

Trinity Gardens Conservation Area

Conservation Area Character Appraisal



January 2017

CONSERVATION AREA CONTEXT MAP

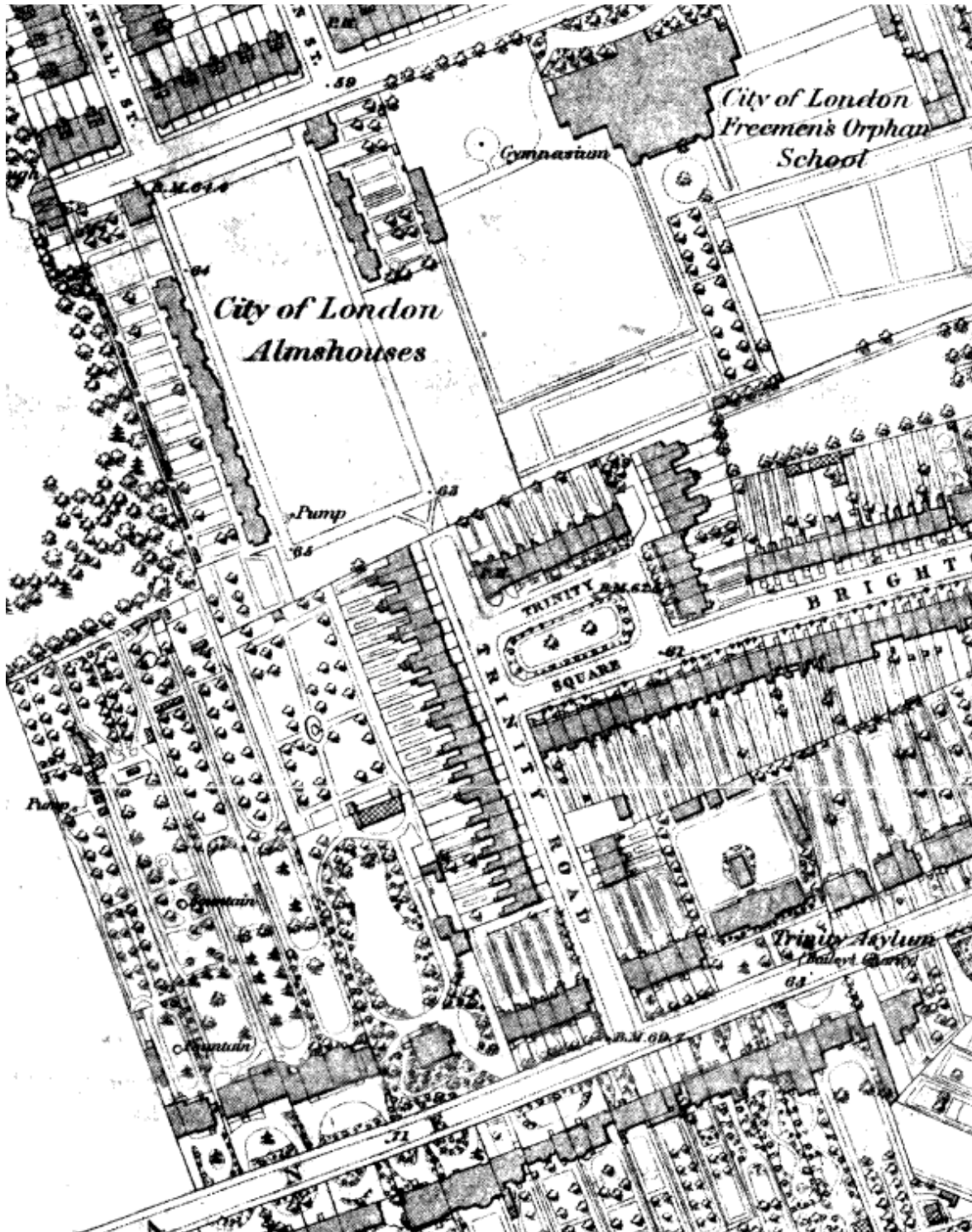


6 – Brixton Road and Angell Town CA, 13 – Brixton Water Lane CA, 18 – Trinity Gardens CA, 26 – Brixton CA, 33 – Clapham Road CA, 42 – Stockwell Green CA, 46 Ferndale Road CA, 49 – Brixton Hill and Rush Common CA.

CONTENTS

	PAGE
CONSERVATION AREA CONTEXT MAP	2
CONTENTS	3
MAP OF THE AREA IN 1875	4
CONSERVATION AREA MAP	5
INTRODUCTION	6
1. PLANNING FRAMEWORK	7
2. ORIGINS AND DEVELOPMENT	9
2.2 Geology	9
2.3 Archaeology	9
2.3 Historic Development	9
3. SPATIAL ANALYSIS AND URBAN QUALITY	14
3.12 Public Realm	17
3.15 Activity and Uses	17
3.17 Landscape Framework	18
3.22 Boundary Treatments	19
3.29 Views	22
4. ARCHITECTURE	23
4.1 Architectural Periods and Styles	23
4.13 Building Materials and Details	26
4.39 Signage and Advertisements	32
4.40 Listed Buildings	32
4.42 Building Contribution	32
5. CONCLUSIONS	33
6. SOURCES	34
7. GLOSSARY	35
APPENDIX 1- STATUTORY LIST	37
APPENDIX 2 - LOCAL HERITAGE LIST	38
APPENDIX 3 - BUILDING CONTRIBUTION	39

MAP OF THE AREA IN 1875



1875 OS Map, London Sheet LXXVI

CONSERVATION AREA MAP



The maps in this publication are based upon ordnance survey material with permission of ordnance survey on behalf of the controller of her majesty's stationery office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Lambeth 100019338 2007.

INTRODUCTION

The Trinity Gardens Conservation Area was designated in 1978. Of a generally leafy and tranquil character it is largely of 19th century and early 20th century date. Firstly, are mid 19th Century buildings – alms houses and substantial villas along Acre Lane and the residential terraces of Trinity Gardens centred on the garden square. Then come the large development of later Victorian alms houses grouped around a green quadrangle and Alpha Place (the former Santley Street School). Taken together these illustrate the wide spectrum of housing development as London expanded in the 19th century.

