

# Lancaster Avenue Conservation Area

## Conservation Area Character Appraisal



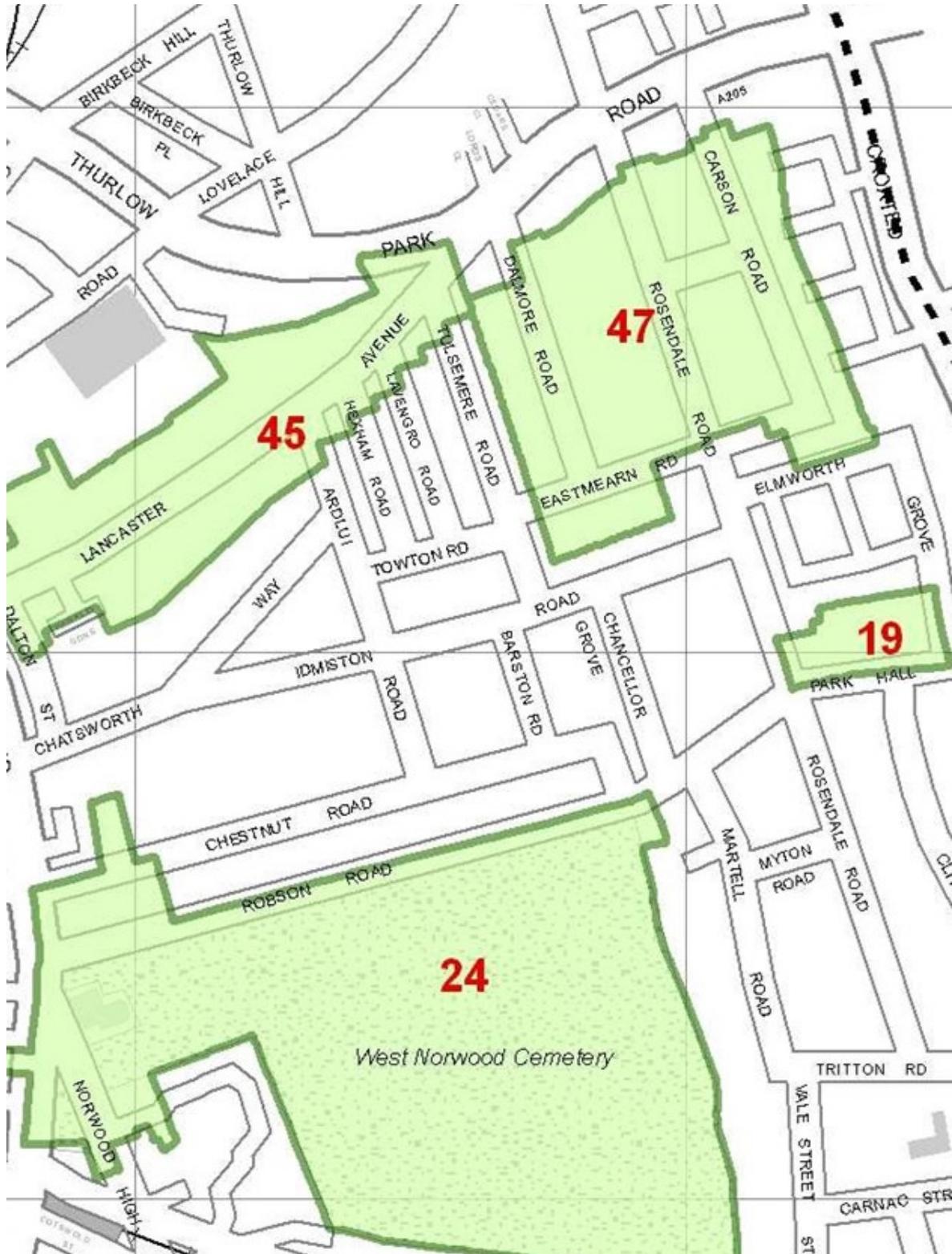
January 2017

  
Lambeth





## CONSERVATION AREA CONTEXT MAP



19 – Park hall CA

24 – West Norwood CA,

45 – Lancaster Avenue CA

47 – Rosendale Road CA

## CONSERVATION AREA MAP



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## INTRODUCTION

Lancaster Avenue Conservation Area was designated in October 1994 and is characterised by a street on 19<sup>th</sup> century detached and semi detached houses reflecting the changing tastes of suburban housing from the 1840's to 1900's. A wide road (18 metres) gives a spacious character further enhanced by trees and mature garden planting.

