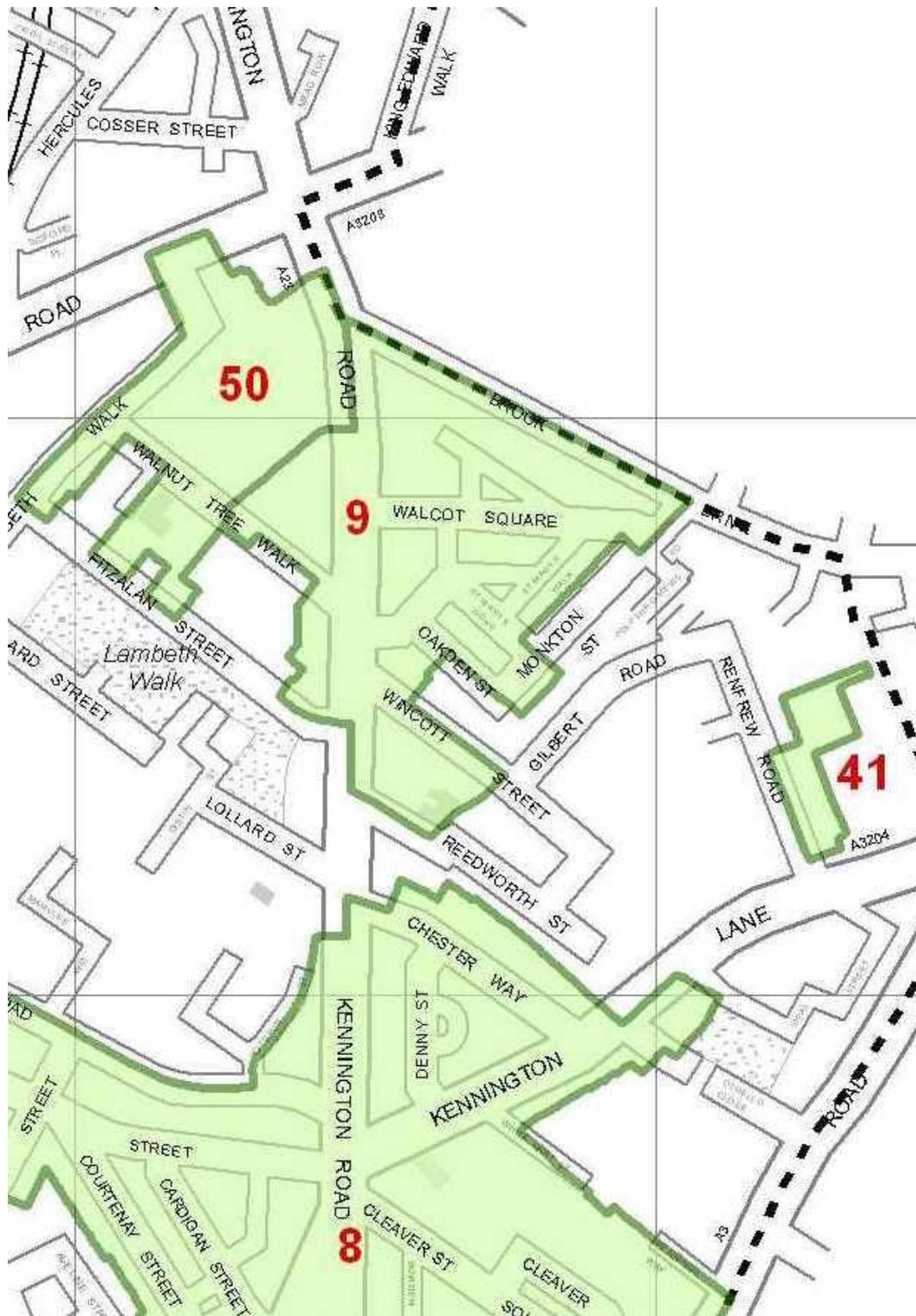


**WALCOT SQUARE CONSERVATION AREA
DRAFT CHARACTER APPRAISAL**

2016

CONSERVATION AREA CONTEXT MAP



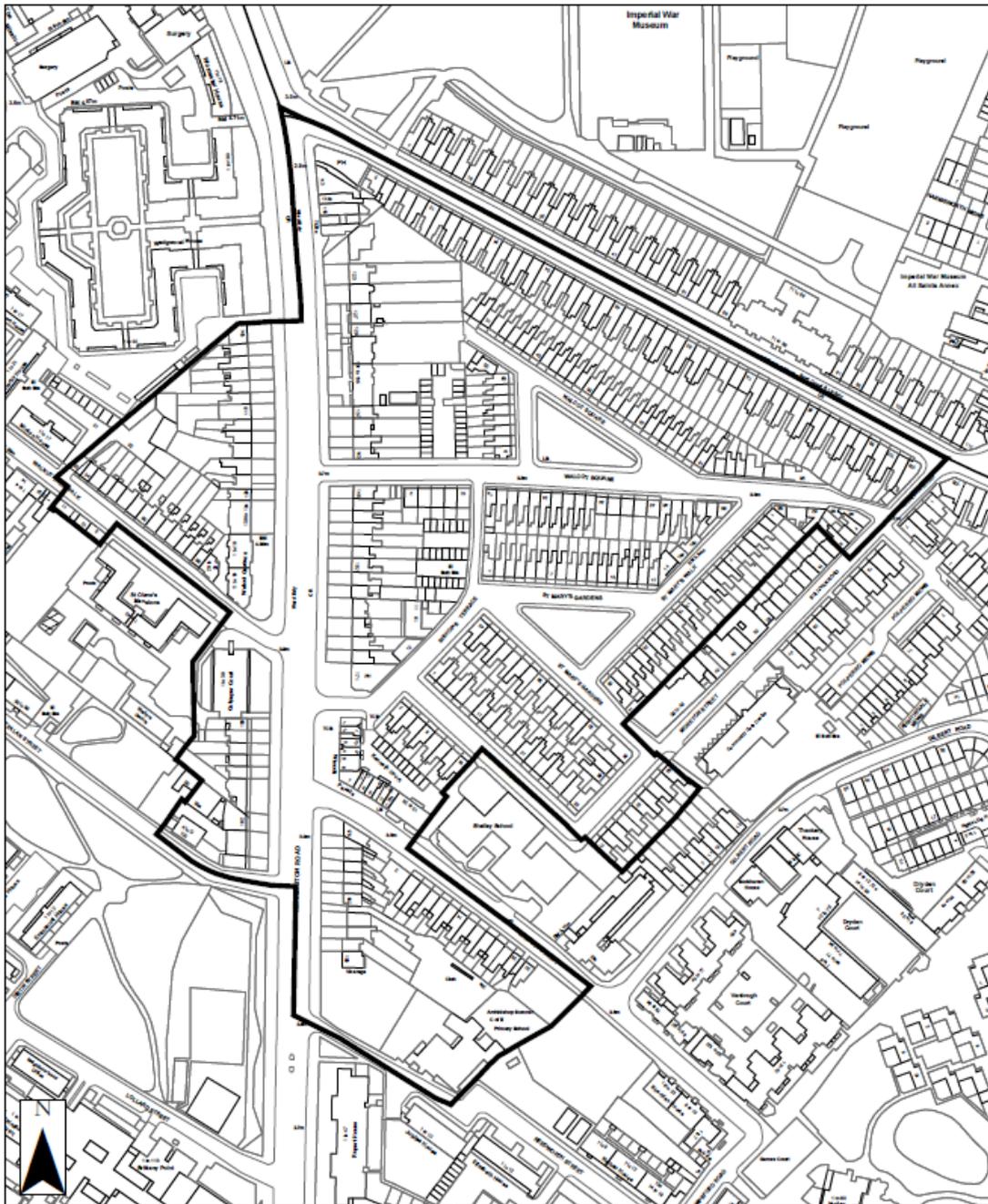
8 – Kennington CA

41 – Refrew Road CA

9 Walcot Square CA

50 China Walk and Lambeth Walk CA

WALCOT SQUARE CONSERVATION AREA MAP



INTRODUCTION

The Walcot Square Conservation Area was one of the first designated in Lambeth in 1968 and was enlarged in 1980. Residential in character, its attractive garden squares and the disciplined and unpretentious early 19th century housing illustrate the character of London's growth at that period. Grand houses on Kennington Road and earlier terraces on Walnut Tree Walk further illustrate the quality residential development of this area following the completion of the Westminster Bridge in the 18th century.

The Conservation Area is located just under a mile east of the River Thames in the northern part of Lambeth. With Kennington Road as its spine, it is bounded by Brook Street to the north, Reedworth Street to the south, Walnut Tree Walk to the West and Sullivan Road to the east. At Walnut tree Walk and Kennington Road the boundary is contiguous with that of the Lambeth Walk and China Walk Conservation Area and its northern boundary is contiguous with the London Borough of Southwark's West Square 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 draft Conservation Area Statement is prepared by the London Borough of Lambeth to assist with the wider understanding of the significance of the conservation area. It identifies the features that give the area its special character and appearance.