The conservation area is located immediately west of central Brixton and is roughly rectangular in shape. Its focal point is a garden square - Trinity Gardens – accessed from Brixton Road via Brighton Terrace and directly from Acre Lane. The conservation area is predominantly residential in character in spite of its town centre location.

The conservation area boundary was last revisited in July 2016 when no. 54 Acre Lane was included within the conservation area whilst at the same time modern blocks of flats to the immediate rear of nos. 52 and 54 Acre Lane were removed from the conservation area.

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

When complete this character appraisal will be a material consideration when the Council determines planning proposals for the area. It should be used to manage change in a positive manner and 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.

Consultation

The Council consulted on a draft version of the appraisal document so that local residents, property owners / building managers and any other interested parties could comment on its content. The consultation ran from 11 January to 14 March 2016 when notices were placed in locations around the area and the draft document was available to view on the website. The Council is grateful to those who took time to comment. All submissions 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 Local Plan except where material considerations indicate otherwise.
- 1.6 Lambeth's 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.

Planning Control

- 1.7 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

- 1.8 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 devel-

opment'. 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.

- 1.9 No buildings within the Trinity Gardens Conservation Area were subject to an Article 4 Direction at the time of writing.

2. ORIGINS AND DEVELOPMENT

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

Geology

- 2.2 The area is flat, being part of the great low lying plains of clay deposits formed by the River Thames in the London Basin.

Archaeology

- 2.3 An Archaeological Priority Area (Roman Road) runs along the length of Brixton Road, immediately to the east. There are no scheduled monuments within the conservation area.

Historic Development

2.4 Early History

Acre Lane is thought to have been first developed in Saxon times as part of a network of east-west tracks. The area formed part of the Manor of Stockwell, one of the ten manors of Lambeth; the character was agricultural and farming was the predominant activity.

19th Century Development

- 2.5 At the beginning of the 19th century the Manor of Stockwell was auctioned off in lots; improvements in turnpike roads and the opening of the Vauxhall Bridge in 1816 created opportunities for residential development and dwellings began to be erected along the main roads, attracting those with adequate means to escape the congestion of inner London.
- 2.6 The earliest developments within the conservation area are the houses built along Acre Lane in the 1810s. No. 46 Acre Lane is thought to be one of the earliest surviving, along with Nos. 48-50 Acre Lane (The Cedars) which were completed by Thomas Bailey in 1819. He also financed the building of the adjoining Trinity Asylum in 1822, living in the area and managing these almshouses until his death in 1828. A parish map of 1841 shows detached or paired villas extending along both sides of Acre Lane, but still with several gaps and with open fields to the rear.
- 2.7 The City of London Corporation purchased a sizable portion of the fields to the north in the 1830s in order to erect almshouses for elderly poor residents of the City. Initially 16 almshouses were built, using funds subscribed to commemorate the passing of the Reform Bill of 1832.
- 2.8 Trinity Gardens was originally named Trinity Square, built in 1849-50 with conventional terraced housing arranged around a square, and linked to the earlier Brighton Terrace to the east, where none of the original houses have survived. The OS map of 1871 shows Trinity Gardens fully built out with long rows of terraces, centred on a garden laid to lawn with trees.



Smart villas on Acre Lane indicates high Brixton's status in the 1800s.



Trinity Asylum, Acre Lane was erected in 1822

- 2.9 In the 1850s, following the Corporation's decision to pull down existing almshouses in the City and relocate to the site near Brixton, the Rogers Almshouses were completed in the Gothic style. In the 1880s the original 16 houses built by the City of London were demolished and replaced, along with the erection of the new Gresham Lodges in the southeast corner in 1884.



The City of London Almshouses erected in 1884.

20th Century

- 2.10 Thomas Bailey's grandson sold 48-50 Acre Lane to the London School Board in 1899. The buildings were initially used as a special needs school, but in 1902 the extensive grounds at the rear were used to build Santley Street School (now Alpha House), providing elementary education for over 1000 children.
- 2.11 As the social make-up of the wider area changed, many of the original villas were converted to commercial uses. In the early 1920s, some of the terraced houses at the junction of Trinity Gardens and Acre Lane were replaced by light industrial buildings.
- 2.12 During the Second World War the railings in the locality were removed for the war effort. The southern side of Trinity Gardens was destroyed by enemy action. Daisy Dormer Court was subsequently built on the site. The commercial buildings on the western corner of Acre Lane and Trinity Gardens were also rebuilt after war damage.
- 2.13 Further changes took place in the latter years of the century, with a resurgence of residential use. A large wing was added to no.46 Acre Lane to create a sheltered housing complex, Bucknell Close. Nos. 48-50 Acre Lane were converted to residential apartments, with Santley School itself also being converted in the 1990s. The original no.54 Acre Lane (at that time outside the conservation area) was replaced by a slightly larger apartment block, designed as a replica of no.52 Acre Lane.



No. 54 Acre Lane is an authentic replica of its historic neighbour at no. 52.

3. Spatial Analysis & Urban Quality

- 3.1 Although Acre Lane is fairly busy the remainder of the conservation area is characterised by the leafy, sedate quality of its residential properties. At its centre, and lending its name to the conservation area, is Trinity Gardens which is a traditional London garden square. It is protected by the London Squares preservation Act (1931) and although modern in character – provides an appropriate soft landscaped setting for the historic buildings that enclose its three sides. A cheerful corner public house and low traffic levels complete the pleasant, once typical London street scene.
- 3.2 The City of London Alms houses feel distinctly separate from the rest of the conservation area and indeed Brixton itself. This is because the complex is gated and has one access in and out from Ferndale Road. A doorway to Trinity Gardens is only accessible by residents. The housing is arranged around three sides of a large playing field, the open side fronting Ferndale Road. Tall plane trees here are visible throughout and make an invaluable contribution to the character of this part of the conservation area.
- 3.3 The verdant spaces of the two green spaces are supplemented by private gardens such as those at the Trinity Homes on Acre Lane. These quiet sanctuaries, although private spaces, contribute significantly to the spatial quality of the conservation area.

