

Sunnyhill Road Conservation Area

Conservation Area Character Appraisal



May 2017



Sunnyhill Road c1900.

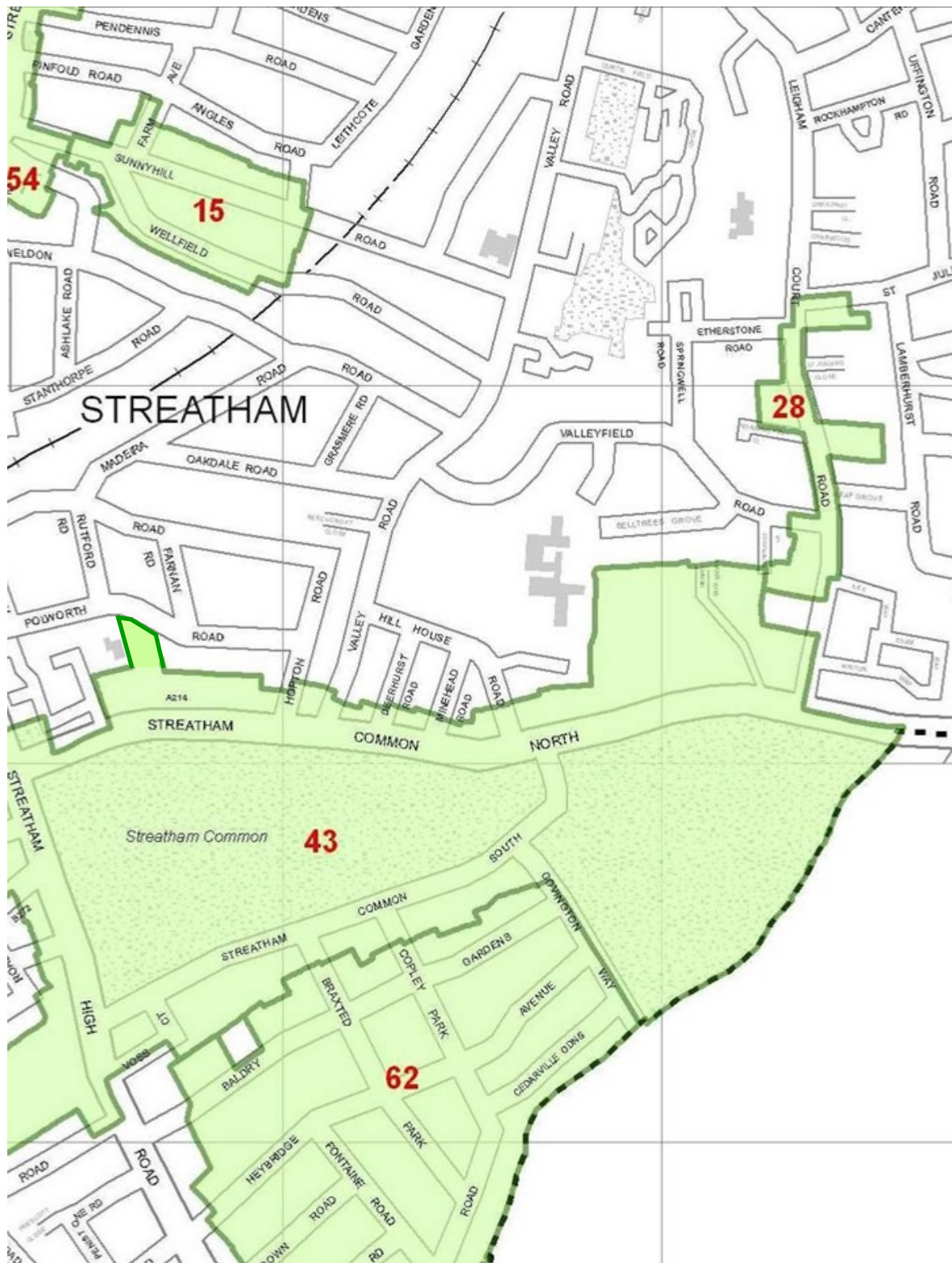


Leigham Arms PH in mid 20th Century

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CONSERVATION AREA CONTEXT MAP



15 – Sunnyhill Road CA

28 – Leigham Court Road South CA

43 – Streatham Common CA

54 – Streatham High Road and Streatham Hill CA

62 – Streatham Lodge Estate CA

CONSERVATION AREA MAP



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INTRODUCTION

The Sunnyhill Road Conservation Area was designated in 1973 and extended in 1982. A portion was transferred to the Streatham High Road and Streatham Hill Conservation Area (CA 54) in 1999.

Set on a hill, the conservation area has a residential character typified by modest, terraced and semi-detached Victorian brick cottages forming a strong townscape character. With their plain but charming design and spacious garden setting, they evoke the area's semi-rural past. Centred on the junction with Wellfield Road are the vestiges of a small former commercial cluster, again predating development of Streatham High Road as we know it today. A pub, church and later terraced development complete the Victorian townscape.

The conservation area is roughly rectangular in shape, located immediately east of Streatham High Road. Centred on Sunnyhill Road, it begins midway between the High Road and the junction with Wellfield Road, and is bounded by the properties of Sunnyhill Road to the north, those of Wellfield Road to the south, and Angles Road to the east. At its west end it is contiguous with the Streatham High Road CA (CA 54).

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

Consultation

The Council is consulted on a draft version of this document between 11 January and 14 March 2016. A draft copy was available on the Council website and notices erected in the area. All submissions received were given careful consideration when this final version of the document was prepared.

