

Stradella Road

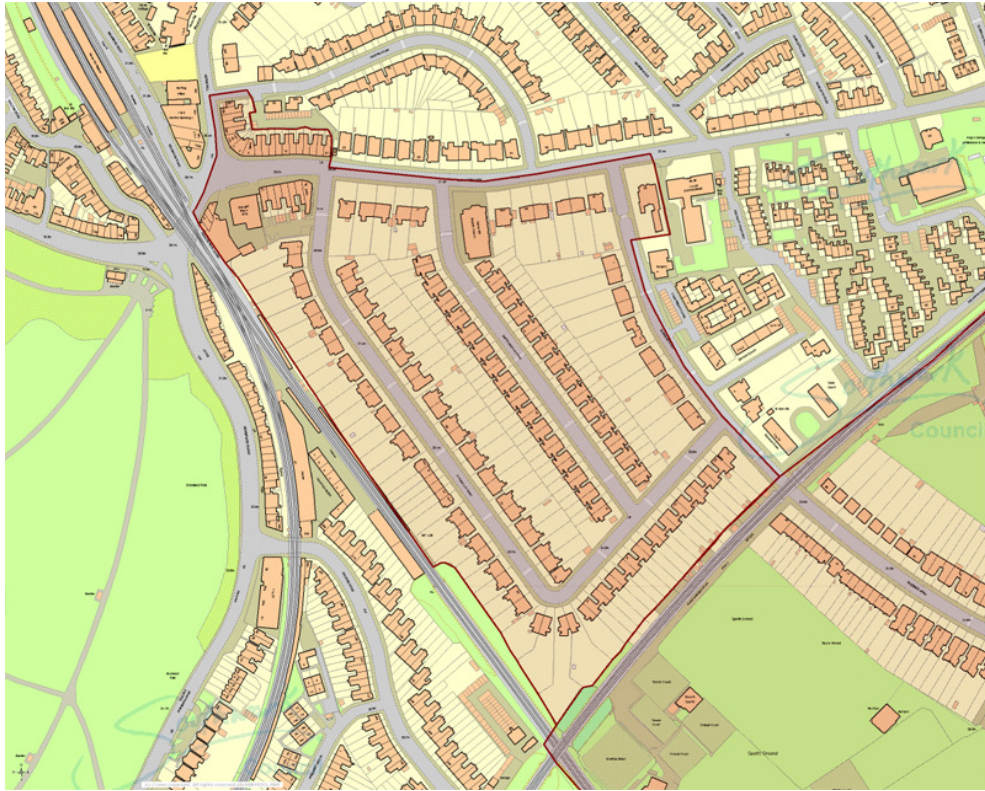
Conservation Area Appraisal

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Stradella Road Conservation Area

Introduction

1.1. The Conservation Area Appraisal

- 1.1.1. The purpose of this statement is to provide both an account of Stradella Road Conservation Area and a clear indication of the Borough Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area, and will be used by the Council in assessing the design of development proposals.
- 1.1.2. The statutory definition of a Conservation Area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in Planning Policy Statement 5 'Planning for the Historic Environment' (PPS 5) and the related Historic Environment Planning Practice Guidance, published by the Department of Communities and Local Government in March 2010.
- 1.1.3. Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4. This statement has been prepared following guidance given by English Heritage in their note "Conservation Area Appraisals".

1.2. Arrangement of this document

- 1.2.1. Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces, and any elements that detract from the Conservation Area. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and trees, planting and other streetscape elements. Section 5 provides guidelines for future management and change in the conservation area.

1.3. Stradella Road Conservation Area

1.4. Location

1.4.1. The Stradella Road Conservation Area is situated to the west of the Borough almost on the boundary with Lambeth and east of Herne Hill Railway Station. It is comprised principally of properties in Stradella and Winterbrook Roads, and includes bordering properties in Burbage Road and Half Moon Lane.

1.4.2. Railway embankments form a physical boundary to the south and west. A mix of post-war housing and flats identifies the eastern boundary on Burbage Road. Half Moon Lane forms part of the northern boundary but it also runs to the rear service road of the shops on Half Moon. The boundaries of the conservation area are, as a whole, well defined and emphasise the special character of the area when compared to its hinterland.

1.5. Population

1.5.1. The estate is mostly made up of single family dwelling houses and a small number of flats and has an approximate population of 600 - 650.

1.6. Planning History

1.6.1. In recognition of the historical importance and specialist character of the area within its urban context, Stradella Road was designated as a Conservation Area, by Southwark Council in 2000, under the Civic Amenities Act of 1967.

1.7. Unitary Development Plan Policies

1.7.1. The Development Plan for Southwark is the Southwark Plan (UDP) July 2007, which was adopted by the Council on 28 July 2007, superseding the Unitary Development Plan adopted in 1995. The new Plan contains the following policies relating to Conservation Areas.

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.

Policy 3.16 – Conservation Areas

Within Conservation Areas development should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and*
- Use high quality materials that complement and enhance the Conservation Area; and*
- Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or UPVC or other non-traditional materials.*

Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that:

- Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and*
- Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Permission will not be granted for developments that would not preserve or enhance:

- The immediate or wider setting of a listed building; or*
- An important view(s) of a listed building; or*
- The setting of a Conservation Area; or*
- Views into or out of a Conservation Area; or*
- The setting of a World Heritage Site; or*
- Important views of or from a World Heritage Site.*

1.8. PPS5: Planning and the Historic Environment

Introduction

- 1.1.1. Planning Policy statements set out the Government's national policies on different aspects of spatial planning in England. PPS5 sets out the planning policies on the conservation of the historic environment. The policies in PPS5 are a material consideration which must be taken into account in development management decisions where relevant.
- 1.1.2. PPS5 sets out that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them. Designated assets are:
- World Heritage Sites;
 - Scheduled monuments;
 - Listed Buildings;
 - Protected wreck sites;
 - Conservation Area;
 - Registered Parks and Gardens;
 - Registered battlefields.
- 1.1.3. PPS5 also covers heritage assets that are not designated but which are of heritage interest and thus a material planning consideration.
- 1.1.4. Guidance to help practitioners implement these policies, including the legislative requirements that underpin it, is provided in Planning for the Historic Environment practice Guide. The policies and guidance under PPG15 have now been replaced by this PPS5 and the Practice Guidance.

The Policies

1.1.5. The value of the historic environment, and the contribution it makes to our cultural, social and economic life, is set out in the Government's Statement on the Historic Environment for England 2010. PPS5 comprises policies that will enable the Government's vision for the historic environment as set out in this statement to be implemented through the planning system.

1.1.6. The relevant policies to this designated heritage asset are set out below:

- Policy HE1: Heritage Assets and climate change;
- Policy HE2: Evidence base for plan-making;
- Policy HE3: Regional and local planning approaches;
- Policy HE4: Permitted development and article 4 directions;
- Policy HE5: Monitoring indicators;
- Policy HE6: Information requirements for applications for consent affecting heritage assets;
- Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets;
- Policy HE8: Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by policy HE 9;
- Policy HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets;
- Policy HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset;
- Policy HE11: Enabling Development;
- Policy HE12: Policy principles guiding the recording of information related to heritage assets.

