

Leigham Court Rd (North) Conservation Area

Conservation Area Character Appraisal



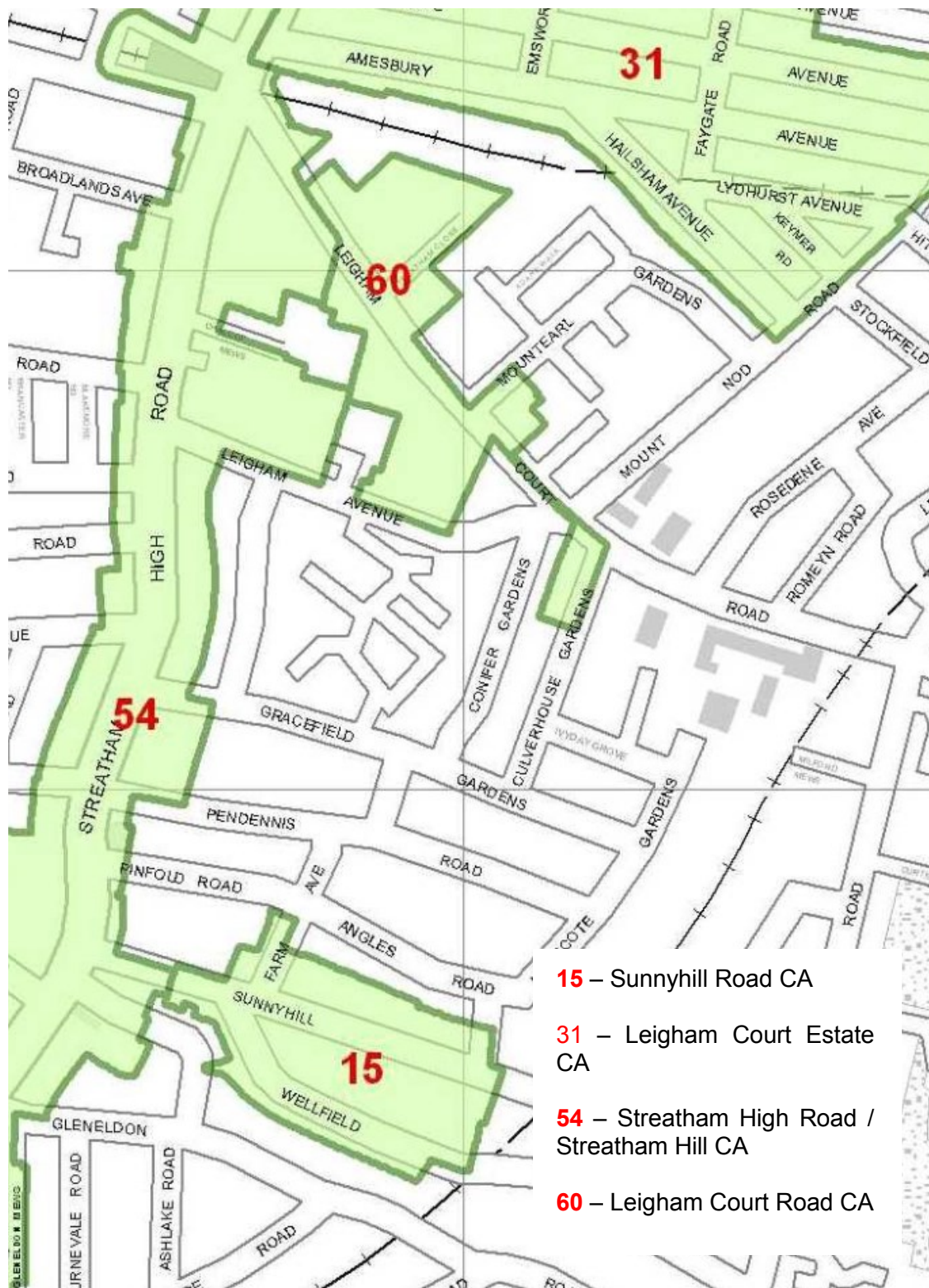
September 2016

Leigham Court Road (North) Conservation Area

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CONSERVATION AREA CONTEXT MAP



