

# Lambeth Walk & China Walk

## Conservation Area Character Appraisal



May 2017

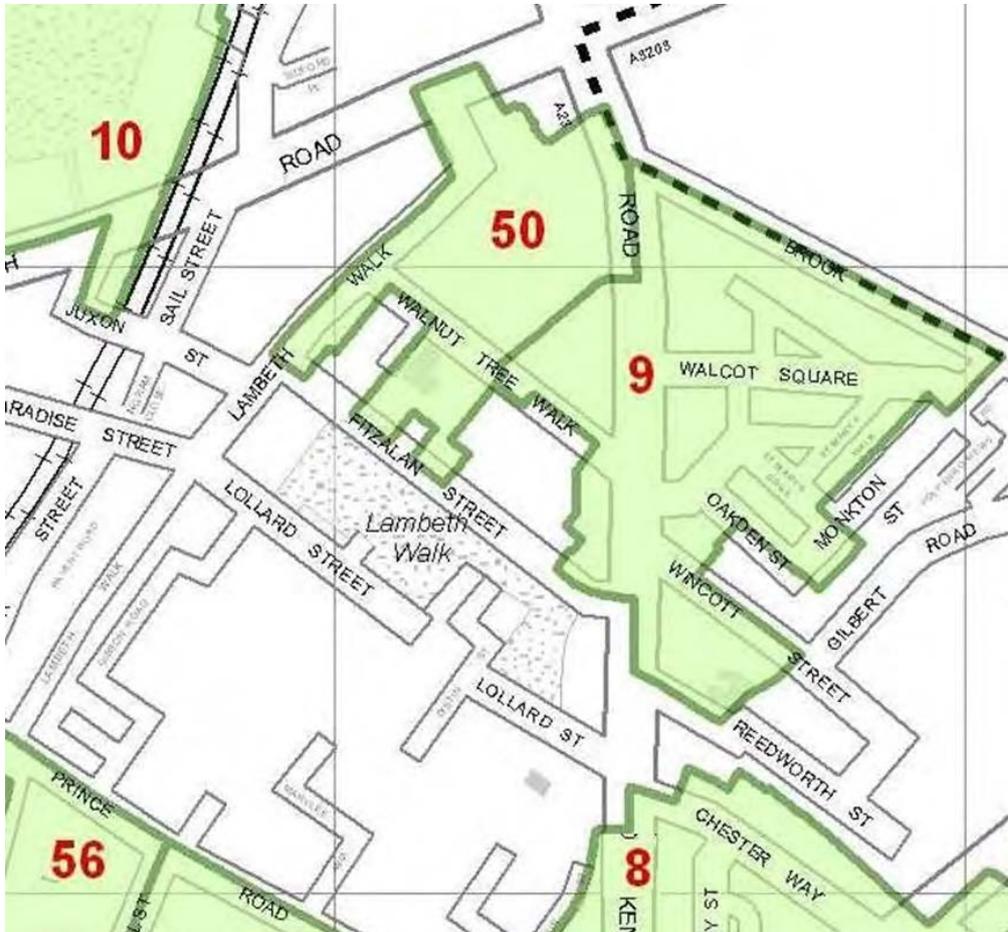
  
Lambeth



## CONTENTS

	<b>PAGE</b>
<b>CONSERVATION AREA CONTEXT MAP</b>	<b>4</b>
<b>CONSERVATION AREA MAP</b>	<b>5</b>
<b>INTRODUCTION</b>	<b>6</b>
<b>1. PLANNING FRAMEWORK</b>	<b>7</b>
<b>2. CONSERVATION AREA APPRAISAL</b>	<b>8</b>
2.1 Geology	7
2.2 Origins & Historic Development	7
2.3 Spatial & Urban Quality	11
2.26 Landscape Framework	17
2.28 Gardens & Spaces	17
2.31 Boundary Treatments	18
2.34 Public Realm	19
2.37 Public Art	19
2.38 Activity & Uses	20
2.39 Noteworthy Views	20
<b>3. ARCHITECTURE</b>	<b>21</b>
3.1 Periods	21
3.17 Building Materials & Details	24
3.44 Garages	30
3.45 Refuse Stores	30
3.46 Designated Heritage Assets	31
3.48 Non-Designated Heritage Assets	31
3.51 Building Contribution	31
3.53 Capacity for Change	31
3.54 Appraisal Conclusion	32
<b>SOURCES</b>	<b>33</b>
<b>APPENDIX 1 Buildings on Local Heritage List</b>	<b>34</b>
<b>APPENDIX 2 Positive Contributors</b>	<b>35</b>
<b>APPENDIX 3 Neutral Contributors</b>	<b>38</b>

