

Stockwell Green Conservation Area

Character Appraisal



November 2016


Lambeth

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CONSERVATION AREA CONTEXT MAP



5 – Stockwell Park CA, 16 – Hackford Rd CA, 18 – Trinity Gardens CA, 26 – Brixton CA

29 – Larkhall CA, 33 – Clapham Road CA, 37 – South Lambeth Rd CA

42 – Stockwell Green CA, 46 – Ferndale CA.

CONSERVATION AREA BOUNDARY MAP



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INTRODUCTION

The Stockwell Green Conservation Area was designated in 1986. It covers the historic hamlet of Stockwell Green which is today characterised by smart late Georgian buildings which were built around a triangular open space – Stockwell Green, which is still legible despite being built over in the late 19th century. Its general character reflects the gradual development of this part of London between the mid-18th and mid-19th centuries. It includes two important churches, later Victorian terraces and a number of commercial and retail uses to the main Stockwell Road.

It is located approximately one mile northwest of central Brixton, and is roughly diamond-shaped with a small outlier extending from its western corner. Its focal point is Stockwell Green, a gently curving road that links Landor Road to Stockwell Road. Densely developed area contains roughly 80 properties and is predominantly residential in character.

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 conservation area appraisal is prepared by the London Borough of Lambeth to assist with the management of the conservation area. It identifies the features that give the area its special character and appearance, provides best-practice advice and contains management proposals.

The Council consulted on a draft version of this appraisal document from 11 January to 14 March 2016. Public notices were placed around the area and the draft document was made available on the Council's website. The Council is grateful to all those who commented and took all comments into account when preparing this 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 Lambeth Local Plan (2015). Thus all planning decisions have to be made in accordance with the London Plan and the adopted Local Plan except where material considerations indicate otherwise.
- 1.6 The Lambeth Local Plan 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 development’. When the impact of these uncontrolled works is having an adverse impact on the character or appearance of a conservation area the council can remove the permit-

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ted development rights and thus bring the works under planning control. This is achieved by making an Article 4 Direction.

- 1.9 The Stockwell Green Conservation Area was not subject to an Article 4 Direction at the time of writing.

2. ORIGINS

- 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. It sits at the edge of a plain where a spring line is formed.

Archaeology

- 2.3 There are no scheduled monuments or local archaeological designations within the conservation area.

Origins & Historic Development

Early History

- 2.4 Stockwell is one of the oldest and longest established hamlets in Lambeth. First recorded in 1197, the name is derived from 'Stoc' indicating woodlands or tree stumps, and 'Well' referring to the nearby natural springs. The hamlet was established around the open village green in the medieval period, with the wider area being agricultural. The locality was relatively isolated between two former Roman roads which formed principal routes to and from London.

- 2.5 The settlement attained formal significance with a charter granting manorial status in the 13th century. The manor house was built at this time, and took the form of a large moated property to the north side of Stockwell Road; it was demolished in 1756. The modern street, Moat Place, recognises this historic site. The manorial boundary of Stockwell included outlying agricultural land, and covered an area much larger than that regarded as Stockwell today. The manor remained closely linked to the adjacent Vauxhall Manor up until the 19th century.

- 2.6 The estate was subsequently subdivided, and through inheritance, sale, death and marriage, passed partially into the Estate of the Duke of Bedford (hence nearby Bedford Road). By the late 18th century the major part of the Manor remained in control of the Thornycroft family, and was finally split into 14 lots and sold by auction in 1802. The final pieces of the Manor - Stockwell Green and Stockwell Common went to William Lambert, who thus became Lord of the Manor of Stockwell. John Rocque's map of 1745 shows the hamlet of Stockwell centred round the village green – the core of this conservation area.

Early Development, 18th Century

- 2.7 By the late 18th century improved transport infrastructure (Thames Bridges) enabled London to spread across the river; initially following the line of the existing roads. This led to change in the character of the Vauxhall and Stockwell area.
- 2.8 Good road connections to London made Stockwell a convenient retreat for merchants, who built houses on Stockwell Road and facing the village green. They moved to the area to take advantage of its semi-rural character and, the clean air whilst remaining within easy reach of the City. This period marked the beginnings of Stockwell's transformation from rural hamlet to urban suburb. Two places of worship within the conservation area date from this period of initial growth. Stockwell

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Chapel of 1767, remodelled 1867 (now St. Andrew's Church) and a Congregational Chapel of 1798 (now the Khatemun-Nabeyeen Mosque) were built to serve the new population. Industry followed the plentiful supply of good quality spring water and Stockwell attracted a number of brewers. One of the first, Hammerton's Stockwell Brewery, was established on the north side Stockwell Green on the corner of Lingham Street in the 1780s.



