

# Vassall Road Conservation Area

## Character Appraisal



October 2016

  
**Lambeth**

## Vassall Road Conservation Area Character Appraisal

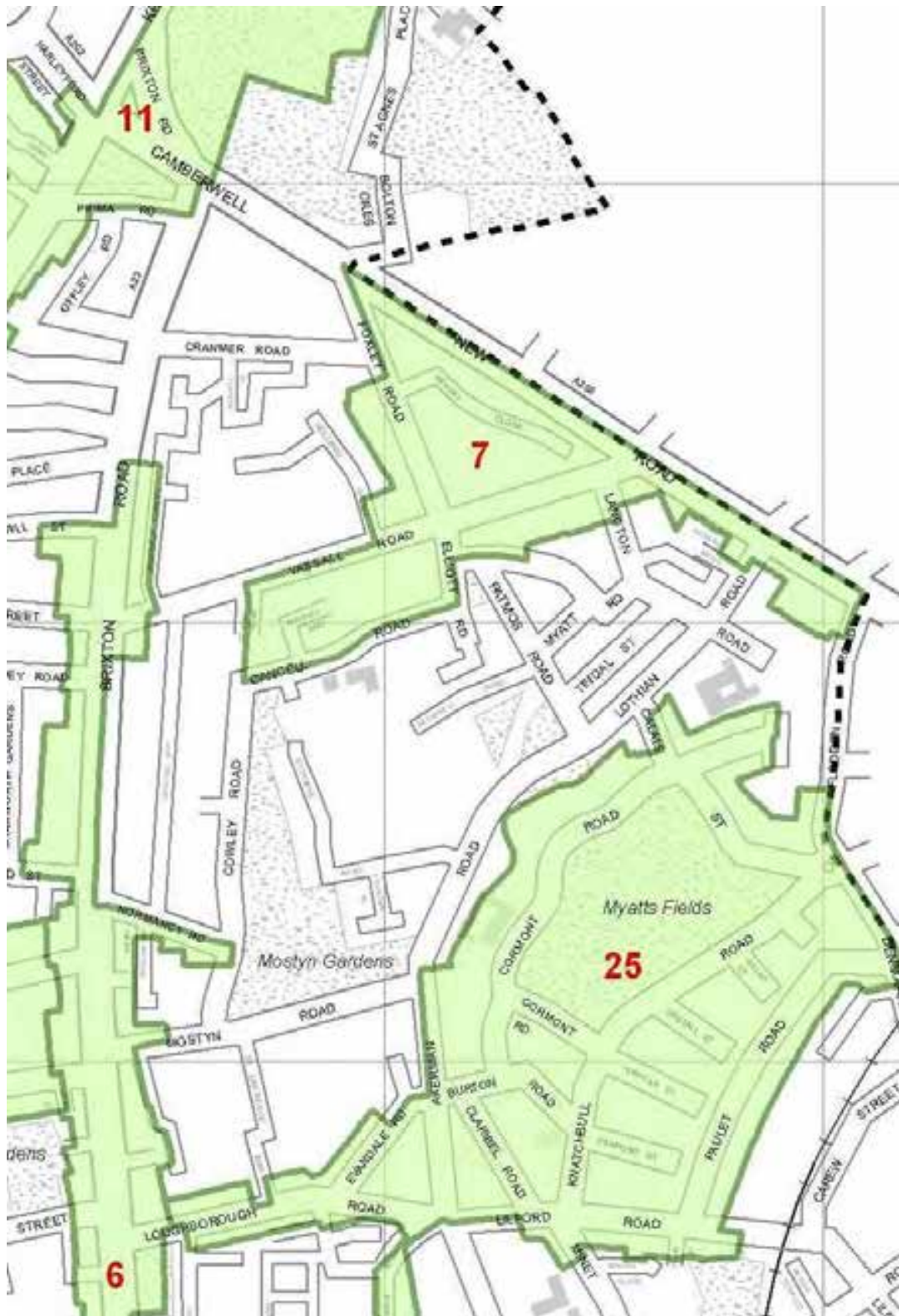


## CONTENTS

	PAGE
CONSERVATION AREA CONTEXT MAP	4
CONSERVATION AREA MAP	5
INTRODUCTION	7
1. PLANNING FRAMEWORK	8
2. ANALYSIS	10
Geology	10
Archaeology	10
Origins & Historic Development	10
3. SPATIAL ASSESSMENT AND URBAN QUALITY	13
Streetscape	13
Landscape	18
Gardens & Open Spaces	18
Boundary Treatments	19
Public Realm	20
Activity & Uses	21
Noteworthy Views	21
4. ARCHITECTURAL ASSESSMENT	22
Building Materials and Details	25
Signage and Advertisements	32
Garages	32
Refuse	32
Listed Buildings	32
Building Contribution	32
5. CONCLUSIONS	34
Capacity for Change	34
Appraisal Conclusion	34
6. SOURCES	35
7. GLOSSARY	36
APPENDIX 1 - Buildings on Statutory list	38
APPENDIX 2 - Assets on Local heritage list	39
APPENDIX 3— Building Contribution list	41