## CONSERVATION AREA CONTEXT MAP



**8** – Kennington CA

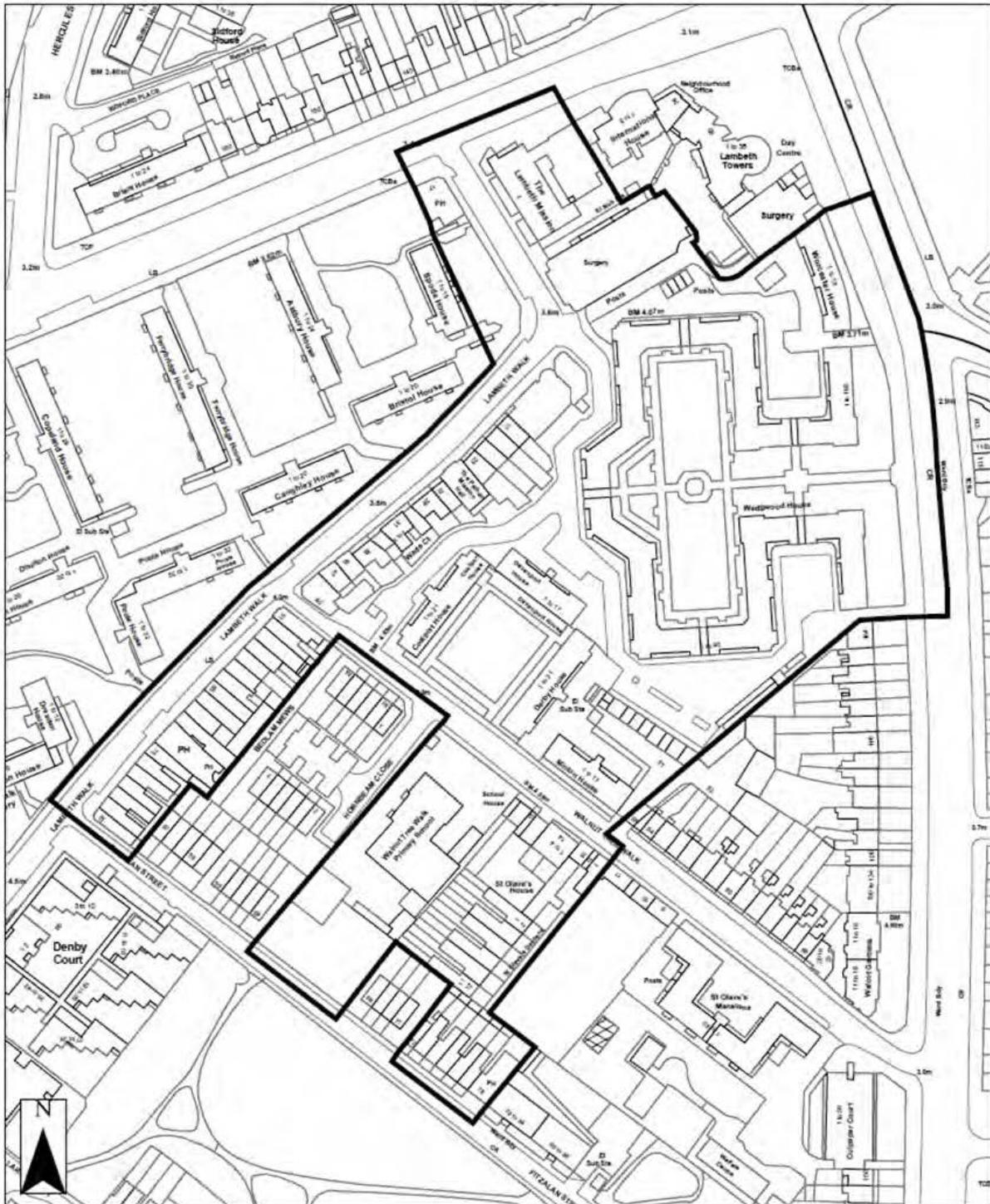
**9** – Walcot Square CA

**10** Lambeth Palace CA

**50** - Lambeth Walk and China Walk CA

**56** – Albert Embankment 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.

## INTRODUCTION

The Lambeth Walk & China Walk Conservation Area was designated in 1998. Of predominantly residential character, it illustrates the physical evolution of a part of working class south London and the gradual improvements to its housing stock over time. The area contains some of the last vestiges of working class north Lambeth to survive the wave of comprehensive post-war redevelopment, alongside the China Walk Estate, a successful example of interwar public housing design and symbol of 20<sup>th</sup> century social improvement.

The conservation area is located roughly half a mile east of the River Thames, just south of Lambeth Road. It is roughly rectangular in shape and bounded by Lambeth Road to the north, Kennington Road to the east, Fitzalan Street to the south and Lambeth Walk to the west. The eastern boundary is contiguous with the Walcot Square Conservation Area (CA 9) which covers the historic Kennington Road frontages and extends beyond to the east.

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 character 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.

The Council consulted on a draft version of this document from 11 January to 14 March 2016. Notices were placed around the area and a copy of the document was made available on the Council's website. The Council is grateful to those who took time to respond. All comments received were given consideration when this final version was prepared.

## 1. PLANNING FRAMEWORK

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires all local authorities to identify ‘*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance*’ and designate them as Conservation Areas.
- 1.2 Conservation area designation brings with it additional planning controls, control over demolition and the protection of trees. Section 72 of the Act places a duty on the council and other decision makers to special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes exercising control over development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.
- 1.3 The National Planning Policy Framework (NPPF) is the national policy document on the protection of the historic environment and its guidance must be taken into account by local planning authorities when formulating policy or making planning decisions. Paragraph 127 states that conservation area status should not be weakened by designation of areas that lack special interest. Paragraph 132 states that ‘great weight’ should be given to the conservation of heritage assets (including conservation areas).
- 1.4 The Regional Spatial Strategy for the Lambeth area is the London Plan: A Spatial Development Strategy for Greater London (July 2011). This document sets out an integrated social, economic and environmental framework for the future development of London over a time span of the next 15-20 years. It recognises the importance of Conservation Areas, listed buildings and World Heritage Sites in contributing to the quality of life of local communities and to London’s international status as a world class city.
- 1.5 The Lambeth 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’. When the impact of these uncontrolled works is having an adverse impact 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. No buildings within the Lambeth Walk & China Walk Conservation Area are subject to an Article 4 Direction.

## 2. CONSERVATION AREA APPRAISAL

### Geology

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

### Origins & Historic Development

#### Early History

- 2.2 In the 17<sup>th</sup> century the area was mostly open fields, a favourite recreation spot for Londoners who would cross the Thames by boat to escape the city. By the late 17<sup>th</sup> century a place of entertainment called Lambeth Wells had been established in the vicinity of Lambeth Walk (just south of today's conservation area at the junction with Lollard Street), which was then a country lane known as Three Coney Walk. The venue offered music and dancing but it went into decline in the 1730s. John Rocque's map of 1746 shows Three Coney Walk bisecting an area of market gardens and sparse development.

- 2.3 The opening of Westminster Bridge and Westminster Bridge Road in 1750 resulted in an increase in traffic which began to change the area. New turnpike roads were laid to connect the wider area, including Kennington Road (formerly known as the New Road or Walcot Place) which linked Westminster Bridge Road with Kennington Common. Smart houses were built along Kennington and Lambeth Roads, but within a few decades the area behind these began to fill up with poor quality, working class housing.

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

- 2.4 By the 19<sup>th</sup> century the Lambeth Walk area had developed a strong working class character, and by mid-century the area was completely built out. The arrival of the railways reinforced this. By this time many of the larger properties on the main roads had been converted into lodging houses and industrial premises were dotted around. A thriving street market had developed along Lambeth Walk by the 1840s; 164 stalls being noted in 1861.

- 2.5 The 1871 OS map shows that the wider area was densely developed with tightly packed housing and with few open spaces. It was by then notorious for its poverty and crime. Public slipper baths (for washing), churches, pubs and shops served this community.

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

- 2.6 Poor housing conditions became a pressing concern in London after the First World War and slum clearances were instigated by the London County Council. This resulted in the demolition of a street by the name of China Walk and a number of courtyards known as China Place and China Square and their replacement with the China Walk Estate which commenced in 1928 and was completed by 1934. A sophisticated composition, the development exemplifies the well-mannered neo-Georgian architecture favoured by the London County Council (L.C.C.) at that time as a contextual response to London's established character. Six five-storey blocks covering an area of about five acres were erected providing 238 flats to accommodate nearly 1,500 people. Each block is named after famous British china manufacturers.



Lambeth Wells, Lambeth Walk, 1839.



A shop on Lambeth Walk, c 1897.



Lambeth Mission, Lambeth Road before (inset) and after bombing.



Lambeth Walk, 1949.