1. PLANNING FRAMEWORK

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify '*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*' and designate them as Conservation Areas.
- 1.2 Conservation Area designation brings with it additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the council and other decision makers to special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This includes exercising control over development proposals that are outside the Conservation Area but would affect its setting, or views into or out of the area.
- 1.3 The National Planning Policy Framework (NPPF) is the national policy document on the protection of the historic environment and its guidance must be taken into account by local planning authorities when formulating policy or making planning decisions. Paragraph 127 states that Conservation Area status should not be weakened by designation of areas that lack special interest. Paragraph 132 states that 'great weight' should be given to the conservation of heritage assets (including Conservation Areas).
- 1.4 The Regional Spatial Strategy for the Lambeth area is the London Plan: A Spatial Development Strategy for Greater London (July 2011). This document sets out an integrated social, economic and environmental framework for the future development of London over a time span of the next 15-20 years. It recognises the importance of Conservation Areas, listed buildings and World Heritage Sites in contributing to the quality of life of local communities and to London's international status as a world class city.
- 1.5 In Lambeth the 'Development Plan' comprises the London Plan and the council's Local Plan (2015). Thus all planning decisions have to be made in accordance with the London Plan and the adopted Local Plan except where material considerations indicate otherwise.
- 1.6 Lambeth's Local Plan contains general policies relating to all aspects of planning in the borough including urban form, listed buildings, Conservation Areas and design as well as site-specific policies.

Planning Control

- 1.8 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

- 1.9 Whilst Conservation Area designation brings with it additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwelling houses; this work is known as 'permitted devel-

opment'. 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.

- 1.10 No buildings within the Sunnyhill Road Conservation Area are, at the time of writing, subject to an Article 4 Direction.

2. Development

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

Geology

- 2.2 The Conservation Area is hilly and sits at a relatively high altitude. The soil consists of London clay, gravel and sand.

Archaeology

- 2.3 An Archaeological Priority Area (non designated heritage asset) lies just outside the conservation area boundary it runs along Streatham High Road reflecting its Roman origins. There are no scheduled monuments in the Conservation Area.

Origins & Historic Development

Early History

- 2.4 The earliest mention of Streatham – deriving from ‘Street Ham’, i.e. hamlet on the street – dates from AD 675, when lands from Totinge cum Stretham were granted to the Abbey of Chertsey. By the time of the Domesday Survey in 1086, Streatham had grown in size to support a small Chapel.
- 2.5 Until the mid 19th century today’s conservation area was just farmland located to the north east of Streatham village which was clustered around St Leonard’s Church and lined the old Roman road.
- 2.6 The discovery of medicinal waters in Streatham in 1659 put Streatham on the map. The western section of Sunny Hill Road (from Streatham High Road to the Leigham Arms PH) and Wells Road together formed the earliest route through the conservation area. This dog-leg lane was named Well Lane - so called because it led from the village to these reputedly health giving mineral wells at Valley Road. The presence of an inn at the corner may date back to this period too (although records only take the Leigham Arms PH back to 1861). Thousands flocked to Streatham after claims that the spa had great healing properties. The wider area subsequently became a popular place of country residence for the gentry and citizens of London who erected mansions and estates.

19th Century

- 2.7 At the turn of the 19th century Streatham began its transition from rural parish to London suburb. This was due in part to the improvement of the roads and the development of a reliable system of public transport. The area was attractive for its semi-rural, open air qualities not too distant from the capital. Ribbon housing development came first. Change accelerated significantly with the arrival of the railways in the 1850s. Streatham was now opened up to commuters from London and continued to expand in a sporadic and piecemeal manner. Maps from this period show the area as still highly rural in character with limited development along the High Road.
- 2.8 The current Leigham Arms PH opened as a ‘beer house’ and the 1867 OS map

shows Wells Road lined with properties. A short spur road running east from the pub is the beginnings of today's Sunnyhill Road although at that time it was named Leigham Lane. It is lined with pairs of semi-detached cottages on both sides. The map illustrates the rural quality of the area – beyond these houses open fields extend. A commercial centre developed along Sunnyhill Road to cater to the needs of this fledgling offshoot from the main village.

- 2.9 Sunnyhill Road subsequently extended eastward and residential development continued; following on this a number of educational institutions were set up in the area. The Streatham National Infant School was built in 1867, no. 122 Sunnyhill Road housed the Streatham Grammar school, founded in 1880, and Sunnyhill Road School was built in 1900. The spiritual needs of the community were catered to by a chapel, eventually replaced by Blackwood Hall in 1867 and All Saints' Church, built on Sunnyhill Road in 1896. By 1894 the western spur of Well Lane and Leigham Lane have merged and been named Sunnyhill Road while the remaining part of Wells Lane has been renamed Wells Road
- 2.10 By the late 19th century, further improvements in rail and road transport, increasing population and the subsequent urbanisation of Streatham High Road and the surrounding area meant the commercial element of Sunnyhill declined in importance, although many commercial premises continued to operate well into the 20th century. The 1897 OS map shows the present day Conservation Area built out although large areas of open space remain undeveloped to the east. Sunnyhill Road still retained a bucolic character then with sweeping views of fields and trees in the distance.



An extract from the 1867 OS Map

20th Century

- 2.11 By the early 20th century Streatham had been fully absorbed into London as a prosperous middle class suburb. The Sunnyhill Road remained working class. The nearby Valley Road dairy played a major role in local life. At the junction of Sunnyhill and Wellfield Roads, in front of the Leigham Arms pub, a motor garage was established which survived as a petrol station into the 1990s.
- 2.12 In the Interwar period Streatham witnessed the final phase of its suburbanisation, covering the remaining rural land with suburban housing.
- 2.13 During the Second World War Streatham was seriously scarred by enemy action. Scores were killed and an estimated 80 percent of buildings were damaged or destroyed, including houses on Sunnyhill Road. It took over a decade before much of the damaged housing stock was repaired or replaced

Residents of Note

- 2.14 A number of well-known personalities have lived in what is now the conservation area. The cricketers George Freeman and Arthur Stoner lived in Sunnyhill Road, as did Horatio Phillips, aviation pioneer. A blue plaque commemorates the birthplace of 20th century comedian, Tommy Trinder, at 54 Wellfield Road.
- 2.15 The Sunnyhill Conservation Area was designated in 1973.