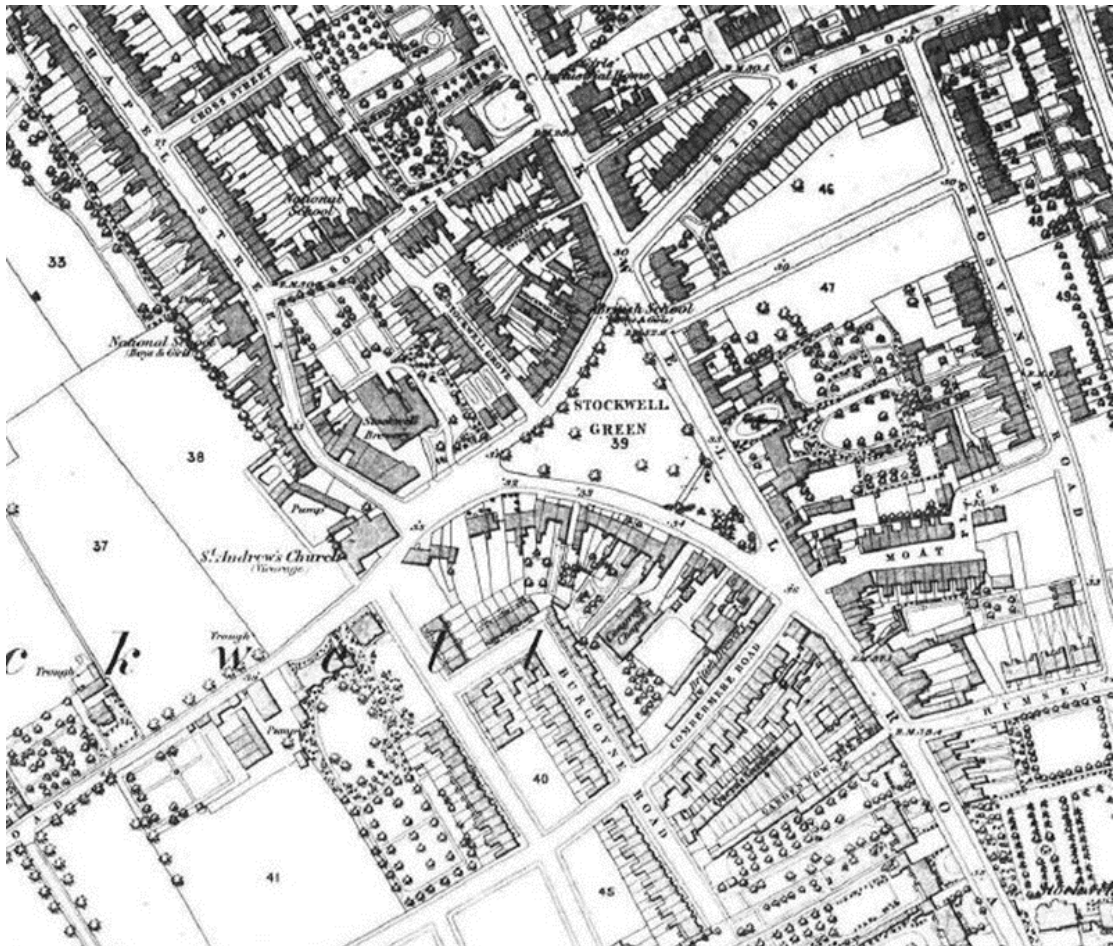
Stockwell Chapel before it was remodelled in 1867.



A view looking South across Stockwell Green c1870.

19th Century

- 2.9 The opening of Vauxhall Bridge in 1816 spurred further piecemeal development. By the coming of the railways in the 1860s the wider area was largely urbanised. The OS map of 1871 shows a network of new urban streets of largely terraced and semi-detached houses surrounding the historic settlement. By this point breweries had a significant local presence also.
- 2.10 To serve the new residential community Stockwell Chapel was made into a Parish church in its own right in 1867 (dedicated to St Andrew) and remodelled (in the Lombardic style and with the addition of a campanile style tower). Stockwell Green remained an open space until 1876 when Mr. Honey, the freeholder, won what had been a long and contentious dispute to build on it – ‘*a subject of much litigation and outcry*’ which influenced subsequent commons legislation. This accounts for the combination of late 18th and late 19th century buildings in the conservation area, as well as the alleyway - Stockwell Green Court which is a historic public right-of-way that once crossed the Green.



OS Map, 1871

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20th Century

- 2.11 The Hammerton Memorial Hall and its associated keeper's house were erected in 1906; the gift of Charles Hammerton who was a local brewer turned temperance campaigner. The building is in the Edwardian Baroque style and was designed by 1906 the architect of the Old Bailey.
- 2.12 The mid 20th century saw significant change in the wider area – slum clearance led to the creation of new housing estates and both local breweries both ceased trading at that time, Hammerton's Stockwell Brewery and Waltham's (which has stood on the corner of Combermere Road and Stockwell Green). However, there was little change within the conservation area itself.
- 2.13 A number of early 19th century properties on Stockwell Green were statutory listed in the late 1970s and early 1980s and the Stockwell Green Conservation Area was designated in the 1980s in recognition of its special architectural and historic interest. Little has changed within the conservation area since designation. Adjoining the conservation area the Oak Square development replaced a large post-war bottle store (opposite) in 2010. It was designed to provide an unobtrusive backdrop to the conservation area. See opposite.



The Oak Square development (below) replaced the bottle store (above).



3. SPATIAL ANALYSIS

- 3.1 The conservation area stands on flat land at the foot of a gentle rise to the south and west. There is a sharp contrast busy Stockwell Road frontage and the peaceful residential character of Stockwell Green. Both have an urban character although some soft landscaping to front gardens on Stockwell Green brings welcome relief. The curving, irregular alignment of both parts of Stockwell Green and spaciousness of the public realm around the junction at St. Andrew's Church, Landor Road reflect the historic layout of the original Hamlet which until the 19th Century lined the edges an open green space.

