof, ground floor entrance and bay window, completely rendered.

No. 25 – 1880s Two-storey house in stock brick with red facing brick, cast stone and brick ornament, pitched roof, recessed round-headed porch.

Evandale Road

Nos. 1-21 – Row of mid-19 C terraced houses, two storeys plus semi-basement, stock brick with stucco detail in Neoclassical style, strong cornice and London roof behind parapet, iron railings with spearhead finials and ornamental cill guards.

Nos. 23-35 – Terrace of properties the same as nos. 1 – 21 but with pitched slate roofs.

Nos. 2 – 16 - Mid-19 C. terraced houses, two-storeys over semi-basements, stock brick with stucco Italianate dressings, walk-up entrance, pitched roof with eave.

Nos. 18 – 20 - Mid 19 C semi-detached Italianate pair built in stock brick with stucco trim. London roofs concealed by parapets.

Nos. 22 – 24 - Post-modern infill properties in stock brick and slate. Good brick detailing. No. 22 is two storeys. No 24 is four storeys. They are joined by a turret feature. Prominent townscape presence on street corner with Burton Road.

Fiveways Road

No. 1 – Mid-19 C. two-storey over semi-basement detached house in stock brick with half-hipped roof, skewed orientation to street, 2x2 sash windows, bay window, Regency style swept lead porch with fine iron columns and timber soffit.

No. 3 – Detached Italianate villa, mid-19 c. two storeys over semi-basement, symmetrical with hipped roof, stock brick and stucco details with ornamental door surround, eaves brackets, brick boundary wall and gate piers.

No. 5 – Mid-19 C. detached villa, two storeys over semi-basement, hipped roof with bracketed eaves, stock brick with stucco, fine ornament including egg & dart cornice, iron flower pot guards, brick boundary wall and gate piers.

No. 7 – Mid-19 C. semi-detached houses, two storeys over semi-basement, stock brick with some red brick trim in vaguely venetian Gothic style, canted bay window, recessed porch up tall flight of steps.

No. 9 – Mid-19 C detached villa, mid-19 C., two storeys over semi-basement plus attached coach house, stock brick with stucco in Italianate style, walk-up entrance, pitched roof with eaves brackets, canted bay window, lead flashing throughout.

Nos. 11-15 – Mid-19 C. semi-detached houses, two storeys over semi-basement, stock brick with red brick detail in Venetian Gothic style, canted bay windows, walk-up entrances, sit behind brick boundary walls with gate piers.

No.17 – Mid-19 C. detached Italianate villa in stock brick and stucco with hipped roof, eaves brackets, encaustic tiled path, brick boundary walls and gate piers.

No. 19 – Mid-19 C. detached Italianate villa in stock brick and stucco with hipped roof, dentilled cornice, pedimented window architraves, rusticated ground floor, walk-up entrance.

Flodden Road

No. 20 – Large detached villa, 1880s., two storeys in yellow stock brick with hipped slate roof and stucco Gothic Revival ornament, canted bay window, porch with colonettes and foliate capitals, round-headed 1x1 sashes, bracket eaves and bargeboard.

Nos. 22-24 – 1880s Large semi-detached houses in Queen Anne style, very picturesque, three storeys over semi-basement, in red brick, gauged brick, terra cotta and cast stone with wealth of exuberant ornament throughout, large Dutch gables, very fine original boundary wall with historic ironwork, high quality of workmanship.

Nos. 26-28 – 1890s. Domestic Revival style semi-detached houses of picturesque vernacular massing, tall chimneybreast, three storeys in red brick and roughcast with pitched tiled roofs, varied window treatments, timber porches, fine details.

Nos. 30-32 – 1890s Large semi-detached houses in Domestic Revival style. Red brick and roughcast with pitched tile roofs, turret capped by weathervane, various window treatments, subtle ornamentation of high quality.

Halsmere Road

Nos. 1-9 – 1890s. Row of late 19 C. terraced houses, two storeys with deep returns, red brick with pitched tile roofs and parapets, canted bays and gables, fine ironwork to balconies, various windows treatments, recessed twinned porches, subtle brick details and fine inner glazed doors, No. 9 has handsome polygonal turret.

Nos. 11-21 – 1890s Row of late two-storey terraced houses in red brick with good cast stone ornament, timber bargeboards, terra cotta finials, tiled paths, balustrades, stained glass transoms, varied window treatments, pitched tile roofs.