The streets are described in alphabetical order:

Acre Lane

- 3.4 This road runs west-east and forms the southern boundary of the conservation area; it provides access to Trinity Gardens, Brucknell Close, Belvedere Place and Marlborough Mews.
- 3.5 At its western edge stand neat villas from the early 19th century set back from the road in gardens. The central section is dominated by much-altered interwar commercial buildings with forecourts. These largely retained their original front boundaries. Further east along on the north side Trinity Homes, a handsome composition of early 19th century alms houses in a Classical style; sit comfortably in their own grounds behind an attractive brick boundary wall. Their eastward neighbours are of a similar age and sport unusually fine timber canopy porches. Across the road is Brixton Town Hall which is in the Brixton Conservation Area (CA26).

Allardyce Street

- 3.6 This is a narrow residential road running north-south along the western boundary of the conservation area, linking Ferndale Road with Beta Place. Only the eastern side is within the boundary. It is characterised by the attractive 19th-century brick wall enclosing the City of London site. It has a generally quiet and leafy atmosphere. The rear elevations of the alms houses provide visual interest. Looking south is an excellent terminating vista of Alpha House with its ornamental gables and cupola.

Alpha Place and Beta Place (former Santley School site)

- 3.7 This is a gated development — the former Santley Primary School accessed from Santley Street. It is entered through an attractive iron gate with brick gate piers. It serves Alpha House. The ornate main building is a local landmark.



The former Santley School.

Ferndale Road

- 3.8 This road runs roughly west-east and forms the northern boundary of the conservation area – only a short stretch is included. It is characterised by the leafy expanse of the grounds of the City of London Alms houses, which although private provide an important community amenity and contribute significantly to the character and appearance of the area. Pleasant views of mature plane and horse chestnut trees, the large space laid to lawn and the attractive groups of buildings provide welcome visual interest. The space is demarcated by attractive 19th-century iron boundary railings with brick piers.

Marlborough Mews

- 3.9 This short subsidiary street provides access to a small gated development of unobtrusive, modern mews houses.

Trinity Gardens

- 3.10 This was originally called Trinity Square. Mature trees create a leafy ambience. To the north and east are smart early 19th century terraced houses comprising of two-storeys over semi-basement with narrow front gardens. Repetition of architectural elements, unity of style and a shared palette provide a refreshing sense of composition and balance. This is further emphasised by uniform setbacks, mansard rooflines and flat front and rear elevations. Trinity Arms Public House (no. 45) on the north-eastern corner adds interest to the locality. To the south is Daisy Dormer Court, a post-war building of little architectural or historic interest but with an attractive garden to the front which adds greenery to the street scene.

- 3.11 To the northeast is a small pocket of similar terraced houses isolated from the others and accessed by a pathway. These properties have London roofs and rear returns suggesting a slightly later date (they were complete in 1862). The western side of Trinity Gardens is lined by more modest 19th century two-storey terraced housing leading to Acre Lane. These have a shared architectural language and the repetition of facades produces a pleasing rhythm, complemented by good soft landscaping to front gardens. There are no basements here and all the houses have pitched roofs and rear returns. Variety in rear return forms suggests a piecemeal development of the terrace.



Trinity Gardens

Public Realm

- 3.12 The area is generally absent of notable clutter or visual intrusion. However, Acre Lane has excessive signage, creating visual clutter. Whilst modern street paving is common it is not harmful to the character of the area.
- 3.13 Reproduction traditional lampposts have been used in the area around Trinity Gardens and their appearance is in keeping with the historic character. The commercial premises at No. 34 Acre Lane feature attractive historic cast iron bollards. Ill-suited concrete bollards line the west side of Trinity Gardens. The grounds of the City of London Almshouses carry the distinctive City of London bollards insignia.
- 3.14 The attractive and well-tended landscaped space in front of nos. 54-59 Trinity Gardens adds colour and interest to that corner of the area.

Activity and Uses

- 3.15 The predominantly residential nature of the conservation area means that there is generally a low level of daytime and evening activity, in contrast with the adjoining town centre. Traffic measures discourage traffic through Trinity Gardens.
- 3.16 Other than the pub the commercial uses are limited to Acre Lane where the premises frontages generally suffer from discordant shop front treatments. The villas have been converted into flats. Most conversions have been successfully achieved without harming the integrity of the building or its setting.



The main parade of commercial premises - 30—34 Acre Lane

Landscape Framework

- 3.17 Whilst the wider context is urban, the conservation area contains a wealth of trees and greenery and is distinguished by three important open spaces. Trinity Gardens is hard paved but mature trees lining its perimeter which provide a leafy context. It would benefit from improvements including the reinstatement of authentic traditional railings. The garden at the centre of Trinity Homes is a relatively small enclosure laid to lawn with well-maintained and colourful flower beds. The large green at the centre of the City of London Almshouses is laid to lawn with flower beds and large trees. Along with these, the landscaped space in front of Nos. 54- 59 Trinity Gardens is also noteworthy contributors to the area's appearance. The green space in front of the Daisy Dormer Court is also of note.

Trees

- 3.18 These are very important to the visual amenity of the conservation area. There are individual trees located within the front and rear gardens, which are valued by residents and can be appreciated from many different vantage points; the large plane trees in the City of London Almshouses provide a fine green backdrop to the whole area. Large trees in the rear of Daisy Dormer Court make a similar positive contribution. Trees are also important habitats for city wildlife and provide a welcome soft landscaped setting to the Conservation Area. Clusters of trees on Acre Lane help to soften its urban edge. Trees are given protection by the conservation area designation and advance notice of certain tree works must be given in writing to the Council.