15 – Sunnyhill Road CA

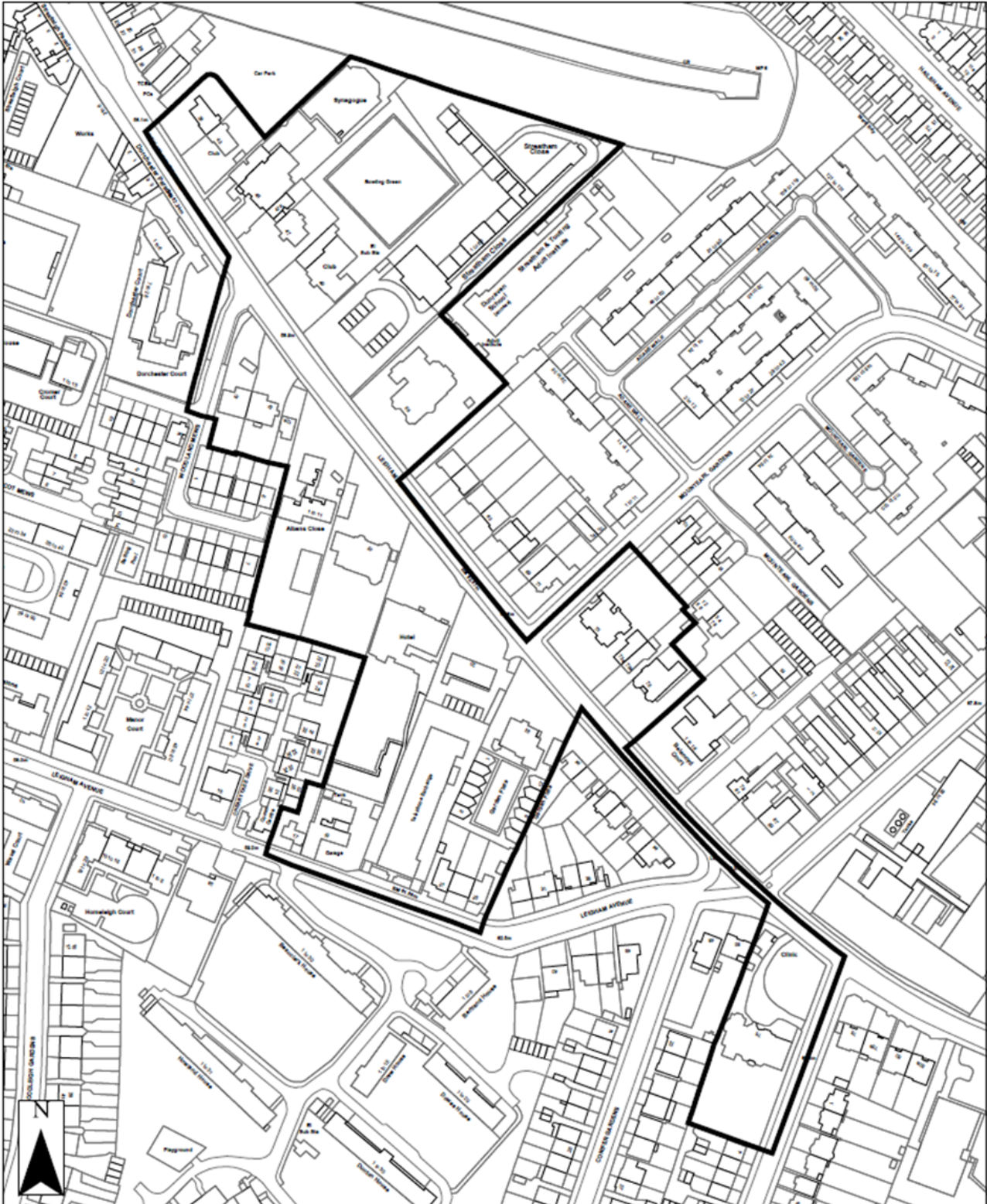
31 – Leigham Court Estate CA

54 – Streatham High Road / Streatham Hill CA

60 – Leigham Court Road CA

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CONSERVATION AREA BOUNDARY MAP



INTRODUCTION

The Leigham Court Road (North) Conservation Area was designated in 2002. It has a strongly suburban, residential character expressed by mid 19th-century villas widely spaced in ample grounds with plenty of greenery. Together their wide plots, architectural character are an example of the Streatham's early suburban development when it was still otherwise a rural area.

The conservation area is located immediately east of Streatham High Road and Streatham Hill Station. Centred on Leigham Court Road, it begins at No. 39 and ends at No. 76.

A draft version of this document was out to consultation from 11 January to 14 March 2016. The document was available on the Council website during that period and site notices were placed within the 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 character appraisal is prepared by the London Borough of Lambeth to assist with an understanding of the character and appearance of the conservation area. It identifies the features that give the area its special character and appearance which it is hoped will be useful to building owners, local residents and the Council.

1. PLANNING FRAMEWORK

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

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

Article 4 Directions

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

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When the impact of these uncontrolled works is having an adverse impact on the character or appearance of a conservation area the council can remove the permitted development rights and thus bring the works under planning control. This is achieved by making an Article 4 Direction.

- 1.10 At the time of writing there was no Article 4 Direction covering the Leigham Court Road (North) Conservation Area.

2. APPRAISAL

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

Geology

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

Archaeology

- 2.3 The conservation area lies near an Archaeological Priority Area which along the length of Streatham High Road – a Roman Road. There are no scheduled monuments in the conservation area.

Origins & Historic Development

Early History

- 2.4 The earliest mention of Streatham – deriving from ‘Street Ham’, i.e. hamlet on the street – dates from AD 675, when lands from Totinge cum Stretham were granted to the Abbey of Chertsey. By the time of the Domesday Survey in 1086, Streatham had grown in size to support a small Chapel. Streatham remained a typical rural village - clustered around St Leonard’s Church, until the 18th century.

