

STREATHAM COMMON

PROPOSALS
for its designation as a
CONSERVATION AREA

submitted by

THE STREATHAM SOCIETY

and

THE STREATHAM COMMON ENVIRONMENTAL CO-OPERATIVE

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1. INTRODUCTION

- 1.1 This report is submitted as evidence of the merit of Streatham Common to be designated a Conservation Area. It has been prepared by the Streatham Society and the Streatham Common Environmental Co-operative.
- 1.2 The Streatham Society was formed in 1974. It is the amenity society registered with the Civic Trust whose aim is to maintain and improve the quality of life for all who live or work in Streatham through the preservation and enhancement of the architectural and environmental features of the locality.
- 1.3 Streatham Common Environmental Co-operative was formed in 1985, and its aims are broadly to foster the long-term interests of users and near residents of Streatham Common by taking a constructive interest in such matters as development, traffic and conservation.
- 1.4 The London Borough of Lambeth in Chapter 13, section 2 of its Local Plan (July 1984) has drawn up the principles and reasoning for creating more Conservation Areas within the Borough. The overall objectives are stated as being:

"To preserve and enhance the character of parts of the environment which are of special architectural or historic interest.
To set high standards of design for new development in and around such areas." (p.130)

Of those categories listed in Policy UL1 for which consideration would be given for conservation designation, we are concerned here with the second: "Areas whose development is related to important open spaces."

In Fig.13.4 of the Local Plan a map is shown indicating Conservation Areas, both existing and potential. We note that compared with certain areas of Lambeth, Streatham is disproportionately lacking in Conservation Areas, although we are pleased to see that the Council considers that there are a number of areas worthy of designation, amongst which is that of Streatham Common.

- 1.5 It has been the view of the Streatham Society for some years that Streatham Common is an area worthy of conservation. The recent formation of the Co-operative, with its aims concentrated on this area, has given impetus to the formulation of this view, and this report is the result of joint research undertaken by the two bodies.
- 1.6. The report considers the implication of conservation from the viewpoints of Council policies on such matters as planning strategy, finance, staffing, accommodation, race relations, and legal powers, and it goes on to describe the area recommended for conservation both with regard to its historical background and also to its present condition.

2. POLICY CONSIDERATIONS

- 2.1 In March 1981, the Town Planning Committee approved "Strategy for the designation of new conservation areas - completion of the strategy diagram". The area described in this report and recommended for conservation was included in the Strategy and indicated on the map that accompanied the Strategy (Drawing UD/CON/101R).

3. FINANCIAL, STAFFING, ACCOMMODATION, RACE RELATIONS CONSIDERATIONS

- 3.1 So far as we are aware, there are no implications arising from our recommendations in respect of the Council's commitments regarding finance, staffing or accommodation, nor in respect of Council's policies on race relations.

4. LEGAL CONSIDERATIONS

- 4.1 Council is empowered to designate conservation areas by sundry Acts, Government policy statements and Department of the Environment interpretations of planning laws.

The prime authority for such powers is Section 277(1) of the Town and Country Planning Act 1971 (as amended by the Town and Country Amenities Act 1974). This states:

"Every local Planning Authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance, and shall designate such areas as Conservation Areas."

4.2. Sub-sections (6), (7) and (9) respectively refer to notification to the Secretary of State, advertising and registering the designation of such areas.

5. LOCATION

- 5.1 The proposed Conservation Area encompasses the whole of Streatham Common, together with surrounding buildings that add to the character of the area.
- 5.2 The boundaries of the proposed area are as shown on the map on the next page of this report. These are in broad agreement with Lambeth Council's own concept of such a Conservation Area as indicated in Fig.13.4 of the Lambeth Local Plan.
- 5.3 There are a number of adjoining areas also meriting status which we would not wish to exclude from enjoying being designated as Conservation Areas in the future; our concern is with Streatham Common, which we see as requiring urgent consideration.
- 5.4 The Common's contiguity with Norwood Grove creates another dimension to the open spaces and yet a unity with it. It is hoped that Conservation Area status for Streatham Common could persuade Croydon Corporation to grant similar status to Norwood Grove.