Gardens & Spaces

- 3.19 The conservation area is generally leafy and quiet, with the open spaces behind Trinity Homes and in front of the City of London Alms houses making highly positive contributions to the overall character. These tranquil spaces are both laid to lawn with ornamental flower beds; the latter includes an impressive stand of mature trees that can be seen above rooftops and is integral to the area's character. Trinity Gardens is a traditional London square protected by the London Squares preservation Act of 1931. It is a pleasant space owing to the green canopy from the mature trees planted at its perimeter and the attractive landscaping and shrubs in one corner. It would, however, benefit from additional soft landscaping and reinstated railings.
- 3.20 Front gardens to the terraced houses are generally narrow but soft landscaping, shrubs and hedges add welcome greenery to the otherwise urban environment. In places wheelie bin storage in front gardens can be visually obtrusive.
- 3.21 In rare cases front gardens have been inappropriately modified – for instance the unsightly front extension at no. 19 Trinity Gardens is an incongruous intrusion which detracts visually from the conservation area and the uniformity of the terrace. Rear gardens are fairly modest but collectively represent an important amenity for residents and an attractive setting for the buildings.

Boundary Treatments

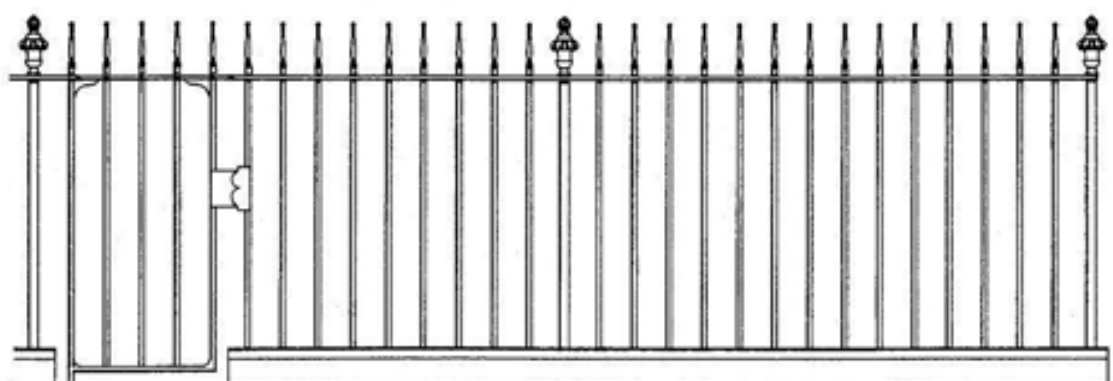
- 3.22 Residential boundary treatments in the conservation area vary depending on the style, materials and stature of the property. For the terraced housing railings with integrated pivoting gates were common. The vertical bars were sunk into stone plinths. The railings were about 1.1m in height and carry traditional cast finials. Heavier standards support the railings at intervals and flank the gate (often with a dog-leg brace in the garden); these had larger finials. Unfortunately a drive for scrap metal during the Second World War resulted in the loss of most historic railings. Only fragments of the originals survive. For example, nos. 24 and 26 retain their early 19th century cast-iron railings between the two properties. These have barbed spikes to the vertical bars and pineapple finials to the standards.
- 3.23 In the 1980s, some reproduction iron railings with traditional finials were installed to the front boundaries of the terraces to good effect, particularly those on the north and east side of Trinity Gardens. Where traditional railings have been reinstated they are typically good reproductions of the originals.



3.24 The terrace on the west side of Trinity Gardens did not have their railings reinstated. As a result there is great variety in their boundary treatments. The mix of timber fencing, brightly painted metal, and rendered and painted brick detract from the architectural uniformity of the terrace. Similar intrusive boundary treatments can also be found on Acre Lane.

3.25 Future railing reinstatements should use the following details:

Item	Details	Dimensions
Plinth (base)	cast /natural dressed stone	280mm high by 340mm deep
Bars (vertical)	21mm diameter at 125mm centres	735mm tall from plinth to rail
Finial for bars	Fleur-de-lis	75mm high by 80mm wide (max)
Standard (vertical)	round section	26mm diameter
Standard Finial	Fleur-de-lis	75mm high by 80mm wide (max)
Horizontal Rail	For top or railings, top and bottom of gate	50mm by 10mm
Pivoting Gate	Integrated with railing	Dimensions as railings



A traditional pivoting gate set into railings on a plinth

- 3.26 The grander detached houses on Acre Lane have stone piers at either end of the railings to denote the gate for the driveway. These piers are typically two bricks wide and around 1.5m in height and often carry the property name incised into the coping. This provides visual interest may well have once been a feature of all the large villas.



- 3.27 Some of the one-off developments may not have originally had railings. For example the Trinity Homes is enclosed behind brick walls with stone-coped piers and entered through an elegant wrought iron gate.
- 3.28 The individual properties that make up the City of London Alms houses have no boundary treatments as they open onto communal spaces. This is a key characteristic of the site. However the site boundary to Ferndale Road has handsome cast iron railings with urn finials on each of the standards. A high brick wall encloses the site on all other sides – in places on Allardyce Road this includes an unsightly barbed wire that detracts from the appearance of the area. Beta Place is accessed through a handsome Portland stone entrance with good decorative iron gates at the end of Allardyce Road.

Views

3.29 The Conservation Area itself is relatively low-scale, with building heights ranging from two to four storeys. Accordingly the important views are confined to up and down the streets.

- Glimpse views between properties, of rear elevations and rear gardens.
- Views through Trinity Gardens to the historic buildings around its perimeter.
- Views of Alpha Place roofscape are of value.
- Views into the City of London Almshouse site from Ferndale Road. An impressive stand of mature trees and large space laid to lawn – although a private space this is an important visual amenity to all.
- Views north along Trinity Gardens towards the tall tree canopy of the City of London Alms house site.
- Views of the characterful rear elevations of nos. 60-64 Trinity Gardens from the east.