Inglis Street

Nos. 1-3 – 1880s Two-storey Queen Anne style houses in red brick and cast stone with terra cotta ornament, varied window treatments, square bays with gables, high level ornament throughout, No.3 has been inappropriately painted.

Knatchbull Road

West side

Park Cottage - 1890s – picturesque gate lodge to Myatt's Field Park in the Domestic Revival style. Red brick with tile hanging. Unusual clay pantiles with prominent chimneystacks. Sash and casement windows. Prominent corner location. Excellent boundary railings following curve of corner.

No. 38 – 1893 Queen Anne style house, three storeys in red brick with Bath stone drip moulds, three-light casement windows, pitched tile roof, terracotta finials. Provides a grander termination to nos. 40-48 and turns the corner well with an attractive elevation to Cor-mont Road.

Nos. 40-48 – 1890s group of picturesque Queen Anne style Tyneside flats. Two storeys in red brick with fancy attic gables and shared porches. 1/1 sashes groups in threes, attractive front doors. Plain clay tiled roofs with prominent chimneys on front pitch.

No. 52 – Library House, 1890s, small two-storey picturesque cottage in red brick with Bath stone dressings.

Minet Library — post-war library building. Low, formal, brick with stone dressings.

Nos. 54-56 – Post-war rebuild as a result of bomb damage. Red brick with vernacular massing and narrow four-light casement windows.

Nos. 58-62 – Plain late-19 C red brick houses. Two storeys plus attic gable. 2x2 sash windows, flat gauged arch heads, pitched tile roofs, timber porches on flank. No. 58's pair (no.

56) lost to war damage. Nos. 60-62 semi-detached. No. 62 has good canopy porch. Unusual roof tiles.

East Side

Nos. 51-73 – Imposing terrace of large, mid 19 C. houses. Italianate in style, given distinction and grandeur by the use of French mansard roofs to the two central and two end houses with pitched roofs between. Three storeys over semi basement, stock brick and cast stone ornament, canted bays, 1x1 sash windows, walk-up entrances, canted bay windows to ground floor. Presents flanks to Inglis Street and Denmark Road. Rears (closet returns with glazed infills) visible from these roads too.

No. 75 – Narrow 1880s detached house in red brick. Three storeys over full basement. Pitched roof in slate, narrow 1x1 sash windows, cast stone repeating ornament, places. Prominent corner location. Presents flank to Inglis Street and side boundary retains cast iron railings. Rear visible from Inglis Street.

Nos. 77-79 – 1880s Queen Anne style semi-detached houses in red brick, two storeys plus attic gable, canted bay windows, fine brick detail, 1x1 sash windows, recessed porches.

No. 81 – Detached 1880s house. In red brick with gable to left end of façade. Pitched tile roof, cast stone repeating anthemion string course, timber porch, pointed arch heads, 1x1 sash windows.

No. 83 – Excellent late 1880s detached house in red brick. Of a similar scale and form to its neighbours but a highly modelled composition with lively ornament of very high quality in cast stone and terracotta. Quirky Dutch gable, narrow 1x1 sash windows, very good workmanship throughout. Slate roof, triangular dormer. Local list.

No. 85 – 1880s detached house. Two storeys, red brick with cast stone details. Asymmetric façade with return gable and canted bay to the left. Sash windows, slate roof. Prominent corner location. Presents flank to Upstall Street. Rear visible from Upstall Street.

No. 87 – Two storey 1880s detached house, symmetrical façade, flat and formal, hipped roof, red brick and cast stone pilasters, ornamental cornice. Prominent corner location exposes attractive flank composition of bays one of which rises to break the eaves. Presents flank to Upstall Street. Rear visible from Upstall Street.

No. 89 – Identical to no. 87 but with two small front dormers. Rear (also in red brick) visible from Upstall Street.

No. 91 – Two storey 1880s detached house faced in red brick. Tight, formal composition, symmetrical with central entrance flanked by two, two-storey canted bays. Cast stone details, hipped roof, two small front dormers. Heritage lamp column in front garden, good tiled path.

No. 93 – Late 1880s detached house. Modest (no semi-basement), symmetrical facade, red brick. Cast stone pilasters, bracket eaves cornice. Two front dormers are oddly cut into the roof slope to ill effect.