6. DESCRIPTION: OPEN SPACES

- 6.1 The open spaces in the proposed Conservation Area comprises three main parts:

Streatham Common itself
The Rookery
Norwood Grove

- 6.2 Streatham Common, of about 68 acres, is broadly triangular, the base of which is bordered by Streatham High Road, and the remaining two sides being formed by Streatham Common North and Streatham Common South. From base to apex is a steady climb of some 140 feet, increasing in gradient towards the top, from which there are fine views extending to the high ground of Wimbledon Common, and across Streatham Vale towards Morden Park and Motspur Park. On its lower reaches, there are a number of football pitches, a small group of toilets and stores, and a well laid out children's playground with

a small paddling pool. The open space provides a venue for many public events such as fetes, visiting fairs and circuses and religious gatherings for various denominations. Higher up the slope, there are attractive natural areas which, with their woodland trees, bushes and multicoloured grasses, contrast pleasingly with the well-mown lower spaces. On the south side of the Common is a substantial avenue of mature plane trees alongside a frequently-used bridle path.

- 6.3 Beyond the apex of the open common is a further area given over mostly to woodland, although it also contains a second paddling pool, somewhat larger than its counterpart at the foot of the Common and only recently renovated. The bridle path already mentioned continues through the woodland, which contains a variety of trees and bushes.
- 6.4 The Rookery provides an immaculately-kept garden with terraced lawns, a large formal walled garden with pools and streams running among its undulating paths. Within the gardens are many types of flowering shrubs, as well as rhododendrons and massive cedar trees, and the terracing not only looks out over views to Croydon and Epsom Downs, but also provides the setting for concerts and open-air performances during summer months. Immediately outside the Rookery is a small refreshment cafe with open-air facilities facing the Common.
- 6.5 Norwood Grove comprises 32 acres of landscaped gardens which adjoin Streatham Common. Although they are under the care of Croydon Corporation, they are generally considered by most users - and more importantly, by wildlife - as a whole. It is approached from Streatham Common by a gravelled path which leads to the Georgian 'White House', the home of Arthur Anderson and Frederick Nettlefold, amongst others, before passing to Croydon Corporation in 1926. Its immediate gardens support cultivated flowers and the rest is short-mown grass with occasional trees.

6.6 The Geology

The Common and the land adjacent is the highest land in Lambeth. The bedrock is mainly London Clay, but it is capped by a patch of Plateau Gravel which sits unconformably at its highest point along Crown Lane. These gravels have still to be fully understood by geologists, but could be terraces of the ancient River Thames dating from the late Pliocene/early

Pleistocene period, Very few pockets of these gravels exist, and that on Streatham Common, being unbuilt on, represents a rare exposed outcrop.

The junction of the gravels with the clay give rise to the natural springs for which Streatham was once famous (see section 6.8). Waters from these springs still flow down the Common.

6.7 Natural History

Streatham Common presents a variety of habitats which encourages, in turn, a variety of wildlife. The short-cut grass on the lower portion supports blackbirds and black-headed gulls. The grass on the upper levels is differentially cut, allowing shelter for a variety of creatures, as well as allowing the many grass types to grow full term. The woodland area is relatively wild and is a valuable environment for animals, birds and insects. The formal gardens and grounds of the Rookery contain mostly cultivated plants, but these do supply nectar for butterflies and other insects; and the ponds are valuable breeding grounds for frogs and toads. The grounds of Norwood Grove, too, present grass areas, flower beds and a variety of trees.

Many creatures need a large expanse of open space for them to exist, and although these parklands are heavily used by people, there does seem to be a wide variety of species surviving successfully. With the possible exception of one or two wasteland areas, Streatham Common is the most important wildlife sanctuary in Lambeth.

The Parks Department has executed a number of schemes to encourage the wildlife, such as bird nesting boxes and the differential mowing of the grassy areas. Sympathetic management of the area should further increase the variety of species present in a way outlined in the Ecology Chapter of the Lambeth Local Plan.

The Common has attracted the attention of many natural historians during the last hundred years, and recently the Streatham Society has formed a group to study the current natural history content, compare it with past records and hopefully suggest methods to enhance wildlife to the benefit of all users of the Common and nearby schools, who are in-

creasingly regarding wildlife as a teaching resource. The group plans to publish regular details of its findings and put on free public displays, so that visitors to the area will learn to enjoy more of their surroundings.

A full systematic list of all species present on, or migrating through, Streatham Common does not yet exist, although some groups have lent themselves to fairly comprehensive identification; e.g. trees and birds.

Flora

The trees are under the control of the Parks Department. It is hoped a policy of continual planting of native broadleaved species will be continued.

