

# Clapham Park Regeneration Lambeth



## Historic Building Recording



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## Clapham Park, Lambeth, London

### *HISTORIC BUILDING RECORDING*

#### CONTENTS

Summary.....	1
1 Introduction .....	1
1.1 Background.....	1
1.2 Aims and objectives .....	2
1.3 Methodology .....	2
2 Historical background .....	2
2.1 Introduction .....	2
2.2 Twentieth century social housing.....	3
3 Summary Description.....	4
3.1 Introduction .....	4
4 Brief architectural discussion.....	5
5 Conclusion.....	6
APPENDIX I      Bibliography .....	6
APPENDIX II      Gazetteer of buildings at Clapham Park (71 entries) .....	7



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## Clapham Park Regeneration

### HISTORIC BUILDING RECORDING

#### SUMMARY

*Clapham Park is a large housing estate in Lambeth, south London which has developed in several clear phases during the 20th century. In recent years the area has been blighted by a variety of social problems common to many similar inner-city areas and is about to undergo a major regeneration. This will involve the demolition of some of the blocks, the refurbishment of others and the construction of a series of new structures. Prior to the regeneration a programme of building recording has been undertaken to document the residential blocks and the overall form of the estate.*

*The architecture in housing estates such as Clapham Park is generally unloved and the loss of these types of blocks is rarely mourned. However, estates such as these can teach us much about architecture and society in the 20th century and if they are going to be demolished then making a record of them prior to their demolition is a valuable exercise. This is rarely done and it is a building type that has been relatively little investigated in published studies or as buildings archaeology.*

*Clapham Park is particularly of interest as it retains housing blocks from different period (particularly the 1930s, 1950s, and 1970s) so it is possible to draw comparisons between periods and to gain an indication of the changing architectural fashions in the field of social housing.*

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#### 1 INTRODUCTION

##### 1.1 Background

1.1.1 Oxford Archaeology have been commissioned to undertake a programme of building recording and investigation on a series of residential blocks at Clapham Park Estate in Lambeth, south London. None of the buildings is listed or within a Conservation Area but as a whole the site is of historical interest as it contains many good examples of 20<sup>th</sup>-century social housing blocks. The site is to undergo a regeneration including the demolition (and replacement) of some of the blocks and the refurbishment of others. The work forms part of a wider programme of archaeological investigations at the site being undertaken by Oxford Archaeology but this report only covers the recording of the buildings. The work has been requested by the Greater London Archaeology Advisory Service (GLAAS, part of English Heritage) acting on behalf of London Borough of Lambeth and they have issued a brief covering the works.

## 1.2 Aims and objectives

1.2.1 The overall aim of the project has been to create for posterity an archive record of each building at Clapham Park prior to the redevelopment of the site. The work also aimed to increase understanding of the buildings and to draw comparisons between the blocks. The other main aim of the work was to deposit the record in a publicly accessible repository.

## 1.3 Methodology

1.3.1 The recording was undertaken at English Heritage Level I (as defined in EH, 2006) has been very largely photographic in nature with external photographs (35mm colour slide, black and white print and with a digital camera) taken of each building at the site. In addition a series of medium format photographs have also been taken of the main buildings. The interiors of five sample flats from across the site have also been inspected, photographed and recorded. These flats were specifically chosen as they represent a variety of phases and architectural styles. Photographs have been taken of both general view of the blocks and specific architectural details.

1.3.2 In addition rapid descriptions have also been made of each building and a limited programme of historical research has been undertaken. This has largely comprised assessing the historic maps included in Whitby Bird's Geotechnical Desk Study of the site (April 2002).

1.3.3 Due to the large number of buildings being recorded at this site the main part of the current report takes the form of a gazetteer with descriptions and photographs of each building.

1.3.4 The work was undertaken in accordance with the Institute of Field Archaeologists *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (2001).

## 2 HISTORICAL BACKGROUND

### 2.1 Introduction

2.1.1 The current building recording project has not required historical research on the pre-20th-century history of the site and only limited research on the estate itself. The only historical plans consulted have been those included in the Whitby Bird & Partners *Geotechnical Study* (2002) although these are relatively comprehensive and very useful in providing accurate dating evidence for many of the buildings. In addition a small number of secondary architectural histories have been consulted to gain a wider context for the design of the buildings (see Bibliography).

2.1.2 The buildings at Clapham Park which form the subject of this study are entirely of 20th-century date. Prior to the construction of the current estate the site comprised



large detached mansions which had been laid out in the second quarter of the 19th century for wealthy individuals by the builder Thomas Cubitt, an important figure in 19<sup>th</sup>-century London (Cherry & Pevsner). The redevelopment of Clapham Park for social housing started in the very late 1920s and 1930s with the establishment of the main blocks within Clapham Park East (East of Kings Avenue). Tilson House was constructed between 1929 and 1936 (Cherry and Pevsner) and from stylistic evidence most of the blocks in this area almost certainly date from the 1930s.

- 2.1.3 The area west of Kings Avenue (Clapham Park West) was not developed until after the Second World War and it retained its 19th-century villas into the 1950s. A large area north of Poynders Road and west of Kings Avenue was laid out c.1953-5 including the main blocks of Clapham Park West but further blocks were added in the second half of the 1950s, the 1960s and the 1970s to the north of this.

## 2.2 Twentieth century social housing

- 2.2.1 Social housing, particularly large scale estates from the post-Second World War period, have become synonymous with bad architecture and the failures of the modern movement. They are often seen as symbolic of how architects from this period lacked humanity and had little understanding of the needs of people who had to live in their buildings. They were rapidly built and it is easy to compare them unfavourably with surviving terraces of Victorian housing.

- 2.2.2 However, by necessity these estates often had to be very large and had to be constructed rapidly to deal with major housing crises either created from the clearance of slums or the devastation of the Second World War. They were also often constructed with high ideals and aspirations of social reform and improvement. Large housing blocks that were constructed in the 1930s were very much seen as ways of improving peoples lives and providing them with improved houses and facilities. The architects designing estates and individual blocks in both the pre- and post-war periods frequently hoped that their buildings would help bring about a more just and democratic society. A key principal of the Modern Movement was to change the way that people lived their lives and to improve society as a result.

- 2.2.3 Among the important and highly influential prototypes for the new social housing was Le Corbusier's Unite d'Habitation in Marseille which was constructed in the immediate post-war period (1947-52). This was a very large block with many design principals and ideas which were used in used in other estates throughout Europe (and Britain) including blocks at Clapham Park. Among the principals were balconies for each apartments, 'pilotis' to raise the building above the ground, many shared facilities and communal areas, 'streets in the sky' and open parkland surrounding the building. Unfortunately, ideals such as the parkland and the shared facilities which have made the Unite d'Habitation a great success were often squeezed and compromised particularly in the post-war housing crisis.

- 2.2.4 One particularly notable example in Britain is the vast complex of Park Hill in Sheffield which was constructed in 1961 and has recently been listed at Grade II\* (to an element of public surprise or scorn). This is loosely relevant to the buildings at Clapham due to the relatively low-rise approach taken at both sites. The architectural approach at these sites is distinctly different to that taken with the many standard tower blocks constructed in the post-war period.

### 3 SUMMARY DESCRIPTION

#### 3.1 Introduction

- 3.1.1 As referred to above this report has been organised with the main description of the individual buildings in the form of a gazetteer (Appendix 2). However a brief summary description of the site is included here highlighting the main groups or types of buildings and drawing brief comparisons between the structures.
- 3.1.2 Clapham Park is a large estate which is grouped around a series of main roads (Poynders Road, Atkins Road, Kings Avenue, Clarence Avenue) and which divides into two main sections: Clapham Park West (west of Kings Avenue) and Clapham Park East (east of Kings Avenue).
- 3.1.3 The blocks can be divided into a number of principal chronological groups:
- 3.1.4 **1930s:** the main blocks in this group include Tilson House, Pearce House, Picton House, Rigg House, Whiteley House, Watson House, Angus House and Cotton House. These are generally neo-Georgian or Arts and Crafts-influenced buildings of relatively conservative design although still attractive.
- 3.1.5 **1951-54:** In the first half of the 1950s a large area to the west of Kings Road was used to lay out one of London's many new housing estates constructed to solve the post-war housing crisis. Clapham Park West, as it became known, comprised 17 principal blocks apparently all constructed at a similar time and as part of the same development. Although these blocks were contemporary with each other there was considerable variety used in their design, detailing and style. However, there were a number of common themes. The most obvious of these is that they were all relatively low rise with the main blocks almost all between three and six storeys tall. The general massing of the blocks is also fairly consistent with the horizontal essentially horizontal nature of the buildings balanced by projecting stair/lift blocks with strongly vertical emphasises. One distinctly different block of this period is a single-pitch block along Kings Avenue (at the northern edge of the current site) which has what Cherry and Pevsner describe as a 'Swedish influenced new towns style' (The Buildings of England, London 2: South, 1983).
- 3.1.6 **1955-60:** In the second half of the 1950s seven blocks were constructed along Clarence Crescent (although one is technically Clarence Avenue) all of a broadly similar type and with similar details. These are of more 'traditional' (or conservative) design than the nearby flat-roofed blocks from the early 1950s and

they have gabled roofs, large areas of glazing, brick piers, private gardens and separate entrances. Although they share similar details they were constructed at different sizes.