## CONSERVATION AREA CONTEXT MAP



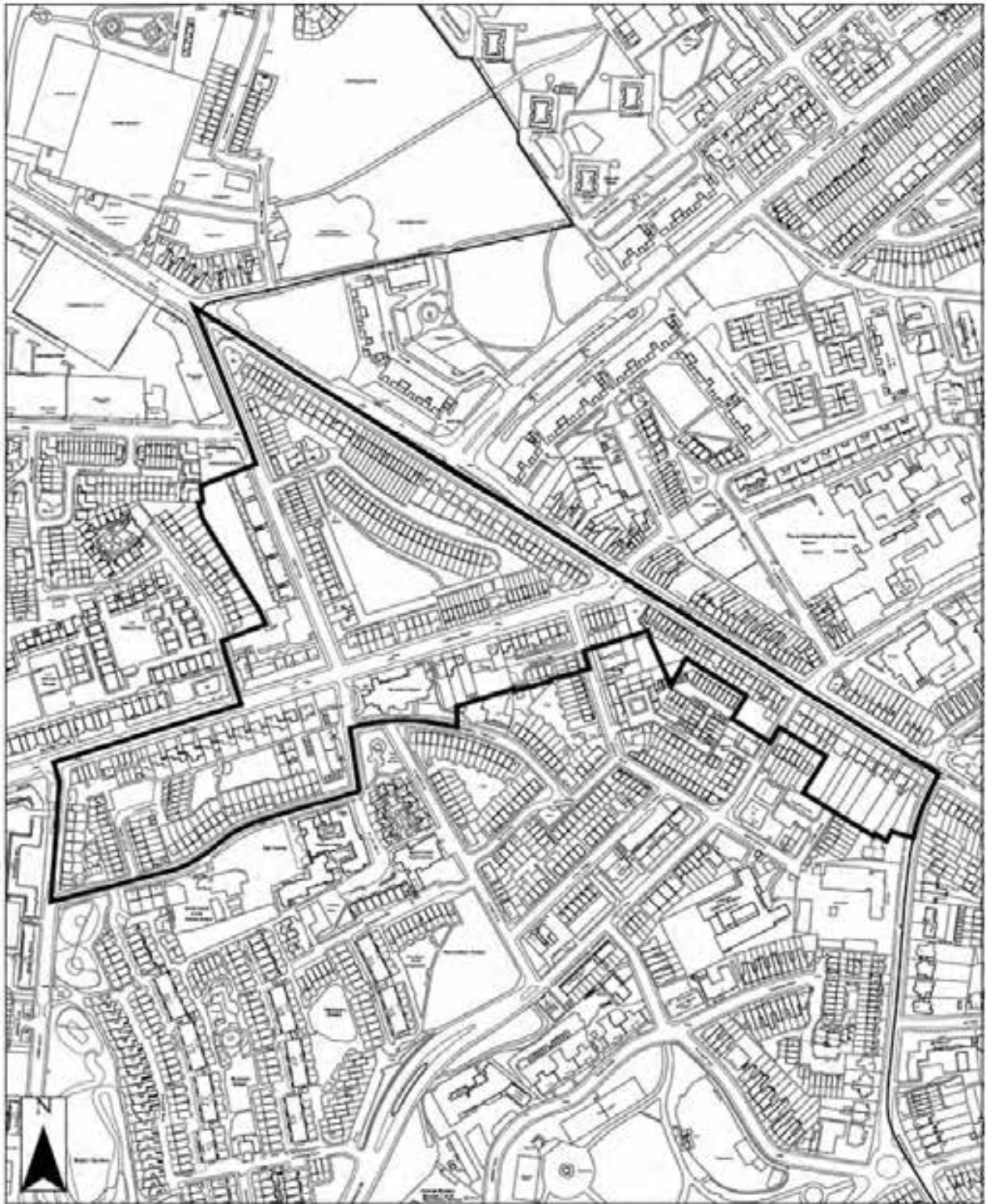
**6** – Brixton Road and Angell Town CA

**7** – Vassall Road CA

**11** – St Mark's CA

**25** - Minet Estate CA

## 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.



## Vassall Road Conservation Area Character Appraisal



## INTRODUCTION

The Vassall Road Conservation Area was designated in 1968. One of the earliest Conservation Areas in Lambeth, it is characterised by formal terraces and semi-detached villas built for the burgeoning middle classes when this area was made accessible following the construction of the Vauxhall Bridge after 1816. It has a high proportion of listed buildings. The area was comprehensively rehabilitated in the 1970s and much sympathetic infill was built at that time. The architectural character of the buildings (both historic and infill), the relationship of the buildings to their plots and streets and mature planting (trees and shrubs) collectively create an area of special architectural and historic interest.

The conservation area is located one mile southeast of Vauxhall. Of irregular shape, it is bounded by Cowley Road to the west and Camberwell New Road to the east, with Vassall Road forming the spine. The eastern boundary is contiguous with the London Borough of Southwark's Camberwell New Road 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 Conservation Area Character Appraisal is prepared by the London Borough of Lambeth to provide a better understanding of the significance of the Conservation Area; it identifies the features that give the area its special character and appearance.

### Consultation

A draft version of this appraisal document was subject to public consultation from 11 January to 14 March 2016. Notices were placed around the area and the draft document was available on the Council's website. The comments received have been given careful consideration during the preparation of final version.

## 1. PLANNING FRAMEWORK

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify '*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*' and designate them as Conservation Areas.
- 1.2 Conservation Area designation brings with it additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the council and other decision makers to special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This includes exercising control over development proposals that are outside the Conservation Area but would affect its setting, or views into or out of the area.
- 1.3 The National Planning Policy Framework (NPPF) is the national policy document on the protection of the historic environment and its guidance must be taken into account by local planning authorities when formulating policy or making planning decisions. Paragraph 127 states that conservation area status should not be weakened by designation of areas that lack special interest. Paragraph 132 states that 'great weight' should be given to the conservation of heritage assets (including conservation areas).
- 1.4 The Regional Spatial Strategy for the Lambeth area is the London Plan: 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 council's Lambeth Plan (2015). All planning decisions have to be made in accordance with the London Plan and the adopted Local Plan except where material considerations indicate otherwise.
- 1.6 The Local Plan (2015) contains general policies relating to all aspects of planning in the borough including urban form, listed buildings, conservation areas and design as well as site-specific policies.

### Planning Control

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

### Article 4 Directions

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



## **Vassall Road Conservation Area Character Appraisal**

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 No buildings within the Vassall Road Conservation Area were subject to an Article 4 Direction at the time of writing.

## 2. Analysis

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

### Geology

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

### Archaeology

- 2.3 There is an Archaeological Priority Area running along the length of Brixton Road – a Roman Road - just west of the conservation area boundary. There are no scheduled ancient monuments in the conservation area.

### Origins & Historic Development

#### Early History

- 2.4 Before the 18<sup>th</sup> century, Lambeth was mainly agricultural land, apart from small settlements close to the Thames. The conservation area formed part of the Manor of Lambeth Wick, an appurtenant to the Manor of Lambeth. It was granted to Archbishop of Canterbury in 1197. From 1480 through to the start of the 19<sup>th</sup> century, the archbishops leased the manor for short terms at an annual rent. In 1701 the manor was let to Sir Stephen Fox, father of the First Baron Holland of Foxley and grandfather of Charles James Fox, noted Whig politician and anti-slavery campaigner. Various members of the family retained the leases until the early 20<sup>th</sup> century.

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

- 2.5 The completion of the Vauxhall Bridge in 1816 made South London an attractive proposition for middle class professionals wishing to escape the city. An 1818 Act of Parliament permitted the laying out of Camberwell New Road to the north of the estate provided valuable development plots along the road frontage. Henry Richard Vassall, Third Baron Holland, began construction of the houses at that time. The Estate and street names derive from his family connections. For example, Vassall was his wife's maiden name which he had adopted in 1800.
- 2.6 Construction began with ribbon development of smart houses along Camberwell New Road. Lots were let in small parcels to builders and speculators, this resulted in groups of villas and terraces being developed in parcels. The 1824 Plan of Lambeth Parish shows broken lines of development along Camberwell New Road, Foxley Road and Vassall Road; the other streets are not yet laid out. The remainder of the original development was erected in an ad-hoc fashion through the 1820s-1830s with a mixture of detached and semi-detached villas and dignified terraces; it became known as Holland Town at this time. By the 1840s the area was largely developed - characterised by neat properties set within relatively spacious plots with front and rear gardens. However, much of the wider area remained undeveloped.

## Vassall Road Conservation Area Character Appraisal

- 2.7 An early resident of Foxley Road was David Cox, an important British water-colourist. The 1871 OS map shows the conservation area completely developed. In that same year, land was obtained for St John the Divine Church to designs by renowned Victorian church architect G.E. Street. Work proceeded in stages with the spire fully completed in 1889.
- 2.8 The later 19<sup>th</sup> century saw the encroachment of industrial development in the surrounding area, particularly at the northern extent towards Oval and Kennington. As a result the professional classes gradually moved elsewhere. The status of the area declined, houses were sub-divided for multiple occupancy and some rear gardens were developed with ancillary and industrial buildings.

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

- 2.9 The 20<sup>th</sup> century saw minor change and a continued deterioration of the housing stock. This gradual change has been summarised by a former resident (although it should be noted that this was written prior to the completion of the rehabilitation and improvement works within the conservation area:

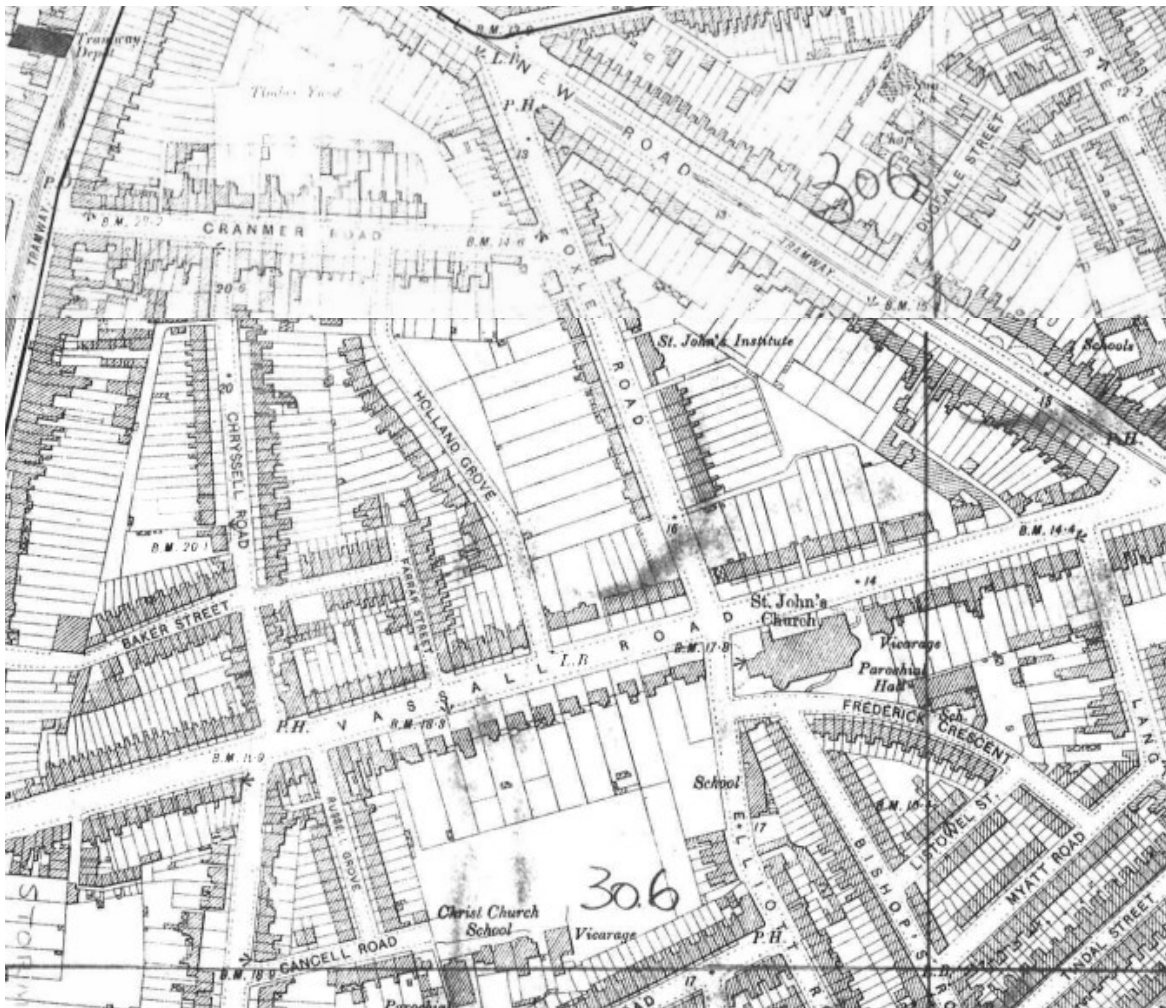
*"....when my father [C.H B. Quennell] married, he and my grandmother were living at a house conveniently near the Oval Cricket-ground, in a thoroughfare named Foxley Road. Kennington, which abuts on South Brixton and North Lambeth, is not a very cheerful neighbourhood; but the row of slate-roofed yellow-bricked houses, built in 1824, that my grandparents inhabited, though today it is squalid and run-down, has still a certain architectural grace. David Cox, the celebrated water-colourist, had once inhabited the same row; and the adjacent streets are scattered with the former homes of late-eighteenth - and early-nineteenth-century merchants. Since they departed, the entire district had gradually lost its character; factories and warehouses had closed in; and, when my mother first visited Kennington [c.1903], she found it a 'rough' and unattractive place."*

Quennell, P (1977) *The Marble Foot*.

- 2.10 Cancell Road was extended in the 1930s to link it with Elliot Road, and London County Council terraced houses were erected there. During the Second World War the area lost its non-essential boundary railings to the war effort and many of the properties suffered as a result of war damage and neglect during the war years. The Church of St John the Divine was heavily damaged by enemy action and its repair was delayed until 1955 when Goodhart-Rendell and Lowes Curtis worked respectfully to the surviving parts.
- 2.11 Like much of London the area emerged from the war years damaged and in dire need of attention. In the post-war years the wider district was subject to large-scale development of new Council estates. The conservation area was designated in 1969 in recognition of the area's special character and appearance and on the understanding that something needed to be done to address its poor condition. Regeneration came in the 1970s when new council housing was provided through a combination of selective demolition, sympathetic new-build and rehabilitation of existing housing stock under the aegis of Lambeth's borough architect Ted Hollamby. The rehabilitation of properties on Foxley Road and Vassall Road won Lambeth Council European Heritage Year Awards in 1975. Similarly, houses along Camberwell New Road were refurbished by the Greater London Council. The rehabilitation work was complete by the mid 1980s.



## Vassall Road Conservation Area Character Appraisal



OS maps London Sheets CII and LXXXIX showing part of the area in 1893/4

### 30 Foxley Road rehabilitation Lambeth SW9 Opening date: 1973



The nine 4-storey houses in Foxley Road from part of the Brixton estate, where rehabilitation plays a central role in the new scheme.  
Awards: Civic Trust Award (highly commended) 1973  
Heritage Year Award 1975  
Nearest station: Oval (LT).

Left and below— the 1970s historic building rehabilitation programme was recognised at the time through national awards.



### 3. Spatial Assessment & Urban Quality

- 3.1 The area has two character areas - Camberwell New Road, a busy arterial road with tight sense of enclosure in places, and the side streets - Vassall Road being the principal – with wide streets and a more a quiet, spacious and leafy atmosphere. The former is lined with a mix of terraced and semi-detached houses, some grand, with front gardens of varying depth. The side streets have a similar mix of housing types. Many of the houses sit widely spaced on generous plots with large gardens; combined with plenty of mature trees this results in an important spacious quality.
- 3.2 The two main roads (Camberwell new Road and Vassall Road) meet at a large open junction marked by a landmark public house. The architectural high point of the Conservation Area is St John the Divine Church – its soaring spire is a local landmark visible from throughout the area. The side streets are generally uncluttered, projecting a sense of orderliness and domesticity, although parts of Camberwell New Road suffer from excessive signage and some buildings are quite neglected.

The streets are described below in alphabetical order:

#### Camberwell New Road

- 3.3 This long, straight road was created by Parliament in the early 19<sup>th</sup> century as part of the turnpike road network. An important through-route running northwest-southeast, it has a busy urban character. Only the south side is in Lambeth, much of the north side (within the London Borough of Southwark) is designated the 'Camberwell New Road Conservation Area' and is of similar character. Owing to its piecemeal historical development, its Regency houses are varied in character; although they share the same architectural characteristics such as stock brick and Neo-Classical details. The majority of the larger properties have substantial front and rear gardens. Rear elevations are often glimpsed from side streets.
- 3.4 At the east end, grander houses sit on deep plots with enormous rear gardens, whilst towards the junction with Vassall Road the development is much denser and tight-grained. Towards the west end building plots open up again. Soft landscaping in front gardens and mature trees (both private and street trees) help to soften the otherwise hard urban character of the street. Infill housing from the 1970s takes on a Neo-Classical character in order to harmonise with its historic neighbours. The quality isn't exceptional but the effect is generally successful.

#### Cancell Road

- 3.5 Part of the original Holland Town estate, this narrow road was extended in the Inter-war period. At the west end, Nos. 6-10, a listed mid-19<sup>th</sup> century terrace, are of particular note as they handsomely terminate the view south from Russell Grove. Of a quiet, residential character, the road bends gently and moving eastward the spire of St John the Divine towers impressively over the streetscape at that end. The north side is lined with four short terraces of two storey interwar houses set within reasonably generous gardens. Their vernacular-inspired design is at odds with the character of the wider conservation area but maintain an air of cosy domesticity. Reasonably generous front gardens help soften the built forms and mature trees on the south side provide a pleasant green canopy.