Many wild flowers are present in the area. Others are known to have existed in the recent past and these could be introduced, for instance, in the Rookery Wild Garden. The un-cut grass areas show a wide variety of flowering species.

Non-flowering plants are a difficult group to identify, and anything approaching a full list could not be accomplished for several years. Fungi of all types are present, especially during the autumn months.

Fauna

Vertebrates of probably all the species present in Lambeth are to be found on Streatham Common and its environs. Bats are present, although the species have yet to be determined. These mammals are in rapid decline nationally, and habitats are especially in need of preservation. Some 50 species of birds have been seen in recent years.

Despite localised disruptions (e.g. trench and allotment digging during the War), the Common could contain a continuum of soil fauna of its earliest times. These have yet to be studied fully. Some of the larger insects have been noted. Most groups appear to be present, but, again, the list given here is far from exhaustive.

6.8 History

With the exception of the eponymous Roman Road, and St. Leonard's Parish Church, the Common is Streatham's oldest feature. There is some probability that the upper wooded area may be some relic of the Great North Wood, which once covered most of south London, and could be the only vestige of this important natural feature in Lambeth.

Archaeological Finds

A number of finds have been recorded from the area which demonstrates a long antiquity, although disturbance over the years - especially on the lower grass areas - have obliterated any archaeological features had they existed. The earliest finds date back to the Great Interglacial, some 200 000 years ago, in the form of a hand-axe and other struck flint implements (Bloom). A Roman coin has been reported, but most other items date from after the 17th century.

The Manors

The Common was flanked by three manors of Streatham, viz: Lower Streatham, Tooting Bec and Leigham Court, During the 13th century, the Common was held by the de Redvers family as part of the Manor of South Lambeth, although through marriage this passed to the Manor of Vauxhall. Edward the Black Prince in 1362 endowed it to the Prior and Convent of Christ Church, Canterbury, from whence it passed to the Dean and Chapter after the Dissolution of the monasteries in the 16th century, and thence, in 1862, to the Ecclesiastical Commissioners.

The manor house of Tooting Bec stood on the north-west corner of Streatham Common. The first building on the site was erected by William Colbrand in 1394. It was rebuilt in the mid-16th century, and Queen Elizabeth I is reputed to have stayed there. There was a second rebuilding before it came into the ownership of Sir Giles Howland, and thence by marriage, to the Dukes of Bedford, when it was described as 'a fair old Brick Mansion House'. There is an engraving of this building, dated 1792. The site was taken over by a tenant, Lord Deerhurst, afterwards Earl of Coventry, who demolished the great house and erected his own. This was later to become a convent school known as Coventry Hall and was demolished in 1982.

The Common, itself, had been managed by a committee of inhabitants, when in 1883, it was decided to place it under the control of the Metropolitan Board of Works. This was confirmed the next year under the Metropolitan Commons Act, 1866, and the Ecclesiastical Commissioners parted with the land covering 66 acres for £5, although they reserved the pasturing rights of the commoners, freeholders and copyholders of the Manor and the rights to minerals under the ground. With the formation of the London County Council, the Common came under their care and was enlarged by a couple of acres by the purchase of land in the south-west side from the Du Cane trustees in 1896, and by further land between the Common and Covington Way from B.G. Utting in 1920. It has been in the care of the London Borough of Lambeth since 1971.

The Spa

Spring waters containing medicinal properties were discovered about 1659 at the Common. The story of their discovery by ploughing and their subsequent efficacy experienced by weeders is recorded by John Aubrey in 1673. Later in the 17th century, the owner allowed general access to three wells, each having differing properties: one, an emetic; another for removal of intestinal worms and the third, a diuretic. Although such properties might, today, appear doubtful, the medical opinion of the period considered them beneficial. The waters of Streatham were sought after, being three times more powerful than those at Epsom. A physician, Dr. John Ruttie included the Streatham waters in his Treatise of 1757. During the later 17th and early 18th centuries, Streatham achieved its greatest fame as a spa resort, and many entertainments were provided on the Common for the visitors. When other English spas became fashionable to the wealthy, Streatham remained as a favourite of the poorer Londoners because of its proximity to the metropolis. (Streatham waters were still being drunk until 1940, although from the Well House in Valley Road.)

The original site of the medicinal wells were in the gardens of a house later to be called "The Rookery". This was demolished in 19 , but the gardens became a public open space run by the L.C.C. There is a well still remaining in the Rookery gardens, and in 1982, the Streatham Society placed a plaque commemorating the importance of Streatham spa.

