

Streatham Common Conservation Area

Conservation Area Character Appraisal



April 2017

CONTENTS

	PAGE
CONSERVATION AREA MAP	4
INTRODUCTION	5
1. PLANNING FRAMEWORK	6
2. CONSERVATION AREA APPRAISAL	7
2.1 Introduction	7
2.2 Historic Development	7
2.3 Spatial Form	7
2.4 Streetscape and Public Realm	8
2.5 Activity and Uses	8
2.6 Building Materials and Details	8
2.7 Listed Buildings	11
2.8 Buildings that make a Positive Contribution	11
2.9 Buildings that make a Negative Contribution	13
2.10 Refuse Stores	13
2.11 Gardens and Trees	13
2.12 Boundary Treatments	14
2.13 Views	15
2.14 Capacity for Change	15
2.15 Appraisal Conclusion	15
3. GUIDANCE	16
3.1 Alterations to Existing Property	16
3.2 Advertisements & Signs	18
3.3 New Uses	18
3.4 Plant and Equipment	18
3.5 New Development	19
3.6 Boundary Treatments	19
3.7 Gardens and Trees	20
3.8 Sustainability	20
4. MANAGEMENT PROPOSALS	22
4.1 Conservation Area Boundary Review	22
4.2 Planning Controls	22
4.3 Monitoring and Enforcement	22
4.4 Signage and Advertisements	22
4.5 Highways and Street Works	22
4.6 Trees	23
4.7 Listed Buildings	23
4.8 Enhancement Opportunities	23
4.9 Management Conclusion	24
5. CONTACTS	25
6. SOURCES	27

CONSERVATION AREA CONTEXT MAP



12 – Streatham Park and Garrads Road CA, **15** – Sunny Hill CA, **28** – Leigham Court Road South CA, **54** – Streatham High Road CA, **62** Streatham Lodge Estate CA.

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CONSERVATION AREA MAP





INTRODUCTION

The Streatham Common Conservation Area was designated in 1994. The conservation area boundary was last amended in July 2017 when it was extended to include the Thrale Almshouses, Polworth Road.

The conservation area is characterised by an eclectic mix of historic housing lining the perimeter of a historic open space, it illustrates the piecemeal suburban development of Streatham as London expanded in the late 19th and early 20th centuries. Vestiges of its semi-rural past sit alongside suburbia; combined with the unique amenities of Streatham Common and the Rookery (along with the adjoining Norwood Grove, Croydon) gives the locality its unique landscape character and identity.

The conservation area is located at the southern boundary of the borough, south of central Streatham. It is butterfly-shaped and bounded by Streatham High Road to the west, Streatham Common North side, Streatham Common Southside and the eastern boundary of Streatham Common.

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

The Council consulted on a draft version of this document from 11 January to 14 March. Notices were placed in the area and the draft document was available to view on the Council's website. The Council would like to thank all those who took the trouble to respond. All of comments received were given careful consideration when this final version was prepared.

1. PLANNING FRAMEWORK

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

Planning Control

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

Article 4 Directions

- 1.9 Whilst conservation area designation brings with it additional planning controls there are still a range of works that do not normally require planning permission when undertaken on single dwelling houses; this work is known as 'permitted development'. When the impact of these uncontrolled works is having an adverse impact on the character or appearance of a Conservation Area the council can remove the permitted development rights and thus bring the works under planning control. This is achieved by making an Article 4 Direction.
- 1.10 At the time of writing there is no Article 4 Direction covering the Streatham Common Conservation Area.

2. BACKGROUND

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

Geology

- 2.2 Streatham Common is the highest point in Lambeth. The soil consists of London clay, gravel and sand.

Origins & Historic Development

Early History

- 2.3 Streatham High Road follows the line of the Roman road that linked London to Lewes. The earliest mention of Streatham – deriving from ‘Street Ham’, i.e. hamlet on the street – dates from AD 675, when lands from Totinge cum Stretham were granted to the Abbey of Chertsey. Streatham Common at that time was common land for the manor of South Streatham where villagers had the right to graze their livestock and gather fuel. The Common is therefore one of Streatham’s oldest surviving features. In 1362 Edward the Black Prince endowed his south Streatham Manor, including the Common, to the church.
- 2.4 The discovery of medicinal waters in Streatham in 1659 proved to be significant to the area’s development. Throughout the 18th century people came to Streatham to take the healing mineral waters which were drawn from wells on Valley Road and at the present day Rookery Gardens. A large house -The Rookery - was built on the site in the 1780s. In this period the area became a popular country residence for the gentry and citizens of London and many large mansions were erected. Streatham High Road was part of the coach route between London and the south coast and the Pied Bull Inn was built as a coaching inn to serve the passing trade.

19th Century

- 2.5 At the turn of the 19th century Streatham was a modest village (clustered around St Leonard’ Church) surrounded by large mansions and manorial farmland used for market gardening and dairy farming. Park Hill House dates from this period. In 1820 a silk mill was erected near the Common. As the century progressed the old estates were slowly broken. The area was attractive for its semi-rural, open air qualities not too distant from the capital.
- 2.6 Change accelerated significantly with the arrival of the railways in the mid 19th century. Streatham was now opened up to commuters from London and residential development quickened as London continued to expand; the population of Streatham increased substantially with the erection of streets of suburban houses. In 1878 the Beehive Coffee House was built by the Temperance movement to provide workers at the Mill with an alternative to the Pied Bull Inn.
- 2.7 Streatham Common was transferred to the Metropolitan Board of Works for use as a public open space in 1883; an Act of Parliament ensured its protection for public use. Under the terms of their purchase the Board were obliged to continue to maintain an area which had been chained off for many years for use by the local cricket club. With improvements to paths and after mowing the open grassland, the western slope took on the appearance of parkland.



The silk mill later became a rubber factory and is now part of the Sainsbury complex.



No. 20 Streatham Common N Side dates from the 19th Century.



Hambly Mansions, Streatham High Road, in the late 19th Century.

20th Century

- 2.8 By the early 20th century Streatham was prosperous suburb on the city fringe with pockets of open land remaining. Many of the larger houses were falling out of favour and being redeveloped at this time. Following a campaign by local resident Stenton Covington the London County Council acquired the Rookery Gardens – site of the former mineral wells and a grand house – and opened them to the public in 1913.
- 2.9 During the First World War Streatham was subjected to Zeppelin bombing raids. The Streatham War Memorial was erected in the 1920s to commemorate local men who fought and died in the First World War. In the Interwar period Streatham witnessed the final phase of its suburbanisation, covering the remaining rural landscape with housing. In 1923 the former Park Hill estate was purchased for use as the St. Michael's Convent; a chapel was added and adjacent land was sold off for development of Benhurst Court.
- 2.10 During the Second World War a large barrage balloon was flown on Streatham Common to deter enemy attack. Streatham was seriously scarred by enemy action; scores were killed and numerous buildings were damaged or destroyed. Emergency accommodation was provided in the form of 400 'prefab' houses on bomb sites and on both Streatham and Tooting Bec Commons. A V1 rocket landed on the Streatham War Memorial Garden but miraculously the memorial survived.
- 2.11 In the post-war period Streatham experienced a slow decline from its suburban halcyon days and many of the larger suburban properties, including some alongside the Common, were divided into flats. An increased local interest in conservation saw the successful local campaign to preserve the historic silk mill in the 1980s. The conservation area was designated in 1994.