The conservation area in 1973.

3. Spatial Analysis & Urban Quality

- 3.1 The Conservation Area is characterised by its hilly topography, cottage housing and its urban village character. Excepting a handful of commercial properties, it comprises modest Victorian brick cottages of plain and understated design on quiet residential streets. The semi-detached cottages have side entrances and bay windows, these have a strong relationship to the street and their repetition results in an intimate domestic scene. Shared forms, designs and materials create consistent rhythms complemented by ample gaps between houses and soft landscaping in front gardens.
- 3.2 Views up the hill and between the gaps to green spaces beyond recall the area's semi-rural origins and historic leafy and spacious character, which it has managed to maintain throughout Streatham's urbanisation. Later terraced housing on Wellfield Road is tighter grained but does not detract from the overall air of modest suburban tranquillity. The pub and church act as visual focal points at the central junction of Sunnyhill and Wellfield Roads.



The houses follow the topography of the hillside.



Spaces between buildings are very important.

The streets are described below in alphabetical order:

Angles Road

- 3.3 This is a subsidiary street running east-west before turning at a right angle due south; only a short section of the latter portion is included in the Conservation Area, at the junction with Sunnyhill Road. It has a residential character and pedestrian scale with a leafy feel provided by tall trees just outside the CA boundary. An attractive pair of semi-detached houses in stock brick and cast stone detailing with narrow front gardens meets the junction with Sunnyhill Road. The view south has a good terminating view of a pair of semi-detached houses, and the view east is of tall trees in back gardens.

Farm Avenue

- 3.4 This narrow residential street runs north-south, sloping south and terminating at Sunnyhill Road. Historically the junction with Sunnyhill Road was framed by commercial premises occupying semi-detached houses – a draper's stood on the west side and a dairy shop on the east. Looking north up the hill there is a good vista of the New Covenant Church. The street is characterised by modest, flat-fronted Victorian brick houses of consistent height and setback; it has an intimate scale emphasised by stepping roof forms and very narrow front gardens. A large tree in a back garden of a house on Sunnyhill Road softens an urban streetscape otherwise dominated by paving. Generous spatial standards allow glimpses into rear gardens through gaps between groups of buildings.



The modest houses on Farm Avenue step up the hill.

Sunnyhill Road

- 3.5 The principal street in the conservation area, Sunnyhill Road runs west-east and is characterised by its steep slope – the ‘sunny hill’ from which its name derives. Buildings are generally two storeys and it has an intimate residential feel. Building lines are important and the properties have a strong relationship to the street. The conservation area boundary begins just west of the junction with Wells Road. Here, on the south side are a tightly grouped row of early 19th Century cottages (some converted to commercial uses) and a row of later (mid Victorian) cottages with gabled roofs built hard up to the pavement. Opposite the Refuge Temple provides a landmark at the junction. To east and south of the junction an informal cluster of commercial uses and the Leigham Arms PH give the sense of a village centre.



The Gothic Revival style Refuge Temple terminates the view from Wells Road.

- 3.6 Eastward, beyond the junction, the road takes on a more consistent rhythm with attractive pairs of semi-detached Victorian cottages lining both sides as the hill rises to the east. This section of the street has a strong coherence of townscape: consistent building heights, setbacks, boundary heights, gaps between houses, materials and style all contribute to a pleasant streetscene, enhanced by soft landscaping and views to deep back gardens with tall trees and greenery. The cottages are typically two storeys and in stock brick, often with hipped roofs on the north side and pitched roofs on the south. An important characteristic are the side entrances; houses on the south side present bay windows to the street, those with the prominent chimney stacks are particularly attractive.



Typical cottages on the north side of Sunnyhill Road.



Typical cottages on the south side of Sunnyhill Road.

Wellfield Road

- 3.7 This is a narrow, curving road that branches off the junction with Sunnyhill Road. Tightly packed with fine-grained two-storey housing, it has a strong sense of enclosure and a consistent rhythm. Houses have a strong relationship to the street with ground floor entrances and shallow front gardens. At its west end it is very narrow, framed at the junction by the Leigham Arms PH; further along it opens up, with the fine grain punctuated by the attractive former Blackwood Hall on the south side.
- 3.8 On the north side a fine former parade of shops, now converted to residential use, adds interest to the streetscape, alongside a short Victorian terrace in stock brick and stucco with interesting cast iron window ornament. Further along the north side of the street are well-spaced semi-detached Victorian cottages in the same spirit as those on Sunnyhill Road. On the south side later residential terraced development presents a more regimented appearance. Houses on Wellfield Street vary in the articulation of their facades but have much in common and altogether the street has a high degree of legibility and strong residential character.

Landscape Framework

- 3.9 Although the Conservation Area contains no formal open spaces and few street trees, shrubs and landscaping to front and back gardens are key characteristics. They help reinforce an appreciation of the semi-rural past and soften the area's appearance, help demarcate public and private space and provide an important visual amenity. In addition, most of the plots on Sunnyhill and Wellfield Roads tend to be deep, and many rear gardens contain tall mature trees that provide the area with a green canopy. Treetops can often be seen above houses, and the pleasant gaps between pairs of houses afford good views of the greenery in back gardens. These green views within ample gaps recall the area's early semi-rural beginnings.
- 3.10 At the eastern end of Wellfield Road the tall mature trees of the railway lands form an attractive leafy backdrop to the street and enhance the overall setting of the Conservation Area.