The Rookery Gardens

The house and grounds of "The Rookery", in which the earlier Streatham spa wells stood, were added to Streatham Common in 1911. The building was demolished, and its walled kitchen garden adapted as an Old English garden. Other plots were laid out as a rockery, a wild garden and a white garden. The latter is so called because it contains only white-flowering plants, a feature considered unique in L.C.C. parks in 1924 - and probably still is. The gardens also comprise of wide lawns separated by a terrace planted with ancient cedars, and a stream with ponds along its length.

The acquisition of the Rookery for the people was initiated by Mr Stenton Covington, who was Chairman of the Local Committee. The cost was £3075, towards which the Local Committee contributed £1500 and the Wandsworth Metropolitan Borough Council, £300, and the L.C.C., the remaining £1275. It was opened on 23rd July 1913.

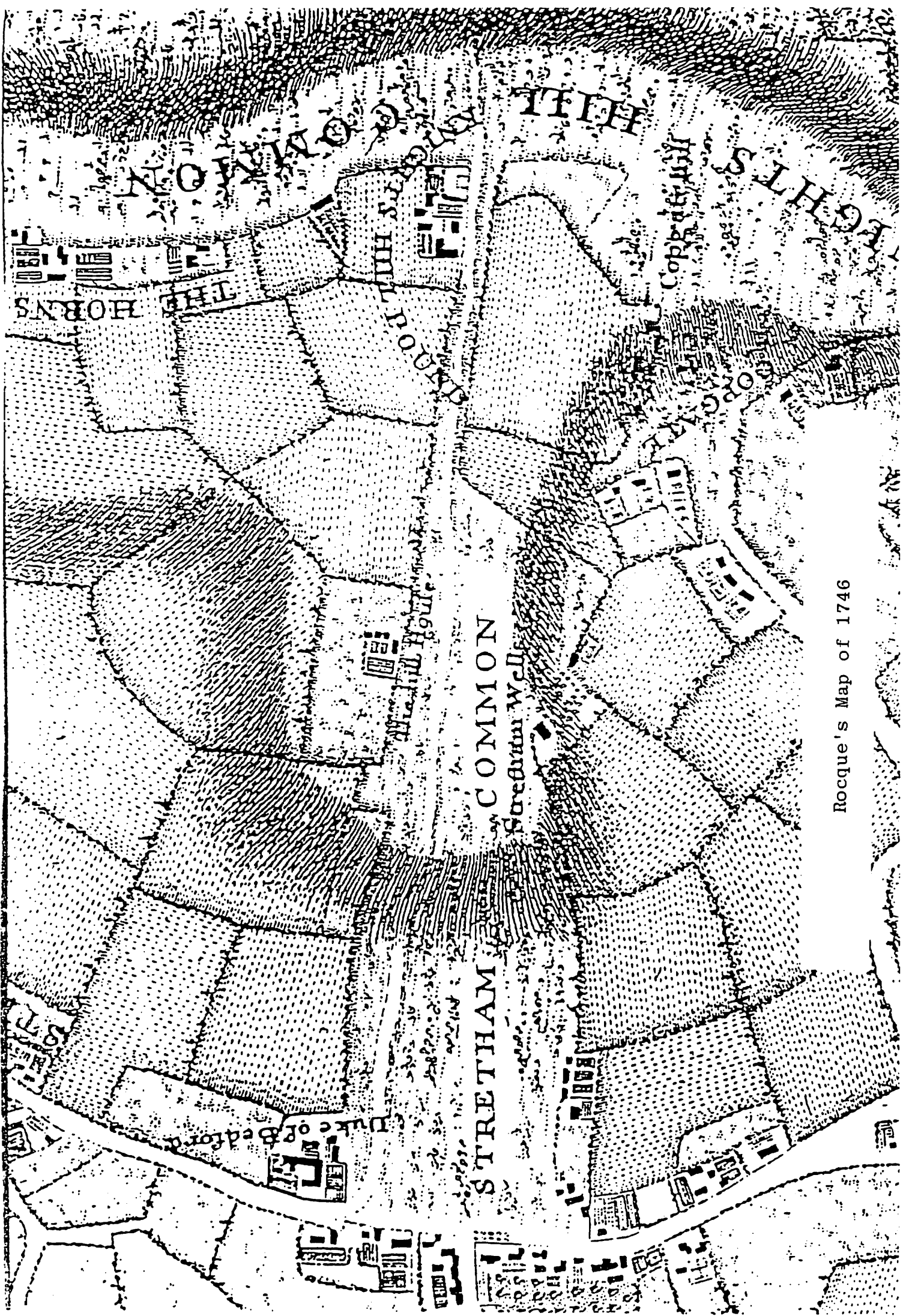
A further 5 acres below the Rookery was contained within the care of the L.C.C. as a public open space, with Croydon Corporation applying the same conditions to contiguous ground along the skyline, just beyond the County Boundary.