- 3.1.7 **1970s:** A number of new blocks were laid out in the 1970s as Clapham Park grew slightly. Among these were two buildings along Clarence Crescent which show the influence of Brutalism.

#### 4 **BRIEF ARCHITECTURAL DISCUSSION**

- 4.1.1 When compared to many 20<sup>th</sup>-century social housing estates the blocks at Clapham Park can be seen to generally use a 'gentle' form of modernism and the estate is an attractive place. There is considerable variety shown in the blocks and many show much simple detailing missing from some strands of modernism. Although the overall estate is large the individual blocks are relatively small and architectural devices break up the massing of the blocks to avoid the appearance of large building 'slabs'. Among the most common of these devices is the way in many blocks the stair towers project beyond the footprint of the building and above the roof line to provide a vertical emphasis. This also reflects the modernist belief in reflecting the internal function or arrangement of the building in the external shell.

- 4.1.2 Clapham Park is certainly much 'easier on the eye' than some of the brutalist tower blocks constructed in the post-war decades which placed value in a rough, unadorned aesthetic. There is variety in the materials used both between different blocks and even in individual blocks such as the use of different brick types for different elevations. Some of the buildings have a very conservative design of no particular architectural merit but with a majority of the buildings it is easily possible to see the architect's concern with aesthetics and his/her attempts to create interesting or impressive forms.

- 4.1.3 One of the many common themes or features found widely at Clapham is the use of alternating bays of full height brick and glazing. Another very common feature (as in many such housing estates) are the external galleries which provide access to the flats on upper storeys. These are present on many blocks from the 1930s to the 1970s but a number of the large blocks from the 1950s contain the vertical access space within the buildings (albeit sometimes in projecting blocks). This may be a reflection of the fact that Government housing policy in the post-war period encouraged the use of lifts for vertical access and to discourage the use of balcony access (Pevsner, 1982). Another feature common to the vast majority of the blocks are private balconies to the rear.

- 4.1.4 Another very important common thread through the estate is that it is entirely relatively low rise. It was clearly a policy with the estate to ensure that no building was of more than 6 storeys.

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## 5 CONCLUSION

- 5.1.1 Clapham Park is a very large estate which has been home to many thousands of peoples in the mid and later 20th-century. Social housing estates such as this are frequently derided but architecturally Clapham Park has many interesting and attractive buildings which reflect many 20th-century styles. It is currently about to be regenerated and most of the current buildings are to be replaced and the current rapid photographic survey has been a valuable exercise in documenting this estate.

Jonathan Gill and Nick Croxson  
Oxford Archaeology  
10 October 2007

## APPENDIX I BIBLIOGRAPHY

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**APPENDIX II      GAZETTEER OF BUILDINGS AT CLAPHAM PARK (71 ENTRIES)**



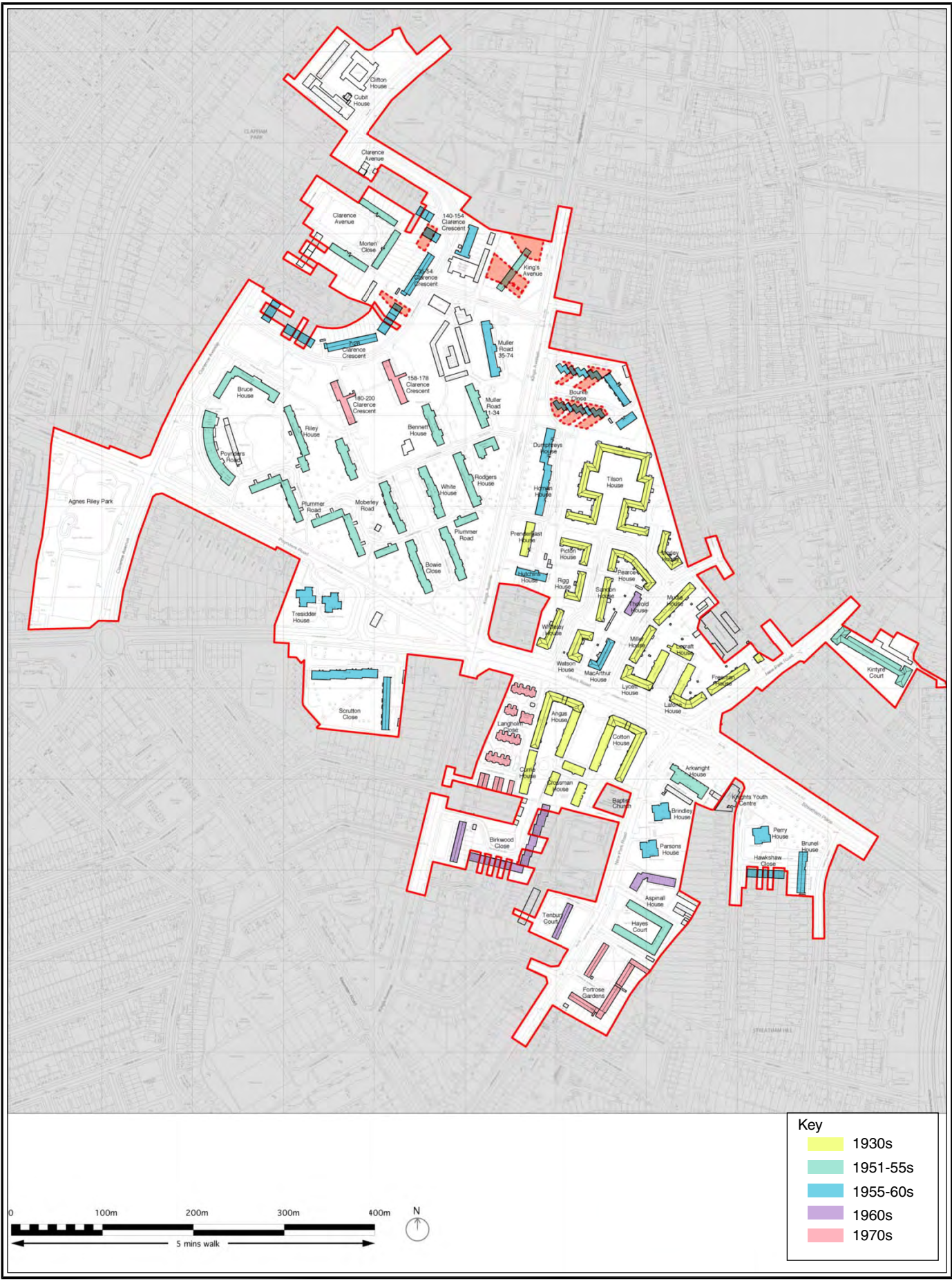


Figure 1: Plan of Clapham Park showing probable dates of construction of housing blocks (based on figure supplied by Enviros)





CLAPHAM PARK, LAMBETH, LONDON

*APPENDIX 2*

GAZETTEER OF BUILDINGS  
AT CLAPHAM PARK

SEPTEMBER 2007



HISTORIC BUILDING RECORDING

SEPTEMBER 2007





## 1: MULLER ROAD (35-74)

### *Map evidence:*

This block was constructed between 1955 and 1960. It therefore slightly post-dates the many other blocks laid out in Clapham Park West in the first half of the 1950s. However it is of the same design as Rodgers House which was constructed in the first half of the decade so it presumably formed part of the same overall development.



### *Description:*

Muller Road (No. 35-74) is a long, six storey tall, brick built block with a flat roof behind a brick parapet. The north-east elevation, together with the two ends of the building, is formed with dark brown bricks but the rear (south-west) elevation has much lighter yellow bricks. The parapet however in the rear face is of the darker bricks. This is presumably a decorative detail to add variety to the building rather than an indication of any distinct phasing because in other ways the rear elevation appears primary. The rear has more of a Le Corbusian 'slab-type' appearance than most of the other blocks at Clapham due to lack of major vertical projections in this elevation. Rows of small balconies do provide some vertical balance to the elevation and each of these is formed with concrete and glazed panels set in a metal frame. These balconies are set an angle to the main face of the building.



The front elevation has two circulation and staircase blocks which project beyond the footprint of the building. Each of these has an entrance beneath concrete porch and a white-painted front.



## 2: MULLER ROAD (1-34)

### *Map evidence:*

This block appears to have been constructed in 1953-4 and to have formed part of the major phase of construction at this time when much of Clapham Park West was laid out.

### *Description:*

Muller Road (No. 1-34) is a rectangular plan, six storey block with a flat roof behind a parapet and guard rail. On the north-east elevation there are two projections which house staircases and lifts and the sides of these are entirely glazed. This gives something of the illusion of the main face of these projections being freestanding and structurally separate from the main building. At the base of each of these projections is an entrance with a decorative 'honeycomb' brick side. Unlike in other blocks of this period the projections do not rise above the roofline and they are not designed with tall windows and vertical detailing to balance the horizontal nature of the building. At the rear flats are provided with small balconies. The front of this building is rather more austere than many of the other similarly sized blocks laid out at Clapham in this period.





### 3: CLARENCE CRESCENT (NO.S 158-178 AND NO.S 180-200)

#### *Map evidence:*

Maps show that these two blocks were constructed after 1970 but before 1989. From the style of the building we can be very confident that they were constructed in the 1970s.

#### *Description:*

No. 158 to 178 Clarence Crescent and No. 180-200 Clarence Crescent are two three storey tall rectangular plan buildings with flat roofs. They were clearly designed as a matching pair of buildings so they have been included here as a single entry. The rear (south-west facing) elevations of each are plain with horizontally hung single-pane casements above panels and the upper floors indicated by a concrete band.



