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Heritage Statement

For

Sam & Ellie Mirchandani

Concerning

**Flat 1
98 Lambeth Road
London
SE1 7PT**

June 2018

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Cover: View looking N showing principal S-facing elevation of terrace at Nos. 96-102 Lambeth Road

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1 Non-Technical Summary

Border Archaeology (BA) has been commissioned to produce a Heritage Statement to accompany a Listed Building Consent application for proposed internal and external alterations to Flat 1, No. 98 Lambeth Road, London SE1 7PT.

The results can be briefly summarised thus:

Flat 1 No.98 Lambeth Road forms part of a Grade II listed late Georgian terrace, Nos. 96-102 Lambeth Road (originally known as Durham Place) which was built in about 1793. It is not located within a designated Conservation Area.

Repairs to the house were made following bomb damage in 1941, when half of the terrace was destroyed. More recently, No. 98 has been subject to two major phases of alteration and extension, in 1989, when the house was subdivided into three separate flats and the present two storey rear extension and porch was built, and in 2003 when the existing single-storey rear extension was added.

The alterations which are currently proposed will largely relate to parts of the building which have already been altered or extended in relatively recent years.

It is thus considered that the proposed external and internal alterations will only result in a minimal change to the existing fabric of the listed building and will not detract from its significance.

Summary Conclusion: The potential impacts of the proposed alterations on the fabric and significance of the listed building, in overall terms, may be regarded as minimal.

2 Introduction

Border Archaeology (BA) has been commissioned by Sam and Ellie Mirchandani to produce a Heritage Statement to support an application for Listed Building Consent in advance of proposed alterations to the ground floor, basement and single-storey rear extension of a Grade II listed building at Flat 1, 98 Lambeth Road London SE1 7PT.

3 Site Description

3.1 Site Location

No. 98 Lambeth Road forms part of a late 18th century stock brick terrace of three-storey houses (Nos. 96-102 Lambeth Road) situated on the N side of Lambeth Road (A3203), a busy arterial road leading from St George's Circus to Lambeth Bridge, between the junctions with Kennington Road to the W and King Edward Walk to the E.

The terrace overlooks Geraldine Mary Harmsworth Park to the S, containing the Imperial War Museum, while immediately to the N, it is bounded by a late 20th century residential housing estate (Wellington Mills).

The terrace is located just within the boundary of the London Borough of Lambeth, immediately W of the boundary with the Borough of Southwark (and adjoining the boundary of the West Square Conservation Area).

No. 98 Lambeth Road is not located within any designated Conservation Area within Lambeth Borough, the nearest being Lambeth Walk and China Walk, situated about 140m to the S.

The grid reference for the site is NGR TQ 31250 79236.

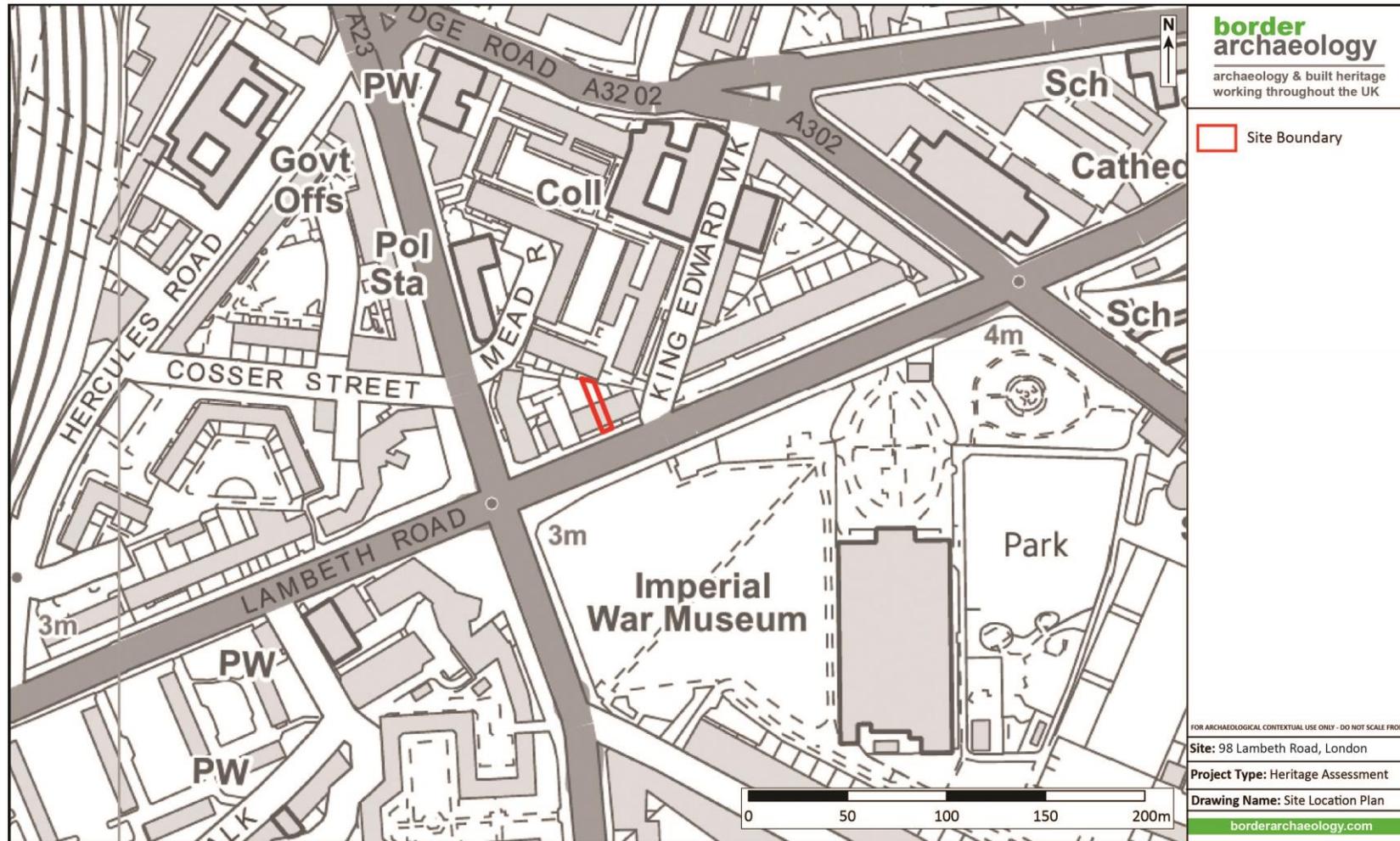


Fig. 1: General Site Location Plan

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4 Methodology

4.1 Aims and Objectives

This Heritage Statement describes the listed building and assesses its significance, followed by a description of the application proposals and an assessment of their potential impact on the heritage asset, in order to reach an overall assessment of the significance of impact upon the built heritage asset.

4.2 Legislative Framework

BA are cognisant of the relevant national and local planning policy guidance and legislative information relating to the status of Statutory Listed Buildings and the preparation of Heritage Statements.