19th Century

- 2.5 In the late 18th and 19th centuries, Streatham attracted wealthy families wanting to benefit from the space and fresh air, beginning its transition from rural parish to London suburb. Large mansions began replacing the old farming estates; open land was still being used for market gardening and dairy farming, but as the century progressed middle-class residential development of villas in spacious grounds slowly began transforming the local character. The area was attractive for its semi-rural, open air qualities not too distant from the capital.
- 2.6 Leigham Court Road was laid out in 1839 by Beriah Drew, a wealthy solicitor from Bermondsey who had moved to Streatham. Drew saw the development possibilities of the area and in 1836 he purchased Mount Nod Farm from the estate of Lord Thurlow, the late Lord of the Manor of Leigham. Mount Nod Farm was Streatham's largest farming estate occupying an area of some 260 acres, with origins dating back to 1340 when it was owned by the monks of Bermondsey Abbey. It is thought that the farmhouse probably stood close to the junction of Leigham Avenue and Conifer Gardens.
- 2.7 The development of Leigham Court Road was underway in 1843 when Beriah Drew built Leigham Lodge, no. 22 Leigham Court Road, which contemporary maps show set in large grounds on the south side of the road. A long and wide road, it slowly attracted smart high-quality ribbon development. The earliest and grandest development occurred first at the northern end near the high road. The family firm of George Trollope and Sons constructed 17 or more houses along Leigham Court Road. Properties were also built on Leigham Avenue, previously the trackway to Mount Nod Farmhouse, including small houses on the north side which were originally cottages for servants.

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- 2.8 Change accelerated significantly with the arrival of the railways to Streatham Hill in 1856. Streatham was now opened up to commuters from London and residential development quickened as London continued to expand; the population of Streatham increased substantially. A contemporary map of 1864 shows a handful of these houses clustered around what is today no. 22 Leigham Court Road, but acres of open fields extending for miles around, and no development along Leigham Court Road between Leigham Avenue and the High Road. By 1894, however, as the OS map indicates, the length of the road was developed with detached villas on the large plots.

20th Century

- 2.9 Dramatic expansion continued into the early part of the 20th century but by this stage houses were getting smaller and there was little demand for large houses. Many were divided up into flats or converted into other uses. Some were demolished. This trend continued after the Second World War and many of the larger Victorian houses were demolished in the post war decades.
- 2.10 In the end decades of the 20th century an increasing interest in 19th century heritage led to the designation of the remaining villas on Leigham Court Road as a conservation area. In recent years there has been investment in the properties.

Spatial Analysis & Urban Quality

- 2.10 The conservation area is of a linear nature, with Leigham Court Road rising steadily uphill towards the north. Leigham Avenue falls slightly, west from Leigham Court Road. Large houses set in spacious front and rear gardens characterise the buildings; these are well set back from the road and most have generous front gardens enclosed with gate piers and walls. The area has a distinctly leafy and suburban feel with a wide roadway. These impressive houses in their generous 19th Century plots give the impression of the comfortable respectability of the Victorian suburb.



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The streets are described below in alphabetical order:

Leigham Avenue

- 2.11 One of Streatham's earliest roads, it began as a farm track leading to Mount Nod Farm. Only a short section on the north side is included within the conservation area, where the road gently slopes up towards Leigham Court Road. It has good views of the large rear gardens of properties on the south side of Leigham Court Road. The character is mixed: alongside small houses that were originally the service cottages of the large villas and mansions nearby are a substantial 20th century telephone exchange and a small commercial garage. Despite their contrast they are similar in height and share a close relationship to the street. Mature street trees and tall hedges at the eastern end afford a pleasant domestic feel, although the forecourt of the telephone exchange strikes a somewhat barren note on the street scene.

Leigham Court Road

- 2.12 Running northwest-southeast, this wide road forms the spine of the conservation area, gently sloping downhill towards Streatham High Road. It was known as St. Julian's Road until 1902. There are clear views in either direction and the overall feeling is open and spacious, with little sense of enclosure owing to the set-back building line. It is characterised by quite grand detached houses in their own grounds, with mature stands of trees and robust boundary treatments.
- 2.13 Some 20th century development (replacement buildings and some infill) has impacted the road's historic integrity; the conservation area boundary omits this later development. The careful drawing of the boundary is reflected in the fact that no. 76 Leigham Court Road is an outlier at the far eastern edge of the area. Historic building plots are very large, and those on the south side are diagonal to the road. Stylistically there are strong contrasts but most buildings share a similar scale and a brick palette. There is a loose consistency in heights and building lines, adding coherence to the townscape. Substantial mature trees make an important contribution to the road, particularly since many front gardens have been paved for large car parks. Glimpses between buildings reveal further trees and greenery, reinforcing the historic leafy setting.



Landscape Framework

- 2.14 Greenery is important to the character and appearance of the area. The wealth of mature trees and soft landscaping in front and back gardens is a key component in defining the area as generously planned and suburban in character. The impression is heightened by the large plot sizes and from the glimpses of mature rear gardens through the gaps between detached buildings and semi-detached pairs.