No. 95 – Modest post-war semi-detached houses. Good composition, red brick, two-storey red brick, steeply pitched plain tiled roof. Small Minet family crest on façade over entrance.

No. 97 – Brunswick House, late 1870s, detached Italianate style house, two storeys with

French mansard roof over semi-basement. Stock brick and cast stone detailing, 1x1 sashes. Swept mansard roof pitches have gabled dormers, prominent corner location. Very similar to nos. 99 and 111 – also corner properties. Rear visible from Upstall Street.

No. 97a – Early 20 C. Domestic Revival style detached house in brick with casement windows. Very good quality composition with gables and stacks. North flank (to former church) particularly attractive with central gable and canted bay.

No. 99 – 1870s, detached, Italianate style house, two storeys with French mansard roof over semi-basement. Stock brick and cast stone detailing, Star of David in door pediment, 1x1 sashes. Swept mansard roof pitches have gabled dormers, Prominent corner location. Rear visible from Penford Street. Very similar to nos. 97 and 111 – also corner properties.

No. 101 – 1880s detached house, two storeys in grey brick with stock brick and red brick trim. Central entrance, left bay of façade returns forward. Roof of canted bay extends to provide canopy porch. Hipped slate roof, eaves brackets. Original gate piers and good tiled path. Rear visible from Templar Street.

Nos. 103-105 – Pair of imposing mid – 1880s semi-detached Queen Anne style houses. Three storeys over semi-basement, stock brick and cast stone ornament, hipped roof, walk-up entrance, canted bays. Bracket eaves to hipped roofs. 1/1 sashes.

Nos. 107-109 – Modest pair of 1880s, Queen Anne style semi-detached houses. Two storeys in red brick and good cast stone detailing. Dutch gables rise from façade by windows. Plain clay piled roofs.

No. 111 – Imposing late 1870s Italianate house on corner with Penford Road. Two storeys plus mansard over semi-basement. In stock brick and cast stone. Bay window to Knatchbull Road has three windows. All windows 1/1 sashes with arched heads. French mansard roof in slate with swept pitches and gabled dormers. Prominent corner location. Rear visible from Penford Street. Very similar to nos. 97 and 99 – also corner properties.

No. 113 – Two storey 1880s detached house. Italianate style in red brick with cast stone ornament and fancy brick trim picked out in paint. Prominent corner location. Historic gate piers and good boundary treatment to street frontage. Rear visible from Penford Street.

Nos. 115-117 – Pair of two-storey, 1870s semi-detached houses of similar style and treatment to no. 113. Italianate style in red brick with cast stone ornament and fancy brick trim picked out in paint. Two storey bay windows extend upwards to form attic gables. 1/1 sash windows. Rear visible from Penford Street. No. 115 has historic encaustic tiled path.

Nos. 119-121 – Imposing semi-detached Italianate houses. Three storeys over semi-basement, stock brick with cast stone, foliate capitals, canted bays, 1x1 sash windows, walk-up entrances, hipped slate roofs with flat tops.

No. 127 – Elegant Italianate three-storey house, late 19 C., stock brick and cast stone string courses and foliate capitals, hipped roof with eaves brackets. Hipped slate roofs with finials. Presents regimented flank elevation to Lilford Road.

Lilford Road

North Side

Nos. 1-25 – 1860s Italianate terraced houses, three storeys over semi-basements, stock brick and stucco, flat-fronted with moulded window architraves, 2x2 sash windows, pitched slate roofs with bracketed eaves, walk-up entrances.

No. 27 – 1860s Italianate house, two storeys over semi-basement plus attic, slate mansard roof, stock brick and stucco with window and door surrounds and heavy blocking course.

Nos. 35-49 – 1870s. semi-detached Italianate houses in stock brick and stucco, three storeys over semi-basements, foliate capitals, canted bays, 1x1 sash windows, bracketed eaves, walk-up entrance, strong cill course, some fine iron flower pot guards.

South Side

No. 2 & 4 – White Hart House – former Interwar public house. Neo-Georgian style in stucco and red brick with plain tiled roof. Located on prominent corner. Striking white hart relief on canted corner, elegant urns, sash windows. Replaced a Victorian pub on the site.