Consultation

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

This draft document is out to consultation from 11 January to 14 March 2016

Submissions may be made by e-mail:

planningconservation@lambeth.gov.uk

In writing to

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

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

1. PLANNING FRAMEWORK

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

Planning Control

- 1.6 Conservation area designation brings with it controls over the demolition of certain buildings and boundaries, limits the size of extensions, controls roof alterations, certain types of cladding, satellite dishes in some locations. Trees are also protected. For full information see www.planningportal.gov.uk. It should be noted that the requirements of the Walcot Estate in relation to building alterations and paint colour are not planning matters.

Article 4 Directions

- 1.7 Whilst conservation area designation brings with it additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwelling houses; this work is known as 'permitted development'. When the impact of these uncontrolled works is having an adverse impact 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.

- 1.8 No Article 4 Direction was in place within the Walcot Conservation Area at the time of writing.

2. CONSERVATION AREA APPRAISAL

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

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. The soil consists of London clay, gravel and sand.

Archaeology

- 2.3 There are no Archaeological Priority Areas or scheduled monuments in the Conservation Area.

Origins & Historic Development

Early History

- 2.4 Much of the area now forming the conservation area was traditionally Thames marshland. In the 15th century the land included in the conservation area belonged to the Earls of Arundel and later the Dukes of Norfolk. Thomas, Duke of Norfolk, eventually sold 23½ acres of his Lambeth property, and in 1657 17 acres of this freehold was sold to Edmund Walcot, who left the property in trust for the poor of St. Mary, Lambeth, and St. Olave, Southwark. After Edmund's death in 1668 the freehold estate comprised the area now lying between Walnut Tree Walk and Brook Drive, on either side of the present Kennington Road.

18th Century

- 2.5 In 1713 the estate was partitioned between two parishes, St Mary's and St Olave's, in order that it might be developed more conveniently; the present route of Kennington Road formed roughly the line of demarcation, St. Mary's taking the northeastern and St. Olave's the southwestern portion. At this time it is likely that the whole estate was used for market-gardening, as suggested by John Rocque's map of 1746. In this period Walnut Tree Walk was a lane leading out into the fields from Lambeth.

- 2.6 The building of Westminster Bridge (completed 1750) and its approach road resulted in an increase in traffic which highlighted the inadequacies of the roads further out. An Act was passed in 1750-1 empowering the Turnpike Trustees of Surrey, Sussex and Kent to repair and widen certain existing roads and to make new ones. The latter included Kennington Road (at that time known as the New Road or Walcot Place) linking Westminster Bridge Road with Kennington Common. It was laid in a straight line across open fields and gardens; most of the road frontage was built up by the early years of the 19th century.

- 2.7 St. Olave's and St. Mary's parishes both sold land to the Turnpike Trustees for the creation of the new road, each retaining land on either side of the road for development. The frontages opened up by the making of Kennington

Road increased the value of the estate. In 1755 Robert Hardcastle was granted a building lease on both sides of Walnut Tree Walk by the St. Olave trustees of the Walcot Estate, and the construction of houses soon followed.

19th Century

- 2.8 Much of Kennington Road was developed in the decades at the turn of the 19th century. In 1815 it was found necessary to make a further partition of the estate, since in its development two houses had been built half on St. Olave's and half on St. Mary's land. That triangular piece of land was given to St. Mary's parish and an adjustment was made in the boundaries on the other side of the Kennington Road.
- 2.9 The houses around what we know today as Walcot Square were erected in 1837-39, Nos. 9-81 by John Woodward of Paradise Street, Nos. 16-24 by Charles Newnham of Newnham Place, Paris Street, and Nos. 26-50 by John Chapman of Waterloo Road, builder. The north and east sides of St Mary's Gardens were also constructed at about this time.
- 2.10 The 1872 OS map shows the area largely built out, with terraced houses fronting the two triangular gardens and large terraces along Kennington Road. The late 19th century saw further development with dense terraces on narrow plots, predominantly on Brook Drive, Monkton Street, and Oakden Street. Around this time a single-storey parade of commercial premises was also added to the front of an earlier terrace on the east side of the northern tip of Kennington Road. Light industrial buildings were also erected on Bishop's Terrace (formerly Ship Lane). These illustrate a decline in the status of this area. The 1891 OS map shows the area was more or less complete.

20th Century

- 2.11 Some remaining gaps in the urban fabric allowed for infill development in the 20th century. These included Walcot Gardens, a mansion block of 1901, and Wincott Parade/Kenneth Court, a block of flats with shops from the 1930s. During the Second World War many stretches of historic railings were removed, and the general area suffered from enemy action. For a time the area went into decline and the building stock suffered from neglect.
- 2.12 The Conservation Area was designated in 1968, one of the first in Lambeth, and extended in 1980. Whilst no substantial change to the fabric has taken place investment in the properties and their central location has made the area a popular and attractive place to live. Most of the former shops were converted to residential use. In the 1990s traditional style terraces respecting the historic context and streetscape were erected in portions of Monkton Street and Sullivan Road to good effect.
- 2.13 The Hayle's and Walcot charities built and owned hundreds of properties in the locality. The Foundation still owns property and covenants are in place over property that it previously owned. The income from the properties funds the Walcot Foundation which exists to break the cycles of financial deprivation in Lambeth. It makes grants to individuals and organisations to help people become financially self-sufficient. Details of the covenants can be found in Appendix 1.

Spatial Analysis & Urban Quality

- 2.14 The heart of the conservation area are the two triangular garden squares - St Mary's gardens and Walcot Square which are fronted by neat 1830s terraced housing. These are tranquil, intimate and well-ordered residential spaces with a strong townscape and high spatial quality. Narrow roads with low traffic and footfall give them a sense of quiet repose, whilst uniformity of design and materials create a strong visual coherence punctuated in places with the shop fronts of former retail premises. Contrasting with this is Kennington Road – boulevard like, it is broad and leafy and lined with grander houses with large gardens. The rhythm created by their deep setbacks and tall stature accords well with the wide roadway, further enhanced by the impressive tree canopy. Set slightly apart are the earlier terraced houses on Walnut Tree Walk, which together have a similarly strong townscape with fine Georgian details.

The streets are described below in alphabetical order:

Bishop's Terrace

- 2.15 This narrow road provides access from Kennington Road to St Mary's Gardens, linking the latter with Walcot Square, and is aligned southwest-northeast. It is a side street dominated by flanks and rear elevations. The character of the street is very much subsidiary, possessing a charming irregular group of former workshops, a public house, former factory and stables, lockup garages and a K2 telephone kiosk. Architectural contrast is avoided by extensive use of stock brick. There are good views of the characterful rear gardens and elevations of terraced houses fronting St Mary's Gardens and Oakden Street.
- 2.16 At the spacious north end it opens onto the strong townscape of St. Mary's Gardens, whilst the view to the southwest terminates at Wincott Parade/Kenneth Court and two large advertising hoardings fixed to its side elevation. These are highly inappropriate for a conservation area, detracting from its character and causing substantial harm to visual amenity. Turning, the street terminates at the junction with Kennington Road, dominated by large areas of paving.

Brook Drive

- 2.17 This through road forms the northeastern boundary of the conservation area and the boundary. It links to the east side of Kennington Road at Mary Harmsworth Park and is aligned northwest-southeast. The north side of the road is within the London Borough of Southwark and forms part of its West Square Conservation Area. The street is characterised by late 19th century terraces representing the last phase of the area's development. Given the nature and alignment of this street the houses on the Lambeth side essentially turn their back to the rest of the conservation area. Both sides possess a strong regimental rhythm bolstered by a continuous building line, uniform height and repeated use of brick and painted cast stone detail. Although not historically authentic, modern dwarf walls, piers and railings help unify the front boundary line. The houses possess very small front gardens, which do not allow for planting, however the street is lined with young trees that will help soften its hard urban character when mature. Refuse bins stored in the narrow front gardens cause visual clutter harmful to the character of the area.

Kennington Road

- 2.18 This is a broad, straight stretch of arterial road aligned north-south. It has some of the earliest local development - an intact collection of c1800 houses. Two to four-storey houses built in small groups or singly with common building lines the houses create an ordered but informal streetscene; numerous historic details add visual interest. The houses are notable for their large front gardens with mature planting. Tall Plane trees line both sides of the road.
- 2.19 There are two parades of commercial premises on the east side of the road, the first at the junction with Brook Drive and the other at the junction of Bishop's Terrace (this one within the large 1930s block). On the west side Walcot Gardens, an Edwardian mansion block, adds architectural richness, whereas the nearby Culpeper Court, on the south corner of Walnut Tree Walk struggles to blend.

Monkton Street

- 2.20 This quiet residential street is aligned northeast-southwest and located on the eastern edge of the conservation area; only a short section is included within the boundary but the boundary makes no sense here because much of the character on the west side of the street is contiguous with that of the conservation area. The housing within the conservation area here is characterised by mid / late 19th century terraces of Italianate design with semi-basements and railings; these form a cohesive group at an intimate scale. Modern housing, currently outside the conservation area boundary, continues the traditional terraced character. At the corner with St. Mary's Gardens is a former shop front with a large stucco sign advertising a former bakery on the flank wall. There are no front gardens, although the fairly dense urban environment is softened by some street trees and the mature trees at the southwest end. Sullivan Road is a northward continuation of this street.