#### Cowley Road

- 3.6 This narrow subsidiary road running north-south is another remnant of the historic development of Holland Town; only a short section (from Vassall Road to Cancell



## Vassall Road Conservation Area Character Appraisal



Camberwell New Road



Cowley Road



Foxley Road



## Vassall Road Conservation Area Character Appraisal

Road) is within the conservation area. Quiet and leafy in character, it is closed to vehicle traffic. Substantial, mature street trees provide a welcome sense of enclosure and greenery. The houses here are of a modest domestic scale and are built hard up to the pavement; shared materials and detailing of the rendered terrace at nos. 9-25 create a pleasant and harmonious piece of townscape. At the junction with Vassall Road the shops are unfortunately marred by external roller shutter boxes and poor signage.

### Elliott Road

- 3.7 Only a very short stretch of this subsidiary road is within the conservation area. On the west side of the junction a small open space with mature Plane trees contributes to Vassall Road's leafy ambience. The tremendous tower of St John the Divine and its west portal dominate the opposite corner to impressive effect. The main body of the church in its mature garden setting is visible beyond. View north to the church from outside the conservation area is impressive too.

### Foxley Road

- 3.8 Running northwest-southeast, this relatively broad road has a quiet residential character. Detached and semi-detached villas and a grand terrace are supplemented by sympathetic 1970s infill development. The use of stock brick and stucco unifies the street, as does repeated use of 6/6 sash windows and flat gauged arch heads. The presence of large trees and mature hedges gives it a leafy domestic atmosphere. Looking south the view terminates in the commanding spire of St John the Divine. There are excellent views of the rear elevations of terraced houses at nos 95 - 113 Vassall Road, which make an important contribution to the area's historic character.

- 3.9 On the west side, tall villas (three storeys over a semi-basement) with overhanging eaves create a strong rhythm; these have narrow gardens and a close relationship to the street. Across from these is a smart terrace with tall flanking and central pavilions creating a symmetrical composition. The front gardens are now landscaped communally, re-graded to form a gentle slope to the basement area; they are no longer enclosed. These alterations cumulatively weaken their historic integrity. A large, well-planted open space near the junction with Vassall Road contributes to the street's leafy quality. The pair of 1970s infill bungalows may at first seem incongruous with these surroundings but their low scale allows for a sense of spaciousness.

### Kendall Close

- 3.10 This is an 1970s infill street created out of back garden land of houses taken from nos. 88 – 120 Camberwell New Road. It takes the form of a long crescent of two-storey, stock brick terraced houses. There is also a large area of open space to the rear which provides a welcome green space with pleasant mature trees. There are good views of the characterful rear elevations of the historic properties at 80 – 96 Camberwell New Road. The generous triangular open space here is an excellent amenity and good place to appreciate the rear of properties on Vassall Road and Foxley Road too.

### Russell Grove

- 3.11 This narrow road, part of the historic core of the conservation area, runs north-south off Cancell Road; it originally connected to Vassall Road but after rehabilitation of the area in the 1970s now terminates in a small communal green. It has an intimate residential character, the two-storey terraced houses on either side create a good sense of enclosure. Walk-up entrances, iron railings and soft landscaping complete the charming domestic scene. The view south terminates in an attractive terrace on Cancell Road.

## Vassall Road Conservation Area Character Appraisal

- 3.12 The 1970s infill takes the form of two public spaces and a short terrace of shops/flats. The square is well landscaped with large mature trees which provide a pleasant setting to the surrounding buildings, complemented by a small, informal public space with an attractive paved garden. There are good views of the rear elevations of houses on Vassall Road and the spire of St John the Divine can be seen.



The attractive open space at Russell Grove views to rear of Vassall Road houses.



Vassall Road has a leafy early 19th Century character.

## Vassall Road Conservation Area Character Appraisal

### Vassall Road

- 3.13 Forming the spine of the conservation area, this is a wide road lined by mature street trees with a restrained residential character. It retains the majority of its original grand terraces and rows of uniform semi-detached villas. Like Camberwell New Road, the houses share a uniform palette of materials, Neo-Classical detailing and generous gardens. Yet there is variety within the groups in terms of their building type, character and detailing. Houses tend to have small front gardens with mature planting and a larger garden to the rear. Many of the very large rear gardens were truncated in the 1970s and the surplus land turned into public green open spaces.
- 3.14 South side - at the west end a long row of semi-detached villas with generous gardens form an attractive and cohesive group, emphasised by strong boundary treatments. The middle section is dominated by the impressive church of St John the Divine and its picturesque group of ancillary post-war buildings in Neo-Gothic style. Towards the Camberwell New Road junction the south side contains a denser mix of historic housing. The church tower is a local landmark. An historic drinking trough here adds interest.
- North side - only the properties between Holland Grove and Camberwell New Road are in the conservation area. This is characterised by tall terraces, four storeys over semi-basements, set comfortably back from the road. Regrettably front boundaries have been lost in favour of communal treatments. The junction with Foxley Road/ Elliot Road is marred by excessive pedestrian barriers.
- 3.15 Generally, 1970s infill developments integrate successfully. However, the shop units on the corner of Cowley Road have suffered from inappropriate change interventions such as awnings, signs, external roller shutter boxes which all serve to add visual clutter.



The Church of St John the Divine is a well-known local landmark.



### Landscape Framework

- 3.16 Greenery is important to the character and appearance of the Conservation Area. The wealth of mature trees and soft landscaping in front and back gardens is a key component in defining the area as generously planned and suburban in character. These can be glimpsed from differing and sometimes unexpected viewpoints and provide an important community amenity.
- 3.17 Tall Plane trees line both sides of Vassall Road, are noteworthy, the trees on busy Camberwell New Road help to soften its heavily trafficked character. The public spaces and communal gardens created as part of the significant 1970s development provide a tranquil respite and an attractive green setting for the conservation area and are a key part of its character.

### Gardens & Open Spaces

- 3.18 Front and rear gardens are a very important feature of this conservation area and collectively they have great amenity and habitat value. The majority of the properties sit in traditional linear building plots with a small front garden and a larger rear garden. Front garden paths and basement areas would originally have been paved in large slabs of York stone but are mostly now of modern concrete paving slabs.
- 3.19 Historically the basement areas of the houses with semi-basements were concealed by raised front gardens (often with brick vaults beneath). Where these gardens have been lowered the semi-basement is revealed and the proportions of the building altered in a way that the architect would never have intended them to be seen. The effect has been harmful.
- 3.20 In some places whole front gardens have been paved over to very poor effect. Hard paving for vehicles is especially harmful, and has resulted in a barren appearance in places. This degrades the setting of the houses, decreases the amount of vegetation, and interferes with the street's sense of enclosure.



Hard paving on front gardens has an adverse impact in place.

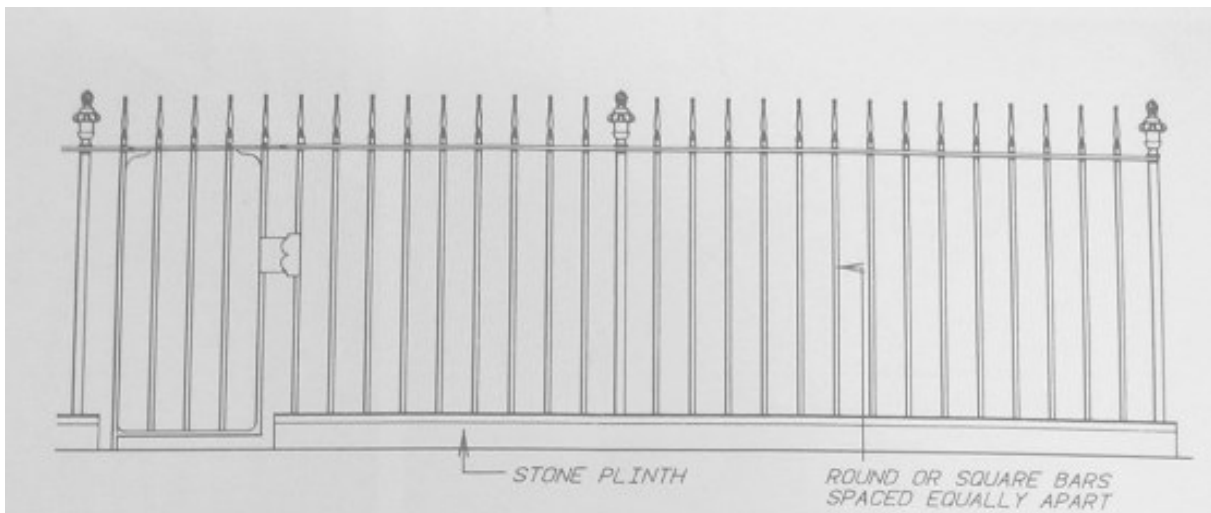
## Vassall Road Conservation Area Character Appraisal