Streetscape

The roads within the conservation area are presented below in alphabetical order:

Combermere Road

- 3.2 This forms the southwestern approach to Stockwell Green, linking to Stockwell Road. Only the building on the north side (no. 41 Stockwell Green) lies within the conservation area. This was the former site of the Waltham's brewery, which was replaced a four-storey residential block of industrial character that forms something of a marker at the junction and contributes positively to the sense of enclosure. The junction with Stockwell Green and Stockwell Road has an ample pavement with mature tree plantings that help to soften this urban junction and provide an attractive gateway to the conservation area.



No 41 Stockwell Green forms a marker at the entrance to Stockwell Green.

Landor Road

- 3.3 Formerly named 'Stockwell Private Road,' this bending road runs west from Stockwell Road to Clapham Road. Only a very short section lies within the conservation area, at the junction with Lingham Road but the eastern end with its varied Victorian houses provides an attractive townscape setting to the conservation area. The corner with Lingham Street is dominated by the austere style façades of St. Andrew's Church and its tower which is an imposing local landmark of great townscape character to the conservation area and beyond.



St Andrew's Church, Stockwell Green is an imposing local landmark.

Lingham Street

- 3.4 Only the very southern part of Lingham Street is within the conservation area. This end is the only part that retains any historic character – the kink in the road alignment here allows St Andrew’s Church to terminate the view south. Here the Hammerton Memorial Hall and no. 102 Lingham Street are attractive Edwardian buildings forming part of the church complex. Their alignment too is slightly irregular. The result is a rich and intimate townscape character to Lingham Street with glimpses beyond to bay windowed houses on Stockwell Green. However, the boundary treatment to the hall (a chain-link fence) and an outbuilding) detract from its setting.



The irregular alignment of Lingham Street brings townscape richness and allows for an appreciation of the rear of St Andrew’s Church and the Hammerton Memorial Hall.

Stockwell Green

- 3.5 The heart of the conservation area, this street is in two parts which meet at the spacious junction of Landor Road. Together with Stockwell Road the two parts of Stockwell Green once defined the perimeter of old Stockwell village green.
- 3.6 The main section is aligned roughly north west – south east gently and has a slight bend, drawing the eye towards a terminating vista of St. Andrew’s Church at its

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northwestern end. It has a residential character and a strong sense of enclosure, with three-storey stock brick buildings lining both sides. However there is a marked architectural contrast between the two sides of the street. The south west side is typified by handsome late Georgian houses while the opposite side of the street features denser Victorian housing and the rears of similar properties fronting Stockwell Road. This illustrates the distinct phases of historical development. The Victorian houses are uniform – an entirely regimental curve of bay-windowed properties. The have modest set-backs. Both periods share similar heights and material palette.



Regency houses on the west side.



Victorian buildings on the east side.

- 3.7 A gap in the built frontage on the south west side reveals the handsome Khatemun-Nabeyeen Mosque which is set well back from the road and accessed by a lane. Across the road glimpses of Stockwell Road through the characterful passage of Stockwell Green Court are also important.
- 3.8 At the south eastern end of the north side of the street the rear of the Victorian commercial properties fronting Stockwell Road present to the back of pavement. These have unkempt appearance and a variety of ill-considered alterations detract.
- 3.9 The second section to Stockwell Green is aligned southwest to northeast linking Landor Road to Stockwell Road. Between Lingham Street and Stockwell Road the north side is not in the conservation area; here the imposing Oak Square development dominates (it replaced a large post-war bottle store). The south side is characterised by a variety of Victorian buildings in stock brick and a short parade of shops, although these are run down and some inappropriately altered. There are important glimpse views into rear gardens and of the characterful rear elevations of properties fronting Stockwell Road.
- 3.10 Prominent corner building no. 54 Stockwell Green with its handsome porch marks the point where the two sections of Stockwell Green converge. Here the junction with Lingham Street and Landor Road is spacious with generous pavements and planters provide a welcome sense of repose. This is enhanced by the pleasant and dignified façades of a group of early 19th-century houses with attractive gardens on the south side and the varied assortment of later housing on Landor Road. The defining presence here is the masculine form of St Andrew's Church and its prominent, stout tower.



No. 54 Stockwell Green turns the corner successfully.



The masculine form of St Andrew's church is the key landmark within the conservation area.

Stockwell Green Court

- 3.11 This is an historic right of way that once crossed the green, linking Stockwell Green to Stockwell Road. It has an intimate and evocative late 19th century character and allows a pleasant glimpsed view of no. 33 Stockwell Green from Stockwell Road. There are characterful iron bollards to either end.