Oakden Street

- 2.21 This quiet street is aligned northwest-southeast and has a residential character, with 19th century terraces lining either side. These are three storeys over semi-basements in stock brick with Italianate stucco details. The western terrace retains its particularly attractive fleur-de-lis railings whereas the eastern side has inappropriate modern hoop topped ones. There are no front gardens to these roads, only semi-basement areas; however the few street trees combined with the width of the road create a pleasant urban environment. The view northwest terminates in The Ship public house and a former light industrial building.

Reedworth Street

- 2.22 This forms the boundary of the narrow southern tip of the Conservation Area and is aligned northwest-southeast; only a short section - a 19th century school building at the west end of the north side - is included within the conservation area.

St Mary's Gardens

- 2.23 This is one of two attractive triangular garden squares within the conservation area. It has a character of modest repose. The northern and eastern sides were the first to be built, in the mid-19th century. These two-storey buildings, with a high parapet, are notable for their intact historic detailing which includes, stucco door surrounds, and tall casements with ornamental anthemion cast iron balconettes and railings.

- 2.24 The west side dates to the latter 19th century and is Italianate - much more imposing; three storeys over semi-basements, high parapet, with stucco bays, door surrounds and attractive railings. There are no front gardens to this part, only basement areas. The central garden is enclosed with railings, laid to lawn - with a few specimen trees - and is a very pleasant open space. The view to the west is of a distinctive former factory and attractive trees in the rear gardens of properties on Kennington Road; however it is blighted by an electricity substation which has a negative impact.

St Mary's Walk

- 2.25 This street is aligned northeast-southwest and links St Mary's Gardens with Walcot Square. These mid-19th century buildings are two storey over semi-basements, with a high parapet. Intactness and architectural unity is key - stucco door surrounds, and tall casement windows with ornamental anthemion cast iron balconettes and railings. Some mews style buildings - former stabling - give a distinctive subsidiary character compared to the two prominent squares.

Sullivan Road

- 2.26 This quiet residential street is aligned northeast-southwest and located on the eastern edge of the conservation area; it is a continuation of Monkton Street. Only a short section is included within the boundary, but the boundary makes no sense here because much of the character on the west side of the street is contiguous with that of the conservation area.. It is characterised by a late 19th century terrace of Italianate design with semi-basements and railings. At the corner with St. Mary's Gardens is a shop front with a large stucco sign for a former bakery on the flank wall. The modern terraced housing in a sympathetic Georgian style is currently outside the conservation area boundary. The corner of Sullivan Street is notable for a former mid-19th century shop, 'Walcot Stores', retaining part of its original shop front and painted brick sign. There are no front gardens and very few street trees, which combined with the narrowness of the road creates a fairly intimate urban character.

Walcot Square

- 2.27 This is the principal garden square and one of the area's most noteworthy places. There is a very strong sense of townscape and the centre of the triangle, enclosed by reproduction iron railings, is particularly attractive. The northeastern, western and southern terraces differ slightly in design, but all contribute to the modestly formal domestic scene and are simply executed in stock brick and stucco. Defining features include black painted doors, stucco door surrounds and long casement windows with ornamental anthemion cast iron balconettes.
- 2.28 The central garden is laid to lawn with specimen trees – a very pleasant open space which contributes significantly to the character and appearance of the conservation area. The view to the west is of attractive early 19th century houses and street trees on Kennington Road. The view to the northwest, of trees in the large rear gardens of properties on Kennington Road, is particularly pleasant. Open spaces at the ends of terraces are particularly important contributors. The rear elevations of Nos. 94-106 Brook Drive are visible from the eastern leg leading off the square.

Walnut Tree Walk

- 2.29 This narrow road leads off Kennington Road connecting to Lambeth Walk and is aligned northwest-southeast. Only part of the southern end of the street is included within the conservation area (St Olave's Mansions is excluded) although the Lambeth Walk and China Walk Conservation Area adjoins. It is characterised by a smart late Georgian townscape of three-storey terraced houses with attractive details. It contains the earliest buildings in the conservation area - a mid-18th century terrace.
- 2.30 These earliest buildings, on the south side, are three storeys and hard up to the pavement. They are of stock brick and are relatively plain, except for doorcases with carved brackets and narrow pilasters. The slightly later houses on the north side are more varied, three-storey buildings, most with mansard roofs, all with front basement areas with particularly attractive railings and are notable for their elaborate and highly decorative fanlights and door cases.
- 2.31 The lack of any front gardens creates a high density and formal urban environment, however young street trees add greenery. The view to the southeast terminates with Wincott Parade/Kenneth Court and two large advertising hoardings which detract from the visual amenity of the conservation area.

Wincott Street

- 2.32 This leads off the east side of Kennington Road to the south-eastern corner of the conservation area and is aligned northwest-southeast. Only the northern part is included. It is predominantly characterised by a late 19th century brick terrace. These buildings are two storeys over semi-basements, with stucco bays, door surrounds and parapet cornice, and particularly attractive railings. There are no front gardens, only basement areas; however street trees bring greenery.
- 2.33 Wincott Parade/Kenneth Court, a three-storey apartment block with mansard roof dating from the 1930s is out of keeping with the established 18th/19th century character of the area but is competently handled. There are good views of the attractive rear elevations of nos. 175-181 Kennington Road from the northern end of this street.

Landscape Framework

- 2.34 The conservation area is distinguished by its two attractive open spaces, Walcot Square and St Mary's Gardens – both integral parts in the original layout out of the area in the 1930s. Both are laid to lawn with specimen trees and have a tranquil quality. Both these spaces are protected by the provisions of the London Squares Preservation Act, 1931 which protects them from development and restricts their use. The houses on Kennington Road have the most substantial front and rear gardens. Elsewhere, on smaller subsidiary streets, basement areas, small hard-paved frontages and small rear yards or modest gardens prevail.

Trees

- 2.35 Street trees, where present, help soften the formal urban environment and an important natural and visual amenity. Mature trees, even in rear gardens, are also important, particularly as they can be glimpsed from differing viewpoints throughout the conservation area and provide an important visual amenity.

Gardens

- 2.36 Large, mature gardens to both the front and rear of the properties on Kennington Road are an important feature of the conservation area and make a highly positive contribution. However the general lack of front gardens and small rear gardens defines the urban character elsewhere. Some front gardens on Kennington Road retain their historic York paving stone slabs which are typically large and rectangular. Unfortunately in some places inappropriate 'crazy' paving, modern tiles cause visual harm.
- 2.37 Vehicle crossovers - necessitating intrusions in boundary walls, excessive hard-surfacing has eroded integrity of the soft-landscaped character of some front gardens.

Boundary Treatments

- 2.38 Iron railings are the predominant boundary treatment and their extensive use is an important part of its character. Some of the properties retain their original railings. These survived removal during the Second World War because they enclosed basement areas. Particularly attractive historic examples can be found on Walnut Tree Walk, Walcot Square and St Mary's Gardens, Wincott Street and Oakden Street, and Walcot Gardens (1901). Some examples are listed buildings in their own right because of their rarity. There are some examples of original stone plinths surviving with scars of the historic location of the railings. Many other examples have been expertly reinstated in the post war years to a suitably high standard.
- 2.39 Generally railings run across the entire frontage of a property. Piers are rare and where they are found they are only at either the end of a frontage. The pivoting gates are carefully integrated so as to appear as a continuous part of the railings. Traditional examples tend to be around 1.1m in height with solid bars finished in cast iron finials and caulked neatly in to a discrete stone plinth. The bars are generally terminated with cast iron finials. Standards (bracing the railings and framing the gates) are typically heavier ironwork and have larger finials. The design of the finials depends of the age and status of the building. Although not historically correct, good quality post-war railings above modern dwarf walls help unify the front boundary line to a number of properties on Kennington Road.
- 2.40 The railings at Nos. 54 and 62 Walnut Tree Walk provide detailing which can be copied for late 18th century and early 19th century houses:

No. 54

Plinth – dressed Portland stone – 18cm high by 16cm deep

Bars – 2.24cm diameter at 14.5cm centres – 95cm tall from plinth to rail

Finial – Palmette – 21.5cm high by 8.5cm wide (max)

Standards – 2.4cm diameter (square section)

Standard Finial – Urn, 24cm high by 9.5cm wide (max)

Horizontal Rails – 6cm by 1.5cm

No. 62

Plinth – dressed Portland stone – 9cm high by 20cm deep

Bars – 2.3cm diameter at 17.5cm centres – 90cm tall from plinth to rail

Finial – Spearhead – 15.5cm high by 6cm wide (max)

Standards – 2.4cm diameter (square section)

Standard Finial – Urn, 24cm high by 9.5cm wide (max)

Horizontal Rails – 6.5cm by 1.2cm

- 2.41 The historic railings of Walcot Square provide detailing which can be copied for early/mid C19 houses:

No. 32

Plinth – dressed Portland stone – 15cm high by 16cm deep

Bars – 2cm diameter at 4.5cm centres – 90cm tall from plinth to rail

Finial – Fleur-de-lis – 7.7cm high by 6.5cm wide (max)

Standards – 3cm diameter (square section)

Standard Finial – Fluted spike – 22cm high by 6.6 cm wide (max)

Rails – 5cm by 1.7cm

- 2.42 The historic railings in Monkton Street provide detailing which can be copied for mid/late C19 houses.