Gardens & Green Spaces

- 3.11 Gardens are important to the character and appearance of the conservation area, recalling its historic semi-rural character, contributing to the settings of the houses and helping with sustainable urban drainage. Front gardens, though modest in size, are particularly important to the street scene and to the settings of the houses. Where planted with hedges, shrubs and trees, they are particularly attractive.
- 3.12 Greenery is especially needed in the tight-grained sections of Wellfield Road. Rear gardens, particularly on the older 1860s development, are especially large, often contain mature trees and provide a leafy canopy that can be glimpsed from between gaps in the houses. These views make a positive contribution to the area.
- 3.13 Many front gardens are excessively hard paved to ill effect- gravel and hardstandings have resulted in a barren appearance. Associated loss of boundary treatments and excessive car parking cause further visual blight.

Boundary Treatments

- 3.14 An excess of boundary types are evident— timber, brick, stone, concrete and render. Regrettably, many are lacking harmony with the character of the historic environment. This sheer variety strikes a discord. The front garden boundaries of many houses incorporate hedges to good effect.
- 3.15 In some cases, boundaries have been removed altogether to ill effect. At Nos. 45-47 Sunnyhill Road there is no boundary treatment to speak of and the excess paving creates a cold and sterile appearance to the detriment of the Conservation Area.
- 3.16 Historically the early 19th Century cottages and cottages on Sunnyhill Road had timber picket fencing to about 1.1m in height. Nos. 65-67 usefully demonstrate how timber fencing reinforces the semi-rural charm of the cottages; especially when there is associated hedging and soft landscaping.
- 3.17 The later 19th C terraced housing on Wellfield Road historically featured dwarf brick walls with coped piers surmounted by iron railings. These were lost to the war effort in the second world war and their replacement as been poor. The former Blackwood Hall has reproduction iron railings on a short brick plinth punctuated by brick piers.



Above — poor quality boundary treatments on Wellfield Road.



Left - The Victorian houses on Wellfield Road very probably once had cast iron railings like this.

Noteworthy Views

- 3.18 The hilly topography affords interesting views up and down Sunnyhill Road. From the brow of the hill there are good views of Valley Road and beyond.

Farm Avenue

Looking north uphill there is a pleasing terminating vista of Trinity Church on Pen-dennis Road.

Sunnyhill Road

Views to the west terminate in the former White Lion Inn, a handsome building set high above the Conservation Area on the Streatham High Road.

Wellfield Road

From Sunnyhill Road the eye is drawn down the gently curving Wellfield Road, with its narrow road width and tight grained buildings. From the other end of Wellfield Road the former Blackbrook Hall attractively terminates the view due to the curved alignment of the road.

Public Realm

- 3.19 Generally, the paving and street furniture in the Conservation Area are modern, un-obtrusive and unremarkable. Granite kerbs survive. The streets are in good condition although they could benefit from rationalisation of signage. Some traditional metal street name signs fixed on buildings add historic richness.
- 3.20 In sections of the Conservation Area widened pavements have been introduced for traffic-calming. With distinctive red brick paving and new granite kerbs; although well-intentioned, they are slightly at odds with the historic character.
- 3.21 Conventional modern lamp standards are the norm although there is inconsistency in their type; the same can be said for bollards. This causes no harm given the informal character of the area.

Activity and Uses

- 3.22 The area is predominantly residential, although it contains some commercial, educational and ecclesiastical uses. A short parade of shops extends from the junction with Streatham High Road, and at the junction of Sunnyhill and Wellfield Roads is a small cluster of commercial premises, a pub and the Refuge Temple church. The Bright Sparks Theatre School (formerly Blackwood Hall) provides drama, dance and music classes. The Leigham Arms PH – a local pub - is a particularly important community amenity of very different character to the pubs of Streatham High Road.
- 3.23 The predominantly residential nature of the area means that there is generally a low level of daytime and evening activity, in contrast with the wider district. Some of the former shop premises along Wellfield Road have been sympathetically converted into residential use without harming the integrity of the buildings or their setting.



The townscape view of Wellfield Road from Sunnyhill Road.



Formr Blackbrook Hall terminates the view down Wellfield Road.

4. Architecture

Early Victorian

- 4.1 Many of the buildings are vernacular in character – typical modest cottage forms. Plan forms are tight and repetitive – group value is a key feature of the conservation area. Elevations are relatively austere and feature little if no ornament; roofs are shallow pitched, often hipped and finished in slate. They are modest and understated, characterised by robust, practical detailing. See page 21.
- 4.2 Some of the semi-detached cottages date from the 1860s and exhibit subtle influences of Gothic styling in the form of simple red brick and dogtooth details, bay windows are common.
- 4.3 Sunnyhill Road cottages are more carefully considered than others. These are the ones with the feature chimney stack on the front gable, canted bay window and timber casements.

Late Victorian

- 4.4 The late 19th century was a period of competing architectural sources and eclecticism in design. Red brick becomes increasingly popular for detailing and ultimately for facades. Buildings from this period can easily incorporate motifs from a wide range of historic periods—Gothic bargeboards, Tudor beams, ornament etc.. The terraced housing on the south side of Wellfield Road is a good example of design from this period. Two storeys, with identical bay windows, recessed entrances, pitched roofs, fenestration and materials, they present a highly coherent and regimented appearance. By this period red brick is popular – these terraces red brick elevations with stock brick elsewhere. They also have cast stone foliate capitals in the Venetian Gothic style.
- 4.5 The Refuge Hill temple (formerly All Saints' Church) on Sunnyhill Road is a good example of a modest Gothic Revival church in the Early English style, characterised by lancet windows and a general ornamental restraint. The former Blackbrook Hall is an Queen Anne style.