The conservation area lies in the south eastern part of Lambeth close to the borough's eastern boundary with the London Borough of Southwark.

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 identify the features that give the area its special interest in order to preserve or enhance its character and appearance.

### Consultation

The Council consulted on a draft version of the appraisal document so that local residents, property owners / building managers and any other interested parties can comment on its content. The consultation ran from 11 January to 14 March 2016. Notices were placed in the area announcing the consultation and the draft document was available on the Council's website. All comments received were given careful consideration when the document was being finalized.

This final version was issued in January 2017.



## 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 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 National Planning Policy Framework (NPPF) and London Plan all seek to preserve the significance of heritage assets such as conservation areas.
- 1.4 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**

- 1.5 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

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

## 2. CONSERVATION AREA APPRAISAL

This appraisal has been undertaken in accordance with current best practice.

### Topography

- 2.2 Lancaster Avenue follows the contours of the hillside. The ground rises to the north and west and slopes off to the south and east. The Rosemead School traverses this level change (with Thurlow Park Road to its north rising and Lancaster Avenue to its south falling away) and its playground is elevated from Lancaster Avenue as a result.

### Archaeology

- 2.3 There are no scheduled ancient monuments within the conservation area and it is not identified as having archaeological potential.

### Origins & Historic Development

#### Background

- 2.4 Norwood derived its name from its location on the edge of the Great North Wood. This was a wild, unfrequented place and gypsies encamped in the wooded slopes giving their name to Gipsy Hill.
- 2.5 The part of Norwood, which includes the area contained in this statement, was known as Lower Norwood (a name that continued until 1885). Lower Norwood was less wooded and from the map of Leverhurst Manor prepared in 1563 the land can be seen as divided into parcels of fields, coppices and woodland, with few scattered buildings over a wide area.
- 2.6 John Rocque's map of 1745 shows the cluster of buildings round the Horns Tavern, the nucleus of the future Lower (West) Norwood. To the North is Knights Hill Farm near which, a century later, Lancaster Avenue was to be laid out.

#### 18<sup>th</sup> Century

- 2.7 During the second part of the 18th century Edward Thurlow, who became Lord Chancellor in 1778, gradually acquired a large estate around Knight's Hill Farm. On his death in 1806, the land was put up for sale but despite its proximity to London no purchaser was forthcoming.

#### 19<sup>th</sup> Century - Prelude to Development

- 2.8 Lord Thurlow's trustees obtained an Act of Parliament in 1809 allowing them to sell or lease the land and to lay out new roads to encourage building. This led to the development of roads around Gipsy Hill and Norwood High Street. Around the old village St Luke's Church was built in the 1820s and West Norwood Cemetery was laid out in the 1930s.

- 2.9 However, the rest of the land did not sell quickly however and in 1844 plans were drawn up for the building of Lancaster Avenue, Rosendale Road, Park Halal and Thurlow Park Roads on the remaining parts of the estate. In order to be more attractive and gracious in proportion for prospective buyers, the proposals allowed for the new road widths to be 18 metres (60ft) instead of the more usual width at that time of 12 metres (40 ft).
- 2.10 The land changed hands over the next 15 years being divided into smaller plots. No. 16 Lancaster Avenue was developed in the 1840s and is the earliest house in the conservation area. By 1864 a larger part was owned by Charles Blake, a solicitor in the City, who in 1851 was living locally. Blake was aware of the effect on land prices of the arrival of the railway; Lower Norwood Station was opened by 1858 and Tulse Hill Station on the London Brighton and South Coast Railway was opened in 1863. In 1864, together with John Davies of Pilgrim Hill, Blake began his development of what became known as the Blake Estate. By the 1880's this was to include Chatsworth Way, Idniston Road and Arduli Road (known at that time as Baldstone Road).

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

- 2.11 Charles Blake's first development was to build Lancaster Villas (nos. 15—31) - a row of semi-detached Italianate houses which were built in 1864-5. Rosemead School was built in 1865/6. However, it wasn't until 1879 that Blake began his second phase of development. Unlike Lancaster Villas these houses have no semi-basement accommodation and were more modest in character. Further development followed in the 1880s and 1890s. On Blake's death in 1897 the estate was administered by family trustees.