Stockwell Road

- 3.12 Stockwell Road has a north-south alignment, linking Brixton to Stockwell and is busy and heavily trafficked as a result. Only nos. 92 – 136 are within the conservation area, built on the former green, this is long row of three-storey Victorian houses bookended by parades of shops at either end. There is great variety in the built form which does much to enrich the townscape character. For example, the shops the northern end are hard up against the pavement and no. 92 has an irregular building line marking the corner with Stockwell Green. Nos. 102- 120 are set-back houses with bay windows, walk-up entrances and cast stone embellishments giving a good sense of rhythm, reinforced by consistent heights and modest setbacks. No. 110 is grander than the others and more impressive as a result – it may have been built for the builder as his own home. However, most of these properties are shabby and

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satellite dishes, inappropriate modern replacement windows, numerous wheelie bins and poor boundary treatments have an adverse impact on the general appearance. No. 122 has an unusual angled façade which adds quirk to the street frontage whilst nos. 124 – 134 are shops built hard up to the back of pavement. No. 134 marks the junction of Combermere Road and Stockwell Green with an attractive canted prow.



No. 92 Stockwell Road follows an irregular building line.



No. 122 Stockwell Road has an angled façade which adds townscape interest.



No. 134 Stockwell Road has a canted end.

Public Realm

- 3.12 The overriding character of the conservation area is urban – there are no traffic-free open spaces and few street trees. The junction where Stockwell Green, Lingham Street and Landor meet is the spatial heart of the conservation area. Built-out footways and the alignment of the modern block on the north side have consciously tried to give definition to this junction and enhance the pedestrian experience. The space is given dignity by the presence of the imposing bulk of St. Andrew’s Church; indeed its east gable defines the western side of the space. Trees planted at the south-eastern end of Stockwell Green (as part of the redevelopment of the former British Brewery) enhances the conservation area here.
- 3.13 The general streetscape is marked by its heterogeneous and unobtrusive character, with paving, bollards, and signage of different periods and styles. De-cluttering of highways signage would be beneficial in places.
- 3.14 Granite kerbs survive throughout, and areas of historic York Stone paving add character to Stockwell Green Court and the forecourt of the Khatemun-Nabeyeen Mosque. Whilst most bollards are modern, historic black and white type cast iron bollards located at the end of Stockwell Green Court contribute welcome interest to the streetscape.



Public realm improvements have enhanced the junction of Stockwell Green and Landor Road

- 3.15 Standing near St. Andrew's Church is stench pipe marked 'TWAMPHD' is a noteworthy feature, as is the George V pillar box near the southern end of Stockwell Green.
- 3.16 Several historic painted advertisements can be seen on a number of buildings within the Conservation Area, including within Stockwell Green Court. At 36 Stockwell Green one high level sign reads 'SHAVING SALOON', at St Andrew's Church a faded sign reads 'ST ANDREW'S SCHOOLS' and there is a painted street sign on the south side where Stockwell green and Landor Road meet. These enrich the townscape character and are of historic interest.



Gardens and Trees

- 3.17 The majority of the properties within the conservation area have traditional linear buildings plots with a small front garden or basement area and a larger rear garden or yard, although in some cases these have subsequently been truncated or built upon.
- 3.18 Front gardens, where they exist, have a very important visual amenity role in the street and provide an attractive setting to the houses they serve. The late Georgian houses on the south side of Stockwell Green are set back, allowing for front gardens of various sizes. A number of these feature planting which softens the urban character and do much to enrich the character of the conservation area.
- 3.19 Front garden paths, basement areas and forecourts of the older buildings would originally have been York Stone paved but are mostly now in concrete, though patches of natural stone exist. In some places attractive Victorian tiled front paths survive and are an important element of the historical evolution of the Conservation Area.



Greenery in front gardens and from street trees enhances the area.

- 3.20 Rear gardens too are an important feature of the older properties in the conservation areas. The long rear gardens with their separating boundary walls are an amenity and have value collectively. They also allow an appreciation of the historic rear elevations. Trees in gardens are also important, even those in rear gardens can be glimpsed from differing viewpoints throughout the area – gaps between buildings and on return frontages. The Victorian properties built on the green space itself are densely packed and have only yards.
- 3.21 The tight urban grain of the conservation area eliminates the possibility of large areas of soft landscaping or trees. Where trees exist – on the streets, in gardens and in St Andrew’s Church / Hammerton Memorial Hall grounds, they are generally considered to be of value to the conservation area.



Rear elevations and rear gardens are key characteristics of the area.

Refuse Stores

- 3.22 Historically dustbins would have been stored in basement areas or at the rear of properties and brought out only for on collection day. Today, for convenience, many households store their wheelie bins and recycling boxes in the front garden or on the street. This causes a degree of visual blight especially where properties have been converted to flats where numerous individual bins are required. This is at its worst on Stockwell Road where the footways are narrow and congested; especially at the bus stop. The unkempt space for Eurobins (behind roller shutters) adjoining no. 60 Stockwell Green also has a negative visual effect.

Boundary Treatments

- 3.23 The majority of properties historically had front railings with integral pivoting gates. Where piers existed they were normally between properties. Most of these historic examples were removed during the Second World War except where they enclosed basement areas. In places the stone plinths and brick piers of these original railings survive and provide information on spacing of bars and construction detailing. A few examples of original ironwork survive.
- 3.24 Of note are the listed gate piers and wrought iron double gates with iron throw-over framing the entrance to the Khatemun-Nabeyeen Mosque on Stockwell Green; these are important to the architectural quality and historic character of the town-
scape.



An authentic pivoting iron gate at no. 32 Stockwell Green.