Nos. 26 – 40 Terrace of grand / imposing 1870s Italianate houses. Three storeys over semi-basement, stock brick, cast stone detailing. Bracket eaves. Pitched slate roofs. 1/1 sash windows. Modern brock boundaries. Uniform rear elevations highly visible from Minet Road and Spicer Close.

Nos. 42 – 60. Identical to nos. 26 – 40 but with slightly forward building line. No. 60 presents blank clank to Elam Street. Uniform rear elevations visible from Elam Street and Spicer Close.

Nos. 62-80 – 1880s two storey, Queen Anne style terrace. In stock brick with red brick to façade. Recessed porches and terracotta ornament. 1/1 sashes. Canted bays. Uniform rear elevations with paired returns is highly visible from open space to the south.

Nos. 82 – 94. Terrace of modest, two storey mid 19 C houses. Stock brick with London roofs. Single storey canted bays with cast stone detailing and slightly recessed porch. Low brick front boundaries. Uniform rear elevations highly visible from open space to the south (outside conservation area).

Loughborough Road

North Side

No.1a – 1880s house, two storeys over semi-basement plus attic, slate mansard roof, stock brick with fine red brick detail and gauged brickwork in Queen Anne style, 1x1 sash windows, recessed porch under round-headed arch.

Nos. 1-21 – 1860s semi-detached houses in stock brick and red brick with Venetian Gothic details, two storeys over semi-basement plus attic in mansard roof, round-headed sash windows, dogtooth ornament, attached garages on flanks.

Nos. 29-35a – 1860s. semi-detached houses, two storeys over semi-basement plus attics, stock brick with red brick trim, mansard roof in slate, canted bays to ground floor.

No. 37 – striking corner villa; unusually attached to the flank elevation of no. 1 Evandale Road. Symmetrical façade, two brick storeys over rendered semi-basement. Hipped roof, sash windows. Quirky alignment. Terminates views from the west.

No. 39 – Former Loughborough Hotel. Landmark 1880s public house terminating views from west and presenting long elevation to Evandale Road. Red brick with stone detailing. Corner turret. Wing to Evandale Road has fish-scaled central roof.

Nos. 41-69 – Mid 19 C properties mostly with ground floor shops, three storeys, stock brick and stucco with Italianate detailing, simple cornices and parapet London roofs, some original shop front stall risers, console brackets and cast iron grilles, No. 55 with fine transoms, Nos. 65-69 have residential facades at ground floor.

South Side

No. 56 - post-modern late 20 C infill property in stock brick and slate. Three storeys. Terminates view down Evandale Road.

No. 58 – Mid 19 C Neoclassical house. Stock brick, stucco details, 6/6 sash windows. Looks like it may have originally had a walk-up entrance at raised ground floor level which is now a window. Hipped slate roof.

Nos. 60 – 70 Terrace of mid-late 19 C properties. Three storeys in stock brick with ground floor shop fronts. Upper floors have 2/2 sashes and red brick jack arches. London roofs. Rears visible from Crowhurst Close.

Nos. 72-84 – The same as nos. 60 – 70 but with more forward building line. Rears visible from Crowhurst Close.

Nos. 86-98 – Mid 19 C Two-storey parade of shops with accommodation above, stock brick with stucco window architraves and cornice, Shallow M section roofs. Rears visible from Crowhurst Close.

No. 100 – Mid 19 C, three storey property with ground floor shop, stock brick with stucco dressings, parapet roof, modern windows, stall riser and console brackets. Rears visible from Crowhurst Close.

No. 102 – Mid-19 C. two-storey shop with rooms above, stock brick and stucco with Italianate details, parapet conceals flat roof, curved façade meeting junction. Rears visible from Crowhurst Close.

Myatt's Fields park

Single-storey, half-timbered, cafe structure on the west side by the bandstand. Plain tiled half-hipped roof. 1890

'Mulberry Centre' - contemporary building on north side serving the children's play area. Single storey Oval plan, red brick plinth, timber cladding and feature metal roof.

'Round House' – 1880s timber framed shelter aligned with northern entrance. Brick plinth, timber glazing, clay tiled conical roof.

Contemporary w.c. block building near southern entrance. Single storey Oval plan, red brick plinth, timber cladding, clerestory glazing and metal roof.
Perimeter railings, dwarf walls and ornamental gates.

Shelter (1897) - timber pavilion with glazed sides and turret roof. Local list.