The Rookery Gardens are arguably the finest formal gardens in Lambeth, especially for the variety of aspects they present. They also provide an idyllic setting for the many open-air events staged on the lawns.

6.9 Usage

Early maps show the Common - often referred to as 'Lower Streatham Common' - to have had approximately the same conformation as today, flanked north and south by ancient pathways. The local tenant farmers would have had access to the Common for the grazing of cattle and horses, and the woods for pannage. Gorse and broom would have been collected for fuel. There was a cattle pound in the south-west corner.

Riots and demonstrations by the infringement of commoners' rights mentioned by Arnold (p.122), probably refer to Tooting Bec Common. But in 1806, the Archbishop of Canterbury was advised against enclosure as "the occupants of the 'genteel' houses round the Common would resist the suggestion" (Draper, p.26).



Rocque's Map of 1746

Streatham Common also played a major part in the leisure life of the inhabitants, although it is only with the advent of the spa in the late 17th century that details exist. Such public festivities have persisted to modern times; with a bandstand (before World War II), the Rookery open-air theatre, fun fairs and circuses, etc. The Common is also used for many forms of recreation: cricket, football, jogging, horse riding, etc; and there is a small children's amusement park. The two ponds have always been centres of attraction, as can be seen in postcards from the turn of the century, onwards. The annual bonfire and fireworks on November 5th probably saves many serious accidents, as well as being greatly enjoyed. A number of religious events are held on the Common.

All the open spaces are heavily used by the public today and retain a thriving sense of community. The low rise, low-density housing around its periphery has a noticeably human scale, which enhances this feeling of identity to users of the Common and residents alike.

7. DESCRIPTION: ADJACENT BUILDINGS

- 7.1 It has been the practice, in the designation of Conservation Areas which are based on open spaces, to include some or all the peripheral buildings, e.g.: Clapham Common, Tooting Bec Common and Brockwell Park.

It is usually the case that housing overlooking parklands have been quality buildings; architect-designed and well-built. These give an area a 'character'. It is to the benefit of all users of such open spaces that this 'character' be preserved.

- 7.2 The roads surrounding Streatham Common have great antiquity, and it is along the following roads that the buildings to be considered as making up the Conservation Area are sited:

Streatham High Road
Streatham Common North
Streatham Common South

- 7.3 The superb situation overlooking the Common has attracted important houses since the earliest times. The buildings now extant range over two centuries, from the mid-18th century Ripley House on South Side to the recent addition of Javelin Court on North Side.

7.4 The Common is the focus of buildings and other features which are listed either by the Department of the Environment or by Lambeth Council as being of architectural importance. These are: Hill Path: walls on east, west and south sides of path

Streatham Common North: St. Michael's Convent,
gates and gate piers

Streatham Common South: No.9.

Streatham Common: horse trough

Streatham High Road: United Reformed Church
Beehive Coffee Tavern

7.5 There are also a number of other buildings around the periphery which merit consideration for listing.

Streatham Common North: No.12A

Nos. 13/14

No.20

Streatham Common South: South Side Home

Streatham High Road: Hambly Mansions

former Immanuel School

War Memorial

7.6 Much of the existing buildings surrounding the Common is in fine condition. Many are fine examples of their respective periods. A summary with brief descriptions of all the buildings is given in Appendix A.

7.7 In recent years there have been trends in Inner London areas to divide larger buildings into flats and infill the gardens with small blocks of flats. It is possible to execute the former without destroying the exterior appearance of the building, but sometimes multiple occupation leads to neglect, or the modifications result in tasteless obliteration of finer architectural features. Blocks of flats threaten to dominate the skyline which could destroy the openness of parklands, as well as causing greater density of population and traffic. Demolition of existing houses to supply ground for such blocks of flats are an aspect which should be discouraged, both for residents and visitors.