Building Materials & Details

The majority of buildings within the Conservation Area are constructed of traditional materials:

Walls

- 4.6 London stock bricks are the predominant walling material. There is a variety of colour and tones. Over time the bricks have developed a subtle, muted patina which unifies the buildings and enhances the area's historic appearance and character. Red brick can also be found on later 19th century buildings, mostly as decorative trim and flat gauged arches. Flemish Bond predominates and pointing generally appears traditional, understated, and recessed from the brick face, allowing the brickwork to be appreciated. There are some good examples of rubbed and gauged brickwork, with very small joints and a precise finish.
- 4.7 Unfortunately some brick buildings have been rendered in modern cement; this prevents an appreciation of the brickwork construction and can be visually disruptive to the streetscape. Similar visual harm is caused by painting brickwork and ornamental



Early Victorian building in the conservation area is modest and vernacular in character.





Mid Victorian building in the conservation area often has gables and bay windows.





Late Victorian building in the conservation area often incorporate red brick and cast stone.





The refuge Temple is in the Gothic Revival style.



The former Blackbrook Hall is in the Queen Anne style.

details, particularly when the colour strongly clashes with the area's predominant muted brick colour palette.

- 4.8 Render has a limited presence and is not widely characteristic. Where present it is used as dressing for door surrounds and window architraves. Stucco was intended to resemble stone and was often tinted and left unpainted. It is now often painted in brilliant white, which picks out the detailing in stark contrast with the brickwork. In places it has a shabby appearance due to lack of maintenance.
- 4.9 Housing on Wellfield Road features mass-produced cast stone ornament in the form of ornate capitals in Venetian Gothic style. Repeating terra cotta diaper panels are found on the front elevation of the Refuge Temple on Sunnyhill Road,

Windows

- 4.10 Traditional double-hung vertical timber sliding sash windows are the predominant window type; these are typically finished in paint with single glazing held in place by putty in the traditional manner. Generally the windows are appropriate to the style of the house in which they are built. Glazing patterns of 6/6 and 2/2 are both common; some windows retain their original glass. The Victorian cottages on the south side of Sunnyhill Road tend to have tall timber multi-pane casement windows. Tripartite (or composite) windows are found on some properties,. The windows of Nos. 23-31 Wellfield Road feature interesting decorative cast iron columns which add interest to an otherwise simple façade.
- 4.11 Regrettably, many windows have been replaced with PVCu windows. These generally fail to replicate adequately the traditional construction details and delicate glazing bars of traditional single glazed windows. Their crudity harms the integrity of the buildings and the character and appearance of the area.
In some instances the windows openings have been widened to accommodate their replacements with uncomfortable results.
- 4.12 Canted and square bay windows are often repeated in pairs or terraces of properties to given a uniform effect. There are many different examples, in brick, stone and timber, all with shallow half-hipped roofs. These roofs were in Welsh slate (some of which survives), but many have been replaced with clay tiles, artificial slates and fibrous cement slates to ill effect.
- 4.13 There are examples of original crown glass surviving in the area. Its characteristic imperfections reflect the light in a way that offers a visual richness not found in modern glass.

Doors

- 4.14 Principal doors within the Conservation Area are typically at ground level, and of the area's characteristic features are side entrances set in small projecting porches with pitched roofs – these occur on the Victorian brick cottages lining Sunnyhill Road and part of Wellfield Road. Lamentably, some of these modest porches have been significantly enlarged and incorporated into side extensions, which destroys the tight plan form of the houses, disrupts the handed (mirror image) symmetry of the cottages and leads to a loss of side space.
- 4.15 Extant historic doors are rare; where they occur they tend to be carefully proportioned and decorated reflecting the favoured style at the time of construction. Original four-panelled timber doors with bolection mouldings can be seen in places. Many

modern replacements are undistinguished and unsuitable to the host building; these mar the historic appearance of properties and the area generally..

- 4.16 Some houses have recessed entrance porches, typically under round arches and sometimes with simple stucco surrounds and impost blocks. Entrances on the later terraced housing on Wellfield Road are recessed under stucco surrounds with cast stone capitals, and include rectangular transom lights. Some entrances on Farm Avenue are flush with the elevation; combined with the shallow garden this enhances the area's domestic character. No. 46 Angles Road retains a terra cotta tiled entrance pathway.

Roofs

- 4.17 Roofs in the conservation area are a mixture of hipped, pitched, and London type. Isolated examples of mansard roofs exist but these are not characteristic of the area. A defining feature of Sunnyhill Road is the use of shallow hipped roofs for cottages on the north side and pitched gabled roofs for cottages on the south side. Some of the latter have decorative brick detail at the eaves and timber bargeboards. Natural slate is the traditional roofing material, and in many instances these roofs are intact and unaltered; its consistent use adds coherency to the townscape and its appearance alters depending upon the weather conditions, adding a texture and richness to the roofline. However, many examples exist of inappropriate concrete tiles being used which have a visually harmful effect and mar the roofscape.
- 4.18 Brick chimneys with clay chimney pots, even when redundant, are an important and characteristic part of the roofscape. Some, such as those on Sunnyhill Road, are intentionally picturesque - large chimney stacks brought proud of the building line and rising up from the first floor windows. So too does the consistent use of party fire walls on cottages with hipped roofs and later terraces. Later Victorian houses typically have roof or-



nament in the form of terracotta ridge tiles which provide visual interest. The former Blackwood Hall on Wellfield Road has a visually interesting multi-pitch roofscape finished in plain clay tiles with a pleasing richness of detail.