Paulet Road

East Side

Nos. 1-17 – Row of 1870s terraced Italianate style houses, three storeys in stock brick and stucco with Italianate details, pitched roofs with eaves, canted bay windows to ground floor, recessed porches, 1x1 sash windows.

Nos. 19-21 – Former Paulet Arms PH 1870s, three storeys plus attic in stock brick and stucco, Venetian Gothic ornament, mansard roof in slate.

Nos. 23-51 – 1870s. Italianate style terraced houses, three storeys in stock brick, canted bays, 1x1 sash windows, some cast ornamental keystones in entrance surrounds.

Nos. 67-131 – Row of 1870s. Italianate style terraced houses, three storeys in stock brick and stucco with Italianate details, pitched roofs with eaves, canted bay windows to ground floor, recessed porches, 1x1 sash windows.

West Side

Paulet Road Estate – 1970s Lambeth council estate comprising five blocks in stock brick and slate. Sympathetic to nearby terraced houses in scale and materials. A very good example of Lambeth council housing of that period.

Nos. 202-210 – 1870s Italianate style terraced houses, three storeys over semi-basement, stock brick with stucco dressings, canted bay windows, walk-up entrances, pitched roofs. Turn corner onto Inglis Street and terminate north views up Paulet Road due to kink in road alignment.

Penford Street

South Side

Nos. 3 – 17 – 1870s semi-detached Italianate houses, three storeys over semi-basement in combination of stock and red brick with cast stone detail, hipped roofs, 1x1 sash windows, walk-up entrances with recessed porches, low brick boundary walls with piers and plain coping.

North Side

Nos. 2-20 – 1870s semi-detached Italianate houses, - as nos. 2 – 17.

Templar Street

North Side

No. 2a – Early 20 C. Domestic Revival style detached house on prominent corner site. 'Skirt and blouse' (red brick with harling). Picturesque composition with plain clay tile roof.

Nos. 2-4 – Late 19 C. semi-detached houses, two storeys plus attic, red brick with stock brick trim and some gauged brickwork, broad gable ends, simple 1x1 sash windows, canted bays.

Nos. 6-16 – Row of late 19 C. Queen Anne style terraced houses in red brick and cast stone, asymmetric facades with rich ornamentation, varying sash windows, prominent gables with finials.

South Side

No. 1 – 1880s Queen Anne style house. Three-storey, red brick with pitched roof, some simple cast detailing, 1x1 sash windows, pointed arch heads in stock brick, square bay.

No. 1a – 1880s, Queen Anne style house, two storeys plus attic, red facing brick and good cast stone and terra cotta ornament, heavily enriched porch, fine glazed door.

No. 3 – Small detached Queen Anne style house, late 19 C., two storeys over semi-basement, red brick with stock brick trim, canted bay and pitched roof, recessed porch.

Nos. 5-17 – Row of late 19 C. Queen Anne style terraced houses in red brick and cast stone, cast stone capitals, terra cotta relief panels and dentils, varying sash windows, prominent gables with finials, brick boundary walls and piers.

Upstall Street

North Side

Nos. 1-13 – 1880s. terraced houses in a plain Queen Anne style, two storeys plus attic in gable end, red and stock brick, cast stone ornament including balustrades.

South Side

Nos. 2-16 – 1880s. terraced houses in Queen Anne style, two storeys plus attic in gable end, stock brick and red brick with lively cast stone and terra cotta ornament throughout, some fine details including original ironwork, tiled paths, glazed doors and stained glass fanlights.

Welby Street

Nos. 1-7 – Queen Anne style terraced houses, late 19th c., two storeys in red brick with cast stone and terra cotta ornament, narrow 1x1 sash windows, fine glazed doors, twinned porches, low red brick boundary walls with piers.

Nos. 2-4 – 1880s. Queen Anne style terraced houses in stock brick with facing red brick with rich cast stone ornament to porches and other red brick and terra cotta detailing, 1x1 sash windows, glazed panelled doors.

NEUTRAL CONTRIBUTORS

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:

Akerman Road

No. 54 - Contemporary infill building in render with large windows.

Calais Street

Nos. 1-5 Carre Mews – post war three-storey semi-detached houses in red brick, metal casement windows, strongly rectilinear massing, International Style detail.

No. 30 – Four and half storey post war flats in brick.