8. TENURE

- 8.1 The whole of the open spaces are in the ownership of the London Borough of Lambeth, as is the halfway house at No.24 Streatham Common South. The South Side Home is owned by Merton, Sutton & Wandsworth Health Authority, and the vicarage of Immanuel Church at No.19 Streatham Common South is owned by the Diocese of Southwark. Most other houses are privately owned; a few are in multi-occupation. The shops along Streatham High Road are run as private businesses or as branches of national establishments. It has not been possible to ascertain the ownership of all the properties, however.

9. THE CONSERVATION AREA IN PRACTICE

- 9.1 In preparing this Report, public opinion of the residents was sought by means of a questionnaire. Those returned were unanimous (with one exception) in wishing the Common to be designated a Conservation Area.

Their replies have been analysed and appear as Appendix B.

- 9.2 It is hoped that this Report will help expedite the Council's own resolve to create Streatham Common and its peripheral buildings a Conservation Area.

The Streatham Society and the Streatham Common Environmental Co-operative believe such a designation will have beneficial effect on the area, with residents taking a greater care of their environment and the appearance of their properties. It is hoped that Conservation Area status will prevent the tasteless alterations and destruction of sound property which currently threatens many of the houses. This factor has now made the need for a Conservation Area a matter of urgency.

The Streatham Society

The Streatham Common Environmental Co-operative

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APPENDIX A

Inventory of features surrounding Streatham Common

Streatham Common North Side

Memorial Gardens This is on part of the lands upon which Streatham House stood (see Section 6:8), and subsequently part of the Coventry Hall estate. In 1919 the site was occupied by "The Chimes".
The site was bought by the Rector of Streatham, the Rev. C.B. Jackson, and other trustees on behalf of the local War Memorial Committee. The resulting War Memorial is one of the finer examples of the many thousands erected after the Great War throughout the country: a tasteful white stone block surmounted by a bronze figure of a soldier sculpted by Alfred T. Loft in 1921. It is now dedicated to the dead of two World Wars. The Gardens were opened to the public in 1922 under the care of the LCC. It is now a pleasantly-kept garden laid out on two levels with seats and ornamental trees and shrubs and grass areas.

Albert Carr Gardens This is a modern Council Estate comprising a number of blocks of flats.

Open Space Two buildings, including "Blenheim", have been demolished and the resulting space is used as playing grounds for the local school.

Pathway This is a vestige of a side entrance to Coventry Hall and is still used for access to No. 12A.

No.12 This was previously known as "Spencer House" and appears on the early Ordnance Survey map of 1863/70.
It is relatively little changed with fine iron work over the door case and the door looks original. With granite pillars between the windows, it was obviously richly conceived.

No.12A This is a coach house situated to the rear of No.12.

Nos.13/14 A semi-detached pair built in 1893. This building is the first by the eminent architect, E.Guy Dawber, and for this reason is worthy of a listed status.
No.13 has been altered in the gable region, but No.14 still has many external features remaining, with only the gable window changed. The ornamental rain-water fittings are interesting, and the doors look original in both houses.

No.15 "Deepdene" This a four-storeyed block of flats of unusual design for the period, which is reported to be Edwardian.

(To the rear of Nos.12-14 lie the Thrale Almshouses, which front on Hopton Road, but could usefully be included into a Streatham Common Conservation Area.
Although in themselves not spectacular, they are a valuable institution, and are a public memorial to that most famous of Streatham families, the Thrales. Henry Thrale was a Southwark brewer and MP, who had a country villa in Streatham Park. His wife, Hester, was an 18th century Bluestocking and scholar. She invited many famous figures of the period to their villa, including Dr Samuel Johnson, Sir Joshua Reynolds, David Garrick, Oliver Goldsmith, etc, and through these associations, placed Streatham 'on the map'. Her four daughters were brought up in Streatham, and on the death of Sophia, the remaining three

founded a charity in 1832 for four poor elderly ladies of Streatham. The original Almshouses stood in Streatham High Road, between the present-day Police Station and Times Furnishing. They were demolished for road-widening, and the present Almshouses (increased in number to 10 residents) were erected in Hopton Road in 1930.)

• Newlands Court A four-storeyed block of private flats with a 'T' shaped ground plan. Built in the mid-1930s with an attractive 'Odeon' architecture in red brick and green tiling on the roof. It contains a fine old copper beech in the grounds.

No.18 This Victorian building has been modernised in many places although the door case is original.

No.19 This is similar to No.18 and probably built as a pair. No.19, however, still retains its original features, especially noteworthy are the pointed arches over the door and the top window. The ground floor has a French door at the rear and spanning steps to the garden.