- 3.25 Many historic properties have reproduction railings – some more authentic than others. Modern detailing, and alien features such as hinged or sliding gates tend to be cruder and less refined than the more elegant accurate reproductions.
- 3.26 Authentic ironwork detailing on Stockwell Green typically includes integral gates (when closed the gate will appear as a continuation of the railings), the height does not normally exceed 1.1m, the same design / detailing is often found in a pair or on a terrace or group. The bars are individually sunk into stone plinths and are typically circular in section with simple traditional finials. The solid railings are supported at regular distances by heavier standards which tend to have a taller and grander urn finial. The horizontal rails are in solid metal and, when executed correctly, should terminate neatly into the mortar of the brick piers without fixing or bracket. The finial styles tend to be a moulded spike or Neo-classical spearhead, which is consistent with the late Georgian character.
- 3.27 Plain brick walls with sheeted painted timber doors or gates tend to enclose back yards and rear gardens; the brickwork typically matching the host building. A fancy historic example can be seen at 33 Stockwell Green. In many places boundaries have been lost to modern walls of poor appearance – especially on the mid Victorian properties built on Stockwell Green. The effect is generally very poor.

Activity and Uses

- 3.28 The conservation area is predominantly residential with retail frontages along Stockwell Road, and some historic shop extensions in front gardens on Stockwell Green. Two places of worship reflect the historic development of the area. Indeed St Andrew's Church, dating from the 1760s, the oldest building in the conservation area. The brewing and bottling industries have ceased and there are few physical remnants of them today. However, the historic association continues through buildings such as Hammerton Memorial Hall which was funded by a local brewer.

Garages

- 3.29 Garages are not a feature of the conservation area.

Noteworthy Views

- 3.30 General townscape views are pleasant - the irregular street pattern of the area means that generally views are intimate and limited. As a result few vista type views are offered. Views in and out of the conservation area (its setting) are particularly good at Landor Road due to the presence of St Andrew's Church and the general townscape character. Views of particular note include:

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Stockwell Green/ Landor Road

- Views of St Andrew's Church and tower – this landmark building has a very important townscape presence in views in and out of the conservation area. Views from side streets (Lingham Street and Dalyell Road) are also of note.

Stockwell Green

- Views towards the façade of Khatemun-Nabeyeen Mosque with the picturesque gateway and York stone paved access lane in the foreground.

Stockwell Green

- Views southeast through a gap in the buildings at no. 60 reveal an interesting variety of rear elevations and large trees.

Stockwell Green Court towards Stockwell Green

- The view southwest down terminating in the graceful front elevation of no. 33 Stockwell Green.

Stockwell Green Court towards Stockwell Road

- Views towards the characterful backs of properties on Stockwell Road with glimpses of trees.



The view from Stockwell Green Court towards Stockwell Green.

4. ARCHITECTURE AND BUILT FORM

Georgian Period

- 4.1 The main body of St Andrew's Church dates from 1760. Whilst it does not outwardly exhibit any of that Georgian character having been remodelled in the Lombardic style in the 1860s it is the oldest building within the conservation area and its basic form and slightly irregular alignment betray its age.

Late Georgian/Regency Architecture

- 4.2 The Regency style represents an evolution in the earlier Georgian type, deriving from the fashion for antique architectural sources. Houses typically have a good quality stock brick front elevation rising to a parapet, emphasising proportional simplicity and plainness; rear elevations are similarly understated. The principal façade reflects a tripartite division alluding to the base, column and capital of antique architecture. Thus the lower ground floor or semi-basement (where it exists) corresponds to the plinth, the middle section's windows are taller than they are wide, and the parapet or cornice represents the capital.
- 4.2 Buildings of this period are found only along the south side of Stockwell Green; these would have originally fronted the open green. They were built in a piecemeal fashion – singly, in pairs or short terraces. There are sufficient common themes within the group to bring a degree of unity.
- 4.3 They rely on graceful proportions and delicate Georgian detailing. Common features on houses of this period include carefully proportioned sash windows, gauged flat brick arches, stone cills, stucco cill bands and blocking courses; many of the group have a stucco architrave and decorative pilasters or columned porches to doors. Georgian style multi-paned windows are common. Some feature ornamental iron-work; No. 32 has a balconette in the fashionable 'heart and honeysuckle' pattern.



Regency houses on Stockwell Green.



The Regency houses are typically flat backed.

- 4.4 At the rear they are often flat backed or have modest closet returns. Here the distinctive V profile of London roofs can also be appreciated (these are concealed by parapets at the front).

Mid Victorian Architecture

- 4.5 Houses from this period are still in stock brick but exhibit bay windows and heavy stucco or cast stone detailing – architraves, porches, stringcourses, lintels etc. The style is often Italianate or Venetian Gothic. The houses built on Stockwell Green in the 1870s are largely Venetian Gothic in character. These to Stockwell Road are larger and more imposing than their Regency neighbours. Large 2/2 style sash windows are most common. Purpose built rear returns are common.



Typical Victorian houses within the conservation area.

- 4.6 The commercial groups are of the same style. Historic photographs show that the rows of purpose-built shops once had traditional timber shop fronts with slender fascias, panelled stall risers and elegant glazing. Only fragments survive today.