1.9. Further Information

1.9.1. This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.

1.9.2. Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2. Historical Background

2.1. General

- 2.1.1. The land in which the conservation area is located was the grounds of a large house and estate. In 1838 the register of owners identified it as part of the 22 acre 'garden, pleasure ground and paddock' attached to Springfield House. Dewhirst's map of 1842 shows this estate and grand house and also shows market gardens on attached lands immediately to the north of Half Moon Lane. The last resident of Springfield was the well known 19th century decorator, John G. Grace.
- 2.1.2. The semi-rural character of the area at that time is illustrated in the map of 1842. Remains of the woodlands and parkland trees are still evident in the mature trees located in the back gardens of houses throughout the area and the River Effra meandered through the fields diagonally across the land which was culverted subsequently.
- 2.1.3. The 1838 and 1860's list of owners indicates "Alleyn's College of God's Gift in Dulwich" (The College) as owners with individuals as direct leaseholders. The College was originally a beneficiary of Edward Alleyn, a Shakespearean actor who endowed his manor of Dulwich and other properties under Royal Charter in 1619. The charity was reorganised in 1857 to provide three public schools and later in 1882 the Charity Commission established the Estates Governors to administer the estate.
- 2.1.4. The railway lines and Herne Hill Station were completed before the residential and commercial developments in the area. Plaques on a number of railway viaduct arches in Giant Arches Road are dated 1866. Although railways aided the suburban development of London at the time they were also considered responsible for the decline of areas by encouraging those seeking larger houses on bigger plots to move further outward towards the countryside.
- 2.1.5. The basic historical land use pattern is evident in the 1875 Ordnance Survey Map of most of the area. Prior to development, the estate was sold in lots. These lots were then developed to create Stradella and Winterbrook Roads.
- 2.1.6. The housing development on Stradella and Winterbrook Roads was erected over a short period of time between 1894 and 1903. The site was formerly used as paddocks, with tennis courts to the south, and a coppice and grounds to Springfield House in the south of the estate. The chronology below shows how the development took shape from the pattern of street name approvals. The street layout was finalised in 1902.



Typical dwellings along Stradella Road



Typical dwellings along Winterbrook Road

2.2. Chronology of Road Approvals

Date Approved	Road Name and Numbers
1883	Burbage Road
1886	2 - 174 Burbage Road
1894	Stradella Road
1894-96	Plots to part of Stradella & Winterbrook Roads
1896	Winterbrook Road.

2.2.1. The Half Moon Hotel was demolished in 1896 to make way for a replacement public house and shops. By 1905, the new Half Moon Pub and the shopping parade were completed and trading. Their overall appearance has remained substantially unaltered.

2.2.2. Herne Hill Baptist Church and Church Hall was built in 1889 and 1904 – 06 by J. Williams Stevens. It was the first Free Church permitted on Dulwich College Estates land. There is evidence of the Baptists' presence on the church site some years before its completion. The 1894 Ordnance Survey map indicates Herne Hill Tabernacle adjacent to Springfield House.

2.2.3. The houses in Half Moon Lane were mostly built between 1896 and 1902. No 46, Holmhurst, was built circa 1882. The shops were built between 1895 and 1899. The house numbers in Burbage Road were assigned in 1886 which approximates with the date of construction.

2.2.4. The present road layout was put down after the estate building works had commenced. The original intention was for Winterbrook Road to run in an east west alignment between the site of 9 and 11 Burbage Road to 20, Stradella Road.



Typical dwellings in the Conservation Area along Half Moon Lane



Typical dwellings in the Conservation Area along Burbage Road

2.3. Historic Patronage

- 2.3.1. As indicated above the Estates Governors were the owners of the land and the only leasehold estate in this district of south London. They were highly influential in the determination of the character of the new developments and tried to further the interests of the school through the creation of dwellings that would provide a suitable catchment area.
- 2.3.2. The 1880s and 1890s was a time of recession in the building trade and the governors were finding great difficulty in leasing land. There was considerable commercial pressure to build smaller houses on sites such as the Springfield estate for the lower middle classes – particularly given the area’s proximity to the railways and the decrease in the tram fares at the time. However, the estate governors did not favour a smaller sized house and were keen to ensure that their own public schools in the area were supported by families with potentially larger incomes in bigger properties.
- 2.3.3. The landowners therefore significantly influenced the size and style of building in this residential development, which was completed over a relatively short time-scale. The governors of the estate, through Charles Barry the younger (1823-1900), the surveyor to the estate and architect of Dulwich College, stipulated the minimum values and therefore sizes of houses allowed.
- 2.3.4. According to Helen Long, “The Estates Governors of Dulwich College exercised strict qualitative control through leases over the development of streets and the houses built on them, thus translating the desire for an exclusive social suburb into reality.” Charles Barry architect of Dulwich College, ensured uniformity on the estate through his supervision of the building works.
- 2.3.5. The generous proportions of these houses bear witness to their middle-class occupation. Families were considered to be comfortably off. The new households were paying rents of £60 -£90 per annum.
- 2.3.6. The narrower frontages to houses in Winterbrook Road, and the South leg of Stradella Road may have resulted from difficulties in selling or leasing the first phases of the development. After a relatively quiet period in the building trade in London, the period from the mid 1890’s to the early 1900s saw a massive expansion in housing. However, although plans were first drawn up for land near Herne Hill station in 1893 and 1894, the last houses were not constructed until thirty years later. In 1907, Barry’s son, Charles E. Barry, who by then succeeded his father as surveyor to the estate, described what occurred on the Springfield Estate. “A great number of these houses, which formed part of the Springfield estate, remained unsold and unlet for years...It should be stated that the less expensive houses, erected at a cost of £500 per house, on the subsidiary roads of the Springfield Estate, commanded a ready sale as soon as built.”

3. The Character and Appearance of the Area

3.1. Broad Context

- 3.1.1. The railway embankment along the south-west boundary hides the conservation area from neighbouring areas. Along the south-east boundary back gardens of houses in the conservation area can be glimpsed over storage containers under the railway viaduct arches by Giant Arches Road. The conservation area merges with adjoining residential areas on the other boundaries. Adjacent houses to the north are inter-war with painted rough cast walls. To the east, most of the Edwardian and Victorian houses have been replaced with a modern housing estate. The contrasts between neighbouring areas and the conservation area add definition to the latter.
- 3.1.2. The general low-rise nature of the topography of the area does not allow for dramatic views to or from the area except to the Half Moon Pub from Herne Hill.
- 3.1.3. The mix of continuous terraces and the semi-detached houses throughout the area have substantially remained unaltered since the original development. The rhythm of spaces set between the pairs of houses creating gaps to the sky and greenery beyond giving a sense of the semi-rural or original suburban character which was sought by the early designers.
- 3.1.4. At strategic points, such as at the end of a row of houses, there are wide views into the gardens. As a consequence, the passer-by has the benefit of sweeping views or glimpses of the verdancy of the gardens set against a backdrop of mature horse chestnut trees.



