

Stockwell Park Conservation Area

Conservation Area Statement



April 2009


Lambeth

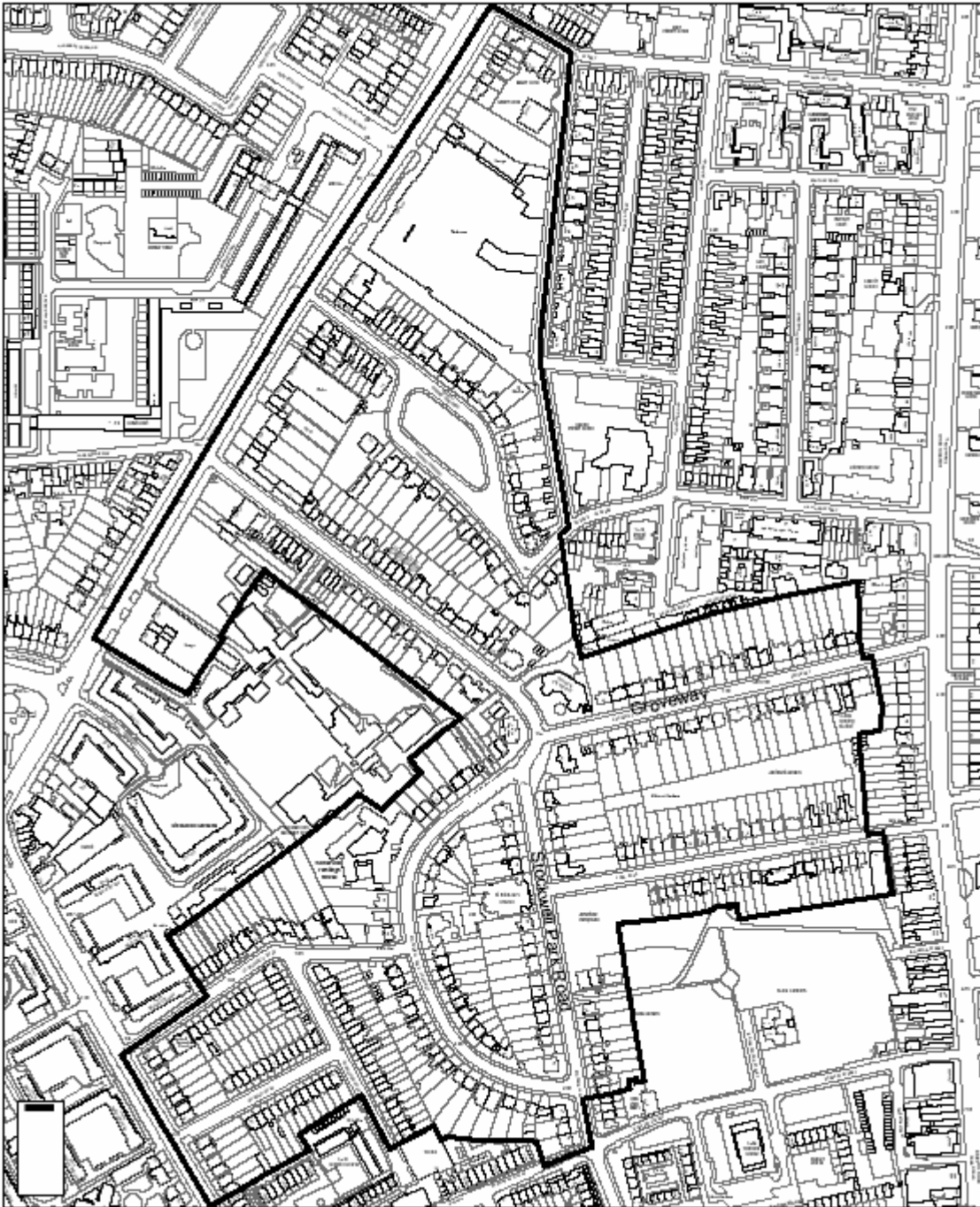
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CONSERVATION AREA BOUNDARY MAP



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INTRODUCTION

The Stockwell Park Conservation Area was originally designated on 10 July 1968 and represents an attractive example of speculatively built residential development originating in the late Georgian period through to the early and mid Victorian periods. The boundary of the conservation area has been altered twice - once in 1972 when it was extended and again in 2003 when a small part at the Eastern end was amalgamated into the Brixton Road and Angel Town Conservation Area.

Stockwell Park Road runs North to South and forms the spine of the conservation area with three core areas to the Southwest, East and North covering approximately 23 hectares. It contains a dense collection of approximately 600 properties bound in part on the three sides by main roads: Brixton Road, Stockwell Road and Clapham Road.

The conservation area is characterised by smart early 19th Century villas mostly with Neo-Classical detailing. These houses, detached, semidetached and in short terraces, sit within pleasant mature gardens which give them a pleasing sylvan quality. Landmark buildings, mature trees and a general unaltered appearance contribute to the special character of the area.

This Conservation Area Statement is prepared by the Council to assist with the management and enhancement of the conservation area. Only by understanding what gives the area special architectural or historic interest can we ensure that 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 management proposals that are deemed of particular importance.

The Council circulated a draft of this document in September 2007 so that local residents, property owners / building managers and any other interested parties could comment on its content. All comments were given careful consideration and informed the content of this final version which was agreed by the Divisional Director of Planning on 24 April 2009.

This Conservation Area Statement will be a material consideration when the Council determines planning proposals. It will be used to manage change in a positive manner and will help inform future action by the Council and other parties; including informing decisions on planning applications that may have an impact within or adjoining the conservation area. It will also assist in the design of proposals affecting existing buildings or new development as well as care and maintenance of the public realm including streetscape and open space.

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1. PLANNING FRAMEWORK

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.

Conservation Area designation brings with it additional planning controls, control over demolition and the protection of trees along with some additional planning controls. 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.

Planning Policy Guidance Note: 15 – 'Planning and the Historic Environment' 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.

The Regional Spatial Strategy for the Lambeth area is the London Plan: A Spatial Development Strategy for Greater London adopted in February 2004. This document sets out an integrated social, economic and environmental framework for the future development of London over a time span of 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.

In Lambeth the 'Development Plan' comprises the London Plan and the Council's Unitary Development Plan (UDP)/Local Development Framework (LDF). Thus all planning decisions have to be made in accordance with the London Plan and the adopted UDP / LDF except where material considerations indicate otherwise. Lambeth's UDP 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.

Part of the conservation area falls within the Background Consultation Area for Parliament Hill to the Palace of Westminster. Therefore the Council will expect that the background of this view to be kept free from obtrusive development. MDO 68 in the UDP is the Freeman's site at 135 Clapham Road. This policy seeks the retention of the listed building on the site, retention of the main, former print works building to Clapham Road and the creation of a street frontage to Liberty Street [Permission has been granted for a scheme which accords with this policy although it is not yet implemented].

1.1 Planning Control

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 and satellite dishes in some locations. Trees are also protected.

1.2 Additional Planning Controls

Irrespective of the planning controls described above there are still a range of works that do not normally require planning permission when undertaken on single dwellinghouses; this

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work is known as 'permitted development'. When the impact of these uncontrolled works is having an adverse impact on the character or appearance of a conservation area the Council can remove the permitted development rights and thus bring the works under planning control.

The Council has done this by making a Direction under Article 4 of the Town and Country Planning General Development Order 1977 (now Article 4(1)) of the Town and Country (General Permitted Development) Order 1995). The effect of the direction is to impose tighter control over development, in order to safeguard the character of the area. The direction was made on 16 July 1973 means that as well as the normal planning controls, planning permission is also required for:

- 1) The enlargement, improvement or other alteration of a dwellinghouse.
- 2) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

The following properties are subject to the Article 4(1) Direction: -

Stockwell Park Crescent

1-9 (odd)
17-37 (odd)
2-12 (even)
26-62 (even)

Stockwell Park Road

41-53 (odd)
75-89 (odd)
46-76 (even)
80-84 (even)

2. CONSERVATION AREA APPRAISAL

2.1 Introduction

This appraisal has been undertaken in accordance to the following guidance:

Guidance on Conservation Area Appraisals, English Heritage, (2006).
Guidance of the Management of Conservation Areas, English Heritage, (2006).
Planning Policy Guidance 15: Planning and the Historic Environment, DoE (1994)

2.2 Geology

The area is totally flat, being part of the great low lying plains of gravel deposits formed by the River Thames in the London Basin. Beyond to the South the land begins to rise slightly, and beyond to the north it remains flat all the way to the River Thames.

2.3 Historic Development

2.3.1 Early History

Stockwell was one of the first hamlets to be established in this part of Lambeth. The name came from the woodlands or 'stocks' and from the presence of natural springs 'wells'. Land in the wider area was mostly agricultural in the early medieval period, located some distance from any established routes.

Documentary evidence shows that Stockwell village (centred on Stockwell Green which is South of Stockwell Park Conservation Area) grew in the medieval period due to the favourable presence of fresh water and timber. Wells were sunk to take advantage of the good quality water and the area enjoyed some prosperity. Formal significance was gained when a charter granted manorial status to the area; Stockwell Manor was built during the 13th century (and demolished in 1756). The Manor house was probably located on the north of Stockwell Road and although its exact location cannot be determined. The eastern boundary of the Manor lies between Durand Gardens and Stockwell Park Road, the western boundary was probably Clapham Road; to the South Brixton Road bounded the area. Thus the conservation area includes part of the original manorial land.