- 2.7 In 1938, 159 shops lined Lambeth Walk, including 11 butchers, two eel and pie shops, a bird dealer and a tripe dresser. The market continued to flourish as a popular working-class destination and was immortalised by the famous cockney song. 'Doin' the Lambeth Walk' performed by Lupino Lane in 1937 musical *Me and My Girl*. The choreography from the musical inspired a popular dance, done in a jaunty walk and the singing of 'Oi' at the end of the chorus.
- 2.8 The area suffered greatly as a result of enemy action during the Second World War. Large 19<sup>th</sup> century slipper baths on the corner of Lambeth Road and Kennington Road sustained substantial damage and so too did the adjoining Lambeth Methodist Church. Both were re-provided after the war on Lambeth Walk (the latter with an impressive sculpture on the façade of its hall). The western side of Lambeth Walk was cleared at this time (with the exception of the Mason's Arms PH, 17 Lambeth Road) and redeveloped with Council blocks. Before it was redeveloped the cleared site housed the outdoor set for the film 'Passport to Pimlico'. Tall buildings were erected to the north (on the site of the original slipper baths and Methodist church) and to the south open space was created by slum clearance at Lollard Street.
- 2.9 In the 1951 Lupino Lane came to Lambeth Walk to officiate at the re-naming the Mason's Arms PH as the 'Lambeth Walk'. The refurbished pub was decorated internally with murals of the market replete with pearly Kings and Queens. The post-war comprehensive redevelopment killed off the street market and the remaining shops too fell into decline. In the late 20<sup>th</sup> century a concerted campaign to save the remaining 19<sup>th</sup> century buildings along Lambeth Walk led to the designation of the conservation area in 1998. A grant scheme followed which secured the refurbishment of run down properties on Lambeth Walk. New buildings subsequently filled in the town-scape gaps.

### **Spatial Analysis & Urban Quality**

- 2.10 The wider area has a mixed character of 19<sup>th</sup> century traditional buildings and post-war redevelopment of a generally greater scale. The conservation area boundary has been tightly drawn as a result. The area has a generally quiet residential character, although Lambeth Walk contains vestiges of its busier commercial past.
- 2.11 The conservation can be divided into two distinct areas: the surviving fine-grained 19<sup>th</sup> century townscape on the east side of Lambeth Walk and the blocks of inter-war flats comprising the China Walk Estate. The former retains strong linear quality of a traditional high street with subsidiary residential streets branching off. It is urban in nature and lower scale with a tightly packed grain. The latter is characterised by its large scale, axial planning and high degree of symmetry and composition; the courtyard gardens laid to lawn and planted with mature trees create a generous spatial quality and a quiet refuge from the busy main roads.

The streets are described below in alphabetical order:

#### Bedlam Mews

- 2.12 This is a lane running south from Walnut Tree Walk parallel to Lambeth Walk and servicing no.s 51 – 75 Lambeth Walk. It forms the conservation area boundary.

Fitzalan Street

- 2.13 This is a narrow road aligned northwest-southeast at the southern boundary of the conservation area, connecting Kennington Road and Lambeth Walk. Up until 1893 it was named Union Street. Only a short section of this street is included, comprising a short early 20<sup>th</sup> century terrace, 19<sup>th</sup> century public house (The Royal Oak) and school playground; the conservation area boundary is drawn to exclude modern infill development which is of no interest. As late 19<sup>th</sup> century OS maps show, the street was once surrounded on all sides by dense housing, but today has a spacious and open feeling due to the Lambeth Walk open space to the south; this is laid to lawn and lined with mature street trees.

Kennington Road

- 2.14 This is a former turnpike road first laid out in 1750. Only the China Walk Estate frontage of Kennington Road is within the conservation area. This wide, straight stretch of busy main road is aligned north-south and lined with mature street trees and generous pavements, giving it an attractive boulevard quality. To the northeast, views of Geraldine Mary Harmsworth Park (within Southwark's West Square Conservation Area) are green and spacious.
- 2.15 The China Walk Estate is set back comfortably from the road. With its formal symmetry grouped around an inner quadrangle, careful massing and Classical references in the Georgian tradition, it successfully combines attractive buildings with a pleasing landscaped setting. The view from Kennington Road into the central courtyard of Wedgwood House is particularly impressive.



Wedgwood House, China Walk Estate.

Lambeth Road

- 2.16 This is a wide arterial road running southwest-northeast off of Lambeth Bridge. It is broad, spacious, and busy with traffic, leading to the junction with Kennington Road. Only a very short section is included in the conservation area, at the northern end of Lambeth Walk. The post-war Methodist Church halls and a former Lambeth Walk PH frame the entrance to Lambeth Walk to good effect. The 19<sup>th</sup> Century terraces opposite on the north side of Lambeth Road, the large post-war blocks to the west and the point blocks to the east are not included within the conservation area.

Lambeth Walk

- 2.17 This quiet street runs southwest-northeast, forming the western boundary of the conservation area. It is not straight and bends left to meet the junction with Lambeth Road - to good townscape effect. The buildings are hard up to the street and generally three storey terraces, providing important visual coherence in the townscape; the repetition of the shop fronts of the former retail premises lends the street a sense of rhythm but there is still significant variety in building age and character.
- 2.18 Most of the western side, being post-war housing estate blocks, is outside the conservation area boundary (but causes no harm to the setting). Its soft landscaping and trees enhance the setting of the conservation area. Modern railings enclose the west side giving the street enclosure and definition. Views northward up the Lambeth Walk are terminated by the attractive former Lambeth Slipper Baths and Laundry building. Post-war tall buildings are visible behind as the Lambeth Walk bends left to join Lambeth Road.



View south along Lambeth Walk showing the important contribution of soft landscaping.

## Lambeth Walk and China Walk Conservation Area Character Appraisal, 2017

- 2.19 Nos. 13 – 47 are sympathetic post-modern style buildings erected c2000; including the Chandler Community Hall. No. 25, the exuberant former Pelham Mission Hall (now part of Morley College) provides a delightful focal point here. No 49 is a handsome former pub. The rear of these properties is highly visible from within The China Walk Estate.
- 2.20 On its east side, between Walnut Tree Walk and Fitzalan Street, nos. 51 – 71 are a row of modest 19<sup>th</sup> century properties enable the street to retain something of its historic dense urban appearance – although its former bustling market character is long gone. Most of these buildings were save din 2002 and restored to good effect with care being taken to retain traditional roof forms, chimney stacks etc. and to reinstate historic sash window detailing. However, the use of standardised modern timber shop fronts has resulted in a somewhat homogenous appearance at street level.



The former Pelham Mission Hall is flanked by post-modern style buildings.

- 2.21 No. 73 Lambeth Walk (former Angel PH, now a backpacker's Hostel) punctuates the townscape to good effect. To its south are an attractive terrace (nos. 75 – 87) with gabled dormers and historic shopfronts; the junction with Fitzalan Street is framed by an attractive turret at No. 87 with an unusual but charming glazed corner elevation. The rears of nos. 51 – 75 are visible from Bedlam Mews.



