

# Lambeth Palace Conservation Area

## Conservation Area Character Appraisal



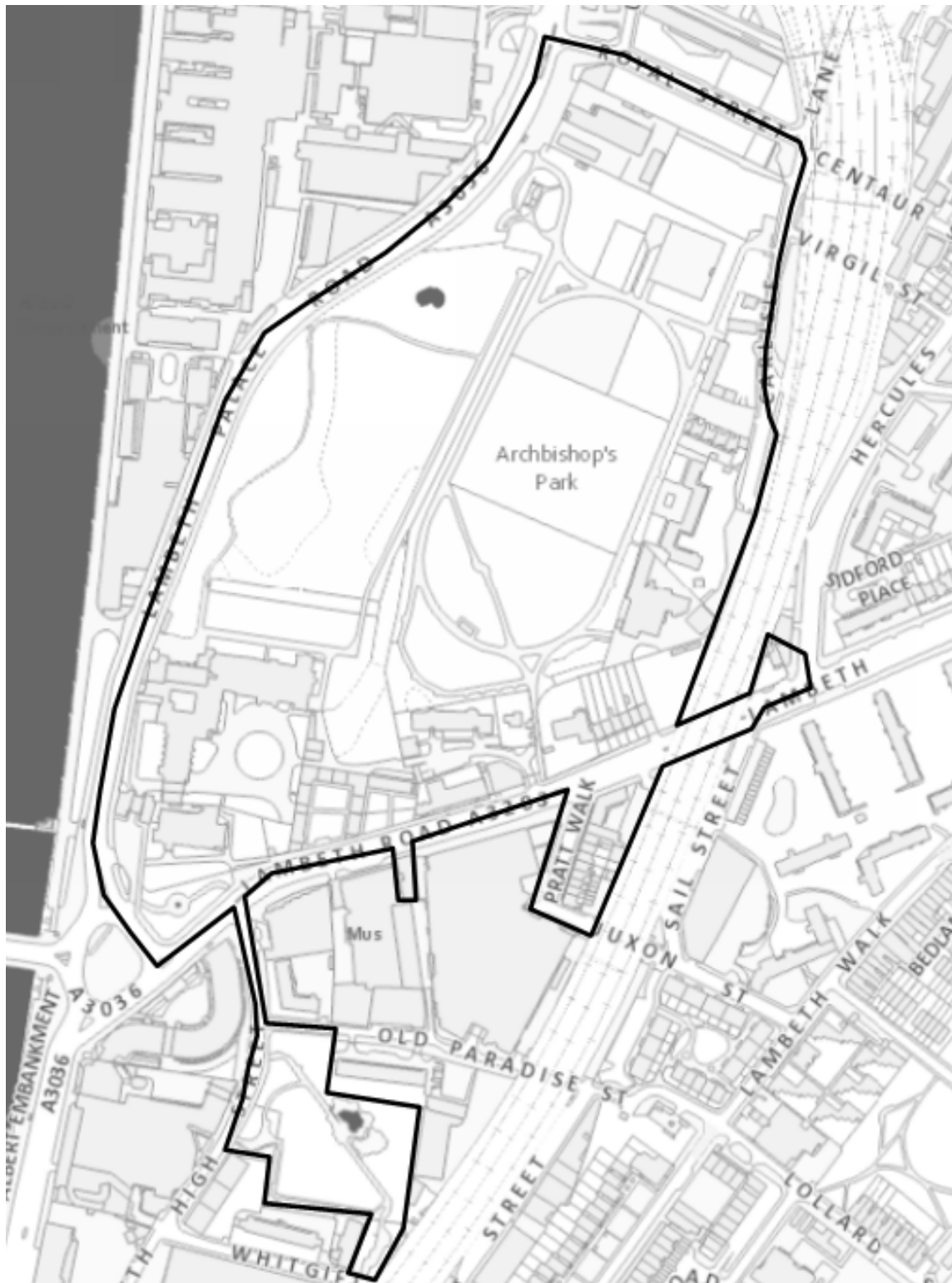
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## CONSERVATION AREA MAP



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## INTRODUCTION

The Lambeth Palace Conservation Area is in the Northern part of Lambeth. It encompasses the land historically associated with Lambeth Palace and is bounded to the West by the Lambeth Palace Road and bounded to the North by Royal Street. To the East Carlisle Lane and the railway viaduct forms the boundary (with the exception of properties on corner with Hercules Road) and to the South the conservation area extends to include Pratt Walk and the old burial ground on Lambeth High Street.

The conservation area was designated in 1968 and originally consisted of only Lambeth Palace and its grounds. The boundary was subsequently changed several times. In 2016 St. Thomas's Hospital and Albert Embankment were transferred to the Albert Embankment Conservation Area and the conservation area was extended Eastward along Lambeth Road and South to include Old Paradise Gardens.

As the official seat of the Archbishop of Canterbury Lambeth Palace represents 'Church' and as the seat of government the Palace of Westminster represents 'State'; this is exceptionally important to London and to the nation. Lambeth Palace is a complex of great significance both architecturally and historically; it contains elements dating from the early 12<sup>th</sup> century and still has a strong constitutional and physical relationship with the Palace of Westminster. This relationship has significantly influenced the development of the area over the centuries and many local buildings and projects have carried a connection with the Palace or former Archbishops of Canterbury.

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

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

The Council circulated a draft version of the document so that local residents, property owners / building managers and any other interested parties can comment on its content. The consultation ran from 21 October – 29 November 2013 and the draft document was available to view on the Council's website. We are grateful to all those who took the time to respond. All comments received were given careful consideration during the preparation of this final version.

## 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. This 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 Lambeth Local Plan (2015). Thus all planning decisions have to be made in accordance with the London Plan and the Lambeth Local Plan except where material considerations indicate otherwise.
- 1.6 The 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. It is supplemented with Supplementary Planning Documents.
- 1.7 The close proximity of the Westminster World Heritage Site and its historic connections to Lambeth Palace is a significant consideration in planning for the conservation area.

### 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.

## **2. CHARACTER APPRAISAL**

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

### **Geology**

2.2 The area is flat, being part of the great low lying plains of clay deposits formed by the River Thames in the London Basin. The relationship between gravel, clay and river – especially the suitability as a crossing-point very probably defined the position of the early human settlement in the area. It is possible that there was an ancient ford, subsequently used by the Romans near the site of Lambeth Palace or slightly further downstream at Stangate.

### **Habitats**

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

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

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

### **Historical Development**

#### **Early History**

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

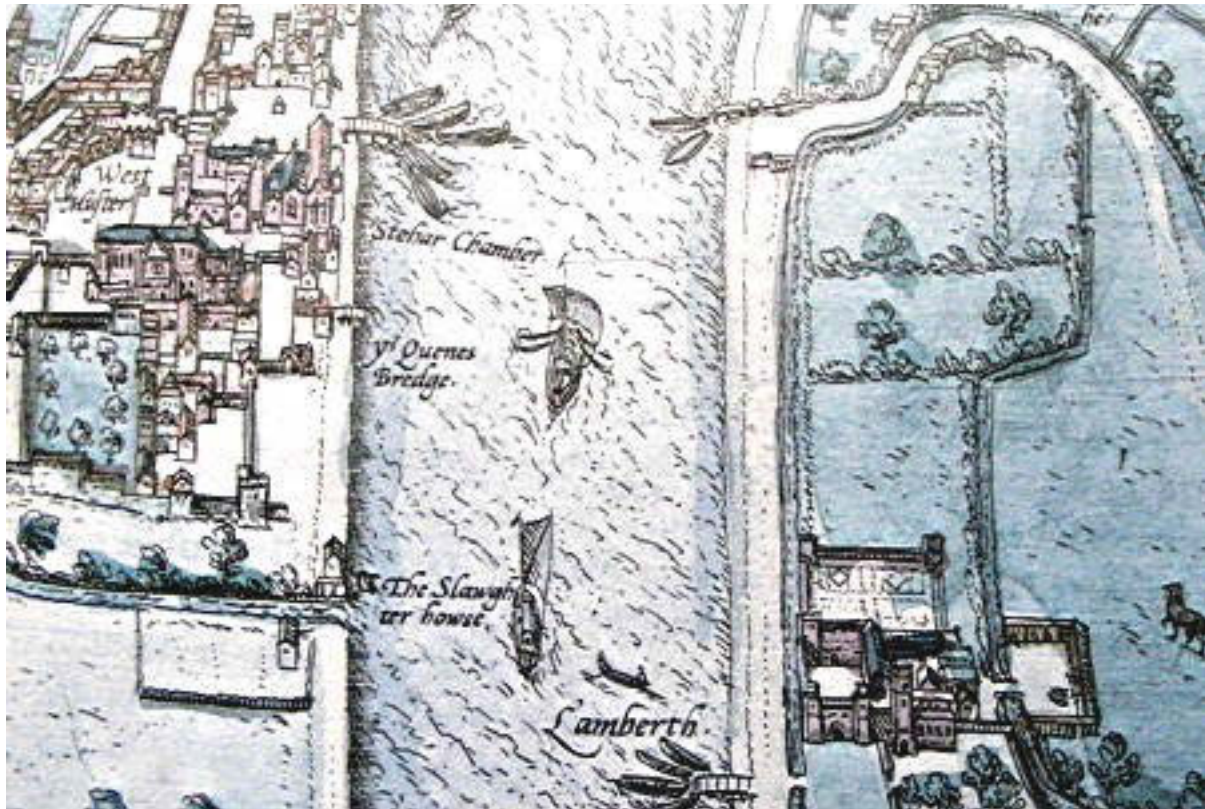


2.7 The site came into the possession of the Archbishop of Canterbury in 1197. The chapel crypt is the only survivor from this period and the earliest on the site. Records from 1270 describe a series of buildings on the Lambeth Palace site collectively called the 'Archbishop's Houses'. During the Peasants'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

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

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

2.10 The Palace of Westminster and Lambeth being separated by the River Thames necessitated constant ferrying between the two. Historically a 'dock' called Lambeth Stairs allowed access to the barges and ferry boats. In 1513 the Archbishop granted the rights for a horse ferry under the condition that his goods should be carried for free. It lends its name to Horseferry Road on the opposite bank of the Thames.