No. 67

Plinth – dressed stone – 6cm high by 15cm deep

Bars – 2.3cm diameter at 14.3cm centres – 97.5cm tall from plinth to rail

Finial – Fleur-de-lis – 25cm high by 9.8cm wide (max)

Standards – 4cm diameter

Standard Finial – Orb – 25cm high by 9 cm wide (max)

Horizontal Rails – 6cm by 1.2cm

- 2.43 Authentic reinstatement has been reliant on re-castings of historic detailing and on excellent craftsmanship.
- 2.44 Historically simpler railings or estate rails were often used between properties. Some terraces on Kennington Road retain their historic 'estate rails', some with highly ornamental spiky finials (e.g. nos. 104-112). On Brook Drive there is evidence of 'estate' rails having once existed between properties. Walls are common where rear gardens adjoin a street and in some places they can be found between gardens too. These walls are typically in stock brick with brick on edge copings and are typically around 2m in height.

Public Realm

- 2.45 The area contains a variety of paving materials, kerbs, cross-overs and highways details which form a reasonably harmonious streetscape, generally absent of notable clutter or visual intrusion. However, highways signage could benefit from rationalisation. Cast-iron reproduction Victorian style lampposts have been used throughout the conservation area, in keeping with the historic character of the area.
- 2.46 A few areas of original stone paving or granite sett surfaces remain; where these exist, combined with numerous original granite kerbs, they contribute to the character of the conservation area. Of note are the number of elaborate

19th century pavement coal hole covers (mostly located on Walnut Tree Walk) and so too is the iconic K2 telephone kiosk on Bishops Terrace. An 18th century boundary stone stands outside no. 66 Walcot Square,. A 19th century stone parish boundary marker stands on the west side of Kennington Road, and a GR pillar box stands on Walcot Gardens. All are important.

Activity and Uses

- 2.47 The conservation area is largely residential. Other complementary community and educational uses exist but tend not to affect the quiet residential feel of the area. Two short parades of retail premises are located on the east side of Kennington Road, one at the northern tip and the other towards the south.

Noteworthy Views

- 2.48 The conservation area being enclosed and level views are confined to up and down the roads. Some noteworthy views are identified below:

A. Kennington Road

This wide and tree lined road allows for long views. It has something of a boulevard character.

B. St Mary's Gardens

The view to the west is of a distinctive former factory and attractive trees in the rear gardens of properties on Kennington Road; however it is blighted by an electricity substation which has a negative visual impact.

C. Walcot Square

The view to the west is of attractive early 19th-century houses and street trees on Kennington Road. The view to the northwest, of trees in the large rear gardens of properties on Kennington Road, is particularly pleasant. The views that open spaces at the end of terraces provide are particularly important.

D. Walnut Tree Walk

The view to the southeast terminates with Wincott Parade/Kenneth Court and two large panel advertisements fixed to its side elevation of this block (also visible from Kennington Road and Bishop's Terrace). These cause harm to visual amenity and detract from the area's historic character.

3. Architecture

Mid-Late Georgian

3.1 Georgian domestic building takes cues primarily from antique Roman architecture. The façade treatment reflects the fashion for simple classical proportions, order and plainness and the rear is similarly plainly treated and understated. The principal elevations of Georgian town houses are based on a classical column - the semi-basement or ground floor corresponds to the plinth; the principal windows, taller than they are wide, provide the vertical emphasis of the column shaft, and the parapet, attic or cornice represents the capital.

3.2 Buildings of this period represent the first phase of development in the conservation area (Walnut Tree Walk and Kennington Road) and most are listed for their special interest due to their relative intactness. These are typified by fairly tall, relatively slim, flat-fronted town houses with plain facades complemented by decorative door cases; walls are stock brick with stucco render for details. Some have a low pitched or 'London' roof, originally finished in natural slate, hidden behind a low parapet, whilst others have mansard roofs and dormers. Understated but well considered detailing is common with features such as panelled front doors with elegant fanlights or transoms over, set in elegant door cases. The windows are all sliding sashes diminishing in size from lower to upper floors, often retaining original multi-paned windows with slim profiles and glazing bars.

Regency/ Early Victorian

3.3 The Regency style represents an evolution in the earlier Georgian type, deriving from the fashion for antique architectural sources. Houses typically have a stock brick front elevation rising to a parapet, emphasising proportional simplicity and plainness, complemented by fine but understated detailing often of antique derivation; rear elevations are plain and ordered. Windows are vertical sliding sashes diminishing in size from lower to upper floors with slim profiles and glazing bars. Gauged flat brick arches to the window heads are typical and add interest to otherwise quite understated architectural compositions. In terraces the identity of each house is subsumed into the horizontal unity of the block as a whole (front and rear); this is emphasised on facades through continuous features such as stucco blocking courses and cill courses and at the rear by uniform returns. The principal façade reflects a tripartite division alluding to the base, column and capital of antique architecture.

3.4 This period represents the second phase of development in the conservation area, focused on Walcot Square and St Mary's Gardens. Examples are generally two and three-storey, with low pitched natural slate London roofs hidden behind high parapets. They are relatively modest in scale, in stock brick, but notable for their uniformity. Understated but well considered detailing is common; windows are typically vertical sliding sashes, often retaining original multi-paned windows with slim profiles and glazing bars but some tall casements can be found. Many of the houses are raised on semi-basements with steps leading up to the front doors and small front areas, others are at street level with very narrow front gardens.

Mid Victorian

- 3.5 The tradition of building in a Classically-derived architectural language continued into the reign of Victoria, with a growing taste for the Italianate and increasingly elaborate door surrounds, window architraves and use of decorative devices. Terraced houses tend to get a bit bigger and more grander in appearance during this period of development in the conservation area. The combination of stock brick with stucco detail remained in favour. So too do London roofs although hipped roofs with overhanging eaves were coming to the fore. Symmetry prevails whether the houses are detached, semi-detached or in short terraces. Technological developments made glass both cheaper and obtainable in large panes (2/2 panes prevail). Polychrome brickwork also started to appear at this time. Gothic sources were very popular in this period, particularly from the 1860s but there are few examples in this conservation area.
- 3.6 Monkton Street and Oakden Street were developed at this time. The housing here is Italianate in style, generally with a stuccoed cornice to the parapet, stuccoed semi-basement and ground floor, door and window surrounds. There are examples of the simple use of polychrome brickwork. Stuccoed canted bay windows are a feature from this period.

Late Victorian/Edwardian

- 3.7 The late 19th century was a period of competing architectural sources and eclecticism in design. Red brick became popular. Only very small parts of the conservation area reflect the diverse revivalist styles common with architects and speculative builders in London during this period.
- 3.8 Brook Drive which is characterised by development of this period – standard terraces, in red or stock brick of three storeys. They incorporate painted cast stone Gothic details, such as floriate capitals and door and window surrounds. The windows are all 1/1 sliding sashes.
- 3.9 Walcot Gardens, a mansion block of 1901, is in the Queen Anne Style, an original style developed in the 1870s by Richard Norman Shaw. Shaw created a unique domestic style by referencing a mixture of historic motifs and materials. It is five storeys in red brick, with gabled bays, terracotta dressings and small balconies, a slated mansard roof with dormers and attractive railings.

Interwar

- 3.10 Wincott Parade/Kenneth Court is the only example of a building from this period in the conservation area - a large block of flats with shopping parade. It was built in the 1930s in a restrained 'Moderne' style, and comprises three storeys with mansard, painted render and steel windows. The conservation area is not characterized by development of this period and this block should not provide a precedent for the character any future development.

Building Materials & Details

- 3.11 The vast majority of buildings within the conservation area are constructed of traditional materials. This section seeks to identify the key components:

Walls

- 3.12 London stock bricks are the predominant walling material. There is a variety of colour and tones in yellow and brown and bricks of different quality; better quality bricks typically being used for face work on elevations and gauged work. The patina of age has created a variety of tones e.g. honey, bright yellow, cream and ochre but the mix is such that they blend together to soft effect. Red brick is relatively rare in this conservation area. 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 gauged brickwork to window heads etc., with very small joints and a precise finish.
- 3.13 Stucco is an important feature in the conservation area, used for decorative elements of facades. It is often used on lower floors to give the impression of a Classical plinth, and is sometimes incised to simulate masonry blocks or rustication. Nos. 108-112 Kennington Road are a good example, featuring stucco imitative of banded rustication. It is also heavily used in architectural details such as quoins, dentils and console brackets; these attractive features add welcome visual interest. Stucco was originally tinted to resemble stone but now it is generally painted cream – a stipulation of the Walcot Estate. The repeated use of stucco with stock brick creates a dignified and homogenous appearance on many of the streets.
- 3.14 There are isolated examples of the use of other building materials. The late 19th century terraces on Brook Street feature heavy use of painted cast stone details of Venetian Gothic inspiration. These materials are not common to the area but still contribute to the richness and historic character. Generally the interwar and postwar buildings are not of interest.