Nos 49—61 Lambeth Walk.



Nos 75—87 Lambeth Walk prior to restoration, c2000.

St Olave's Gardens

- 2.22 This is effectively the rear courtyard of St Olave's House, Walnut Tree Walk. It comprises a pleasant strip of communal garden lined down one side by Victorian style housing (a rebuilding of previous ones here). The characterful rear elevation of St Olave's House overlooks the garden which allows for views to the rear of nos. 9 – 11 Walnut Tree Walk (in Walcot Conservation Area).

Walnut Tree Walk

- 2.23 This narrow street is aligned northwest-southeast, connecting Kennington Road and Lambeth Walk. Only the western end of this street is within the conservation area. It has a quiet, subsidiary character with a mixture of urban grains, an attractive primary school and open spaces laid to lawn. The junction with Lambeth Walk is framed nicely by no. 113 (the former French Horn PH), a handsome three-storey late 19<sup>th</sup> c. building in stock brick with red brick dressings. St Olave's House is a noteworthy contributor too – an example of Victorian social housing.
- 2.24 Historically this street had a dense urban character, but at its northwest end it has been opened up and softened by the courtyards of Coalport House, Davenport House and Derby House (China Walk Estate), which are laid to lawn and tree lined. Here a strong sense of composition along with a consistent palette of stock brick with red brick trim lends visual coherence complemented by street trees. There is a pleasing vista from Walnut Tree Walk into this courtyard. The primary school buildings – an impressive London Board School- with its varied roofscape, is a notable local landmark.
- 2.25 At its south eastern end the street returns to its historic grain, with residential development at a lower scale built hard up to the pavement. Just beyond the boundary, the listed terraces of the Walcot Square Conservation Area present a fine view of early 19<sup>th</sup> century townscape.



St Olave's House (rear) and St Olave's Gardens.

### Landscape Framework

- 2.26 The area benefits from much greenery – street trees and trees in communal gardens have a very positive impact on the character. The formal communal gardens of the China Walk Estate are mainly laid to lawn, intersected by formal hard surfaced paths. There are abundant mature trees, soft landscaping and flower beds which are important to the character of conservation area and the amenity of residents.
- 2.27 Although not within the conservation area, the mature landscaped open spaces on its western and southern boundaries contribute much to its setting.

### Gardens & Spaces

- 2.28 Some of the 19<sup>th</sup> Century properties on Fitzalan Street have modest front gardens small rear gardens, St Olaves, Walnut Tree Walk has attractive communal gardens too. However, the properties to Lambeth Walk benefit only from small rear yards.
- 2.29 The communal gardens of the China Walk Estate are very important to the character of the conservation area and a key element of the original interwar design. Trees provide privacy and shade individually or in groups, providing a pleasant backdrop and softening the built forms. Ornamental trees and flower beds provide further visual delight in Wedgwood House. These spaces can be glimpsed from viewpoints around the area – including from Kennington Road – offering an important visual amenity.
- 2.30 The narrow communal garden at St Olave's Gardens is an attractive landscaped amenity space for residents.



The courtyard gardens on the China Walk Estate are important amenity spaces.

## Boundary Treatments

- 2.31 The post-modern housing on Lambeth Walk has bricks wall and railings to its frontage (top image below). Historic railings can be found at the school-keeper's cottage on Walnut Tree Walk (left image below). The Walnut Tree Walk School's north boundary and ST Olave's House (right image below) have ornamental iron gates.
- 2.32 The properties fronting Lambeth Walk generally have small rear yards enclosed by high stock brick wall.
- 2.33 The perimeter frontage of the China Walk Estate is enclosed by attractive brick dwarf walls. In places these are surmounted by modern iron railings.. Within the courtyards of Wedgwood House, soft landscaping below the windows adds welcome greenery and in cases a degree of privacy/ defensible space. In the courtyards within the China Walk Estate, bollards of varying description are used to demarcate space, with mixed results.



Ironwork boundary treatments are present in please.

### Public Realm

- 2.34 Generally, the paving and street furniture in the conservation area are modern, unobtrusive and unremarkable. Although there is great variety in the constituent parts together they form a reasonably harmonious streetscape. Modern lamp standards do not cause harm.
- 2.35 Traditional granite kerbs can be found on most roads and there are isolated examples of historic granite setts. However, various bollards in concrete, timber and metal throughout the area generally lack of coherence or sympathy with the historic environment.
- 2.36 A red VR pillar box stands outside no. 65 Lambeth Walk. The flank wall of No. 51 Lambeth Walk has stone boundary marker from 1809 which adds historical richness.

### Public Art

- 2.37 Lambeth Mission building has an impressive sculpture 'The Word' by Edward Bainbridge Copnall on its otherwise undistinguished hall (below left). Mosaics by Southbank Mosaics depicting Charlie Chaplin (who lived locally) decorate the facade of no. 15 Lambeth Walk (below right).



Examples of public art within the conservation area.

### Activity & Uses

- 2.38 The conservation area today is primarily residential. Surviving former retail premises on the east side of Lambeth Walk have been converted to residential or office uses. The surviving community facilities - educational use, public house and place of worship are important contributors to the character of the area.

### Noteworthy Views

- 2.39 The combination of fine-grained 19<sup>th</sup> century streets with much mature planting in and adjoining the conservation area produces great townscape. Of particular note:

#### Lambeth Walk

Views northeast have a pleasing terminating vista of the attractive Moderne style Lambeth Group Practice, no. 3 Lambeth Walk. A result of the road alignment.

#### Walnut Tree Walk

Views up and down the street of brick buildings and mature trees—including the disciplined 19<sup>th</sup> century townscape of terrace houses within the Walcot Square Conservation Area.

#### China Walk Estate

Views of the attractive elevation and courtyards of Wedgwood House from Kennington Lane. A formal and dignified view enhance dby soft landscaping.

Views from all directions in the courtyard gardens offer visual interest and reveal the sophisticated composition of the estate. Views through arched passages are especially impressive. There are also good views southeast of the characterful rear elevations of grand houses on Kennington Road.



No. 3 Lambeth Walk terminates the view northward.

### 3. Architecture

#### Early-Mid Victorian

3.1 The tradition of building in a Classically-inspired architectural language carried over from the Georgian period into the mid 19<sup>th</sup> century. Understated stock brick elevations rising to parapets concealing butterfly roofs are typical, often complemented by fine stucco detailing at the entrance and windows of Italianate derivation. Traditional vertically hung sash windows predominate. Terrace developments with repetitive facades and overall regimented appearances are common.

3.2 Fragments of early Victorian building exist throughout the conservation area. The terrace at Nos. 51-71 Lambeth Walk consists of three-storey houses in a simple late Georgian style, stock brick facades (some stuccoed) two windows wide, 2/2 sash windows with stone cills, timber shop fronts and roofs concealed behind parapets.