Nos. 17 & 19 are part of the first phase of development.



Rosemead School dates from 1865/6

#### Naming and Numbering

- 2.12 The 1849 Rate Book refers to 'The New Road to Dulwich'. In 1854 the Post Office Directory of Surrey and Sussex mentions Lancaster Road. In February 1936 it was renamed Lancaster Avenue. Initially the houses were identified by name. A numbering system was not adopted until 1885.
- 2.13 Below is a renumbering plan for Lancaster Road, featuring the former boundary with Streatham Parish. Properties shown include Osborne Lodge, Shirley Lodge, Castlemaine, Christowell and Tudor Villa. The road was renamed Lancaster Avenue in 1936 by the L.C.C.

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

- 2.14 The final houses were built in 1906 on the corner with Arduli Road. In 1922, No's. 14, 14a and 14b were built on the land which had been the playground of a school which had occupied no. 16. In October 1940, No. 53 was hit by enemy bombs. In May of the following year bombs caused so much damage to nos. 11 and 13 that they had to be demolished leaving nos. 9 and nos. 15 as detached houses. No.12, one of the original 1860s villas, was also lost at this time.
- 2.15 In 1954-55 half of the gardens of nos. 11-27 were acquired by the London Borough of Lambeth for the adjoining school site. Post war infill followed in the late 1950s. The conservation area was designated in 1994 following a campaign by local residents.

## Spatial Character

- 2.16 Lancaster Avenue is of generous width, emphasised by a building line which is well set back, and enhanced by mature trees. The character is low-key, leafy and suburban.



The conservation area has a leafy, mature character.

## Trees

- 2.17 Street trees and trees, hedges and sort landscaping in front gardens are very important in providing the leafy suburban character of the conservation area. Mature trees in rear gardens, especially along boundaries are a key characteristic of the long rear gardens.

## Gardens

- 2.18 Generous mature gardens plots are a key characteristic of this suburban road. The front gardens offer semi-private space and a soft landscaped domestic setting for the houses. Regrettably many front gardens have been given over to excessive hard standing – leaving a bald forecourts where there should be leafy gardens. Large side gardens are not common although the vast majority of houses have side spaces between them and their neighbours – adding to the sense of spaciousness and allowing glimpse views to the rear.
- 2.19 Rear gardens are also an important feature of the conservation area and make a highly positive contribution particularly when considered collectively as a large green oasis.

### Garden Paths

- 2.20 The 1860s properties are likely to have had gravel hogging paths and the street at that time would have been hogging too. The houses from the 1880s onwards typically have tiled paths – three shades of clay (cream, red and black) or geometric. Some survive but the majority of garden paths are modern.

### **Boundary Treatments**

- 2.21 Historic boundary treatments in suburban locations such as this tend to take a different character from more urban districts. It is unlikely that properties had conventional railing frontages and no evidence of these survive. Railings are not a feature of this conservation area.
- 2.22 Where historic front boundaries survive they are typically brick dwarf walls and sturdy piers with stone copings. These are likely to have been topped by ornamental cast iron railings to about 1.1m in height – Italianate in the 1860s and Gothic / free-style in the 1870s and 1880s. Gates would pivot from the path and be attached to the pier at their top. Ironwork would have fitted seamlessly into the brickwork.
- 2.23 The houses of the 1880s and 1890s tend not to have walls are likely to have timber fences with decorative timber pedestrian gates. Hedges are common and add much -welcome greenery.
- 2.24 Many properties have modern boundary treatments (predating conservation area designation) that detract from the character and appearance of the conservation area.
- 2.25 Between front gardens estate rails are common during this period. Rear gardens are typically enclosed by 2m close-boarded fences.



## Refuse Stores

- 2.26 Structures in front gardens are not a historic feature of this conservation area. Wheelie bins are generally stored out of sight in the front garden or down the side of the house. However in properties converted to flats unscreened bins on front fore-courts create visual clutter.

## Architecture

- 2.27 Irrespective of the date the 19<sup>th</sup> century houses are carefully considered and well executed. Craftsmanship and high build quality are important aspects of the special interest of the buildings. The vast majority of houses in the conservation area were built as part of a group this means that they share identical or very similar characteristic. Semidetached houses are symmetrical front and rear and this too is a key aspect of their character.