Windows

- 3.15 Double-hung vertical timber sliding sash windows are the predominant window type; these are all 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 property and its age – generally, the older the window, the more panes of glass it has. For example the earliest houses typically have 6/6 sashes with fine glazing bars, later houses display 2/2 panes with vertical glazing bars and others have 1/1 glazing to their sashes. Similarly the frame sections, mouldings and detailing of the windows vary from period to period. There are also numerous examples of early and mid-19th century tall timber casement windows.
- 3.16 Stone or stucco sills are most common. Some houses have decorative cast iron window sill guards but most have been lost, particularly on the later 19th century houses. Decorative stucco window surrounds are a distinctive feature of the mid and late-19th century buildings of the area. Decorative cast iron balconettes in the 'heart and honeysuckle' pattern popularised by Robert Adam add richness and repetitive detail in some terraces.
- 3.17 A small number of the historic buildings have modern replacement window units. The majority of these are in timber but some lack the fine detailing of the originals and often have a blank appearance due to double glazing, which makes them inappropriate, particularly given the high proportion of listed buildings. Many of the slender steel windows on Wincott Parade/Kenneth Court have been replaced in uPVC to ill effect.

- 3.18 A few of the early 19th century houses on Kennington Road have canted bay windows, and late 19th century houses on Brook Drive have square or canted bay windows. These are typical of their period but are generally not a feature of the majority of houses in the area. Some of the 19th century light industrial buildings on Bishop's Terrace have fine metal casement windows which add welcome variety. Dormer windows are only common on mansard roofs. Roof lights are not a traditional feature.

Doors

- 3.19 Many of the front entrances are raised above semi-basements and accessed by a flight of steps. Some of the mid 19th century houses, such as those on Walcot Square, are notable for particularly high and steep steps. Steps to front doors would have originally been dressed in stone but now tend to be unobtrusive post-war replacements in concrete. However, some retain their smoothly dressed stonework with rounded nosings. There are individual examples of the inappropriate coloured tiling of front steps on Walnut Tree Walk and Kennington Road. These and any other alterations to front steps harm not just the host building but the unity of its group.
- 3.20 The age and status of the house dictates the style and detailing of the door. Regardless of the style the front door tends to be carefully proportioned and decorated; some have flush mouldings, raised and fielded, and others bolection mouldings. Four or six panelled doors are relatively common; many having beaded muntins. Some houses on Walcot Square are notable for an unusual three panelled door with a circular central panel. A few late 19th century houses, mostly on Brook Drive, possess original glazed doors, some incorporating decorative stained and painted glazing. Earlier buildings tend to have semi-circular fan lights, some with elaborate glazing bars but more common are straightforward segmented and sunray patterned panes. Most mid to late-19th century buildings have a plain rectangular transom light. Black is the prevailing front door colour – a requirement of the Walcot Estate.
- 3.21 Decorative door cases are one of the defining features of the late 18th and early 19th century buildings of the area, some comprised of carved brackets with narrow pilasters, others of more elaborate design. No. 160 Kennington Road has a handsome prostyle porch with Corinthian columns. Simple stucco door surrounds, of pilasters topped with a finely moulded cornice, are a distinctive feature of the mid and late-19th century buildings of the area. Some retain their original black cast-iron door furniture and boot scrapers, whilst others retain brass door furniture. House numbers are sometimes fixed to the doors.
- 3.22 Unfortunately, there are numerous examples of modern replacement doors which fail to reflect the character of the area – although often panelled they do not follow historic precedents and lack the refinement and period authenticity of historic examples.

Roofs

- 3.23 The roofscape of the conservation area is diverse and very much related to different phases of development. All traditional roof forms - hipped, pitched, London and mansard - can be found in the conservation area. Natural Welsh slate is the predominant material but this has given way in places to replacement modern materials: concrete, asbestos and other man-made products which fail to replicate the appearance and texture of the slate. Houses with parapets typically don't have front gutters or downpipes –

London roofs and Mansards typically drain to the rear with cast iron rain water goods.

3.24 There are a few examples of traditional dormers on the late 18th and early 19th century mansard roofs. There are few examples of modern dormers. Rooflights are not an historic feature of the area. The majority of the modern examples are appropriate - small, in cast iron with a vertical glazing bar and located to the rear of properties.

3.25 All of the 18th and 19th century buildings have chimneystacks, which add much interest and rhythm to the roofscape. They are typically in brickwork to match the house and have traditional copings and terracotta pots. The tall and slender chimney stacks on Walcot Square are particularly distinctive.

Rainwater Goods

3.26 Many houses have parapet gutters and no rainwater goods on the façade which ensures a smart and uncluttered appearance. Originally the rainwater gutters and down pipes were in cast iron and historic examples still survive in places. Down pipes that have been replaced with plastic examples invariably look crude and inferior on historic properties.

Rear Elevations

3.27 These are an integral part of the character of the conservation and can be glimpsed from different public vantage points as well as within gardens of properties. Historically rear elevations are plain in character but in groups and in terraces the consistency of their design and the rhythms produced by repetitive patterns make a positive contribution to the character of the Conservation Area. Rear closet returns are often an integral part of this character. The rears of nos. 175-181 Kennington Road, seen from Wincott Street, demonstrate well these historic rhythms.

3.28 The 18th century houses are generally typified by flat backs, although some have had rear returns added. However, the 19th century houses generally possessed rear returns from the outset. Few properties have side space and so there are few side extensions. Flank elevations and end gables are typically blank. It has been common in recent years to infill the side space between rear returns – these ‘infill extensions’ when lightweight and subordinate have caused no harm. In some limited places poorly considered infill extensions and other extensions have eroded the integrity of rear elevations often by introducing alien materials or by disrupting historic patterns. A tangle or poorly considered pipework afflicts the rear elevations of many properties.

Basement Areas

3.29 There are few full basements; most basement accommodation is in the form of a semi-basement (partly above ground). Basement areas to the front of properties are very small, often simply a narrow light well enclosed with railings. This is a distinctive feature of the Conservation Area. Large or enlarged basement areas are not common.

Meter Boxes, Plant & Equipment

3.30 Generally, plant and equipment are unobtrusive and discreetly located. There are few instances of boiler flues, extractor vents, satellite dishes or other plant

having been installed on prominent elevations but where this has occurred it is generally to detrimental effect on the appearance of the area.

Shop fronts

- 3.31 The conservation area contains a number of existing and former retail units. However, a wealth of historic shop fronts survive even though many of the properties have been converted to residential use. The careful design, high quality construction and understated detailing make an important contribution to the conservation area. Originally all of the 19th and early 20th century shops in the area would have had traditional timber shop fronts, the later examples with recessed entrances and painted timber signs.
- 3.32 Examples include no. 106 Brook Drive, no. 50 Monkton Street, and nos. 60, 62, 66 and 68 Walcot Square, where good examples of surviving stallrisers, pilasters and timber fascias still exist. No. 68 Walcot Square is notable for being the oldest surviving former shop in the conservation area. Despite some surviving elements, unfortunately the door and much of the timber has been replaced and inappropriately stained. A large painted sign reading 'WALCOT STORES' is an important feature.
- 3.33 Commercial premises are today confined to the east side of Kennington Road. Unfortunately, no 19th century shop fronts survive, although some fragments of original features remain. Examples are confined to nos. 113-119 Kennington Road. Modern aluminium shop fronts, externally mounted security shutter boxes and garish cause harm to the character and appearance of the conservation area.
- 3.34 Fragments of early 20th century shop fronts survive at Nos. 1-11 Wincott Parade. No. 2 retains its 1930s shop window, recessed entrance with terrazzo threshold and painted render stallriser. Unfortunately the faience has been inappropriately painted; its original appearance would have been a stone colour to the upper section and black to the lower.

Pub Fronts

- 3.35 There are two public houses both on Kennington Road. These are purpose-built and display architectural embellishments at ground floor and above that make them important contributors to the area. The Grand Union PH (formerly the Tankard), no 111 Kennington Road is a fairly grand mid-19th century public house with a single-storey front projection. It retains its traditional pub front, ground floor stuccoed with banded rustication, glazing to arched openings, stucco entablature, blocking course, and ornamental window surround. Three projecting lanterns are of note.
- 3.36 The Ship PH, no 171 Kennington Road, is a good example of a mid-19th century purpose built pub. It retains its traditional pub front, timber fascia, attractive black and red polished granite pilasters and stallriser. It also has a highly decorative freestanding pub sign. Unfortunately the building itself, prominently located at street corner, is somewhat marred by commercial extractor vents and extracts.