#### Late Victorian

3.3 The late 19<sup>th</sup> century was a period of competing architectural sources and eclecticism in design. Parts of the conservation area reflect the diverse revivalist styles common with architects and speculative builders in London during this period, as well as the standardisation of materials and cost-efficient use of mass produced ornament in cast stone and terra cotta. Readily available pattern books disseminated all manner of historic styles to builders who happily mixed them together. Elements of Italianate and Gothic styles were especially popular, and facades became steadily more decorative from the 1850s and 60s.

3.4 A good example of building from this period is St Olave's House, a complex of working class flats erected in 1884 in gault brick, accessed via stairs and balconies at the rear. It has a rather commercial, but not unattractive façade and robust detailing within.



St Olave's House, Walnut Tree Walk.

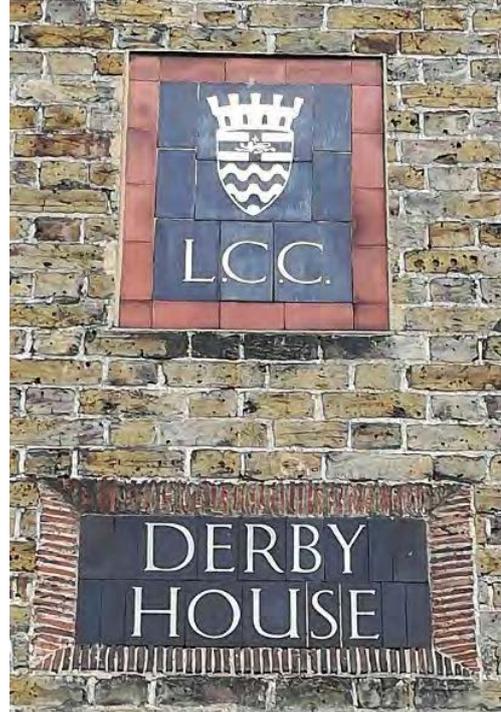
- 3.5 Walnut Tree Walk Primary School is an attractive London Board School erected in 1875 and remodelled in 1907. It is of four storeys, an asymmetrical block with stock brick elevations enlivened by red brick dressings and a multitude of window styles ranging from tall round headed windows in the Georgian manner, to 6/6 segmental arched windows or a hybrid of the two. The roofline is equally varied with pointed gables, tall dormer windows and a pyramidal roof on the south elevation.

Edwardian

- 3.6 The Vernacular Revival, gained popularity towards the turn of the 20<sup>th</sup> century based in part on a reaction to the industrialised, mass-produced nature of Victorian society and a desire to return to a supposedly simpler age of local building materials, traditional craftsmanship and an attractive rusticity. Eclectic borrowing from historical styles continued.
- 3.7 The conservation area includes a few examples of buildings designed in this spirit, including Nos. 75-87 Lambeth Walk, which has a fine corner feature in the form of a turret with an unusual all-glazed second floor corner elevation. The facade of this three-storey building is well articulated by a series of half dormer windows with half timbered gables in the Arts and Crafts manner. Its stock brick elevations are further relieved by horizontal bands of red-brick above timber shop fronts with their dividing console brackets at fascia level. Tall brick chimney stacks punctuate the skyline. See photograph on page 15.
- 3.8 The terraced housing at nos. 72-78 Fitzalan Street is a good example of building from this period. They are three storeys, in stock brick with gauged and rubbed red brick trim – red brick becoming increasingly available to London with transport improvements at this time. Triple bay windows with turrets create a pleasing rhythm and the red brick adds visual interest.
- 3.9 A fine building of particular note for its Edwardian eclectic mix of styles is the Henry Moore Sculpture Studio (former Pelham Mission Hall), Lambeth Walk. It is of red brick with exuberant terracotta detailing. An unusual feature is the outside pulpit of carved stone with a moulded stone canopy. A tablet records the laying of the foundation stone in 1910 by the Archbishop of Canterbury, Randall Thomas. See photographs on page 14.

Interwar

- 3.10 China Walk Estate represents the Neo-Georgian style of architecture that was popular with London County Council (L.C.C.) in the Interwar period.
- 3.11 The blocks are designed around spacious quadrangles of lawns with trees. That to Wedgwood House extends eastward along the axial line to Kennington Road. The blocks have a very distinctive massing with chimney stacks and mansard roofs providing a striking form and silhouette. The restrained brick elevations are embellished by recessed brickwork features, the occasional ornate balcony and stone pediment. Georgian style white painted timber sliding sash windows face the gardens with casements often to the rear elevations. See photograph on page 12.
- 3.12 In blocks of this nature the L.C.C. was trying to accommodate new development in traditional forms that fitted in with London's character. The success of this approach can be seen on Walnut Tree Walk where their design complements and respects their late Georgian neighbours (within the Walcot Conservation Area). Both sets of buildings share the same building line, use the same brick and Georgian style window pattern.



Some details from the China Walk Estate.

- 3.13 The provision of spacious communal gardens was a conscious step to bring greenery and space into working class districts - a practical amenity to residents and a visual amenity to the wide community.

Post-war

- 3.14 The Lambeth Mission is an early post-war building designed in the late 1940s and erected in 1950 near the site of the Lambeth Methodist Church (founded on the site in 1739 and destroyed by a V2 rocket in 1945). The church is a modest building with a gable to the street. The adjoining hall, on the corner of Lambeth Road and Lambeth Walk is built of inexpensive grey-brown brick reflecting the shortage of materials at the time. Of greatest interest here is a tall stone sculpture 'The Word' by Edward Bainbridge Copnall on the Lambeth Road frontage.

- 3.15 The rebuilt Lambeth Slipper Baths and Laundry opened in 1958 and is a distinctive post-war building. It has a Streamlined Moderne design with Art Deco references. It was erected to replace the much larger and grander Lambeth Baths and Washhouses, opened in 1897, which were damaged beyond repair by a V2 rocket in 1945. The building was sympathetically converted into a health centre in the mid-1990s.

Modern

- 3.16 After designation of the conservation area post-modern style infill houses were built on Lambeth Walk. With their brick facades varied forms and detailing they have been designed to reinforce the character and appearance of the east side of Lambeth Walk. See photograph on page 14.

### Building Materials & Details

- 3.17 The majority of buildings within the conservation area are constructed of traditional materials which are key to the character of the areas:

#### Walls

- 3.18 London stock bricks are the predominant walling material. There is a variety of colour and tones in yellow and brown and of different quality; better quality bricks typically being used for face work on elevations and gauged work. Red brick can also be found on buildings of the late 19<sup>th</sup> and 20<sup>th</sup> centuries, for walling and decorative trim. Over time the bricks have developed a subtle, muted patina which unifies the buildings, though in some places (e.g. nos. 51-71 Lambeth Walk) brick cleaning on individual houses is visually jarring and unattractive. 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.
- 3.19 Stucco render is generally not a key characteristic of the area although the former Lambeth Walk PH features typical 19<sup>th</sup> century stucco work with a banded rusticated finish. Some 19<sup>th</sup> century properties on Lambeth Walk have been re-rendered rather crudely as part of their restoration c2002. Stucco was intended to resemble stone and was originally tinted buff to reinforce this. It weathered badly and was often over-painted cream or white which unfortunately often shows up the staining. Where painting is required matt buff stone tones are preferable.