A 16th Century map showing boats docked at the horse ferry.



St Mary's Church and Lambeth Palace in 1682.

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

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

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

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



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

2.15 As early as 1664 a proposal was made for the building of a bridge between Westminster and Lambeth, but it had to be dropped because of the opposition of the watermen who ran the Thames ferries. It was not until 1736 that an Act of Parliament was passed authorizing the building of a bridge. It also provided for the payment of compensation to the Archbishop and his lessees in respect of lost business for the horse ferry. By this time the area outside the palace was a long established community of streets and houses, works and barge houses of a rich vernacular character. The royal barge was kept here during this period.

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

2.17 A private Act of 1778 allowed for the enfranchisement of part of the glebe land and waste land belonging to the Palace. Under the same Act the Archbishop granted the rector a piece of waste ground for the erection of a new rectory (no. 214 Lambeth Road) which was built by William Head, carpenter, and Joseph Buckmaster, plumber. Under the Act the rector was empowered to grant building leases of the glebe land. Two separate leases were granted to William Head and Joseph Buckmaster and two terraces of houses were subsequently erected. Nos. 204 -212 Lambeth Road are part of the Western terrace; and no. 180 Lambeth Road is the last remnant of the Eastern Terrace (immediately adjoining the Eastern side of the railway bridge).



Lambeth Rectory, no. 214 Lambeth Road in 1825.

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

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

2.19 The gardens (enclosed by an Act in 1806) were further landscaped and a courtyard of cottages and stables constructed. This modernisation of the Palace, and the Neo-Tudor style chosen, reflects the rebuilding across the river at the palace of Westminster which was undertaken at the same time. The Tudor style was deemed appropriate given its links back to the foundation of the Church of England by Henry VIII.

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

2.2 In the 1840s the railway line from Nine Elms was extended to Waterloo. This resulted in the construction of the railway viaduct on the East side of Carlisle Lane which necessitated the demolition of some of the terraced houses. The railway's subsequent growth in the 1900s led to viaduct widening and further demolition. The current railway bridge and Art-Nouveau style lamp column to its East date from this time.

2.22 Much of the old St Mary's Church was pulled down in 1851. The rebuilding, to designs of Philip Charles Hardwick, retained the medieval tower, monuments and churchyard. The church was reopened in 1852. A decade or so later the churchyard was enclosed by the current stone wall with its fine gates and railings. The churchyard, containing a number of tombs of well known local residents such as Admiral Bligh and John Tradescant, has retained a charming historic character. The churchyard was closed to further burials in the mid



St Mary's Church prior to rebuilding c 1840.



19<sup>th</sup> Century; as a result it retains a Georgian character and is absent of later memorials. Unusually the tombs were not cleared and the churchyard is unique in Lambeth in this respect – the churchyards at Waterloo, Kennington and Brixton all having been cleared and turned into parks. Burials after this time were in the new burial ground which is today known as Old Paradise Gardens.

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

2.24 Between 1866 and 1870 the old jumble of medieval steps, wharfs and buildings along the Thames bank were swept away for the construction of the Albert Embankment which is named in the memory of Prince Albert who died in 1861 and mirrors the Victoria Embankment on the opposite side of the Thames.

2.25 The massive construction project was led by Sir Joseph Bazalgette, and was part of London's much-needed new sewage system. It was designed to carry the pipes and to prevent the flooding of low-lying areas of Vauxhall and Kennington. The creation of the Albert Embankment transformed this bank of the Thames creating a formal riverside walkway with paved surface, imposing granite walls and ornamental lamp columns. Land was reclaimed and Lambeth Palace's Morton Tower was provided with a landscaped embankment between it and the River Thames.

2.26 The cleared site between Lambeth Bridge and Westminster Bridge (rebuilt 1862), previously known as Stangate, was chosen for the relocation of St Thomas' Hospital from London Bridge. The building was designed by Henry Currey and Florence Nightingale was consulted on the design. It opened in June 1871. The Southern-most part of the complex – the Medical School (Block 9) is said to have been limited to single storey height in order to preserve views between Lambeth Palace and the Palace of Westminster/ Victoria Tower Gardens. A covenant is in place which restricts the height.

2.27 At the same time a new road - Lambeth Palace Road (on the site of Stangate and Bishop's Walk) - was laid out; running parallel to the Thames from Lambeth Bridge to Westminster Bridge. Church Street was formally renamed Lambeth Road in 1876 and by the end of the 19<sup>th</sup> century the wider area was fully absorbed into the city; little being left of the old Lambeth village but for St Mary's Church and churchyard.

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

2.28 In response to concern that the area was now densely populated yet had no formal recreation grounds Archbishop Temple gifted much of the Lambeth Palace parkland to the people of Lambeth for the laying out of Archbishops Park. Archbishop Temple's Secondary School opened in 1904.

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

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

#### Post war and Recent Development

2.31 During the Second World War enemy action caused a great deal of damage locally (including the Palace of Westminster). Lambeth Palace's Blore Building lost almost every window, the Great Hall was burnt and the Chapel was destroyed. Postwar restoration and alteration under the direction of architects Seely & Paget was completed in 1955. The Palace was statutory listed in the 1950s and designed as a conservation area in 1968.

2.32 There was significant urban clearance and redevelopment in the wider locality in the immediate post-war years including the re-alignment of Lambeth Palace Road from straight to its current curve that marks the Western boundary of Lambeth Palace's garden. The garden as we know it today was laid out by Lady Runcie in the 1980s which included a border designed by Beth Chatto.

2.33 In 1972, St Mary's Church was deconsecrated and scheduled for demolition. It was saved and reopened later that decade as the Museum of Garden History; the world's first museum dedicated to the history of gardens and gardening. The site was chosen because the historic churchyard contains the tomb of John Tradescant, an important 17<sup>th</sup> Century plant collector.



The Great Hall, 1941.



An artist's impression of the Garden Museum interior, 2015

2.34 It has been extended to accommodate a national archive and national collection. The museum has exhibitions, provides educational activities and hosts events. The contemporary timber installations internally won the Building Design magazine's 'Refurbishment of the Year Award' in 2008.

#### Lambeth in the Movies

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

#### **City Context / Setting**

2.36 In spite of its location close to Westminster it is only in recent decades that the wider area has begun to benefit from new development which is bringing vitality and regeneration. The wider Waterloo, Albert Embankment and Vauxhall areas are subject to ambitious plans for growth. Within this context, the conservation area is of exceptional importance with its large open spaces and invaluable architectural heritage. The impact of development on views of Lambeth Palace from the Palace of Westminster / Victoria Tower Gardens are particularly important given the historic relationship between these two Palaces. The proximity to the Westminster World Heritage Site means that major developments within or adjoining the conservation site could affect its setting (including views out).



2.37 The conservation area is a very important part of and a positive contributor to the character of the Thames in central London. It is highly visible from the river and from across the river.



Lambeth Palace from Lambeth Bridge



Lambeth Palace from River Thames



2.38 The following paragraphs identify the character of the individual streets and places within the conservation area. It cannot be exhaustive in capturing all special interest and therefore should not be considered definitive.

## **Spatial Analysis**

### Albert Embankment

2.39 Since July 2016 the length of the Albert Embankment between Vauxhall Bridge and Westminster Bridge has been designated as the 'Albert Embankment Conservation Area'. Albert Embankment plays an exceptionally important role in the setting of this conservation area especially the imposing embankment wall and Lambeth Bridge's associated obelisks. Immediately North at Lambeth Pier (opposite Morton's Tower) the open space landscaped as an attractive garden. This area is largely unchanged since it was laid out in the 1860s creating a garden space between Morton's Tower and the River Thames. It is a great place to appreciate the Great Hall and Morton's Tower but the setting of these is marred by the presence of modern bus shelters with distracting illuminated advertisement panels.

### Archbishops Park

2.40 Largely rectangular and aligned North-east to South-west the park adjoins the East boundary of Lambeth Palace's private garden. It is laid out with a central oval with perimeter walk. The Southern part of the park is largely open and retains its restful early 20<sup>th</sup> century character of lawns, mature trees and perimeter planting to the boundaries. Some attractive early 20<sup>th</sup> Century timber shelters also survive. The South and East sides are bounded by trees through which are glimpsed the unobtrusive rear boundaries of adjoining properties. There are good views here of the former Archbishop Temple's Secondary School which sits hard-up against the boundary and there is an intimate pedestrian route South onto Lambeth Road, enclosed by attractive old brick walls and overhung with mature trees.