- 4.19 London roofs hidden behind parapet walls occur on some of the properties on the north side of Wellfield Road and Farm Avenue. Dormers are not a characteristic of the conservation area although there are isolated examples (these have generally been integrated into the host building rather than retrofitted). Historic roof lights are not characteristic of the area. Successful roof lights are small, discreet conservation type roof lights in unobtrusive locations. There are some instances of large Velux windows in prominent locations – causing harm by disrupting plain roofs.

Rainwater Goods

- 4.20 Typically these were traditionally cast iron half-round or ogee and painted black, in many cases the down pipe is discreetly located beside the return of a bay window to mitigate their visual impact. Some historic examples of cast iron hopper heads still survive and add visual interest. Plastic replacements invariably look crude and inferior on historic properties.

Rear Elevations

- 4.21 Repetition prevails at the rear as well as on the facades of the houses. Historic returns and extensions add much interest and variety to rears. They can be glimpsed from different public vantage points as well as from within adjoining gardens. The consistency of their design and the rhythms produced by alternating voids and solids and fenestration patterns make a positive contribution to the character.
- 4.22 Infill and various modern alterations have in places disrupted these important historic rhythms. Historically the Victorian cottages on Sunnyhill Road had modest rear returns, as historic OS maps reveal; on the north side of the road these were shared by the semi-detached pairs and on the south side they were extruded from the building flanks. Some relatively recent (last 30 years) wrap-around extensions have severely compromised the modest integrity of their host buildings by failing to achieve subordination or retain side space.

Basement Areas

- 4.23 Basements are not a feature of the Conservation Area. The semi-detached houses at Nos. 96-98 include a basement but they are the exception.

Meter Boxes, Plant & Equipment

- 4.24 Meter boxes are a relatively modern feature (last 30 years) and are now numerous in the area. They typically tend to be white PVCu, wall-mounted on the front elevations to ill effect. Some have the more discreet 'in ground' meter boxes. Despite some ill-considered placement of satellite dishes on elevations on Wellfield Road, this is generally not a significant problem.

Shopfronts

- 4.25 Shopfronts are found around the junction of Sunnyhill and Wellfield Roads, reflecting the historic role of the area as a commercial centre before the development of Streatham High Road. Unfortunately many premises have lost their traditional shop fronts to inappropriate replacements – garish, poorly designed, modern aluminium units, overly dominant fascias and projecting signs in inappropriate materials, which detract greatly from the character and appearance of the area. Doors and windows of insensitive design and materials have a similarly negative effect.

- 4.26 Many of the shops have been converted into residential use and shopfronts have been infilled, though in places historic details survive such as cornices and decorative stucco console brackets. The former parade of shops on the north side of Wellfield Road is still legible through its basic form and some remaining details despite obvious residential conversion. This enhances the townscape and contributes to the area's historic character.

Pub

- 4.27 The Leigham Arms PH is an attractive focal point at the junction of the conservation area's two principal streets. Dating to the early 1860s it predates much of the later development in the area. It is a long, informal two-storey building, in rendered brickwork and built hard up to the street. This contributes to the cosy feel of this section of Wellfield Road. Its 'urban vernacular' style frontage is simple but with some stucco embellishment in the form of window architraves and a cornice and dark green paint to the ground floor. Traditional painted signage adds richness to the streetscape.



Hand-painted signs on the Leigham Arms PH.



The Leigham Arms PH in 1973.

Signage and Advertisements

- 4.28 Premises signage (shops and pubs) is generally understated. Panel advertisements are not a feature of the conservation area.

Garages

- 4.29 Garages are not a feature of the architecture or the conservation area.

Refuse

- 4.30 Historically, dustbins would have been stored in rear gardens and brought out only for refuse collection. Today, for convenience, many households store wheelie bins in their front garden. In places this causes visual blight, especially where numerous individual bins are on display and when there is no screening. The visual impact is reduced when bins are stored along the side boundaries of buildings.

Designated Heritage Assets

- 4.31 There are no protected wrecks, scheduled ancient monuments or registered landscapes within the conservation area at the time of writing.

Statutory List

- 4.31 Statutory Listing means that the building is protected by law. This protection extends to the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and which were erected before 1 July 1948. Listed Building Consent is required for any works that might affect the special interest of the listed building. At the time of writing no buildings in the conservation area had been included on the statutory list.
- 4.32 The conservation area itself is a designated heritage asset.

Non Designated Heritage Assets

Local Heritage List

- 4.32 The Council maintains a list of buildings, spaces and archaeology of local architectural or historic interest which are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered. Assets on the local heritage list are contained within Appendix 1.

Building Contribution

- 4.33 Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted.

Buildings and structures deemed to make a positive contribution are detailed in Appendix 2.

- 4.34 The council will normally consider the removal and sympathetic replacement of those buildings that make a neutral contribution. These are identified in Appendix 2. No buildings are considered to make a negative contribution.

Capacity for Change

- 4.35 There are no development opportunity sites within the conservation area, and the absence of vacant sites means opportunities for redevelopment do not exist.
- 4.36 However, there are plenty of opportunities for enhancement. For example the vacant buildings at 45 – 47 Sunnyhill Road present an opportunity for reuse and improvement including the reinstatement of front gardens.
- 4.37 Minor incremental changes to properties across the conservation area have, cumulatively, had a detrimental effect on its historic character. The Council supports improvements such as:
- 1) Paint removal from brickwork
 - 2) Regular redecoration of joinery and painted render
 - 3) Reinstatement of traditional windows and doors, porches etc.
 - 4) Reinstatement of natural slate roof coverings, removal of roof vents etc.
 - 5) Use of traditional black cast metal gutters and down pipes
 - 6) Reduction in amount of hard standing in front gardens
 - 7) Enhanced soft landscaping to gardens
 - 8) Reinstatement of appropriate boundary treatments
 - 9) Reinstatement of lost architectural detailing

Appraisal Conclusion

- 4.38 The Sunnyhill Road Conservation Area is a relatively unusual example of modest, working-class cottages retaining a semi-rural character. Set on an attractive hillside, its dominant typology of modest semi-detached brick cottages, widely spaced in generous gardens, recall its bucolic historic character.
- 4.39 Repetition of forms, design motifs, materials and relationships to the street produce a strongly coherent townscape of great charm.
- 4.40 The greatest threats to the character and appearance of the area are incremental ones, small changes which, over time, have cumulatively eroded the historic character.