Staining is highly visible on rendered facades due to the pale paint finish.

- 3.20 There are few examples of the use of other building materials. The former Pelham Mission Hall features terracotta panelling but this is rare in the conservation area. There is some use of concrete in 20<sup>th</sup> century buildings but this too is not a material common to the area.

#### Windows

- 3.21 Traditional double-hung vertical timber sliding sash windows are the predominant window type; these are typically finished in paint with single glazing held in place by putty in the traditional manner. 19<sup>th</sup> century buildings tend to have 2/2 or 1/1 sashes, whereas the China Walk Estate – taking cues from Georgian design – features 8/8 sashes. Stone or stucco cills are most common.
- 3.22 Some historic buildings have modern replacement units – these lack the fine, authentic detailing and proportions of the originals and often have a blank appearance due to double glazing, which is detrimental to the historic character and appearance of the area.
- 3.23 Generally the windows are appropriate to the style of the house in which they are built. Various examples of casement windows exist and the late 19<sup>th</sup> century houses on Fitzalan Street have canted bay windows; these are typical of their period but are generally not a feature of the area. The blocks comprising the China Walk Estate have both round and square-headed dormers, whilst the former Lambeth Slipper Baths and Laundry and the Mission Hall both have slender metal windows. An interesting survival is bow shopfront window incorporated into Worcester House near the Kennington Road entrance.

#### Doors

- 3.24 The conservation area has few remaining historic doors. Generally, the age and status of the house dictates the style and detailing of the door, with proportions and decorations reflecting the favoured style at the time of construction. 19<sup>th</sup> century houses tend to have the principal entrance at ground level.
- 3.25 Where buildings retain their historic doors these tend to be carefully proportioned and decorated; some have flush mouldings and others bolection mouldings. Four-panelled doors are the most common; many having beaded muntins. Some of the late 19<sup>th</sup> century terraced houses on Fitzalan Street retain panelled timber original doors. Nos. 51-71 and nos. 77-87 Lambeth Walk have all had their doors replaced with appropriate modern four-panelled doors. The post-war Lambeth Mission has attractive timber doors in a modern idiom.
- 3.26 Unfortunately some historic properties have had their doors replaced with vastly inferior modern versions, made of unsuitable materials and of incongruous design. These do a disservice to the building and harm the appearance. Inappropriate modifications to doors, such as the installation of chunky plastic handles to some doors on the China Walk Estate, are similarly harmful.

#### Roofs

- 3.27 Roofs in the conservation area are a mixture of typical local types - hipped, pitched, and London roofs. There are isolated examples of mansard roofs but these are not characteristic of the area. In many instances roofs are intact and unaltered. Natural Welsh slate is the predominant material for 19<sup>th</sup> century buildings and plain clay tile is used for the China Walk Estate. Visible rooflights are not an historic feature of the area.

- 3.28 A characteristic feature of the China Walk Estate is steeply pitched roofs with dormer windows, located to the front and rear of the roofs. In their design and materials these harmonise well with the overall composition of the estate and make a positive contribution to the character and appearance of the area. The Walnut Tree Walk School also has a lively roofscape with offset roof pitches and gables, which add visual interest from various viewpoints. St Olave's House has a flat roof designed originally for the drying of laundry.
- 3.29 Chimneys and clay chimney pots, even when redundant, are an important and characteristic part of the roofscape; the large chimney stacks of the China Walk Estate and their symmetrical placement can be particularly impressive. Most pre-war buildings have chimneystacks, which add interest and rhythm to the roofscape. They are typically in brickwork and have traditional copings and terracotta pots.

#### Rainwater Goods

- 3.30 The rainwater goods present a mixed appearance: downpipes are located on principal elevations, flanks and rears. Originally the rainwater gutters and down pipes were in cast iron and many original examples still survive. Where they do, they are typically of sound design, quality and placement, making a positive contribution to the appearance of the area. Some houses have parapet gutters and no downpipes on the façade which similarly ensures a neat look, but otherwise they are located on the elevation in cast iron, usually painted black. Down pipes that have been replaced with modern plastic components invariably look crude and inferior on historic properties.
- 3.31 China Walk Estate has good quality iron rainwater gutters with attractive Georgian-style cast iron hoppers.

#### Rear Elevations

- 3.32 The terraced properties exhibit a range of traditional returns which are normally repeated along terraces or groups. These can be glimpsed from different public vantage points as well as within gardens of properties. 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.
- 3.33 The mid-19<sup>th</sup> century terraces on Lambeth Walk have closet returns terminating a story below eaves level – although of modern appearance they retain the pleasing historic rhythm of rear elevations, visible from Walnut Tree Walk. The late 19<sup>th</sup> century terraces on Fitzalan street have ample two-storey returns with pitched roofs whilst later Edwardian terraces at nos. 75-87 Lambeth Walk have very generous double-width returns with flat roofs. The China Walk Estate doesn't have conventional rear elevations. Here, the garden fronts are typically formal and the courtyard fronts are normally characterised by the horizontal access decks.

#### Basements

- 3.34 Basement areas are generally not a feature of the conservation area.

#### Meter Boxes, Plant & Equipment

- 3.35 Historically these features were rarely visible. There are instances of boiler flues, extractor vents, security alarm boxes, satellite dishes and other plant having been installed on prominent elevations, typically to detrimental effect. Lamentably, on the former Pelham Mission Hall a large boiler flue has been punched through the wall of the outdoor pulpit to ill effect. Satellite dishes are problematic on the China Walk Es-



Rear elevations are often visible from side streets and parking courts.

tate. Their haphazard placement in clusters of up to ten dishes – along with unruly wiring – spoils the otherwise disciplined and pleasing façade of the building and is harmful to the appearance of the area.

#### Shop fronts

- 3.36 Although primarily residential in nature the area includes fragments of historic shop fronts along Lambeth Walk, with features that add visual interest and contribute to the historic character of the area. Although most shop fronts are of a standardised ‘heritage’ type rather than authentic reproductions of traditional examples.
- 3.37 The exception is Worcester House, China Walk Estate which incorporates an attractive Neo-Georgian style shop front with bow window to the side elevation.