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

2.42 The South and East side of Archbishop's Park is lined by modest (two – four storey) buildings in brick which are glimpsed through the mature trees and which contribute greatly to the sense of space and nature in the park itself. Northern views out of Archbishop's Park are dominated by post war development including the modern buildings of St. Thomas' Hospital. The award winning Evelina Childrens' Hospital which has something an overbearing impact on the setting.

### Carlisle Lane

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

2.44 Just South of the allotments and within Archbishop's Park is a series of understated red brick outbuildings with pitched roofs which serve the park's maintenance facilities and yard. Neighbouring this are the terraced almshouses of Penhurst Place – a modest terrace of houses bordered by a 2m high wall to Carlisle Lane (this has an intimate, attractive character). Adjoining is York House, a five-storey neo-Georgian block of walk-up flats from the 1930s. The result here is an attractive character of a quiet, urban side-street.

2.45 Further South is as the former Archbishop Temple's Secondary School - now the Marine Society. The original school was on Hercules Road and moved to these purpose-built buildings in 1904; it closed in 1974. The building is in the Neo-Tudor style in red brick and is accessed via a matching frontage building at no. 202 Lambeth Road. It is an attractive structure which is only really glimpsed at ground level from Archbishop's Park but which is highly visible from passing trains.

#### Lambeth High Street

2.46 A section of the roadway and the Old Paradise Gardens are the only parts within the conservation area. The Gardens are the formal burial ground overspill to St Mary's Churchyard. The space is soft landscaped, has historic boundary walls and retains numerous headstones. Recent enhancement has resulted in an attractive landscaped environment. However, whilst the perimeter walls have been repaired recently some sections remain in poor condition. See below.



Lambeth Palace Complex

2.47 Lambeth Palace is an exceptionally important group of historic buildings dating from the 11<sup>th</sup> Century onwards. It was been in the ownership of the See of Canterbury since its establishment and it is the official HQ of the Archbishop of Canterbury.

2.48 The complex contains a number of significant buildings which have built up over the centuries. The most prominent in public view is Morton's Tower (erected 1486) which forms the entrance block to the Palace. It is a fitting entrance structure presenting a secure yet dignified presence to the outside world. Through its great Tudor archway lies a courtyard serving the West side of the Great Hall (rebuilt 1616).

2.49 This space has an intimate character and is partially laid as a lawn. To the North are a series of historic buildings which form an L shape around a courtyard. Beyond are Laud's Tower and Lollards' Tower (erected 1435). An archway to the South of the Great Hall (through the Gate House) leads into the main forecourt of the site. This is an attractive open space enclosed to the North by the dignified principal façade of the Blore Building (erected 1840) and defined to the West by the Great Hall. To the East it is enclosed by a castellated garden screen wall and to the South by a boundary wall with the former St Mary's Church (Garden Museum) beyond.

2.50 Central to the courtyard is a lawn turning circle containing the imposing Archbishop Davidson Memorial. Beside the Great Hall is a White Marseille fig tree, said to have been planted by Cardinal Pole in 1525 and magnolias planted by Her Majesty The Queen. A Gothick mounting block of carved stone is also of interest here. The character here is calm and formal and there are great views of St Mary's Church.

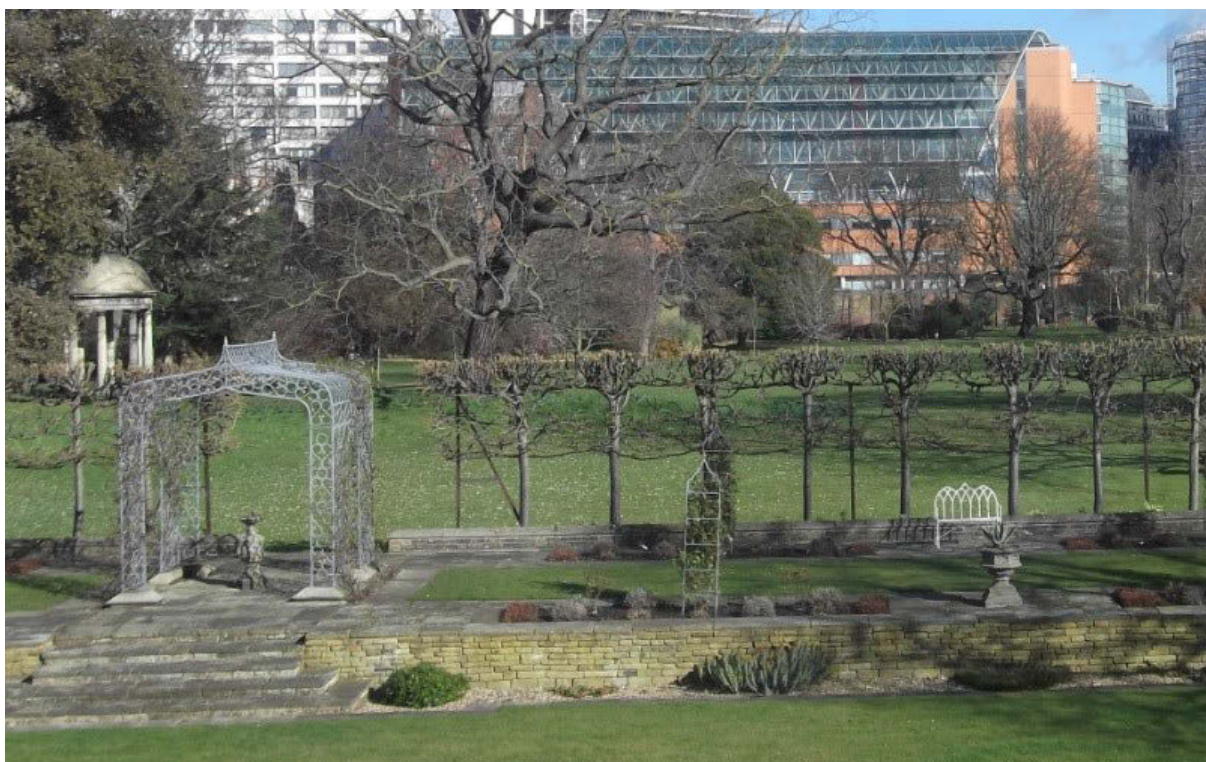
2.51 A Tudor style archway in the crenelated Eastern screen wall leads through to rows of stock-brick former stables and cottages (to the South) and the beginning of the garden (to the North), which is one of the largest private gardens in central London.





2.52 The North (garden front) of the Blore building is an imposing Tudor composition – castellated and picturesque in silhouette it has tall chimneys, gables, oriels and bays. It looks Northwards into the garden. At its West end the buildings morphs picturesquely into the historic Laud's tower and Lollard's tower.

2.53 The beautifully maintained garden is laid to lawn at its Southern end and becomes wilder and more informal to the North. The current configuration dates from the 1980s and provides very effective setting for the Blore building. Tree planting along much of the perimeter, and high walls / fences screen views in and out. However, when standing in the landscape numerous adjoining properties are visible - especially St. Thomas's Hospital to the North – the Evelina Children's Hospital being particularly obtrusive in winter.



The Evelina Hospital dominates the view North from Lambeth Palace's garden.

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

2.55 From within the Palace complex (which is private) the layout of the buildings around courtyards, the proximity of the buildings and the intimacy of the site makes it impossible to appreciate the buildings as a group. Similarly views to the Palace complex from the North, East and South are restricted by trees, adjoining buildings and high boundaries. It is only in views from the West that the Lambeth Palace complex can be appreciated as a picturesque composition from a public vantage point. Firstly from the Southern end of Lambeth Palace Road (especially where it joins Albert Embankment), from Lambeth Bridge, the Thames and from Victoria Tower Gardens which lies immediately across the River (City of Westminster).



2.56 The views from the West have the River in the foreground then a screen of mature trees articulated by the towers, pinnacles, lanterns and turrets of the Lambeth Palace complex (and the adjoining tower of St Mary's Church) which punctuate the largely clear sky. This is a frontage of buildings that has changed very little in centuries– the only modern development visible in the view are distant tall buildings. To the North rises St Thomas' Hospital and to the South is the growth area along Albert Embankment with its tall modern buildings.

#### Lambeth Palace Road

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

2.58 The Lambeth Palace complex is situated at the Southern end of the road and Morton's Tower rises hard from the back of pavement. Its Southern elevation contains the main entrance gates into the Palace complex and is served by a paved and well-landscaped forecourt which is bounded to the East by St Mary's Churchyard.



The entrance way to Archbishop's Park, Lambeth Palace Road.

Lambeth Road

2.59 This road is thought to be on the site of the old Roman route; and is certainly medieval. It is aligned West / East, running along the Southern end of Archbishop's Park, and leaves the conservation area at the railway bridge which has an attractive iron form. Most of the buildings that make up the South side of the road are modern and of little interest. None are of any particular merit and those with modern materials (concrete and glass) stand in stark contrast to the historic buildings that line the North side. These modern buildings are prominent in relation to the setting of the conservation area and in general views up and down the road.