Stockwell Road c1910 (reproduced courtesy of Lambeth Landmark)

Building Materials and Details

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

Walls

- 4.8 London stock bricks are the predominant walling material within the conservation area. There is a variety of colour and tones in yellow and brown and of different quality; better quality bricks typically being used for front elevations. Flemish Bond is almost exclusively used and pointing generally appears traditional (where historic examples survive these are the penny-struck type) and understated, allowing the brickwork to be appreciated. There are some good examples of gauged brickwork jack arches, with very fine joints and a smooth, precise finish. However, there are some instances of inappropriate modern cement pointing, which harms the appearance of the brickwork.
- 4.9 Stucco render is used for decorative elements on some of the Regency facades. In Classically inspired designs it is usually applied to the ground floor to give the impression of a plinth and can be plain, incised or rusticated. It is also used for stringcourses and cornices. This simple palette of well executed materials helps to create a dignified and homogenous appearance. Stucco was intended to resemble stone and was often tinted and left unpainted. It is often painted in brilliant white which picks out the detailing in stark contrast with the brickwork. Stucco painted in buff or cream harmonises much better with the brickwork and closer resemble the historic appearance.



Penny struck pointing is created by scoring the surface with a coin—giving added definition to the brickwork.

- 4.10 The mid Victorian buildings contain a wealth of mass-produced cast stone ornament, usually painted and used to enrich entrances or windows. Gothic-inspired domestic buildings typically feature ornate foliate capitals in a variety of styles.
- 4.11 There are only limited instances of other materials within the conservation area such as red brick, stone and render. Of note however is the rendered and roughcast façade of St. Andrew's Church.

Windows

- 4.12 Traditional double-hung vertical timber sliding sash windows are the predominant window type, though there is good variety in their shape and proportion. These are typically finished in paint with single glazing held in place by putty in the traditional manner; some of the Regency houses have semi-circular heads and some feature horns. The glazing patterns vary depending on the particular style of the house and its age. On the earlier houses with Classical detailing 4/4 or 6/6 sash windows are common, whereas mid Victorian terrace houses typically have either large 1/1 panes of Victorian or 2/2 panes. Painted timber finishes are normal. Generally the windows are appropriate to the style of the house in which they are built.
- 4.13 A high number of the Victorian buildings along Stockwell Road have modern replacement window units in uPVC and aluminium, to the detriment of the character and appearance of the conservation area. These fail to accurately replicate the fine detailing of the originals, which makes them stand in stark contrast to the original windows of neighbouring properties.



There is much variety and refinement in the historic window types.

- 4.14 Dormer windows are not a characteristic feature, although the building at Nos. 134-138 Stockwell Road has a later mansard roof with flat-fronted dormers.

Doors

- 4.15 The conservation area features a good mix of principal entrance styles. On Stockwell Green the entrances are close to the street, at ground level – which contributes importantly to the area's modest domestic character. Elsewhere walk-up entrances over semi or full basements serve grander, more imposing properties. A small number of the late 19th century properties (such as No. 20 Stockwell Green) have surviving late Victorian geometric tiled garden paths which add colour and decoration. There are also isolated examples of original historic ironmongery within the conservation area such as cast iron boot scrapers at front entrances; although small features these are an integral part of the historic character of the individual buildings and the area.
- 4.16 There are a variety of painted timber front doors; 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 reflecting the favoured style at the time of construction. Regency doors are not glazed. Some of the earliest doors are six panelled: the bottom panels are flush beaded and the others are belection moulded. More ornate examples exist. On the earlier houses both traditional transom lights and semi-circular fanlights are present; no. 32 Stockwell Green has a particularly fine example of a radial pattern fanlight.
- 4.17 The mid Victorian houses to Stockwell Road have steps up to front doors and down to the semi-basement. Today these tend to be in unobtrusive concrete, dating from post-war refurbishment. Originally the steps would have been in smoothly dressed stone with rounded nosings. These houses tend to have panelled and part glazed front doors with transom lights. Basement doors, below the front steps, are panelled and part glazed too but plainer.
- 4.18 Decorative door cases are one of the defining features of the buildings in the area irrespective of period. On the earlier buildings along the south side of Stockwell Green these often take the form of simple stucco surrounds with impost blocks but some are more elaborate – No. 22 features Tuscan columns supporting an entablature. On later 19th century houses richly ornamented cast stone and stucco door surrounds with rectangular transoms are common and doors are typically recessed.

- 4.19 Regrettably, there are very numerous examples of inappropriate modern replacement doors which fail to reflect the historic character of the area. Although sometimes panelled they do not follow historic precedents and almost always lack the refinement, detailing and interest of the originals.

Roofs

- 4.20 The roofscape is an important feature of the conservation area. Roofs are typical of housing construction of the period – examples of hipped, pitched, and ‘London’ can be found throughout. The combination of these unaltered roof pitches, parapets and dormer windows – along with chimney stacks and decorative impedimenta – are an important feature of the area. In some instances these are intact and unaltered but many modern roofing materials are present.
- 4.21 The early 19th century properties on Stockwell Green tend to have low ‘London’ type roofs hidden from street view by parapets and are only visible from the rear. These tend to be slated. The mid Victorian commercial premises typically have London roofs too but some have been replaced by mansards.
- 4.22 The late Victorian houses on Stockwell Green and Stockwell Road have pitched roofs with hips to the end properties. These would have originally have been Welsh slate but many have been inappropriately replaced with concrete tiles.
- 4.23 Dormers are not a common feature because there is no usable attic accommodation within most of the historic roof types. The majority of traditional roof lights are located to the rear of properties and are small, in cast iron with a vertical glazing bar. In places the visible presence of modern roof lights, pop-up vents, satellite dishes and other modern plant adds unacceptable visual clutter.
- 4.24 The majority of the historic buildings have chimneystacks, which make a positive contribution. These are typically in brickwork to match the house and have traditional copings and terracotta pots; some include decorative embellishment such as dog-tooth brickwork.