- 3.21 The 1871 OS map illustrates that rear gardens were historically laid out with serpentine paths and walks. Many long rear gardens were truncated in the 1970s in order to create communal greens and public spaces.
- 3.22 Shrubs, low hedges and trees in front and rear gardens contribute welcome greenery, especially along Camberwell New Road where they provide relief from the otherwise hard urban character. Trees generally also provide an important visual amenity within the conservation area, as well as important habitats for wildlife.

### Boundary Treatments

- 3.23 Historically all the 19th Century houses had traditional railings (stone plinth, iron railings and matching pivoting gate) to their front gardens and often more delicate ornamental examples to their front steps and basement areas. Most front railings were removed for the war effort during the Second World War but often their original stone plinths and brick piers survive and these provided information on spacing of bars and the height of horizontal rails for 1970s reinstatement at many properties. In other places timber fences have been used instead of replacement railings; this has been less successful/
- 3.24 The following dimensions, taken from surviving railings are common:

Plinth – cast concrete or dressed stone - 14cm high by 14cm deep with chamfered top corners  
Bars – 2.5cm diameter at 14cm centres – 95cm tall from plinth to horizontal rail  
Finial – Spearhead – 20cm high by 6cm wide (typical)  
Standards – 3.5cm diameter with back brace  
Standard finial – Urn – 23cm high by 10cm wide (typical)  
Horizontal Rails – 1.2cm x 6.5cm at 110cm above ground level



The reinstatement of authentic historic railings is strongly encouraged.

## Vassall Road Conservation Area Character Appraisal

- 3.25 Many of the grander properties have coped brick piers that help to visually demarcate plot boundaries and add rhythm to the townscape. The boundaries of many houses use hedges to good effect. These make a welcome green contribution to the townscape, provide good definition to the street, and afford a sense of privacy – this is particularly helpful on busy Camberwell New Road. The semi-detached villas on Vassall Road are fronted by a combination of iron railings and hedges, spaced by tall coped piers, which together make an important contribution to the street scene.
- 3.26 Not all historic railings were reinstated in the 1970s. On Vassall Road and Foxley Road some front gardens were left open which has had a detrimental effect on the strong historic demarcation between public and private space. Some properties have fences, brick walls or poorly detailed modern railings, or in some instances no boundary treatment at all. This historically incorrect and inconsistent detailing detracts from the formal appearance of the architecture and the wider area. Along Vassall Road some railings and piers have been raised in excess of the usual 1.1m; these have a defensive and uncomfortable appearance.
- 3.27 Plain stock brick walls at 2m in height with sheeted painted timber doors or gates tend to enclose rear gardens; the brickwork typically matches the host building. There is generally an absence of copings on these garden walls.

### Public Realm

- 3.28 In general the modern street surfaces and finishes are understated and complimentary to the general character and appearance of the Conservation Area. Original granite kerbs survive on most streets. Street lamps are mostly modern but again understated and not visually distracting.
- 3.29 In places street clutter would benefit from rationalization – especially at the pedestrian crossings at the junction of Camberwell New Road and Vassall Road. The pedestrian barriers to Vassall Road cause similar unnecessary intrusion.
- 3.30 Of historic note is the 19<sup>th</sup> century granite drinking trough on the south side of Vassall Road near the junction with Camberwell New Road (see below). A blue plaque at 34 Foxley Road commemorates that the artist David Cox lived there.



The historic trough on Vassall Road



### Activity & Uses

- 3.31 The conservation area has a primarily residential character with the exception of busy Camberwell New Road which has two public houses and commercial premises on the north (Southwark) side. Other complementary community and educational uses exist but tend. There are no discordant uses within the area. Most conversions of single houses properties into flats have been successfully achieved without altering the external appearance of the building. St John's Church and the two historic public houses are key community facilities.

### Noteworthy Views

- 2.32 The conservation area is relatively level, and its straight roads allow vistas. The strong building lines and repetitive building forms and palette reinforce these views. The built form is relatively low , and the important views are confined to vistas up and down the streets. The spire of the Church of St John the Divine has a strong presence throughout the conservation area and can be seen from most streets; it also terminates the view south from Foxley Road. There are also good views of the rears of some properties from communal and public gardens.



The vista looking east along Vassall Road

## 4. Architectural Assessment

### Periods

#### Regency Style

- 4.1 The Regency style represents an evolution in the earlier Georgian type, deriving from the fashion for antique architectural sources. Houses typically have a stock brick front elevation rising to a parapet (concealing a London roof), emphasising proportional simplicity and plainness, complemented by fine detailing often of antique derivation. Rear elevations are also plain but devoid of architectural embellishment.
- 4.2 Windows are vertical sliding sashes diminishing in size from lower to upper floors with slim profiles and glazing bars. Gauged flat brick arches to the window heads are typical and add interest to otherwise quite plain architectural compositions. In terraces the vertical identity of each house is subtly integrated into the horizontal unity of the block as a whole; this is emphasized through continuous features such as stucco plinths, cill courses and cornices. This creates a tripartite division alluding to the base, column and capital of antique architecture.



Modest Regency houses on Camberwell New Road

#### Early-Mid Victorian

- 4.3 The tradition of building in a Classically-derived architectural language continues, with a growing taste for the Italianate and increasingly elaborate door surrounds, window architraves and use of decorative devices. The combination of stock brick with stucco detail remained in favour; hipped roofs with overhanging eaves were often used. Symmetry prevails whether the houses are detached, semi-detached or in short terraces. Technological developments made glass both cheaper and obtainable in large panes.

## Vassall Road Conservation Area Character Appraisal

- 4.4 In the conservation area, terraced houses on Russell Grove represent this period well. Nos. 6-12 are two storeys over semi-basement with London roofs behind a parapet; symmetrical flanking pavilions project slightly. In stock brick with stucco base, they are enriched with cill course, blocking course, simple door surround with impost blocks and moulded window architraves.



Early—Mid Victorian terrace on Russell Grove

- Late Victorian/Edwardian
- 4.5 The late 19<sup>th</sup> century had a clear move away from the Neo-classic tradition. Spurred by the writings of Pugin, Ruskin et al., the Gothic Revival sought 'truthful and honest' architectural symbols of medieval England: steeply pitched roofs, pointed arched windows (often in three lights), asymmetry and a wealth of ornament. Although it is not characteristic of the conservation area, St John the Divine Church and its ancillary buildings are of this style. The two corner pubs on Camberwell New Road clearly represent the greater architectural freedoms of this period.
- Post 1914
- 4.6 In the Interwar period, elements of the vernacular revival style were readily used to conjure up images of domesticity. The houses on the north side of Cancell Road represent this period. The 1970s infill developments are a rejection of the international modernism that had prevailed until that time. Ted Hollamby and his architectural team designed the houses to respond positively to their context – using locally distinctive forms and detailing – integrate the new buildings into the established character conservation area.





The impressive Victorian pubs are important local landmarks.