Signage and Advertisements

- 3.37 With the exception of the public houses the vast majority of signs on trading commercial premises are modern and obtrusive in terms of their materials,

design and size. Panel advertisements are not a feature of the conservation area, however two large examples are fixed to the flank elevation of Wincott Parade/Kenneth Court (facing Bishop's Terrace but visible from Kennington Road). These are highly detrimental to visual amenity and to the setting of adjoining listed buildings.

Stables and Garages

- 3.38 In places former stabling has been successfully converted to residential use. Some late 18th century terraces have had carriageways cut through them in the 19th century and some 19th century houses (fronting Kennington Road) had garages inserted in to the lower storey in the early-mid 20th century, but these have now largely been successfully removed. There are three sites of unobtrusive lockup garages - off Bishop's Terrace, Walcot Square and to the rear of Wincott Parade/Kenneth Court.

Heritage Assets

Statutory List

- 3.39 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. Statutory listed buildings within the conservation area are identified below:

Name / number	Road	Grade	Date listed
Nos. 10-11	Bishops Terrace	II	24.11.1989
No. 12 (stables)	Bishops Terrace	II	24.11.1989
K2 telephone kiosk	Bishops Terrace	II	28.05.1987
No. 121	Kennington Road	II	13.04.1978
Nos. 123 & 125	Kennington Road	II	19.10.1951
Nos. 127 & 129	Kennington Road	II	27.03.1981
Nos. 131 & 133	Kennington Road	II	19.10.1951
Nos. 135 & 137	Kennington Road	II	19.10.1951
Nos. 139-143	Kennington Road	II	19.10.1951
Nos. 155-161	Kennington Road	II	27.03.1981
Nos. 163-169	Kennington Road	II	27.03.1981
Nos. 177-187	Kennington Road	II	27.03.1981
Nos. 189 & 191	Kennington Road	II	27.03.1981
No. 193	Kennington Road	II	27.03.1981
Nos. 104-112	Kennington Road	II	27.03.1981
Nos. 114 & 116	Kennington Road	II	19.10.1951
Nos. 118 & 120	Kennington Road	II	19.10.1951
No. 122	Kennington Road	II	19.10.1951
Nos. 124-128	Kennington Road	II	19.10.1951
Nos. 162-166	Kennington Road	II	27.03.1981
Nos. 5-13	St Mary's Gardens	II	27.03.1981

Nos. 18-28	St Mary's Gardens	II	27.03.1981
No. 14	St Mary's Walk	II	27.03.1981
Nos. 1-10	St Mary's Walk	II	27.03.1981
Nos. 11-13	St Mary's Walk	II	27.03.1981
Nos. 27-81	Walcot Square	II	27.03.1981
Nos. 14-32	Walcot Square	II	27.03.1981
Nos. 46-50	Walcot Square	II	27.03.1981
Nos. 52-56	Walcot Square	II	27.03.1981
Boundary Stone (to side of No. 66)	Walcot Square	II	27.03.1981
Nos. 9-23	Walcot Square	II	27.03.1981
No. 25	Walcot Square	II	27.03.1981
Railing at end of road in NW corner	Walcot Square	II	27.03.1981
No. 53	Walnut Tree Walk	II	27.03.1981
Nos. 56-63	Walnut Tree Walk	II	27.03.1981
Nos. 9, 10 & 11	Walnut Tree Walk	II	08.04.1975
Nos. 54 & 55	Walnut Tree Walk	II	27.03.1981
Nos. 64 & 65	Walnut Tree Walk	II	27.03.1981
No. 66	Walnut Tree Walk	II	27.03.1981
K6 telephone kiosk	Wincott Parade	II	05.06.1987

Local List

- 3.40 The Council maintains a list of buildings and spaces of local architectural or historic interest which are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered. At the time of survey no buildings and the following spaces are on the local list:

Asset	Description	Date listed
Walcot Square	Triangular garden square enclosed on three sides by Walcot Square.	2015
St Mary's Gardens	Triangular garden square enclosed by St Mary's Gardens and St Mary's Walk	2015

- 3.41 The following assets are considered worthy of local listing:

Name / number	Road	Description	Criteria
Walcot Gardens	Kennington Road	Edwardian mansion block in the Queen Anne Style erected 1901. Five-storeys, red brick, gabled bays, terracotta dressings and small balconies. Slated mansard roof	A, B, D

		with dormers and attractive highly stylistic railings.	
145 - 149	Kennington Road	Terrace of three, three storey houses with mansards. Stucco and stock brick, sash windows. Group value.	A, B, D
151 – 153	Kennington Road	Pair of four storey houses. Stucco and stock brick, sash windows. Group value.	A, B, D
The Ship PH 171	Kennington Road	Mid-19 th century purpose built pub. It retains its traditional pub front, timber fascia, attractive black and red polished granite pilasters and stallriser. It also has a highly decorative freestanding pub sign. Unfortunately the building itself, prominently located at street corner, is somewhat marred by commercial extractor vents and extracts.	A, B, D
Nos. 150-158 (Davidge Terrace)	Kennington Road	Terrace erected in 1840. Five houses each of two bays, three storeys, with semi-basements. Rusticated ground floor and upper floors of yellow stock brick. Segmental heads to the ground floor windows and front doorways, the latter having fluted Doric columns at each side. Parapet has a cornice, with blocking course raised at the centre and incised DAVIDGE TERRACE.	A, B, D
34 – 42	Walcot Square	Post war terrace carefully built to mimic its neighbours. Group value with adjoining	A

		statutory listed buildings.	
1 – 4	St Mary's Gardens	Post war terrace carefully built to mimic its neighbours. Gorup value with adjoining statutory listed buildings.	A
14 - 17	St Mary's Gardens	Post war terrace carefully built to mimic its neighbours. Gorup value with adjoining statutory listed buildings.	A

Building Contribution

- 3.42 Buildings that make a positive contribution are considered worthy of sympathetic retention although some may require restoration or refurbishment. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed in Appendix 2.
- 3.43 No buildings are considered to make a negative contribution. The council will normally consider the enhancement or and sympathetic redevelopment of those buildings that make a neutral contribution. These are identified in Appendix 3.

4. CONCLUSIONS

Capacity for Change

- 4.1 There are no significant development opportunities within the conservation Area, and the absence of vacant sites means opportunities for development are limited. Opportunity for enhancement lies with the sensitive restoration of lost or inappropriate boundary treatments, architectural detailing, the replacement/refurbishment of buildings that have been deemed to make a neutral contribution.

Conservation Area Boundary

- 4.2 It is proposed to include the properties at nos. 10 – 32 Sullivan Road and 40 – 48A Monkton Street within the conservation area. These modern properties have been built to fit in with the established early 19th century character of the conservation area and as such contribute to the special interest and make a positive contribution to the character and appearance of the conservation area. See Appendix 4 for map showing the properties proposed to be included.

Summary

- 4.3 The Walcot Square Conservation Area is one of the most intact and architecturally coherent areas of late 18th and early/mid 19th development in Lambeth. With its combination of grand houses on Kennington Road and modest, tighter-grained terraces to the east, it usefully illustrates some of the earliest speculative residential development in the area and the changes brought about by the completion of the Westminster Bridge. The relationship between the landscape / gardens and the buildings creates an area of strong streetscape character, enhanced by good architectural detailing and a consistent palette of materials.
- 4.4 The greatest threats to the character and appearance of the area are incremental ones, such as poorly considered building extensions and alterations, the discordant treatment of new boundaries, the excessive paving over of front gardens for parking, the replacement of historic materials (timber, stucco and stone) with inappropriate modern ones, poorly executed repairs and modern work that fails to adequately replicate the authentic historic detailing of this attractive historic area.

5. SOURCES

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

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

Walcot Foundation Website – www.walcoffoundation.org.uk

Historic Maps

John Rocque's Map of London, 1746,

Parish of Lambeth Map: Ecclesiastical Districts, 1824

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

1877 Ordnance Survey (OS) Map

1894-96 Ordnance Survey (OS) Map

1913 Ordnance Survey (OS) Map

1920 Survey Map, Geological Society

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

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.

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.

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.

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 leadedlights. 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.

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

Hipped Roof A roof with sloped instead of vertical ends.

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

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

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

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

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.

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.

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.

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'.

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

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

APPENDIX 1 WALCOT COVENANTS

If you are the owner of a property which once belonged to the Foundation it is highly likely that there is a **restrictive covenant** attached. This limits your freedom in choice of exterior paint colours, in the putting up of aerials and satellite dishes, and some other matters. It will also mean that the consent of the Foundation must be obtained before any significant developments to the property.

The purpose of the covenants is to maintain the visual unity and amenity of this extraordinary part of London, for the benefit of all.

Needing consent?

Applications for consent should be sent to our Estate Administrator. Applicants are required to pay the professional fees involved .

Approved colours for external decoration

Doors: Black.

Window frames: Magnolia or close variant

Intruder alarms - units on the front of your house

You must seek our written consent and comply with these conditions: the visible unit must be of a colour or colours that are sympathetic to the surrounding brick work. The installation should be of modest size and not visually intrusive.