Rear Elevations

- 4.25 The Regency houses typically had flat backs with closet returns but in places extensions have been added with time. Some are more successfully integrated into the host building than others. The mid 19th century have purpose built closet returns terminating one story below eaves level.
- 4.26 The most successful rear extensions are those executed in stock brick to match the host building and of a subordinate scale. Some modern extensions have failed to respond appropriately to the host building or have been executed crudely and in inferior materials, having a harmful effect on the character and appearance of the area.

Basement Areas

- 4.27 Semi-basement areas are generally modest and set back from the street behind a street level garden. They are typically enclosed by simple railings. Large basement areas (front or rear) are not a historic characteristic of this conservation area.

Rainwater Goods

- 4.28 Some of the earlier houses have parapet gutters and no downpipes on the façade which ensures a smart and uncluttered appearance, but otherwise they are located

on the elevation in cast iron, usually painted black. In many cases they are located beside the return of a bay window to mitigate their visual impact. Some historic examples of cast iron hopper heads still survive: No. 22 Stockwell Green has a handsome one. Downpipes that have been replaced with plastic examples invariably look crude and inferior on historic properties.

Meter Boxes, Plant & Equipment

- 4.29 Prominently located satellite dishes, meter boxes, alarm boxes, pipes and cables are problematic within the conservation area. Their siting and location on front elevations has been particularly damaging. Clusters of ungainly satellite dishes, retrofitted meter boxes and loose and dangling wires are recurring problems.

Shop fronts

- 4.30 Although primarily residential in nature the conservation area includes a number of historic shop premises. Those fronting Stockwell Road are still trading whilst those to Stockwell Green are largely converted to other uses. No intact historic shop fronts survive on Stockwell Road. However, numerous fragments, and historic photographs provide sufficient evidence for future reinstatement.



- 4.31 Unfortunately the majority of the replacement shop fronts are ugly, poorly designed with standard modern aluminium units. Overly dominant, poorly design fascias and projecting signs worsen the effect and harm the character and appearance of the conservation area.

Pubs

- 4.32 There are no pubs within the conservation area, although the vacant inter-war pub 90 Stockwell Road adjoins the boundary and warrants consideration for future inclusion within the conservation area.

Signage and Advertisements

- 4.33 There is little consistency to shop front signage – it is often internally illuminated, plastic, bulky and visually obtrusive and there is a proliferation of trough lights and projecting signs, some located above fascia level, making most shop signage a discordant feature in the conservation area. Archive photograph show that the shops had a timber fascia cornice and narrow fascia framed by the cast stone corbels which often still survive today.
- 4.34 Several historic painted signs add interest to the area; retention is encouraged.
- 4.35 Advertisement panels are not a feature of the conservation area.

Listed Buildings

Statutory List

- 4.36 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.

Local List

- 4.37 The Council maintains a list of archaeological areas, buildings and open spaces of local architectural or historic interest. Local designation brings with it no additional planning controls but is a material consideration when planning applications are considered. Locally listed buildings are identified in Appendix 2.

Building Contribution

- 4.38 Buildings that make a positive contribution are therefore worthy of retention although some may require restoration or refurbishment. There is a presumption in favour of their sympathetic retention. Demolition or unsympathetic alteration will be resisted. Buildings and structures deemed to make a positive contribution are detailed in Appendix 1.
- 4.39 The conservation area boundary has been tightly drawn and no buildings are considered to make a negative or neutral contribution to the character or appearance of the conservation area.

5. APPRAISAL CONCLUSION

Boundary Changes

- 5.1 The conservation area boundary was last changed in July 2016. An omission at that time failed to include no. 1 Stockwell Green (Grade II listed) and the former Plough Public House at the corner of Stockwell Green (north side) and Stockwell Road. It is hoped that this can be rectified in future.

Capacity for Change

- 5.2 There are no development opportunities within the conservation area and no vacant sites. The scope for change lies in the form of enhancement opportunities within the area including:

- Reinstatement of lost or altered historic detailing
- Reinstatement of authentic windows
- Reinstatement of traditional timber shop fronts
- Reinstatement of historic boundary treatments

- 5.3 The Khatemun-Nabeyeen Mosque is in a mixed state of repair. The main building suffers from blocked gutters and rotten / broken windows. The former Sunday School building to the rear is dilapidated too. Repair and maintenance should be a priority going forward.

Summary Conclusion

- 5.3 The patterns of development and street layout of the conservation area reflect the historic origins of the hamlet of Stockwell around its village green. The Georgian and Regency heritage of housing and churches illustrate the evolution from hamlet to respectable suburb. The layers of subsequent urban development from the mid 19th centuries illustrate the urbanisation of the wider area as part of London's expansion. The result is a conservation area of great architectural and historic richness.
- 5.4 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 materials (such as doors and windows) with inappropriate modern ones, poorly executed repairs to brickwork or stucco, visual clutter caused by refuse and equipment on elevations, and the degraded condition of historic shop fronts.