### Building Materials & Details

The majority of buildings within the Conservation Area are constructed of traditional materials:

#### Walls

- 4.7 London stock bricks are the predominant construction material. There is a variety of colour and tones in yellow and brown and bricks of different quality; better quality bricks typically being used for face work on street elevations and gauged work. Red brick is found on later 19<sup>th</sup> century buildings. The patina of age has created a variety of tones but they blend together to soft effect. Flemish Bond predominates and pointing generally appears traditional, understated, and recessed from the brick face, allowing the brickwork to be appreciated. There are some good examples of gauged brickwork, with very small joints and a precise finish.
- 4.8 Unfortunately some brick buildings have been rendered in modern cement; this prevents an appreciation of the brickwork construction and is in places visually disruptive to the streetscape. Similar visual harm has been caused in places by painting brickwork and ornamental details; this is especially regrettable in terraces, where changes to individual houses disrupt the character of the group and the wider street scene.
- 4.9 Stucco is an important feature on some building groups. Some of the earlier buildings are completely rendered but it is more typically used as dressing. It is generally incised to simulate masonry blocks or rusticated and also heavily used in architectural detailing such as quoins, dentils and console brackets.
- 4.10 Stucco was intended to resemble stone and was originally tinted a stone colour and left unpainted. In the post-war years, to improve its appearance it was generally painted in brilliant white, which picks out the detailing in stark contrast with the brickwork which is historically inaccurate. Stucco painted in buff harmonises much better with the brickwork and closer resembles the intended original appearance than a white or cream finish.
- 4.11 Stone is not common to the area but there are isolated examples, such as the Bath stone dressings on St John the Divine Church and The Kennington PH.



## Vassall Road Conservation Area Character Appraisal

### Windows

- 4.12 Traditional double-hung vertical timber sliding sash windows are the predominant window type; these are typically very slender sectioned (in the Regency and early 19th Century manner) and finished in paint with single glazing held in place by putty in the traditional manner. The glazing patterns vary depending on the particular design of the house and its age. The earlier houses have Georgian 6/6 sashes with slender glazing bars and meeting rails and modest horns; some windows have semi-circular heads. Many earlier properties also have decorative metal balconettes. In the 1970s great care was taken to authentically replicate the historic window detailing when historic buildings were rehabilitated.



- 4.13 In some places within the conservation area modern replacement window units which fail to accurately replicate the fine detailing of the originals and harm the integrity of the building and the appearance of the conservation area. In places, a failure to regularly redecorate has left many windows looking shabby, to the detriment of the area. Unfortunately some traditional sash windows have had stick-on leadwork applied to give a Tudor effect; this has a harmful impact.
- 4.14 The pubs tend to have larger windows with more ornate detailing. The Kennington pub at No. 146 Camberwell New Road features fine decorative window joinery incorporating leaded lights and fanlights.



## Vassall Road Conservation Area Character Appraisal

### Doors

- 4.15 Principal (front) entrances display wide variety. Some of the grander properties are notable for having imposing stepped entrances. Steps to front doors would have originally been constructed in dressed stone but many were neatly replaced in concrete in the 1970s. However, some still retain their smoothly dressed stonework with rounded nosings.
- 4.16 The age and status of the house dictates the style and detailing of the door. Regardless of the style the front door tends to be carefully proportioned and decorated; some have flush mouldings, raised and fielded, and others bolection mouldings. Four or six panelled doors are relatively common but not necessarily original. Many of the regency doors would have had decorative elements – circular panels, nail heads etc. Over most front doors is a plain glass fanlight; though some retain decorative glazing bars and a number have later stained glass infill glazing. No. 82 Vassall Road has a fine example of a decorative fanlight.
- 4.17 Many of the grand early 19<sup>th</sup> century terraced properties have ornate porches framed by Tuscan or Doric pilasters supporting an entablature which is sometimes elaborated with additional Classical motifs such as urns. Some of the detached villas along Vassall Road and Foxley Road have impressive prostyle porches of Tuscan columns (either fluted or plain) carrying a substantial entablature with flat roof behind and plain ceiling within. This historic detailing is normally in stucco or cast stone and now mostly painted.
- 4.18 The majority of the more humble early 19<sup>th</sup> century properties have less decoration and the doors are often flush panelled with either simple architraves or pilasters. No. 25 Cowley Road has an attractive entrance enriched with cast stone egg and dart mouldings and keystone. Cast iron boot scrapers survive at some front entrances, providing historic interest.



## Vassall Road Conservation Area Character Appraisal

### Roofs

- 4.19 The roofscape of the conservation area is very important to its character. London roofs, shallow hipped roofs on detached and semi-detached properties and the occasional historic hipped mansard roof can also be seen. Regardless of visibility the roofscape is representative of housing construction of the period and normally unified within terraces or building groups. Natural Welsh slate is the predominant material. The overhanging eaves of hipped and pitched roofs typically have timber fascias and soffits.
- 4.20 The area is characterised by uncluttered roof slopes, which reinforce the uniformity of the terraces and groups and the architectural simplicity generally. Dormer windows are not a feature of the area and few are visible from the public realm. Where they do exist (on traditional mansards only) they are modest and traditionally detailed). Some roof lights have been installed on front roof pitches to poor effect; they disrupt the simplicity of the historic roof frontage, especially in terraces or formal groups of buildings. The majority of traditional roof lights are located to the rear of properties.



## Vassall Road Conservation Area Character Appraisal

- 4.21 All of the 19<sup>th</sup> century buildings have chimneystacks, which are typically in brickwork to match the house and have traditional coping details and terracotta pots. Chimneys welcome interest and rhythm to the roofscape.

### Rainwater Goods

- 4.22 Houses with front parapets tend to have a parapet gutter and rainwater often drains to the rear; this means there are no front down pipes. Historic rainwater gutters and down pipes were in cast iron and many original examples still survive. Half round gutters are most common at the rear of properties and ogee profiles at the front. On earlier 19<sup>th</sup> century properties they tend to be located on the flank to ensure a smart and uncluttered appearance. Down pipes that have been replaced with modern plastic components invariably look crude and inferior on historic properties.

### Rear Elevations

- 4.23 Historically rear elevations were more modest than the principal elevation but the consistency of their design and the rhythms produced by alternating voids and solids and fenestration patterns make a positive contribution to the character of the conservation area. A great deal of effort was made in the 1970s to return the rear elevations of the regency houses back to their original appearance. Subsequently some modern alterations and extensions have regrettably eroded that uniformity and disrupted the historic rhythms.
- 4.24 Many properties are flat backed and this uniformity is an important element of their character (below left). Elsewhere small closet returns can be found, for example at Nos. 154-166 Camberwell New Road; these are subservient to the host building and terminate a storey below eaves level. The semi-detached villas on Vassall Road have original two-storey returns, added to in the 1970s rehabilitation programmes. Rear elevations can be appreciated from side roads, rear gardens and from public spaces. Their contribution is an important one.





## Vassall Road Conservation Area Character Appraisal

### Basement Areas

- 4.25 There are few full basements; most basement accommodation is in the form of a semi-basement (partly above ground). Lower ground levels to the rear often mean there is no basement area at the back of properties. Front basement areas were historically concealed by raised front gardens over historic brick storage vaults (see below). Where these survive they contribute to the special interest. Where they have been excavated (to improve light to basement rooms) the effect has been disastrous on the architectural proportions of the host building (the elevation is elongated in a manner never imagined by the designer) - see below right and bottom. Ornamental railings often enclose the basement area at the front of the house. Large or enlarged basement areas are not common.



## Vassall Road Conservation Area Character Appraisal

### Meter Boxes, Plant & Other Equipment

- 4.26 The careless placement of meter boxes, alarm boxes satellite dishes, boiler flues, cables, and other kit has marred the appearance of many houses. This is particularly problematic on Camberwell New Road and Vassall Road, lending some stretches a shabby unkempt appearance. Loose, dangling wires are also a recurrent problem. Harm has resulted to the conservation area.