2.3.2 Eighteenth & Nineteenth Century

In the 18th century Stockwell Green became a retreat for wealthy merchants who built substantial houses. The area offered countryside and clean air within a relatively short carriage ride of London. Rocque's map of 1745 shows that the land that is now the conservation area was farmed at that time.

Stockwell Park as we know it today only began to develop as an entity in the early to mid decades of the 19th Century. The earliest houses were built along Clapham Road and Brixton Road forming part of the typical ribbon development of London lining principle routes. These ranged from about 1802 to 1825 and are mostly grand town houses in the Regency style. Slightly later development (1832-1850) was laid out the formal arrangements of straight roads and crescents typically have more suburban detached and semi-detached villas with Classical detailing. These villas mark a move away from the formal urban terraces of the 18th Century and represent the embracing of more informal "Rus in Urbe" (literally countryside in the town) development where houses are set in a rural and romantic landscape. This type of development was also perhaps the beginning of the sub-

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urban ideal and was a response to the cramped conditions experienced in earlier urban developments. It also provided a romantic and somewhat detached haven from city life. The roads in the area that best exhibit this are Groveway, Stockwell Park Crescent, Stockwell Park Road and Lorn Road. Development from the mid 19th Century locally can be seen on Burnley Road, St Martin's Road and St Michael's Road. It is typically terraced and Italianate in style although some Gothic Revival style buildings can be seen.

In 1806, Edward Shewell, who was living at 171-3 Clapham Road (then one house), purchased the site behind his home and in 1832 he laid out Stockwell Park Road from Robsart Street to Clapham Road. The development of the road was delayed until after his death and was carried out by William Cox of Kennington who purchased part of the estate in 1838.

In 1804, Robert Slade, proctor-at-law, and Randle Jackson, barrister-at-law, were admitted tenants to 23 acres of land between Edward Shewell's estate and Brixton Road. They partitioned the estate in 1806, Jackson taking the northern half.

In 1837, On Jackson's death, James P. Macdougall obtained a licence to build roads, pull down outbuildings and cut down trees on the land. In 1840, he laid out Groveway and Lorn Road, the latter forming an approach road to St. Michael's Church which was under construction at the time. The formal layout of the crescent can be seen on the 1841 map with some properties built but mostly empty plots awaiting development. The church of St Michael's Stockwell erected in 1841 stands alone at this time. Development of the rest of the area progressed in a piecemeal fashion over the next few decades.

Historic maps show the significance of the gardens and open spaces to the original development – the garden in the centre of Durand Gardens, the group contribution of the linear gardens and spaces such as the Lorn Road Allotments – originally a large private garden.

The Freeman's building was erected in the later 19th Century reflecting the change in fortunes of the locality.



This map from the 1870s shows part of the conservation area at that time.

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2.3.3 Twentieth Century

In the early 20th Century many of the larger houses were converted into flats or into commercial uses.

During the Second World War most of the historic railings were removed for the war effort and enemy action cleared a number of sites many of which were to be infilled in the post war years. The conservation area was designated in 1968. Since that time only very modest change has occurred.

In the end decades of the 20th Century the area's fortunes have improved significantly with historic properties being restored, many de-converted from flats back to single family homes, railings reinstated and some sympathetic infill schemes of Regency style homes built on gap sites or replacing post-war institutional buildings.

2.4 Spatial Analysis

Generally the conservation area has an air of ordered spaciousness with elegant high quality houses set in pleasant gardens and complemented by mature greenery. Many of the streets are straight and tree lined, some are sweeping; all are reasonably wide and formal.

The houses are built in regular plots typically with front gardens and larger rear gardens. There is an established front building line although deviations occur where there are gap sites or substantial landmark buildings such as the church of St. Michael. The roads are described below in alphabetical order: -

Burnley Road

This road leads from Stockwell Road at the South-western extreme of the conservation area. It is aligned on a Northeast - Southwest alignment and meets St Martin's Road at its Northern end. It forms part of the last phase of development within the conservation area. The houses have raised ground floors which are rendered with stock-brick upper floors; they are arranged in classically proportioned 3 storey terraces with Italianate details. The uniform building height combined with the relatively wide road creates a formal streetscene. The architectural uniformity gives a pleasing rhythm to the facades which is reinforced by the fine stucco detailing. There is a common front boundary line, which al-



Burnley Road has regimented facades which give a formal character.

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though defined by an odd assortment of railings and walls, gives a strong delineation between public and private space. The presence of mature vegetation in the form of street trees and trees and shrubs in the quite small front gardens softens the appearance of what would otherwise be quite a formal urban environment.

Clapham Road

This is a busy arterial road forming the Western edge of the conservation area; its straight alignment provides long views towards St Mary's Axe to the North which helps to place the viewer within a wider city context. Whilst the first phase of urban development dating from the late 18th Century and early 19th Century survives to a reasonable extent there have been intrusions - the most notable of which are the large open space of Stockwell Park School and the imposing Freeman's buildings. Where the original housing survives there is typically a large front garden, a grand house with Classical details and large rear garden. There was originally a continuous building line; where this survives it provides a degree of unity to the streetscape.

Durand Gardens

This road runs off Clapham Road to the North side of the Conservation Area. It is aligned Northwest to Southeast with a mature garden to the centre which the road curves around on either side. The houses overlooking the central garden are particularly attractive and show a variety of types from the mid-19th Century terraces, semi-detached and detached villas through to later 19th Century terraces. The properties share the characteristic layout of small front gardens separated from the street by traditional railings and a larger garden to the rear of the house. The uniformity in building heights and tight urban grain imbues a strong degree of containment and a pleasant sense of enclosure. The layout around the semi-wild central garden, mature trees generally and spaces between buildings makes this part of the conservation area particularly attractive.

Grovelway

This road is straight and runs roughly West-East from Stockwell Park Road to Brixton Road. The properties are arranged as either detached or semi-detached villas or as short terraces giving a formal suburban character unified by the common building line, fenestration patterns and architectural detailing. The presence of mature vegetation in trees and shrubs is particularly important as it represents the original landscape planting of the estate and has



The mature garden to the centre of Durand Gardens is an important feature.

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fulfilled the goal of creating "rus-in-urbe". The houses typically have Neo-Classical detailing in stucco.

The presence of a limited number of post war infill developments has harmed the urban fabric and character of the street; they fail to respect the established building lines, form, scale and proportions of the historic development and are incongruous elements in the streetscape. Similarly the assorted boundary treatments of picket fences, railings and boundary walls look disjointed.

Liberty Street

This is a minor road within the conservation which runs on a roughly North-South alignment with only its Western half in the conservation area. It contains the rear boundary walls to the properties on Durand Gardens, the rear of the former Freeman's complex on Clapham Road and a small new mews development known as Bakery Close to the rear of 119-129 Clapham Road.

Lorn Road

Running parallel to Groveway this road is aligned on a roughly West-East from Stockwell Park Road to Brixton Road. The road is arranged on an axial alignment with St. Michael's Church, its imposing spire and facade terminating the view down the road. The street differs from Groveway in that it has slightly denser development of early –mid 19th Century detached houses and mid 19th Century semi-detached houses and short terraces; all with front and rear gardens. It has a mix of Neo-Classical and Gothick style houses.

The road has a character of dignified order to the streetscene due to the shared palette of materials, form, scale, building heights and strong and well defined property and building lines. There has been some insensitive post-war redevelopment which fails to respect the established building lines, form, scale and proportions of the historic development and is incongruous.

The presence of mature trees and spaces between buildings add much to the character of the street. The Lorn Road allotments, when considered collectively with the rear gardens of Lorn Road and Groveway contribute importantly to the wider sylvan character.



Lorn Road has mostly Neo-Classical (left) and Gothick (right) style buildings.

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St Martin's Road

This street runs on a roughly North-South alignment and forms part of the mid Victorian development which characterises this south-western part of the conservation area. The street is characterised by 3 storey Italianate terraces although within this there is slight variation within the heights and forms - restrained and with shared common details, plot widths and boundary lines. This taken together with the relative width of the road provides a comfortable sense of enclosure. The presence of mature vegetation helps to soften the feel of the street. St Martin's Road has suffered some unfortunate mid 20th Century redevelopments at its South end which are of inappropriate scale, height, materials, design and form and do not relate in a satisfactory manner to the historic properties and character of the street.

St Michael's Road

This road runs on a West-East alignment from Stockwell Park Crescent to Stockwell Road. The mid- 19th Century housing is terraced with small front gardens. Where there is housing on both sides the road feels narrow with a strong sense of enclosure. The character is more urban with mostly Italianate style detailing. An interesting break in the character are the Italianate style houses with "staggered" property frontages which closely follow a bend in the street by utilising a series of projections and changes in height to address the subtle changes in level and gentle curve of the street.