3. SPATIAL QUALITIES

3.1 The conservation area is centred on the common - a large, sloping open space, surrounded by an eclectic mix of late 19th and early 20th century residential properties. Each side has a different character: the busy arterial of Streatham High Roads with its fast-moving traffic and parades of shops is very different to the sedate residential character of Streatham Common Southside.

3.2 The common itself has a semi-rural character in places whilst the Rookery Gardens and the gardens of Park Hill House are important reminders of Streatham's grand past. The gardens of private houses, whilst modest, contribute positively to the leafy spatial character too.

3.3 The streets are described below in alphabetical order:

Barrow Road

3.4 Only a very short section of this road is included in the conservation area, at the junction with Streatham High Road. It has good views of flanks and rear elevations of buildings fronting the High Road and the view out is to the Common.

Braxted Park

3.5 Only a very short section of this road is included in the conservation area, at the junction with Streatham Common Southside. It is quiet and residential and the view down the road is out across the Common. The rest of this road is within the Streatham Lodge Conservation Area.

Copley Park

3.6 Only a short section of this road is included in the conservation area, at the junction with Streatham Common Southside. It is framed by handsome turrets on the houses either side, and the view out is terminated by the Common. A Victorian stench pipe stands on the east side. The rest of this road is within the Streatham Lodge Conservation Area.

Covington Way

3.7 Only a very part of this road is included in the conservation area, at the junction with Streatham Common Southside. It borders the Common on its east side and includes a mature tree with a miniature roundabout at the north end. Views of the rears of houses on Streatham Common Southside are important. The rest of this road is within the Streatham Lodge Conservation Area.

Deerhurst Road

3.8 Only a short section of this subsidiary road is included in the conservation area, at the junction with Streatham Common North side. The view out is of mature trees on the Common.

Greyhound Lane

3.9 This was part of an ancient track way linking Streatham to Mitcham. Only a small part is included in the conservation area. This wide road with 19th and 20th century shopping parades with residential above terminate at a very busy junction with considerable pedestrian and vehicular activity. The interwar Greyhound PH is an attractive local landmark and the forecourt area / wide roadway gives townscape character.



Former Park Hill house (right) with modern housing in the background.

Henry Tate Mews

- 3.10 Henry Tate Mews is the modern name for the development in the grounds of Park Hill house - the mansion and estate built by William Leaf, a prosperous City merchant and then by Sir Henry Tate, sugar magnate and philanthropist. From 1923 to 2000 it served as St. Michael's Convent. In 2000, the mansion, interwar chapel and surviving outbuildings were converted into residential dwellings, with new houses built within the grounds. Henry Tate Mews is now gated and public access is limited although it is opened twice yearly through the Streatham Society. It retains six acres of historic landscape around the house containing a grotto, temple, bridges and folly etc.

Hill House Road

- 3.11 Only a very short section of this subsidiary road is included in the conservation area, at the junction with Streatham Common North side. Views out terminate with mature trees on the Common. The name commemorates Hill House which was an 18th Century house that once overlooked the common here.

Hopton Road

- 3.12 Only a very short section of this road is included in the conservation area, at the junction with Streatham Common North side. It has good views of mature trees on the Common.

Minehead Road

- 3.13 Only a short section of this subsidiary road is in the conservation area, at the junction with Streatham Common North side. The mature trees on the Common are visible in views down this road.

Streatham Common North side

- 3.14 Defining the northern edge of Streatham Common, this was originally an ancient lane linking Streatham to Knight's Hill; it later provided a carriage drive to Hill House, a large mansion that stood at the top of the common. The road follows the rising ground eastward and this provides good elevated views across the common.
- 3.15 At the bottom of the Streatham Common North side, at the junction with Streatham High Road sit the War Memorial Gardens. This is a pleasant public space which has been subject to recent enhancement / investment. It plays an important ceremonial role for the annual Remembrance Day Service. The large panel advertisements opposite on Streatham High Road detract from its setting.
- 3.16 Travelling up the hill on the left is a mix of mostly detached and semi-detached late 19th century houses looking out across the open common. Nos. 13 and 14 are of particular note – they were designed by E. Guy Dawber, a distinguished English architect. After the junction with Valley Hill Road, the pavement broadens and development is later – lower and more closely grouped Interwar houses. Architecturally the street is an essay in variety; many houses are of good quality and retain attractive original features, despite harm caused by replacement modern doors and windows. The low-rise form and unaltered silhouettes of these properties are a key element in their positive contribution to the setting of the common.
- 3.17 Towards the crest of the hill the fine-grained housing ends and is replaced by the boundary of the Henry Tate Mews estate – a timber fence with dense mature planting behind – creating a semi-rural character when viewed with the common opposite. The Common here is wooded, not open, and this section of road is characterised by its mature trees.



The Interwar houses contribute to the setting of Streatham Common.



Beautifully detailed Edwardian houses on Streatham Common S Side.

Streatham Common Southside

- 3.18 Forming the southern perimeter of Streatham Common, this road was a track in the 17th century linking the high road to the mineral wells at The Rookery. When the Board of Works took over management of the Common, they improved the road by planting trees along its perimeter. The road meanders uphill and terminates at the carpark outside the Rookery gates. It has a quiet peaceful suburban character, with well-maintained front gardens adding greenery. With planted verges and the large expanse of the Common on one side it has a very leafy and open character with excellent views across.
- 3.19 Streatham Common Southside has a much quieter and more sedate character than its northern counterpart largely due to the absence of through traffic. There is a small group of attractive early 19th century houses towards the bottom – evidence of the piecemeal suburban development of London's rural fringes at that time. The remaining houses are largely Edwardian and Interwar. Plots are wider and deeper than the north side and the houses generally more distinguished. The buildings themselves are not uniform in appearance – only the odd three or four continue in unity and overall the road is a mixture of detached and semi-detached properties, some with clear architectural quality. The low-rise nature of these properties and their silhouettes is a key positive contributor to the setting of the Common.

Streatham High Road

- 3.20 Forming the western boundary of Streatham Common, this follows the line of a Roman Road and has always been a main route into London. In the 19th century it was lined by villas, some of which survive in much altered form. Today it has a busy urban character which is much enhanced by the spaciousness brought by the presence of Streatham Common.



Richly detailed late 19th Century premises including a former bank.

- 3.21 The junction with Greyhound Lane is very spacious and framed by handsome buildings including a former bank and The Greyhound PH. The buildings represent a diverse mix of styles and periods largely from the 19th and early 20th Centuries. Regrettably, insensitive and poorly detailed shop fronts and signage present a shabby appearance. However, much fine detailing remains and there is significant potential to make enhancements which would benefit both the local people and the business community.
- 3.22 Further south is the Immanuel Church tower, a focal point of the whole area and a significant landmark that can be viewed from a number of vantage points within the conservation area; especially the Common. The otherwise low-rise character of the adjoining buildings is one reason why the tower remains a landmark. Further south stand the former silk mill and former coffee house – both landmark historic buildings. The mill was restored in the late 1980s and sits in the Sainsbury car park; the retail store itself is a well-designed building in the Neo Vernacular style. Its brick walls and plain clay tile roofs are a suitable response to the sensitive location.
- 3.23 The imposing Italianate villa at 508 – 510 Streatham High Road on the corner of Kempshott Road is an imposing landmark villa at this southern point of the conservation area and is indicative of the high class character of mid 19th Century Streatham.