The north-east elevations are more architecturally distinctive dominated as they are by access galleries on each floor supported by concrete posts supported by the cantilevered first floor. Access to the galleries is via a separate brown-brick block which projects from the main building at the centre of the north-east elevation. This staircase block is clearly designed to have a visual solidity in contrast to the more open nature of the galleried main block. The flats are singled storied and from the large number of front doors their interiors must be small (bedsits). At the rear of each building there are very small back gardens.

The buildings shows the influence of the Brutalist style with angular geometries and exposed concrete. Although the overall design of this building is different to that of 140-154 Clarence Crescent there are many similar stylistic features such as the window types, the horizontal bands indicating floor heights, the types of railings and brightly coloured front doors.

#### 4: CLARENCE CRESCENT (No. 1-6)



*Map evidence:*

This block was constructed between 1955 and 1960.

*Description:*

This a terrace of six houses beneath a gabled roof. Each house is two storied and essentially of brick construction although the fronts (south-facing) comprise large areas of glazing and white painted panels. Each property is divided from its neighbour by a brick pier and each has a small front garden. The front doors are each recessed slightly within the building to create a covered porch.



#### 5: CLARENCE CRESCENT (7-28)



*Map evidence:*

This block was constructed between 1955 and 1960 together with several other blocks along Clarence Crescent.

*Description:*

This block matches the nearby (and contemporary) 35-54 Clarence Crescent. It is four storeys tall with ten pairs of two storey maisonettes. Each pair of maisonettes is divided from its neighbour by brick piers on the main elevations. Between the piers there are large areas of glazing and painted panels. Each flat has a recess within half of the ground floor to provide a balcony. The block has a gabled roof (pantile covered) with barge boards and at the south-west end is a small projecting stairblock to provide access to the upper flats. Variety is added to the appearance of the building by the fact that the piers on the front of the building are constructed in a yellow brick to contrast with the darker brown brick in the gable ends.





## 6: BENNETT HOUSE

### *Map evidence:*

Maps show that this block was constructed sometime between 1951 and 1954.

### *Description:*

Bennett House is a six storey tall block with a flat roof and the external walls all rendered and painted an off-white colour. The building has an attractive modernist composition with the linear form of the building balanced by two vertical bays which project on the north-east elevation. These bays interrupt the eaves of the roof line and break up the horizontal emphasis of the building. The two entrances to the building are through each of these bays and these doorways are sheltered by a concrete porch roof with curved corner. The projecting bays house circulation blocks with stairway and lifts. The windows largely appear to be original with a variety of 2- and 3-light casements.





### 7: CLARENCE CRESCENT (No. 58-60)

**Map evidence:**

Unfortunately the map coverage of the area in which this block is located is less extensive than elsewhere but from comparison with other buildings at the site we can be confident that it forms part of the constructional phase between 1955 and 1960.

**Description:**

This small block comprises three properties and it is currently being refurbished so it was largely covered with scaffolding when the recording was undertaken. It shares many constructional similarities with other buildings along Clarence Crescent including brick piers between the dwellings, large areas of glazing with painted panels between, recessed front doors, raised ridges along the gable ends and emphasised kneelers at the base of these ridges.



### 8: CLARENCE CRESCENT (No. 35-54)

**Map evidence:**

This block was constructed sometime between 1955 and 1960.

**Description:**

This is a four storey block of flats comprising ten pairs of two-storey dwellings, one on top of each other. The building is of stock brick construction with a gabled roof and barge boards at each end. Each pair of dwellings is divided by a wide brick pier (similar to other buildings on Clarence Crescent) and aligned with each of these is a series of chimney stacks rising above the roof ridge. The front (east facing) has large areas of glazing and painted panels between (again similar to other blocks along Clarence Crescent).







### 9: CLARENCE CRESCENT (No. 29-34)

*Map evidence:*

This block was constructed between 1955 and 1960 together with several other ranges along Clarence Crescent.

*Description:*

This is a terrace of six houses of the same design as 1-6 Clarence Crescent. The block is two storeys tall with a slate covered gabled roof which incorporates raised edges above the main line of the roof. The front (east facing) incorporates large areas of glazing with painted panels between ground and first floor. The front doors are slightly recessed within the footprint of the building. The block is currently being renovated and was partially beneath scaffolding when the recording was undertaken.



## 10: CLARENCE CRESCENT (No. 140-154)



### *Map evidence:*

Unfortunately the available map coverage is less extensive of the northern edge of the site where this building is located. Therefore from maps we cannot narrow the date of construction down any further than to say that it was built between 1955 and 1989. However from stylistic evidence and comparisons with other blocks it is likely to have been built in the early 1970s.



### *Description:*

No. 140 to 154 Clarence Crescent is a four storey concrete-framed structure clad in brick and concrete block. It is a long rectangular plan building with a flat roof and a plant room projecting above the roof line. No flats have been inspected internally but it appears that each flat is located over two floors. The horizontal emphasis of the building is increased by each of the floors and roof being articulated in the elevations with visible bands of concrete. It is also emphasised by rows of balconies at second floor on the rear (east) elevation and by an access gallery on the west elevation, also at second floor. It is balanced somewhat on the west front by distinctive alternating panels of slightly projecting concrete block and single-pane, horizontally hung casements. The cross-sectional profile of the building is stepped so that the second floor balconies are on top of (rather than cantilevered over) the ground and first floor. There is also a row of detached garages to the rear of the main block and beyond the gardens.



## 11: RODGERS HOUSE

### *Map evidence:*

Maps show that this block was constructed sometime between 1951 and 1954.

### *Description:*

Rogers House is located along Kings Avenue and is very similar to Muller Road (35-74) which also faces onto this road. It is a six-storey brick building with a flat roof and parapet and the linear, rectangular plan is only broken by three projections to the front (NE) which house the staircases and lifts. These projections have white painted fronts and small porch roofs over the entrances. The sides of these entrances are decorated with honeycomb brick sides. The windows are metal framed with small and large casements but not of the 'stepped transom' type found in other blocks. The rear elevation shows the same distinction in the brickwork found in Muller Road (35-74) in that this elevation (other than the parapet) is of light yellow brick in contrast to the dark brown in each of the other faces. This elevation has vertical bands of concrete balconies which project from the main face of the building at a slight angle. They incorporate frosted-glass panels to allow through more light onto the balconies.



## 12: WHITE HOUSE



### *Map evidence:*

Maps show that this block was constructed sometime between 1951 and 1954.

### *Description:*

White House is, as its name would imply, a large white-painted 6-storey block. It has a similar plan form to many of the buildings from this period with three projecting bays which house the main entrances and internal staircases, lifts and vertical circulation spaces. These bays extend slightly above the overhanging roofline (and the central one significantly above it) to emphasise their vertical nature and the two side bays have vertical bays of glazing and blue-tiled panels. The contrast of strong verticals in the long building give the structure a sense of monumentality. The two side entrances are beneath cantilevered concrete porch roofs which curve upwards. The rear elevation has regular fenestration (metal framed with small casements) and sets of small balconies within the corners of four bays where the footprint of the building steps out.



The overall design of the building has echoes of Art Deco and has similarities to many buildings from the 1930s. It would not feel out of place in 1950s (or 1930s) Florida.



### 13: MOBERLEY ROAD (No. 1-41)

*Map evidence:*

Maps show that this block formed part of the major phase of construction at Clapham Park probably during 1953 and 1954 when many large blocks were laid out.

*Description:*

No. 1-41 Moberley Road is an attractive building which forms part of the planned complex laid out in the 1950s of broadly similar relatively low-rise blocks. It relates particularly to the adjacent, very similar White House and the two Bowie Close blocks with which it forms a large open, rectangular court. The building has a relatively long rectangular plan but the block-type appearance is broken up by three vertical stairwells and circulation blocks which project slightly beyond the footprint of the building. The vertical emphasis of these elements is further enhanced by them projecting above the roof line and by the two side projections incorporating vertical piers of windows and light-blue tiled panels in their main face. At the base of these two flanking projections (in the north-east elevation) are entrances to the building sheltered by cantilevered concrete porch roofs which curve gently upwards. The central entrance is also sheltered by a concrete roof but this is not curved and is supported to either side by concrete piers.



The roof is flat roof and it incorporates a relatively deep eaves.

At the rear of the building flats are provided with small balconies (concrete and with iron railings) and some have window boxes. The windows are largely standard critall types with small casements.



It is easily possible to see something of the optimism of the post-war period in the design, with the light colour of the building, the tiled panels and the attractive detailing. The overall style and appearance of the building is somewhat reminiscent of earlier Modern-Movement buildings from the 1930s such as Highpoint and shows a faint influence of Art Deco.

## 14: MOBERLEY ROAD (NO. 42-58)



### *Map evidence:*

Maps show that this block formed part of the major constructional phase of 1953-54 when a series of blocks were laid out in a regular pattern in Clapham Park West.

### *Description:*

Moberley Road (42-58) is a matching block with Bennett House. It also shares many constructional details with the adjacent block (Moberley Road 1-41) and the White House (although it is approximately two-thirds their size). It is a rectangular plan building, painted white, with two circulation blocks (stairwells and lifts) which project to the front (north-east) and which also rise above the roof line in towers to balance the horizontal nature of the building. Each circulation block has an entrance and this is sheltered by concrete roofs only supported on one side. The windows are largely metal framed and they incorporate a combination of large and small casements. To the rear each flat is provided with a very small balcony and some of these are arranged in immediately adjacent pairs. These pairs of balconies are partially screened from each other by glazed panels.