Statutory protection for listed buildings and Conservation Areas is laid out in the *Planning (Listed Buildings and Conservation Areas) Act* (1990). This highlights the desirability for Local Planning Authorities to seek to preserve the special interest of listed buildings and Conservation Areas. The *National Policy Planning Framework* Chapter 12 para. 128 also states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (DCLG 2012).'

Policy Q20 of the Lambeth Local Plan (adopted 2015) relating to Statutory Listed Buildings states:

'Development affecting listed buildings will be supported where it would:

- (i) conserve and not harm the significance/special interest;*
- (ii) not harm the significance/setting (including views to and from); and*
- (iii) not diminish its ability to remain viable in use in the long term*

'Statutory listed buildings are 'designated heritage assets'. Applicants will be required to provide a heritage statement for their proposals which explains in detail the significance of the building and the impact of the proposals on that significance. In line with NPPF, any proposed harm to significance will require a clear and convincing justification.

Lambeth's statutory listed buildings stock is rich and varied. However, the vast majority of listed buildings in Lambeth are residential terraces, semi-detached houses and villas from the early- to mid-19th century. These are representative of relatively common (for their time) London building types and are listed because of their intact/little altered state. Their significance lies largely in the survival of their historic characteristics which include group value, repetitive/common built forms and floor plans, compartmented/rectangular room layouts (reflecting a hierarchy of original uses), refined, traditional joinery and iron detailing, the use of brick, natural timber and natural slate; and of regionally significant building forms such as semi-basements and London roofs. Surviving

interior features such as windows, glass staircases, doors, joinery, chimney breasts and chimney pieces, lath and plaster/decorative plasterwork, floor boards, wine cellar shelving, partitions, glass, stone sinks and built-in cupboards all contribute to significance and should be retained.

The Council will support only the minimum amount of alteration necessary to secure the optimum viable use of a listed building. Where a building is already in its optimum viable use, alterations which diminish significance will be resisted.

New work should preserve significance, reinforce appropriate local characteristics and, where possible, secure enhancement of the listed building. High-quality craftsmanship will be required to ensure that authentic detailing is achieved using original materials. Authenticity is essential in this respect. Inferior modern materials and inferior modern detailing are not considered acceptable for the replacement or reinstatement of historic fabric of features. With window replacements all glazing should be single glazed with a putty finish in the traditional manner.

Demolition of listed buildings is not normally acceptable. Features protected by the listing and contributing to the significance of the building can include boundary treatments, steps, paving, outside toilets and outbuildings; their demolition will also normally be resisted.

The conversion of a listed building to new uses can result in a significant impact on historic fabric and plan form in order to meet the necessary building regulations. Change-of-use proposals should be accompanied by full information on the impacts relating to any such issues including fire spread, floor loading, sound attenuation and servicing. Changes of use will not be supported unless interventions of this nature can be sympathetically accommodated. Any resulting harm should be fully justified as necessary for delivering the optimum viable use for the building. In this respect it should be proved that other, less harmful uses are not viable.

Listed buildings need to maintain the ability to adapt and evolve. In this respect it is important that they retain adequate space around them to provide an adequate setting and sustain future uses. Similarly, the development of curtilage and around a listed building will be resisted where it is considered that the listed building would not retain sufficient land to remain viable in the longer term. Whilst in the right circumstances 'enabling' development will be supported, development that restricts the ability of the building to continue in viable long-term use will be resisted.

Proposals that will have a harmful impact will be required to meet the relevant tests set out in paragraphs 131-134 of the NPPF.'

4.3 Criteria

This assessment has been informed by relevant Historic England guidance for assessing impact on heritage assets, their significance and respective settings, namely, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (Historic England 2015a) *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015b), *Understanding Place: Historic Area Assessments: Principles and Practice* (EH 2010 [Rev. 2012]) and *Seeing the History in the View* (EH 2011b [Rev. 2012]).

5 Heritage Assessment

5.1 Site Specific Historical Background

To understand the historical significance of No. 98 Lambeth Road, it is necessary to briefly review its historical development over time. It originally formed part of a terrace of eight houses built in c.1793 and formerly known as Nos. 1-8 Durham Place, renumbered as Nos. 96-110 Lambeth Road in 1876. The terrace was partially destroyed by bombing in 1941, leaving only four houses (Nos. 96, 98, 100 and 102) intact.

These houses formed one of two terraces built along Lambeth Road on copyhold land of Lambeth Manor during the late 18th century, the other being Nos. 148-160, built before 1788 (Roberts & Godfrey, 1951, 123). Another similar terrace at Nos. 204-214 Lambeth Road (Nos. 1-6 Union Place) was built c.1778-80 (Roberts & Godfrey, 1951, 122). All three terraces may be described as plain late Georgian townhouses built of yellow stock brick; the terrace at Nos. 96-102 is distinguished by its round arched doorways with keystones, gauged flat brick arched windows (with sashes and patterned wrought-iron balconies) and mansard slate roof.

A search of the Lambeth Archives and London Metropolitan Archives failed to yield any deeds or plans of the property which could shed light on its original layout. The architect of Nos. 96-102 also remains unknown; however, the occupants of the houses are somewhat better documented. As far as can be ascertained from parish rate books, census and insurance records and street directories, No. 98 Lambeth Road (known from c.1793 to 1876 as No. 2 Durham Place) was not occupied by any persons of particular note. The first occupant of No. 98 was a nurseryman (market gardener) named Walter Hay, recorded as occupying the house in 1794 (Harvey, 1973, 188; LMA Ref. CLC/B/192/F/001/MS11936/401/624574).

Subsequent occupiers of the house recorded during the 19th century included seed merchants, medicine dealers, a teacher at the nearby Blind School and several clerks. In January 1891, the house at No. 98 Lambeth Road was put up for sale, described as 'containing 11 rooms with garden to rear' and it appears subsequently that rooms within the house were being rented out as apartments (*London Evening Standard 31 January 1891*).

In contrast, No. 100 Lambeth Road (No. 3 Durham Place) was occupied by a noteworthy figure, Vice-Admiral William Bligh (1754-1817), whose residence at the house is commemorated by a London County Council Blue Plaque (which dates to 1952).

Bligh served as an officer in the Royal Navy and accompanied Captain Cook on his second voyage round the world in 1772-4 when bread-fruit was discovered at Tahiti, following which he was appointed to the *HMS Bounty* in 1787. The famous mutiny occurred on the voyage from Tahiti (in 1789) where bread-fruit plants had been collected with a view to transporting them to the West Indies. Following his return from a second bread fruit voyage to Tahiti, Bligh rented the house at Durham Place from October 1793 and his family continued to reside there for the next 24 years, until his death in 1817; Bligh's tomb is located nearby in the churchyard of St Mary's Lambeth (Roberts & Godfrey, 1951, 123).

No. 96 (formerly No. 1 Durham Place) was occupied in 1795–6 by Colonel Hildebrand Oakes, a British army officer who served in America, Corsica and Malta and was created a baronet in 1813 in recognition of his services (Roberts & Godfrey, 1951, 123).