In summary

- refer to the restrictive covenant that applies to your property
- contact our Estate Administrator - particularly if you are considering works that require consent
- owners of former Walcot properties should remember that their property is very likely to be in a conservation area
- some are listed, in which case additional local authority planning requirements may apply
- special care must be taken in relation to satellite dishes and other aerial arrays - seek advice before installation

Common provision in Walcot Restrictive Covenants

1. Not without the written permission of the Transferors or their Surveyors which consent shall not be unreasonably withheld to alter elevation or architectural appearance of the Property or any part thereof or to make any external structural alterations or additions thereto nor without the like consent which like wise shall not be unreasonably withheld or build any erections or building whatsoever upon the Property or any part thereof.

2. Not to paint or decorate the external parts of the Property or any part thereof except in colours and tints previously approved in writing by or on behalf of the Transferors from time to time to the intent that harmony should be preserved with the adjoining buildings of the Transferors. See below for approved paint colours for outside paintwork.

3. Not to permit or suffer the gardens or grounds of the Property or the paths trees or bushes thereon to become unsightly and not to fell or lop or otherwise damage or interfere with any mature tree unless its condition renders it dangerous but at all times to keep the said gardens and grounds and all trees and bushes therein properly tended and cultivated.

4. No bill notice board plate or other advertisement or sign (with the exception of a "for sale" or "to let" notice of normal size displayed for a period of not exceeding three months) shall be displayed on the Property or any part thereof nor shall any flag or banner be so displayed.

5. Not to erect or suffer to be erected on the outside of any building forming part of the Property any aerial of any kind whatsoever.

6. Not to carry on or suffer to be carried on in or upon the Property or any part thereof any trade or business whatsoever or to use the same otherwise than as a single private dwelling house in the occupation of one family only and in particular (but without prejudice to the generality of the foregoing) not to use or allow to be used the Property for the accommodation of a group of unrelated persons whether or not they are living together as a single household.

7. Not at any time to do or suffer to be done in or upon the Property any act or thing whatsoever which may be offensive or deemed to be a nuisance inconvenience disturbance or annoyance to the owners or occupiers of any adjoining premises.

8. To maintain in good and substantial repair the boundary walls or fences and also the rear boundary to the extent (if any) that it forms part of the Transferors' said Estate.

To share with the Transferors or other the owner of the adjoining land the costs of repair and maintenance of ...party walls.

See www.walcotfoundation.org.uk

APPENDIX 2

BUILDINGS MAKING A POSITIVE CONTRIBUTION

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

Statutory listed buildings are considered to automatically make a positive contribution and are not included on the schedule below in order to avoid repetition.

Brook Drive

No. 2 – House, late C19. Italianate. Three-storeys, slate roof, painted stucco, three-storey canted bays, 1/1 sash windows

Nos. 4-14 , 28-38, 52-62, 76-86, 100-104 – Terraces, late C19, with Gothic details. Three-storeys, slate roof, yellow stock brick, painted cast stone window and door surrounds, three-storey square bay window, 1/1 sash windows, four panelled glazed front doors.

Nos. 16-26, 40-50, 64-66, 88-98 – Terraces, late C19, with Gothic details. Three-storeys, slate roof, red brick, painted cast stone window and door surrounds, two-storey square bay window, 1/1 sash windows, four panelled glazed front doors.

No. 106 – Former shop, late C19, with Gothic details. Three-storeys, slate roof, yellow stock brick, good timber shop front, painted cast stone window and door surrounds, three-storey square bay window, 1/1 sash windows, four panelled glazed front door.

Kennington Road

No 111 - Grand Union PH – Purpose built mid C19 public house. Three-storeys, late C19 single-storey extension. Yellow stock brick, ground floor stuccoed with banded rustication, stucco entablature, blocking course twice raised at the centre. Three projecting lanterns of ornamental cast iron.

Nos. 113-119 – Early C19 terrace of three-storeys and ten-bays. Unfortunately heavily altered, late C19 one-storey shops detract from their appearance.

Nos. 145 – 149 – Early-mid C19 terrace. Three-storeys and basement, two-bays. Yellow stock brick, banded rusticated stucco to ground floor. Cast-iron cill guards to first floor. Doors of four panels under plain oblong fanlights.

Nos. 151 & 153

Early-mid C19 pair of terrace houses. Four-storeys and basement, two-bays. Yellow stock brick, banded rusticated stucco to ground floor. Patterned cast-iron balcony to first floor and window guards on ground floor. Doors of four panels under plain oblong fanlights.

No. 171 - The Ship – Mid C19 purpose built public house. Three-storeys, three-bays, stock brick with stucco cornice. Traditional pub front, timber fascia, black and red granite pilasters and stallriser. Decorative freestanding painted pub sign.

No. 175 – Late C19 house. Three-storey, red brick, square bay rising two-storeys.

Nos. 189-191

Pair of early-mid C19 houses. Three-storeys, attic and basement, two-bays. Stock brick, slated mansard with dormers. Long casement windows to first floor giving on to covered trellised balcony with leaded roof. Six-panel doors with plain fanlights. Six steps with wrought iron railings.

No. 195 – Late C19 Vicarage. Three-storeys, hipped roof with dormer. Yellow brick with red brick dressings. Canted bays rising two-storeys. Gothic style arched porch and door.

Nos. 130-134 (Warnham Court) – Neo-Georgian style block of flats, post war. Three storeys, five bays, garages. Flat roof, yellow brick, 1/1 sash windows. Central bays to first and second floor.

Walcot Gardens (11-19 & 1-10) – Mansion block in the Queen Anne Style erected 1901. Five-storeys, red brick, gabled bays, terracotta dressings and small balconies. Slated mansard roof with dormers and attractive highly stylistic railings.

Nos. 150–158 (formerly Davidge Terrace) – Terrace erected in 1840. 5 houses each of two-bays, three-storeys, with semi-basements. Rusticated ground floor and upper floors of yellow stock brick. Segmental heads to the ground floor windows and front doorways, the latter having fluted Doric columns at each side. Stucco band at first floor level, with windows and small cast-iron balconies. The parapet has a cornice, with blocking course raised at the centre and incised 'DAVIDGE TERRACE'

No. 160 (Tresco House) – Erected 1840. Three storeys but slightly higher than the adjoining Davidge Terrace. Its general detail is similar. The entrance has a porch with entablature and blocking course, egg and dart moulding, and fluted columns with acanthus caps. The window over the porch has an architrave. Cast-iron window guards with honeysuckle ornament.

Monkton Street

Nos. 59-77 – Late C19 terrace in Italianate style. Two-storeys over semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround and cornice, 1/1 sash windows, six steps to four panelled front door. Attractive gothic style railings to front area.

No. 50 – Former shop, late C19, in Italianate style. Two-storeys, good timber shop front, slate roof, yellow stock brick with red brick dressings, stucco cornice, 1/1 sash windows.

Nos. 52-56 – Late C19 terrace in Italianate style. Two-storeys over semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround and cornice, 1/1 sash windows, six steps to four panelled front door. Attractive gothic style railings to front area.

Oakden Street

Nos. 1-31 – Late C19 terrace in Italianate style. Three-storeys with semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround, 1/1 sash windows, seven steps to four panelled front door. Some with stucco cornice, others have it missing. Attractive gothic style railings to front area.

No. 33 – Late C20 terraced house. Three-storeys with semi-basement, slate roof, yellow stock brick with red brick dressings, square bay to first-storey. 1/1 sash windows. Unattractive metal railings to first floor windows.

Nos. 2-16 – Late C19 terrace in Italianate style. Three-storeys with semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround and cornice, 1/1 sash windows, six steps to four panelled front door.

Reedworth Street

Archbishop Sumner School – 1871, enlarged 1895, reconstructed 1907. Two-storeys, gabled roof, yellow stock brick with red brick dressing. Gothic stone niche, arched doors and long casement windows.

St Mary's Gardens

Nos. 1-4, 14-17 – Early-mid C19 terrace. Three-storeys, two-bays, stock brick with stone-coped parapet. Sash windows with stuccoed lintels, five-panel door (uniformly painted black) in stucco surround with cornice. Attractive cast-iron area railings.

Nos. 30-43 – Late C19 terrace in Italianate style. Three-storeys over semi-basement, slate roof, yellow stock brick with red brick dressings, painted stucco to semi-basement and stucco canted bay to first-storey, stucco door surround and cornice, 1/1 sash windows, six steps to four panelled front door (uniformly painted black). Attractive railings to front area. No 32 has a blue plaque dedicated to Craigie Atkinson, a painter, who lived at the property.

St Mary's Walk

Nos. 15a & 15b – Possibly former stable block, early-mid C19, converted to garaging in early C20. Two-storey, five-bays. Yellow stock brick with parapet. Originally five openings on the ground floor, one now blocked, the others with garage doors. One hay loft-style opening and four crittal style windows to first floor.