#### Pub Fronts

- 3.38 The concentration of historic pub buildings within the conservation area reflects the high density character of the locality in the 19<sup>th</sup> Century and the importance of the pub to communities at that time. Whilst only one remaining public is still trading the other three have been sympathetically converted to other uses. Despite their redundancy, these buildings add architectural and historic richness to the conservation area and contribute to its character.
- 3.39 The still-functioning mid-19<sup>th</sup> century Oxymoron at the Royal Oak PH on Fitzalan Street is of simple design – three-storeys, yellow stock brick, two bays wide, 1/1 timber box sash windows. At ground floor green glazed tiles form the frontage with timber details. A gallows sign stands on the small forecourt.
- 3.40 The former Lambeth Walk PH, no. 17 Lambeth Road, closed and was converted to residential use in 2010. However, externally it retains much of its historic character.
- 3.41 No. 49 Lambeth Walk is the former French Horn PH and has been converted to residential use. An attractive four-storey building in stock brick with red-brick banding and Edwardian style painted timber sash windows on the first floor surmounted by subtle red brick pediment detailing, it retains its pub front of stucco pilasters, fascia and cornice although the windows and door have been in-filled and sash windows inserted.
- 3.42 The former Angel PH, no. 73 Lambeth Walk, closed in 2000 and was converted to a traveller’s hostel. It is of three storeys, stock brick with red-brick dressings and classical pediments above the first floor function room windows which are divided by rusticated brickwork. Paired second floor windows are set within arches topped by keystones beneath a high parapet which conceals the roof. The original ground floor frontage has retained its traditional fascia between ornate consoles supported on decorative square pilasters with use of polished granite.

#### **Signage and Advertisements**

- 3.43 Commercial signage is generally limited to premises fascias within the conservation area. Premises signage is generally low-key— the most successful examples being letters applied or painted on traditional fascias. The traditional painted signage on the fascia and glass of no. 77 Lambeth Walk is particularly successful. The China Walk Estate has attractive tiled nameplates. Panel advertisements are generally not a feature of the conservation area. The only example – that fixed at first floor to the flank of no. 17 Lambeth Road – is visually obtrusive.



Public houses add richness to the conservation area.



This signage at no. 77 Lambeth Walk adds interest to the building.



This panel advertisement on the flank of 17 Lambeth Road causes harm.

### Garages

- 3.44 Generally, garages are not an historic feature of the conservation area. Garages to modern properties on the west side of Lambeth Road are not historic but do not result in an overly negative impact. Small garages occur at various points in the China Walk Estate and have a similarly neutral impact.

### Refuse Stores

- 3.45 Bins are generally stored out of sight; some properties have purpose-built bin enclosures which contribute to a neat appearance in the area. However in places paladins are placed prominently in clusters within the China Walk Estate, creating visual clutter. Wheelie bins left in front of properties have a similarly negative impact.

### **Designated Heritage Assets**

- 3.46 There are no scheduled ancient monuments or registered landscapes in the conservation area. The conservation area itself is a designated heritage asset.

#### Statutory List

- 3.47 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. At the time of survey no buildings in the conservation area had been included on the statutory list.

### **Non Designated Heritage Assets**

#### Local Heritage List

- 3.48 The Council maintains a list of archaeological priority areas, designed spaces and buildings of local architectural or historic interest which are worthy of conservation. Local heritage listing brings with it no additional planning controls but is a material consideration when planning applications are considered. Assets on the local Heritage List should be treated as non-designated heritage assets.

#### Archaeological Priority Area No. 1

- 2.49 The northern tip of the conservation area is included within a designated Archaeological Priority Area. There is potential for below ground archaeological remains; this must be taken into account when any type of excavation is proposed.

#### Locally Listed Buildings and Spaces

- 3.50 A list of assets on the local heritage list is provided in Appendix 1.

### **Building Contribution**

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

### **Capacity for Change**

- 3.53 The absence of vacant sites means opportunities for development are generally limited. Opportunity for enhancement lies with the sensitive restoration of lost or inappropriate boundary treatments, architectural detailing and the replacement / refurbishment of buildings that have been deemed to make a neutral contribution.

### Appraisal Conclusion

- 3.54 The Lambeth Walk & China Walk Conservation Area is has a rich townscape of historic streets containing fragments of one of north Lambeth's working class quarters, along with an excellent example of interwar LCC Council Estate design. In this way , and when read with the post-war development in its context, it is highly illustrative of wider social and economic changes in London occurring over the past 150 years. The conservation area is considered worthy of its designation.
- 3.55 The greatest threats to the character and appearance of the area are incremental ones, such as the loss of historic built forms, or the replacement of historic features (doors and windows etc.) with inappropriate modern ones, poorly executed, and visual clutter caused by refuse storage and ill-considered installations such as satellite dishes.



Satellite dishes cause visual clutter on the China Walk Estate.

## SOURCES

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

Lambeth Archives, Minet Library

### 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 BUILDINGS ON THE LOCAL HERITAGE LIST

Name / number	Road	Description
China Walk Estate	Kennington Road	Neo-Georgian style L.C.C. blocks of flats, erected 1928-34. Walk-up flats designed around a spacious quadrangles of lawns and trees. <u>Five-storeys</u> , brown brick, 8/8 sash windows, embellished with recessed brickwork features. One of the best examples of its type in Lambeth.
Lambeth Walk Group Practice	Lambeth Walk	Streamlined Moderne design with late Art Deco references. Important as a distinctive post-war building, a local landmark which terminates views from the south and for its social history.
The Henry Moore Sculpture Studio (former Pelham Mission Hall)	Lambeth Walk	Erected 1910 in an exuberant Edwardian style, built in red brick, part clay tiled central gable topped by a stone cross beneath an arched canopy. The outside pulpit is of particular note. Foundation stone with date and naming the architects as <u>Waring &amp; Nicholson</u> . A distinctive Edwardian Mission Hall.
Stone Boundary Marker	Lambeth Walk (affixed to No. 51)	Boundary marker reading:  <i>'This ground belonging to the/ Parishes of <u>St Olaves</u> and/ St John, Southwark, extends/ Feet 6 inches North / Of this stone. 1809'</i>
<u>St Olave's</u> House	Walnut Tree Walk	Apartment block, 1884. Four-storeys, gault brick, accessed via stairs and balconies at the rear. It has the appearance of a mid-Victorian warehouse but its rather severe facade has a robust quality with segmental arched windows, a strong cornice above the second floor windows and a central arched entrance with a fine Grecian style keystone (repeated on the ground floor windows either side) and elegant gates. Forms part of a very interesting complex of historic working class housing, representing an important aspect of Lambeth's social history.

## APPENDIX 1

## POSITIVE CONTRIBUTORS

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.

### Fitzalan Street

Nos. 73-77 – Early C20 terrace. Three-storeys, slate roof, yellow stock brick, red brick dressings (three-storey canted bay), 6/1 Edwardian style sash windows, four panelled glazed front doors, oblong transom fanlight.