No. 98 Lambeth Road is first shown on Horwood's map of London dated 1799 (*fig. 6*) which shows it as forming part of a terrace of houses extending along the N side of Lambeth Road, between Kennington Road and George's Row (later King Edward Walk). Few details of the layout of the building are indicated on Horwood's map or Greenwood's map of London dated 1827. The Ordnance Survey 1st-3rd edition maps dated 1876, 1895 and 1910 indicate a long rectangular rear extension attached to the NE corner of the house and a porch and a flight of steps attached to the NW corner (*figs. 7 & 8*).

The terrace at Nos. 96-110 Lambeth Road was heavily damaged by bombing during the Second World War; four of the houses (Nos. 104-110 Lambeth Road) were completely destroyed in January 1941, leaving only Nos. 96-102 Lambeth Road which itself is recorded on the LCC Bomb Damage Map as seriously damaged but repairable at cost (Ward, 2015). Repairs to the brickwork of the upper storey of the front elevation (up to parapet level), which are also visible on photographs of the house taken in 1970 and 1984, may well have been as a result of wartime damage.

By no later than 1951, it appears that the porch and flight of steps attached to the NW corner of No. 98 had been removed although the long rectangular extension is shown as intact (*fig. 9*). In 1987, an application was submitted for the conversion and use of the building as three self-contained residential units, together with the demolition and erection of a two storey rear extension, planning permission for which was granted in March 1989 (Lambeth Borough Council Planning Ref. 0032/88/37328). It would appear that the present sub-division of No. 98 Lambeth Road into three self-contained flats and associated internal alterations dates from this time.

At about the same time, it appears that the rear elevation of No. 98 was substantially reconstructed and the existing two storey rear extension with porch was built. Clear evidence for this phase of alteration is represented by the external brickwork of the rear two storey extension, which contrasts markedly with the pale yellow stock brick of the earlier late Georgian fabric (*Plate 2*).

Further significant alterations to No. 98 were made in 2003, following the submission of an application for the erection of a lower ground floor single storey rear extension, the replacement of the front railings, the formation of new steps to the front and various associated internal and external alterations including the existing six-light casement window at basement level, replacing an earlier casement (Lambeth Borough Council Planning Ref. 02/00691/LB). Internal alterations included the removal of a fireplace and blocking up of an alcove in the ground floor living room, which is marked on pre-application plans of the building dated 2001 but is no longer visible.

5.2 Identification of the Heritage Asset and its Setting

No. 98 Lambeth Road forms part of a Grade II listed terrace of four three-storeyed town houses (Nos. 96-102 Lambeth Road, formerly known as Durham Place) situated in a prominent position on the N side of Lambeth Road overlooking Geraldine Mary Harmsworth Park and the Imperial War Museum (*Plate 1*). The terrace has long narrow walled gardens to the rear, adjoining a late 20th century housing estate (Wellington Mills). Nos. 96-102 Lambeth Road does not actually lie within a Conservation Area; but it does adjoin the W boundary of the West Square Conservation Area (within the London Borough of Southwark).

The listed building description, extracted from the National Heritage List for England (dated 27 March 1981), reads as follows:

'Late C18 terrace, each three storeys, attic and basement, two windows. Stock brick with parapets. Some rebuilding at top. Slated mansard roof with dormers. Stuccoed basement and first floor band. Gauged flat brick arches to sash windows, long on first floor and with patterned bowed wrought iron balconies. Four steps to door terraces, with wrought iron railings to area and steps. Six-panel doors with plain fanlights under round gauged brick arches. Nos 100 and 102 have impost and key blocks, the latter with masks. No 100 has GLC blue plaque: "William Bligh 1754-1817 Commander of the Bounty lived here" (List Entry No. 1116356).'



Plate 1: View looking N from the S side of Lambeth Road showing the principal S-facing elevation of Nos. 96-102 Lambeth Road (No. 98 is the house to the right of No. 100 which has the blue plaque commemorating William Bligh's residence)

The principal S-facing elevation of the house, fronting onto Lambeth Road, is the best-preserved portion of the building, distinguished by its understated Neo-Classical detailing with round arched doorways and gauged brick flat-arched windows, which are a distinctive characteristic of late Georgian suburban terraces in South London (*Plate 2*). There have been recent alterations to the exterior of No. 98 (in 2003) most notably the railings which are replacements and the glazing of the casement window at basement level which appears to have replaced an earlier 24-pane casement window shown on photographs of the house in 1970 and 1984 (London Metropolitan Archives, LCC Photograph Library Ref. SC/PHL/01/249/84/4482). The brickwork of the uppermost storey of the house also appears to have been partially reconstructed up to parapet level, most likely as a result of wartime bomb damage.



Plate 2: Detailed view looking N showing principal S-facing elevation of No. 98 Lambeth Road

The rear elevation of No. 98 Lambeth Road has evidently been subject to significant alteration over the years, with a narrow rectangular two storey extension and porch attached to the rear with steps leading down to the garden, below which is a long rectangular single storey extension with low pitched roof and a doorway at the N end flanked by two sash windows, all set within flat-arched gauged brick openings (*Plate 3*). The brickwork of the two storey and single storey extensions differs markedly from the pale yellow stock brick of the original fabric; records of previous planning applications indicate that these additions were built in 1989 and 2003 respectively.



Plate 3: View looking S showing rear elevation of No. 98 Lambeth Road with two storey and single storey extensions to rear

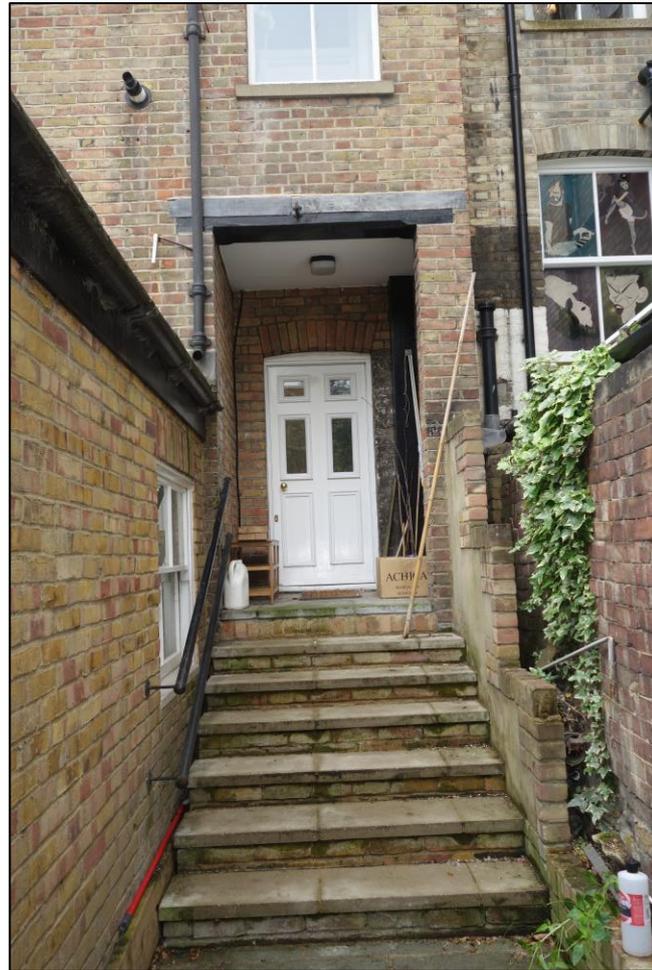


Plate 4: Detailed view of two storey rear extension with steps leading to segmental arched door opening, with single storey extension to left of picture