Mature and newly planted trees lining Stradella Road on both sides



Oak fences enclosing the front garden area of the dwellings

3.2. Architectural Character

3.2.1. Buildings with the greatest recognition of their architectural and historic interest are the listed buildings in the area. The Half Moon Pub is a Grade II* listed building of flamboyant design which forms a dramatic landmark building at the bottom of Herne Hill. The Herne Hill Baptist Church and hall on Half Moon Lane is a Grade II listed building, again from the same late 19th century period.



3.2.2. Two architects, J.W. Brooker and Mr G.A. Young, were involved with the winning competition designs for the estate and both were supervised by Charles Barry Junior.

3.2.3. The predominant style of the area is late Victorian Edwardian and is typified by solid red brick houses with imitation stone lintels, door arches and plinths with steeply pitched roofs and gables, chamfered bays and two pane sash windows.

3.2.4. Within the area there is a pocket of post war houses, which replaced war-damaged houses in Stradella Road.

3.2.5. The remaining properties in the conservation area are shops in Herne Hill, and houses on Half Moon Lane, and Burbage Road. The houses were erected slightly in advance of, and are larger than, the houses in Stradella and Winterbrook Roads. Numbers 9 and 11 Burbage Road are post war. They occupy the abandoned junction with Winterbrook Road.

3.2.6. The area is under the jurisdiction of the Dulwich Estates Scheme of Management. The design of new buildings and designs for alterations to existing buildings have to meet with the approval of Dulwich Estates. The quality of the area has therefore been under strict control, and continues to be maintained.

3.2.7. By 1900, 1 - 27, and 2 - 20, Stradella Road, and all the houses in Winterbrook Road, apart from 1a, were occupied. A distinct basic style was used in each street.

3.3. Buildings

3.3.1. The buildings in the Conservation Area are of a late Victorian / early Edwardian style with a general consistency and homogeneity throughout. Some of the houses on the periphery of the area were erected 5 - 10 years before the main development took place; however, all are of a consistent scale.

3.3.2. Principally, the houses are semi-detached on two floors with attic rooms. The houses are double fronted and have varying bay designs. Those in the south leg of Stradella Road are single-fronted. Main entrance doors are set back to provide a recessed entrance porch. In general, the roofs are slate covered. Walls are red brick and a number feature a variety of rendered and half-timbered treatments.

3.3.3. To the casual observer, there is little variation in the styles of building in Stradella Road and Winterbrook Road. The houses in Winterbrook Road are identical and are linked at the rear by single storey service blocks with rear entrances. A gabled roof surmounts the main front bay with its ridge projecting above the main roof ridge. In Stradella Road different cosmetic styles have been applied to provide some variety in the street scene, such as the use of bay windows, and different forms of roof treatment. Some houses also have attic rooms and variations on side and rear extensions.

3.3.4. In Half Moon Lane and Burbage Road, most of the houses share a similar style and are of the same period. An analysis of these houses indicates that they were designed by the same architect and erected by one, or possibly two builders. The ends of the ranges are marked by a house with a full height octagonal bay with its own hipped roof. There is evidence therefore that the designs of the houses related to their townscape through the creation of landmark buildings on the most prominent corners.



- 3.3.5. The large semi-detached style of houses in Half Moon Lane continues along the west side of Burbage Road. The parade of shops is at nos. 12 - 24, and 1 - 27 Half Moon Lane, and 157 - 173, Herne Hill have traditionally designed and built individual shop fronts contained within the building units. The two - three floors above the shops are occupied by a mixture of offices and residential. These units are accessed either from street doors or via service yards to the rear of the parade. Again this consistency creates homogeneity and a good quality backdrop to the varying designs of shop fronts on the ground floor.
- 3.3.6. The service yard to 12 - 24 is clearly visible from Stradella Road. This is because it is adjacent to a small car park with low boundary fences on the site of a laundry demolished in the 1950s/60's. The clutter of various garages and store buildings gives this area an untidy appearance. The yard, which serves the north of the parade, is quite well concealed behind tall residences.
- 3.3.7. Dulwich Roofing's single storied office at 157, Herne Hill has been included owing to its situation and unusual character which defines the road junction and the end of the neighbouring parade.

3.4. Materials and details

Roofs

- 3.4.1. Throughout the area, the predominant original roofing material was natural Welsh slate. Plain clay tiles have been used on one house, and mansard crowns are covered with zinc. These materials are still the dominant and characteristic roof coverings. Roofs are mostly medium pitched with overhanging eaves, unaltered by roof extensions, roof lights etc., and with chimney stacks retained. Some clay chimney pots, capped with louvered clay vents, remain. There are also more modern pots in standard red clay. The predominant ridge tile used is clay. Some of the crested tiles have been retained.

Windows and doors

- 3.4.2. The original windows are predominantly double-hung timber sashes. In Stradella Road, there is a section of buildings with side-hung double casement windows. Other local variations in detail consist of double hung margin sash lights to certain attic windows. In Stradella Road, a characteristic is the full width fixed transom light with leaded glass set above all of the principal windows. In general, the pattern of the front elevation window panes is consistent throughout the conservation area.
- 3.4.3. Most properties have retained traditional - although not always original - timber framed sash or casement windows, and a number of properties have also retained traditional / original timber panelled front doors. As the traditional window within the area is the double hung sash, or in some cases side-hung casements, other designs such as louver windows and large fixed picture style windows are invariably unacceptable. In addition, the use of materials other than painted timber would be invariably unacceptable.
- 3.4.4. The front doors are generally half-glazed timber panelled doors with two solid bottom panels, and one or two glazed panels in the upper half of the original doors.



Render

3.4.5. This material has been used sparingly, and to highlight certain features, such as the top section of gables in various parts of the area, or on the upper walls of some of the Tudor style houses in Stradella Road. Invariably, the render is part of sham half-timber work.

Brickwork

3.4.6. Brickwork to the frontages is generally plain red brick laid in Flemish bond. The only ornamentation is in the use of label, and string, courses, and rendered window heads, and bracketed window cills. (These originally unpainted features have been mostly painted in white.) Front bays also have sets of terra cotta tiles applied as feature panels. Brickwork to the remaining walls is in yellow London stocks.

Exposed pipe-work and rainwater goods

3.4.7. Ogee metal gutters and round metal down pipes were the predominant type used. The larger houses have hopper heads and rainwater pipes serving the gable roofs. Half round gutters may have been introduced for the final stages of the development.

3.4.8. Soil and waste pipes were installed to the rear of the houses to leave a clean, uncluttered street frontage.

Garden Paths

3.4.9. In a number of gardens throughout the conservation area, the original clay tiled paths have been retained. Coloured tiles were used to provide different patterns. In some of these gardens, the ornamental clay edgings have also been retained.