Trees

- 2.15 Trees and hedges screen some properties from the street, contributing to a sense of privacy and domesticity. Large mature gardens to the front and rear of the majority of properties are a key marker of historic building plots. An interesting feature not visible from the road is the square of greenery centred on the bowling green to the rear of Nos. 47 and 49 Leigham Court Road. The area also benefits from the densely wooded banks of the railway cutting that border the northern side. The copse of trees in front of the Grange also makes a positive contribution to the visual amenity of the locality. The conservation area is also bounded at the north by a railway cutting with densely wooded banks, and at the eastern end dense planting on the plot of the Grange makes a welcome green contribution.

Gardens & Spaces

- 2.16 The generous gardens in which the houses sit create the spacious and verdant character which is key to this conservation area. The houses were carefully placed on their plots to ensure that they had generous side space and the houses are often detailed with bay windows and other features to address the side gardens as well as the front and rear. This is typical of smart 19th century suburban development, exemplifying the concept of comfortable living near the city in a semi-rural environment. Front gardens tend to be smaller than rear gardens and provide much visual amenity to the locality whilst rear gardens provide for the private needs of residents.
- 2.17 Lamentably many of the front gardens have been paved over for car parking. Where this is handled insensitively (without retention adequate soft landscaping and shrub screening) it compromises the setting of the buildings and eroding the legibility of the historic streetscape. This is worse at the western end of the conservation area as illustrated by at nos. 43 and 47 Leigham Court Road. There is considerable scope for improvements in soft landscaping at this end.
- 2.18 Some side gardens were lost many years ago to extensions. This has eroded the generous spatial quality of the area and contributed to a sense of visual terracing. The future loss of further side space would be to the detriment of the special interest of the conservation area.

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Boundary Treatments

- 2.19 At the period the conservation area was developed railings were perceived as an 'urban' feature and not generally used in suburban developments. Similarly high boundaries were not characteristic. Brick walls and timber fences were favoured instead as these leant a more semi-rural character. Some historic boundary treatments survive to illustrate this. These tend to be well detailed dwarf walls in brick with fairly large piers. Sometime they carry ornamental ironwork. The best surviving example is at 55 Leigham Court Road (see below)
- 2.20 Close boarded timber fences became popular towards the end of the 19th century. These were often accompanied by ornamental timber gates. Such timber fencing survives at 76 Leigham Court Road.
- 2.21 Many of the boundary treatments are discordant – either modern ad out of keeping in terms of their materials or detailing or overly tall. The overall effect is discordant and lacking in consistency. There is considerable scope for improvement based on surviving historic examples.



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Public Realm

- 2.22 Generally, the paving and street furniture are modern and unobtrusive. Original granite kerbs line the roads. The streets are generally free of clutter. In some areas reproduction 'heritage' black lampposts have been installed to good effect, but most are conventional modern examples. Black cast iron bollards on Leigham Avenue are sympathetic with the traditional townscape.

Activity and Uses

- 2.23 The conservation area is primarily residential. However, other uses include a school, community centre, clinic, synagogue, hotel, and telephone exchange. These do not harm the area's suburban residential character.

Noteworthy Views

- 2.24 Views along Leigham Court Road are quite restricted, in part due to fall and sweep of the road to and also due to the presence of numerous mature trees. Views out of the conservation area are restricted for the same reason. The north end of Leigham Court Road affords views towards Streatham High Road, providing an awareness that one is moving away from the suburban leafy residential area which lies behind.

Leigham Court Road

Looking south, the wide road and the expanse of trees on either side of the road leads the eye towards the buildings beyond the trees. Moving through the area provides glimpses of facades of buildings and spaces between buildings, often hidden in part by tree coverage.

Leigham Court Road

Views northwest of the tall chimneystacks of 64 Leigham Court Road are particularly impressive.

Architecture

1840s / 1850s

- 2.25 The tradition of building in a classically-derived architectural language prevailed at this time. By the 1840s with a growing taste for the Italianate style stucco with ornamental enrichments was common. Villas tend to characterise suburban development of this period with terraces and semi-detached houses generally being more urban types.
- 2.26 Leigham Lodge, 22 Leigham Court Road was the first building built in the area. It is a good example of a symmetrical 1840s villa of Italianate inspiration. Two-storeys and double fronted, it is fully rendered with a projecting porch and entrance up a flight of steps under a fanlight. It has a hipped slate roof with eaves brackets and immense rendered chimneystacks. The effect is compact, modest and domestic – perfect for a semi-rural location.
- 2.27 The semi-detached villas at nos. 10-12 are in the Italianate style but look more urban in character as they are fairly tall and narrow. Surprisingly, no. 18 Leigham Court Road which is also a detached villa of similar style is much later – from 1876.