### Shop fronts

- 4.27 Shop fronts do not figure largely in this conservation area. A small number of shops fronting Vassall Road were created in the 1970s redevelopment of the area at the top of Russell Grove. These generally have a poor appearance and are worthy of improvement.

### Pub fronts

- 4.28 Both public houses are purpose built and display architectural embellishments at ground floor and above that make them positive contributors to the area. The Kennington, 60 Camberwell New Road, is an attractive three-storey Queen Anne building in red brick with stone dressings, Dutch gable and dome turret. It has a very good pub frontage with ornate joinery—panelled stallriser, pilasters with Ionic capitals and frieze. See below left
- 4.29 The Golden Goose (former Union tavern), 148 Camberwell New Road is an extravagant three-storey building in Victorian 'Free Style' incorporating an eclectic mix of materials and motifs, frames the junction of Vassall Road with Camberwell New Road to good effect. Its polished granite dressings, and ornate joinery detailing bring much richness to the street scene



### Signage and Advertisements

- 4.30 The residential character of the area means that the presence signage and advertisements is limited. Garish advertisements on the few shop fronts within the Conservation Area on Cowell Road and Vassall Road have a detrimental effect. There are no panel advertisements. However, a prominent panel advertisement on the Southwark side of Camberwell New Road, near the junction with John Ruskin Road, detracts from the setting.

### Garages

- 3.31 Garages are not a feature of the conservation area, reflecting its early 19<sup>th</sup> century development.

### Refuse

- 4.32 Historically dustbins would have been stored in basement areas or in rear gardens and brought out only for refuse collection. When many of the houses were converted to flats, refuse stores were often erected in front gardens. On Vassall Road there are examples of low brick structures with concrete slab roofs; unfortunately these are too small for wheelie bins. Most successful are the simple brick enclosures in which bins can be parked.

### Listed Buildings

#### Statutory List

- 4.33 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 in Appendix 1.
- 4.34 Nos 6, 8 and 10 Cancell Road are grade II listed and adjoin the conservation area boundary, contributing to its setting. NB it should be noted that listed buildings may also adjoin the conservation area on the Southwark side of Camberwell New Road.

#### List of Local heritage Assets (Local List)

- 4.35 The Council maintains a list of archaeology, buildings and designed spaces that it considered to be of local or greater interest. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered. Appendix 2 contains a list local heritage assets within the conservation area at the time of writing.

### Building Contribution

- 4.36 Buildings that make a positive contribution are considered to be of value to the character of the conservation area and thus worthy of retention although some may re-



## **Vassall Road Conservation Area Character Appraisal**

quire restoration or refurbishment. In order to seek the statutory objectives of preserving the character of the conservation area 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 to the conservation area are detailed in Appendix 3.

- 4.37 The council will normally consider the removal and sympathetic replacement of those buildings that make a neutral contribution. These are identified in Appendix 3. No buildings are considered to make a negative contribution.

## 5. Conclusions

### Capacity for Change

- 5.1 The successful comprehensive rehabilitation and development of the area in the 1970s means that there are no development opportunity sites within the conservation area.
- 5.2 The area would benefit significantly from the reinstatement garden soft landscaping to areas that have been inappropriately paved over for parking, for instance on Camberwell New Road where greenery helps mitigate the impact of traffic.
- 5.3 Opportunity for enhancement lies with the authentic restoration of lost detailing such as windows and boundary treatments, architectural detailing. The refurbishment of neglected buildings would also be beneficial.

### Appraisal Conclusion

- 5.4 The Vassall Road Conservation Area is a relatively intact example of Regency speculative development. On its side streets it retains the trappings of respectable suburban neighbourhood with a good quality building stock as reflected in the high proportion of listed buildings. It illustrates the changes that took place in South London after the opening of the Vauxhall Bridge and the introduction of turnpike roads in the early 19<sup>th</sup> century. Stylistic and material consistency gives the area a coherent character, complemented by successful rehabilitation and redevelopment by the council in the 1970s.
- 5.5 The greatest threats to the character and appearance of the area are incremental ones, such as alterations to front boundaries, the paving over of front gardens, the inappropriate replacement of traditional details and features (such as doors and windows), poorly executed repairs to brickwork or stucco, and visual clutter caused by refuse and equipment on elevations. This includes to the 1970s infill buildings which are equally vulnerable to incremental change

### Future Action

- 5.6 Consideration be given to the use of greater planning controls on unlisted buildings (including those built in the 1970s) in order to better manage change within the conservation area through the use of an Article 4 Direction.

## 6. Sources

### Publications

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

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

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

Ordnance Survey (OS) Map, 1877

Ordnance Survey (OS) Map, 1894-96

Ordnance Survey (OS) Map, 1913

Geological Society - Survey 1920

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



## 7. Glossary

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

**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. Particularly 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.

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

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

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

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

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

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

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

**Fanlight** A small arched window directly over a door. A typical feature of front doors in Georgian and Regency buildings, with radiating glazing bars suggesting a fan.. 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.

**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.

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

**Hipped Roof** A roof with sloped instead of vertical ends.

**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.

**Rear Return** – a projecting wing of accommodation at the rear of a property.

**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.

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

**Sash Window** A window formed with vertically sliding glazed frames.

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

**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.

**Terrace** A row of attached houses designed as a unit.

**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

### BUILDINGS ON THE STATUTORY LIST

The following buildings in the conservation area were statutory listed at the time of writing:

Name / number	Road	Grade	Date listed
Nos. 64-76	Camberwell New Rd	II	07.06.1974
Nos. 78-82	Camberwell New Rd	II	07.06.1974
Nos. 84-90	Camberwell New Rd	II	07.06.1974
No. 92	Camberwell New Rd	II	07.06.1974
Nos. 106-112	Camberwell New Rd	II	07.06.1974
No. 114	Camberwell New Rd	II	07.06.1974
No. 116	Camberwell New Rd	II	07.06.1974
Nos. 118-120	Camberwell New Rd	II	07.06.1974
Nos. 122-138	Camberwell New Rd	II	07.06.1974
Nos. 168-172	Camberwell New Rd	II	07.06.1974
Nos. 174-178	Camberwell New Rd	II	07.06.1974
Nos. 180-186	Camberwell New Rd	II	07.06.1974
Nos. 188-194	Camberwell New Rd	II	07.06.1974
Nos. 196-198	Camberwell New Rd	II	07.06.1974
Nos. 200-210	Camberwell New Rd	II	07.06.1974
No. 212	Camberwell New Rd	II	07.06.1974
No. 214	Camberwell New Rd	II	07.06.1974
Nos. 216-218	Camberwell New Rd	II	07.06.1974
Nos. 220-222	Camberwell New Rd	II	07.06.1974
No. 224	Camberwell New Rd	II	07.06.1974
Nos. 226-228	Camberwell New Rd	II	07.06.1974
Nos. 9-21	<u>Cowley Rd</u>	II	27.03.1981
Nos. 23-25	<u>Cowley Rd</u>	II	27.03.1981
No. 27	<u>Cowley Rd</u>	II	27.03.1981
No. 15	<u>Foxley Rd</u>	II	08.02.1979
Nos. 21-37	<u>Foxley Rd</u>	II	27.03.1981
Nos. 32-48	<u>Foxley Rd</u>	II	27.03.1981
Nos. 6-12	Russell Grove	II	27.03.1981
No. 91	Vassall Rd	II	27.03.1981
No. 93	Vassall Rd	II	27.03.1981
Nos. 95-103	Vassall Rd	II	27.03.1981
Nos. 105-123	Vassall Rd	II	27.03.1981
No. 145	Vassall Rd	II	27.03.1981
Nos. 64-80	Vassall Rd	II	27.03.1981
No. 82	Vassall Rd	II	27.03.1981
No. 86	Vassall Rd	II	27.03.1981
No. 92	Vassall Rd	II	15.07.1998
No. 96	Vassall Rd	II	15.07.1998
Nos. 88-90	Vassall Rd	II	27.03.1981
Nos. 92 - 96	Vassall Rd	II	15.07.1998
No. 98	Vassall Rd	II	27.03.1981
Nos. 101-104a	Vassall Rd	II	27.03.1981
Nos. 106-110	Vassall Rd	II	27.03.1981
St John the Divine	Vassall Rd	I	19.10.1951