Cormont Road

Stannard Hall – post-war addition to former St. Gabriel's College of utilitarian appearance. Four-storeys with flat roof, rectangular with red brick flanks and pale green modern cladding to elevation, casement windows; responds poorly to surroundings.

Denmark Road

Nos. 145-149 – 1980s three-storey block of flats in buff brick and slate with oriel windows and mansard roof.

Knatchbull Road

Nos. 123-125 – Pair of inter-war semi-detached houses, two storeys in roughcast and timber with plain tiled roofs. Out of place in this grand Victorian frontage.

Templar Street

Myatt House – post-war three-storey block of Lambeth Council flats, buff brick, hipped pantiled roof.

APPENDIX 2 DESIGNATED HERITAGE ASSETS

Statutory list

Name	No.	Road	Grade	Date listed
St Gabriel's Manor		Cormont Road	II	27.03.1981
Boundary to above		Cormont Road	II	27.03.1981
Charles Edward Brook School		Cormont Road	II	27.03.1981
1 – 48 Calais Gate		Cormont Road	II	27.03.1981
Black Roof House	97b	Knatchbull Road	II	27.03.1979
Longfield Hall		Knatchbull Road	II	27.03.1979
	12 – 36	Lilford Road	II	27.03.1981
Sewer vent column		Lilford Road / Minet Road	II	27.03.1981
	16 – 50	Loughborough Road	II	27.03.1981
	24 - 40	Minet Road	II	27.03.1981
Bandstand		Myatt's Fields, Cormont Road	II	27.03.1981