Valley Road

- 3.24 Only a short section of this road is included in the conservation area, at the junction with Streatham Common North side. It has good views out towards the green expanse of the Common.

Voss Court

- 3.25 Only the north side of road is included in the conservation area, linking Streatham Common Southside to Streatham High Road. It is a quiet residential side street lined with mostly Interwar houses.

Landscape Framework

- 3.26 Historic open spaces, designed and semi-natural, are key to the character and appearance of the conservation area. The Common's character changes depending on the aspect and this combined with the sloping topography gives a varied landscape quality. Whilst the lower reaches are well-mown and expansive, the slope to the top of the Common is managed as a natural area with woodland trees, bushes and acid grassland, a rarity in London. The upper slope affords great views west and south.





The eastern upper part of the Common is wooded.

- 3.27 The south side of the Common has a substantial avenue of mature plane trees alongside a bridle path. Beyond the peak (at the east end) the common is given over largely to woodland, including Scrub Oak and a natural regeneration Elm area. This woodland area is possibly a relic of the Great North Wood.
- 3.28 With a playground, two paddling pools, public toilets and a café the Common provides significant open air amenity.
- 3.29 The Rookery was previously the site and grounds of Streatham Wells mansion and the site of Streatham Spa, popular with Londoners in the 18th century. When the house was demolished the Rookery Gardens were purchased by the LCC, added to Streatham Common and opened in 1913. They are on an elevated, south east sloping site. There are terraced lawns dotted with specimen trees and a large historic walled garden including the white garden, pools and streams. The walks are York stone crazy paved and much of the design and detailing is Edwardian in character. With its varied topography, diversity of planting and landscape treatments, a historic well, sundial, pergolas etc, the Rookery Gardens enchants and delights the visitor, making an important contribution to the character of the conservation area. It is on the national register of historic parks and gardens and has been awarded 'green flag' status in recognition of its high quality.



Rookery Gardens



3.30 The exceptional historic gardens at Henry Tate Mews include terraced walks, a small Doric summerhouse, lawns, a small lake, a Pulhamite rockery resembling a gorge, a Gothick castle folly a foot bridge. They are maintained for the collective amenity of the Henry Tate Mews residents.

3.31 War Memorial Gardens is prominently located on the corner of Streatham High Road and Streatham Common N Side. There is a raised walk, specimen trees and area of lawn. The focal point is the War Memorial itself which is faces outward towards the junction. Its has low enclosure railings and and high quality paved approach containing memorial plaques. A second memorial, to civilians, is located nearby. Adjoining digital advertisements create an unacceptable visual distraction.







Gardens

- 3.32 The majority of the domestic properties have reasonably sized gardens with mature shrubs and trees which contribute welcome greenery and soften the townscape. Front gardens are particularly important to the character of the conservation area, lending an air of spaciousness and greenery which enhances the general appearance of the buildings and brings greener to the perimeter of the Common.
- 3.33 The front gardens also provide a welcome demarcation between public and private space, with hedges, trees and shrubs often contributing to a sense of privacy and domesticity. In some instances however, boundary treatments have been removed to enable car parking in front of properties or replaced with railings, walls and gates which are overly large or too minimal. This has a negative impact on the street scene, and is a particular problem along Streatham Common North side. Another adverse impact of the creation vehicle crossovers into front gardens is the loss of the on-street parking space which has a knock-on effect on general residential and public parking.
- 3.34 The semi-rural character of Common is supplemented by the rear gardens which collectively are of amenity and habitat value and provide a soft landscaped setting to the buildings. They contribute positively to the spatial character of the area.



Trees

- 3.35 Trees are especially important in this conservation area and have very high amenity value. The historic landscapes exhibit a number of fine specimen trees. The large oak tree in the roadway at Covington Way is particularly noteworthy for the way it sits between the two lanes. Conservation area designation brings with it protection of trees.

Boundary Treatments

- 3.36 Street facing boundary treatments are particularly important given that they provide a setting to the public realm (and often the Common) and are highly visible as a result. The residential character fronting the common presents a range boundary treatments many of which reflect the tastes and style of the host building. Dark stained timber fencing and brick dwarf walls prevail. Historic brick gate piers and good quality timber fences (about 1.1m in height) would have served the Victorian and Edwardian houses and still survive in places. The prevailing character of the inter-war development is lower treatments of simple, unobtrusive character. Fancy iron gates and railings of recent date exist but these are not generally a historic feature of suburban housing in this conservation area and are overly dominant.
- 3.37 Elsewhere visually intrusive boundary treatments (out of keeping with the low-key character) especially excessively high (exceeding 1.1m in height) walls, railings and gates give a defensive appearance which is adverse in impact.

- 3.38 The boundaries of many properties use hedges to good effect. These make a welcome green contribution to the semi-rural character, provide good definition to the street, and afford a sense of privacy. They make a positive contribution to the character and appearance of the conservation area.
- 3.39 The removal of front boundary treatments for car parking has caused harm throughout the conservation area. For example at nos. 13-14 Streatham Common North Side the expanse of hard standing detracts from the setting of these fine houses.
- 3.40 Henry Tate Mews has a simple timber fence along its road boundary. As befitting such a grand property there are ornate gates and piers. However, this is an exception within the conservation area. At the south eastern entrance to Streatham Common – where it meets Norwood Grove – is a small bridge with surviving Victorian wrought ironwork. The main gates to the Rookery have Georgian piers and modern metal gates made to replicate Edwardian timber design. Other historic iron gates at The Rookery have spearhead finials. These features add visual interest and contribute to the area's historic character.

Public Realm

- 3.41 Generally, the paving and street furniture in the conservation area are modern but historic granite kerbs still line the roads. The streets are generally free of clutter and whilst there is no consistent scheme in evidence for the footpaths this is not in itself problematic. Greyhound Lane's generous public realm has much potential.
- 3.42 Two Edward VII pillar boxes, part of a Victorian stench pipe and a Metropolitan Drinking Fountain and a large Metropolitan Drinking Fountain and Cattle Trough Association trough add historic interest to the streetscape.



- 3.43 Two Millennium viewpoints located in elevated positions on the Common identify the attractive distance views and information boards give useful information.

Activity and Uses

- 3.44 The Common is heavily used for many forms of recreation through the year by a diverse range of people whether dog walking, picnics, running, kite flying or the many casual games of football and cricket. The Common is also a venue for public events such as fairs and circuses. Residential uses line the north and south sides of the Common. The conservation area is predominantly residential with commercial premises and pubs limited to the western side of Streatham High Road.

Advertisements and Signage

- 4.45 Assorted large panel advertisements (some digital) are located around the junction of Streatham Common North side and the Streatham High Road. Their conspicuous location at this key junction within the conservation area is exceptionally harmful to the visual amenity of the common and the adjoining War Memorial Garden. They also have a distracting role in more distant views from uphill on the Common.