3.5. Views and townscape

- 3.5.1. There are no landmark buildings as termination points for views looking out of the conservation area. The Half Moon Public House closes the view down Herne Hill into the conservation area.
- 3.5.2. There are no long views to the conservation area owing to the height and density of adjacent developments. The best views into the conservation area are mainly from:-
- The junction of Winterbrook Road and Half Moon Lane.
 - The junction of Stradella Road and Burbage Road.
 - The Burbage Road boundary houses framed by the railway bridge over the road.
- 3.5.3. Many of the rear elevations are very intact and display two or three storied projecting rear extensions, which are part of the original buildings.
- 3.5.4. The views out of the conservation area are mainly to adjacent areas
- Two large late Victorian detached houses (6 & 8 Burbage Road) close the view to the junction of Stradella road and Burbage Road.
 - Brockwell Park beyond the railway embankment may be glimpsed from between houses along the West side of Stradella Road.
 - The railway arches are prominent as a backdrop in views from Stradella Road South leg, and the Embankment is apparent behind the houses West of Stradella Road.
- 3.5.5. There are, however, a limited number of places from which longer views may be enjoyed along, and beyond the boundaries
- The spire of St. Paul's Church on Herne Hill may be seen to the North of Burbage Road.
 - The view south east along Burbage Road is enhanced by the frame of the railway bridge.
 - At the shops in Half Moon Lane, there is a view of Brockwell Park framed by the railway bridge.
- 3.5.6. The tower blocks in Hurst Street have a negative impact upon some of the views out of the conservation area from Half Moon Lane.

3.6. Landscape elements

- 3.6.1. There are trees lining all of the roads within the Conservation area, both as street trees, and within front gardens. The species in each street are different. For example, Winterbrook Road has lime trees and more recently Yoshino Cherries. Half Moon Lane is lined on both sides by mature London plane trees hence forming an important avenue. Trees within gardens provide a green backdrop to the conservation area.
- 3.6.2. All properties have retained front garden spaces. These form an essential part of the leafy character of the area. The erosion of this greenery by unsympathetic changes to car parking is unwelcome, and has a detrimental effect upon the area.



Front garden spaces with the footpaths in the original mosaic paving, but now hard-landscaped

Ground surfaces

- 3.6.3. Public footways are paved with tarmacadam interrupted by a number of vehicle crossovers. They are generally in a fair condition, although some damage has occurred possibly due to pavement parking and unauthorised off street parking. Kerbs are formed from imperial granite blocks, which add to the character of the area when viewed with the granite drains.
- 3.6.4. Surface water is removed via road drains formed from four rows of granite setts. These should be retained and maintained as they form an essential part of the character of the area.
- 3.6.5. The roads are in dark grey or black tarmacadam. Generally, they are in reasonable condition. All of the roads, apart from Half Moon Lane, have been traffic calmed with red tarmacadam humps. The speed limit on these roads is 20 miles per hour.

Street furniture

- 3.6.6. Street furniture is mostly modern and consists primarily of lighting columns painted grey and street sign poles. The street name-plates are black lettering on a white background, with the Southwark logo and a turquoise border.
- 3.6.7. There are two traditional pillar-boxes, which are an essential part of the character of the area.

3.7. Negative Elements

- 3.7.1. Given the homogeneity of design and materials of the original estate the inconsistencies in the use of modern materials or design have a greater visual affect than in a mixed area. Variations from the uniformity are mainly evident in the use of inappropriate roof coverings and the use of windows in styles and materials which are quite obviously different from the collective designs.
- 3.7.2. Unfortunately, a number of front gardens have been converted into off street parking spaces. In a number of cases, this work has been undertaken unsympathetically with fences or shrubs removed. As a consequence, the paved surface or the parked vehicle is not screened from the street. The effect is quite discordant.
- 3.7.3. In some instances the links between the pairs of houses have been altered unsympathetically by the use of inappropriate windows or the removal of the door. In other cases, security screens have been placed on top of the link. These alterations tend to break the regular pattern and rhythm that should exist along the street.
- 3.7.4. The post-war houses at 33a - 39a Stradella Road, although different because of their modern style, do not unduly detract from the townscape given that their building line and scale generally adheres with the adjoining buildings. They therefore have more of a neutral rather than a negative affect.
- 3.7.5. The open view from Stradella Road of the service area and car park behind the shops is unfortunate. At present there is an air of untidiness which jars with the residential nature of the area.
- 3.7.6. Over-dominant ancillary buildings such as garages which are out of character should be replaced with buildings to a sympathetic style and scale in traditional materials that mimic the houses. The buildings should be sited discretely to ensure that they blend in with their surroundings.
- 3.7.7. The existing treatment of the forecourt to the Half Moon Public House is out of keeping. Enhancements could be made to the rationalisation of levels, boundary treatment, furniture, signage, paving and levels to secure a more harmonious effect.
- 3.7.8. There are a number of inappropriate shop fronts and internally illuminated signs in the shopping parade. These could be changed to a style more in keeping with the period and character of the parade.