Stockwell Park Crescent

This crescent leaves and returns to Stockwell Park Road on its West side. Its sweep is a particularly impressive feature of the area, the generously spaced and formally presented houses drawing the eye away from the foreground to the ends of the crescent which are terminated visually by similar properties. The Neo-Classical detailing, homogenous approach to building heights, scale and material palette, unifies the detached, semidetached and terraced housing but still accommodates variety. The result is a particularly elegant street free from obtrusive alteration. The new houses at nos. 14-24 have successfully integrated into the established scene even though some of their detailing is inaccurate.

Stockwell Park Road

The Northern part of this road runs North-West to South-East from Clapham Road and the Southern part runs due South to Sidney Road (outside the conservation area). Where the two parts meet, the road is wide and the character particularly spacious.



St Michael's Church spire is a landmark on Stockwell Park Road.

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In places the original paving slabs, granite kerbs and early street lamps survive.

The earliest housing takes the form of detached and semi-detached houses with Neo-Classical forms and detailing. The later examples of infill housing, found to the Northern part only, exhibit more informal later 19th Century and early 20th Century character.

Where the North and South parts meet is open and spacious allowing good views of St. Michael's church which also terminates the long vista West down Lorn Road. It is a relatively small church in the Gothic style of stock brick dressed within stone which makes for an interesting foil to the adjoining Neo-Classical style houses. The Southern part has significantly more openness due to the Slade Gardens playground on the corner with Lorn Road. There are other gaps within the built form - noticeably at the corner with Groveway which has the low buildings of Asquith Nursery School set amongst mature trees which look particularly good when approaching from the South along Stockwell Park Road.

Stockwell Road

This road forms the South-Western boundary and is busy primary route for traffic between Stockwell and Brixton - only a part of the eastern section is included within the conservation area. The buildings contained within the conservation area form a short run of grand 3 storey semi-detached Italianate houses which are now all converted into flats. They have a rhythmic pattern of urban grain, heights and scale, building and property lines and shabby front gardens. The character is urban and the development serves to frame the entrance to, and screen, the streets beyond.

2.5 Landscape Framework

The framework of open spaces is very important to the conservation area. Small front gardens provide a setting to the buildings and give the street scenes and soft landscaped appearance. The rear gardens collectively create large swathes of open space, soft landscaping and mature trees which is further enhanced by Slade Gardens and the Lorn Road allotments.



Grand Italianate style houses front Stockwell Road.

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The landscaping and planting provides a verdant setting for the buildings which are often laid out to maximise views between them. The resulting character is key to the area – the concept of a garden in the city.

2.6 Public Realm

There are a variety of paving materials, kerbs, cross-over and highway details present within the conservation area; they form a reasonably harmonious streetscape, absent of noticeable clutter or visual intrusion. Some areas of the original high quality stone paving surviving at Durand Gardens and outside the church of St Michael on Stockwell Park Road; these, along with the numerous original granite kerbs, contribute to the historic character of the conservation area.

Throughout the conservation area there are good examples of traditional black painted metal lampposts and attractive 'reproduction' versions in cast concrete with fluted shafts and traditional detailing; the design is generally in keeping with the conservation area.

2.7 Activity and uses

The primary use in the area is residential; with a mixture of single family houses and flat conversions. The houses tend to be very well cared for. Conversions to flats have, in places, resulted in harm to the character of the conservation area though the proliferation of satellite dishes and meter boxes and other similar paraphernalia; many of the gardens to converted properties are unkempt and dominated by wheelie bins.

Other complimentary community & educational uses exist but tend not to harm the quiet residential feel of the area. The Lorn Road allotments are a noteworthy horticultural / leisure use at the heart of the conservation area. Some commercial, retail and office uses are found along Clapham Road but it also retains residential uses.



Late 18th and early 19th Century 'Regency' buildings can be found along Clapham Road.

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2.8 Architecture

2.8.1 Regency (late 18th Century and early 19th Century)

This is the first phase of housing development with the conservation area mostly found fronting Clapham Road.

This style is typified by tall, slim, flat-fronted town houses with plain unadorned facades. The buildings are typically of 2 1/2 and 3 storeys with pitched or shallow hipped roof which would have originally been finished in natural slate. The walling material is exclusively brick although stucco render would be used as a cheap alternative to stone for detailing such as plinths, architraves, friezes, cornices etc. Understated but well considered detailing is common with features such as panelled front doors with elegant fan lights or transom lights over, all set in elegant door cases. The windows are all vertical sliding sashes diminishing in size from lower to upper floors, often retaining Georgian multi-paned windows with slim profiles and glazing bars; gauged flat brick arches to the window heads are all typical. Such features add interest to otherwise understated architectural compositions.

The houses typically have spacious front gardens although many have been turned over to vehicle hardstanding forecourts. There are brick boundary walls between properties and sometimes to the front boundary; generally constructed of either red or yellow stock bricks. The front boundary would have originally comprised cast iron railings set into stone plinths (often of Portland Stone); however for the most part these have been removed although in places the plinth survives and has been re-incorporated into the replacement boundary treatment.

2.8.2 Neo-Classical (1840s and 1850s)

This is the character of the core of the conservation area and includes the remaining part of Groveway, Lorn Road, Stockwell Park Road, Stockwell Park Crescent and Durand Gardens. These buildings are typically smaller than the grand Regency houses they followed and exhibit excellent Grecian and other Neo-Classical details which give unity - but there is also subtle variety between the house types. Symmetry prevails whether the houses are detached, semi-detached or in short terraces.



Italianate style houses can be seen on St Michael's Road.

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Whilst the Regency, Classical and Italianate styles are most important in defining the character of the area other architectural styles can be seen: -

2.8.3 Gothick (1840s and 1850s)

Unusually for the area there are some Gothick style houses on Lorn Road. These basically are the same buildings as their Neo-Classical neighbours but have an exuberant interpretation of medieval Gothic architecture with steeply pitched roofs, embattled parapets, spiked finials, fretted bargeboards and Gothic mouldings in stucco.

2.8.4 Italianate (1860s and 1870s)

These houses tend to be terraced, more urban in form and formal; the Italianate style effectively being a natural evolution or simplification of the early Neo-Classical style.

2.8.5 Gothic Revival (1860s and 1870s)

In stock brick with red brick dressings there are only a handful of Gothic Revival style houses in the conservation area; reflecting a preference of the builders for the Italianate style. Buildings from this period are contributory but not common to the area. Nos. 36-42 Lorn Road are typical examples.

2.8.6 Queen Anne and Arts and Crafts (1890s and 1900s)

Examples of the Queen Anne style can be seen in Durand Gardens – in plain red brick with rendered central Dutch gable under a plain clay tiled roof. Some modest houses exhibiting details inspired by the Arts and Crafts can be seen along the Northern part of Stockwell Park Road and in Durand Gardens. The striking late 19th Century Freeman's depot is in red brick which was the fashionable material of the period. Buildings from this period are contributory but not common to the area.

2.8.7 Modern (early 20th Century to date)

Examples of modern movement infill building can be found within the conservation area. With non traditional forms and detailing few of these buildings contribute positively to the character or appearance of the area.

2.8.8 Pastiche - reproductions of earlier styles (late 20th Century- date)

There has been mixed success at reproducing the Neo-Classical in recent decades. A failure to authentically execute proportions and detailing has made some of the schemes crude and clumsy. The most successful example to date can be found at 14-24 Stockwell Park Crescent where the front railings are of particular note.

2.9 Building Materials

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

2.9.1 Walls

Brickwork is the most characteristic walling material with London yellow stock bricks being most common for facades and a more mottled brick is sometimes used on garden walls and rear elevations. Over many years of weathering the bricks have developed a subtle muted appearance which unifies the buildings. In some places brick cleaning and painting of bricks on individual houses has destroyed the unified appearance and is visually jarring and unattractive. Red brick is used which was used in the later phases of 19th Century development as either dressings to red brick in the Gothic Revival houses or as the walling material in the Queen Anne or Arts and Crafts buildings. St. Michael's Church is the only building in the area to use stone; its greyish stock brick walls have freestone dressings. Pointing generally appears visually understated – natural sand coloured and recessed back from the brick face; however some buildings have been badly re-pointed.

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Stucco render has a significant presence within the area. Some of the earlier buildings to Clapham Road are completely rendered but in the majority of cases stucco is used to dress yellow stock brick front elevations and prominent facades. It was used as a cheaper substitute for stone and was originally coloured to look like sandstone. It is applied to the ground floors to give the impression of a classical plinth and can be plain, incised or rusticated to resemble blocks of stone. It is also used to mimic stone on detailing such as doorcases, window architraves, jointless stringcourses and cornices.

The stucco is now almost exclusively painted white, which looks cold and heightens the contrast against the stock brick walls. A number of houses have stucco painted cream or sandstone which is more historically accurate and easier on the eye.

Pebble dashed render is an unsympathetic modern alteration which is not an original feature of the conservation area but has been inappropriately applied in places to poor effect.

2.9.2 Windows

Traditional style double-hung vertical sliding sash windows are the predominant window type; these are all finished in paint with single glazing held in place by putty in the traditional manner. The glazing patterns vary depending on the particular design of the house and its age. For example the earliest buildings typically have 6/6 sashes with fine glazing bars whilst the later house display 2/2 panes with vertical glazing bars. There are also examples of narrow margin lights, neo-classical tripartite windows, Venetian windows and laying panes. A very small number of houses have traditional side-hung casement windows.