Registered Parks and Gardens

Name/Number	Address	Grade
Myatt's Fields park	Cormont Road / Knatchbull Road	II

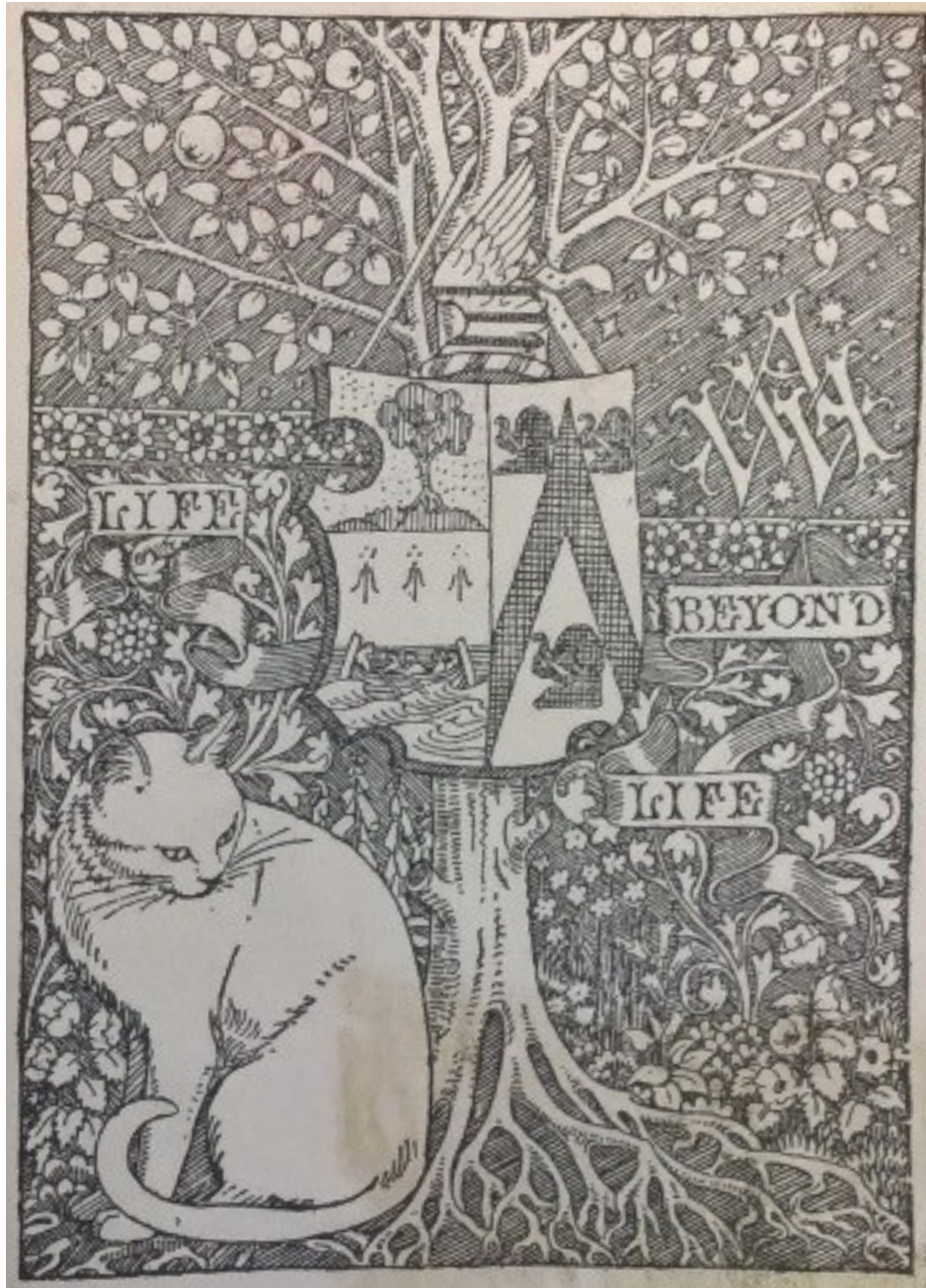
APPENDIX 3 LOCAL HERITAGE LIST

Name / Number	Road	Description	criteria
56	Akerman Road	Good Venetian Gothic style house dating from c 1870. EH blue plaque to Dan Leno (1860 – 1904). Music Hall comedian. Historical interest.	E
Burton Ho.	Brief Street	Four-storey mansion block in Queen Anne style, red brick with stone dressing and terracotta ornament, picturesque composition, massive Dutch gable, high quality of materials and detail.	A, B, D
Michael Church, 131	Burton Road	Single-storey in stock brick with redbrick trim; decorative flourishes including ornamental brickwork, terra cotta panelling and an iron weathervane.	A, B, D
Summerhouse, Myatt's Fields park	Cormont Road	19 C octagonal timber weather boarded summerhouse under swept clay tile roof surmounted by a timber finial.	A, B, D, E
22 – 24	Flodden Road	These are a pair of grand and imposing semi-detached three-storey houses, very tall with large decorative gables and conservatories. The high quality red brick façades are rich in ornament: they feature plenty of lively architectural detail, including some exuberant cast stone ornament, terracotta panels, decorative tiles, ridge tiles, decorative fanlights, and elegant original ironwork. The elaborate boundary wall in red-brick with attractive cast iron railing and fine cast stone capping and decorative piers to a large gateway is a rare survival, though these are in disrepair and one capital is missing.	A, B, D
Sir Henry Wood House, 10	Halsmere Road	Two storey Neo-Georgian composition in brick. Sash windows. This is building was a benefaction from the Minet family.	A, B, D
Former Loughborough Hotel PH, 39	Loughborough Road	Now in flats. It is in two parts – the main block with its corner turret and a secondary symmetrical block with an ornamental French mansard roof. Architecturally exuberant, it stands in great contrast to the otherwise sober and residential neighbours.	A, B, D


Minet Conservation Area Character Appraisal, 2018

Local Heritage List continued

51 –73	Knatchbull Road	Large composition of terraced houses, three storeys over semi basement, stock brick and cast stone ornament, fine mansard roofs to central and flanking pavilions and pitched roof elsewhere, 1x1 sash windows, walk-up entrances, canted bay windows to ground floor.	A, B, D
83	Knatchbull Road	Late 19 C. Queen Anne style detached house, two storeys, picturesque composition with lively ornament of very high quality in cast stone and terra cotta, fine Dutch gable, narrow 1x1 sash windows, very good workmanship throughout.	A, B, D
97a	Knatchbull Road	Early 20 C. Arts & Crafts detached house in red brick, picturesque composition with double gabled front, fine brickwork with quoins and drip-moulds.	A, B, D
Park Cottage	Knatchbull Road / Cormont Rd	Former park keeper's lodge - a particularly charming gabled building of vernacular inspiration in red brick with unusual clay pan-tiles with prominent chim-neystacks.	A, B, D



The Minet Coat of Arms



This document was prepared by
Lambeth Planning's
Conservation and Design Team
January 2018