Appendix 1 Local Heritage List

Name / number	Road	Description	Criteria
Nos. 60 – 78 84 – 86; and 88 - 90	Sunnyhill Road	Pairs of semi-detached cottages, mid C19. Two-storeys with a double-pitched slate roof with end gables, side entrances through a shallow porch, robust central chimney breast, canted bay window and first floor, in stock brick with subtle brick dogtooth detail and flat gauged arch heads.	A, B, D
Leigham Arms PH	1 Wellfield Road	Good example of an urban vernacular style pub (rare in Lambeth). Two storeys, slate roof, stucco rendered. Timber windows.	A, B, D
54	Wellfield Road	Terrace house, late C19. Birthplace of renowned comedian Tommy Trinder, one of Britain's best loved entertainers of the mid-20 th century. Listed for historic association.	B

Appendix 2 Positive Contributors

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. Buildings and structures deemed to make a positive contribution are detailed below in street order.

Angles Road

Nos. 46-48 – Semi-detached Victorian villas, two storeys in stock brick with stucco and cast stone dressings and redbrick trim. Mid C19. Narrow front gardens with tile paths. Pitched slate roof, bay windows, recessed entrance under ornamental porch. Venetian Gothic details.

Shrubbery Road

No. 61 – The old Streatham National Infant School constructed of yellow stock brick was built in 1867 and closed in 1906. The ground floor has a multi-pane segmental metal window with hopper and a garage roller shutter. The first floor windows have been replaced with PVCu non-opening units and a bulls eye window nestles in the eaves.

Sunnyhill Road

Odds

Nos. 41-43 – Pair of semi-detached cottages, three storeys with pitched gabled roofs in slate and central chimney breast. Mid C19. No. 43 later shopfront. Stock brick with original timber sash windows, canted bay window to ground floor. No. 41 with PVCu replacements.

Nos. 45-47 – Pair of semi-detached cottages, two storeys with pitched gabled roofs in slate, central chimney breast and side entrance through small brick porch. Mid C19. Badly altered. Stock brick with good dogtooth brick detail to eaves, canted bay windows. 1st floor sash windows survive but others modern replacements.

Nos. 49-67 – Pairs of semi-detached cottages, two storeys with hipped slate roofs, central chimney stacks, side entrances through small porches. Mid C19. Stock brick. No. 51 rendered. No. 49 much altered with inappropriate extension housing commercial premises.

Nos. 53-55 canted bay windows to ground floor. No. 57 overbearing side extension. Many original windows but some PVCu replacements.

Nos 69-79 – Infill pastiche two-storey double-fronted houses, yellow and red brick, hipped roof. C20. Reflects basic form of nearby historic buildings but lacks refinement.

Nos. 81-87 – Terraced housing, two storeys with pitched slate roofs, canted bay windows to ground floor, recessed arched entrances. Late C19. Painted stock brick. Some original sash windows, others PVCu replacements.

Nos. 89-93 – Detached houses, two storeys, broad elevations, pitched slate roofs. Late C19. Stock brick with red brick trim. Recessed arched entrances, canted bay windows to one side, some original 2/2 sashes.

Evens

Nos. 24-38 – Modest semi-detached cottages, two storeys with pitched gabled roofs built hard up to pavement. Mid C19. Stock brick with red brick trim, though Nos. 30-32 painted. Timber bargeboards to gables, arched entrances with plain fanlights, some original sash windows but many PVCu replacements.

Nos. 40-50 – Plain semi-detached cottages built hard up to street, two storeys, hipped roofs in slate, central chimney stacks, side entrances. Mid C19. Stock brick, but Nos. 40-42 completely rendered and others painted. Nos. 40-42 Good 6/6 sash windows, others mostly replacement. Nos. 46-50 later shopfronts and entrances to ground floor elevations.

Nos. 52-54 – Three-storey shopfronts with residences above, hipped roof, stock brick with red brick trim, dogtooth cornice, wallhead dormers with bargeboard. Late C19. Stucco console brackets remain though shopfront much altered.

Nos. 56-58 – Pastiche semi-detached cottages, two storeys, pitched gabled roofs, canted bay windows, brick. Mimicking the historic examples but lacking refinement.

Nos. 60-78 & 84-90 – Pairs of plain semi-detached cottages, two storeys with side entrances through porches and pitched gabled roofs in slate. Mid C19. Stock brick. Central projecting chimney breast, canted bay windows, timber casements to 1st floors. Dogtooth brick detail to eaves.

Nos. 96-98 – Semi-detached cottages, two storeys plus basement, pitched gabled roofs, canted bay windows to ground floor. Mid C19. Stock brick. Side entrances up flight of steps.

Nos. 100-106 – Semi-detached houses, two storeys with pitched roofs, ground floor entrances, 2/2 sash windows, square bay windows to ground floor. Stock brick but rendered. Late C19.

Nos. 108-110 – Semi-detached cottages, two storeys with canted bay windows to ground floor and hipped roof. Ground floor entrance under arched recess. Late C19. Altered windows. No. 110 stock brick with stucco sill course, No. 108 rendered.

Nos. 112-114 – Semi-detached cottages, two storeys with canted bay windows to ground floor and pitched roof. Ground floor entrance under arched recess. Late C19. Altered windows. Painted/rendered stock brick.