2.60 At its West end St Mary's Church, the churchyard and adjoining landscaped open space (St Mary's Gardens) are an exceptionally important group of spaces – the charming historic churchyard, the mature trees, boundaries and monuments creating a tranquil character which is exceptionally rare so close to the heart of the city. The Garden Museum maintains it to a high standard as a landscaped garden.

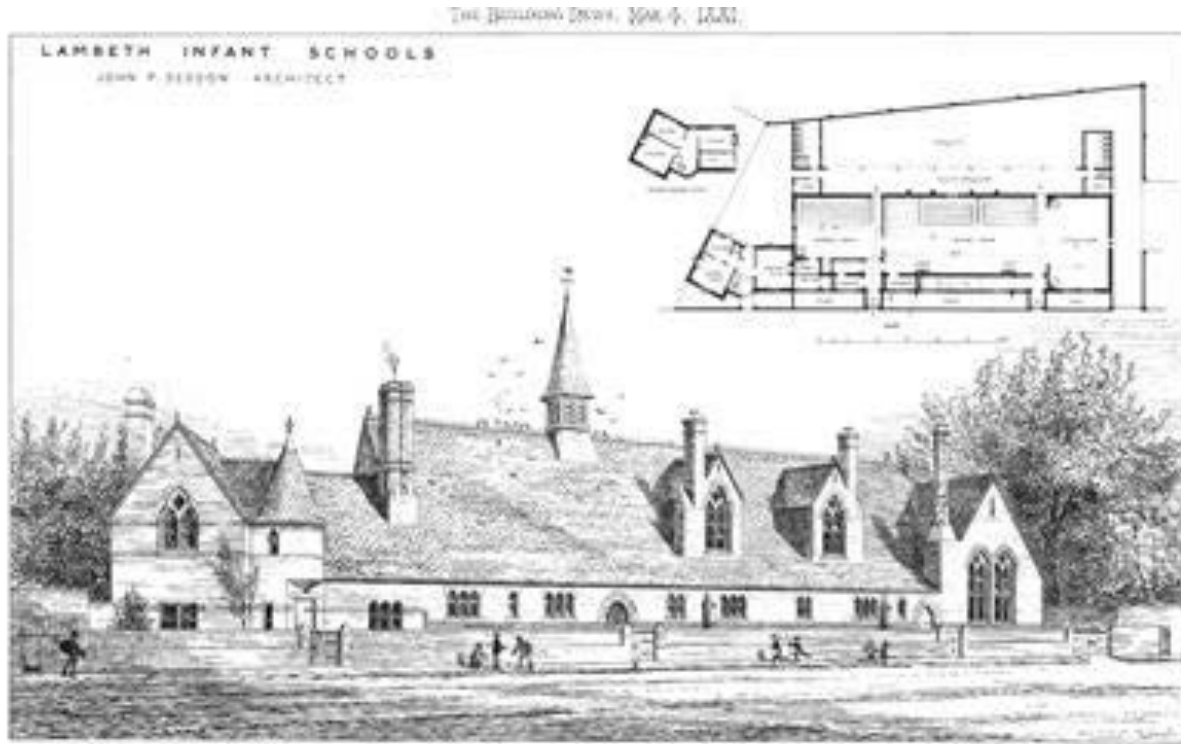
2.61 The church building has been the Garden Museum since the 1970s but has retained its ecclesiastical character and modest historic churchyard setting. The former church has been recently extended to accommodate the museum use. However, the presence of monuments and appropriate garden landscaping means that this area still retains much of its burial ground character.

2.62 Immediately to the East the street frontage is defined by the high boundary wall of the Lambeth Palace's grounds; behind are courtyard gardens serving the cottages. The wall is of stock brick and there are two entranceways secured by historic iron gates. Looking West the mature trees, spaciousness and planting at the Garden Museum make an important contribution to this very important group of historic buildings. See below.





2.63 Stock brick is the prevailing building material along the remaining stretch of the road. Next comes the charming 19<sup>th</sup> C Fairley House school at no. 220 with its low form and picturesque roofscape. It is followed by the three storey dignified composition of the former Archbishop Davidson Institute (no. 218) which has been annexed to the school.



Fairley House School ( top and above) has recently annexed the former Archbishop Davidson Institute (left).

2.64 A narrow pedestrian passageway, enclosed by old brick walls and over-hung with mature trees separates Ronald McDonald House (located behind the former Archbishop Davidson institute) from the former Rectory at no. 214. The Rectory is a modest Georgian villa set behind a high brick wall; again all in stock brick. The Rectory has recently been restored back to its pre-war appearance with the addition of an extra storey which had been lost to enemy action. To its East is a smart terrace of houses (nos. 204- 212), flat-fronted in brick with a picturesque roofscape of London roofs and mansards. These houses have attractive rear elevations and small rear gardens. Their front gardens have a piecemeal boundary and landscaping treatments which detracts slightly from their setting.

2.65 A fine Neo-Tudor style gatehouse in red brick (no. 202) terminates the end of the terrace. See below. It has an attractive gabled façade and an archway though to the Marine Institute. Beyond this is an open area enclosed by the railway viaduct and used for coach parking (the gates and fencing to the street are a negative feature). The railway bridge has brick piers and its metal work is decoratively painted but beneath the bridge the roadway environment is gloomy. Beyond to the immediate East are a listed Art-Nouveau style lamp column and ornamental bollards in the central reservation and nos. 178 & 180 Lambeth Road - the remnants of another historic terrace; these turn the corner with Hercules Road.



2.66 Only two buildings on the South side of Lambeth Road are within the conservation area. The first is no. 93 Lambeth Road - an understated interwar residential building with a commercial ground floor. The second is Norfolk House is a picturesque red brick former public house in the Neo-Tudor style. A Portland stone figurative sculpture marks the canted corner chimney stack it depicts a monk tolling a large bell. An interpretive panel on this building tells the rich history of the site.



### Pratt Walk

2.67 Pratt Walk (formally Pratt Street) was laid out on copyhold land held by Sir Joseph Mawbey who named it after his wife's family name. The corner with Lambeth Road is turned by no. 93. The remaining East side is lined by Georgian terraced houses, all built of stock brick and share similar general forms. However, doorcase detailing varies, and differing storey heights between buildings stops the row from looking completely homogeneous. Two houses have original first floor balconettes with delicate ironwork. Historic iron railings survive in places. The corner of Pratt Walk and Juxton Street is decorated by a small ornamental lion perched at 12 Pratt Walk. This row of houses is charming and contributes architectural richness to the conservation area. Their rear elevations are highly visible from passing trains.

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

### Royal Street

2.69 Only the Southern side of this road is within the conservation area. No. 10 is c1900 in character, two storeys in red brick with terracotta banding and keystones. Behind no 10 Royal Street, and accessed from Carlisle Street, is the former Holy Trinity Primary School – an attractive group of low school buildings dating from 1847. It has stock brick walls, gabled slate roofs and timber casement windows. See below.

2.70 The Northern side of Royal Street is towered over by Stangate House, a well-detailed fourteen-storey point block; to its East is Canterbury House, a nine-storey slab block in a Corbusian style modernist form; both are outside the conservation area.



## Architectural Summary of Lambeth Palace

2.71 Lambeth Palace is an exceptionally important complex of buildings, the earliest dating from the medieval period, and the principal ancient monument of Lambeth. It is, therefore, worth discussing in detail:

### The Chapel

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

### The Guard Room

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

### Lollard's Tower

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

### Morton's Tower

2.75 Cardinal Morton erected this fine early Tudor brick building, circa 1490. It has a recessed central entrance bay flanked by five-storey towers. Constructed in red brick which is relieved in places by diaper-work formed of black header bricks and has stone dressings.



A view of Morton's Tower in the late 18th Century.





#### Great Hall

2.76 Archbishop Juxon rebuilt Great Hall circa 1660-3. It has a Gothic style, oak hammer-beam roof and lancet windows combined, unusually, with some classical frieze and pediments. It is built in red brick with stone dressings. The roof is carried by buttresses and at either end of the West elevation there are square bay projections with Classical pediments, each with a finial. The timber lantern, placed centrally on the ridge of the tiled roof, is glazed and has an ogee shaped cupola which carries a gilded weather-vane with ball and mitre finial. This has been restored. See above.

#### Blore Building

2.77 Built as a residential wing and completed 1833 it was designed by Edward Blore in a Tudor Gothic style and is faced with Bath stone. The main South elevation has a large central entrance tower. The entrance is a four-centred arch with moulded jambs and hood mould. The North elevation, which fronts the garden and abuts Cranmer's Tower to the West, has similar detail but is without a central dominant feature. At the North-east corner there is a gabled wing of four storeys which has angle buttresses and a battlemented bay projection running through three storeys. The East elevation is divided by an octagonal turret and a gabled wing adjoining.

#### Stable block

2.78 Edward Blore erected new stables and staff lodgings in the 1830s. There is a long elevation and two projecting wings which create two courtyard gardens. The buildings are built in yellow stock brick with pitched roofs and sash windows. They suffered considerable damage during the Second World War and were restored and altered by Seely and Paget in the early 1950s.