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Nos. 10—12 Leigham Court Road



No. 22 Leigham Court Road

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1860s / 1870s

- 2.28 Irrespective of their style buildings of this period tend to be in brick with stone dressings and often have bay windows. Modest classicism fell out of favour during this period and evolved into something a little more eclectic. Thus the term 'Victorian Free Style' is especially apt. Houses still incorporate classical motifs from a wide range of historic periods on the same elevation. Nos. 16, 55 and 75 Leigham Court Road illustrate this style. These are in gault brick, symmetrical and robust in character. No. 16 is a two storey villa – low and broad whilst the other two are tighter in plan and raised up over a semi basement. They share common details – shipped slate roofs, good stone detailing etc.
- 2.29 At the same time the Gothic Revival style became increasingly popular. Local examples are in stock brick and carefully considered gables, dormers chimneys and turrets give a picturesque appearance to the roofs. Nos. 41 and 43 Leigham Court Road are a good example of this style – exhibiting ornamental timber bargeboards and arched windows heads. Nos. 49 Leigham Court Road (below) liberally blend Gothic with some Classical references to striking effect and reflects the fluid architectural tastes of some builders at the time. Red brick appears here as a dressing.



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1880s / 1890s

- 2.30 This period sees further evolution of tastes. Basements are abandoned at this time and plans tend to sprawl more as a result. There is greater emphasis on traditional craftsmanship and materials. No. 73 Leigham Court Road (built after 1895) is a particularly noteworthy example. It is a low, wide, two storey house in stock brick with a Renaissance style porch, stepped gable, embattled bay window and transom and mullion windows. The roof is plain clay tiled and the chimneys are slender. On paper this may sound a disastrous mix but it is handled with skill and beautifully constructed. See below.



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- 2.31 As the decade progressed the Vernacular Revival grew in popularity – inspired by the Arts & Crafts revival of the time. Time handing, pargetting, half timbering etc. became popular. The Grange, 76 Leigham Court Road is an interesting example. It was erected in 1883 – stock brick with red brick trip, clay tile roof and big chimneys. It was extended to the west side in 1900 and the original house appears to have been tile-hung at that time. The stock brick chimney breasts were tinted red at that time to blend in with the tiles and the chimney stacks rebuilt. The gate lodge (dated 1900) and extensions 1900 works are similar in style to the works of architects such of Ernest Newton. See below.



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Interwar and Postwar

- 2.32 The three cottages on Leigh Court Road reflect the modest neo-vernacular style of the period. They are composed as a harmonious group with simple detailing and careful massing. At this time many large villas were demolished across Streatham to accommodate suburban housing or blocks of flats. Streatham Close is a big, well detailed Neo-Tudor style block dating from that time. Similarly many gardens were sold off for infill development.
- 2.33 The frontage block to the telephone exchange on Leigham Avenue is a fine example of Neo-Georgian architecture. It was popular in the Interwar period as a new generation of architects looked to the careful proportions, refinement of detail and urbane style of their 18th century forbears. It was often used for corporate and institutional building, as seen here. The balanced and restrained design presents a warm façade to the street, using high quality brick, stone and clay roof tiles.

Building Materials & Details

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

Walls

- 2.34 Stucco is an important feature of the earliest buildings in the conservation area but is not found after that time. It was used as a cheap substitute to stone and was originally tinted to resemble stone too. It tended to get grimy is now mostly painted. The use of white and cream paints makes these buildings much brighter than their original builders intended. The original matt buff and sandstone hues would have been more subdued and their reintroduction is warmly encouraged.
- 2.35 The vast majority of the other buildings are brick built. Gault and stock are used in the 1860s and red brick (used first only as dressings) preferred as the walling towards the end of the 19th century. Flemish Bond predominates although English Bond is also present; pointing generally appears traditional, understated, and recessed from the brick face, allowing the brickwork to be appreciated. The brickwork on the Telephone Exchange on Leigham Avenue is to a high standard, executed in Monk Bond. There are some good examples of gauged brickwork, with very small joints and a precise finish.
- 2.36 Examples of other walling materials include clay hanging tiles on the 1900 alterations at The grange, 76 Leigham Court Road. This building has an excellent terracotta panel of the 1880s with sunflower motif and the lodge has a very pargetting panel depicting renaissance images.

Windows

- 2.37 Traditional double-hung vertical timber sliding sash windows are the most common type. These are typically finished in paint with single glazing held in place by putty in the traditional manner. Glazing patterns vary depending on the particular style of the house and its age. The earliest properties of the 1850s tend to have Georgian paned sashes. The later buildings tend to have 2/2 or 1/1 panes. At 73 Leigham Court Road the sashes are incorporated neatly behind stone transoms and mullions.

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- 2.38 The 1900 additions to 76 Leigham Court road have traditional flush casement windows which were fashionable at that time and are often incorporated into generous bay windows. The flank additions to no. 49 also have casements.
- 2.39 Bay windows are common from the 1860s onwards and tend to be brick built.
- 2.40 Unfortunately, some historic timber windows have been replaced with modern units, which fail to replicate adequately the traditional construction details and delicate glazing bars of traditional single glazed windows. Their crudity harms the integrity of the buildings and the character and appearance of the area. The aluminium windows on No. 43 Leigham Court Road are particularly regrettable. The installation of some PVCu windows at no. 76 Leigham Court Road an otherwise intact facade.