Flat 1 comprises the ground floor and basement floor of No. 98 Lambeth Road, which has been sub-divided into three separate self-contained flats. The rooms at ground floor level, which are accessed from a hallway leading from the front entrance, comprise a living room at the front of the house, lit by two vertically-hung sash windows with a coved ceiling with a plain moulded cornice (*Plate 5*). The existing parquet flooring is modern in date although the six-panelled door set within a moulded architrave may represent an original feature, albeit refurbished. Plans of the house made in 2001 (*fig. 11*) indicate the position of a fireplace in the E wall of the living room with an alcove or recess to the right of it; both the fireplace and the alcove have since been blocked up and no visible trace remains.

To the N of the living room and separated from it by an angled partition wall, which appears to have been refurbished in recent years (*Plate 6*), is the kitchen and dining room, which has again been subject to modern refurbishment and extension. Of particular note is the projecting wall-stub at the N end of the kitchen, carrying a bressumer beam which appears to denote the line of the original rear wall of the building (*Plate 7*). This appears to have been extended northwards when the present two-storey rear extension was added (in 1989). The existing sash window and adjoining wall cupboard are contemporary with this addition (*Plate 8*).



Plate 5: Internal view showing sash windows in living room on ground floor of Flat 1



Plate 6: Internal view showing angled partition wall in N wall of living room



Plate 7: Internal view of kitchen looking E showing projecting wall stub carrying bressumer beam, probably denoting the original line of the rear wall



Plate 8: Internal view of kitchen looking N showing sash window and adjacent wall cupboard to left, both modern in date

A dog-leg staircase with plain wooden handrail and balusters and a plain moulded closed string and newel posts leads from the ground floor to the basement (*Plate 9*). The plain, utilitarian form of the staircase is difficult to date precisely; it could be of late 18th or 19th century in date but has evidently undergone a measure of refurbishment. On the half landing is a partially glazed six-panelled door providing access to the rear garden; this doorway in its present form appears to be a modern addition.



Plate 9: View looking down staircase leading from ground floor to basement, showing the six-panelled door providing access to the rear garden

The existing layout of the rooms at basement level comprises a bedroom at the front of the building and two bathrooms to the rear, demarcated by plastered partition walls and accessed via a passageway which leads from a doorway providing access to the basement yard and street frontage to the single-storey extension at the rear of the building (*Plate 10*). The layout of the basement in its present form appears largely to date from the sub-division of the house into self-contained flats in 1989 and subsequent refurbishment in 2003 when the single-storey extension was added. No fixtures or fittings of architectural interest were noted in these rooms; the large six-light mullioned and transomed casement window in the front bedroom (*Plate 11*) appears to have been added in 2003, replacing an earlier casement.

The modern single storey rear extension is sub-divided into a small bedroom and living room; no architectural features, fixtures or fittings of interest were noted (*Plate 12*).



Plate 10: Internal view showing passageway and modern bathroom defined by partition walls in rear portion of basement, which appear to have been added when the house was sub-divided into three flats in 1989



Plate 11: Internal view showing detail of modern 6-light casement window in bedroom at basement level



Plate 12: Internal view of living room within the modern single storey extension (added in 2003), with partially glazed door flanked by narrow sash windows

5.3 Assessment of the Significance of the Heritage Asset

This assessment of significance is based on the criteria for the assessment of heritage assets contained in *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015b), which considers their significance in terms of their historical, evidential, aesthetic and communal values.

- **Historical Value**

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present and tends to be either illustrative or associative.

No. 98 itself does not have particularly noteworthy historical associations in a local, regional or national context; as far as can be determined, it was not designed by a particular architect of note and does not appear to have been the residence of any noteworthy historical figures. However, it does form part of a terrace of houses which was occupied by several important historical personages, in particular Vice-Admiral William Bligh, the ill-fated captain of the *Bounty*, whose family resided at No. 100 Lambeth Road from 1793 to 1817. In broader historical terms, Nos. 96-102 Lambeth Road may be said to be illustrative of a type of late Georgian terraced house, designed in a restrained Neo-Classical style with minimal detailing, which may be regarded as characteristic of suburban development in London during the late 18th-early 19th century (Cherry & Pevsner, 1983, 53).

- **Evidential Value**

Evidential value derives from the potential of a place to yield evidence about past human activity, which tends to be diminished in proportion to the extent of its removal or replacement.

No. 98 may be said to have a group value in evidential terms as part of a terrace of late 18th century townhouses, typical of suburban development in the South London area during the late 18th-early 19th century. Although damaged by bombing in 1941, resulting in the destruction of half of the terrace which has partially detracted from the integrity of the heritage asset, the exterior of the surviving portion of the terrace (more specifically the front elevation) has remained in a relatively well-preserved state and represents a good example of its type and date.

The rear elevation and the interior of No. 98 has been subject to alterations in 1989 and again in 2003 which have diminished its evidential value to a certain extent. In particular, the sub-division of the house into three self-contained flats and the reconstruction of a two-storey rear extension (in 1989) and the addition of a single-storey rear annexe (in 2003) have resulted in significant changes to its internal layout.

Within Flat 1, comprising the ground floor and basement of the house (which are the parts of the building to be affected by the current proposals), the layout and internal detailing, fixtures and fittings largely reflect the alterations made in 1989 and 2003. For instance, a fireplace and alcove within the ground floor living room, which is marked on a plan dated 2001 (prior to the 2003 alterations), has vanished altogether.

- **Aesthetic Value**

Aesthetic value may be said to be derived from the ways in which people draw sensory and intellectual stimulation from a place, which can be the result of formal design or gradual, organic changes over time.

In aesthetic terms, the value of the terrace to which No. 98 belongs is chiefly derived from the principal façade of the building, a modest, well-proportioned composition characterised by its restrained late Georgian detailing with six-panelled doors, sash windows and wrought-iron balconies at first floor level. It forms an attractive element within the streetscape along the N side of Lambeth Road, bordering the edge of Geraldine Mary Harmsworth Park.