There is an old pear tree in the rear garden.

No.19A This appears to be a later addition.

No.20A "The Cottage" is dated approximately to 1890. This was once a coach house to No.20. A delightful building with original bow window, and an intriguing 'JR' plaque in the gable, which is thought was once 'JP' referring to the Pratt family.

No.20 This is one of the most attractive Victorian buildings facing the Common. It contains many decorative features typical of the period. All external features are in their original state and exceptionally well kept. There is an interesting semi-circular balcony at the second floor level. Internally, there are many original features, such as oak-panelled dining room and marble fire place, decorative ceilings, etc. The communal stairwell, with windows overlooking the rear garden is noted as being imposing.

The house was the home of George Pratt, whose family, originally starting with a series of draper's shops, established 'Pratts', the large departmental store in the High Road, and the most important aspect of the shopping core area in Streatham.

No.21 This is a large three-storeyed Victorian detached house.

No.22 Javelin Court This is a clean lined block of flats built in 1967 of red brick.

A fine copper beech is in the grounds; also an oak, a pine, a yew and six limes, all subject to Tree Preservation Orders.

Nos.23, 24/25, 26/27 These are a group of properties of the same design and built of the same period. Nos. 24 - 27 are semi-detached, and No.23 is a detached version. Late Edwardian in date. All are three-storeyed, with moulding along the eaves. The doors are original. No.25, at least, contains its original fireplaces.

No.28 A large Edwardian building of three storeys. It has an original porch of an attractive design set at an angle in its return. It has bay windows. The original wooden stairs are still intact.

No.29 A large Edwardian dwelling of three storeys with two dormer windows. Exterior rendering is now pebble-dashed.

Nos.30-32 A short terrace of three storeyed units. Gable fronted. original oval-windowed doors in all three houses, with fine cast iron balcony rail and porch supports. Interior features are reported as being untouched. Date around 1910.

Nos. 33/34 A pair of three-storeyed semi-detached houses in half-timber. Some multi-coloured Art Nouveau tiling remaining by one door. Cast iron balcony and porch extant at No. 34. Window pillars have carving. Date around 1910.

No. 35 A detached three-storeyed house of probably original design as same as No. 36 but this has been obliterated under pebble-dashing: a form of modification which it is hoped Conservation Area status would prevent in future.

No. 36 A mock-Tudor, three-storeyed dwelling with bay window at the south-west angle, and balcony over porched door in original condition.

Nos. 37/38, 39/40 Two pairs of two-storeyed semi-detached properties with half-timbered gables with porched doorways.

No. 41 Large double-fronted two-storeyed house. It has attractive glass porch between the lower bays. Some of the side windows along Hill House Road have original coloured patterned glass. Date c. 1924.

Nos. 42/43, 44/45, 46/47, 48/49, 50/51 Five semi-detached houses erected after Hill House was demolished in the 1920s. There are some differences in the pairs but all are two-storeyed, with curved bays under gables and roof coming down to ground floor level over doorway and containing a dormer window above. The corner house, No. 42, has a corner turret in the angle surmounted by an onion-dome sporting a weather vane. The smaller upper windows are leaded.

Hill Path An old pathway with high wall, some of which are listed. These were the perimeter walls of the original Hill House, a grand house with 18th century origins.

St. Michael's Convent Formerly called Park Hill, the estate was farm land early in the 18th century. It remained a dairy farm in diminishing amounts up until 1959, thus being one of the last farms in London.

The main building (listed Grade II, 1981) was built about 1829 for William Leaf, a prosperous City merchant, local benefactor and lover of the arts. After Leaf's death in 1874, the house was purchased by Sir Henry Tate, the sugar magnate and philanthropist. His private art gallery later formed the basis of the Tate Gallery. Tate's second wife lived on in the house until 1919. The present occupants, the Congregation of the Poor Servants of the Mother of God, bought the house in 1923. They care for mentally handicapped women, many of whom help with the upkeep of the very fine interior and beautiful grounds.

The pond in the gardens is very old and may contain a valuable reservoir of wildlife.

Benhurst Court Blocks of flats built in the 1930s "Odeon" style in red brick banded with white. The windows are metal-framed. The Court is named after "Benhurst", a 19th century house which formerly occupied the site.

There is a weeping willow and weeping ash in the grounds.