Doors

- 2.41 Principal entrances are predominantly raised up above semi-basements and accessed via a flight of steps, although ground floor entrances are also present. These would have been originally dressed in stone but now tend to be plain concrete. Decorative doorcases are a defining feature of the mid-19th century villas; these can range from simple stucco door surrounds to the grand prostyle porch on Corinthian columns at No. 18 Leigham Court Road. No 22 Leigham Court Road has a handsome porch enriched with stucco pilasters and cornice. Most entrances are further adorned with semi-circular fanlights or rectangular transom lights. The Grange features a quaint timber porch with pitched roof although this is not representative of the area.
- 2.42 The age and status of the house dictates the style and detailing of the door. Historic examples are rare and many have been lost to poorly detailed modern replacements. However, the modern four-panelled timber doors on many villas are reasonably sympathetic to the building. House numbers are sometimes fixed to the doors or above or to the side of porches.



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Roofs

- 2.43 Unaltered roofs and chimneys add much to the character. All the historic properties have chimneys. Of particular note are the very large and impressive chimney stacks of no. 22 Leigham Court Road.
- 2.44 Naturally slated hipped roofs with overhanging eaves are a characteristic feature of Italianate villas, sometimes adorned with stucco eaves brackets. The Gothic houses often have carefully integrated dormers and other ornamental features. The decorative timber bargeboards at nos. 41 and 43 are good examples. Nos. 47 and 49 feature wall-head dormers.
- 2.45 The later 19th century houses and the telephone exchange are finished attractive clay tiles. No. 76 Leigham Court Road has a complex, asymmetric pitched roof with gables and a turret, in line with its picturesque style. Clay tiles and a charming triangular dormer add to the effect. Some buildings include terra cotta finials, though these are not characteristic of the area.
- 2.46 The insensitively added dormer to No. 18 Leigham Court Road upsets the proportions of the building and mars the roofline. However, generally though the roofs are unaltered.

Rainwater Goods

- 2.47 Downpipes are typically located in unobtrusive location. On mid-19th century properties they tend to be located on the flank to ensure a smart and uncluttered appearance. Some houses have parapet gutters and no downpipes on the façade which similarly ensures a neat look. Originally the rainwater gutters and down pipes were in cast iron and many original examples still survive. Down pipes that have been replaced with modern plastic components invariably look crude and inferior on historic properties. In places new down pipes have long diagonal runs in prominent locations, creating visual clutter.

Rear Elevations

- 2.48 The villas that characterise the area typically have a tight plan form. Villas are designed to address their private rear gardens and therefore it is not unusual for the architecture of the façade to continue around to the flanks and rear. The rear or 'garden front' elevation is therefore an important part of the character of this conservation area. In houses without basements kitchen and service accommodation is typically off to one side behind a yard wall. In houses with basements careful planting would have screened the garden from views of the servant's accommodation.

Extensions

- 2.49 Because of the special nature of the rear elevations most extensions have happened on the flanks of the houses. Some of these date back to the 19th century and a great deal of care was taken in integrating them with the host building- for example at no. 49 Leigham Court Road and at no. 76 Leigham Court Road. These historic examples tend to be subordinate in scale and harmonious in detailing but they have typically eaten into the generous side space of the house and add to visual terracing of the frontage.
- 2.50 Some extensions are much less successful. For example those at no. 18 Leigham Court Road disrupt the host building and harm its integrity. Where side space remains around the surviving houses it is important – contributing to the generous spatial character of the locality – and are not considered a development opportunity.

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Basement Areas

- 2.51 Some of the earlier villas in the conservation area have semi-basements as in the early to mid-19th century basements provided servants' quarters and kitchens etc. Basement areas to the front of such properties are normally simply treated, often rendered with stucco and sometimes incised to imitate masonry. Originally dense shrub planting would have screened the basement accommodation from the garden so that the family did not suffer the prying eyes of staff.

Meter Boxes, Plant & Equipment

- 2.52 Generally plant and equipment are unobtrusive and discreetly located. However, there are multiple instances of ill-placed satellite dishes and associated cabling that mars the appearance of the house. The ill-considered placement of five meter boxes at no. 49 Leigham Court Road is visually intrusive.

Advertisements and Signage

- 2.53 Advertisements are not a feature of the conservation area. Premises signage is normally limited to modest board in the garden. Property names are often incised on the gate piers.

Stables and Garages

- 2.54 The garage premises on Leigham Avenue (see below) probably started out as stables. Generally, garages are not a feature of the area. However the interwar block of flats at Streatham Close includes a small purpose-built garage block in a similar Tudor Revival style.



Refuse

- 2.55 Generally refuse is discreetly stored or well screened by mature trees and hedges and does not negatively impact the setting. A number of properties have been divided into flats and there are numerous wheelie bins as a result. Where refuse does not have a dedicated storage place the bins are often an eyesore. Especially when combined with large forecourt parking areas.

Listed Buildings

Statutory List

- 2.56 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 are identified below.