Nos. 116-118 – Semi-detached cottages, two storeys with canted bay windows to ground floor and hipped roof. Ground floor entrance under arched recess. Late C19. Altered windows. No. 118 stock brick with red brick trim, No. 116 rendered.

Farm Avenue

Nos. 18-20 – Semi-detached cottages, two storeys in stock brick with redbrick detail, shallow bay windows. Mid C19. Narrow front gardens. Slated London roof behind parapet, dogtooth brick detail to cornice. Simple stucco door surrounds. No.18 PVCu replacement windows.

Nos. 22a-24 – Row of double-fronted two-storey houses with pitched slate roofs. Late C19, No. 22 rebuilt C20. Stock brick with red brick detail, timber sash windows, round arched entrances. Terra cotta ridge tiles. Shallow front gardens with various brick and railing bounda-

ry treatments.

No. 24a – Single storey building built hard up to street with attic, half-hipped roof with dormer windows. White render with pilasters, timber multi-pane window, two entrances. Unlike any other property in the area in scale or design.

No. 28 – Two-storey infill development C20 in yellow stock brick with red brick trim, flat roof behind parapet, timber sash windows.

Nos. 41-43 – Two-storey semi-detached houses in two bays, one recessed, with steeply pitched roofs in slate, central chimney stack. Mid C19. Stock brick with stucco cills, brick dentils to eaves, timber sash windows. Recessed bay gives an effect of a catslide/overshot roof and houses the doorway. A side extension and the painting of one of the buildings have affected the symmetry of the pair.

Wellfield Road

Odds

Leigham Arms PH – Two-storey purpose built public house with long frontage c. 1860. Heavy stucco cornices on parapet, stucco cornice at first floor supported by simple pilasters.

3/3 top hung sliding timber sashes with stucco surrounds on the first floor, ground floor windows stick on glazing bars.

Nos. 5-9 – Short flat-fronted terrace, two storeys in stock brick with stucco dressing, pitched slate roof. Mid C19. Hard up to pavement, very modest.

Nos. 11-15 – Former parade of shops with flats above, two storeys in stock brick with render and red brick dressing, London roof behind parapet and dogtooth cornice. Mid C19. Much altered, though decorative console brackets remain. Three light windows to upper floor.

Nos. 17-21 – Short modest terrace, two storeys in stock brick with pitched slate roofs. Ground floor entrances, three light windows to ground floor, 2/2 sashes above. Mid C19.

Nos. 23-31 – Stock brick terrace, two storeys with London roofs behind parapets. Stucco dressings, decorative cast iron columns to ground floor three light windows. Recessed ground floor entrances. Late C19.

Wellfield House – Two-storey double fronted house with pitched roof in gault brick with red brick dressings, pediment above entrance, flat gauged brick arch heads, 2/2 sash windows. Late C19. Two chimney stacks with clay pots.

Nos. 51-95 – Pairs of semi-detached cottages, two storeys with hipped slate roofs, side entrances, 2/2 sash windows. Square proportions. Mid C19. Stock brick. Central chimney stacks. Some stucco window architraves.

Evens

Nos. 2-10 – Pairs of two-storey stock brick buildings with hipped roofs, previously commer-

cial premises converted into residential use. Projecting shop fronts have been infilled with London stock brick and timber tripartite/composite windows framed by heavy brick pilasters.

Nos. 12-14 – Deep stock brick building cement fibre pitched roof. Concrete lintels with horizontal non opening lights. Frontage considerably altered with alternate coloured header and stretcher brick work and an infilled shop front.

Nos. 16-16a – Formerly Blackwood Hall, built in 1867 by philanthropist Sir Arthur Blackwood (1832-1893). Three storeys, irregular massing, attractive roofscape with gables and turret. Stock brick with plenty of red brick detail, clay tile roof. Ground floor undercroft, timber casement windows. Iron railing boundary with brick piers. An excellent local landmark, it is also of historic interest.

Blackwood moved to Streatham in 1859. A devoutly Christian man, and an inspiring preacher, he became increasingly concerned about the well being of the poor people in the parish, as well as the large number of navvies who were then living in the area whilst constructing the railway, and who seemed to have been neglected by the local churches.

He purchased a plot of land near the railway works, and erected a tarred wooden building which became known as the Black Chapel. The wooden building was replaced by the Hall we see today .

Nos. 20-36 & 50-90 – Late Victorian terrace, two storeys with pitched roofs, ground floor recessed entrances and canted bay windows. Red brick with stucco dressing and cast stone ornament, dogtooth detail to cornice. Large pane 1/1 sash windows. Ends of terrace slightly more elaborate with broad arched entranceways, half-hipped roofs and larger bay windows.

Appendix 3 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:

Farm Avenue

No. 26 – Small two-storey stock brick infill C20 in yellow stock brick with render and garage-doors, built hard up to pavement.

Sunnyhill Road

Nos. 80-82 – Yellow stock brick new build reflecting the surrounding cottages but with additional wings. Heavy mansard roof at rear dominates the building and roof lights are large and uncomfortable, as are heavy brown PVCu windows.

Nos. 92-94 – Pair of 1950s brick buildings with cement pitched roofs, side entrances follow the example of neighbouring properties. Vertical critical glazing in concrete projecting window casements, No.92 have been replaced by PVCu windows.

Wellfield Road

Nos. 38-46— Post-war terraces, two storeys in brick and render with pitched cement fibre roof with simple chimney stacks. The recessed doorways mirror those of the Victorian terraces but some are infilled.

Nos. 41-49 – Post-war terraces, two storeys in brick and render with pitched cement fibre roof with simple chimney stacks. The recessed doorways mirror those of the Victorian terraces but some are infilled.

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



This document was prepared by
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