### 15: PLUMMER ROAD (No 1-9)

*Map evidence:*

Maps show that this block was constructed sometime between 1951 and 1954.

*Description:*

This is a small detached block adjacent to the much larger Bowie Close. It is three storeys tall with three flats on each floor and it has a flat roof with a shallow overhang. It is of stock brick construction and has regular fenestration with little decoration to the south-east elevation and the two ends. The south-east face has two small balconies and a window box but clearly not every flat was provided with a balcony. The north-west elevation is the front of the building and it formed the end of a large court with Rogers House and the White House blocks. It has a concrete staircase projection and concrete-walled access galleries to the upper storeys.





## 16: PLUMMER ROAD (No. 10-18)

### *Map evidence:*

Maps show that this block was constructed sometime between 1951 and 1954.

### *Description:*

This block is a twin with No.1-9 above. It also is of stock brick construction with a flat roof, shallow overhangs and regular plain fenestration. The north-west elevation has a staircase, projecting from the footprint of the building and above the roofline. Both this staircase and the access galleries to the upper flats are of white painted concrete which contrasts with the main brick walling.







## 17: PLUMMER ROAD (No. 19-59)

### *Map evidence:*

Maps show that this block was constructed sometime between 1951 and 1954.

### *Description:*

This is an L-shaped block which is set at angle to Ponders Road and from which it is divided by a grass lawn. It comprises two distinct blocks: a long NW-SE orientated five story structure and a shorter SW-NE orientated three storey building. Both ranges are of brown, stock brick construction with a flat roof, brick parapet and access to the upper storeys of each are via staircases in projecting and distinct, (partially detached) blocks. These are along the 'front' elevations of the building (the north-west elevation of the shorter block and the north-east elevation of the longer block). In contrast with some of the other housing blocks of this period at Clapham the circulation or staircase blocks are made to be as distinct as possible from the main building and subsidiary to it, by using architectural devices such as making the roof lower than the main range and having short, open galleries within the main ranges at the point where the stairblock adjoins. The outer face of these two stairblocks has simple, subtle decoration in the form of regularly spaced projecting bricks. The windows are largely primary, metal framed and many have 'stepped transoms' visible in many other blocks. This is a matching pair with No. 60-101 Plummer Road and it is interesting to note how the rear of both these blocks faces Poynders Road, the opposite of a more traditional layout.



## 18: POYNDERS ROAD

### *Date of construction:*

Maps show that the Poynders Road block was constructed sometime between 1951 and 1954.

### *Description:*

This block is located at the junction between Poynders Road and Clarence Avenue and it was constructed as part of the main establishment of Clapham Park West in the early 1950s to provide shops, a pub and other facilities. It is a three-storey, brick-built structure with a quadrant plan. It has a flat roof behind a parapet (formed of slightly different bricks) and there is a colonnade at ground floor, with widely spaced square-section columns, behind which are located the shops. Above the shops there are flats on the two upper storeys and there is a row of detached garages to the rear. The fenestration is regular to the front with square plan 2-light windows at second floor and shallow projecting bays at first floor beneath brick lintels. The front elevation has a series of regularly-spaced tie bar plates aligned with each of the columns. At the rear there is a single storey projection (probably primary) which presumably provides storage space for each of the shops but which breaks the elegance of the quadrant.





### 19: PLUMMER ROAD (No. 60-101)

*Map evidence:*

Maps show that this block was constructed sometime between 1951 and 1954.

*Description:*

This block is a matching pair with the adjacent No.19-59 Plummer Road. It is also an L-shaped, brick-built structure comprising a shorter three storey range and a longer five storey structure. It again has projecting access staircases to the two 'front' elevations and there is a cylindrical structure above the lower block. The rear elevation of the main range incorporates a series of small balconies with iron railings which are set at an angle to the main building. (see entry on 19-59 Plummer Road for a more detailed description)



## 20: KINGS AVENUE

### *Map evidence:*

This block was appears to have been constructed in 1953-4.

### *Description:*

This block is stylistically quite different to the other buildings being laid out in the early 1950s at Clapham Park and appears quite unusual for its date in this country. The building is mentioned in *The Buildings of England London 2: South* (Cherry and Pevsner) and their design is described as 'Swedish-influenced New Towns style'. It is a relatively long rectangular plan terrace of two-storey houses set at a sharp angle to Kings Road. This angle may have been to mirror the footprint of the Muller Road block (and the other contemporary blocks) on the opposite site of Helby Road. The terrace has a single-pitch roof with visible rafters overhanging on the east (higher) side of the building. It is constructed with ochre coloured bricks and each property is provided with relatively generous front and back gardens. The overall appearance of the elevations is plain, with a minimum of decoration and the extent of the glazing is less than on most of the other buildings at Clapham Park from this period. The building appears to have suffered subsidence or other structural faults because there are now a number of visible cracks on the external walls.





## 21: MORTON CLOSE

### *Map evidence:*

Unfortunately the available map coverage is less extensive for the area in which these blocks are located and they can only confirm that these buildings were constructed sometime between 1954 and 1989. From the design and construction of the buildings however we can be confident that they were constructed in the later 1950s.



### *Description:*

Morton Close comprises three similar three-storey ranges laid out around a green which faces onto Clarence Avenue. Access to the blocks is from Clarence Avenue and is via a horseshoe-shaped road between each block and the green. Each block is of brown brick construction and has a relatively conservative design with similarities to blocks laid out in the 1930s both in Clapham park and elsewhere. The blocks each have rectangular plans, flat roofs and a central projecting stairwell (with tall window to emphasise its vertical nature. This stair block also projects above the roof line to further emphasise its distinctiveness and at its base it is supported by pilotis.



Many of the windows have been replaced but those that survive are generally metal framed and have a 'stepped transom' form found in other blocks at Clapham of this period. These windows are arranged with a small light above a large light, adjacent to a large light above a small light. The second storey in each block has an access gallery from the stair well.

## 22: SCRUTTON CLOSE

### *Map evidence:*

Maps show that the site had been cleared of Victorian villas by 1954 in preparation for the construction of Scrutton Close but that the new building is not shown on this map or on one of 1955. It is shown on the 1960 map.

### *Description:*

Scrutton Close comprises two linear blocks at right angles to each other and located on two sides of an open grassy area. No. 13-36 is orientated east to west and has a stepped plan which is created by the significant rise in ground level towards the east and by each small element of the building being slightly terraced into the slope. The stepped plan articulates the building into four sections and this is enhanced by regular brick piers and panels of glazing and small balconies to the rear (south) elevation. The balconies are recessed within the footprint of the building rather than projecting outside from it. The building has a pantile covered gabled roof with barge boards at either end. It is a three storey building and each of the four sub-sections has six small flats (two at each floor level).

The north to south orientated block (37-57) is slightly shorter and has a plain linear, rectangular plan. It is again three storeys tall, brick-built with a gabled roof and barge boards. The front (east side) of the building has full length access galleries to the flats on the upper floors. The galleries have frosted-glass panels supported by simple metal posts and rails. The rear of the building (west elevation) has cantilevered concrete balconies (six sets of three) to each flat. These again have frosted glass and are supported by metal posts and rails. Both elevations have alternating bays of full-height brick piers and bays with windows and painted panels.

Unlike many of the blocks from this period at Clapham the staircase to the upper floors of each Scrutton Road block is not articulated on the exterior or used as a device to balance the horizontal galleries with a vertical feature. The stairs and vertical circulation space is hidden within each building. Adjacent to each front door is a metal coal chute which leads to a coal box inside and there are a series of detached coal stores on the opposite side of the road.



## 23: BOWIE CLOSE (NOS 1-30 AND 31-60)



### *Map evidence:*

Maps show that No. 31-60 Bowie Close was constructed between 1951 and 1954. However the 1954 map shows that No. 1-30 had not yet been built.

The construction and detailing of the two Bowie Close blocks is very similar to that in the main range of Bruce House suggesting that the ranges were of similar date.



### *Description:*

Bowie Close comprises two, large virtually identical blocks facing each other to either side of the road. To the north-east side of Bowie Close is the block housing numbers 1-30 while on the south-west side of the road are numbers 31-60. Due to their almost identical form they are covered here by a single description.

Each block is five storeys tall, with a flat roof and faced in light brown stock bricks. There are six flats to each storey of each building.



The 'front' of each building is onto Bowie Close facing its twin on the opposite side of the road. On this side there are three entrances to each building, each one within projecting bays that break up the horizontal emphasis of each building. The verticality of each of these entrance (and internal circulation) bays is emphasised by a tall central 'pier' comprised of alternating windows and boarded panels. The doorways are each enclosed within wide, white-painted entrance porches. The two entrances towards the ends of the south-west elevation step forward in two stages but the central entrance has only a single projection. Each of these three bays is further articulated by 'towers' projecting above the roof line which must house plant for the lifts and/or upper parts of staircases.

The 'rear' of each building faces onto a open grassy area and overlooking this are 20 small balconies (c.2m x 1m) from each building with iron railings. The balconies are directly above each other and they are concentrated within two groups. The balconies in No.1-30 are flat-on to the main face of the building but those in No. 31-60 are at a slight angle to the face. This is one of the very few differences between the blocks.