The parade of shops on Half Moon Lane



Unobtrusive traffic calming on Burbage Road

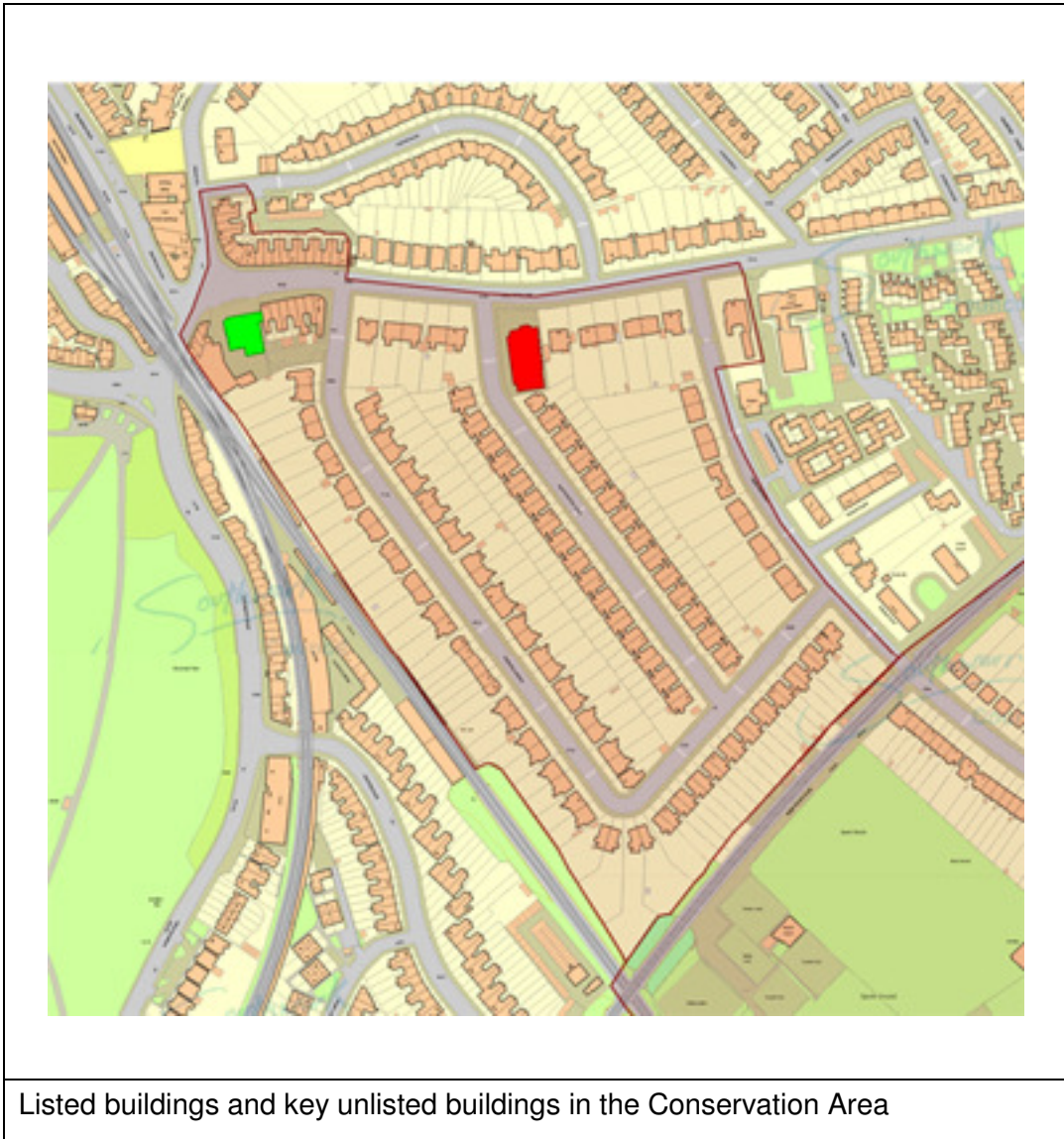


UPVC windows in the gable (Stradella Road)



Removal of fences, leading to lack of delineation of the pavement (Winterbrook Road)

4. Audit



4.1. Listed Buildings and Features

- 4.1.1. As mentioned previously the Half Moon Pub and the Herne Hill Baptist Church are both listed buildings. There are no other individual key buildings within the area but rather the conservation area is typified by the group value of buildings.
- 4.1.2. The Grade II * listed pub has a wealth of ornament and decoration which gives it a lively appearance, an approach which was characteristic of pubs built around 1895. The public house was erected circa 1896 as a replacement for the former Half Moon Hotel. The property is in the style of Jacobethan Revival of a flamboyant nature. The original public bar has survived. The architect is unknown.
- 4.1.3. The Baptist church on Half Moon Lane designed by a local architect J. William Stevens is in a Nonconformist Art Nouveau- cum- Gothic Revival Style. The large octagonal bell tower provides a visual link with the prominent octagonal bay to the house on the corner of Winterbrook Road.
- 4.1.4. A Tree Preservation Order is listed at 25 Burbage Rd. Formerly an ash, this has been replaced with a birch.

4.2. Key Unlisted Buildings and Building Groups

- 4.2.1. The identification of key unlisted buildings is quite difficult because of the close harmony of the style and appearance of the estate. However, certain buildings have significant historic purpose and therefore have been identified in this section. In addition, certain addresses have been identified as close to the original design and style.
- 4.2.2. Holmhurst, 46 Half Moon Lane is a remaining example of the type of large Mid-Victorian house, which preceded the Stradella Road development. Many original features, such as the ornamented bargeboards and the balcony railings over the two front bays have been retained. L. B. Southwark Social Services use the building as a day centre for the elderly.
- 4.2.3. The parade of shops on both sides of Half Moon Lane presents a separate commercial character. Both terraces are very intact, despite some modern shop fronts, and, because of their three storey height give a good sense of enclosure in this part of the conservation area.
- 4.2.4. The small group of buildings which consists of the Herne Hill Baptist Church, 1a, Winterbrook Road and 34a, Half Moon Lane differ architecturally from the remainder of the conservation area. Both of the houses were built after the church hall was completed. It is presumed that the land on which these houses stand was used as a builder's works compound while the church was built. 1a, Winterbrook Road is a detached house in Queen Anne revival style. The site was formerly occupied by a section of Springfield House. 34a, Half Moon Lane, the Manse, was designed in a grander fashion, in the spirit of a small mansion. No doubt this was to fit in with the scale of its immediate neighbours.

4.3. Trees and planting

- 4.3.1. The utilisation of trees is evident throughout the Stradella Rd Conservation Area. Trees and planting within the front boundaries of properties fronting Half Moon Lane complement the mature London Plane trees that line both sides of the street and hence significantly enhance the avenue quality. The avenue itself performs an important function separating

and defining the link between Herne Hill and Dulwich town centres. Other mature tree planting characterises the streetscape of Stradella and Winterbrook Road. Extensive back gardens have a notable population of large and mature trees, both self sown and planted, which form an important function as screening. More recently trees have been successfully reintroduced into gaps and vacant sites within the planting patterns thereby reinforcing the linearity of the streets. In some front gardens there are remnants of lime pollards. These were traditionally planted in pairs and cultivated in such a way to retain a diminutive and tidy appearance, lending a formal character and reflecting the symmetric double fronted elevations and entrances. As such these have heritage value.

4.4. Environmental improvements

- 4.4.1. Positive ways of enhancing streets and public spaces within the Conservation Area include the planting of suitable street trees and the reinstatement of traditional street furniture.

5. Guidelines

5.1. Introduction

Purpose of this guidance section

5.1.1. This section of the report draws out from the appraisal those themes that are essential to the Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a proscriptive methodology for new design in the area or to exclude innovation.

5.1.2. It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.

Consulting the Council and the Dulwich Estate

5.1.3. The Council should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area. It is likely that planning permission and / or conservation area consent to demolish will be required for most significant works. Where a building is listed, most works whether internal or external will require authorisation by the Council.

5.1.4. In addition, these proposals must be presented to The Dulwich Estate for approval under the Scheme of Management.

5.1.5. The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

5.2. New design in the Conservation Area

5.2.1. The replacement of listed structures is usually unacceptable.

5.2.2. The replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. Proposals for sites close to the conservation area will need to demonstrate that there is no detrimental effect on the character or appearance of the adjoining conservation area.

5.2.3. The study of the conservation area has identified one redevelopment site inside the conservation area. This is at the car park / service area to the shops, and entered from Stradella Road. A modest, sensitive development may serve to effectively screen and make secure this area. Apart from this, opportunities for redevelopment of existing sites are very limited.

Trees and street furniture

- 5.2.4. Trees are of importance in defining boundaries and softening the transition between open spaces and buildings. There is scope for new street trees in relation to public realm improvements. Semi-mature specimens planted with tree guards are to be preferred to saplings, to have greater resistance to damage and a stronger visual impact. Otherwise, a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.
- 5.2.5. Gaps and vacant locations within the planting pattern should be planted to complete and provide greater coherence to Burbage Road Grove. Tree pits within build-outs into the street may be suitable where this is not possible due to the presence of underground utilities.
- 5.2.6. Reinstatement of traditional street furniture would help strengthen the character of the area. Where replacement of existing street furniture is necessary a co-ordinated approach should be taken to ensure consistent and appropriate design throughout the area.