- 4.46 The most prominent commercial signage is limited to Greyhound Lane and Streatham High Road (where it faces the Common); here it is generally poor in quality and design – failing to adequately integrate with the host buildings etc. A large panel advertisement on the flank of no. 420b Streatham High Road (above) also harms amenity. The duplication of totem signage at the petrol filling station at corner of Streatham High Road / Streatham Common South is also a cause for concern. There is significant scope for improvement.
- 3.47 The Sainsbury car park is highly sensitive given the presence of the grade II listed former silk mill. Great efforts have been made to minimise the adverse impact of signage here both on the buildings and on the vehicular approaches / car park.

Refuse

- 3.48 Refuse storage is generally not an issue in the conservation area as they tend to be stored in unobtrusive locations in front or side gardens. However, when houses are converted into flats, a large number of wheelie bins are often placed in the front garden. When not thoughtfully placed and adequately screened these can be visually intrusive.

Noteworthy Views

- 3.49 Streatham Common and the land around is the highest part of Lambeth. The open spaces allow some quite distant views the best of which are identified in Policy 25 of the Lambeth Local Plan (2015):



Panorama (v) – View W and SW from Streatham Common to Colliers Wood, Morden, Rose Hill and Pollards Hill. See below.



Panorama (vi) – View S and SW from The rookery to St Helier, Epsom Downs, Pollards Hill, Croydon and the North Downs. See below.

- 3.50 General views within and across Streatham Common and Rookery Gardens are of value. The buildings on the perimeter making an important contribution to the backdrop of the Common. The Emmanuel Church tower on the western perimeter of the Common is a local landmark.

4. ARCHITECTURE AND BUILT FORM

Late Georgian/Regency

- 4.1 The Regency style represents an evolution in the earlier Georgian type, deriving from the fashion for antique architectural sources. Building treatments emphasise proportional simplicity and plainness, complemented by fine but understated detailing often of antique derivation. Windows are vertical sliding sashes diminishing in size from lower to upper floors with slim profiles and multiple glazing bars. The proportions of façades often reflect a tripartite division alluding to the base, column and capital of antique architecture. Elegance and refinement and key.
- 4.2 The earliest properties in the conservation area date from this time. No. 9 Streatham Common Southside is an excellent example of a late 18th century house. It has a simple rendered elevation with a stone-coped parapet with couchant lions at both ends; the front door has a fine patterned fanlight. Park Hill house, Henry Tate Mews, built in 1829 is an impressive stucco villa has Greek key friezes at ground floor and a wide central three-window bow window and Neo classical ornamentation. Some of its garden structures are in a similar Neo Classical style.



Mid Victorian

- 4.3 Parts of the conservation area reflect the diverse revivalist styles common with architects and speculative builders in London during this period. There was a clear move away from the Neo-classical tradition in favour of a Gothic Revival rejected the disciplined, cool classicism of its Georgian predecessor in favour of 'truthful and honest' architectural symbols of medieval England. This style was popular with builders between the 1860s and 1880s.
- 4.4 No. 19 Streatham Common North side is a good example of Gothic Revival style house, with Gothic arched windows, polychromatic brickwork; and a steeply pitched roof with prominent gables. Sashes tend to be 2/2 paned. See page 10.

Late Victorian

- 4.5 The Queen Anne replaced the Gothic Revival in popularity the 1880s. This style was developed and made popular by architects of Richard Norman Shaw and made popular on Bedford Park Estate in west London. Red brick and clay tile are common with the period with terracotta detailing and picturesque roof forms.
- 4.6 Nos. 412-416a Hambly Mansions, Streatham High Road were designed by Streatham architect Ernest George in 1880. See page 10. Originally it formed three separate houses with front gardens but road widening and conversion to commercial use has taken its toll. Ernest George is also responsible for designing the former Beehive Coffee Tavern at no. 496 Streatham High Road which is an excellent example of the Queen Anne style, so too are nos.13 -14 Streatham Common North Side which were designed by E. Guy Dawber in 1893. See below.



Edwardian

- 4.7 At the turn of the 20th Century tastes had moved towards the Vernacular Revival which was in part on a reaction to the industrialised nature of the city and embraced traditional English architectural forms. This style was particularly popular in the suburban development of the early century and evolved into the inter-war 'mock Tudor' style. Common features include sweeping clay roofs, asymmetric massing, hanging tiles, roughcast, exposed timbers, leaded lights, and plank doors with ornamental ironwork.
- 4.8 Many of the properties along Streatham Common Southside side also exhibit Vernacular Revival detailing, including the half-timbered gable and turret of no.23 and the pargetting (elaborate plasterwork) on the gable of no.13 (below). Examples in the conservation area include no. 41 Streatham Common North side, a large double-fronted two-storey house with hipped roof and front bay. Nos. 42-51 semi-detached pairs with large sweeping rooflines, timber bargeboards and tile hung front bays.
- 4.9 The conservation area also includes buildings influenced by the Modern movement – the polar opposite of the Vernacular Revival. Newlands Court on Streatham High Road and Benhurst Court on Streatham Common North side are examples. However, this style is not characteristic of the area.



Building Materials & Details

- 4.10 The majority of buildings within the conservation area are constructed of traditional materials the treatment and use of which varies from style to style:

Walls

- 4.11 The conservation area contains an impressive range of external materials. Brick is very common irrespective of style. Examples of stock brick, red brick, and gault brick can all be found; better quality bricks are typically used for face work and gauged work. Flemish Bond predominates and pointing generally appears traditional, understated, and recessed from the brick face, allowing the brickwork to be appreciated. However, instances of inappropriate modern pointing exist, to the detriment of the overall appearance. Red brick is sometimes used as dressing on stock brick mid-Victorian buildings. There are some good examples of gauged brickwork, with very small joints and a precise finish especially for jack arches etc. The Gothic Revival house at no. 19 Streatham Common North side has particularly fine gauged brickwork, whilst no. 496 Streatham High Road has excellent carved brick ornament.



- 4.12 Stucco render is only really found on the Regency buildings where it is used for dressings such as the string and blocking courses. There are also several examples of cast stone ornament – many houses on Streatham Common Southside have ornate capitals. No. 19 has a good example of stucco tinted to resemble stonework – this more closely follows the historic appearance than the brilliant white paint which is often now applied.

- 4.13 Houses of Vernacular-influenced detailing often use roughcast, exposed oak timbers and hanging clay tiles to good effect, imitating a historic rustic look. No. 26 Streatham Common Southside is a fine example of the use of hanging clay tiles. Architectural faience is used on the Pied Bull PH, although this material is not characteristic to the area.
- 4.14 Stone is not a characteristic building material, although isolated examples of stone dressing exist. The 19th century Immanuel Church on Streatham High Road is built of Kentish Rag stone with sandstone dressings. Stucco was used in the Regency period to mimic stonework.
- 4.15 The application of paint to brickwork, external render and even to dark stained external oak timbers has, in a number of places, been to the detriment of the architectural integrity of buildings and the character appearance of the wider conservation area.

Windows

- 4.16 Vertical timber sliding sash windows were the predominant window type through the 19th century. Earlier examples are multi-paned with very delicate glazing bars. In the mid 19th century panes are typically 2/2 panes. The Queen Anne style buildings often have a single paned bottom sash and multi-paned top sash, though there is good variety in their shape, proportion and glazing pattern. On this type traditional flush casements are relatively rare.
- 4.17 The early to mid 20th century vernacular revival style buildings often have traditional flush casement windows in either timber or steel – mimicking traditional cottage windows.
- 4.18 Unfortunately, the replacement of historic windows with PVCu replacements is a recurrent problem in the Conservation Area, particularly on Streatham Common North side. Chunky and crude in appearance, these generally fail to replicate adequately the traditional construction details and delicate glazing bars of traditional single glazed windows. Their crudity harms the integrity of the buildings and the character and appearance of the area.