4. Architecture

Periods and Styles

Late Georgian/Regency (1800s – 1830s)

- 4.1 The earliest phase of development in the conservation areas the Regency style relied on good proportions and simplicity of detailing. Buildings are typically in brick with Neo-Classical detailing. Stucco detailing is normally limited to door cases and cornices. Georgian style windows prevail.
- 4.2 The imposing properties along Acre Lane are typical of the ribbon development that spread along the main roads out of London in this period. Speculative developers were building then for affluent commuters. Features such as the prostyle porch of the Trinity Asylum and the fine stone tetrastyle Ionic porch of No. 46 Acre Lane belie both the interest in Classical sources in this period and the stature of these speculative developments. The porches at nos. 24 and 26 Acre Lane are particularly refined.

Early Victorian (1840s / 1850s)

- 4.3 This next phase of development – from the 1840s – can be found at Trinity Gardens. Nos. 47 – 53 and nos. 60 – 64 exhibit characteristics common from c1800. These properties are raised up on semi-basements and have flat rear elevations. Whilst impressive they are noticeably smaller than the older properties to Acre Lane.
- 4.4 Again, Classically-derived architectural language continues – more stucco is evident and it is of high quality. Terrace developments with repetitive facades and overall regimented appearances are common. Harmony and visual unity places the emphasis on the terraces as a composition.
- 4.5 The smaller two storey houses at nos. 19 – 45 and nos. 54 – 59 Trinity Gardens are becoming more modern in character. There is no basement accommodation – instead there are purpose-built rear returns. Nos. 54 – 59 have London roofs (these are starting to become less popular) but nos. 19 – 45 have the more modern pitched roofs.



Mid-Late Victorian (1860s - 1900)

- 4.6 This period of competing architectural sources and eclecticism in design. Classicism was abandoned in favour of Italianate and Gothic and later Queen Anne styles. Red brick becomes more popular than stock brick from the 1880s. There is an emphasis on craftsmanship and quality detailing.
- 4.7 Although Brixton's social status was declining, with the arrival of the railways it became a bustling town centre. The City of London Rogers Almshouses of the 1860s are Gothic in style, picturesque in character (both front and rear) and built in stock brick with stone dressings (see below). The later Gresham Almshouses are all in red brick with clay tile and although some have a very regimented appearance – rather like barracks – there is care in their composition, detailing and construction and they have attractive roofs, gables and good silhouettes.
- 4.8 Alpha House (former Santley Road Primary School) is a typical London School Board building of the period (designed by the prolific T. E. Bailey). Although a large building, great care was taken with the form, silhouette, materials and detailing to create an attractive and picturesque building.

Alms houses

- 4.9 Lambeth has a number of almshouse developments. The examples in this conservation area follow a number of conventions – the properties are grouped together in private communal grounds, fronting a green. The blocks are designed in order to achieve a unified architectural appearance. The Trinity Homes have a smart 'architectural' façade to Acre Lane but plainer, more modest elevations within the site. A single storey wash house sits in the garden for communal use. The City of London Alms houses of the mid 19th century take the form of picturesque cottage terraces. The Freeman's Homes of the 1880s take the form of almost barrack-like blocks but they are very carefully designed and well executed with a uniform architectural treatment on all sides.





Interwar

- 4.10 By this time the original middle classes had long gone and Brixton was a bustling working class district. Characterized by the use of modern building materials such as concrete, steel, and ribbon windows, the commercial premises along Acre Lane date from this period. Though the large Dutch gables of Nos. 30-34 afford some visual interest, these buildings are not in keeping with the historic character of the wider Conservation Area, and have been much-altered since.

Postwar

- 4.11 Most of the buildings in the conservation area from this period replace those destroyed by enemy action. Daisy Dormer Court on Trinity Gardens dates from this time and does not make a positive contribution. It has not responded to the historic context; it lacks the sense of grace and rhythm of its historic neighbours.

Late Twentieth Century

- 4.12 The new developments at Bucknell Close, Belvedere Place and Marlborough Mews are each contextual responses to the conservation area in terms of their materials and general detailing. They are successful as back-land mews developments in terms as they do not unduly compete with the frontage buildings to Acre Lane.

Building Materials & Details

Walls

- 4.13 London stock bricks are the predominant walling material. There is a variety of colour and tones depending on quality and age; better quality bricks typically being used on front elevations. However, red bricks are also used – as dressings on Alpha House and on whole blocks within the City of London site. Examples of both Flemish and English Bond can be found and pointing generally appears traditional and understated, allowing the brickwork to be appreciated. However, there are some instances of inappropriate cement pointing of modern appearance, which harms the appearance of the brickwork. Moreover, several properties on Trinity Gardens have had their brickwork painted or cement rendered which spoils the unified appearance of the terrace.
- 4.14 Stucco render is generally only found on the early to mid 19th century buildings. It was used as a cheap substitute to stone and normally detailed to replicate stone. For example when used on front walls it is incised or rusticated to simulate masonry blocks. It is also used for doorcases, window architraves (below) and cornices. Originally it would have been tinted to resemble natural stone and thus harmonise with the buff tones of the brickwork. Today it is generally painted white which picks it out against the brick in a way the original builder never intended. Without regular maintenance stucco is vulnerable to frost damage and can look quite poor. There are places in the conservation area where cornices, architraves and other details have been lost as a result and this has harmed the architectural integrity of the host building / group.



- 4.15 Natural stone and cast stone are used as dressings their detailing reflecting the architectural character of the host building and period. Gate pier copings on Acre Lane are in stone, the Trinity Homes and villas along Acre Lane feature stone dressings; for example the entrance to No. 46 Acre Lane sports an impressive cast stone prostyle Ionic portico. Stone dressings are also used to good effect on some of the City of London almshouses.
- 4.16 Doorcase designs vary. On the terraced housing most of these have classically inspired detail – run-mouldings, keystones, arches etc. The smallest terraced housing has relatively flat door cases whereas the larger properties to the north and eastern sides of the Trinity Square and those along Acre Lane have larger door cases and porches. Some of properties along Acre Lane have substantial porticoes. Laurel wreath motifs embellish the door cases and window surrounds of some of the smaller terraced properties on Trinity Gardens.
- 4.17 Isolated examples of decorative terracotta exist. These are generally on the late 19th Century buildings such as Alpha House and Freeman's Almshouses. The Trinity Arms PH has a faience (glazed terracotta) frontage from the early 20th century.