5.3. Improvements and repairs

Materials

- 5.3.1. Choice and use of materials can have a significant effect on the character and appearance of the conservation area.
- 5.3.2. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained wherever possible. If replacements are necessary because of decay or damage, ensure that materials are chosen to match the originals as closely as possible in both appearance and performance. The use of natural, traditional materials will be encouraged and expected unless good reason for an alternative approach is demonstrated.
- 5.3.3. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc., generally look out of place, and may have differing behavioural characteristics to original materials that can lead to problems with the building's structure. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged.

Maintenance

- 5.3.4. Repair works can prove costly and may require authorisation which can cause delays.
- 5.3.5. It is therefore far better to ensure that regular maintenance is undertaken thus preventing unnecessary decay and damage together with the resultant costs and problems. Works such as the regular repainting of woodwork and timber, clearing out of debris in rainwater pipes and gutters, cutting back of vegetation in close proximity to buildings, repointing of failed mortar, and refixing of loose roof slates are all in themselves relatively minor tasks that will not require authorisation but which may lead to much more complex and expensive works if left unattended.

Roofs

- 5.3.6. Where possible, original roof coverings should be retained and if necessary repaired with slate or tiles to match the existing. Where re-roofing is unavoidable due to deterioration of the existing roof covering or inappropriate later works, the use of natural slate or plain clay

tiles, to match the original for the building type, will usually be required. The use of more modern materials such as concrete tiles and artificial slate in visible locations is unacceptable, and can lead to damage / deterioration of the roof structure if inappropriately used.

- 5.3.7. Given the unaltered character of the roofscape, roof extensions and changes to the basic roof form are generally unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials.
- 5.3.8. Original chimney stacks and pots should always be retained and repaired if necessary. The Council will encourage the reinstatement of appropriately designed replacement chimney pots where these have been lost.

Windows and Doors

- 5.3.9. Where originals exist these should be retained in situ wherever possible. Original windows and doors, which are in reasonable condition, will require no more than regular maintenance. In cases where joinery has deteriorated through neglect and subsequent decay, more drastic solutions may be required. In most instances, however, it will be possible for a suitably skilled carpenter or joiner to repair damage and prolong the life of the window or door.
- 5.3.10. Where repair is impossible, sensitive replacement is necessary. There are a number of firms able to produce faithful copies of existing timber framed windows and doors, and this will usually be the correct approach to replacement. Where the existing windows or doors are later alterations, which detrimentally affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional designs. The use of modern replacement materials such as aluminium or UPVC is inappropriate in a conservation area and should always be avoided.
- 5.3.11. Similarly, original front doors, whether solid or part glazed, would have been timber panelled. Replacements will be expected to follow the traditional design, and modern details such as integral fanlights are likely to prove unacceptable. Where modern doors have been used in place of the original, their replacement with a pattern of the correct period and design is to be encouraged.
- 5.3.12. In cases where the original window pattern of the buildings has been removed / replaced, it is hoped that with time there will be a reversion to the original pattern. It is important that the homogeneity of the architecture is maintained and the window pattern contributes to the harmony of the overall composition of the area.
- 5.3.13. All external joinery should be painted. Stained or varnished timber finishes are inappropriate in this conservation area.

Roughcast / Render

- 5.3.14. It is of particular importance that roughcast / render where present, is kept in good repair and that regular maintenance takes place.
- 5.3.15. Generally roughcast will be cementitious, and it is important that any repairs are made in material to match, taking care to match the renders. If the surface is damaged, roughcast may deteriorate quickly possibly leading to further damage of the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.3.16. Original, unpainted roughcast requires regular cleaning for appearance and to maintain weather resistance. Where the roughcast has been painted, regular redecoration is required for the reasons already stated, taking care not to obliterate decorative features. The paint colour should be chosen carefully to respect the unified character of the area.

- 5.3.17. Listed Building consent is required where painting significantly alters the appearance of a listed building. The use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia, (under British Standard Colours: BS 4800, there are three recommended colours: BS10B15, BS08B17 and BS08B15) using a gloss or eggshell finish is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided and so should highlighting moulded roughcast details in a different colour.
- 5.3.18. Where original features, such as mouldings, capitals, pilasters and porches have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Brickwork

- 5.3.19. The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing in texture, size and colour and should be laid in an appropriate bond matching existing.
- 5.3.20. The bricks themselves are the most dominant visual feature of brick faced walls in the conservation area, and pointing should therefore be subservient in appearance. Re-pointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually a lime based mortar mix no stronger than 1:1:6 (cement, lime, sand), is expected and this should be coloured with sand to match the original mix. Joints should be finished to match the original. Black tuck-pointing was used on a large number of front elevations. Elsewhere, joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.3.21. Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Ornamental Ironwork

- 5.3.22. Original iron railings, balustrades and balconies should be retained and protected through regular painting and maintenance. The reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged.

Exposed Lights, Boxes, Wiring and Meter Boxes

- 5.3.23. Modern services installations, such as security lights and burglar alarms and attendant meter boxes should be of a design and carefully sited so as not to present a disruptive influence upon the character of the building or its setting. Cables should be routed and carefully fixed so that they are virtually invisible.

Exposed Pipework and Rainwater Goods

5.3.24. It is appreciated that rain water goods, and soil and waste installations wear down and require major repairs or replacement. In addition, original soil and waste systems may require modernisation to meet with current regulatory and statutory requirements. These works should be carried out sensitively to ensure that unsightly pipes, which obscure or damage original features, do not adversely affect the appearance of the building.

5.3.25. The original profiles and sizes of gutters, rainwater pipes and associated goods should be retained. Metal goods are preferred to plastic.

5.3.26. Replacement soil and waste systems may incorporate changes in layout and profile to meet with current building regulations. The colour of the pipe-work should be carefully selected to blend in with the colour scheme of the building. Pipes should be routed discretely and away from ornamental features of the building. If plastic goods are to be used, the colour black is preferred.

5.4. Building improvements

Front Gardens

5.4.1. Use of front gardens as forecourt car parking has a resultant detrimental effect on the appearance of buildings and the conservation area. The loss of garden spaces, walls and vegetation is particularly unfortunate and further losses will be resisted wherever possible.

5.4.2. The Council will encourage reinstatement of front gardens when the opportunity arises.

5.4.3. The Council will also encourage the reinstatement of front garden walls, fences, gates and railings where these have been lost.

Extensions

5.4.4. Where rear extensions are proposed, they should not be over powering. They will not normally extend to the full height of the building. They should be low key in design and as unobtrusive as possible, and designed to avoid overlooking of neighbouring properties. Full width rear extensions will normally be unacceptable.

5.4.5. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building's bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits.