### Mid Victorian

- 2.28 No 16 was built in 1849 and is a fairly plain house. The first group of houses in the conservation area all date from 1864/5 and were known as Lancaster Villas. They are symmetrical, semi-detached, two storey over a semi-basement. They are Italianate in style with grouped windows, stucco dressings and hipped roofs. They have a distinctly suburban character – with broad frontage, spacious entrance steps and generous garden plots. See below. Rosemead School is in the same style.
- 2.29 No's 33-35 were built in 1865. These are a symmetrical pair of three storey houses over a semi-basement. However, being tall they have a much more urban character and the absence of ornament harks back to the plainer early Victorian period. Gauged brick arches for the openings. Stucco balustrading up to the front doors.



- 2.30 In the 1860s there began a clear move away from the Neo-Classical and Italianate styles in favour of the Gothic revival. As the decades progress suburban style becomes more eclectic. Foliate mouldings from the Venetian Gothic style are mixed with carved bargeboards and polychrome brickwork or red brickwork. Basement accommodation is not popular and the houses are broader than they are tall
- 2.31 No's 18 - 44 were built in 1879 and reflect the emerging taste for foliate decoration over porches, doors and on capitals.



- 2.31 The remainder of the houses date from 1880s to the turn of the 20<sup>th</sup> century and by this time the style is well established, and confidently delivered. The design detailing is well executed and the character is homely. This is typical middle class suburban housing of the 1880s and 1890s.
- 2.32 Rosemead school has a large addition dating from this time. It is an attractive stock brick and red building in the Queen Anne style fronting Thurlow Park Road. There are fancy gables, a cupola and clay tiled roofs.

Edwardian

- 2.33 No's 46-92 were built in 1906 but continue the character of the preceding decades (red brick, foliate ornament, bay windows). However, these properties are smaller and terraced.



Inter-war & Postwar

- 2.34 There are small pockets of infill housing built during the interwar and post-war periods. Most of the development from this phase of development is of no particular architectural or historic interest and does not contribute to the special interest of the conservation area:

**Building Materials and Details**

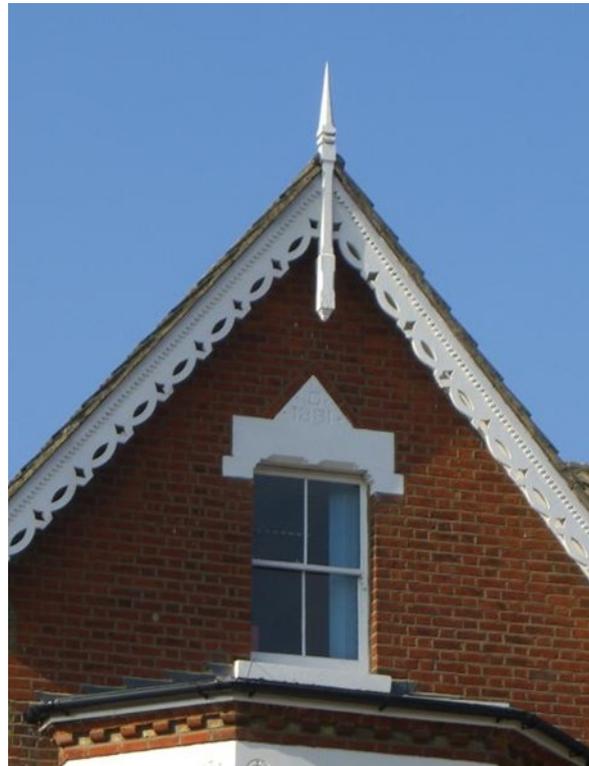
- 2.35 The vast majority of buildings within or adjoining the conservation area are constructed of traditional materials:

Walls

- 2.36 London yellow stock brick is the predominant wall material. A better quality brick is often used for the facades and from the 1880s red brick dressings and then red brick facades become the common feature. However, stock brick remains in use for rear elevations. Pointing generally appears understated and traditional, recessed and natural coloured, allowing the facing brickwork to be appreciated. Some brickwork has been over painted to ill effect. Brick 'specials' are found in the late 19<sup>th</sup> Century houses for banding etc. and some ornamental terracotta is also seen.
- 2.37 Stucco render is only present on the Italianate houses of the 1860s where it is for architraves around windows (including rear windows) and for façade banding etc. It is not common on the later houses.