Sullivan Road

Nos. 4-8 – Irregular mid C19 terrace. Two, storeys, two-bays, parapet, yellow stock brick. No. 8 has stucco to first-storey. No. 4 has inappropriate railings to roof, which is used as a garden.

Walcot Square

Nos. 2-10 – Late C20 terrace. Three-storeys, two-bays, a pastiche of an early-mid C19 terrace, highly successful to the front elevation, less so to the rear. Stock brick

with parapet, sash windows, inappropriate modern casement windows to the rear. Semi-circular fanlights, some modern doors.

No. 58 – Early-mid C19 terrace house. Two-storeys, stock brick with parapet. Stucco lintels to sash windows, five-panel door, cast-iron area railings.

No. 60 – Early-mid C19 shop now converted to residential use. Two-storeys, three-bays, stock brick with parapet. Retains original timber shop front, fascia with heavily moulded cornice, narrow pilasters, stallriser and recessed entrance.

No. 62 – Early-mid C19 shop now converted to residential use. Two-storeys, three-bays, stock brick with parapet. Retains original timber shop front, fascia with simple cornice, shop window divided with mullions and transoms, stallriser and oriel window.

No. 66 – Early-mid C19 shop, completely rebuilt in late C20, now converted to residential use. Single-storey, painted render, stained timber shop front.

No. 68 – Early-mid C19 shop now converted to residential use, upper part rebuilt. Two-storeys, shop front, yellow stock brick with red brick dressings, high parapet, 2/2 sash windows. Painted sign 'WALCOT STORES'. Retains part of its original timber shop front but the door and much of the timber has been replaced and inappropriately stained. Narrow fascia, wide pilasters, two shop windows divided with mullions and transoms, painted render stallriser.

Walnut Tree Walk

Nos. 20-23 (Walcot Gardens) – Service wing to mansion block, 1901. Four-storeys, red brick, bands in black engineering brick, terracotta detailing and terracotta doorcase, inscribed '1901'.

Wincott Street

Wincott Parade/Kenneth Court – Large 1930s apartment block in a restrained 'moderne' style. 15-bays and three shop frontages fronting Wincott Street, most with inappropriate modern signage. Three-storeys, mansard roof of red tile with flat dormers, Crittal style windows, some inappropriately replaced with uPVC. Painted cement render, red brick sill band to second-storey and dressings over windows.

No. 2 – Former stable, late C19. One-storey, red brick, two canted bay windows and one ledged and braced timber garage door to centre.

Nos. 4-6 – Pair of late C19 terraced houses. Three-storeys, pitched slate roof, red brick, two-storey square bay windows, painted stucco door surround and lintels to 1/1 sash windows.

Nos. 8-30 – Late C19 terrace in Italianate style. Three-storeys over semi-basement, slate roof, yellow stock brick with red brick dressings. Painted stucco semi-basement, cornice, canted bay to first-storey, door surround and lintels to 1/1 sash windows. Six steps to four-panelled front door. Attractive Gothic style railings to front area. Nos. 26-28 entered through carriage arch.

APPENDIX 3

BUILDINGS MAKING A NEUTRAL CONTRIBUTION

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

Brook Drive

Nos. 68-74 – Terrace, 1960s or 70s. Three-storeys, red brick (upper storey tile clad), casement windows, integral garages. Although this terrace respects the building line and general proportions of the late C19 terraces that define the street, they fail to respect their late Victorian detailing and materials, making their appearance incongruous to the character of this part of the conservation area.

Kennington Road

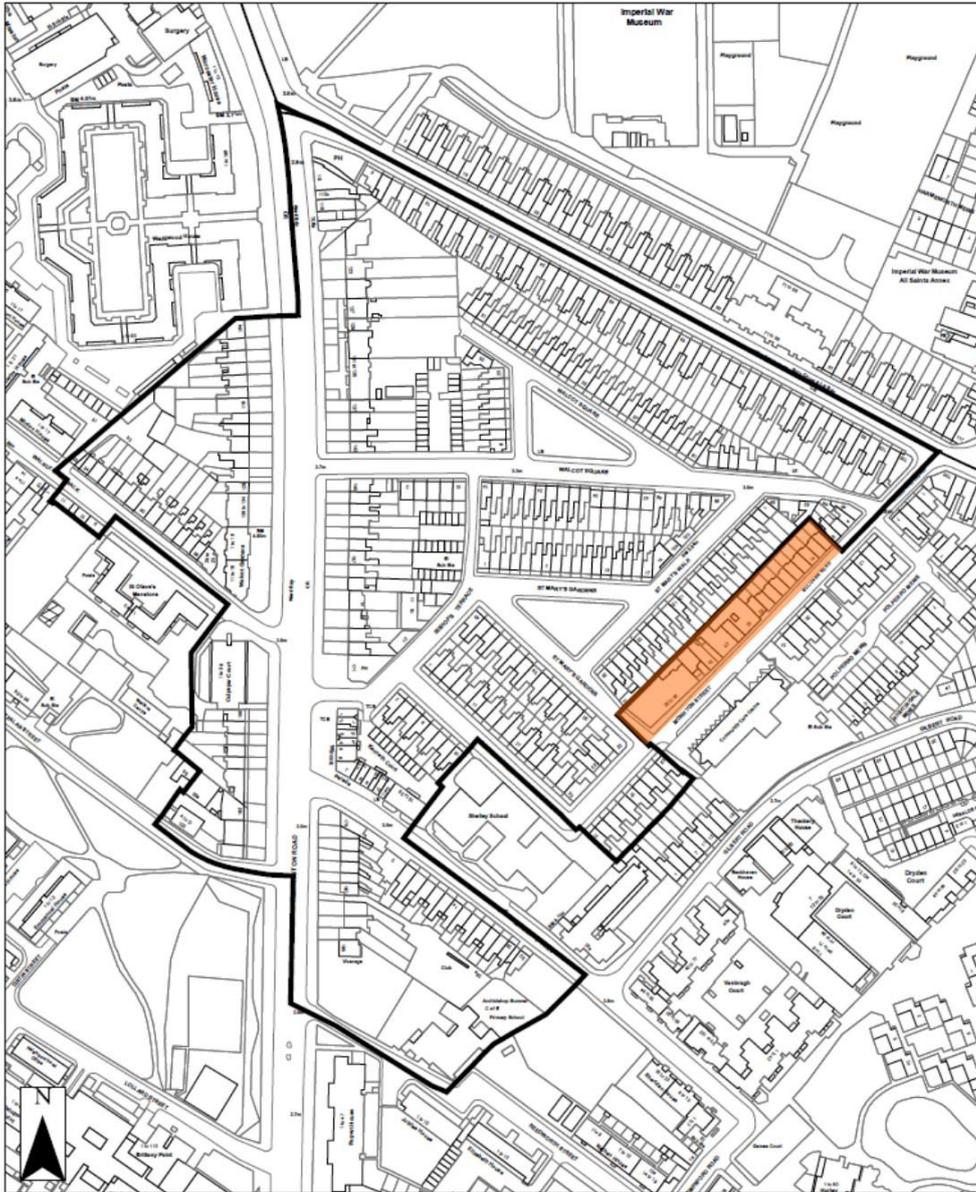
Wincott Parade/Kenneth Court – Large 1930s apartment block. Eight-bays and five shop frontages fronting Kennington Road, most with inappropriate modern signage. Three-storeys, mansard roof of red tile with flat dormers, Crittal style windows, some inappropriately replaced with uPVC. Painted cement render, red brick sill band to second-storey and dressings over windows.

Culpeper Court – Flats, 1960s/70s. Four storeys, five bays, flat roof, yellow brick, balcony to third storey. Arguably this building respects the building line and general proportions of the late C18 terraces that give this road its strong character. However, Culpeper Court clearly fails to respect the detailing and materials of its older neighbouring buildings, the heavy concrete balcony is particularly inappropriate, making it appear highly out of place.

Nos. 113-119 – Early C19 terrace of three-storeys and ten-bays with late C19 one-storey shops which have unfortunately been heavily altered and possess highly inappropriate modern shop fronts.

APPENDIX 4

PROPOSED CHANGE TO CONSERVATION AREA BOUNDARY



The shaded properties on Sullivan Road and Moncton Street are proposed for inclusion within the conservation area.



Attractive doorcases on Walnut Tree Walk.



Kennington Road has a boulevard quality.



The profusely ornamented Victorian terraces on Brook Street.



The townscape is of exceptionally high quality.



The 'heart and honeysuckle' motif is used throughout on cast iron balconettes.



Repetition of elevations creates a strong rhythm.



Specimen trees add visual interest to Walcot Square Gardens.



Clay chimneypots, even when redundant, are important to the roofscape.



Former shop fronts play an important role in the streetscape.



Parish boundary marker on Kennington Road.



Grand terraced houses on Kennington Road.



Large advertisement hoardings detract from the visual environment.



The large Edwardian mansion block makes a positive contribution.



Historic coal holes add visual richness.



Historic coal holes add visual richness.



Views of rear elevations of houses on Kennington Road.



Characterful rear elevations of houses on Kennington Road.