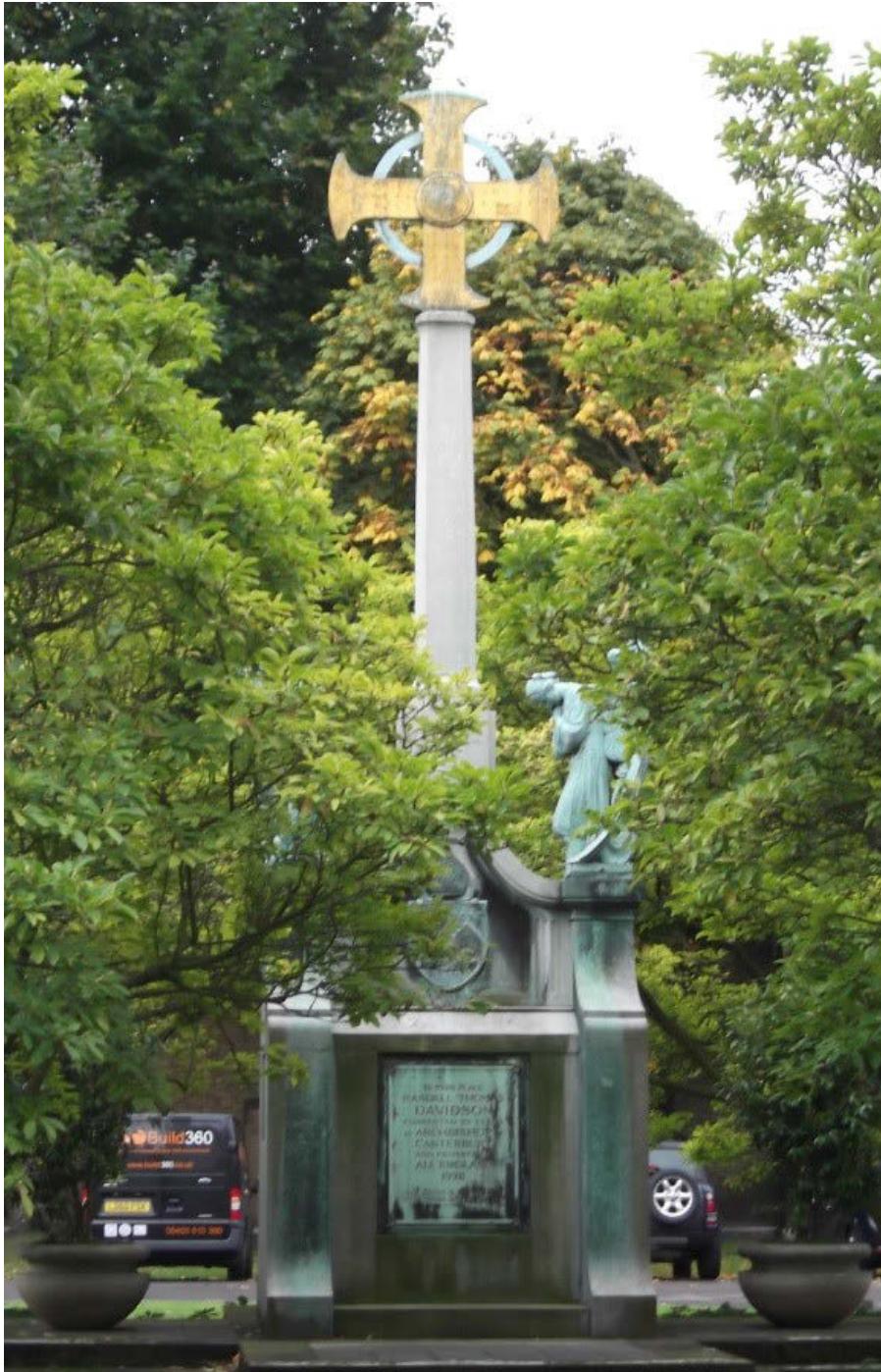


Memorial to Archbishop Davidson

2.79 Two bronze angels kneeling below a tall cross by W. Reynolds Stephens stands in the centre of the main courtyard. It is an impressive and elegant feature.

St Mary's Church, Museum of Garden History

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



The Archbishop Davidson Memorial.

## Gardens and Open Spaces

2.81 The conservation area is characterised by the large open spaces which make up a significant proportion of the land area; these are the large private garden of the Lambeth Palace, the equally large Archbishop's Park which is a public park; and the smaller historic burial ground – Old Paradise Gardens. All are characterised by lawns and mature trees. See 'spatial assessment' section.

2.82 The importance of other spaces should not be underestimated. The historic churchyard of St Mary's Church (Garden Museum) is of exceptional value as public open space along with the adjoining St Mary's Garden; together they provide a leafy, mature and attractive setting for the Lambeth Palace entrance (Morton's Tower) and St Mary's Church. In the churchyard, which is enclosed by Ragstone walls and fine iron railings, there are numerous tombs, ledger slabs and headstones of collective interest which contribute significantly to the picturesque character here.

2.83 The small front and modest rear gardens of nos. 204 – 214 Lambeth Road are also an important feature of the conservation area and make a highly positive contribution in terms of amenity and soft landscaping. Where they adjoining the boundary with Archbishop Park they reinforce its landscape character. However, in places vehicle crossovers, gaps in street boundaries, wheelie bins and excessive parking areas have harmed this part of Lambeth Road.

2.84 The lack of front and rear gardens to the properties on Pratt Walk lends a particularly urban character to this part of the conservation area.



A view from within Lambeth Palace's garden.

## Views and Vistas

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

2.86 Lambeth Palace is uniquely placed in central London on the banks of the River Thames opposite the Palace of Westminster. There is historic significance here too in the fact that the latter represents the heart of 'the state' and the former the home of the established 'church'. This exceptional context creates numerous views and vistas of importance:

### London Plan Views

2.87 Views – 18a (Westminster Bridge Upstream) and 19a (Lambeth Bridge) in the London Plan include within them Lambeth Palace. See the Mayor's London View Management Framework for more detail.

### Locally Important Views

2.88 The following views are protected by Policy Q25 of the Lambeth Local Plan:

*Landmark Silhouette (viii) - View NW from Lambeth Palace terrace to Houses of Parliament (including Victoria Tower)*- Here the Victoria Tower appears in splendid isolation - modern world completely out of view. For view cone see Appendix 1.

*Landmark Silhouette (ix) View W from Lambeth Palace's garden to Houses of Parliament (Victorian Tower) as viewed through the gap between St Thomas's Hospital building and Guy's and St Thomas's Medical School building* - Victoria Tower looks particularly impressive when framed to the North by Block 8 of St Thomas Hospital to the North and Block 9 (the former Medical School building) to the South. For view cone see Appendix 1.

2.89 The City of Westminster's draft Metropolitan Views SPD (2007) identifies:

*V25 – Lambeth Palace from Lambeth Bridge* - a duplicate of London Plan View 19a.

2.90 The Westminster World Heritage Management Plan identifies views from Victoria Tower Gardens towards Lambeth Palace as locally important. Assessment points for the purpose of analysis of this view should be taken from the Northern, central and Southern parts of the river parapet wall. These view with river the foreground and canopy of mature trees pierced by the historic roofline of the historic buildings is the only place where the exceptionally important Lambeth Palace buildings can be considered as a group. The towers, turrets and pinnacles can be appreciated against clear sky to picturesque effect.

2.91 Other views of note within the conservation area are:

### Views Out to the West

Views of the Palace of Westminster and Lambeth Bridge from outside Lambeth Palace, St Mary's Church and St Mary's Gardens.

### Views In from the West

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

Winter views (when the trees are not in leaf) of Lambeth Palace Blore Building from junction of Lambeth High Street and Lambeth Road. This is the only location where the Blore building can be glimpsed from the public realm.





*Landmark Silhouette (viii) - View NW from Lambeth Palace terrace to Houses of Parliament*



*Landmark Silhouette (ix) View W from Lambeth Palace's garden to Houses of Parliament*

## Street Furniture / Public Realm

2.92 The close proximity to the Westminster World Heritage Site means that the conservation area sits within its 'approaches' – the public realm leading to the World Heritage Site. A map of these approaches is contained within Appendix 2. In accordance with the World Heritage Site Management Plan Lambeth Council is committed to managing these approaches to ensure they present a high quality, clutter-free public realm. This has benefits both for the World Heritage Site and the conservation area.

2.93 In the 19<sup>th</sup> Century most footways and paths in the locality would have been paved with slabs of York stone. This is still found along the adjoining Albert Embankment but today most finishes within the conservation area modern but largely unobtrusive.

2.94 There is an array of street furniture within the conservation area, ranging from the historic to the modern and utilitarian. In terms of the historic the mounting block in forecourt of the Blore Building, Lambeth Palace, the historic lamp and bollards on the east side of the railway bridge, and the heritage lamp columns along Pratt Walk add to the richness of their individual contexts.