Windows

- 4.18 Traditional double-hung vertical timber sliding sash windows are the predominant window type. These are typically finished in paint with single glazing held in place by putty in the traditional manner. The detailed design and glazing patterns vary depending on the age and style of the house. The earlier houses tend to have 6/6 paned Georgian style glazing. Windows on the earlier villas along Acre Lane often sit in recessed brick arches. No. 61 Trinity Gardens has a delightful cast iron ornamental cill guard. The later buildings tend to have 2/2 or 1/1 paned sashes. Dormer windows in the traditional mansards are modest in size and generally sliding sashes; their sash boxes neatly contained in the dormer frame.
- 4.19 Some houses on west side of Trinity Gardens have traditional casements. The Gothic Gresham Almshouses have transom and mullion framed casement windows.
- 4.20 Lamentably, in some places historic windows have been unsympathetically replaced. Often the new detailing is less refined than the originals. Even subtle changes in detailing are noticeable in groups or terraces. Many off-the-peg window systems fail to replicate the period detailing of the originals; PVCu double-glazed units are particularly unsuccessful. The character and appearance of the locality has been harmed by poor replacement windows.

Doors

- 4.21 Historic timber panelled doors can still be seen on many of the properties, with the variety of front door designs reflecting the age, status and style of the host building. The same door type is typically found in terraces and groups. Some doors have had the upper two panels replaced with glazing. There are also a number of instances where modern design replacement doors have been installed to ill effect – they often look out of keeping with the host building and or disrupt the uniformity of the terrace or group. The smaller houses at Trinity Gardens have rectangular transom lights above the front doors.
- 4.22 The entrances to nos. 24 and 26 Acre Lane are especially fine and quite rare. They



have arched ornamental hoods in painted timber and the entrance portal has elaborate fluted pilasters (above). These, like the front doors, are likely to date from the latter decades of the 19th Century.

- 4.23 Some original stone steps with round nosing have survived on the houses, but many have been replaced by concrete or over-tiled to poor effect. Some steps up to front doors are enclosed to the sides with stucco dwarf walls which do not have handrails; this gives a neat, un-cluttered appearance. Other properties, especially those to Acre Lane, have ironwork to their steps. Historic ironwork bars are sunk directly into the stone steps and the sweeping handrail terminates neatly into the front elevation. In places replacement metalwork is inappropriate designed or poorly detailed – with visible bolts and brackets which look crude.
- 4.24 Original front paths would have been in York Stone. Later in the 19th century decorative tiled paths became fashionable and some survive.

Roofs

- 4.25 Traditional hipped roofs are found on the earlier 19th century villas on Acre Lane; these reflect the simplicity of the period. Similarly the London roofs at Trinity Gardens are designed to be visibly unobtrusive and concealed from the street by front parapets. Even some of the pitched roofs on the west side of Trinity Gardens are concealed by a front parapet. Where parapets exist the roofs typically drain to the rear so that the facades are not interrupted by downpipes.
- 4.26 Traditional mansards, where they exist, are fairly low and tucked in behind front par-



apets to minimise their impact on the façade. As is the London tradition the single dormers are small and their roof is formed by the shallow pitch of the roof slope. At 47 - 53 Trinity Gardens the two central houses have ornamental balustrades with bottle balustrades in front of the windows. These houses have slightly grander door cases too.

- 4.27 Roof lights are not a historic feature of the housing in the area and where historic examples exist they tend to be small and on rear roof slopes. In some places new roof lights, especially on front pitches, have harmed the appearance of roofs.
- 4.28 The lively and visually interesting roofs cape of the City of London Alms houses is important to its character – multiple roof pitches, decorative chimneys, turrets and finials are designed to good effect. Similarly, the picturesque roof of Alpha House with its finials, gables and cupola makes a valuable contribution to the character and appearance of the area.
- 4.29 The chimneystacks on historic buildings add much interest and rhythm to the roof scape. They are typically in brickwork to match the house and have traditional copings and plain terracotta pots. The Gothic Revival style Rogers Alms houses have larger square chimney stacks set relatively low on the front roof slope, which adds interest between the pitches of the gabled fronts.
- 4.30 The early – mid 19th century buildings tend not to have visually prominent rainwater goods. Downpipes are typically restricted to the rear or flank elevations. Cast iron gutters and pipes are typical.

- 4.31 The roof forms of the conservation area are generally intact. However, on the west side of Trinity Gardens, rear mansards and large box have been added to properties to ill effect – disrupting the historically plain roof slopes and add bringing discordant individuality where there should be unity.

Rear Elevations

- 4.32 The rears of properties can be glimpsed from different public vantage points as well as from adjoining property. With the houses the rear elevations tend to be quite plain but the consistency of their design and the rhythms produced by alternating voids and solids of rear returns and fenestration patterns contributes to the architectural character of the conservation area.
- 4.33 Houses with semi-basements are traditionally flat-backed, although some modest closet returns exist, these tend to be square in plan and can vary in height but always terminate a half story below eaves level as they come off the internal half landing. The houses that do not have basements have purpose-built rear returns. These tend to be uniform in appearance and the repetitive form of returns (and their roofs) is a key characteristic of the rear elevations of these terraces. Infill extensions and end extensions over many years have added variety at ground level.
- 4.34 The City of London Alms houses also have a mix of returns depending on the differ-



ing groups of parent buildings. The Freeman's' Houses have plain flat backs whilst Gresham's and Roger's Houses have modest returns with pitched roofs.