Stone cills of robust appearance and in one piece are most common. Thin concrete cills or reconstituted stone cills in short sections are not a feature of the area. Many of the historic houses have cast iron window guards to stop pots being knocked off the cills. These are often beautifully detailed.

A small number of the historic buildings have modern replacement window units. Most of these fail to replicate accurately the fine detailing of the originals and often have a blank appearance due to double glazing, which makes them inappropriate for the area.

A few mid 19th Century houses on St Martin's Road Bay have smart canted bay windows



Decorative stucco plaster detailing is an important feature of the conservation area.

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that are typical of the period but they are generally not a feature of the houses in the conservation area.

2.9.3 Principal Doors

Generally the front entrances are wide to give a grand and impressive entrance to the property enhanced by porticoes and flights of steps. This is an important historic feature – none of the original houses had their principal entrance at ground level.

The front steps tend to be in plain grey concrete, the majority of the houses having been refurbished in the post-war period. Originally the steps would have been in finely dressed stone with plain steps or steps with rounded nosings. Often the bottom step is often wider and curved at the ends, a 'curtail step', to take the newel post. Some of the Neo-Classical houses have steps retained to either side by walls with Grecian detailing. However, the majority of houses have very simple metal balusters carrying a thin metal handrail; there are no finials.

One of the defining features of the conservation area are the carefully executed entrance porticoes to the Regency, Neo-Classical and Italianate houses. These often exhibit very refined Greco-Roman detailing in stucco. The simplest are door surrounds of pilasters carrying a finely moulded cornice or pediment and at the other extreme are full projecting porticoes consisting of Doric columns carrying an entablature of triglyphs and dentils under a deep cornice.

The majority of principal doors, due to their grand scale have glazed fan light (semicircular) or transom light (rectangular). The Regency houses on Clapham Road tend to have ornate examples, some incorporating lamp housings. The smaller Neo-Classical, Italianate and later houses often have plain transom lights.

The age and status of the house dictates the style and detailing of the door. Regardless of the style the front door tends to be carefully proportioned and decorated; some have flush mouldings and others have bolection mouldings. Two, four or six panelled doors are relatively common; many having beaded muntins and original black iron door furniture. Brass door furniture is not a historic feature of the area.



Carefully detailed ironwork or walls typically retain front entrance steps.

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House numbers are sometimes fixed to the doors or hand painted onto the doorcase columns.

2.9.4 Roofs

The roofscape of the conservation area is typical of housing construction of the period: -hipped, pitched and butterfly roof types being the most notable; there are no historic mansard roofs. Natural Welsh slate is the predominant material with the presence of some later replacement modern materials, which fail to replicate the appearance and texture of traditional materials.

Dormers are generally not a prominent feature of the area, most are located on the rear roof slopes; leaving the front slope clean and uncluttered. Some of the houses have modern dormers on their front and side pitches; these are generally over sized, or poorly detailed and detract from the architectural simplicity of the host building.

Rooflights are not an original feature of the houses in the conservation area. The majority of traditional rooflights are located to the rear of properties and are small, used purely to light roof spaces. Traditional examples are in cast iron with a vertical glazing bar. Some rooflights have been installed on front roof pitches to poor effect; they tend to disrupt the simplicity of the historic roof forms.

The presence of pop-up vents adds modern, alien visual clutter to historic roof forms and detracts from the simple historic roofscape of the conservation area.

All of the 19th Century buildings have chimneystacks, which add much interest and rhythm to the roofscape. They are typically in brickwork to match the house and have traditional copings and terracotta pots.

2.9.5 Extensions

The majority of houses within the conservation area are in short terraces or pairs and therefore the uniformity of the group appearance has always been an important consideration. Side space between properties is particularly important spatial feature allowing views between buildings and provides practical access for the maintenance of rear gardens.

Many of the detached and semi-detached properties were built with flat rear elevations and a number of these properties survive unaltered; adding much to the character of the area when viewed across the extensive rear gardens.

Closet returns are most common at the rear and tend to be symmetrical in pairs of houses and uniform in terraces. In places the unity of the original layout has been lost to inconsiderate later extensions and alterations.

2.9.6 Basement Areas

There are few full basements; most basement accommodation is 'semi-basement' being partly above ground. Basement areas to the front of properties are normally simply treated, the ground is retained by low walls with discrete steps leading down from ground level; there is an absence of railings and other enclosures giving an open appearance. This understated treatment is important to the conservation area.

2.9.7 Rainwater goods and other pipes and equipment

Originally the rainwater gutters and down pipes were in cast iron and many original examples still survive. Some properties have parapet gutters and no down pipes in the façade giving a neat and uncluttered appearance. Unfortunately some down pipes have been replaced in plastic which looks crude and flimsy. In some places new down pipes have long diagonal runs in prominent locations – this adds unwelcome clutter to the building.

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In some instances boiler flues, extractor vents, satellite dishes and other plant has been installed on prominent elevations, roofs and chimneys. Such installations cause unacceptable visual intrusion.

2.9.8 Boundary Treatments

Railings, walls and timber fences enclose front gardens to varying effect. Historically the majority of houses would have had front railings. Unfortunately few original examples of survived the Second World War although in places the historic stone plinths of the original railings survive. In the decades following conservation area designation reinstatement of railings has been undertaken in a piecemeal fashion with mixed results.

Historically railings would run across the entire frontage of the house, semidetached houses or short terraces and only at the end boundaries of the group would they terminate in a brick pier. They were around 1m in height with solid bars finished in cast iron finials and fitted neatly into a discrete stone plinth. Heavier stays at intervals along the railings provided elegant support and tend to have grander finials. The pedestrian gates (vehicle gates were only found on the grand houses to Clapham Road) were designed as a seamless continuation of the railings. The most successful reproduction railings follow this pattern closely.

Some of the Neo-Classical houses on Stockwell Park Road have spearhead finials to their bars and pineapple finials to their stays to good effect. On Lorn Road fleur-de-lis finials predominate on the reproductions. A short section of historic railings survive on the flank of 27 Stockwell Road – displaying an attractive Lotus finial.

Many of the end brick piers survive- two Imperial bricks (c48cm) wide and no higher than 1.5m in height they have a heavy but plain overhanging stone coping and the rail of the railing fits neatly into the brickwork at the side. From the back of the piers, running down the side of the front garden, is a slightly lower brick wall which typically ramps up gracefully as it comes in line with the side of the house; this wall often continues past the house to the rear.

Between semi-detached pairs of houses or houses in unified terraces there usually wasn't a brick pier or wall; its absence allowing the houses to be appreciated as a unified group. Instead a low estate railing separated the gardens and connected neatly into the taller front railings at a stay.



These Gothic Revival style railings accurately reproduce 1870s detailing.

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Rear garden walls, especially those fronting roads, are in stock brick with plain copings and are typically around 2m in height; piers are not a feature of their external face.

2.9.9 Garages

Outbuildings and stables are not common within the conservation area. However, former stables survive, in a ruinous condition, within the Lorn Road Allotments. Very few houses have garages; some are purpose built to the side of the house and others have been created at basement level; generally these [garages] are alien features within this 19th Century suburban context and are not considered to contribute positively.

2.10 Shopfronts and Advertisements

There are no shop fronts within the conservation area due to its primarily residential character and the only instance of advertising being the small scale applied lettering to the Freeman's building located on Clapham Road. The nursery on the corner of Stockwell Park Road and Durand Gardens has excessive signage which has an adverse impact in this prominent location.

2.11 Refuse Stores and Associated Structures

Wheelie bins are often stored in out of sight down the side of the property or in discrete brick enclosures. Unfortunately many of the purpose built brick bin enclosures are no longer adequate for wheelie bins. However, many of the properties that have been subdivided into flats have the bins standing conspicuously in the front garden which gives an untidy appearance adding unwelcome visual clutter.

2.12 Listed Buildings

2.12.1 Statutory Listed Buildings

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.

The majority of the Georgian and early Victorian buildings located within the conservation area are statutorily listed. The following buildings are statutorily listed:

<u>Name / Number</u>	<u>Road</u>	<u>Grade</u>
119	Clapham Road	II
127-129 (odd)	Clapham Road	II
135	Clapham Road	II
145-149 (odd)	Clapham Road	II
159-177 (odd)	Clapham Road	II
25-35 (odd)	Durand Gardens	II
24-30 (even)	Durand Gardens	II
4-6 (even)	Grovelway	II
9-11	Grovelway	II
15 -21	Grovelway	II
27-33	Grovelway	II
37-41	Grovelway	II

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45-47	Grovelway	II
24, 30 & 32	Grovelway	II
36-40 (even)	Grovelway	II
42-46 (even)	Grovelway	II
25-43 (odd)	Lorn Road	II
1-9 (odd)	Stockwell Park Crescent	II
2-12 (even)	Stockwell Park Crescent	II
26-54 (even)	Stockwell Park Crescent	II
21-27 (odd)	Stockwell Park Road	II
41	Stockwell Park Road	II
45-53 (odd)	Stockwell Park Road	II
77 & 79 (odd)	Stockwell Park Road	II
16-36 (even)	Stockwell Park Road	II
46-56 (even)	Stockwell Park Road	II
80-84 (even)	Stockwell Park Road	II
St. Michael's Church	Stockwell Park Road	II

2.12.2 Locally Listed Buildings

The Council maintains a list of buildings of local architectural or historic interest, which it believes are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when the planning applications are considered. At the time of survey no buildings in the conservation area had been included on the local list.