Windows

- 2.38 Double-hung vertical timber sliding sash windows are the predominant window type for the 19<sup>th</sup> century houses; these are all finished in paint with single glazing held in place by putty in the traditional manner. The glazing patterns vary depending on the particular style of the house and its age. Normally a 2/2 or 1/1 pane configuration is seen. Houses c1900 have 4/1 configuration. Deep stone or stucco sills are most common.
- 2.39 Stucco window surrounds are only a distinctive feature of the 1860s houses. Foliate cast stone window and door surrounds are common after that period. Both the stucco and cast stone would have had a natural buff stone finish originally but today it is all commonly painted white which picks it out in a way never intended by the original builders.
- 2.40 A number of the historic houses have modern replacement windows. The majority of these are in timber but some lack the fine detailing of the originals and often have a blank appearance due to double-glazing. Some buildings have had their windows replaced with highly inappropriate uPVC units, which cause harm to the character and appearance of the area.
- 2.41 Bay windows are common from the 1870s. Normally canted they can be single or two storey. They often terminate in a shallow pitched roof. Some houses have original French doors – typically at the rear but sometimes on the façade – slender framed and secured with espagnolette bolts. See opposite page.



Sash windows with a 1/1 configuration (left) and 2/2 configuration (right) are common.

Doors

- 2.42 Front doors tend to be panelled and bolection moulded. The larger houses often have a door screen and part glazed doors are common. Regardless of the age or style of the property the doors tend to be carefully considered and decorative. The majority of the doorways to the properties have transom lights.
- 2.43 On the properties with a semi-basement steps rise to the front door. These tend to be broad and generous. Originally the steps would have been in smoothly dressed stone with rounded nosings. They now tend to be in plain grey concrete, the majority of the houses having been refurbished in the post-war period. Some have been removed altogether. Handrails are unlikely to be original features – steps are typically enclosed by a dwarf wall or masonry balustrade with matching piers at the top and bottom.



A traditional four panelled, bolection moulded front door with transom light.

Rear Elevations

- 2.44 The 1860s villas have flat backs and the windows have stucco surrounds. Steps from the side wings originally led to the garden. Façade symmetry is repeated to the rear although the side wings tend to vary in character. The later houses tend to have more informal rear elevations. The semi-detached houses are symmetrical and those on the south side have a raised ground floor at the rear because of the fall in the ground. These houses have closet returns and attractive verandas (see below). The majority of rear elevations are relatively unaltered. Modern extensions where they do exist are typically single store and modest in form and scale.



Flank Elevations

- 2.45 These are generally plain brickwork with a modest window. Flank extensions have infilled the modest gaps between properties in a number of places. This has generally harmed the generous spacious character and caused unacceptable visual terracing which joins up the houses and prevents glimpse views through to the rear.

Roof

- 2.46 The roofscape of the conservation area is typical of housing construction of the period. The roofscape as a result is uniform in pairs and building groups, uncluttered and given distinct rhythm by the large, broad chimneystacks which rise from the party walls. The 1860s houses tend to have quiet shallow pitched roofs without gables. The majority of houses were originally welsh slated but many roof coverings have been replaced with concrete or fibre cement tiles. Some of the later 19<sup>th</sup> century houses have decorative terracotta ridge tiles. Others have gables. Ornamental timber bargeboards can be found on some front gables and front porches.

- 2.47 All of the 19th Century buildings have chimneystacks, which add much interest and rhythm to the roofscape. They are typically in brickwork to match the house and have traditional copings and terracotta pots. They are important in providing the roofscape with richness and detail. The ventilators on Rosemead school add interest too.
- 2.48 Small dormers can be found on the 1860s houses but are not features of the late 19<sup>th</sup> century residential properties. Similarly, roof lights are not an historic feature of the area. Where they did exist historically they are likely to be on the rear elevation and be small, cast iron with a vertical glazing bar. In places roof lights have been added to front and flank roof pitches to ill effect – disturbing the simplicity and sometimes also the symmetry of historic roof forms.



Rainwater goods

- 2.49 Originally the rainwater gutters and down pipes would have been in cast-iron. Where they have been replaced with plastic rainwater goods invariably look crude and inferior to the cast iron originals.

Basement Areas

- 2.50 There are no full basements within the conservation area. Due to the fall of the land the houses with semi-basements on the north side have no basement area as the basement accommodation is above ground. As a result deep or large basement areas are not a feature of the conservation area. Similarly pavement lights are not characteristic. Where new basement areas have been formed locally their effect has often been detrimental to the character of the host building.