No. 78 – Royal Oak PH. 1860s, three-storeys, two bays, yellow stock brick, slate roof with parapet. 1/1 sash windows, pub front, brick pilasters and stallriser. Traditional free-standing painted pub sign.

### Kennington Road

Worcester House – Neo-Georgian style block of flats, erected 1928-34. Five storeys, 11 bays, brown brick, 8/8 sash windows, embellished with recessed brickwork features. Steeply pitched tiled beehive shaped roof with tall chimneys and nine curved top dormer windows. Georgian style shopfront to the Southern two-bays, bow window to side. WORCESTER HOUSE in white lettering on a plaque of black tiles edged in brick. Cast-iron down pipes with distinctive Georgian style hoppers. Flats accessed to the rear through elegant round-headed archways with rendered quoins either side, leading to elevated open walkways.

Wedgwood House – Neo-Georgian style block of flats, erected 1928-34. The largest block of the China Walk Estate designed around a spacious quadrangle of lawns and trees, with its central part extended eastward along the axial line of the plan to the main frontage on Kennington Road. Five storeys, brown brick, 8/8 sash windows, embellished with recessed brickwork features, the occasional balcony and stone pediment. WEDGWOOD HOUSE in white lettering on plaques of black tiles edged in brick. Plaques emblazoned with the crest of the former L.C.C.

### Lambeth Road

Lambeth Mission Church and Hall – Erected 1950, of inexpensive grey-brown brick. Not a particularly successful piece of architecture but its appropriate scale turning the corner of Lambeth Walk and the sculpture 'The Word' are reasons for selection as a positive contributor.

No. 17 – Former Lambeth Walk PH (now flats). Originally the Mason's Arms PH, re-named 1951. 1880s, three storeys, stock brick, heavy cornice supported on paired brackets and a traditional part rusticated render/part glazed ground floor frontage.

Cont.

## Lambeth Walk

No. 3 – Lambeth Walk Group Practice (former Lambeth Slipper Baths and Laundry). Erected 1958, Streamlined Moderne design with late Art Deco references. A distinctive post-war building and a local landmark which terminates views from the south.

Nos. 13-15 – Community Hall. Erected c2000. Yellow brick with black engineering string courses, slate roof and distinctive gates and three-storey rounded tower, modern style windows. Mosaics illustrating Charlie Chaplin add interest.

Nos. 17-23 – flats, c2000. Three-storeys, yellow brick with black engineering string courses, shallow-pitched slate roof, modern style windows, some with contemporary style window guards.

No. 25 – The Henry Moore Sculpture Studio (former Pelham Mission Hall). Erected 1910 in an exuberant Edwardian style, built in red brick, part clay tiled central gable topped by a stone cross beneath an arched canopy. The outside pulpit is of particular note. Foundation stone with date and naming the architects as Waring & Nicholson.

Nos. 27-33 – Flats c2000. Three-storeys, yellow brick with black engineering string courses, shallow-pitched slate roof, modern style windows, some with contemporary style window guards.

Nos. 45-47 – Flats c2000. Three and half storeys, yellow brick with black engineering string courses, shallow-pitched slate roof, modern style windows, integral garages. Post-modern roofline.

No. 49 – Former French Horn PH. C1900. Three storeys plus attic, stock brick with red-brick banding and Edwardian style painted timber sash windows on the first floor surmounted by subtle red brick pediment detailing. Cantled corner A characterful building, the infilling of the original pub-front with small windows is regrettable but otherwise it has been sensitively converted. The rear elevation (to Walnut Tree Walk) carries a sign stating 'The Lambeth Tavern'

Nos. 51-71 – Three-storey early/mid C19 properties in a simple late Georgian style, stock brick facades (some stuccoed), two-bays, 2/2 sash windows, roofs concealed behind parapets. Replacement timber shopfronts make some attempt to replicate the historic form. This terrace best represents the areas early Victorian commercial architectural heritage. Heavily refurbished in 2002.

No. 73 – Former Angel Tavern PH. Three-storeys, stock brick with red-brick dressings and classical pediments above the first floor function room windows which are divided by rusticated brickwork. Paired second floor windows are set within arches topped by keystones beneath a high parapet which conceals the roof. The original ground floor frontage has retained its traditional fascia, black and red granite, between ornate consoles supported on decorative square pilasters. Now a youth hostel.

Nos. 75-87 – Edwardian terrace of shops. No. 75 was rebuilt c2002. The facade of three-storeys with stock brick elevations with red-brick bands. Each has a gabled wall-head dormer and tall brick chimney stacks. Casement windows. No. 87 has a cantled corner rising to a squat glazed turret and a well modelled flank elevation to Fitzalan Street.

### **St Olave's Gardens**

Nos. 1-12 – Pastiche style reconstruction of a terrace of six properties previously on the site and dating from 1884. The garden itself is currently outside the conservation area.

### **Walnut Tree Walk**

China Walk Estate – Neo-Georgian blocks of flats erected 1928-34. Each block of five storeys, 10-bays, stock brick with red bricks used around the windows and as quoins, 6/6 sash windows, embellished with recessed brickwork features and a simple ironwork balcony at first floor level. Steeply pitched tiled beehive shaped roof with tall chimneys and five curved top dormer windows. Block names in white lettering on a plaque of black tiles edged in brick. Cast-iron down pipes with distinctive Georgian style hoppers.

Walnut Tree Walk School – Board School, erected 1875, remodelled 1907. Four-storeys, an asymmetrical block with stock brick elevations enlivened by red brick dressings and a multitude of white painted Edwardian window styles ranging from tall round headed windows in the Georgian manner, to 6/6 segmental arched windows or a hybrid of the two. The roofline is equally varied with pointed gables, tall dormer windows and a pyramidal roof on the south elevation. A distinctive historic Victorian Board School which contributes significantly to the character of the conservation area.

School House – Caretaker's cottage by School Board, two storeys, stock brick, tiled roof, attractive gothic style railings.

Nos. 13 & 15 – Late C20 flats in a pastiche style imitating an early C19 house. Three-storeys, five-bays with parapet. Yellow stock brick with red brick arches above the windows, 2/2 sash windows, gothic style railings. An early C19 style but poorly proportioned door case. No. 15 is similar but two-storeys with a carriageway cut through.

St Olave's House – Social housing, 1884. Impressive four-storeys, gault brick, accessed via stairs and balconies at the rear. Flat facade with segmental arched windows, a strong cornice above the second floor windows and a central arched entrance with a fine Grecian style keystone and elegant gates lead to communal stairs and courtyard garden at rear.

## APPENDIX 3

## NEUTRAL CONTRIBUTION

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

### **Bedlam Mews**

Modern infill buildings at the rear of Lambeth Walk.

### **China Walk Estate**

Garage blocks.

### **Fitzalan Street**

No. 72 – C19 terraced house, façade completely rebuilt in late C20. Three storeys, yellow brick.





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