2.13 Contribution made by Buildings

This section identifies the contribution made by all buildings in the conservation area. Any omission of particular buildings from this does not necessarily imply that it is of no significance. Where such cases arise they should be referred to the Planning Division for consideration.

2.13.1 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 shown below in street order.

Burnley Road	1-25 (consecutive)
Clapham Road	119 127 & 129 135-153 (odd) 159-177 (odd) 187—189 (house only)
Durand Gardens	3-45 (odd) 10-38 (even) 42-56 (even)
Grovelway	9-47 (odd) 4-24 (even) 30 & 32 36-46 (even)
Lorn Road	1-15 (odd) 25-49 (odd) 2a, 2b, 2 - 42 (even)

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St Martin's Road	1-39 (odd) 2-14 (even)
St Michael's Road	1-24 (consecutive) Brick pier outside 22 & 24
Stockwell Park Cres.	1-9 (odd) 11—15 (odd) 17-37 (odd) 2-12 (even) 14-24 (even) – pastiche reproductions in Neo-Classical style. 26-54 56-62 (even) – pastiche reproductions in Neo-Classical style.
Stockwell Park Road	1-27 (odd) 31 41-55 (odd) 75-89 (odd) 2-12 (even) 16-36 (even) 46-76 (even) 80-84 (even) St Michael's Church
Stockwell Road	27-53 (odd)

2.13.2 Neutral Contribution

The following buildings are deemed to make a neutral contribution: -

Bakery Close Clapham Road	1-20 (consecutive) 121-125a (odd) Extension to rear of 151 187 & 189 Entrance gates and railings to Stockwell Park School
St Michael's Road	Stockwell Spiritualist Church
Somerville Close	1-4 (consecutive)
Stockwell Park Cres.	11-15 – pastiche houses in Neo-Classical style. Entrance gates and piers to Stockwell Park School
Stockwell Park Road	15a Radnor, Clevedon, Wroxham & Cranmere Lodges 29 & 29a 40-44 (even) – pastiche houses in Neo-Classical style. 78 91-97 (odd) – pastiche houses in Italianate style. Entrance gates and piers to Stockwell Park School Structures in Slade Gardens Adventure Playground

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2.13.3 Negative Contribution

The following buildings/structures are deemed to make a negative contribution: -

Clapham Road	Modern extensions and commercial sheds at 187 & 189 1960s ancillary buildings to Stockwell Park Secondary School 149a & 149b Sheds to Rear of 155 & 157 Sheds to rear of 161
Durand Gardens	40
Grovelway	1 Cable Cooling Station 26 & 28 34 Garages to rear of 41 Stockwell Park Road
Lorn Road	1a 17-23
Stockwell Park Cres.	64 & 66
Stockwell Park Road	1a 14 Grovelway Day Nursery

2.14 Contribution made by Spaces

2.14.1 Spaces that make a Positive Contribution

The central garden to Durand Gardens is an important green space which provides an attractive area of mature soft landscaping which compliments and acts as a foil to the large semi-detached and detached Victorian properties, which overlook it. Whilst not a public space its presence provides visual amenity and serves as something of a local landmark in the streetscape.

The adventure playground at the junction of Lorn Road and Stockwell Park Road whilst an unconventional public space probably resulting from bomb damage, is deemed to make a positive contribution to the conservation area. However, it does suffer from a poor sense of enclosure to the Southeast where a large tower block beyond Slade Gardens visually intrudes. Additionally the single storey ancillary structures in the Slade Gardens Playground are aesthetically poor and detract from its appearance.

The Stockwell Park Secondary School gardens which front Clapham Road provide valuable soft landscaping within the otherwise tight urban grain present along Clapham Road.

The Lorn Road allotments have a secluded and mature landscaped setting which, along with the adjoining gardens, makes an important contribution to the area especially when viewed from the overlooking properties.

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2.14.2 Spaces that make a Negative Contribution

The access roads leading to Stockwell Park Secondary School located on Stockwell Park Road and Stockwell Park Crescent are at present poor and unwelcoming spaces within the otherwise tight urban grain of the immediate streetscape. On Lorn Road the entrance to the access road serving the rear of 204a-220 Brixton Road is marked by a large visually intrusive metal barrier.

2.15 Gardens & Trees

The presence of large, mature landscaped gardens to both the front and rear of most properties is a very important element of the character of the conservation area and is a key element in the original estate layout. Front gardens tend to be smaller and more formal than rear gardens containing hedges, shrubs and planting. Mature soft planting in the form of trees and shrubs is essential to the character of the private gardens and open spaces such as Durand Gardens, Slade Gardens and the Lorn Road Allotment Gardens.

Structure is given by garden paths and basement areas which are often paved in concrete but would originally have been paved with large slabs of York stone; some good examples still survive. In some places late 19th Century geometric tiled paths survive and are an important element of the historical evolution of the conservation area.

The larger front gardens have been altered to accommodate vehicle hardstandings and vehicle entrance gates. The most successful are relatively small areas screened by shrub planting. Unfortunately, some front gardens have been totally paved and some even cleared of their boundary enclosure. The resulting hard paved forecourt is, without exception, harmful to the host building and the wider street scene.

The modern paving blocks and slabs tend to look fussy and out of character. Gravel where used, has a tendency to drift out onto the footway giving an unsightly appearance. Rear gardens tend to be more informal and private, enclosed by timber fences up to 2m in height or by old brick walls. Numerous trees provide privacy and shade. Trees, either individually



The grounds of Stockwell Park School contribute to the character of Clapham Road.

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or in groups, are very important to the character of the conservation area, providing a mature backdrop and softening the built forms.

2.16 Views

The conservation area itself is relatively enclosed and level; accordingly views are confined to those up and down the roads.

However there are some particular views of note:-

The views gained of St. Michael's Church and spire from within the conservation area e.g. Lorn Road, Stockwell Park Road and from outside the conservation area.

The Swiss Re (St. Mary's Axe / AKA 'The Gherkin') is visible when looking Northeast up Clapham Road and acts as a landmark within the wider London landscape.

When looking Northwest from the front of the Freeman's Building on Clapham Road the central garden and grand houses on Albert Square terminate the view; this is within the Albert Square Conservation Area. Conversely when looking out of the Albert Square Conservation Area the Freeman's Building serves to terminate the view.

The view of the impressive roof of Durand Primary School from Durand Gardens is of note.

Views across and within the Lorn Road allotments to mature trees in rear gardens.

Despite the proximity of tall buildings and areas of intense development the estate remains relatively enclosed and self-contained with only very limited views out.

There is however one area of notable poor enclosure: -

At the corner of Lorn Road and Stockwell Park Road the large open space of Slade Gardens and a visually intrusive tower block dominate the view and detract from the character of the conservation area.

2.17 Capacity for Change

The conservation area has retained its original historic character because so little harmful redevelopment and change has taken place, much of the space and landscaping has survived and trees have matured well. There are no designated development opportunity sites within the conservation area, or vacant sites awaiting development. Given that the overwhelming majority of the buildings in the conservation area are deemed to make a positive contribution the only scope for development lies with the sensitive replacement of those buildings that have been deemed to make a negative contribution (see later).

Some development around the perimeter of the conservation area is unsympathetic and causes harm to its setting; for example the post-war housing estate on the West side of Clapham Road.

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2.18 Appraisal Conclusion

The Stockwell Park Conservation Area represents one of the most intact and architecturally coherent areas of late 18th Century and /early 19th Century suburbia in Lambeth. The relationship between the landscape framework and the well-detailed buildings and boundaries creates an area of strongly defined public and private space and streetscape character. The area is worthy of its conservation area designation.

3. GUIDANCE

Together with general advice and guidance about conservation area law and policy that is available in separate documents, this section provides good practice guidance on works to properties within the conservation area.

3.1 Alterations to Existing Properties

Details characteristic of the area should be retained and repaired wherever possible. It is only in this way that the special character and appearance of the area can be retained. Advice on repairs to historic buildings can be obtained from numerous sources including '*Stopping the Rot*' by SPAB / IHBC which can be downloaded free from www.ihbc.org.uk. If an historic feature is beyond repair it is essential to replicate it accurately in the new work. Where possible, the original feature can inform the design detailing. Alternatively, adjoining buildings, old photographs, prints or plans can often assist. It should be noted that some replacement works might require building control approval and listed building consent as well as planning permission.

3.1.1 Wall Surfaces

Previously plain brickwork should not be rendered, painted or clad as such changes will normally harm the integrity of the building. Brickwork repairs should be undertaken with caution – matching Imperial sized brick of the same colour and texture will be required for most of the older properties. Original mortar and pointing should be retained wherever possible, where re-pointing is required mortar mixes should normally be lime based, have a traditional light colour and a coarse aggregate. The pointing finish should be traditional flush or slightly recessed, not weather struck; 'tuck' pointing, where found, should be retained and or carefully reproduced. Where only selective re-pointing is required the pointing should match existing.