The following buildings are statutory listed:

| Name / number | Road | Grade | Date listed |
|-------------------|--------------------|-------|-------------|
| Leigham Lodge, 22 | Leigham Court Road | II | 27.03.1981 |

Local Heritage List

- 2.57 The Council maintains a list of archaeological areas, buildings and designed spaces of local architectural or historic interest which are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered. Appendix 1 contains a list of assets on the local heritage list:

Building Contribution

- 2.58 Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed in Appendix 2.
- 2.59 The council will normally consider the removal and sympathetic replacement of those buildings that make a neutral contribution. These are identified in Appendix 3. No buildings are considered to make a negative contribution.

Capacity for Change

- 2.60 There are no development opportunities within the conservation area, and the absence of vacant sites means opportunities for new development do not exist.

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2.61 Opportunity for positive change with the existing buildings entails:

- I. the sensitive repair
- II. restoration of lost architectural features
- III. reinstatement of soft landscaping to some front gardens
- IV. erection of sympathetic front and side boundary treatments

Appraisal Conclusion

- 2.62 The Leigham Court Road North Conservation Area represents a relatively intact and architecturally diverse but harmonious and unified example of mid-19th century middle class suburban development. There is a very strong relationship between the houses and the generous garden plots in which they sit. These generous building plots recall the wider area's rural quality at the time of initial development in the 1850s.
- 2.63 The greatest threats to the character and appearance of the area are incremental ones, infill development and extensions, discordant treatment of front boundaries, the paving over of front gardens for parking, the replacement of historic materials (such as doors and windows) with inappropriate modern ones, poorly executed repairs to brickwork or stucco, and visual clutter caused by refuse and equipment on elevations.

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Historic Maps

Rocque Map, 1746, Map of London

Parish of Lambeth Map: Ecclesiastical Districts, 1824

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

Ordnance Survey (OS) Map, 1877

Ordnance Survey (OS) Map, 1894-96

Ordnance Survey (OS) Map, 1913

Geological Society - Survey 1920

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

4. GLOSSARY

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

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

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

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. Popular in the C19 it allows a high degree of detail to be represented although the finished product is chunkier and more brittle than wrought iron.

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

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

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

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

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

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'.

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.

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

Leigham Court Road (North) Conservation Area

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

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

Hipped Roof A roof with sloped instead of vertical ends.

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

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

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.

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

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

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

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

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

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

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

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

Sash Window A window formed with vertically sliding glazed frames.

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

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

Stock Brick The most commonly used type of building brick found in London. Its distinctive soft yellow colour and appearance comes from the yellow clay they are made from,

found in Kent. In the London atmosphere they weather down to a greyish black colour.

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

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 LOCAL HERITAGE LIST

| Name / number | Road | Description | Criteria |
|--------------------|--------------------|--|----------|
| Telephone Exchange | Leigham Avenue | Frontage block only. Two-storeys symmetrical façade block to large exchange at rear. Sophisticated Neo-Georgian detailing. Hipped roof in clay tile, brick walls with Portland stone dressing and metal casement windows. Carved Keystone with Royal Cipher and date 1949. | A, B, D |
| 21, 23 & 25 | Leigham Avenue | Group of three, two storey early 20 th C houses. Vernacular Revival style. Rendered, sash windows. Central house has arched porch. Each has a front return to give relief. | A, B, D |
| No 16 | Leigham Court Road | Darby and Joan Club – large 1868 villa in Italianate style. Broad façade with fancy colonnade porch and canted bays. Stone dressings. The architecture to flanks and garden front. | A, B, D |
| No 49 | Leigham Court Road | Detached house in polychrome brickwork with central Gothic turret and porch which is connected by arches to flanking canted bays. Built 1866. Later wings of same materials and complementary design | A, B, D |

Leigham Court Road (North) Conservation Area

| Name / number | Road | Description | Criteria |
|---------------|--------------------|---|----------|
| No 73 | Leigham Court Road | Eclectic house of genuine design quality. Dates from late 1890s. Stepped gable, embattled bay window and large arched porch. Transom and mullion windows, inglenook on flank. Plain clay tile roof. | A, B, D |
| No. 76 | Leigham Court Road | Imposing two-storey house of 1883 with c1900 alterations and additions. Stock and red brick with hanging tiles and terra cotta ornament. Clay tiles and a charming triangular dormer add to the vernacular effect. Picturesque Arts & Crafts additions of c1900 on west side and matching lodge with pargetting. | A, B, D |

A Architecture:

The architectural style, decoration and detailing, materials, craftsmanship and plan form may give it special interest if these features are of particular note - above the ordinary in their design and execution, and reasonably intact.

B History:

Buildings and structures that reflect the diverse aspects of the social, economic, and physical development of Lambeth may be of interest. If the building type is reasonably common – houses, pubs, churches - only the best examples will be added to the list.

C Close Historical Association:

Connections with people or events that are acknowledged as of being of borough wide / national importance may make some buildings worthy of inclusion. Building materials of clear local interest (such as Doulton's architectural ceramics) may be considered in this category.