## APPENDIX 2

### ASSETS ON THE LOCAL HERITAGE LIST

The following in the conservation area were locally listed at the time of writing:

Name / number	Road	Description	Criteria	Date Listed
The Kennington PH, 60	Camberwell New Road	Former Skinner's Arms. Three storeys, red brick with stone dressings, Queen Anne public house with pretty details, circa 1900. Dutch gables, tower with copper dome.	A, B, D	18.07.16
62	Camberwell New Road	Early 19 <sup>th</sup> Century end terrace property – in stock brick with London roof behind parapet. Former <u>shopfront</u> at ground floor. Group value with grade II listed neighbours.	A, B, D	18.07.16
The Golden Goose, 146	Camberwell New Road	Formerly Union Tavern. Late C19. Purpose built mid-late Victorian pub with extravagant three-storey façade in Victorian 'Free Style' incorporating an eclectic mix of materials and motifs, with lively roofscape and cupola.	A, B, D	18.07.16
150-152	Camberwell New Road	Pair of two storey cottages in stock brick and stucco, mid C19. Blocking course, door and window surrounds, some inappropriate replacement windows. Very narrow gardens.	A, B, D	18.07.16
154-164	Camberwell New Road	Terraces, two storeys, stock brick with stucco blocking course and parapet. 1820s. 6/6 sash windows, round heads to ground floor. Very small front gardens.	A, B, D	18.07.16
166	Camberwell New Road	Terrace, three storeys over semi-basement, stock brick with parapet and stucco blocking course. 6/6 sash windows, round heads to ground floor. Small front garden.	A, B, D	18.07.16

## APPENDIX 2 continued

Name / number	Road	Description	Criteria	Date Listed
13 – 20 ( <u>consec.</u> )	Russell Grove	Four pairs of handed houses forming a terrace. Two storeys plus semi basement. Pitched roofs. Group value.	A, B, D	18.07.16
21 - 22	Russell Grove	Pair of handed houses with London roofs – two <u>storeys</u> plus semi-basement. Group value.	A, B, D	18.07.16
23	Russell Grove	Two storey house with London roof. Group value.	A, B, D	18.07.16
24	Russell Grove	Modest two storey house with hipped roof. Group value.	A, B, D	18.07.16
Metropolitan Cattle Trough outside no. 122	Vassall Road	Dressed granite drinking trough	B, D, E	22.03.10

## APPENDIX 3 BUILDING CONTRIBUTION LIST

### POSITIVE CONTRIBUTION

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

#### Camberwell New Road

No. 60 – The Kennington, former Skinner's Arms. Three storeys, red brick with stone dressings, Queen Anne public house with pretty details, circa 1900. Dutch gables, tower with copper dome.

No. 62 – Rebuilt three storey terrace end with semi-basement, in stock brick with stucco blocking course. Former shopfront to ground floor.

Nos. 92-104 – 1970s terrace, three storeys, in stock brick with parapet, built in a Neo Classical style fully in sympathy with its historic predecessors.

Nos. 140-142a – 1970s terrace, three storeys, in stock brick with parapet, built in a neo Classical style fully in sympathy with its historic predecessors. Rear visible from Vassall Road.

No. 146 – The Golden Goose, formerly Union Tavern. Late C19. Purpose built mid-late Victorian pub with extravagant three-storey façade in Victorian 'Free Style' incorporating an eclectic mix of materials and motifs, with lively roofscape and cupola.

Nos. 150-152 -- Pair of two storey cottages in stock brick and stucco, mid C19. Blocking course, door and window surrounds, some inappropriate replacement windows. Very narrow front gardens.

Nos. 154-164 – Terraces, two storeys, stock brick with stucco blocking course and parapet. 1820s. 6/6 sash windows, round heads to ground floor. Very small front gardens.

No. 166 – Terrace, three storeys over semi-basement, stock brick with parapet and stucco blocking course. 6/6 sash windows, round heads to ground floor. Small front garden.

#### Cancell Road

Nos. 7-45 – Terraced houses, 1930s. Two storeys, red brick with prominent clay tile roofs, porches, casement windows and Vernacular detailing. Rears visible from communal garden space.

Nos. 47 – 51 – Modest 1970s infill houses facing west onto the green.

#### Cowley Grove

Nos. 3-7 – Two-storey shop premises in brick with London roofs. Inappropriate shop signs and bleak infilled street frontage. Also fronts Russell Grove.



## **Vassall Road Conservation Area Character Appraisal**

### **Foxley Road**

Nos. 1 and 1a – 1970s infill houses.

Nos. 17-19 – Detached villa with semi-basement, mid C19. Double fronted in stock brick with hipped roof with overhanging eaves. Prostyle stucco porch.

### **Kendal Close**

Nos. 1 – 2 – Pair of symmetrical 1970s properties with front gables.

Nos. 3-30 – Large infill development of two storey terraces in stock brick with pitched roofs.

### **Rothery Terrace**

Nos. 1-8 – 1970s terrace, three storeys, in stock brick with parapet, built in a pastiche style fully in sympathy with its historic predecessors.

### **Russell Grove**

Nos. 13-20 – Terrace, two storeys over semi-basement. Mid C19. Stock brick with red brick trim, pitched roofs, simple stucco door surrounds.

Nos. 21-22 – Semi-detached pair, two storey over semi basement, London roof. Mid C19. Stock brick with red brick trim, stucco cill course, iron balconettes with heart and honey-suckle design, London roofs.

No. 23 – Two-storey detached house, London roof behind parapet, mid C19. Stock brick with red brick trim, stucco blocking course, cill course.

No. 24 – Small two-storey cottage, mid C19. Stock brick, 6/6 sash windows, hipped slate roof.

### **Vassall Road**

Nos. 127-143 – 1970s terrace, three storeys, in stock brick and stucco with parapet, built in a Neo Classical style fully in sympathy with its historic predecessors.

Nos. 147-161 – 1970s terrace, three storeys, in stock brick and stucco with parapet, built in a neo Classical style fully in sympathy with its historic predecessors.

Nos. 46-52. Two storey block with London roofs and ground floor shops. Poor signs and shutters. Rear to Russell Grove.

Nos. 56-62 – Three storey Neo Classical style terrace in brick and stucco with parapet roof.

No. 62a – Single storey infill premises. Visible from Russell Grove.

Nos 112 – 124 Vassall Road – Union Place. Neo Classical style terraced premises from 1970s.

NB listed buildings are automatically considered to be positive contributors.

## NEUTRAL CONTRIBUTION

Buildings and structures considered to make a neutral contribution are detailed below:


### **Elliott Road**

Nos. 55-70 – Large post-war block of flats, four storeys, in stock brick with subtle brick trim, hipped roof, entrance porches. Small garage block to side.

### **Foxley Road**

Nos. 39-41 – Pair of low modern bungalows with steep roof slopes, in a form and style alien to the street frontage in this part of the conservation area. They were erected to provide accessible housing in an area where the refurbished historic buildings did not lend themselves to providing wheelchair accessible accommodation.

Both instances above are unlikely to present redevelopment opportunities because increases in height are unlikely to be acceptable on grounds of impact on the character and appearance of the conservation area.



This document was prepared by  
Lambeth Planning's  
Conservation and Design Team  
October 2016