3.1.2 External Render Detailing

The decorative work on facades should be retained and repaired as it is an important feature of the conservation area. Special mortar mixes should be used where necessary and fine mouldings and details should be repaired by specialists. Detailed guidance on repair is



Modern cement pointing (left) harms the appearance of brickwork.

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contained within *'Practical Building Conservation, Volume 3, Mortars, Plasters & Renders'* by John and Nicola Ashurst, English Heritage,

3.1.3 Joinery

Historic timber is generally of a much higher quality than much of what is available today. Regular inspection and repainting prolongs the life of exterior joinery, windows and doors. Small repairs to address localised rot or other failures can be undertaken by experienced joiners. Where important features are beyond repair and the replacement becomes necessary exact replicas of the traditional features should be sought.

3.1.3 Windows

Changes to the size of window and door openings should be avoided in buildings that make a positive contribution. If traditional windows are in good condition they should be retained. If increased insulation is required the use of internal secondary glazing should be considered. Where replacement windows are deemed necessary exact replicas should be sought. In the case of timber windows these should be painted and the glazing should have a putty finish. Double glazing should only be considered if it accurately matches the appearance of original windows, their frames, glazing bars and the reflective qualities of the glass. Stick-on glazing bars should be avoided as they can, with time, become loose and drop off. Trickle vents and other modern window detailing should also be avoided. Modern window designs in metal, unpainted hardwood or uPVC window units should be avoided as they fail to replicate the traditional construction details and delicate glazing bars of traditional single glazed windows and can look crude and ungainly – thus harming the attractiveness of buildings.

3.1.4 Doors

Original external doors should be retained and repaired as they are very important features. Accurate replica front doors, reflecting the date and style and status of the building will be required in most instances. Doorcases, steps and handrails, where original should be retained. Accurate reinstatement should be sought where these features need to be replaced (see appraisal for detail).

Replacement steps should ideally be in dressed sandstone stone or cast stone to a traditional design (some historic examples have rounded nosings). The application of asphalt should be avoided to steps as it looks particularly unattractive.

Originally many of the front entrance steps would not have had handrails but over the years handrails have been added to varying effect. Where they are required handrails should be in simple, traditional ironwork of plain verticals and flat handrail. Hollow modern mild-steel works should be avoided; so too should decorative scrolls or finials. The vertical rails should either be sunk into their steps or into the retaining wall on either side. Fixings should not be visible.

3.1.5 Roofs

The removal of historic roof structures and their replacement with different designs should be avoided as roofs and chimneys often contribute to the special character of a building, its group value and the wider character of the area. This is particularly important on 19th Century (and earlier) buildings where the roofs and chimneys contribute particularly well to the roofscape of the conservation area.

Small-scale roof repairs can often be accomplished using reclaimed materials. When considering replacement roof finishes it is advisable to re-use the original covering or a good match for it. Modern roof coverings, when requiring replacement, should be replaced with traditional ones. Natural slate and plain clay tile roof pitches are important to the character

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of the area. Artificial tiles or concrete slates should be resisted as they rarely look good and often lose their colour and surface finish within a few decades. Pop-up roof vents, extractors or soil stacks should be avoided. Flush fittings in unobtrusive locations provide a better option preferred.

3.1.6 Dormers

Dormer windows are not a feature of the conservation area. They are most likely to be appropriate at the rear where their wider impact will be minimal. They should be designed to match the host building and be detailed in the traditional manner. Large dormers, those with flat felt roofs, bulky construction or other poor modern treatments, including those that break or protrude above the main roof ridge, should be resisted.

3.1.7 Roof lights

These are not, generally, a feature of the area. They should be avoided on prominent roof slopes and where the group value of unaltered roofs is important. They are most likely to be considered appropriate to the rear. The roof light should normally be of the traditional cast-iron type, flush finished with a traditional slender frame and a vertical glazing bar; they should be small and in line with existing openings. Large, modern or poorly located roof lights have the potential to cause great harm. On the few instances of later commercial buildings larger rooflights may be appropriate but still require careful consideration.

3.1.8 Extensions

Front and side extensions are likely to harm the integrity of the host building or its group value and the important spaces between the buildings. For those reasons they are likely to be unacceptable. Extensions should not block side passages as these are important in providing access to rear gardens for maintenance and fire escape.

All extensions should respect the forms and design of the host building along with its materials and construction details. No extensions should be so large as to dominate or compete with the host building in visual terms. Large flat roofs should be avoided, as they are not a feature of the area.

As the 18th and 19th Century roofscape of the conservation area is one of its most evocative character features roof extensions may not be appropriate in most cases. Loss or inappropriate alteration of historic roofs should be avoided and chimneystacks should be retained intact. Where they may be acceptable roof extensions must respect the host building and be good neighbours generally. Boxy or alien features will not be deemed appropriate.

3.1.9 Basement Areas

Full depth basement areas enclosed by railings are not characteristic of the suburban character of most of the conservation area; their creation would therefore be inappropriate in those locations. The enclosure of an existing semi-basement area should be avoided as railings and other fencing add unwelcome visual intrusion. Historic examples within the area should inform the design of such features. The excavation of front gardens down to expose the basement level should also be avoided.

3.2 New Buildings

The Council will resist the loss of buildings that make a positive contribution to the character or appearance of the conservation area. Care should be taken to ensure that the new buildings in and adjoining the conservation area preserve or enhance the character or appearance of the area and its setting.

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Tall or bulky buildings in these instances are unlikely to be appropriate if they dominate or over shadow the conservation area or impact upon the Background Consultation Area for Parliament Hill to the Palace of Westminster. Sympathetic building forms and materials will normally be expected to respect the character of the conservation area. Proposals and their accompanying Design Statements should be respectful of the existing character of neighbouring buildings and the wider street scene with regard:-

3.2.1 Building Line and Footprint

Relatively narrow but deep building plots contribute to the rhythm of the streetscape. Buildings are set back on an established building line.

3.2.2 Massing

Buildings tend to have their largest mass fronting the street with lesser returns etc. to the rear.

3.2.3 Form

Most of the contributory buildings have their principal entrance up on a raised ground floor. The roof is normally subservient to the façade.

3.2.4 Fenestration

Windows have a vertical emphasis and are typically timber sliding sashes. There is generally a strict hierarchy of proportions in the fenestration, with most buildings following neo-classical proportions.

3.2.5 Detailing

The buildings have fine detailing, modelling and decorative elements in stucco which give them a depth of interest. Doorcases are particularly of note. Off the peg details or pre-cast stone are not adequate substitutes for fine decorative stucco.

2.3.6 Landscaping

Enclosed front gardens have a predominance of shrub and tree planting and generally small areas of hard paving. Rear gardens are larger, more private and enclosed.

The Council is committed to good new design irrespective of style. However, whether pastiche or contemporary, new buildings must respect the character and appearance of the conservation area.

3.3 Advertisements and Signs

As there are limited business premises within the conservation area commercial signage would only be appropriate in limited instances. In the residential core of the conservation commercial signage will not be appropriate, as it would be contrary to the prevailing residential character of the conservation area. Traditional forms of signage (painted signs applied to brickwork or brass plaques) will be most appropriate where required. Modern forms such as plastic or aluminium should be avoided.

The advertising banners attached to the trees within the nursery on the corner of Groveway and Stockwell Park Road cause visual intrusion on this important junction.

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3.4 New Uses

All proposals for new uses should be good neighbours and not cause disruption or nuisance to other residents. The loss of residential uses should be resisted in order to ensure that the long established residential character is retained. Intensification in use, especially flat conversions of existing houses, must not adversely affect the appearance of the host building or the wider conservation area. Refuse and recycling provision should be to the side or rear of the house where it will not be seen. In circumstances where the front garden is the only option for such storage a structure of high quality and unobtrusive appearance will be sought. A failure to address these matters adequately may make conversion proposals unacceptable.

3.5 Plant and Equipment

The location and appearance of plant, extractors, meter boxes, gas pipes and other equipment such as satellite dishes on should be carefully considered. Installations that will be visually obtrusive should be avoided. Where necessary installations should include good quality screening or painting in muted colours to match the surface it is fixed to in order to reduce adverse visual impact. Meter boxes should be set into the ground.

Down pipes should be in cast iron and take shortest possible route, discrete locations etc. Meter boxes should be set into the ground and in unobtrusive locations.

3.6 Boundary Treatments

The loss of walls and railings that contribute to the special character of the area should be avoided. New boundary enclosures should aim to reintroduce the historic pattern of front railings and side walls. The Council is unlikely to approve the removal of any boundary enclosure unless a suitable scheme for its replacement has been agreed; open frontages will not be deemed acceptable. Vehicle gates are only generally deemed appropriate where they serve a driveway to the side of the house.



The Lotus finial (left) is appropriate for the Italianate properties. Railings should be sunk into plinths (centre). Horizontals should fit neatly (no bolts) into any existing piers (right).