Doors

- 4.19 Principal doors within the conservation area are typically at ground level. Despite enormous variety of treatment, doors tend to be carefully proportioned and decorated reflecting the favoured style at the time of construction, though many poor modern replacements mar the historic appearance of properties and the area generally.
- 4.20 Door cases can range from the almost austere examples of Regency building to the exuberant door cases of the Queen Anne Style with many in between; timber, brick, stone and stucco can all be found. Many doors sit under decorative timber porches, and original panelled timber and glazed doors can still be seen on many of the properties. Doors in the Vernacular Revival tradition – typically made of planks with fine decorative ironwork – add charm and interest to front elevations. Rectangular transom lights are common. Painted glass also remains in some doors, for example at no. 24 Streatham Common North side.
- 4.21 Insensitive replacements of traditional doors can have ruinous effects on the facades and settings of historic buildings.



Roofs

- 4.22 The roofscape too is characterised by variation, with a wide range of roofs represented; hipped, pitched, mansard, flat and London can all be found. Prominent gables, often with hanging clay tiles or exposed oak timbers, are a typical feature. Turret roofs can be found on Streatham Common S Side and there is a dome on Streatham Common N side. These elements enrich the roofline silhouettes in the backdrop of the common. There is no predominant material used for roofing although natural slate and pantiles are most common. The fairly common use of inappropriate modern materials, such as concrete tiles, has failed to replicate the appearance and texture of historic examples and as a result the character of the area is degraded. Dormers and roof lights are common throughout the conservation area and vary in their quality and appearance.
- 4.23 Chimneys and clay chimney pots, even when redundant, are an important and characteristic part of the roofscape. Roof ornament is common in the Conservation Area and makes a positive contribution to its character. Terracotta finials, ridge tiles and fish scale hanging tiles can also be found throughout. These combine to give the roofscape a picturesque quality.
- 4.24 Inappropriate modern roof lights and extensions on the visible elevations of roof slopes compromise the building and disturb the rhythm of the roofscape; these have caused harm to the character and appearance of the area.



Rainwater Goods

- 4.25 Rainwater Goods are located on both the front elevations and flanks of houses in the conservation area. Typically they are in cast iron and painted black. In many cases they are located beside the return of a bay window to mitigate their visual impact. Some historic examples of cast iron hopper heads still survive and add visual interest. Down pipes that have been replaced with plastic examples invariably look crude and inferior on historic properties.

Rear Elevations

- 4.26 The conservation area exhibits a wide range of returns and extensions, adding much interest and variety to rear elevations. They can be glimpsed from different public vantage points as well as within gardens of properties. Historically rear elevations were more modest than the principal elevation. In stretches of the Conservation Area, where there is brief consistency of housing design, the rhythms produced by alternating voids and solids and fenestration patterns make a positive contribution to the character. Infill and various modern alterations can erode the richness of rear elevations by introducing alien materials that clash with historic brickwork and disrupt historic rhythms.
- 4.27 Overall there is no consistency in the treatment of rear elevations, excepting the small pockets of consistent development, such as nos. 37-40 Streatham Common North side. The commercial parades on Streatham High Road also have continuous rhythms to their rears glimpsed from some of the side streets. Some of the larger houses on Streatham Common Southside have returns equalling one-half the width of the house and extending the full height of the building. Smaller houses in the area, such as the Vernacular Revival houses at the top of Streatham Common North side, can have fairly large returns nearly as deep as the house itself. Other houses are flat-backed with no returns at all. Glimpses of this contrast and variety of rear elevations are important to the character and appearance of the area.

Basement Areas

- 4.28 Basements are not a feature of the conservation area. Exceptions include the late Georgian property at NO. 9 Streatham Common Southside.

Meter Boxes, Plant & Equipment

- 4.29 Generally, within the conservation area plant and equipment are unobtrusive and discreetly located. However there are multiple instances of ill-placed satellite dishes on front elevations, marring the appearance of the house. This is particularly noticeable where there are many satellite dishes on one building, such as at the blocks of flats at Albert Carr gardens.

Shop fronts

- 4.30 All the shop fronts within the conservation area can be found along Streatham High Road. Some historic features such as corbel brackets, pilasters and stall risers remain and are a great asset to the street scene. Unfortunately many premises have lost their traditional shop fronts to inappropriate replacements – garish, poorly designed, modern aluminium units, overly dominant fascias and projecting signs in inappropriate materials, which detract greatly from the character and appearance of the area. Doors and windows of insensitive design and materials have a similarly negative effect.

Pub fronts

- 4.31 There are two public houses in the conservation area: the Bull PH (formerly the Pied Bull) on Streatham High Road and the Greyhound PH on Greyhound Lane. The Bull dates back to the late 18th century as a former coaching inn. The building is an attractive amalgam of different building periods with good quality detail including faience cladding, fine glazing bars, stucco ornament and wrought ironwork above the entrance; advertising consists of a traditional top-hung pub sign and a faience relief of a Bull above the first storey.
- 4.32 At least four pubs have occupied this site over nearly three centuries. The Greyhound is a very large and handsome Tudor Revival pub forming a focal point of the junction with Greyhound Lane, rebuilt c. 1930. In red brick and render with timber and stucco ornament, it has a steeply pitched tile roof with prominent gables, good fenestration and a wealth of fine detail. A sculpture of a greyhound stands atop the principal door – although lamentably this has been blocked off. Both pubs make positive contributions to the character and appearance of the Conservation Area.



Garages

- 4.33 Many of the inter-war houses in the conservation area have garages integrated in their design, reflecting the period. Streatham Common Southside contains many homes with garages, usually built into the house but sometimes inserted in gaps between houses. Generally these are visually subordinate and reflect the style and status of the host building; many retain visually interesting historic detail. No. 33 Streatham Common Southside is a good example – the timber and glazing bars of the garage doors are complementary to the historic appearance of the house. Garage doors that have been replaced with modern materials invariably look crude and inferior on historic properties and have a detrimental effect.

Building Contribution

- 4.34 Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed in Appendix 1.
- 4.35 The council will normally consider the removal and sympathetic replacement of those buildings that make a neutral contribution. These are identified in Appendix 2. No buildings are considered to make a negative contribution.

Designated Heritage Assets

Registered Landscape

- 4.36 The Gardens at Henry Tate Mews (previously known as Park Hill House) and the Rookery Gardens are both included in Historic England's register of historic parks and gardens at grade II. No new controls apply to landscapes in the register, nor area existing planning or listed building controls affect it in any way. However, the designation is a material consideration when planning decisions are made.

Statutory List

- 4.37 Statutory Listing means that the building is protected by law. This protection extends to the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and which, were erected before 1 July 1948. Listed Building Consent is required for any works that might affect the special interest of the listed building. Statutory listed buildings are set out in Appendix 3.