Most of the windows are original and they are generally of a standard form (particularly to the rear of each building). In each window there is a central mullion and two differently-sized lights to either side. These lights are arranged so that on one side the small light is to the

top and on the other side it is to the bottom. They are also arranged so that on one side the small light is a casement while on the other side the larger light is the casement. The main windows that are different to this standard form are much larger ones adjacent to the balconies which presumably illuminate the main living areas.

Around the edge of the roofs in each block is a brick parapet. In Block 1-30 this appears to have been completely rebuilt in a different brick but in Block 31-60 only patches have been reconstructed.





## 24: BRUCE HOUSE

### *Map evidence:*

The large number of detailed OS maps from the 1950s can date Bruce House accurately to 1953 or 1954. A plan of 1953 does not show it but one of 1954 does. It is interesting to note that each of the OS plans from 1954 to 1973 inclusive show that the short road outside Bruce House continued east and connected with Hedlam Road. Thus this would have been a thoroughfare and it would have had a different character to the current arrangement. The detailing and general construction of Bruce House is very similar to that found in the two Bowie Close blocks.



### *Description:*

Bruce House is one of the more attractive housing blocks in Clapham Park West, particularly the west elevation facing Clarence Avenue, with a variety of architectural features. The block divides into two main ranges which are at right angles to each other and which form an L-shaped plan. The main, larger range (five storeys tall) faces north-east while the shorter and lower range (three storeys) faces onto the main adjacent road (Clarence Avenue). Both ranges are of brown-brick construction and with flat roofs. The taller range shares very similar detailing to the two Bowie Close blocks and is clearly of similar date. It also has three entrances (north-facing) into internal circulation blocks which are indicated on the external elevation by vertical 'piers' of windows and panels as well as by projecting 'towers' on the roof which must house plant for the lifts and/or staircases. The two side bays with the entrances are flush with the main face of the building unlike in the Bowie Close blocks and the central block in Bruce House which projects forward. On the rear elevation of the main block there are a number of small balconies (and flower boxes on the ground floor) but fewer than on Bowie Close.



The lower range facing Clarence Avenue has a strong horizontal emphasis formed by galleries on the upper two storeys providing access to the flats. The junction between the ranges includes an entrance block with stairs up to the entrance galleries which projects slightly and incorporates two circular port-hole windows. The entrance is also flanked by plain circular columns and by a concrete cantilevered porch.

The windows in both ranges are largely primary and (as with the Bowie Close blocks) are frequently designed with stepped transoms. The roof

incorporates a brick parapet and guard rail but parts of the parapet appear reconstructed.



## 25: RILEY HOUSE

### *Map evidence:*

Maps show that this block was constructed sometime between 1951 and 1954 as part of the main establishment of Clapham Park West.

### *Description:*

The main range of Riley House is a five storey, brick-built block with a flat roof and parapet. At the south end it also includes a much smaller three-storey adjunct with similar construction and detailing. The 'front' elevation (facing south-west) is dominated by the long, white-painted, concrete-walled access galleries to each flat although the banding effect of these galleries is interrupted by regularly spaced breaks with iron railings. The staircase to the galleries is via a distinct block set slightly apart from the centre of the south-west front and only linked to it by open-sided walkways. This staircase block rises above the height of the main roof and is linked to it by a projection. This projection has a single pitch roof and its bold angular geometry has echoes of the Brutalist style.



The rear (north-east facing) elevation has a series of balconies for each flat and projecting bays with large glazed windows. The windows are similar to those found on many other blocks at Clapham Park with 'stepped transoms'. The brick, south-east end of the smaller block within Riley House is decorated with a subtle diaperwork pattern and projecting bricks at the intersections.



## 26: CLARENCE AVENUE (No. 91-97)

### *Map evidence:*

The historic map evidence appears to show that this building was constructed between 1955 and 1960.

### *Description:*

No.91-97 Clarence Avenue is a terrace of four properties facing onto Clarence Avenue. They are typical of many similar buildings constructed in the this period with a shallow-pitch, gable roof (with off centre ridge) and large areas of glazing to the main elevations divided by brick piers. The building is set well back from Clarence Avenue with small front gardens (demarcated by an ankle high fence) a path to the houses and a substantial grassed area adjacent to the main pavement.





## 27: TRESSIDER HOUSE

### *Map evidence:*

Maps show that Tressider House was constructed at sometime between 1955 and 1960.

### *Description:*

Tressider House is in the form of two broadly cruciform blocks which are linked by one of their arms. It is five storeys tall, of brick construction (both areas of brown and yellow to add variety) and it has tall bays comprised of glazing and white panelling. The roof is flat and each block has a large circular plant room on the roof. The ground floor is open between the two main blocks and the upper floor storeys are supported by two large circular section columns. Each side of this open passageway is decorated with coloured and patterned tiles. Tressider House is an attractive building with lots of minor features of detailing or interest. The main projecting elevations of each block are designed with a solid appearance of dark brick, no windows and with their planes continuing slightly beyond the adjoining walls. The only relief to these elevations are a vertical line of slightly projecting bricks. In contrast the inner elevations are of the lighter brick and these incorporate balconies and staircase bays with full-height glazing. The plan form of Tressider House shows the influence of Highpoint One, a very important Modernist building in London from the 1930s, but the overall construction and appearance of the building is quite different.



## 28: ANGUS HOUSE



### *Map evidence:*

Angus House is present on the 1949 OS Map, but not on the 1916 edition. It was therefore constructed sometime between these dates, most likely between the First and Second World Wars.

### *Description:*

It consists of three blocks arranged in a U-shape around a central car parking area. It is constructed using reddish-brown bricks and has red tiled ridged roofs. Each block has five storeys except the short side of the U-shape which steps down in the central part to two storeys. This block also features a walkway providing access from the main road to the car parking area and to the flats within the blocks. The fifth storey is in the roof space and has dormer windows. Most of the flats have built in balconies and sash windows. There is some detailed wrought iron work on the ground floor. It is almost identical to Cotton House which lies directly to the east.



## 29: ARKWRIGHT HOUSE



### *Map evidence:*

Arkwright House first appears on the 1954 OS Map but is not visible on the 1951 OS Map. It was therefore built sometime between these two dates.

### *Description:*

This is a five storey rectangular building with a flat roof. The north-eastern elevation faces Streatham Place road. The ground floor consists of a row of shops while the upper four storeys contain two floor flats. Access to the upper storeys is from a stairwell at the north-west end of the building where there is also a lift shaft. Access to each flat is via iron railed balconies on the south-west elevation.





### 30: ASPINALL HOUSE

**Map evidence:**

Aspinall House first appears on the 1972 OS Map and is not present on the 1962 edition.

**Description:**

It consists of two joined blocks, the larger block on an east-west orientation, the smaller of the two on a north-east/south-west orientation. Both have flat roofs. The longer block has three storeys while the shorter block has four, the ground floor being used for garages. Additional garages are located to the south east. The buildings are constructed with uniform red/brown brick with protruding concrete balconies. Below each set of windows is a green polymer decorative strip.



### 31: BIRKWOOD CLOSE

**Map evidence:**

The buildings of Birkwood Close are first seen on the 1971 OS Map. They are not present on the 1960 OS Map and were therefore built sometime between these two dates.

**Description:**

Birkwood Close consists of a rectangular four storey block of flats on a north-south alignment along with two sets of terraced houses to the rear which together form an L-shape. The main four storey block has a flat roof and is brick built. It has been faced with imitation slate tiles on both front and rear elevations. A balcony runs the length of the north west elevation providing access to the first floor. On the rear elevation each first floor flat has a small balcony. The two adjoining rows of terraced houses to the rear which form an L-shape are of a similar design and also use the imitation slate tiles. The roofs of these buildings are ridged and use grey/brown tiles. These tiles are different to those used on the elevations.







### 32: BOURKE CLOSE

*Map evidence:*

Bourke Close is first visible on the 1962 OS Map. It is not present on the 1952 edition.

*Description:*

This consists of two rows of terraced houses and two small blocks of flats, all of which are constructed using red/brown bricks.



The two rows of terraces are the same design and are offset giving a 'zig-zag' shape in plan. They lie opposite each other on an east west alignment and all have two storeys with ridged, felt covered roofs.

The blocks of flats are also of a similar design to one another, the block to the north however being slightly larger. They both have flat roofs, concrete balconies, and brick built chimneys. They both have three storeys.



The block to the south has a central stairwell which protrudes up onto the roof space within a concrete casing, presumably for access onto the roof. The entrance to this building is sheltered by a concrete porch roof.

### 33: BRINDLEY HOUSE

*Map evidence:*

Brindley House lies to the east of New Park Road. It first appears on the 1962 OS Map but is not present on the 1952 OS Map. It was therefore built at sometime between these two dates.

*Description:*

This is a six storey square block of flats constructed using grey/brown brick. Access is from the north facing elevation. The roof is flat with brick built chimney stacks. On the roof is a large corrugated circular protrusion which presumably houses lift plant machinery and access to the roof via a stairwell. On the east, west, and south elevations are balconies. This building is of the same construction and design as Parsons House which lies directly to the south, and Perry House which lies to the east. These buildings all appear to be contemporary.





### 34: BRUNEL HOUSE

*Map evidence:*

According to available OS Maps, Brunel House was built sometime between 1952 and 1962.