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3.6.1 Railings

New railings should be of a height, detail and design appropriate to the age and status of the host building and wider street scene. They should be executed in the traditional manner. Generally new railings should be carefully designed and detailed to suit the location, have stouter 'standard' rails at regular intervals for support, be individually sunk into the plinth, have finials that complement the style and age of the host building and fit unobtrusively into existing piers or brickwork without obtrusive brackets or bolts. In most instances front gates should pivot off a rail sunk directly into the path and should not normally be hinged off a pier or a standard as gate piers are generally not a feature of area. Vehicle gates generally an original feature but where deemed appropriate should be a seamless continuation of the railings, as narrow as possible and pivoting inwards rather than outwards or sliding.

The railings at 21 Stockwell Park Road provide detailing which can be copied for the Regency and Neo-Classical style houses on Clapham Road, Durand Gardens, Groveway, Lorn Road, Stockwell Park Crescent and Stockwell Park Road-

Plinth – smooth cast concrete or dressed stone - 14cm high by 14 cm deep

Bars –2.5cm diameter at 14cm centres – 95cm tall from plinth to rail.

Finial - Spearhead – 20cm high by 6cm wide (max)

Standards – 3.5cm diameter with back brace

Standard finial – Pineapple – 21cm high by 8cm wide (max)

Rails – 1.2cm x 6.5cm at 110cm above ground level

The historic railings at 27 Stockwell Road provide detailing which can be copied for the Italianate style houses on Burnley Road, St Martin's Road and St Michael's Road-

Plinth – 18cm high x 18 cm deep in smoothly dressed with segmental top.

Bars- 3cm diameter at 14cm centres – 116cm tall from ground level

Finial – Lotus Flower– 18cm tall x 10 cm wide (max)

Standard – (estimate as no example survives) 4cm diameter

Standard finial – (estimate) – Lotus – 22cm tall x 10 wide

Rail – 1.5cm x 5cm



The design shown left is deemed appropriate for the neo-Classical houses. Neat fixings (centre) and careful gate detailing (right) should be sought irrespective of the style.

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Rendered plinths look uneven and suffer from frost damage, painted plinths look visually intrusive; these should be avoided. Hollow-section bars or posts, welded detailing and modern latches / hinges should be avoided.

3.6.2 Walls

Between properties a 2m stock brick wall set back from the façade and containing a sheeted timber boarded door is preferable to high railings, fences topped with barbed wire or other decorative treatments.

3.6.3 Fences

Timber fences to 2m in height are appropriate between rear gardens. They should be avoided elsewhere.

3.7 Gardens and Trees

Soft landscaping to gardens is very important to the character of the conservation area. The removal of all soft landscaping and its replacement with fully paved forecourts should be avoided as it looks stark and harms the setting of the house and the wider appearance of the street. Similarly the excavation of gardens to lower the ground to basement level can also harm the setting of the house.

Ideally, hard surfaces should be limited to where they are essential i.e. paths and drive-ways. Gravels, unless bound into a tarmac surface, tend to drift out into the street and look untidy; decorative brick paving and cobbles often look fussy. Front paths should be in large slabs of York stone; concrete or reconstituted stone should be avoided.

The erection of structures in gardens must not compromise the setting of the host building or erode the important contribution made by rear gardens collectively to the sylvan character of the conservation area.



Original York stone paths (left) were once common. Some of the late 19th Century houses have their original tiled paths (right).

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Conservation area designation gives the Council special powers to protect important trees. Anyone proposing to do works to a tree must give written notice of their proposal to the Council. The works should not proceed until the Council has given its consent, or six weeks have expired. Where trees are already protected by a Tree Preservation Order, the Council's consent will still be required for works. The Council will seek the retention of all trees that contribute to the character and appearance of the area.

3.8 Sustainability

Conservation Area designation seeks to retain existing buildings and the design features that give them their character. All existing buildings have 'embodied energy' - the energy that was used to create them; keeping buildings in good repair is the best way to ensure that no energy is wasted. If a building is neglected and features have to be replaced embodied energy is lost when something is removed and dumped and more energy is used in providing a replacement, no matter how environmentally friendly it might be. It is therefore advisable to re-use materials during building works, buy reclaimed recycled materials and recycle site waste.

3.8.1 Reduce Consumption

Consumption can be greatly reduced in residential properties by undertaking 'passive' adaptations; the principles are also transferable to other premises. For example, if the boiler is more than 10 years old replace it with a new more efficient condensing boiler. Use energy efficient light bulbs. Install loft insulation. Specialist companies can draft proof existing windows and internal secondary glazing can reduce heat loss, noise and condensation without the need to replace original windows. Close internal shutters close at night as to reduce heat loss. Use heavy, thermally lined curtains in winter. Insulate pipes, hot water cylinder, the roof, cavity walls and floors.

3.8.2 Renewable Energy

The generation of energy from renewable sources is another way to achieve greater sustainability. Solar thermal systems and Solar PV systems normally require a roof-top installation or replacing the roof cover with special panels or tiles. Wind turbines may vary in size and power; they are not always the best renewable energy option in urban areas.

Ground source heat pumps, installed in gardens, should avoid damage to tree routes. Roof top panels and turbines should be carefully considered within the conservation area to ensure that no harm is caused to the special character or appearance of the area; visually prominent locations should be avoided. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above in section 3.8.1.

4. MANAGEMENT PROPOSALS

This section identifies how the Council believes the area should be managed. It has been prepared in line with national good practice guidance set out in 'Guidance on the Management of Conservation Areas' by English Heritage.

4.1 Boundary Review

The existing boundary has been carefully examined as part of the appraisal process. The following buildings are deemed worthy of consideration for inclusion within the conservation area: -

91-97 Stockwell Park Road are new build properties they respect the adjoining conservation area to north and west and their inclusion would consolidate the boundary to the junction with Sidney Road.

Durand Primary School, Hackford Road is an imposing London Board School dating from 1886 and first extended in 1894. It makes an important townscape contribution to Durand Gardens being visible in a number of views.

4.2 Planning Controls

The existing Article 4 Direction in place on Stockwell Park Crescent and Stockwell Park Road has successfully managed change in a positive manner and those properties covered by the direction are some of the most attractive and intact in the conservation area. Inappropriate changes to facades have started to erode the quality and appearance of some properties. Replacement windows and doors, modern boundary treatments and the excessive paving over of front gardens has had an adverse impact in places and is a threat to the character and appearance of the conservation area.

The Council will consider updating the existing Article 4 Direction and extending it to cover the entire conservation area. This will prevent the further spread of harmful change and allow the implementation of consistent planning controls over all properties.

In determining planning applications the Council will seek to preserve those elements that contribute to the character or appearance of the area. It will also seek to enhance the conservation area through the sympathetic replacement of those elements that do not at present contribute to its character or appearance.

4.3 Monitoring and Enforcement

The Council is committed to using its planning powers to manage the Stockwell Park Conservation Area in such a way that ensures that its special character or appearance is preserved and enhanced.

The Conservation and Urban Design team will regularly update its photographic record of the buildings and spaces within the conservation area. This record will be used to monitor change over time in order that policies and planning controls can be effectively utilised to secure the preservation or enhancement of the character or appearance of the conservation area. Breaches of planning control will be enforced where it is expedient to do so.

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4.4 Signage and Advertisements

Existing advertisements, which in the Council's Opinion, detract from the character or appearance of the area, should be resisted or made subject to discontinuance action where necessary. Illuminated advertising will be discouraged on residential buildings or other sensitive locations.

The Council will seek the removal of the advertising banners suspended from the trees on the nursery on the corner Groveway and Lorn Road.

4.5 Highways and Street works

'Streets for All, A Guide to the management of London's Streets' by English Heritage and Government Office for London provides detailed good practice guidance on street works in historic places.

Highways works within the conservation area should reflect national good practice guidance set out in Department of Transport's 1996 document 'Traffic Management in Historic Areas' 1/96. Its broad principles are: -

- Develop an understanding of the special qualities of the place and depart as little as possible from the traditional form of streets and their materials;
- Respect existing or established traditional materials and detailing;
- Review existing signing and consider scope for rationalization
- Anticipate and minimize new signing requirements at the earliest design state
- Limit formal designs to formal spaces;
- Provide for maintenance and invest in quality.

4.6 Trees

The Council is committed to the maintenance of all trees of value within the conservation area and will encourage ongoing management to ensure their health and longevity. The Council will take action against unauthorised works to protected trees where they are considered to have high amenity value and contribute positively to the character of the area.

4.7 Development Opportunities

The following opportunities exist to improve the area through the improvement / redevelopment of buildings and sites within and adjoining the conservation area:-

4.7.1 Cable Cooling Station, between 1 & 3 Groveway

Should this site become available for redevelopment the Council will expect any redevelopment proposal, irrespective of architectural treatment, to reintroduce plot sizes, buildings and detailing forms and materials consistent with this part of the conservation area. The land immediately to the rear of the cooling station could, on redevelopment of the site, make an extension to the Lorn Road allotments.

4.7.2 26 & 28 Groveway

These are a pair of 2-storey semi-detached post-war houses which fail to relate to the conservation area context. There is scope for the demolition of the existing buildings and the erection of a more appropriate property which successfully interprets the prevailing Neo-Classical character of the neighbouring properties. Whether pastiche or contemporary in

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treatment any scheme should be respectful of the character and appearance of the conservation area.