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.

Bolection A moulding type (around panels) which overlaps both the frame and recessed panel. Most commonly found on front doors.

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

Capital The head or crowning feature of a column.

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

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

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.

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

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

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

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

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

Hipped Roof A roof with sloped instead of vertical ends.

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.

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

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.

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.

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.

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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

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Historic Maps

Rocque Map, 1746, Map of London

Parish of Lambeth Map: Ecclesiastical Districts, 1824

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

Ordnance Survey (OS) Map, 1877

Ordnance Survey (OS) Map, 1894-96

Ordnance Survey (OS) Map, 1913

Geological Society - Survey 1920

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

APPENDIX 1 Statutory Listed Buildings

Statutory Listed Buildings:

Name / number	Road	Grade	Date listed
1	Stockwell Green	II	27.09.1972
21	Stockwell Green	II	27.03.1981
22	Stockwell Green	II	27.03.1981
23 & 24	Stockwell Green	II	27.03.1981
25 & 26	Stockwell Green	II	11.12.1973
28, 29 & 30	Stockwell Green	II	27.03.1981
31 & 32	Stockwell Green	II	
33	Stockwell Green	II	27.03.1981
34	Stockwell Green	II	27.03.1981
<u>Khatemun-Nabeyeen</u> Mosque (former Stockwell Green United Reformed Church)	Stockwell Green	II	27.03.1981
Gates piers, gates & railings to front of <u>Khatemun-Nabeyeen</u> Mosque	Stockwell Green	II	27.03.1981
35, 36 & 37	Stockwell Green	II	27.03.1981

APPENDIX 2 Local Heritage List

Assets on the local list:

Name / number	Road	Description	Criteria
<u>Hammerton Memorial Hall</u>	<u>Lingham St</u>	Edwardian hall complex in neo Georgian style. Erected 1906 in memory of Charles <u>Hammerton</u> who was a local brewer. Stock brick with red brick. Dressing. Casement windows in arches. Group value with St Andrew's Church, and Keeper's house at no. 102. Architect W. <u>Mountford</u> who also designed the Old Bailey.	A, B, D
St. Andrew's Church	Landor Rd	One of oldest churches in Lambeth (1767). An imposing architectural presence of historic interest. Substantially remodelled in 1867. The plain Georgian elevations were elaborated in an Italian Romanesque style, with red and cream rendered finish, a Venetian style campanile and unusual East window were added. Distinctive pyramidal spire.	A, B, D, E
110	Stockwell Road	Terraced house c.1880, three storeys plus basement with double bay window. Grander centrepiece of a row of similar terraces. Stock brick with stucco and rich cast stone ornament including an imposing doorcase with ornate spandrels and keystone.	A, B

APPENDIX 3 Building 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.

Combermere Road

Draymans Court, Percheron Court, Stillion Court & Keystone Court – A modern residential development which has a significant presence in the townscape. Its materials and industrial character contribute positively.

Lingham Street

Hammerton Memorial Hall – Early C20 neo-Georgian community building. Two storeys in stock brick with red brick dressings. Original gate piers and iron overthrow. Designed by William Mountford.

No. 102 – Two-storey early C20 house. Queen Anne Revival/Dutch influence. Stock brick with red brick dressings.

Stockwell Green (numbers are consecutive)

St Andrew's Church – prominent Mid C18 church remodelled in 1867 in an Italian Romanesque style including a fine East window and a Venetian inspired campanile. Roughcast and unusual smooth red render finishes. The key architectural landmark within the conservation area, its irregular placement on the corner reflects historic plot lines.

Nos. 17-20 – Three-storey terrace dating from 1860-70s each with two-storey bay window. Yellow stock brick with painted stone & render detailing of Italianate influence.

No. 27 – Traditional style three-storey infill development. In stock brick, contributes to group value of its neighbours.

Nos. 42-54 – Regimented three-storey mid Victorian terrace, each with two-storey bay window. 1870s. Yellow stock brick with painted stone detailing of Gothic influence.

No. 54a – Much altered mid-Victorian building. Three storeys, yellow stock brick.

Nos. 55-60 – Mid-Victorian terrace, three storeys, yellow stock brick. 1880s. Much altered at ground floor, some modern shop fronts and later residential conversions. Original shop features i.e. capitals and console brackets survive in some cases.

No. 61 – Two-storey mid-Victorian building, 1880s. Two storeys, yellow stock brick with steeply pitched slate roof. Modern single storey lean-to extension to flank.

Stockwell Road

Nos. 92-100 & 124-134 – Mid-Victorian terraces, 1870s/1880s. Three-storey flat-fronted terraces with retail/commercial units at ground floor. Decorative impost & carved capitals to wide tri-partite windows. Rear elevations visible. No. 92 has an irregular façade and no. 134 has a canted end – both enriching street corners.

Nos. 102-122 – Mid-Victorian terrace, 1880s. Four-storey houses with two-storey bays. Raised first floor and small front yard/garden. Yellow stock brick & decorative stonework of Gothic influence. No. 110 slightly grander with sympathetic reinstated railing, no 122 with an unusual angled façade which adds townscape richness.

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