Basement Areas

- 4.35 Full basements are not a feature of this conservation area so deep light wells are not a characteristic. Where semi-basements exist the resulting front basement areas are generally shallow and aligned along the elevation of the property. Large basement areas extending into front gardens are not a feature.

Meter Boxes, Plant & Equipment

- 4.36 Generally, within the Conservation Area plant and equipment are discreetly located. However there are isolated examples of messy wiring breaking the cornice line on Trinity Gardens. Satellite dishes on street facing elevations cause similar harm to visual amenity. In rare instances waste pipes from bathrooms have been run down front elevations to the detriment of the host building and the character and appearance of the wider area.

Commercial Premises

- 4.37 There are commercial premises at nos. 32 - 40 Acre Lane. These tend to have shop fronts with large areas of glazing over. Most of these facades are of poor quality – signage, roller shutters, piecemeal alterations and neglect conspire to create a discordant appearance. However nos. 36 and 38 have sympathetic reproduction timber shop fronts and fascia signage and no. 40 has recently been refurbished.

Pub fronts

- 4.38 The Trinity Arms PH, Trinity Gardens is a purpose 1850s corner pub with a later faience treatment at ground floor. Traditional lanterns hang from wrought-iron brackets, and the signage comprises of a traditional hanging sign and the fascia signage is sympathetic. The forecourt enclosed by modern railings and hedges in planters. There is a beer garden to the rear.



Signage and Advertisements

- 4.39 Commercial signage is limited to premises on acre Lane where there is scope for improvement. There are no panel advertisements (billboards, street poster sites etc.) within the conservation area.

Listed Buildings

Statutory List

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

Local Heritage List

- 4.41 The Council maintains a local heritage list of archaeological sites, buildings and spaces of local architectural or historic interest which are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered. A list of assets in the conservation on the Local Heritage List can be found in Appendix 2.

Building Contribution

- 4.42 Buildings that make a positive contribution are considered worthy of retention although some may require restoration or refurbishment; there is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed in Appendix 3.
- 4.43 The council will normally consider the removal and sympathetic replacement of those buildings that make a neutral or negative contribution. These buildings are identified in Appendix 3.

5. CONCLUSIONS

- 5.1 The Trinity Gardens Conservation Area reflects important stages in the early development of the Brixton area, containing good examples of early 19th century villas for the well to do, mid-19th century speculative residential development for the lower middle class and historically noteworthy almshouses for the 19th Century poor. Taken together these buildings and their mature landscaped settings usefully illustrate different points along the wide spectrum of dwellings that made up the fabric of 19th century London.
- 5.2 Beside this historic significance the area stands out for its relationship between building and landscape, in particular its exceptional green spaces – rare places of tranquillity in urban Brixton. The area's special architectural interest includes the relatively intact terraces surrounding Trinity Gardens, with their unity of composition and crispness of detail, and the buildings in a range of styles erected as almshouses over the course of the 19th Century.
- 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 replacement of historic features (such as doors and windows) with inappropriate modern ones, poorly executed repairs to brickwork or stucco, visual clutter caused by refuse storage in front gardens, and street clutter.
- 5.4 There are no designated development opportunity sites within the conservation area and no vacant sites; therefore is little scope for new development. However, opportunity for enhancement lies with:
- a) The sensitive restoration of lost architectural detailing on buildings including paint removal from brickwork,
 - b) The reproduction of authentic boundary treatments
 - c) Enhancements to Trinity Gardens open space including boundary restoration.

6. SOURCES

Dudman, J. *Brixton and Norwood in Old Photographs*. Gloucestershire: Alan Sutton Publishing Ltd, 1995.

Pevsner, Nikolaus and B. Cherry. *The Buildings of England. London 2: South*. London: Penguin, 1983.

Piper, A. *A History of Brixton*. London: The Brixton Society, 1996.

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

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

Historic Maps

Rocque Map, 1746, Map of London

Parish of Lambeth Map: Ecclesiastical Districts, 1824

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

1877 Ordnance Survey (OS) Map Sheet - London LXXVI

1894-96 Ordnance Survey (OS) Map Sheet - London CXVI

1913 Ordnance Survey (OS) Map Sheets - London X153 and X154

1920 Geological Society Survey Map

1935 Map of the Metropolitan Borough of Lambeth.

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.

Bottle Balustrade An arrangement of short, bottle-shaped, shafts supporting the coping of a parapet or the handrail of a staircase.

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

Capital The head or crowning feature of a column.

Cast Iron Molten iron is poured into a mould to mass-produce regular and uniform patterns. Popular in the C19 it allows a high degree of detail to be represented although the finished product is chunkier and more brittle than wrought iron.

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

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

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.

Cupola A small dome on a circular or polygonal base crowning a roof or turret.

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.

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 leaded lights. See also 'transom light'.

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

Finial A vertical detail, sometimes highly ornamental, used on iron railings. Also refers to the detail commonly found on the gable-end of Victorian and Edwardian buildings.

Fluting Shallow, concave, vertical grooves on the shaft of a column or pilaster.

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.

Hipped Roof A roof with sloped instead of vertical ends.

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

Keystone The central stone of an arch, sometimes carved.

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

Nosing(s) The projecting, usually rounded, edge of steps or stairs.

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

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

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

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

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

Sash Window A window formed with vertically sliding glazed frames.

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'.