*Description:*

This is a four storey block on a north-south alignment and is constructed with red/brown bricks. The building is split into two rows of two storey flats with access to the upper flats from a central stairwell. To the south of the block are seven coal sheds which appear to be contemporary with the main building.



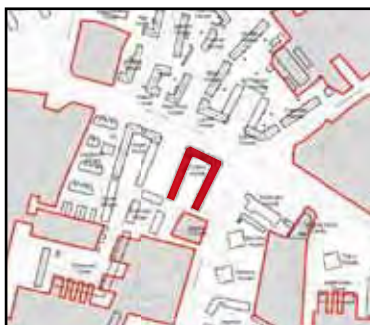
### 35: COTTON HOUSE

*Map evidence:*

Cotton House is present on the 1949 OS Map, but not on the 1916 edition. It was therefore constructed sometime between these dates, most likely between the First and Second World Wars.

*Description:*

This is of the same design and construction as Angus House directly to the west and the two blocks were almost certainly built at the same time. Cotton House consists of three blocks arranged in a U-shape around a central car parking area. Each block has five storeys except the short side of the U-shape which steps down in the central part to two storeys. This block also features a central walkway providing access from the main road to the car parking area and to the flats within each block. It is constructed using reddish-brown bricks with red tiled ridged roofs. The fifth storey is in the roof space and has dormer windows. Most of the flats have built in brick balconies and sash windows. On the north west facing elevation there are some concrete balconies. There is some detailed wrought iron work on the ground floor at the rear.





### 36: CROSSMAN HOUSES

*Map evidence:*

The Crossman Houses are located to the south west of Angus and Cotton House. They are present on the 1949 OS Map but not the 1916 edition. They appear to be contemporary with Angus and Cotton House.

*Description:*

These buildings consist of three separate blocks arranged in a U-shape. They are all constructed using red/brown brick and are all a similar design to the nearby Angus and Cotton Houses. They are all five storeys with red tiled ridged roofs. The fifth storey is in the roof space and has dormer windows. In-built brick balconies are present providing access to the upper floors. The front and rear elevations both have sash windows.



### 37: CURRIE HOUSE



*Map evidence:*

Currie House is located to the south west of Angus House. It is present on the 1949 OS Map but not the 1916 edition and appears to be contemporary with Angus House, Cotton House, and Crossman Houses.

*Description:*

This five storey building is of the same design and construction as nearby Angus House, Cotton House and Crossman Houses. It is on the same alignment as the north western wing of Angus and is constructed using red/brown brick with a red tiled ridged roof. The fifth storey is in the roof space and has dormer windows. In-built balconies provide access to the upper floors. There is a clear divide between the north eastern half and the south western half of this building. The south western half uses bricks which are a deeper red colour. It is possible that this half of the building was added at a later date.





### 38: DUMPHREYS HOUSE

*Map evidence:*

Dumphreys House is located to the east of Kings Avenue and is first seen on the 1960 OS Map. It is not present however on the 1954 edition.

*Description:*

This consists of a single 3 storey block of flats on a roughly north-south alignment. Access is from two entrances on the eastern elevation both covered by a concrete porch. Stairwells provides access from these onto the upper levels. Protruding from the roof are two concrete structures used to house the stairs and provide access onto the roof top. The roof top is flat with four brick built chimney stacks. Each flat has a small balcony on the western elevation.



### 39: FORTROSE GARDENS



*Map evidence:*

Fortrose Gardens first appear on the 1984 OS Map and is not present on the 1955 edition. It is likely to have been built during the 1970's.

*Description:*

This consists of a two storey block on a north-east/south-west alignment to the east of New Park Road, with a larger, four storey L-shaped block directly to its rear.

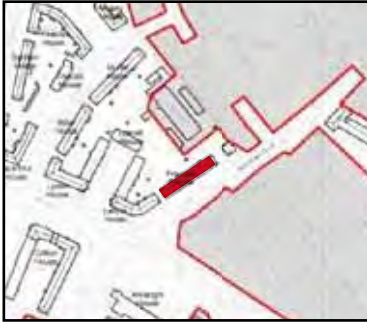


The smaller of the two blocks has a flat roof with brick built chimney stacks. A balcony providing access to the first floor flats runs along the full length of the south-east elevation. The block is constructed using yellowish grey/brown bricks and white polymer panels are used on both the front and rear elevations. The rear elevation has four separate balconies.



The larger L-shaped block lies directly to the rear of the smaller block. It has four storeys and a flat roof. There are two rows of two floor flats. It is brick built but faced with white polymer panels and imitation slate tiles as seen in Birkwood Close. A balcony runs along the full length of the north-western and the north-eastern elevation providing access to the first floor flats. Associated and adjoining garages are located to the north east.





#### 40: FREEMAN HOUSE

*Map evidence:*

Freeman House is located to the north-west of New Park Road. It is first seen on the 1951 OS Map and is not present on the 1916 edition.

*Description:*

This is a five story brick built building of the same construction and design as other buildings within the study area such as Angus House and Cotton House. It has a red tiled ridged roof with brick built chimney stacks, and the upper floor is located within the roof space where dorma windows provide light. Sash windows are present on both front and back elevations, and four bay windows reaching up to the top floor are present on the south-east facing elevation. To the rear of the building are in-built balconies. There are two external brick refuse chutes running from the top floors to small brick structures at ground level on the north-west facing elevation.





#### 41: HAWKSHORE CLOSE

*Map evidence:*

Hawkshore Close is situated directly to the south of Perry House. It is not present on the 1952 OS Map and first appears on the 1962 edition.

*Description:*

It consists of seven brick built terraced houses which slope gently down to the west. Each house has two storeys and decorative wood panelling is present on the front elevation which faces north. The exterior ground floors on the north facing elevation are painted white. Each house has a grey tiled ridged roof and a single brick built chimney stack.





## 42: HAYES COURT

### *Map evidence:*

Hayes Court first appears on the 1955 OS Map and is not present on the 1949 edition.

### *Description:*

This is a large U-shaped building to the east of New Park Road. Each wing has four storeys and a flat roof. The internal elevations face onto a garden space with shrubs and trees. It is constructed using red/brown bricks with strips of white render above each window on the internal facing elevations. The external facing elevations are all rendered cream coloured with three access balconies running along the length of each wing. Adjacent to the outer south-eastern most corner is a refuse disposal structure with a number of individual rubbish chutes.



### 43: HOMAN HOUSE



*Map evidence:*

Homan House first appears on the 1960 OS Map. It is not visible on the 1954 edition and was therefore built sometime between these two dates.

*Description:*

This is a five storey building located directly to the south of Dumphreys House on a roughly north-south alignment. Both buildings are situated just to the east of Kings Avenue. Adjoining the buildings is a small one story brick structure named 'Homan House Community Centre' which seems to be a later addition. The main structure is brick built with a flat roof and brick chimney stacks. White concrete balconies protrude from the west facing elevation. On the rear elevation which faces east are four concrete access balconies. There are two stairwells which protrude onto the roof within concrete casings. These provide access onto the roof and may also house lift plant machinery.





#### 44: HUTCHINS HOUSE

*Date of construction:*

Hutchins House first appears on the 1960 OS Map. It is not visible on the 1954 edition and was therefore built sometime between these two dates.

*Description:*

This is a brick built four storey block of flats on a roughly east/west orientation just to the east of Kings Avenue. It is similar in construction and design and is thought to be contemporary with Prendergast House, Dumphreys House, and Homan House, all of which are situated just to the north. It is built using red/brown bricks and consists of two rows of two floor flats. On the north facing elevation is a built in balcony providing access to the first floor flats. On the top of the building a white, rectangular protrusion, houses a stairwell and provides access. The rear south facing elevation has small in-built balconies for the first floor flats.





### 45: KINTYRE COURT

*Map evidence:*

Kintyre Court is not visible on the 1949 OS Map and first appears on the 1955 edition.

*Description:*

This is an impressive five storey building to the east of New Park Road with an industrial appearance. It is on a north west/ south east alignment and is built with red/brown, and in places yellow, brick. The roof appears to be flat with several large chimneys and there are small in-built balconies on the south-west elevation.





#### 46: LAFONE HOUSE

*Map evidence:*

Lafone House is not present on the 1916 OS Map and first appears on the 1951 edition.

*Description:*

This is a five storey building constructed using red/brown bricks and is associated with a number of nearby buildings. It has an irregular plan as it is situated on a crossroads. It has sash windows and a red tiled ridged roof with brick built chimneys. The fifth floor is situated in the roof space and has dormer windows. The rear elevations overlook a car parking area and have in-built balconies. The north-west facing elevation has seven small concrete balconies. There are two external brick refuse chutes running from the top floors to small brick structures at ground level on both the north-west and south-east elevations. In the rear car parking area is a single brick built refuse facility as seen in the same space at Lycell House.



#### 47: LANGHOLM CLOSE

*Map evidence:*

Langholm Close first appears on the 1973 OS Map and is not present on the 1971 edition. It is late in comparison to many of the other buildings within the study area.

*Description:*

This is located directly to the western most elevation of Angus House and Currie House. It comprises of four different blocks of flats and a communal block all, of the same design and construction but of varying size. Each block is three storeys and all are built with light grey coloured bricks and imitation slate roofs. Associated garages are located to the south.



## 48: LUCRAFT HOUSE



### *Map evidence:*

Lucraft House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Lafone House, Lycett House, and Freeman House.