2.95 Tall modern lamp columns detract from the setting of Morton's Tower. However, the most obtrusive elements of modern street furniture are bus shelters with illuminated advertisement panels. There is one on Lambeth Palace Road immediately adjoining the Great Hall and Morton's tower. See below. The visual dominance of the illuminated advertisements harm the setting of these designated heritage assets and the character and appearance of the conservation area. A similar shelter across the road (within the Albert Embankment Conservation Area) also has an adverse effect.

2.96 Street trees, where present, help soften this formal urban environment.



## **Signage and Advertisements**

2.97 Commercial signage is not characteristic of the conservation area. Premises signage, such as that at Lambeth Palace and the Garden Museum, within the area tends to be discrete and does not feature as a dominant element on buildings. There is generally an absence of illuminated signage.

2.98 Large scale billboards are not characteristic of the conservation area with the exception of that at the corner of Lambeth Palace Road and Royal Street. It is a legacy from when the area was a neglected backwater and whilst it has been recently refurbished its presence is still considered harmful to visual amenity within the conservation area.

2.99 Advertisement panels of bus shelters (especially illuminated examples) have an adverse impact on the amenity of the conservation area and on the setting of Lambeth Palace.

## **Refuse**

2.100 Wheelie bin storage in front gardens along Lambeth Road is visually discordant in places. This could be remedied through the introduction of screening.

## **Activities and Uses**

2.101 The Garden Museum is an important local cultural attraction. Lambeth Palace is in private residential use but has a staff and an internationally important library which generates research visits. There are some office, commercial / light industrial employment uses and a school. The remaining buildings are residential and Lambeth Palace and St Mary's Gardens are important amenity spaces for sports, recreation and quiet enjoyment.



### 3. Building Style, Materials and Details

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

#### Building Styles

3.2 The oldest surviving parts of Lambeth Palace are Gothic in style – in stone with lancet windows and vaulting. The Palace also has important Tudor buildings which are complemented by Tudor Revival style buildings from the 19<sup>th</sup> century (Revival style was considered particularly suitable for the Church of England given its establishment in the Tudor period). This style was also used on Archbishop Temple's School in the 1900s; Tudor being then considered suitable for educational establishments. Norfolk House, Lambeth Road is a former pub with Tudor / vernacular revival design influences. See images opposite.

3.3 The Great Hall at Lambeth Palace is a very rare assemblage of Gothic and Renaissance detailing. These styles are a product of the rich history of the Palace site and its influence on its wider context.

3.4 The early 19<sup>th</sup> Century houses of Lambeth Road and Pratt Walk exhibit the prevalent Georgian style which characterised the period – repetitive elements (front and rear), group harmony and fine detailing being characteristic. The terrace at nos. 204 – 212 Lambeth Road is noteworthy for its largely unaltered flat rear elevation which exhibits unusual external chimney stacks.

3.5 The park shelters in Archbishop's Park, carefully constructed timber buildings from the early 20<sup>th</sup> Century exhibit an Arts and Crafts design influence.

#### Building Materials

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

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

#### Windows

3.8 Stone cills are common. Windows are typically set back within reveals. Window openings in brick buildings typically have rubbed brick jack arches. The most common windows found in the conservation area are timber sash in a variety of styles (reflecting their age and style), examples are numerous. Many of the Tudor and Neo-Tudor buildings exhibit stone dressed transom and mullion windows with leaded lights in metal frames. Examples can be found at Lambeth Palace, the former Archbishop Temple's Secondary School and Norfolk House, Lambeth Road.

3.9 Generally the style and status of the building dictates its window detailing. For example the Garden Museum (former St Mary's Church) exhibits Gothic tracery windows. Modern factory-made window units, especially those in PVCu and metal are not characteristic of the conservation area.



Tudor style and Tudor Revival style buildings in the conservation area.

### Doors

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

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

### Roofs

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

3.13 Natural slate is the main roofing material. Plain clay tiled roofs are characteristic of the some of the neo-Tudor style buildings.

### Boundary Treatments

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

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







Authentic reinstatement of missing front boundaries would be a welcome enhancement.

3.16 The Garden Museum has particularly elaborate iron railings of Gothic design with matching gates and lamp standards. Archbishop's Park has modern iron railings on a stone plinth at its Northern end; they are designed in a simplistic form with spearheads.

3.17 The most prominent wall is the Lambeth Palace boundary to Lambeth Palace Road; it is red brick and in the Tudor style with contrasting diaper work. High historic brick walls with brick piers form other sections of the Palace's boundary. High old and new walls also line the pedestrian entrance into Archbishop's Park from Lambeth Road. See below.



## **Designated Heritage Assets**

### Westminster world Heritage Site

3.18 The Palace of Westminster and Westminster Abbey, including St Margaret's Church (WWHS) was inscribed as a cultural World Heritage Site in 1987. It sits immediately across the River Thames within the City of Westminster and is visible from the Lambeth Palace Conservation Area. Inclusion on the world heritage list makes it one of 981 sites worldwide considered to have 'Outstanding Universal Value' as part of the world's cultural and natural heritage. A Statement of Universal Value sets out the qualities and characteristics of the site which make it internationally important and a Management Plan is in place. Appendix 2 contains a map showing the WWHS in relation to this conservation area.

3.19 The historic and visual relationship between Lambeth Palace and the WWHS is a significant one. The conservation area also sits within the 'approaches' - the important areas of public realm leading to it.

### Register of Historic Parks and Gardens

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

### Statutory Listed Buildings

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

3.22 The conservation area has a very high concentration of statutorily listed buildings. These are set out in Appendix 3.

## **Undesignated Heritage Assets**

### Local Heritage List

3.23 Lambeth keeps a list of archaeology, designed spaces and buildings of local interest – the local list- in order to give recognition to them through the planning process. Local listing brings no additional planning control. Locally listed heritage assets are set out in Appendix 4.

## **Building Contribution**

3.24 Buildings that make a positive contribution to the character or appearance of the conservation area are considered 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. For buildings making a positive contribution see attached Appendix 5.

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

3.26 The following buildings make a neutral contribution:

- No. 93 Lambeth Road- Interwar residential building, five-storeys, parapet, red brick. Very plain and over dominant in relation to its historic neighbours.
- Coach park at 200 Lambeth Road – open space and boundary palisade fence which contribute little to the character and appearance of the conservation area.

### **Capacity for Change**

3.33 In spite of huge changes across the wider area the Lambeth Palace Conservation Area has retained its exceptional character since designated in 1968. The ongoing priority must be the ongoing preservation or enhancement of its character and appearance.

3.34 There is opportunity to secure enhancement of individual properties especially through the careful reinstatement of historic detailing and boundary treatment.

3.35 There is scope too for the enhancement of the public realm to benefit both the conservation area and the approaches to the Westminster World Heritage Site. This should include:

- Rationalisation of road signage and street furniture.
- Removal of bus shelter advertisement panels.

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

- Coach-park adj to no. 202 Lambeth Road - an unattractive hard-surfaced space.
- 93 Lambeth Road – a utilitarian interwar building.

### **Appraisal Conclusion**

3.37 The Lambeth Palace Conservation Area has at its heart the Archbishop of Canterbury's Official Residence – Lambeth Palace, the principal ancient monument of Lambeth. It is an exceptionally important complex of buildings, the earliest dating from the medieval period, set in extensive gardens and park (now Archbishop's Park). The Palace's visual, historic and constitutional relationship to the Palace of Westminster (Westminster World Heritage Site) cannot be underestimated. The legacy of generations of Archbishops is evident throughout the area too.