Gaps between buildings

5.4.6. Spaces between buildings contribute to the overall rhythm and regularity of the street scene. Open views and the vistas through these "gaps" into gardens and the landscape / skies beyond are pleasant, and characteristic of the area. They should therefore be preserved. Side extensions and link blocks between buildings, which obscure the gaps, are therefore unlikely to be acceptable.

5.4.7. Additional security fencing sometimes erected above the rear garden gates within these gaps is visually unfortunate and untidy, and can prove as detrimental and bulky in appearance as a side extension. Ideally, such fencing should be avoided and removed. If this is not considered practicable, a lightweight railing is perhaps the least objectionable approach. Planning permission will be required for such works.

5.5. Street Improvements

5.5.1. The Council will make efforts to avoid unnecessary street clutter, to ensure that regular maintenance and repair is undertaken, and where replacement is necessary that a co-ordinated approach is taken to ensure consistent and appropriate design throughout the area.

5.5.2. The Council has a policy of retaining traditional black and white street nameplates in conservation areas, and of undertaking highway repairs to match the existing materials. Resources permitting, other positive ways of enhancing streets and public spaces within the conservation area will be explored. This may include the planting of suitable street trees, the reinstatement of traditional street furniture, and the use of aesthetically suitable traffic management measures.

6. Useful information

General advice

General advice concerning works in conservation areas and the planning process can be obtained by visiting the Southwark Council website at

http://www.southwark.gov.uk/info/200023/design_conservation_and_archaeology

Useful telephone numbers

General Planning Enquiries 0207 525 5438

Conservation & Design Team 0207 525 5448

Planning Enforcement 0207 525 5419

Building Control 0207 525 5582

Urban Forester 020 7525 2090

Other useful contacts

- English Heritage
0870 333 1181 <http://www.english-heritage.org.uk>
- The Society for the Protection of Ancient Buildings
0207 377 1644 www.spab.org.uk
- The Victorian Society
0208 994 1019 <http://www.victoriansociety.org.uk>
- The Council for British Archaeology
0190 467 1417 <http://www.britarch.ac.uk/>
- The London Tree Officers Association
020 7974 4124 <http://www.ltoa.org.uk/>
- Ancient Monuments Society
0207 236 3934 <http://www.ancientmonumentsociety.org.uk/>
- The Georgian Group
087 1750 2936 <http://www.georgiangroup.org.uk/docs/home/index.php>
- The Twentieth Century Society
020 7250 3857 <http://www.c20society.org.uk/>

Further reading

- Ashurst, J and N – *Practical Building Conservation, Vols. 1 to 5* (1988)
- Brereton, C – *The Repair of Historic Buildings: Advice on Principles and Methods* (English Heritage, 1991)
- Cherry, B and Pevsner, N – *The Buildings of England, London 2: South* (1983)
- Department for Communities and Local Government - *Planning Policy Statement 5, Planning for the Historic Environment* [2010]
- Department for Transport - *Manual for Streets*
<http://www.dft.gov.uk/pgr/sustainable/manforstreets/>
- English Heritage – *Streets for All* (2000)
- Institute of Historic Building Conservation [IHBC] – *A Stitch in Time: Maintaining your Property makes Good Sense and Saves Money* (2002)
- London Borough of Southwark – *Neighbourhood History No. 4: The Story of Walworth* (1993)
- Reilly, L – *Southwark: an Illustrated History* (London Borough of Southwark, 1998)
- *Survey of London, Vol. 25 – St. George's Fields, the parishes of St. George the Martyr, Southwark and St. Mary Newington* (London County Council, 1955).

7. Appendix I - Buildings in Detail

Winterbrook Road

- 7.1.1. The houses in Winterbrook Road are to a single style. They are semi-detached with the pairs linked by single storied side additions at the rear. The houses bear a very close resemblance to the later houses in Stradella Road.
- 7.1.2. The most obvious difference is the front gable roof, which has its ridge above that of the main roof.
- 7.1.3. Other differences are noted under Stradella Road.

Stradella Road

- 7.1.1. In Stradella Road, the houses were not linked, and were faced up in a limited variety of styles. By 1904, the remaining plots in Stradella Road had been completed. The Stradella Road style was continued as far as the sharp bend in the road. After the bend, the Winterbrook Road style takes over for numbers 65 - 105. On the bend, numbers 57 - 63 consist of distinct pairs of semi-detached houses with wide spaces between them to accommodate the bend in the road, while following the general building line.
- 7.1.2. In Stradella Road there are different styles, which have been carefully intermixed to produce well co-ordinated changes in appearance, which become apparent as one progresses along the road.
- 7.1.3. Basically, the houses are semi-detached with slated roofs and double-hung timber sash windows. The front elevation windows (except those to the attics) have a decorative fixed transom light. Surviving original lights are leaded with stained glass embellishments. The front entrance doors are set back within the building envelopes to form entrance lobbies which have painted half round arched heads with decorative keystones and springing points.
- 7.1.4. In the North half of Stradella Road, there are different house styles. The styles have been intermixed in an ordered fashion to produce closely controlled groups of houses; a use of duality.
- 7.1.5. The ordered intermixing of styles in Stradella Road is shown in the tables on page 36. The different styles are identified by the departures from the standard design adopted elsewhere in the road.
- 7.1.6. Furthermore, No's 9, 11, 17 and 19 had first floor front balconies of turned timber. That at No 11 has been restored. The other three have been lost. The only evidence of their existence is in the filled handrail pocket in the roughcast.
- 7.1.7. The only 20th Century development is at Nos. 33a - 39a which interrupts the design rhythm established through the intermixing of styles. The post war houses are in a terrace with integral garages and flat roofs.
- 7.1.8. For the remainder of the road, a single style persists. In many respects, these houses are similar to the Winterbrook Road houses. The houses are semi-detached. A single storied service entrance with ancillary room links the pairs. The transom lights have disappeared.

7.1.9. A decorative variation between the roads is in the terracotta panels set into the first floor window aprons. In Winterbrook Road, these have been built in without borders. In Stradella Road the panels are clearly defined by borders. In addition, raised brick panels with swags embellish the Stradella Road first floor window aprons.

Addresses → Descriptions ↓	1/3	5/7	9/11	13/15	17/19	21/23	25/27	29/31	41/55	57/105
Base style								✓	✓	
A bay 2 storied	✓			✓			✓			
A bay 1 storied		✓				✓				
Half timbering			✓		✓					
Casements			✓		✓	✓	✓			
Winterbrook type										✓
Addresses → Descriptions ↓	2/4	6/8	10/12	14/16	18/20	22/50				
Base style			✓			✓				
A bay 2 storied	✓				✓					
A bay 1 storied		✓		✓						
Half timbering										
Casements				✓	✓					
Winterbrook type										

Notes The base style includes full height bays; one shallow & square, the other splayed
All pre-war houses are double fronted, semi-detached.
The styles have been broadly identified by variations only

Table 1 - Stradella Road pre-war house styles grouped

Burbage Road

7.1.1. Half way along the line of houses in Burbage Road, there is a pair of post-war 2 storied houses. An octagonal bay identifies the termination of the original row of houses at the junction with Stradella Road with hipped turret roof.