Non-Designated Heritage Assets

Local Heritage List

- 4.38 The Council maintains a list of assets of local architectural or historic interest which are worthy of conservation. This can include Archaeological Priority Areas, designed spaces and buildings / structures. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered.
- 4.39 Streatham High Road is designated as Archaeological Priority Area No. 4 because it follows the route of a Roman Road from London to Lewes. Part of the War Memorial

Gardens and surrounding land are designated Archaeological Priority Area No. 16 because it is the site of a medieval manor house. There are no scheduled monuments in the conservation area. Local Heritage Assets are set out in Appendix 4.

5. CONCLUSIONS

Capacity for Change

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

Appraisal Conclusion

- 5.2 Streatham as a whole reflects the enormous social, economic and architectural changes that occurred during the latter parts of the 19th Century and the first half of the 20th century. The high quality landscapes such as Streatham Common unify these phases of change with their eclectic but harmonious mix of architectural forms ranging from an early Georgian villas to late 20th Century developments. There is an important sense of coherence to the area resulting from the general sensitivity of development to its context and the excellent spatial standards of properties. The leafy expanse of Streatham Common at the centre and the unique landscapes of the Rookery and Henry Tate Mews further contribute to the conservation area's unique character and identity.

Threats

- 5.3 The greatest threats to the character and appearance of the area are incremental ones, such as the discordant treatment of front boundaries, the paving over of front gardens for parking, the replacement of historic details and materials (such as doors and windows) with inappropriate modern ones, poorly executed repairs to brickwork or stucco, visual clutter caused by refuse and equipment on elevations, and the degraded condition of historic shop fronts. Another significant harmful impact comes from the large panel advertisements on Streatham High Road, especially the digital ones.

Opportunities

- 5.4 The threats outlined in para. 5.3 present excellent opportunities for future improvement; all can be reversed through good management in future. The removal of the large panel advertisements at Streatham High Road would secure a significant enhancement to the character of the conservation area and the setting of Streatham War Memorial.

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7. GLOSSARY

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

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

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

Canted Architectural term describing part, or segment, of a façade which is at an angle other than 90° to another part of the same façade.

Capital The head or crowning feature of a column.

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

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

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

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

Dormer Window A window projecting from a sloping roof and with a roof of its own. Some rare examples are recessed to minimise their visual impact. Often used on mansard roofs.

Dressings Stone worked to a finished face, whether smooth, rusticated, or moulded, and often used on late Victorian or Edwardian brick buildings at corners or around windows.

Edwardian The Edwardian period refers to the reign of King Edward VII, 1901– 1910, although it is sometimes extended to include the period up to the start of World War I in 1914.

Fanlight A small arched window directly over a door. A typical feature of front doors in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Late Victorian and Edwardian Designs often included decorative panels of coloured-glass leadedlights. See also 'transom light'.

Fascia Mostly used to describe the wide board over a shop front carrying the shop name. Also refers to the timber board at eaves level to which guttering is fixed.

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

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

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

Hipped Roof A roof with sloped instead of vertical ends.

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

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

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

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

Queen Anne Refers to both the late 17c/18c period and a revival style popularised in the 1870s by Richard Norman Shaw, combining fine brickwork, terracotta panels, stone detailing, And picturesque massing.

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

Sash Window A window formed with vertically sliding glazed frames.

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

Stock Brick The most commonly used type of building brick found in London. Its distinctive soft yellow colour and appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour.

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

Transom Light A small rectangular window immediately above the transom of a door. See also 'fanlight'.

Vernacular Revival Style – an approach popular in the early 20th Century where architects began reusing traditional English building forms and detailing to achieve picturesque effects. The style became popular with suburban house builders.

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

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

APPENDIX 1 POSITIVE CONTRIBUTORS

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

Statutory listed buildings are considered to automatically make a positive contribution and are therefore not included on the schedule below.

Greyhound Lane

Nos. 151-153 – The Greyhound Hotel – Three storey public house in Tudor Revival. Rebuilt 1930. Decorative timber bargeboards, half timbering etc. Replacement windows and the painting of its cream faience have eroded its character but this could be easily reversed.

Nos. 157-159 – Semi-detached pair of two storey late Victorian houses with large half-timbered dormer in roof and shops at ground floor. Unsympathetic modern additions, including new windows and painted brickwork.

Nos.161-163 – Single storey brick building used as shops, likely to be 1930s in date based on shape of parapet. Much degraded by poor signage.

Polworth Road

Thrale Almshouses – interwar complex continuing a long established Streatham Charity. Erected in the 1930s and added to in 2015. Single and two storey brick houses arranged around a communal courtyard garden.

Streatham Common North side

No.12 – Grand red brick detached property dating from late 19th Century. Formerly known as Spencer House. 12a is the former coach house to the property and is also a positive contributor.

Nos.13-14 – Semi-detached pair of two and a half storey red brick buildings dating from 1893. Built by E. Guy Dawber. Recently converted to flats—front garden unfortunately dominated by vehicle hardstanding.

No. 15 – ‘Deepdene’ - Four storey block of flats created from a heavily altered 1870s villa. Front boundary wall and piers appear to be original but with missing railings (likely removed during WWII).

Newlands Court - Attractive mid 1930s Moderne style apartment block. Symmetrical with green tiles, geometric balconies and slim line steel windows. Attractive front garden with good brick boundary wall.

No. 18 & 19 – Late c19 C semi-detached houses. Asymmetrical, large and imposing in stock brick with red brick arches and attractive porches. Sash windows with transoms.

No. 19a – Stock brick, three storey building with pitched roof. Possibly a modern rebuild of a historic coach house. Understated but not weakly detailed.

No. 20a – Late C19 former coach house to no. 20. Stock front gable with decorative red brickwork, gothic arches to upper windows and gable plaque stating 'JR' (believed to have originally been JP- referring to the Pratt family who lived at No.20).

No. 20 – Late C19 detached property in the Gothic Revival style. Decorative bargeboards, terracotta finials and corning. The right hand element and the former coach house appear to be a slightly later addition. Former home of George Pratt whose family established Pratt's department store in Streatham High Road.

No. 21 – White painted mid Victorian villa with later alterations. Modern doors and eyebrow dormer in front roof slope.

Nos. 23, 24, 25, 26 & 27 – Group of red brick residential properties (late C19) with half-timbered gables, decorative ridge tiles and finials. Nos. 24 & 25 and 26 a & 27 share a conjoined attic gables. No. 26 has obtrusive front dormer.

No. 28 – Attractive two and half storey detached Edwardian house. Harled walls, clay tiled roof, projecting left gable and quirky central porch. Timber casements at 2nd floor level with leaded lights. Prominent location on corner with Deerhurst Road.

No. 29 – Much altered and extended Edwardian property built hard off the back of pavement to Deerhurst Road. Would benefit from sympathetic restoration.

Nos. 30, 31 & 32 – Group of two and half storey properties with distinctive steeply pitched gables and two storey bay windows.

Nos. 33-34 – Ill proportioned pair of two and half storey semidetached houses. C1890 but much altered. Brick and render with poorly executed half timbering. Would benefit from restoration.

No. 35 – Early C20 detached house with inappropriate modern windows, doors. Overly tall boundary treatment and gates to the street.

No. 36 – Detached house (c1890) in the Stockbroker Tudor style. Corner bay on west side is striking. Plain tiled roof with rear chimneys. Modern replacement windows and doors detract from an otherwise good composition.