Meter Boxes, Plant, Pipes and Equipment

- 2.51 The facades of properties are generally free of clutter and remain largely intact. However, some flank elevations are disfigured with a tangle of soil and waste pipes – mostly plastic, which detract from the properties in oblique street views. Prominently located meter boxes cause visual intrusion. Boiler flues, extractor vents, satellite dishes or other plant are normally installed to the rear in order to reduce adverse impact.

**Listed Buildings**

Statutory List

- 2.52 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. There are no statutory listed buildings in the conservation area.

Local Heritage List

- 2.53 The Council maintains a list of archaeological areas, buildings and designed spaces of local architectural or historic interest which are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered. Appendix 1 contains a list of buildings considered worthy of inclusion on the local list.

**Building Contribution**

- 2.54 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.
- 2.55 All of the 19<sup>th</sup> and early 20<sup>th</sup> century properties in the conservation area are considered to make a positive contribution to the character and appearance. Most of the inter war and post-war buildings are not considered to make a positive contribution.

**Capacity for Change**

- 3.3 The conservation area was designated in response to local calls for the preservation of the historic buildings. Those buildings remain largely unaltered twenty years after initial designation. The capacity for change to the 19<sup>th</sup> and early 20<sup>th</sup> century properties is considered low if the special interest or the area is to be preserved.
- 3.4 However there is always scope for enhancement:
- Reinstatement of authentic front boundary treatments.
  - Reinstatement of lost historic materials and details – entrance steps, sash windows, slate roofs.
  - Reinstatement of front garden soft landscaping – shrubs and trees.
  - Screening of refuse stores.

## 4. SOURCES

The Survey of London Vol. 26

Barrett and Phillips 1987: *Suburban Style, The British Home, 1840 - 1960*

Janet Roebuck: *Urban Development in the C19th London*

J.B. Wilson: *The Story of Norwood*

Alan Galer: *Norwood and Dulwich Past and Present Local Street Directories*

Jas. K. C. Colling 1850: *Gothic Ornament Vol. II*

Census records: 1851, 1861, 1871, 1881

## 5. GLOSSARY

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

**Bay** A vertical division of the exterior of a building marked by windows, classical orders, buttresses, etc.

**Bargeboard** A board fastened to the projecting gables of a roof to give them strength and to mask, hide and protect the otherwise exposed end of the horizontal timbers of the roof to which they were attached.

**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.

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

**Chamfer** A chamfer is a transitional edge between two vertices of an object.

**Chimney Stack** Masonry or brickwork containing several flues, projecting above the roof and terminating in chimney pots.

**Cill** A shelf or slab of stone, wood or metal at the foot of a window opening or doorway.

**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.

**Dentil** A small block used as a repeating ornament in the bedmould of a cornice.

**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.

**Entablature** The superstructure of moldings and bands which lie horizontally above columns resting on their capitals.

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

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

**Hardstanding** Ground surfaced with a hard material for parking vehicles on.

**Modillion** A small bracket or console of which a series is used to support the upper part of a cornice.

**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 shopfront.

**Plinth** The lower square slab at the base of a column.

**Quoins** Masonry bricks at the corner of a wall.

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

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

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

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

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

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

## APPENDIX 1

BUILDINGS PROPOSED FOR INCLUSION ON  
LOCAL HERITAGE LIST

Number	Road	Description	Criteria
9	Lancaster Avenue	Surviving left one of a pair of broad, symmetrical semi-detached villas in Italianate style. Stock brick, slate roof.	A, B, D
15	Lancaster Avenue	Surviving right one of a pair of broad, symmetrical semi-detached villas in Italianate style. Stock brick, slate roof.	A, B, D
17 & 19	Lancaster Avenue	Pair of broad, symmetrical semi-detached villas in Italianate style. Stock brick, slate roof.	A, B, D
21 & 23	Lancaster Avenue	Pair of broad, symmetrical semi-detached villas in Italianate style. Stock brick, slate roof.	A, B, D
25 & 27	Lancaster Avenue	Pair of broad, symmetrical semi-detached villas in Italianate style. Stock brick, slate roof.	A, B, D
29 & 31	Lancaster Avenue	Pair of broad, symmetrical semi-detached villas in Italianate style. Stock brick, slate roof.	A, B, D

A – architecture, B – historical interest, C – close historical association, D – townscape, E – rarity.



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