7.1.2. No. 25, Burbage Road is detached, of the same period as the majority, and enjoys architectural ornamentations, which relate to the adjacent railway viaduct. A two storied section towards the rear of 25 links the house to 105, Stradella Road.

7.1.3. To all of the houses, windows are double-hung sashes. Attic room windows have double-hung margin lights. Certain front porches have had storm doors and screen fitted; to 21 and 23, they are half glazed, and to 13 and 19 they are solid panelled units.

Half Moon Lane

7.1.1. Numbers 26 - 44 are large, two / three storied, (semi) detached houses. They are set back from the road in their own grounds. Their walls are in red brick. Gables which face onto Half Moon Lane have received different treatments. The gables are the most obvious features through which the setting out of decorative styles may be identified.

7.1.2. Roofs are either pitched or mansard. Visible slopes are slated, and ridges and hips are tiled. Nos. 26, 34 and 44 have octagonal bays surmounted by slated turrets with a lead

crown over a roof ventilator. This feature has been used to identify two distinct groups of buildings. This device is echoed in the octagonal bell tower to the church, which finishes off the sets of buildings.

The table below shows the styles and resultant two groups of houses:

Addresses → Descriptions ↓	44	42/40	38/36	34a	H. H. Ch	Wbrk Rd	34/32	30/28	26
Octagonal Bay	✓						✓		✓
Dutch Gable		✓							
Gable ½ timbered	✓		✓						
Roofed bays							✓	✓	✓

Notes 34a was built after the church and houses. Its different style, and address, proves it was an infill.
 The Church and Winterbrook Road are indicated to show the break in the row of houses, and their style.
 26 is finished without rendered or stone details. This indicates that a different builder erected this house.

Table 2 - Half Moon Lane grouping of houses and their styles

- 7.1.3. No 44's roof has tiled hips and cresting to the ridge. Unfortunately, the leadwork is missing from the turret's roof hips. Windows are single paned double hung sashes. The top gable window also has double hung margin lights. The front porch is a lobby within the envelope of the house. The single storied bay roof has a central band of decorative diamond pattern slates.
- 7.1.4. The Dutch gable to No 42 has been rendered.
- 7.1.5. To one side of No 38 there is a flat-roofed garage with walls in yellow stock bricks. The front porch has had half-glazed storm doors fitted. These are styled in keeping with the house.
- 7.1.6. No 36 is paired with No 38. It differs from No 38 in that the garage has a flat roofed extension forward of the pitch-roofed original. Additional living space has been created, as evidenced by the dormer window set in the side of the roof. The dormer has been sited behind and close to an existing chimney stack which has reduced its impact on the street scene.
- 7.1.7. No 34a was built after the church and the neighbouring houses. It occupies part of the approach to the Tabernacle, now replaced by the church. The house is double fronted, detached and with a hipped tiled roof. The ridge is crested and, from Half Moon Lane, it is seen to be "U" shaped. The front entrance is through an attached portico with a flat roof. The garage is detached and set back from the building line. The use of a pitched roof helps with the unobtrusiveness of the garage.
- 7.1.8. Between Winterbrook Road and Stradella Road, the original row of houses has survived. At each road junction, the end house has the octagonal bay. That to No 34 has an intact roof, while that to 26 has the leadwork missing from the hips. The main roofs of these houses are true mansards with lead-covered crowns, and slated lower slopes with clay hip tiles.

- 7.1.9. The bays to each house or pair have been styled differently. One bay to each is set below a gable roof with an attic window and pierced barge boards. Some bays terminate under a lean-to roof directly beneath the attic window, while others have a flat lead-covered roof.
- 7.1.10. No's 34 and 32 each have a front entrance porch with a tiled monopitch roof. The porches are infilled with half-glazed storm doors and panels. There is a glazed leaded transom light over the doors. The front garden to 34 has an island bed set in the gravel driveway. Beds with shrubs and bushes flank the boundaries. It is suspected that this was the style of garden used for the houses in both Half Moon Lane and Burbage Road.
- 7.1.11. No 32 has a single garage set back from the building line. A dormer has been installed in the front slope. Because it is in the front slope, the dormer looks out of place despite its age.
- 7.1.12. Nos. 28 and 30 have splayed bays with hipped roofs. The main roof covering is in slate. The small natural slates are a good example of appropriate materials choice and weathering, when compared with the artificial slates used elsewhere. Both houses have a flat-roofed garage. The front entrance porches are open.
- 7.1.13. At 28, the use of a brick-paved crossover provides a pleasing break between the public highway and the gravelled driveway. Overall, this house is nicely maintained, but its character appears a trifle shallow as a result of the possible loss of mature garden plants to facilitate car-parking.
- 7.1.14. No 26 is detached. It is a mirror of No 34, but window and door heads are in flat gauged brick arches with drip moulds. This departure from the use of rendered painted window heads and arches, together with other minor styling variations, shows that a different builder may have erected this house.¹ Unfortunately, the leadwork is missing from the turret roof hips.
- 7.1.15. The shop fronts throughout the parade have been largely renewed and modernised. Fortunately, the main frameworks of entablatures, blind boxes and stall risers have survived to retain a degree of homogeneity and a period feel at street level. The shop fronts range from excellent, in keeping with the style and period of the parade, to those that are completely incongruous whether by materials, style or colour scheme.
- 7.1.16. No. 22, the Wine Bar, has retained the original timber shop front. The street door to the upper parts is the original solid timber six-panelled unit. No. 16, Greg's, is a well-maintained original example with a tiled stall-riser. The door to the upper parts is set back in an open entrance lobby with mosaic tiled floor. No. 20 has a timber front which is bland and out of scale with its neighbours. Through its incongruity, it has become an unwelcome intrusion.
- 7.1.17. In the North half of the parade, many shops have retained their awnings. Unfortunately, the awning to the Greengrocers at No. 25 has been set up above the entablature. This has interrupted the flow and rhythm of the building lines and shop fronts. The Kindred Bakery (No. 23) has a modern shop front, which is pleasantly designed to fit in with the style of the parade. At Partridge Hair (No. 9), the curved transom light glazing bars, which are out of character with the parade, spoils an otherwise fitting shop front. Sadly, most of the

¹ The house was originally known as "Dr McBeath's House."

remaining shop fronts show a mish mash of style and construction. A number of shop fronts are poorly maintained. The accumulation of poor features detracts from the otherwise attractive overall originality of the parade.

7.1.18. By turning one's attention to the upper parts of No.'s 5 - 27, breaks in the continuity of windows are apparent where a number of timber sashes have been replaced by UPVC units ("UPVC uppers") which are out of character and quite blatantly interrupt the rhythm of these buildings. Apart from this, original natural stone dressings have been painted over. This detracts from the character of the buildings.

7.1.19. The remaining shop fronts in Herne Hill and Half Moon Lane possess no great merit. They are situated between the bright yellow dental surgery and the incongruously grey stone solicitor's office. No.'s 171 - 173, Herne Hill have been recently refurbished, but at the loss of roof crestings and to being "UPVCed."