- **Communal Value**

Communal value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

In the case of No. 98, its communal value is closely bound up with the terrace of which it forms a part, which has significant historical connections with William Bligh, the naval officer and colonial administrator whose reputation is inextricably associated with the mutiny of HMS Bounty in 1789. This historical connection is reinforced by the blue plaque commemorating Bligh's residency at No. 100 Lambeth Road. Nos. 96-102 Lambeth Road, in its present truncated form, may also be said to represent an historical legacy of the London Blitz, which took place in 1940 and 1941; the western half of the terrace was destroyed by bombing in January 1941.

5.4 Description of Application Proposals

Details of the proposed designs are based on the drawings and elevations supplied by Powell Tuck Associates (*figs. 2-5*). The proposed alterations to Flat 1, comprising the basement and ground floor of the house and the single storey extension to the rear, comprise the following:

Ground floor: The living room located at the front of the house will be converted into a bedroom with a partition inserted to create a separate bathroom, while the kitchen/dining room to the rear will be converted into another bedroom. The angled partition wall separating the existing living room and kitchen/dining room will be retained. No alterations will be made to the sash windows in both rooms.

Basement: The bedroom and bathroom located at the front of the house will largely remain intact although the existing doorway to the bathroom will be blocked up and access provided from a new door leading from the hallway. Towards the rear of the basement, a second bathroom and associated passageway leading to the single-storey rear extension will be removed to create a kitchen. The existing doorway in the NW corner of the basement (with steps leading down to the rear garden) will be removed and replaced with a segmental arched sash window (to match the existing fenestration of the rear extension). Within the single-storey extension to the rear (built 2003), the existing internal partition wall will be removed to create a combined living room and dining room and a new glazed door inserted in the N-facing elevation in place of the existing doorway and flanking sash windows and an existing flat-arched sash window in the W-facing side elevation will also be replaced by a glazed door.