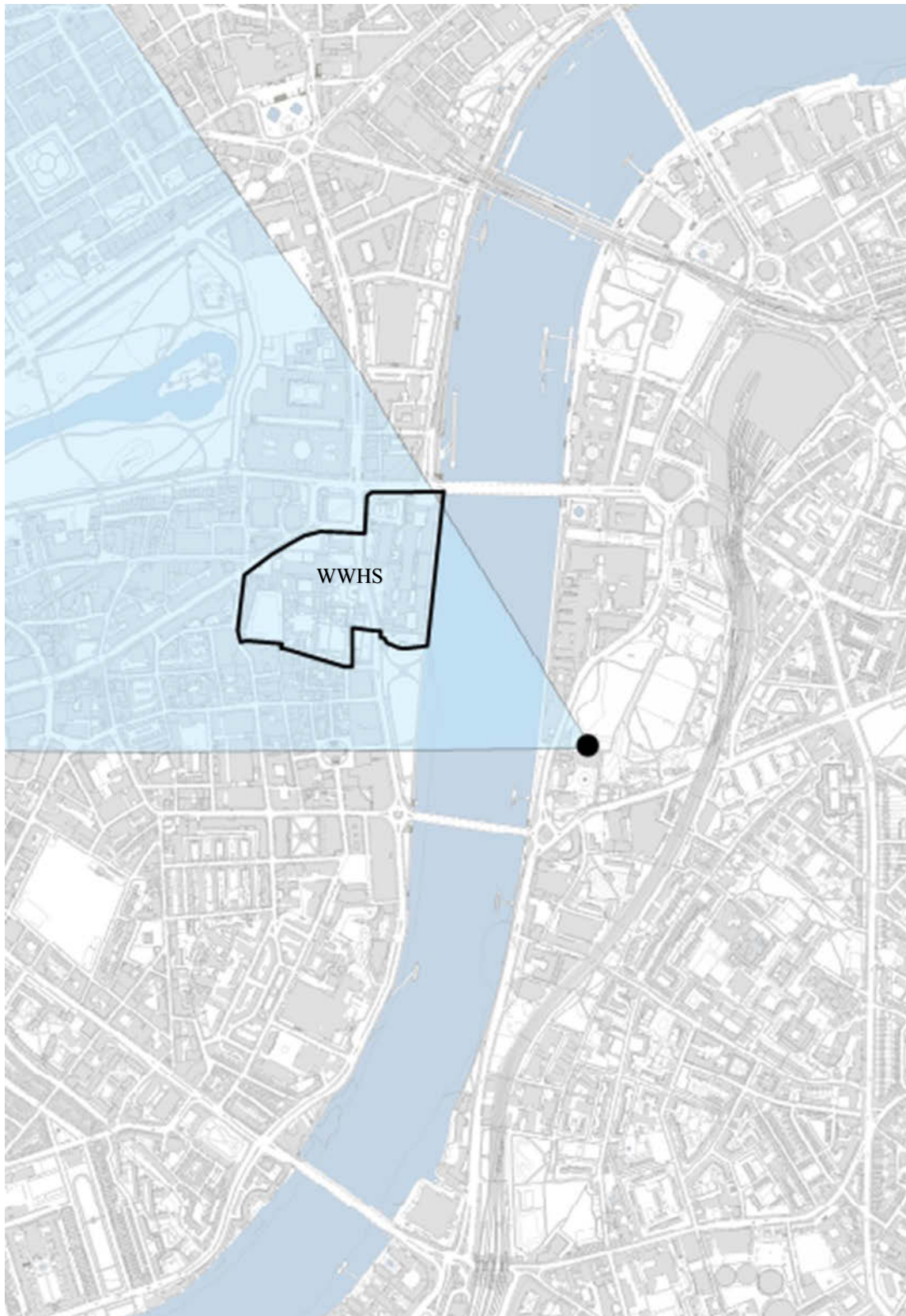
3.38 The former St Mary's Church (the fourteenth century tower is Lambeth's oldest) with its charming historic churchyard and the exceptional contribution made by the other open spaces create an exceptional place in the heart of the city.



## APPENDIX 1 - LOCAL VIEWS

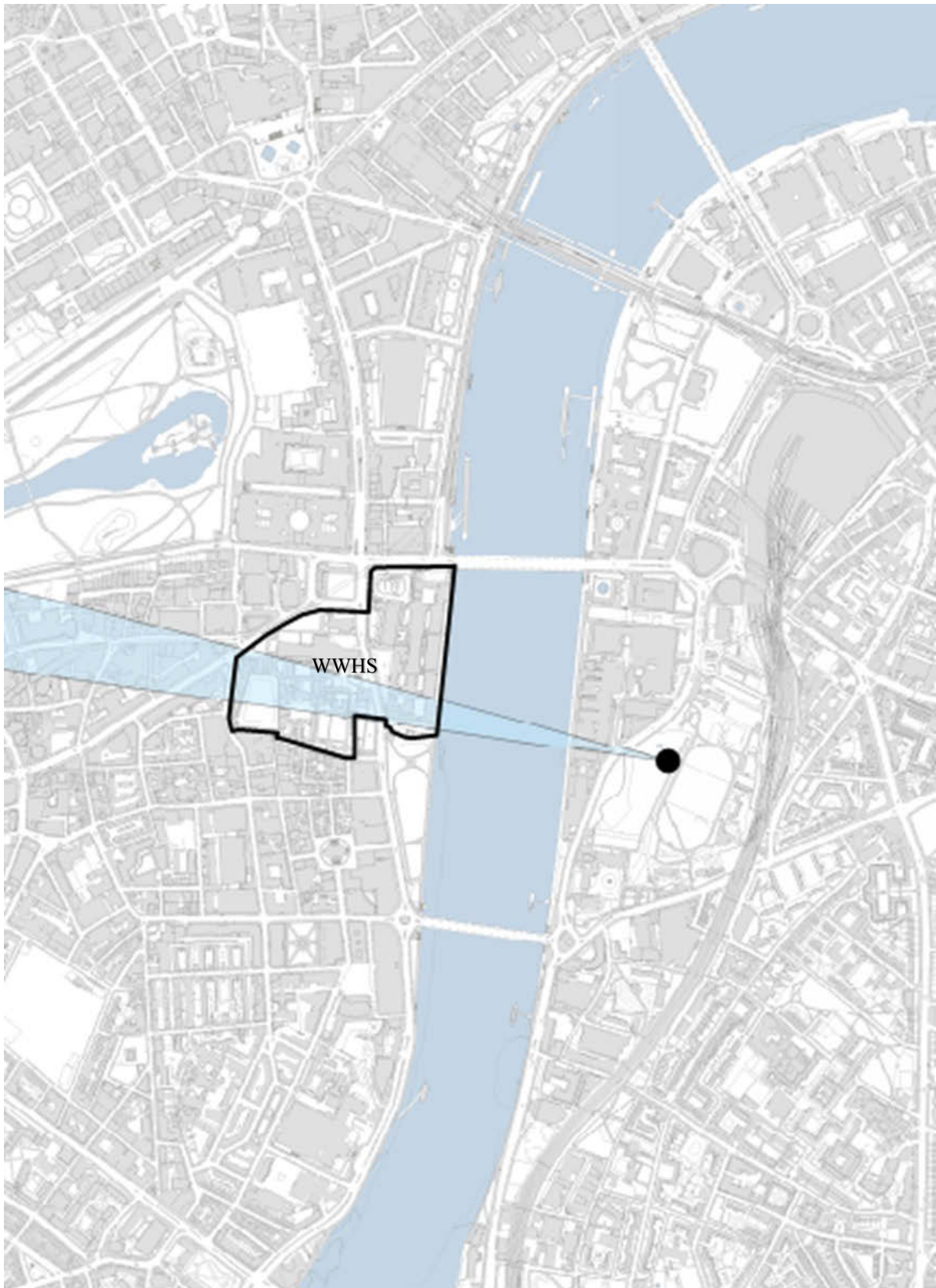
### Landmark Silhouette View

(viii) View NW from Lambeth Palace terrace to Houses of Parliament (including Victoria Tower)



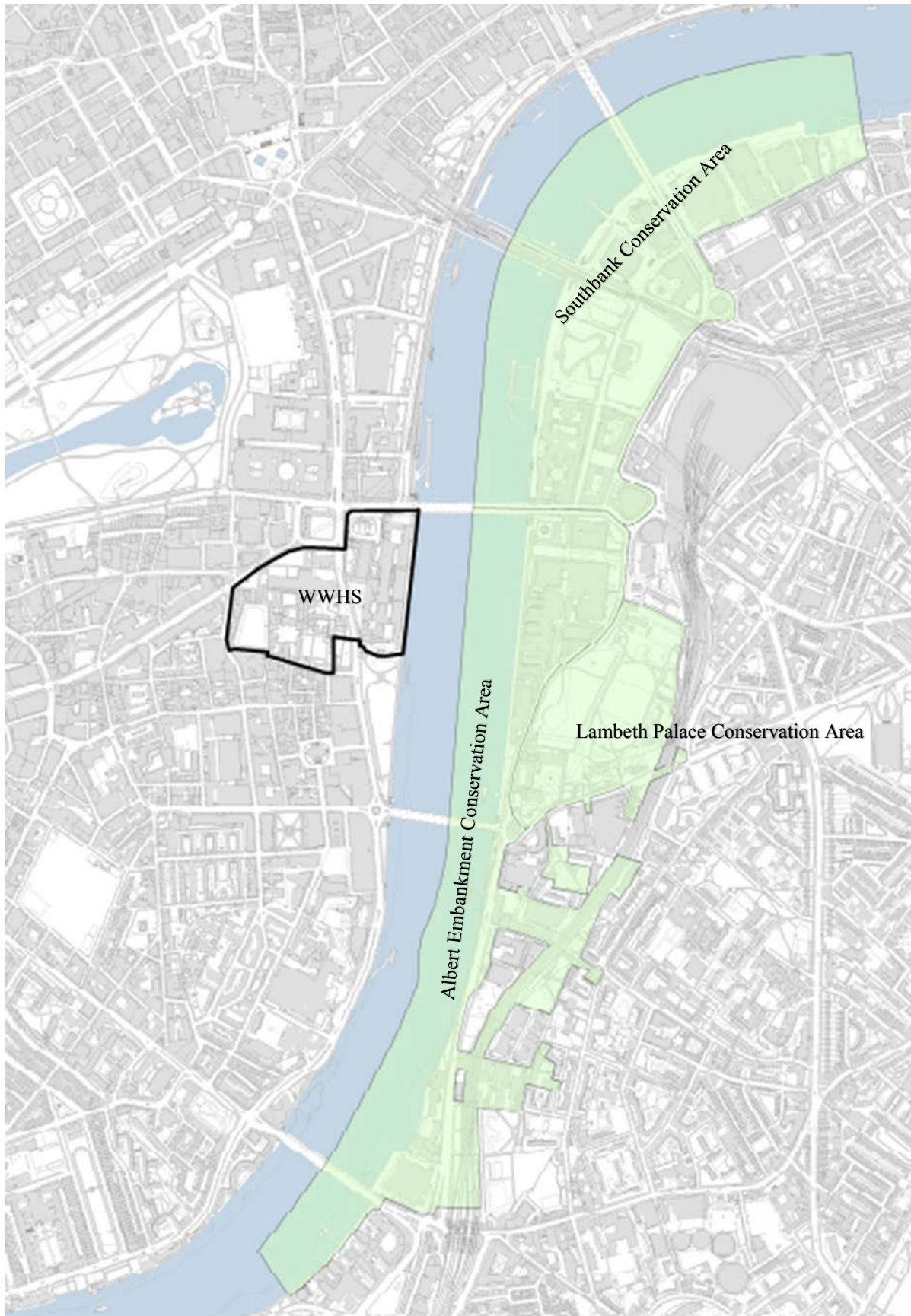
Landmark Silhouette View

(ix) View W from Lambeth Palace's garden to Houses of Parliament (Victorian Tower) as viewed through the gap between St Thomas's Hospital and Guy's and St Thomas's Medical School.