4.7.3 34 Groveway

This is a 2-storey post-war house which fails to relate to the conservation area context. The original building on the site formed a symmetrical pair with no. 36 Groveway. There is scope for the demolition of the existing building and the scholarly rebuilding of the original building to restore the semi-detached pair.

4.7.4 1a Lorn Road

This single storey garage building is at odds with the prevailing character. The Council will expect any redevelopment proposals to reinstate traditional plot sizes and urban grain, historic building lines and not exceed the height, scale and proportions of its immediate context and the retention of all mature trees on site.

4.7.5 17-23 Lorn Road

This post war building fails to relate to the character and appearance of the conservation area. Any future redevelopment proposals should relate in a satisfactory manner to the scale, height, design, detailing, massing, plot size and urban grain of the immediate neighbours together with the retention of mature trees on site.

4.8 Enhancement Opportunities

Proposals that would lead to the enhancement of the contribution area are encouraged. The following opportunities exist–

4.8.1 Whole conservation area

Accurate reinstatement of historically accurate and detailed boundary treatments and authentic reinstatement of lost historic architectural features to the buildings.

Removal of obtrusive satellite dishes and other fixtures from prominent elevations and roof pitches.

Reintroduction of improved hard and soft landscaping to those front gardens that have lost their original paving and mature planting.

4.8.2 Clapham Road

Sympathetic replacement of railings and gates to Stockwell Park School frontage.

4.8.3 Lorn Road

Enhancement of the entrance and roadway to the allotment gardens off Lorn Road. This could take the form of supporting sensitive re-surfacing, removal of the gate/barrier and an improved boundary treatment to the allotments.

4.8.4 Stockwell Park Road

A more appropriate entrance treatment to the access way to Stockwell Park Secondary School.

4.8.5 Stockwell Park Crescent

A more appropriate entrance treatment to the access way to Stockwell Park Secondary School.

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4.9 Listed Buildings

4.9.1 Statutory List

English Heritage and Department for Culture, Media and Sport are responsible for the statutory list. The Council does not propose to request the inclusion of any additional buildings within the conservation area.

4.9.2 Local List

The Council proposes to consider the following buildings for potential inclusion on the local list: -

Former Freeman's Warehouse, Clapham Road

4.10 Management Conclusion

The conservation area as a whole is characterised by high quality buildings and spaces and therefore a key part of the management strategy for this conservation area lie with the monitoring of change and enforcement action against unauthorised works. This will help to ensure that those characteristics, which define the area, are retained and not lost via a gradual process of erosion. Where there are areas of fragmented townscape quality the reintroduction of appropriate development will help to knit the streetscape back together. Enhancement opportunities are limited within the conservation area and lie mainly with improving the consistency, quality and type of boundary treatments. The important role of landscaped open spaces, and their effective management should not be overlooked.

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5. GLOSSARY

Article 4 (Direction)	A form of town planning control where Permitted Development Rights are removed so that the Council can better control change. Normally only use in Conservation Areas.
Basement Area	An excavated area at basement level of a property. It is normally larger than a lightwell.
Building of Local Merit	A building on Lambeth's list of buildings of local architectural or historic interest. Sometimes known as the 'Local List'.
Building Control	The Lambeth department responsible for ensuring construction work and development accord with the Building Regulations.
Building Regulations	National construction standards.
Closet Addition	A small historic addition to the rear of a house; typically accessed from the stairwell half-landings.
Conservation Area	An area designated for its special architectural or historic interest. The Council has a statutory obligation to seek the preservation or enhancement of its character or appearance.
Conservation Area Consent	Formal approval for demolition in a conservation area from Lambeth. These applications carry no fee
Consoles	The decorative brackets which terminate either end of a traditional shop fascia sign and support / terminate the cornice.
Contemporary style	The architectural / building style which prevails at the time of writing.
Cornice	The architectural moulding, often in timber or stone, which projects out above a shop sign to protect it from the weather.
Dorma	An incorrect term for dormer (see below)
Dormer	A structure placed on a roof to accommodate a vertical window.
Georgian	A general term used to define architectural style from the 18 th Century through to the early – mid 19 th Century.
Gothick	The picturesque use of Gothic features in architecture.
Grecian	Style inspired by Greek architecture.
Half-landing	The landings on a stairwell which are placed halfway between the principal floor levels.
Half-landing window	A window serving a stairwell half-landing.
Hardstanding	An external hard surface.
Hipped End	Where the end of a roof finishes in a roof slope rather than a gable end.

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Italianate	Architecture inspired by Italy palazzo.
Lightwell	An small excavated area to provide light to a basement window.
Listed Building Consent	Formal approval from Lambeth for demolition, alteration or extension of a statutory listed building.
Local List	Another name for the Lambeth's List of Buildings of Local Merit.
Neo-Classical	The revival of ancient Roman and Greek architectural forms and detailing.
Permitted Development Rights	Works of alteration or extension to a single family dwellinghouse that do not require planning permission.
Pilaster	A pillar which is partly attached to a wall – often frames either side of a shopfront and supports the console.
Planning Permission	Formal approval for development from Lambeth. This requires the submission of an application which carries a fee.
Planning Policy Guidance (PPG)	A national planning guidance document. A range of these provide detailed guidance on particular issues. These are gradually being replaced by new PPS documents.
Queen Anne Style	Style popular in later decades of 19th Century using red brick and recreating traditional 17th and 18th Century domestic detailing.
Regency	In architecture the period from the 1790s to 1840s.
Return	A rear wing of a building that normally dates from when the building was built.
Rooflight	A window in a roof which follows the slope of the pitch.
Semi-basement	Basement accommodation which is partially above ground level.
Single Family Dwellinghouse	A single family home which is not subdivided into flats or units.
Stallriser	The area of wall immediately beneath a shop window.
Standard Plan	Most common plan form for a terraced house with stairs immediately ahead on entry though the front door. Stairwell lit by half-landing windows on the rear elevation.
Supplementary Planning Document (SPD)	A document produced by Lambeth Council to provide interpretation and guidance on its UDP policies.
Unitary Development Plan	Lambeth's own strategic planning document outlining the Council's planning policies.
Vehicular Cross-over	The route across the pavement a vehicle must take to enter a property.
Victorian	A general term used to describe architecture from the mid 19 th Century until the 1900s.
Velux	A product name for a type of rooflight. This term should only be used when that particular product is proposed.

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6. CONTACTS

LAMBETH PLANNING

If you have a conservation area question require planning / listed building advice and works to trees on private property the Planning Division will be happy to advice. Please contact:

Town Planning Advice Centre
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Telephone 020 79261249
E-mail tpac@lambeth.gov.uk
Web lambeth.gov.uk

LAMBETH BUILDING CONTROL

To discuss whether your proposal requires Building Regulations Approval please contact:

Building Control
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Telephone 020 7926 9000
E-mail BuildingControl@lambeth.gov.uk
Web lambeth.gov.uk

ENGLISH HERITAGE

The Government's advisor on the historic environment.

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

Telephone 020 7973 3000
Web english-heritage.org.uk

CIVIC TRUST

A charity which encourages high standards of planning and architecture.

Essex Hall
1-6 Essex Street
London
WC2R 3HU

Telephone 020 7539 7900
E-mail info@civictrust.org
Web www.civictrust.org.uk

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GEORGIAN GROUP

The Georgian Group exists to protect and preserve Georgian buildings monuments and landscapes.

The Georgian Group
6 Fitzroy Square
London
W1T 5DX

Telephone 087 1750 2936
Email office@georgiangroup.org.uk
Web georgiangroup.org.uk

VICTORIAN SOCIETY

A national amenity society that promotes the retention and appreciation of Victorian architecture. Members enjoy events and lectures on various topics relating to the period. It produces guidance notes and books to help those who wish to research or maintain their Victorian properties.

The Victorian Society
1 Priory Gardens
London
W4 1TT

Telephone 01462 896 688
E-mail admin@victoriansociety.org.uk
Web victoriansociety.org.uk

STOCKWELL PARK RESIDENTS' ASSOCIATION

The local residents' association.

E-mail stockwellpark.com/index.php

LONDON WILDLIFE TRUST

London Wildlife Trust is the only charity dedicated to protecting the capital's wildlife and wild spaces. It can provide advice on habitat conservation and biodiversity

London Wildlife Trust
Skyline House
200 Union Street
London
SE1 0LX

Telephone 020 7261 0447
E-mail enquiries@wildlondon.org.uk
Web wildlondon.org.uk

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7. SOURCES

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Schedule of Statutory Listed Buildings in Lambeth

Historic Maps

Rocque's Map of 1745

Plan of the Parish of St. Mary Lambeth. 1824.

Parish of Lambeth divided into Ecclesiastical Districts. 1824.

Ordnance Survey - 1877 Edition

Ordnance Survey - Camberwell & Stockwell (Alan Godfrey reproduction). 1913

Geological Society - Survey 1920

Geology Sheet 207 Drift - South London 1975

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

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Bengali

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন হলে অনুগ্রহ করে ফোন করুন

Twi

Se wope saa nkaeboy yi wo kasa foforo mu a fre

Yoruba

Tí ẹ ba fẹ́ Imoràn yíí, ní èdè Òmíràn, ẹjẹ, ẹ kàn wà l'ágogo

Prepared by

Conservation & Urban Design

Lambeth Planning

April 2009