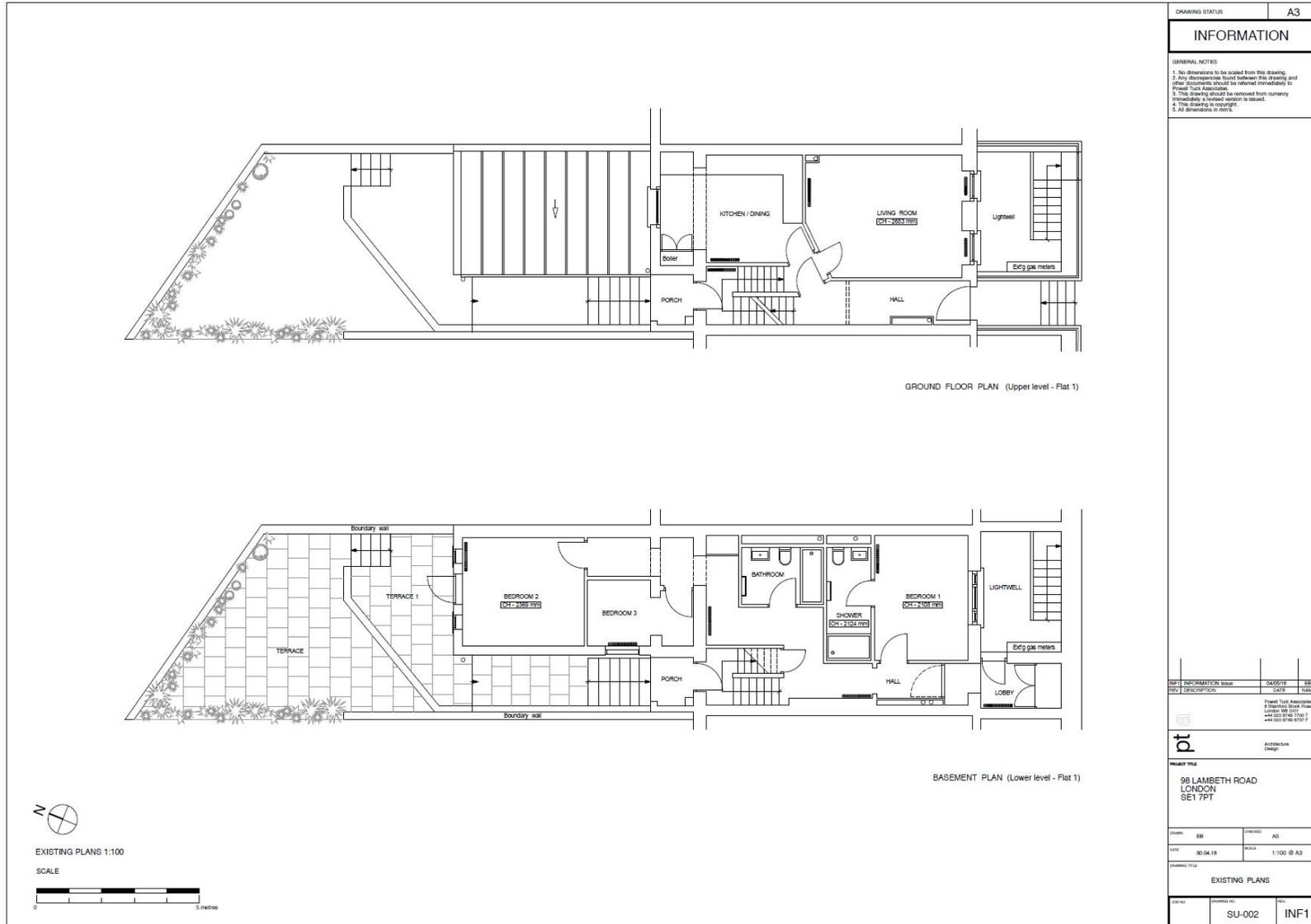


Fig. 2: Basement and Ground floor plans of No. 98 Lambeth Road as existing

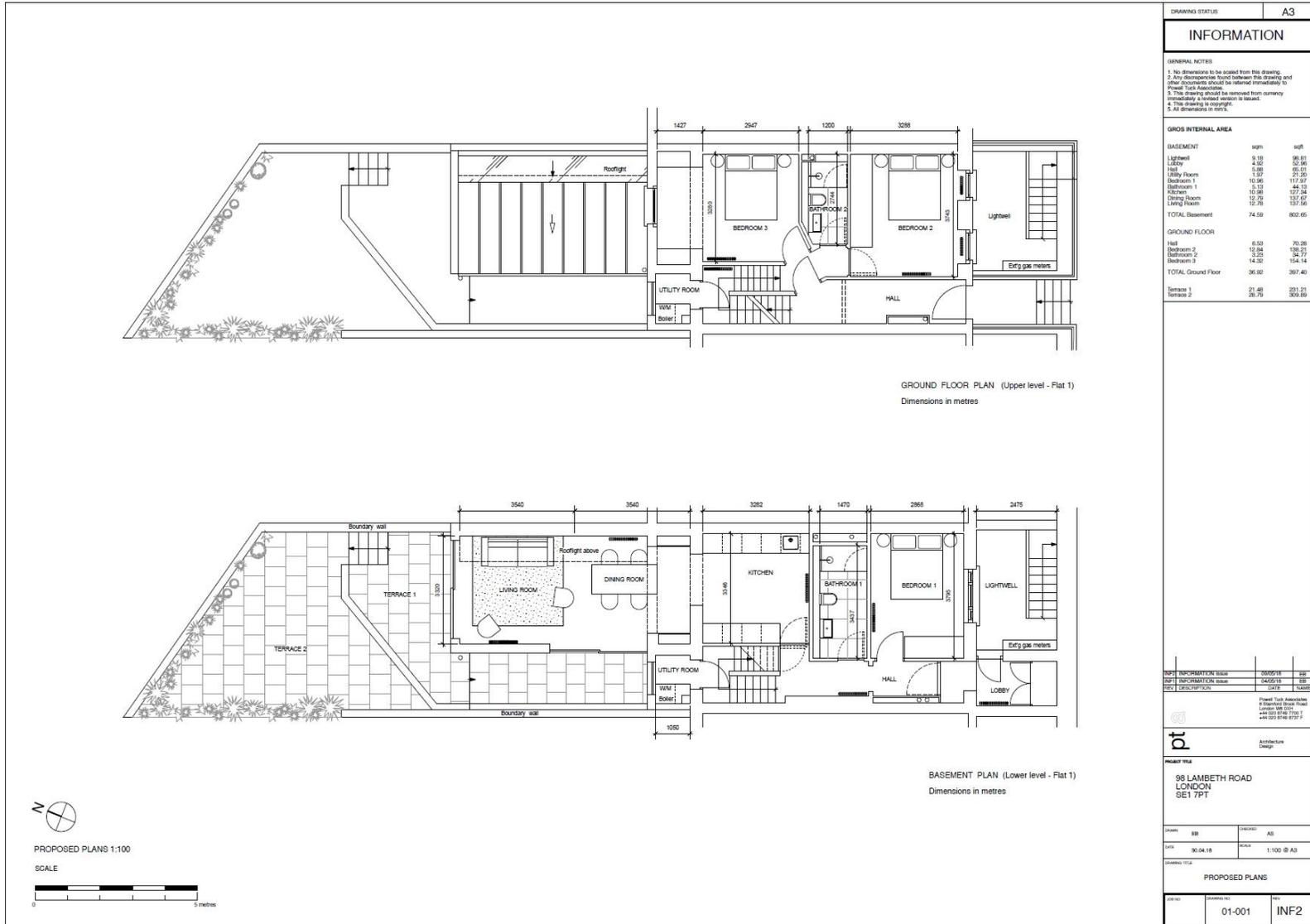


Fig. 3: Basement and Ground Floor Plan of Flat 1 showing proposed alterations



Fig. 4: Front and Rear Elevations of No. 98 Lambeth Road as existing

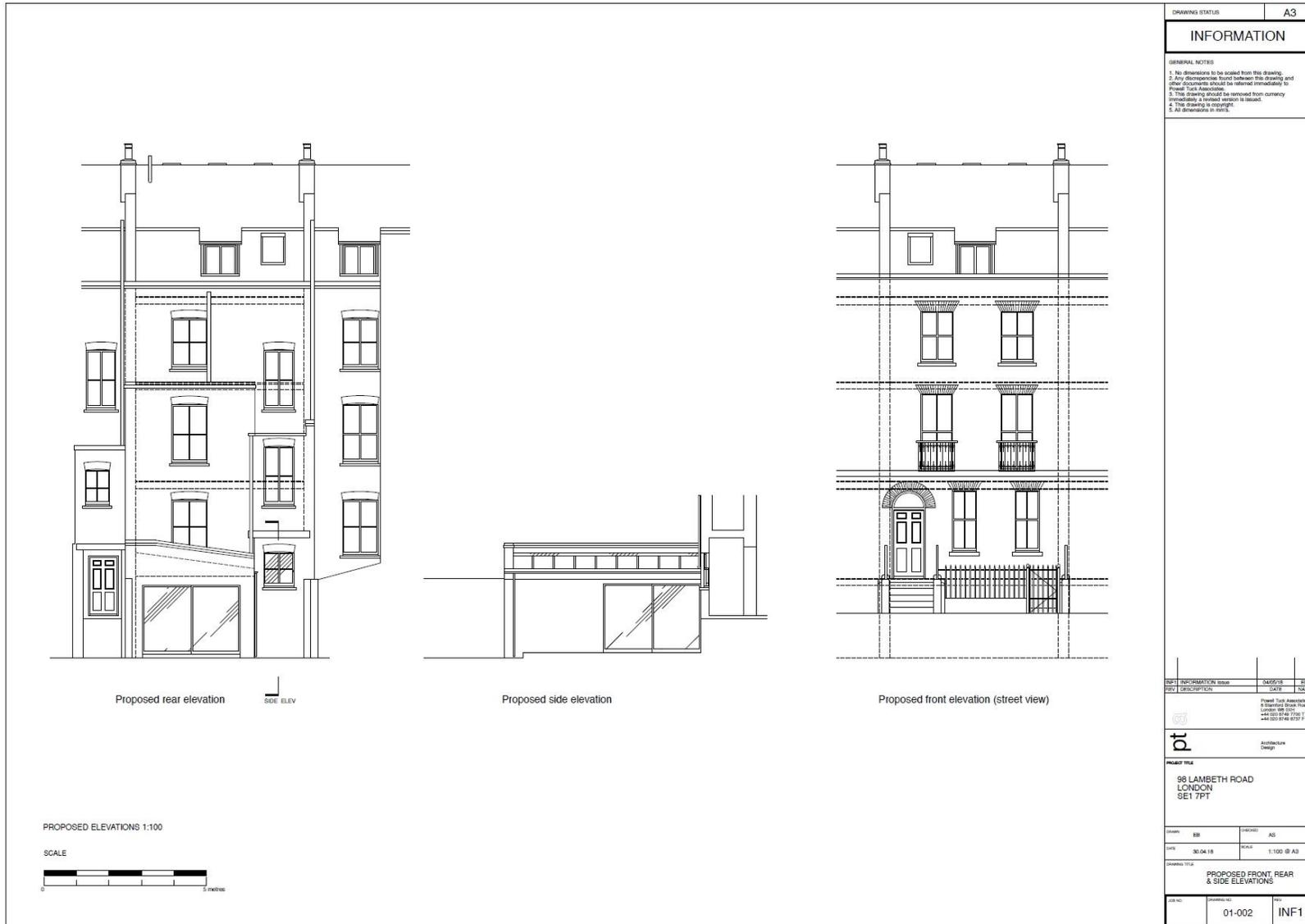


Fig. 5: Front and Rear Elevations of No. 98 Lambeth Road showing proposed alterations

5.5 Assessment of Magnitude of Impact on the Heritage Asset

Externally, the main alterations to the house will comprise the blocking up of the existing segmental arched doorway leading from the basement to the rear garden and its replacement with a sash window and removal of the steps leading down to the garden. The doorway in its present form appears to be datable to 1989 when the rear elevation of No. 98 was significantly refurbished and rebuilt, while the existing flight of steps also appears to be contemporary with this work. It is also proposed to replace the doorway and flanking sash windows in the N-facing elevation of the single storey extension with a large glazed patio door and a flat-arched window in the W-facing side elevation with a glazed door.