D Townscape:

Some buildings and structures contribute to the richness of our street scene, individually or in groups they may contribute greatly to the quality of local townscape or landscape. Similarly, they may contribute positively to the setting or group value of statutory listed buildings.

E Age and Rarity:

The older a building or structure is and/or the fewer the surviving examples of its type the more historically important it is.

APPENDIX 2 POSITIVE CONTRIBUTION

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

Leigham Avenue

No. 17 – Modest two-storey cottage which was probably for the domestic staff of Barham House. Stock brick with a slate mansard roof with gabled dormers; the brickwork of the front elevation includes a large relieving arch which probably indicates the original cart and carriage entrance.

No. 19 – Probably original domestic quarters for Barham House, modest houses built in yellow stock brick with rubbed window arches, hipped roof and prominent chimneystack. Today this property is used as a garage.

Nos. 21, 23 & 25 – Two-storey houses, probably 1930s, in a neo-Georgian country vicarage style, built as a symmetrical group around a central bay. Pitched slate roofs, painted stucco elevations and 6/6 sash windows, some with painted shutters.

The Telephone Exchange – Two-storeys, very long, with symmetrical façade of Neo-Georgian detailing. Hipped roof in clay tile, brick walls in monk bond with Portland stone dressing and metal casement windows. Carved keystone with Royal Cipher and date 1949. See below.



Leigham Court Road (North) Conservation Area

Leigham Court Road

Nos. 10 - 12a – Semi-detached houses, three storeys over semi-basement. Mid C19. Stock brick and stucco, hipped roof with overhanging eaves. Rusticated plinth and moulded window architraves.

No. 16 – Detached double-fronted villa, two storeys, 1868. Stock brick with stucco in Italianate style. Hipped slate roof, large canted bays, entrance loggia with Ionic columns. Attractive rear elevation. Originally called Barham. Has been Darby and Joan club since 1942.

No. 18 – Large double-fronted villa, four storeys over semi-basement, hipped slate roof with bracketed eaves. Built 1876. Stock brick, rendered, with Italianate stucco details and elaborate prostyle porch. Entrance up flight of steps.

Nos. 39 (Bankside) & 43 (Hillside) – Semi-detached villas, two storeys over semi-basement plus attic, pitched slate roof with gabled dormers. Erected 1861. Stock brick with some stucco to entrances and timber bargeboards. Prominent chimney breasts, poor replacement windows.

No. 47 – Detached double-fronted villa with coach house, two storeys over semi-basement plus attic, pitched roof with gabled wall-head dormers. Built 1866. Originally called Ellenbank. Stock brick with stucco; mix of Gothic Revival and Italianate influences.

No. 49 – Large double-fronted villa, two storeys over semi-basement plus attic and outbuildings. Built 1866. Hipped slate roof with gabled wall-head dormers, central bay topped by turret. Stock brick with red brick trim. Mixture of Gothic Revival and Italianate detail. One time home of W. R. Axten – of Quin and Axten's Department Store in Brixton.

Streatham Close – Large block of flats in Tudor Revival style, three storeys plus attic, 1930s. Red brick with half-timbering, tile roof. Projecting central bays with gables and fine recessed brick arched entrance.

No. 55 – Two-storey double-fronted villa in gault brick and stucco, 1870s. Parapet roof, canted bay windows, Classical detailing, large chimneybreasts, single pane sash windows. At one time occupied by the Fallen Female Aid Society.

No. 73 – Two-storey mansion in eclectic Tudor/Gothic style, 1870s. Stock brick with stucco, pitched roof, heavy stepped gable and Tudor bay window with stucco mullions/transoms. Elaborate round-headedstucco porch. Prominent chimneystacks. Stable to rhs.

Nos. 75-75a – Double-fronted mansion, three storeys over semi-basement, hipped slate roof. Built 1870. Stock brick with stucco with Classical details, large canted bay windows, elaborate porch reached via flight of steps, large chimney breasts. Originally called Eastbury. Stable to lhs.

No. 76 (The Grange) – Large two-storey Arts and Crafts mansion of irregular plan and elevation, with outbuildings and gate lodge. Stock and red brick with hanging tiles and terracotta ornament. Late C19. Complex, asymmetric pitched roof with gables and a turret, in line with its picturesque Arts & Crafts design. Clay tiles and a charming triangular dormer add to the vernacular effect.

APPENDIX 3 NEUTRAL CONTRIBUTION

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

Leigham Court Road

No. 20 – Late C20 four-storey block of flats, architecturally bland bearing no relation to the prevailing character.

No. 22 (properties to rear) - single storey structures lining either side of the rear lawn.

No. 45 – Late C20 four-storey block of flats in yellow stock brick. Similar height and building line of the adjoining properties but bulky and poorly detailed. Single storey building at rear of no interest either.

No.14 – Poorly executed pastiche, unsuccessful contemporary to Nos. 10 & 12.

Albans Close – Extension at rear of No.49. Rendered single storey flat roofed building which unsuccessfully dominates the rear elevation.

Leigham Court Road (North) Conservation Area