### *Description:*

This is a five storey building on a north-west/south-east alignment constructed using red/brown bricks. The fifth storey is located in the roof space and dormer windows. The roof is ridged with red ceramic tiles and brick built chimneys. There are sash windows on both the front and rear elevations. The rear elevation has in-built balconies providing access to the upper floors. On the north eastern elevation there is an external brick refuse chute running from the top floor to a small brick structure at ground level.







#### 49: LYCETT HOUSE

*Map evidence:*

Lycett house is an L-shaped block which first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Lafone House, Lucraft House, and Freeman House.

*Description:*

This is an L-shaped five storey building constructed using red/brown brick. Like many others in the nearby vicinity which are all believed to be contemporary, it has a ridged roof with red ceramic tiles and several brick built chimneys. All elevations have sash windows and the fifth floor which is in the roof space has dormer windows. The south-east elevation has seven small concrete balconies matching the north-west facing elevation of Lafone House opposite and the rear elevations overlook a car parking area and have in-built balconies. The north-east and north west facing elevations both have two brick refuse chutes running from the top floor to small brick structures at ground level. In the rear car parking area is a single brick built refuse facility as seen in the same space at Lafone House.



## 50: MACARTHUR HOUSE



### *Map evidence:*

MacArthur House is not present on the 1952 OS Map but is visible on the 1962 edition.

### *Description:*

It is of a similar construction and design to its neighbouring buildings such as Watson House, Miller House, and Lycett House, however it is slightly later in date. It is an L-shaped building with four storeys constructed with red/brown brick, a ridged roof with red/brown ceramic tiles, and sash windows. On its north-west elevation there are in-built balconies providing access to the upper floors and on the south east elevation are protruding metal balconies.



## 51: MILLER HOUSE



### *Map evidence:*

Miller House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Mudie House, Lycett House, and Lucraft House.

### *Description:*

This is a roughly north-east/south-west aligned building constructed using red/brown bricks. It has five floors and a ridged roof with red ceramic tiles and several brick built chimney stacks. The fifth floor is located within the roof space and has dormer windows. Both front and rear elevations have sash windows. There is a long concrete balcony on the front north-west facing elevation. On the rear south-east elevation there are in-built balconies and two external refuse chutes running from the top floor to small brick structures at ground level.





## 52: MORLEY HOUSE

### *Map evidence:*

Morley House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Tilson House, Pearce House, and Mudie House.

### *Description:*

It is a five storey building constructed with red/brown bricks and a red ceramic tiled ridged roof with several brick built chimney stacks. It has an irregular shape in plan and the fifth floor is located within the roof space where dormer windows provide light. Both front and rear elevations have sash windows. The elevations facing north east have balconies which provide access to the upper floors, and two external refuse chutes running from the top floor to small brick structures at ground level. On the second floor of the west facing elevation is a small brick balcony.



### 53: MUDIE HOUSE



*Map evidence:*

Mudie House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Morley House, Pearce House, and Miller House.

*Description:*

This is a north-east/south-west aligned building constructed using red/brown bricks. It has five floors and a ridged roof with red ceramic tiles and several brick built chimney stacks. The fifth floor is located within the roof space and has dormer windows. Both front and rear elevations have sash windows. There are three small concrete balconies on the front north-west facing elevation. On the rear south-east facing elevation there are in-built balconies and two external refuse chutes running from the top floor to small brick structures at ground level. This building is almost identical to Miller House to the south-west, and Freeman House to the south-east.





## 54: PARSONS HOUSE

### *Map evidence:*

Parsons House lies to the east of New Park Road. It first appears on the 1962 OS Map but is not present on the 1952 OS Map. It was therefore built at sometime between these two dates.

### *Description:*

This is a six storey square block of flats constructed using grey/brown brick. Access is from the north facing elevation. The roof is flat with brick built chimney stacks. On the roof is a large white corrugated circular protrusion which presumably houses lift plant machinery and access to the roof via the stairwell. On the east, west, and south elevations are balconies. This building is of the same construction and design as Brindley House which lies directly to the north, and Perry House which lies to the east. These buildings all appear to be contemporary.



## 55: PEARCE HOUSE



### *Map evidence:*

Pearce House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Tilson House, Morley House, and Sandon House.

### *Description:*

This has an irregular shape in plan and is constructed using red/brown bricks. It has five floors and a ridged roof with red ceramic tiles and several brick built chimney stacks. The fifth floor is located within the roof space and has dormer windows. Both front and rear elevations have sash windows. The rear elevations face a car parking area to the south-west. They have in-built balconies for access to the upper floors and there are three brick built external refuse chutes running from the top floor to small brick structures at ground level.





## 56: PERRY HOUSE

### *Map evidence:*

Perry House lies to the south of Streatham Place road. It first appears on the 1962 OS Map but is not present on the 1952 OS Map. It was therefore built at sometime between these two dates.

### *Description:*

This is a six storey square block of flats constructed using grey/brown brick. Access is from the north facing elevation. The roof is flat with brick built chimney stacks. On the roof is a large white corrugated circular protrusion which presumably houses lift plant machinery and access to the roof via the stairwell. On the east, west, and south elevations are balconies. This building is of the same construction and design as Brindley House and Parsons House which lie to the west. These buildings all appear to be contemporary.



## 57: PICTON HOUSE

### *Map evidence:*

Picton House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Tilson House, Rigg House, and Pearce House.

### *Description:*

This is an L-shaped building constructed using red/brown bricks. It has five floors and a ridged roof with red ceramic tiles and several brick built chimney stacks. The fifth floor is located within the roof space and has dormer windows. Both front and rear elevations have sash windows. On the first floor north facing elevation is a protruding brick and concrete balcony. On the rear elevations which face south and west are in-built balconies providing access to the upper floors. On the south facing elevation is an external brick built refuse chute running from the top floor to small brick structures at ground level.







### 58: PRENDERGAST HOUSE

*Map evidence:*

Prendergast House is not present on the 1954 OS Map and first appears on the 1960 edition.

*Description:*

It is similar in design and construction to Dumphreys House and Homan House which both lie to the north and all are believed to be contemporary. This building consists of a single 3 storey block of flats on a roughly north-south alignment. Access is from two entrances on the eastern elevation both covered by a concrete porch. Stairwells provides access from these onto the upper levels. Protruding from the roof are two concrete structures used to house the stairs and provide access onto the roof top. The roof top is flat with several brick built chimney stacks. Each dwelling has a small balcony on the western elevation.



### 59: RIGG HOUSE

*Map evidence:*

Rigg House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Picton House, Sandon House, and Whiteley House.

*Description:*

This is an L-shaped building constructed using red/brown bricks. It has five floors and a ridged roof with red ceramic tiles and several brick built chimney stacks. The fifth floor is located within the roof space and has dormer windows. Both front and rear elevations have sash windows. On the rear elevations which face north and west are in-built balconies providing access to the upper floors.



## 60: SANDON HOUSE



### *Map evidence:*

Sandon House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Picton House, Sandon House, and Whiteley House.

### *Description:*

This is a north/south aligned building constructed using red/brown bricks. It has five floors and a ridged roof with red ceramic tiles and several brick built chimney stacks. The fifth floor is located within the roof space and has dormer windows. Both front and rear elevations have sash windows. On the rear east facing elevation there are in-built balconies for access to the upper floors, and an external refuse chute running from the top floor to a small brick structure at ground level. This building is almost identical to Miller House, Mudie House, and Freeman House to the east.



## 61: TENBURY COURT



### *Map evidence:*

Tenbury Court first appears on the 1955 OS Map and is not visible on the 1949 edition.

### *Description:*

It is a two storey building constructed with grey/brown bricks. The roof is ridged and has grey/brown tiles. There are balconies on both the front and rear elevations.





## 62: THOROLD HOUSE

### *Map evidence:*

Thorold house first appears on the 1972 OS Map and although there is a building on the same site seen on the 1951 edition until the 1962 edition, it appears this was an earlier building which was demolished during the 60's and replaced with Thorold House.

### *Description:*

It is a four storey building on a north-east/south-west alignment. It uses grey/brown bricks and has a ridged roof with four chimneys. The rear north-west elevation has two balconies running along its length to provide access into the upper floor flats.



### 63: TILSON HOUSE



*Map evidence:*

Tilson House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Picton House, Pearce House, and Morley House.

*Description:*

Tilson House is the largest building on the estate. It has an irregular but symmetrical plan on a north-south axis. It is referred to by Pevsner as 'Tilson Gardens' in 'Buildings of England, London 2: South' as a neo-Georgian block of 1929-1936. It has five floors and a ridged roof with red ceramic tiles and several brick built chimney stacks. The fifth floor is located within the roof space and has dormer windows. Both front and rear elevations have sash windows. The internal elevations overlook a communal green space and there are car parking areas overlooked by the exterior facing elevations. Access to the upper floors is from stairwells on the external/rear elevations which lead to in-built balconies. These stairwells also house refuse chutes which are built in and hidden from view.





## 64: WATSON HOUSE

### *Map evidence:*

Watson House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Whiteley House, Sandon House, and Rigg House.

### *Description:*

This is a U-shaped building to the north of Atkins Road. It has five floors and a ridged roof with red ceramic tiles and several brick built chimney stacks. The fifth floor is located within the roof space and has dormer windows. Both front and rear elevations have sash windows. The rear/internal elevations overlook a car parking area and have in-built balconies providing access to the upper floors. There is also an external brick built refuse chute on the rear east facing elevation.