The removal of the segmental arched doorway at ground floor level and its replacement with a segmental arched sash window can be supported in heritage terms, insomuch as the existing doorway and the associated flight of steps can be ascribed to a phase of late 20th century refurbishment. While historic maps do indicate a porch and steps in this location, these appear to have been removed at some point between 1910 and 1951.

It is worth considering that the proposed design of the glazed doors in the N-facing elevation and the (W-facing) elevation of the modern single-storey rear extension might be amended slightly to reflect the fenestration of the existing rear elevation of No. 98 and the adjacent houses forming part of the terrace, which is broadly characterised by segmental arched or flat gauged brick windows (predominantly hung with sashes).

However, it should be noted that the single-storey extension is not included within the listed building description (compiled in 1981), the existing modern door and windows are not of particular merit in architectural terms and it is thus considered that the design of the new glazed doors, while contemporary, would not disrupt existing views of the rear elevation of the listed terrace. It should further be noted that this single-storey extension to the rear of No. 98 does not feature in views of the rear elevation of the terrace as glimpsed from accessible viewpoints along King Edward Walk.

Internally, the alterations to the house chiefly relate to the removal of partition walls within the basement and the single storey extension; these partitions date either from the sub-division of No. 98 into three self-contained flats (in 1989) or the subsequent phase of alterations and additions carried out in 2003 including the construction of the single-storey extension to the rear. It is considered that these modern partitions are of relatively low significance in architectural and historical terms and therefore their removal would not harm the fabric of the listed building or detract from its significance.

With regard to the alterations at ground floor level, in particular the conversion of the living room into a bedroom and its subdivision to insert a bathroom and W.C., this will result in a change to the character of this room, which based on its position just off the main entrance hallway is likely to have been a drawing room where guests would have been entertained. However, it may be noted that this room has already been subject to alterations in 1989 and 2003, of particular note being the removal of the fireplace and blocking up of the alcove in the E wall.

The angled partition wall between the living room and kitchen also appears to have been subject to alteration; based on pre-application plans produced in 2001, it appears that this partition was slightly curved with a wall

cupboard in the NE corner which has since been removed. It is nevertheless important that this partition wall should be retained as, while it has evidently been subject to alteration and refurbishment, it is likely to represent part of the original layout of the house at ground floor level.

The proposed conversion of the kitchen into a bedroom is not considered to have any impact upon the fabric of the building or its significance.

5.6 Conclusion: Overall Assessment of Impact on the Heritage Asset

In overall terms, it is considered that the proposed external and internal alterations will only result in a minimal change to the existing fabric of the listed building and will not detract from its significance.

It should be emphasised that the house has been subject to a significant degree of recent alteration and refurbishment, in 1989 and 2003 and that the alterations currently proposed will exclusively relate to parts of the building which have already been extended or refurbished in relatively recent years. The principal S-facing elevation of the terrace will not be affected by the proposed works. The proposed new glazed doors for the single-storey extension, while contemporary in design, are not considered to significantly affect views of the rear elevation of No. 98 and the terrace of which it forms a part.

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(Local newspaper records and street directories dating back to c.1800 were consulted using sources held at the Lambeth Archives and the London Metropolitan Archives)

8 Cartography & Aerial Photography

Rocque's Map of London - 1746

Horwood's Map of London – 1792-99

Ordnance Survey 1st edition 1:1056 scale map: - 1876

Ordnance Survey 2nd edition 1:1056 scale map - 1895

Ordnance Survey 3rd edition 1:1056 scale map - 1910

Ordnance Survey 1:1250 edition map- 1951

Ordnance Survey 1:1250 edition map - 1981

(Historic photographs of the site dating back to 1937 were consulted using collections held at the Historic England Archive, the London Metropolitan Archives and the Lambeth Archives)

9 Appendix 1: Historic Maps

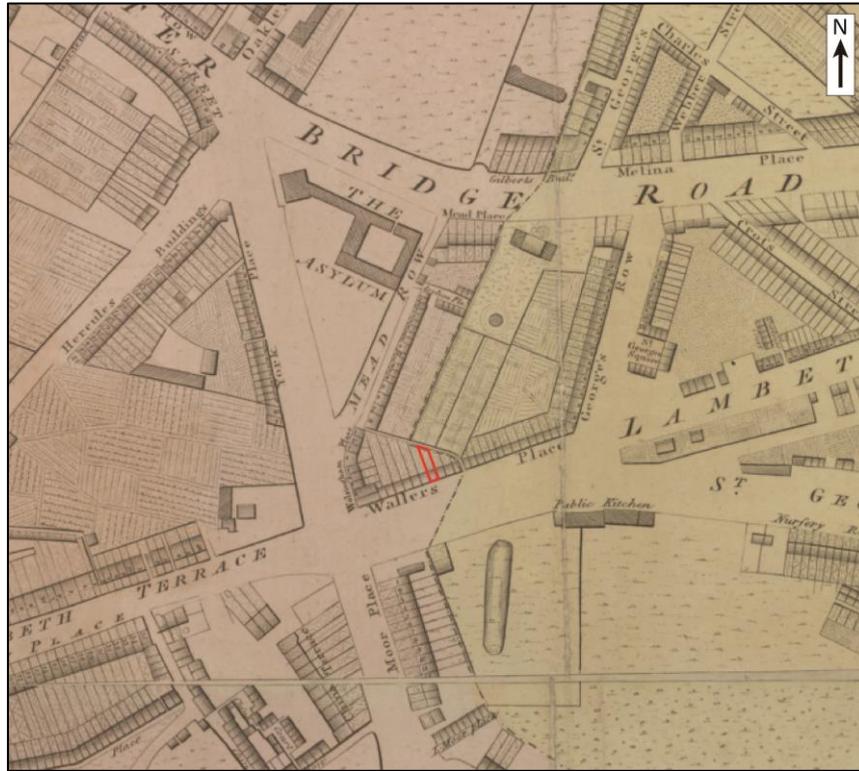


Fig. 6: Extract from Horwood's map of London dated 1799 (site boundary marked in red)
(Reproduced by courtesy of the London Metropolitan Archives)