Nos. 37-40 – Two pairs of two story semi detached properties with half timbered gables and porches. They retain a unified appearance and have group value. Interwar.

No. 41 – Detached double fronted house. Pebble dashed walls (painted white to front) . Bay windows and plain slate roof. Interwar.

Nos. 42 & 43—Pair of large, asymmetrical semi-detached Interwar houses. Rendered with plain tiled roofs and bay windows with casements. No 42 has a a corner bay window topped with a striking onion dome which marks the corner to Hill House Road. Large modern dormers unfortunately compete.

Nos. , 44 & 45, 46 & 47, 48 & 49, 50 & 51 – Four pairs of semi detached houses. Two storeys, with front gables and front eaves that sweep down over the front porch. Front roof-lights detract in places.

Benhurst Court – Interwar apartment in the International style. Red brick banded white with steel windows. Modern PVCu window replacements cause harm. Mature grounds.

Streatham Common Southside

No. 1 – C1900 detached house with small half timbered gable. Much altered.

No. 4 - 5 – Low, two storey late C20 red brick nursing home. Unobtrusive.

Nos. 7-8 – Semi-detached pair of Victorian properties, altered. No. 7 has attractive timber porch. NO. 8 would benefit from reintroduction of timber sash windows.

No. 11 – Two storey house with ornamental gable at one end. Dashed elevations. Casement windows. Slate roof with chimneys. Group value with nos. 9 & 10.

No. 12 – Two storey red brick and render Edwardian property with timber sash windows at ground floor level. Attractive yew tree in front garden.

No. 13 – ‘Roswyn’- Impressive, detached white painted house, gable with decorative plasterwork and plaque depicting the date 1903.

No. 14 – ‘Burford House’- Impressive, detached house in similar style to No.13. Has half-timbered gable, bargeboard, decorative ridge tiles and fish scale tiles.

No. 15 – Two storey house dated 1905. Red brick quoin detail, decorative glass to door and original gate piers which contribute greatly to the street scene.

No. 16 – ‘The Turret’, a modern two storey red brick building. Unobtrusive.

No. 17 – Detached Victorian villa, with inappropriate roof extension built before conservation area designation. Originally had a turret roof to corner. Would benefit from restoration.

Nos. 18-20 – Pleasant two storey detached houses of similar design with half-timbered bargeboards, oriel window and Corinthian pillar detail around windows. Erected 1906. No. 20 has original front door with stained glass.

No. 21 – Large red brick and render double bayed property dated 1906. Converted to flats with crudely inserted additional door. Front garden lost to paving.

Nos. 22-23 – Very attractive pair of turreted late C19 detached houses flanking the entrance to Copley Park. Two storey with gable and semi gable set back with decorative bargeboards and finials. No. 22 is regrettably run-down and would benefit from restoration.

Nos. 24-25 – These properties continue the pattern of Nos. 18-20 (1906) of a single gable over a bay window. Attractive small paned windows.

Nos. 26-29 – Two storey detached houses with a gable over one half balanced by an oriel window on the other. Early C20. Upper floor level rendered on the exterior with brick quoins. Prominent chimneystacks and decorative ridge tiles.

Nos. 30-31 – Broad, double fronted semi-detached houses with integral garages. The Neo vernacular styling has an unusually elongated character which is very attractive, built 1931.

Nos. 32 – Detached red brick house in domestic revival style. It has a compact form which has under a charming red tiled roof and has an over-scaled arched entrance portal. Dated 1931 over doorway. Inappropriately tall front gates and railings.

Streatham Common Conservation Area Character Appraisal, 2017

Nos. 33-34 – Large semi-detached half-timbered houses with green glazed roofs. Dating from 1935.

No. 35 – Pretty 1930s cottage style house with front gable and catslide roof. Rendered walls and red tiled roof.

No. 36 – Two storey detached corner property at junction with Covington Way. Rendered walls, plain tiled roof and 'feature' chimney stack in brick. Leaded steel windows.

The Rookery Café — Modest timber structure with hipped roof, very much in keeping with its surroundings.

Built structures including entrance gate piers, gates and railings, historic garden walls and balustrades, stone paving, steps, shelter, fountain, sun dial, well, pergolas etc.

Streatham High Road

Streatham War Memorial – a bronze statue of a soldier sculpted by Alfred T. Loft in 1921. Situated in open space which was once the front of Albert Carr House (demolished post-war).

Civilian War Memorial—Square column with main part in rough hewn stone and top third of it carved with a smooth rippled pattern. Column stands on one corner of a square paved area with dedicatory inscription in the corner diagonally opposite the column. C2006.

Nos. 408-410 – Commonsides Court- 1930s block of flats with shops at ground floor. Elegant modernistic detailing including steel windows and balconies and art-deco detailing to entrance door. Would benefit from restoration.

Nos. 412-416a – Hambly Mansions. Red brick, triple-gabled building with fish scale hung tiles. Designed by Ernest George & Peto in 1877, this building was originally residences and had shop fronts added at later date. The cut off bay originally extended to ground floor. Would benefit from restoration.

Nos. 418-420b – Interwar commercial parade with flats over. Symmetrical, red brick with stone quoins and trim. Two storeys above ground floor shops. 1930s. Of particular note is the curved glass shop front at 420a which also has decorative plasterwork above the door. Otherwise shopfronts poor and window replacements have harmed unity. Would benefit from restoration. Flank advertisement panel harms local amenity.

Nos. 426-450 – Imposing late 19th Century parade of shops with two and half storeys of flats over. Stock brick with red sophisticated brick detailing and some decorative stonework. Original bank front detailing including pilasters survives at nos 426-8. Some modern replacement windows and poor quality shopfronts detract from architectural integrity of the group. Worthy of restoration.

Streatham Common Conservation Area Character Appraisal, 2017

Immanuel Church Tower – Kentish ragstone NW tower of a church enlarged in 1864-5 by B. Ferrey with modern additions, a rebuilding and enlargement of a church built in 1854. Highly prominent in views across the Common and along Streatham High Road.

No. 480 Sainsbury Store – neo-vernacular style super market with brick walls and red clay tiled roofs. The forms and materials respond well to this sensitive location—especially the listed former coffee tavern (no. 496) which stands at its main entrance.

No 498 - The Bull PH– early C19 (possibly earlier) public house with portico style entrance with decorative ironwork and faience tiles to the stucco main façade. Much attractive detailing. Early 20th Century pub front in faience.

Nos. 508 – 510 – Imposing Italianate style villa (now flats) marking the corner with Kempshott Road – three storeys over semi-basement. Gault brick and stucco.

APPENDIX 2

NEUTRAL CONTRIBUTION

The council will normally support the removal and sympathetic replacement of those buildings that make a neutral contribution if the result would preserve or enhance the character or appearance of the conservation area. Buildings and structures considered to make a neutral contribution are detailed below:

Streatham Common North side

No. 22 – Red brick block of modernist style flats built 1967. Flat roof, large regimented windows. Attractive gardens to front and sides contribute greatly to street scene.

Streatham Common Southside

Nos. 2 & 2a – Pair of modest 1980s houses. Front gardens lost to hard standing and parking.

No. 6 – Lewis and Co - Builders merchant's yard and premises.