## 65: WHITELEY HOUSE

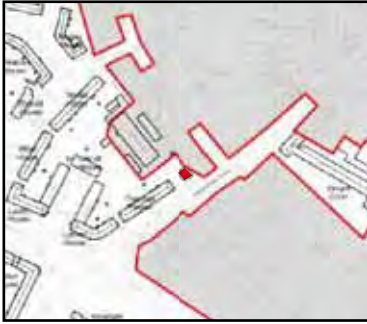
### *Map evidence:*

Whitely House first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Rigg House, Watson House, and Angus House.

### *Description:*

This is an L-shaped building to the north of Atkins Road. It has five floors and a ridged roof with red ceramic tiles and several brick built chimney stacks. The fifth floor is located within the roof space and has dormer windows. Both front and rear elevations have sash windows. Access to the upper levels is from a stairwell on the north-west facing elevation. The stairwell also houses a refuse chute which is built in and hidden from view.





## 66: NEW PARK ROAD

### *Map evidence:*

This building first appears on the 1951 OS Map but is not present on the 1916 edition. It appears to be contemporary with a number of nearby buildings such as Lafone House and Freeman House.

### *Description:*

It is a detached red/brown brick built two floor house. The roof is hipped and tiled with a single brick built chimney stack. There is a gabled projection with bay windows on the ground and first floor on the front south-east facing elevation. The front external ground floor shows exposed brickwork while the first floor exterior has pebble dashing with brick coining and exposed brickwork over the gable. There is also dentil coining above the front door/garage porch. The south-west facing elevation and rear of the property are both rendered cream colour.





## 67: INTERIOR OF 14 RIGG HOUSE

Rigg House was almost certainly constructed in the 1930s when a large part of Clapham Park East was laid out (see Gazetteer Entry No. 59 for general description). The interior of one of the flats (No. 14 Rigg House) was accessed as part of the current project and was recorded photographically and descriptively. It shows many similarities with a flat also investigated in the contemporary Whiteley House (see No. 70).



The flat is comparatively spacious with three bedrooms (one of which would originally have been a dining room), a living room, a kitchen, a bathroom and a separate WC. The flat is located towards a corner of the overall building and the plan is broadly T-shaped. In the main body of the flat are the two main reception rooms together with the two smaller bedrooms at one end while in the smaller 'branch' at right angles to the main body, are the WC, the entrance hall, the bathroom and kitchen. The kitchen is relatively small, reflecting the fact that when the building was originally constructed it would have been assumed that any house or flat would have had a dining room separate to the kitchen. The bathroom and separate WC are either side of the entrance hall. The fittings within the WC, bathroom and kitchen are all modern replacements.

Similarly to the exterior of Rigg House the features and fittings within the flat are clearly detailed to appear older than they are and in this they are quite different to the post-war blocks also recorded. The flat has sash windows (6 over 6 and 4 over 4) with wide mullions similar to those found on buildings from the Queen Anne or early Georgian periods. The primary 4-panel doors largely and the joinery (timber sills, simple architraves, plain low skirtings) also all give the flat a 'traditional' feel and the superficial appearance of being much older than it actually is. The fireplaces (within the two main rooms) had been removed prior to the current works. There is a picture rail in the living room and there are curved edges to chimney breasts and window jambs. Although access to the flat is via a gallery to the rear it does not have an individual balcony as many of the post-war flats do.





## 68: INTERIOR OF NO. 6 TRESSIDER HOUSE

Tressider House was constructed in the second half of the 1950s as part of the major post-war development of Clapham Park West (see Gazetteer entry No. 27 for general description). The interior of one of the flats (No. 6) was investigated in the current works as a typical example of the flats from this period of Clapham Park's history.



The plan of the flat is relatively regular with the main rooms (Bedroom, living room, dining room) in a row and the service rooms (bathroom, WC, kitchen, coal cupboard, entrance) to the side of this. A straight corridor divides the bathroom and WC from the row of principal rooms.



The internal decoration and feel of the building is similar to that of Muller Road (also post war) with tiled sills, crittal windows, brick internal walls and plain doors and skirtings. The flat has a number of minor 'architectural' features typical of the mid 20th century including an attractive partially glazed partition between the dining room and the kitchen. The glazing is above a vertical-ridge panel and it comprises a series of closely-spaced horizontal and vertical lines. There are also small glazed panels above most of the doors in the flat with similar ridged glass. The windows in the flat generally have very large horizontal panes (eg 1 m x 1.25 m) with a horizontal pivot and a snap-latch at the top. The doors are plain and the fireplace in the dining room has a plain wooden mantel and surround. There are many cupboards through the flat with push-button latches and both the bath and sink appear primary (although boxed in). The flat has a single small balcony from the dining room with thin, vertical, rectangular-section bars set at an angle to the balcony.



One of the more interesting features of the flat is a coal cupboard immediately adjacent to the front door with a small iron box-chute to allow it to be filled from the outside the flat. Presumably there would have been a box within this cupboard to catch the coal and to allow it to be carried to the fireplaces. The walls of this cupboard are rendered but they are blackened from the coal dust. The kitchen has been largely re-fitted but there is a larder cupboard with a wire shelf towards the bottom stamped Righton & Sons Ltd Progress Works Wimbledon SW19.



### 69: INTERIOR OF NO. 7 MULLER ROAD

Muller Road was constructed in the second half of the 1950s as part of the major post-war development of Clapham Park West (see Gazetteer entry No. 1 for general description). The interior of one of the flats (No. 7) was investigated in the current works as a typical example of the flats from this period of Clapham Park's history.



The plan of this flat comprises a long narrow hall from the front door which leads to a central 'hub' off which all the rooms are located. Off the hub there is the kitchen, a small bathroom, a separate WC, a dining room, a bedroom and another room which could have been a living room or another bedroom.

The flat has metal-framed windows (large panes), tiled sills (painted), a lino covered floor, plain doors and low plain skirtings. The original bath and sink survives (boxed in) but the sink is secondary (1970s?) as is the kitchen sink. The bathroom window has simple frosted glass and the and the WC is modern. The windows have a fixed vent at the top in the form of a unglazed slot with a hood to stop rain from getting in.



**The fireplace in the dining room has been blocked and painted over but the wooden mantel and sides remain in-situ. There is a small balcony set at an angle to the main face of the building which is accessed via the dining room and which extends beneath the window of the adjacent room (living room or bedroom). The balcony is cantilevered concrete and is supported by a metal frame around the edge. Its sides are half formed of concrete and half of frosted glass. Similarly to No. 6 Tressider House this flat has a coal chute within a cupboard adjacent to the front door which would have allowed a box (or bag?) to be filled with coal from a merchant outside the flat.**





## 70: INTERIOR OF NO. 7 WHITELEY HOUSE

Whiteley House was almost certainly constructed in the 1930s as part of the initial establishment of Clapham Park East (see Gazetteer entry No. 65 for general description). The interior of one of the flats (No. 7) was investigated in the current works as a typical example of the flats from this period of Clapham Park's history.



The layout of the flat is relatively compact with the entrance opening into a central hall to which all the other rooms are directly linked. To either side of the entrance are the bathroom and separate WC (the same arrangement to that in the contemporary Rigg House - see No.67). Off the central hall is a kitchen, a relatively large living room, and two smaller rooms which are now bedrooms but one of which may originally have been a dining room.



Similarly to the flat in Riggs House which was also investigated the Whiteley House also has sash windows with wide mullions and small panes designed to give a traditional feel to the flat. The floors are of traditional joist and board construction (floorboards are visible in two rooms and there is simple joinery throughout (plain skirtings, architraves etc). The doors are plain (although they may be replacements) and they have typical 1930s hinges with cylindrical fixings on the door slot over a vertical rod on the frame.



The windows are all primary, including hopper lights in the kitchen, but the fireplaces in the two main rooms have been removed. The bath, WC and kitchen fittings are all secondary.



## 71: INTERIOR OF NO. 13 ARKWRIGHT HOUSE

Arkwright House was constructed in the early 1950s and appears to be among the very first post-war blocks to be erected at Clapham Park (see Gazetteer entry No. 29 for general description). The interior of one of the maisonettes (No. 13) was investigated in the current works as a typical example of the flats from this period of Clapham Park's history.



The apartments in Arkwright House are all relatively large and arranged on two floors. Access to the flat is via an access gallery and the ground floor comprises two rooms: a kitchen, adjacent to the entrance and hall, and a large living room which is the full width of the maisonette. It is likely that this room was originally divided in two to accommodate a small living room and a small dining room. There is a small balcony at the rear off the living room. The stairs (adjacent to the entrance hall) lead to an upper hall off which there are three bedrooms (two relatively large and a box-room) as well as separate WC and bathroom. It is interesting to note that although the WC and bathroom are each very small and adjacent to each other it was clearly considered that they should be separate rooms. In contrast a flat or house constructed in the 21st century would have a single larger room incorporating both WC and bath.



The flat has a large expanse of glazing (particularly in the living room) although the windows are all secondary replacements. The fireplace in the living room has been replaced with a small gas fire. The decoration throughout is plain and the front door has a glazed panel with the same ridged glass in No. 6 Tressider House. The hall floor has chequer-board tiling and the kitchen units are modern. Similarly to other flats at Clapham Park there is a coal-chute hole adjacent to the front door that would have allowed coal to be delivered into a cupboard/coal hole from outside the flat. The stairs have square section balusters, a square section newel and square section handrail.