## APPENDIX 2 - WORLD HERITAGE SITE CONTEXT MAP





## APPENDIX 3 - STATUTORY LISTED BUILDINGS

Statutory listed buildings within the conservation area are:

<b>Name/Number</b>	<b>Road</b>	<b>Grade</b>
Lambeth Palace	Lambeth Palace Road	I
Mounting block to the east of entrance to Lambeth Palace residential apartments	Lambeth Palace Road	II
Wall on South side of main courtyard at Lambeth Palace	Lambeth Palace Road	II
Wall to east of Lambeth Palace courtyard. Nos 1 to 8 (consec) Lambeth Palace Cottages and No 222 Lambeth Road	Lambeth Palace Road	II
Wall to West of the Great Hall at Lambeth Palace	Lambeth Palace Road	II
Nos 204 to 212 (even)	Lambeth Road	II
No 214 (St Mary's Rectory)	Lambeth Road	II
Garden Museum (former Church of St Mary)	Lambeth Road	II*
Former Holy Trinity Primary School (infants' annexe) and No 220	Lambeth Road	II
Front wall and gate piers to former Holy Trinity Primary School (infants' annexe) and No 220	Lambeth Road	II
Tomb of Admiral Bligh in St Mary's Churchyard	Lambeth Road	II*
Tomb of John Tradescant and his family in St Mary's Churchyard	Lambeth Road	II*
Tomb of William Sealy in St Mary's Churchyard	Lambeth Road	II*
Walls, railings, gates, and gate piers to South and West of Church of St Mary	Lambeth Road	II
Lamp Standard at E side of Railway Bridge	Lambeth Road	II
Nos 4 to 8 (consec)	Pratt Walk	II
Nos 9 to 12 (consec)	Pratt Walk	II

## APPENDIX 4 - LOCAL HERITAGE LIST

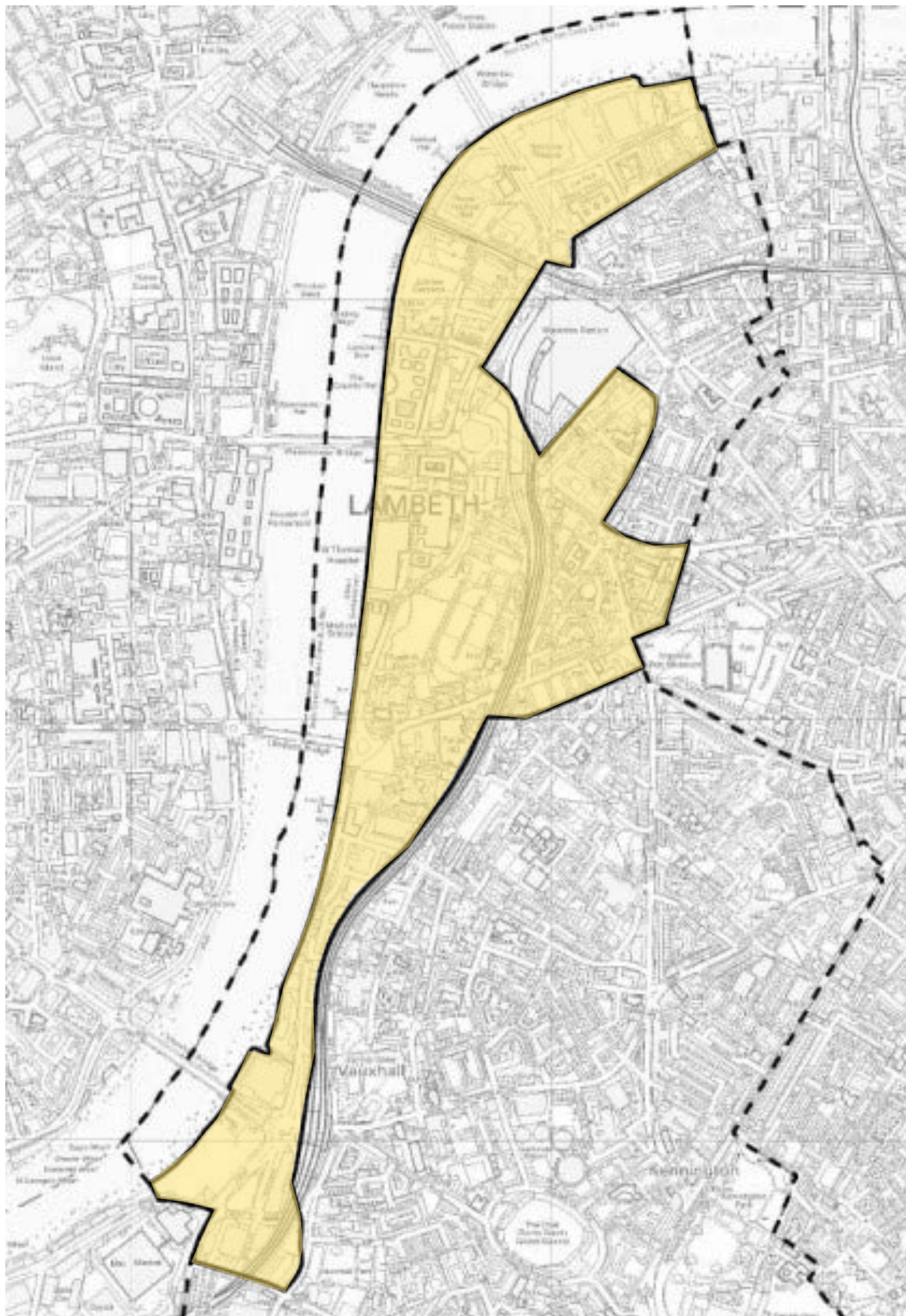
Name/Number	Road	Criteria
Archbishop's Park	Lambeth Road	A, B, D
St Mary's Churchyard	Lambeth Road	A, B, D, E
Old Paradise Gardens	Lambeth High Street	A, B, D
Timber shelter at South end of	Archbishops Park, Lambeth Road	A, B, D
Entrance gate, piers and walls to	Archbishops Park, Lambeth Road	A, B, D
Bollards to W of railway bridge	Lambeth Road	A, B, D
Bollards to E side of railway bridge	Lambeth Road	A, B, D
111a	Lambeth Road	A, B, D
178	Lambeth Road	A, B, C
180	Lambeth Road	A, B, C
Gateway building at 202	Lambeth Road	A, B, C, D
Marine Institute	Lambeth Road	A, B, C, D
218	Lambeth Road	A, B, C, D

Local List Criteria: A – Architecture / design, B – Historic Interest, C – historical association, D, townscape value, E – rarity.

### Archaeological Priority Area

There are no scheduled ancient monuments within the conservation area. However, the whole conservation area is within an Archaeological Priority Area due to the likely presence of archaeological remains associated with Lambeth Riverfront and Lambeth Palace. In this respect the medieval churchyard of St Mary's Church (Garden Museum) is considered likely to be of exceptional interest.

Archaeological Priority Areas – Lambeth Palace and Lambeth Riverfront





## APPENDIX 5 - POSITIVE CONTRIBUTORS

Buildings and structures deemed to make a positive contribution to the character and appearance of the conservation area are detailed below in street order below:

NB -Statutory listed buildings (see Appendix 3) are automatically considered to make a positive contribution and are not identified here.

### Carlisle Lane

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

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

### Lambeth Palace Road

Monuments and slabs in St Mary's Churchyard.

### Lambeth Road

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

No. 202, The Marine Society gatehouse - providing access to the former Archbishop Temple's School (1904). Gothic style, tall, four-storeys, gable roof, red brick with stone dressings, face embellished with stone tracery and three heraldic shields, transom and mullion casement windows with leaded lights, carriageway to ground-floor, stone arch with decorated keystone.

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

No. 216, Ronald McDonald House, High quality modern building in red brick and stone.

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

### Penhurst Place

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

### Norfolk Row

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

### Royal Street

Former Holy Trinity School, late C19 (1847), gothic style, yellow stock brick, slated pitched roof.

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

## SOURCES

### SOURCES

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