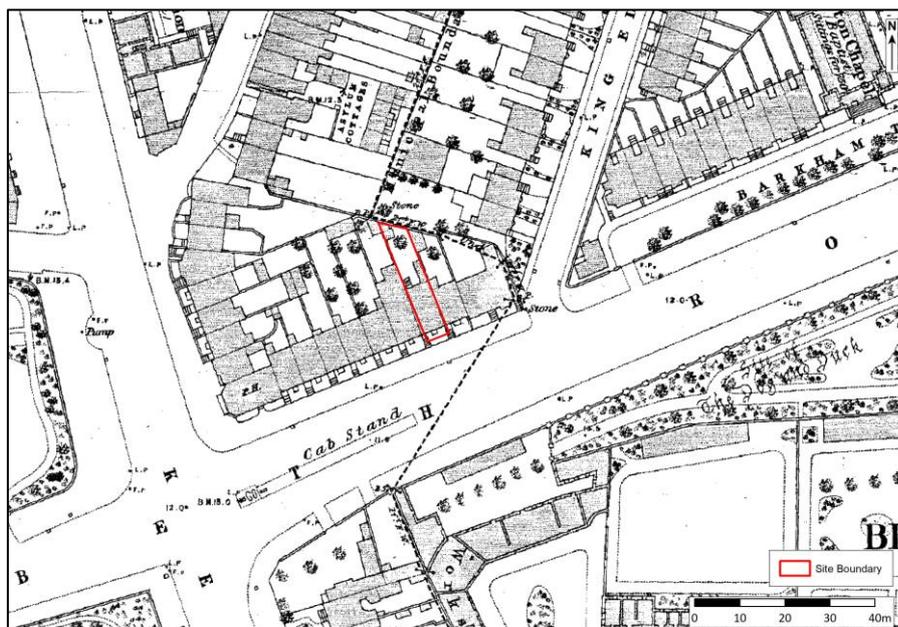


Fig. 7: Extract from the OS 1st edition 1:1056 scale map of 1876 (site boundary marked in red)
(Reproduced by courtesy of the Lambeth Archives)

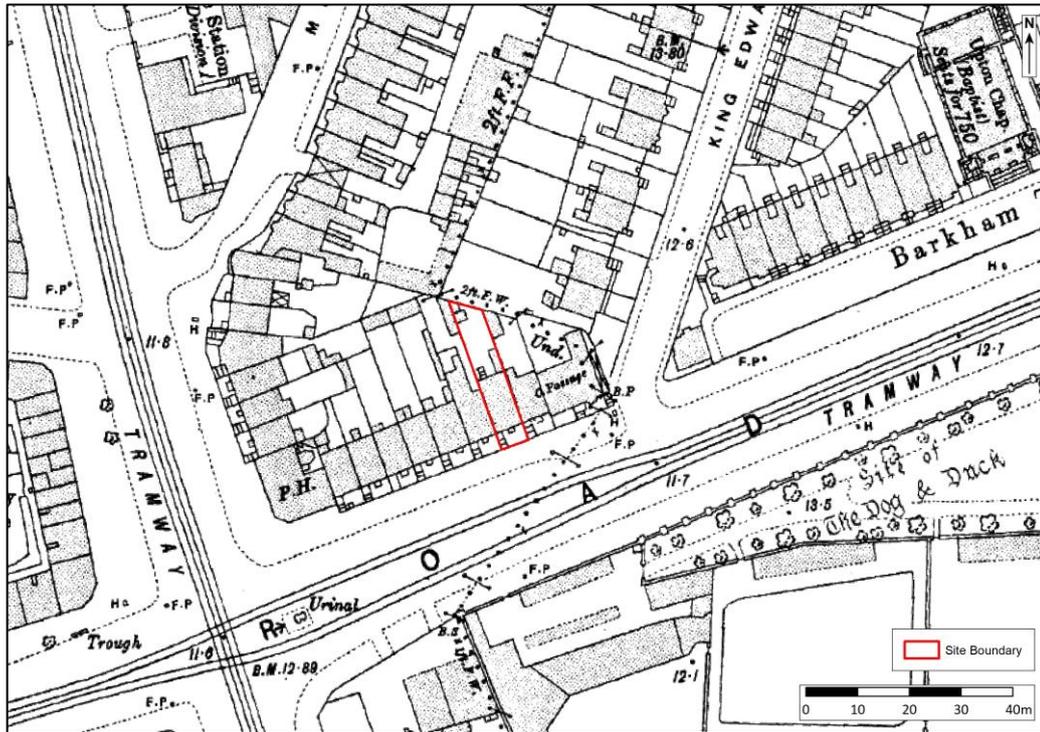


Fig. 8: Extract from the OS 2nd edition 1:1056 scale map of 1895 (site boundary marked in red)
(Reproduced by courtesy of the Lambeth Archives)

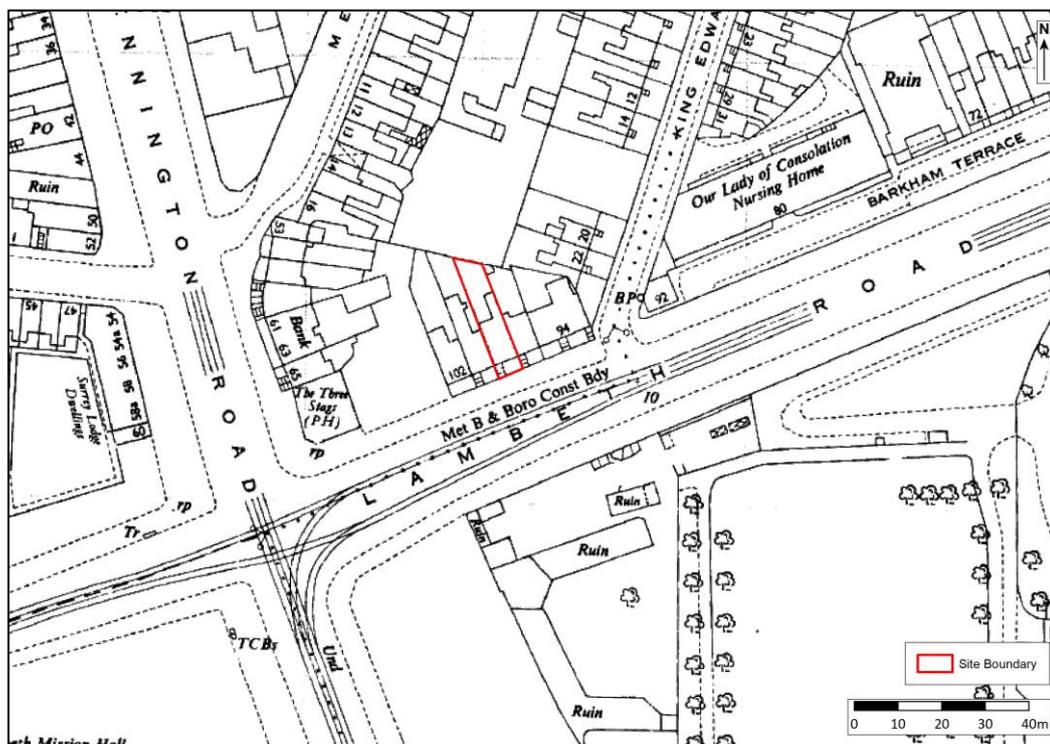


Fig. 9: Extract from the OS 1:1250 map of 1951 (site boundary marked in red)
(Reproduced by courtesy of the Lambeth Archives)



*Fig. 10: Photograph of the front elevation of No. 98 Lambeth Road taken in 1984
(Reproduced by courtesy of London Metropolitan Archives)*

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