No. 11a – Post-war house set deep into the garden plot and virtually invisible from the street. Low and unobtrusive.

Streatham High Road

422—424 Streatham High Road—single storey inter-war shopping parade—much altered with inappropriate shopfronts.

St John's House—block of flats adjacent to Immanuel Church Tower.

Petrol filling station on corner with Voss Court. Late 20th Century filling station with large canopy, small shop and two tall illuminated totem signs.

Voss Court

Much altered Interwar houses on the north side.

APPENDIX 3 STATUTORY LISTED BUILDINGS

The following buildings are statutory listed:

Name / number	Road	Grade	Date listed
Drinking trough	Streatham Common	II	27.03.1981
Nos. 2, 8, 9 and 10 Henry Tate Mews (Former Park Hill House)	Streatham Common North side	II*	27.03.1981
5, 6, 7 (former Chapel) Henry Tate Mews	Streatham Common North side	Curtilage listed	06.11.1998
13, 14, 15 Henry Tate Mews	Streatham Common North side	Curtilage listed	06.11.1998
52 Henry Tate Mews	Streatham Common North side	Curtilage listed	06.11.1998
Gates, gate piers & flanking walls, Henry Tate Mews (Former St Michael's Convent)	Streatham Common North side	II	27.03.1981
Garden house, Henry Tate Mews (Former St Michael's Convent)	Streatham Common North side	II	27.03.1981
Grotto, Henry Tate Mews (Former St Michael's Convent)	Streatham Common North side	II	06.11.1998
Bridge at Henry Tate Mews (Former St Michael's Convent)	Streatham Common North side	II	06.11.1998
Folly at Henry Tate mews (Former St Michael's Convent)	Streatham Common North side	II	06.11.1998
Garden Seat at Henry Tate Mews (Former St Michael's Convent)	Streatham Common North side	II	06.11.1998
No. 9	Streatham Common Southside	II	27.03.1981
No. 496	Streatham High Road	II	26.06.1984
Mill building west of No. 496	Streatham High Road	II	09.05.1986

APPENDIX 4 LOCALLY LISTED BUILDINGS

The following assets are on the local heritage list:

Name / number	Road	Description	Criteria
The Greyhound PH, 151	Greyhound Lane	1930 public house. Vernacular revival style – red brick and render. Casement windows with leaded lights. Plain clay tiled roof with chimneys. Screen wall to garden. Some interior features including lofty billiards hall.	A, B
Rookery Gardens	Streatham Common	Built structures including entrance gate piers, gates and railings, historic garden walls and balustrades, stone paving, steps, shelter, fountain, sun dial, well, pergolas etc.	A, B, D
No. 12	Streatham Common N side	Detached, red brick late 19 th C house. Two storey bow window, sashes, ornamental gable, red clay roof tall stacks. Group value with nos. 13 - 14	A, B, D
Nos. 13-14	Streatham Common N side	Semi-detached red brick buildings in late Vernacular Revival style. Architect E. Guy Dawber, 1893. Group value with no 12.	A, B, D
No. 20	Streatham Common N side	Ornate Gothic revival property from mid 19 th Century. Gothic style wall-head dormers, ornamental stacks. Gault brick and red brick addition to right side. Gothic porch on flank.	A, B, D
No. 10	Streatham Common S Side	Two storey early 19 th C house with additions. Stucco with hipped roof and tall chimneys. Two storey bay with pilasters. Group value with nos. 9 & 11	A, B, D
No. 11	Streatham Common S Side	Two storey house with ornamental gable at one end. Dashed elevations. Casement windows. Slate roof with chimneys. Group value with nos. 9 & 10	A, B, D
No. 13	Streatham Common S Side	Two storey house with ornamental gable at one end. Originally a cottage (double pile main part of the current house) it has a later two and a half storey wing across the north gable which presents 'Dutch' gable ends to front and rear.	A, B, D

Local heritage list continued.

The composition and overall appearance is an attractive, semi-rural one. Rendered and painted elevations. Casement windows. Slate roof with chimneys. Group value with nos. 9 & 10 - sits within the oldest group of houses fronting Streatham Common. When first built the wider area was very much still remote from London and covered by estates and open farmland. This surviving group is still evocative of this rural idyll – especially as it fronts the common land and is visible from it.

Name / number	Road	Description	Criteria
No. 14	Streatham Common S Side	Detached Edwardian house with half timbers in front gable, brick and tile hung walls, good timber porch and plain tiled roof. Two storey bay and oriel. Casement windows. Group value with 13.	A, B, D
Streatham Memorial	War Garden of Remembrance, Streatham High Road	Bronze figure of a bowed soldier on a tall plinth. Sculpted by Albert Toft. Unveiled and dedicated 14 October 1922. Plinth has plaques and a low enclosure.	A, B, D
Immanuel Church	Streatham High Road	Tower surviving from Gothic Revival style church, of 1864-5 by B. Ferrey. Kentish rag, bath and sandstone dressings. Local Landmark.	A, B, D
Hambly Mansions, 412-416a	Streatham High Road	Large red brick, triple gabled mansion block with shops at ground floor. Designed by Ernest George & Peto in 1877 with shop fronts added at later date. Decorative brick work and fish scale hung tiles.	A, B
Pied Bull PH, 498	Streatham High Road	Former coaching inn with numerous layers of historic alteration. Main block symmetrical and in stucco with later faience ground floor and pedimented single storey flank wing. Good ironwork and interior joinery.	A, B, D, E

Local heritage list continued.

Archaeological Priority Areas

Archaeological Priority Area No. 4 Bristol Causeway (Roman Road)


The Bristol Causeway road is believed to be Roman in origin and is aligned with the London-Brighton Way. The Priority Zone is stretched along the length of the road within the London Borough of Lambeth. Cross sections of the Roman road and the Medieval road have been found along the length of the Causeway.

Sites of archaeological significance occur within the Priority Zone although to date there have been no Prehistoric or Saxon finds. Medieval sites include the fourteenth century Hasardes Bridge which is often confused with nearby Martins Bridge. The thirteenth century gallows erected by the Abbot of Bec are also thought to be at some point along the road. Post medieval evidence is plentiful and includes several public houses and two mansions, Bedford House (1573) and the Shrubber (1754).

Archaeological Priority Area No. 16 Streatham Common North

The Manor House of Tooting Bec. is the main reason for marking this area as a Priority Zone. In 1086 it consisted of two Estates Tooting Bec and Streatham. Colbrands built a house in 1394 and was rebuilt in 1550. It continued to be known as 'Colbrands' and maps show a house here in 1675, between 1741-1745 the site was marked 'the Duke of Bedford' which was later demolished. A sixteenth century gatehouse and parameter wall was known in 1801, and was uncovered during later road widening. In 1800 Coventry Hall was built but suffered from extensive alterations in the nineteenth century and was demolished in the twentieth century. Excavations (site code LAM141/82) found some remains.

An avenue of trees led away from the sixteenth century Manor house and part of it remains in use as Russell's footpath. The question remains to be answered in regard of whether this is part of an older road. The Medieval Manor House is known only from documentary evidence and has yet to be found through archaeological investigation. It is expected to exist underneath Coventry Hall which is still standing. An excavation attempted to locate the house (site code LAM437/79) but failed, finding only Post medieval foundations.



This document was prepared by
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