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 STATUTORY LISTED BUILDINGS

The following buildings within the conservation area are statutory listed:

Name / number	Road	Grade	Date listed
Trinity Homes (1-12 consecutive)	Acre Lane	II	27.03.1981
Trinity Homes (13-16 consecutive)	Acre Lane	II	27.03.1981
Trinity Homes (17-20 consecutive)	Acre Lane	II	27.03.1981
Forecourt Walls, Trinity Homes	Acre Lane	II	27.03.1981
Washroom building, Courtyard, Trinity Homes	Acre Lane	II	27.03.1981
24 & 26	Acre Lane	II	27.03.1981
46	Acre Lane	II	27.03.1981
48 & 50	Acre Lane	II	27.03.1981
52	Acre Lane	II	27.03.1981
Roger's Alms houses	Ferndale Road	II	08.02.1979
Gresham Alms houses	Ferndale Road	II	08.02.1979
Alpha House (former Santley School)	Beta Place (listed as Santley Street)	II	27.03.1981

APPENDIX 2 ASSETS ON LOCAL HERITAGE LIST

The following assets within the conservation area are locally listed:

Name / no.	Road	Description	Criteria
1 – 38 Freeman's Houses	Ferndale Road	Nos. 1 – 38 City of London Almshouses (AKA Freeman's Buildings) Very good example of late 19th century social housing (1880s). Four two-storey blocks of flats, red brick with stone dressings and plain tiled roof. First-floor flats are accessed via cast-iron external galleries	A, B, D
Trinity Arms PH, 45	Trinity Gardens	Good example of a purpose built mid-19 th century public house. It comprises of two-storeys with mansard roof, yellow stock brick, with interwar faience to ground floor, traditional signage, 6/6 sash windows and stucco cornice and window surrounds. Group value with 46 - 64	A, B, D
46 – 53 (consec.)	Trinity Gardens	Nos. 46 – 53 (consec.) form a particularly fine 1840s terrace, two-storeys over semi-basement, yellow stock brick, stucco, raised ground and semi-basement levels and window surrounds, simple stucco parapet cornices with mansard roofs which contain a small single or double width window to the front elevation. 2/2 painted timber sliding sash windows at the raised ground floor with 3/3 to the first floor, and traditional 4-panel painted timber doors.	A, B, D
60-64 (consec.)	Trinity Gardens	Nos. 60-64 (consec.) for a particularly fine 1840s terrace, two-storeys over semi-basement, yellow stock brick, stucco, raised ground and semi-basement levels and window surrounds, simple stucco parapet cornices with mansard roofs which contain a small single or double width window to the front elevation. The properties at either end have thicker, less detailed parapets. All units comprise 2/2 painted timber sliding sash windows at the ground floor with 6/6 to the first floor, and traditional 4-panel painted timber doors.	A, B, D
Trinity Gardens Open Space	Trinity Gardens	Traditional London gardens square. Protected from development by the London Squares Preservation Act (1931)	

APPENDIX 3 BUILDING CONTRIBUTION

Positive Contribution

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

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

Acre Lane

Nos. 30-34 – Group of interwar commercial buildings, two-storeys with large Dutch gables in render to elevations. Modern construction with stock brick cladding, large windows. Much altered frontages. Modern signage, forecourts.

Nos. 36-38 – Modern commercial building, three storeys with brick cladding, mansard roof and vaguely historicist detail. Large plate glass windows and large forecourt.

No. 40 – Interwar two-storey commercial premises with a front gable in blank brickwork.

No. 54 – Replica of an early C19 villa located just outside the Conservation Area but contributing to its setting. Three-storey in white stucco, three windows wide, hipped roof with overhanging eaves and semi-basement. Symmetrical simple detailing round the door case and 3/3 painted timber sash windows.

Trinity Gardens

Nos. 20-44 – 1840s terrace, two storeys, two windows wide in stock brick and stucco with detail of Italianate inspiration. Pitched slate roofs. Ground floor entrance in slight recess with rectangular transom, stucco door case with impost blocks and cornice. Cill course to first floor, parapet roof with stucco cornice and blocking course. Stucco window architraves with scroll brackets surrounding traditional sliding sash windows. Some original four-panelled doors remaining. No. 19 does not appear on 1877 map. Some properties break forward slightly from the building line which gives the group greater depth in oblique views.

Nos 45—53 form a 'palace fronted' group with the end properties (45 and 53) and the two central properties 48 and 49) breaking forward of the building line in a formal, symmetrical manner. Nos. 48-49 also taller parapet with balustrade insert to give grandeur. No. 45 Trinity Arms PH - mid-C19 pub occupying two houses at the left end of the terrace. Two storeys with mansard roof, yellow stock brick, with buff stone at ground floor level and green high gloss tiles at ground level, dark painted wooden backing board with gold painted lettering 'Trinity Arms' above between ground and first floor level. Fabric canopies to ground floor windows and enclosed forecourt.

Nos. 46-53 – remaining 1840s terrace, two storeys with semi-basement, two windows wide in stock brick with Italianate detailing. Mansard roofs in slate. Stucco to ground and semi-basement levels with banded rustication. Stucco cornice and blocking course. Recessed entrances under round-headed arch up flight of steps. No. 48 larger doorcase. Stucco window architraves with sash windows.

Nos. 54-59 – 1840s terrace, set back from the others in a corner. Two storeys in stock brick and stucco with Classical detailing. Stucco door cases with laurel detail, moulded window architraves, stucco cornices and blocking courses. London roofs in slate. Pleasant garden in front.

Nos. 60-64 – 1840s terrace, two-storeys with semi-basement, yellow stock brick with stucco of Italianate influence. Stucco to ground and semi-basement levels with banded rustication, stucco window architraves, simple stucco cornices with blocking courses. Slated mansard roofs. No. 61 retains decorative iron cill guard. Facades of nos. 60 and 64 break forward slightly to give definition. Rear elevations highly visible from street.

Ferndale Road


Nos. 1 – 38 City of London Freeman's Houses – Blocks c.1884, two-storeys in red brick with stone dressings. Iron-galleried first floor access deck and fine detailed railings and columns. Arched stairwell at the centre of the ground floor arcade leads to the first floor. The windows are timber painter sliding sash windows 4/1 with a smaller square top section and a larger vertical rectangular bottom section. The roof is tiled and the doors are painted timber six-panel doors painted in green, which adds uniformity to the groups.

Neutral Contribution

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

Trinity Gardens

Daisy Dormer Court – Post war block of flats, three storeys in brick with pitched roof, PVCu windows, enclosed by dwarf brick boundary wall with mature gardens to front and rear.



This document was prepared by
Lambeth Planning's
Conservation and Design Team
January 2017