Streatham Common South Side

South Side Home This is a fine example of a Victorian 'institutional' building, made of brick with three gable units and a bell tower. Exteriorally, it is untouched and the windows are original. It is probable that the Home will be vacated in the next few years, but this property could provide a valuable community function.

No.6 This is a builder's yard belonging to Lewis & Co. Although of no aesthetic merit, it has been associated with builders since before 1868.

No.7 A three-storeyed Victorian building used as offices by Lewis & Co. Although in a generally uncared-for condition, it still retains many original features, and with renovation, could regain its former glory.

No.8 An attached home but modernised with all sash windows replaced and roof angle altered.

No.9 A fine Georgian building with hipped roof and dormer. High windows and fan-lighted door. Listed.

No.10 With No.9, the foundations of these two houses go back more than two centuries and are shown on Rocque's map of 1746. Ripley House (No.10) was reported to have been an ale house in 1738, and the cellar of this still exists. Some of the fabric is Georgian in date, although it has had alterations during the subsequent periods.

A two-storeyed house with a simple roof and attractive exterior.

No.11 This has an attractive Dutch gable at the eastern end, containing a second floor attic window. The front door is especially fine although not original.

No.11A This is a modern 'infill' dwelling.

No.12 A two-storey Victorian house of good appearance with ironwork on the roof ridge. It is in good condition, although currently under threat of demolition.

No.13, "Roswyn" A two-storey house dating from 1905, with gable. Lower windows are still intact.

No.14, "Burford House" Two-storeyed with a gable over bay windows, between which are attractive moulded work. Original door with stained glass window on the porch. Lower windows are original.

No.15 A two-storeyed house dated 1905. Pillars by door with tiled doorway and original double doors. Wreath design on bay. Gate posts original.

No.16 A fine building with many original features in good condition, presently under the threat of demolition, which would be a great loss. Called "The Turret", because of the pointed turret on the corner of the building, it belongs to two pairs of similar houses on the corners of Braxted Park and Copley Park which were designed to flank the entrances to these roads. It has a fine porch still intact.

No.17 This was originally the mirror twin of "The Turret" but has been drastically modernised with an extra flat storey added and with very little of earlier features remaining. This is a prime example of the ill-conceived change which it is hoped acceptance of this Report will prevent in the future.

- Nos.18 & 19 A pair of similar style two-storeyed detached houses. There are carvings on the window mullions of the bays. The second front window at first floor level is an oriel.
- No.20 Of similar design to Nos.18 and 19, with original porch. Dated 1906.
- No.21 Large unusual dwelling with gables and dormer under plain stone mullions. Attractive upper window made up of a number of sections and with central arched frame. Dated 1906.
- Nos.22 & 23 A pair of turretted detached houses flanking the entrance to Copley Park. Two-storeyed with gable and semi-gable set back with fancy barge boards. Spires on the $\frac{1}{4}$ -round corner turrets. Carvings on the lower window mullions. No.23 has an original door with steps leading up.
- Nos.24 & 25 These continue the pattern of Nos.18 - 20 of a single gable over the bay window. No.24 has original front brick wall with brick posts capped with stone. The porch is attractive.
- Nos. 26 - 29 Two-storeyed detached double-fronted houses with a gable over one half balanced by an oriel window on the other. Upper floor level rendered on the exterior with brick quoins. Gabled porch over door with Nos.26 and 27 having original door. Tall slender chimneys and decorative ridge tiles. No.28 has lower front room converted into a garage.
- Nos.30/31 Large double-fronted semi-detached house with garage incorporated. Leaded windows on No.31. Built in 1930.
- No.32 Unusual red brick house with large tile voussoirs over doorway. Complex roof pattern. Appears to date from 1930s with strong suggestions of an architect-designed home (This would merit further research).
- Nos.33/34 Large semi-detached building with half-timber frontage. Dates from 1935. No.34 has oak panelling in hallway.
- No.35 Two storeyed house dating from the 1930s.
- No.36 A two-storeyed detached house dating from the 1930s. Some stained glass in windows.
- Rookery Cafe Functional hut ably dealing with snacks for the many visitors to the Rookery Gardens and upper Common.

Streatham High Road

- Nos.408-410, "Commonside Court" Block of flats, six storeys high with shops along ground level. Metal window frames. Probably of post-War date.
- Nos.412-416a "Hambly Mansions" A red-brick triple gabled structure designed by Streatham architect, Ernest George, R.A. around 1880. Despite some hacking to accommodate the shops at street level, the building is remarkably little altered.
- Nos.418-420b A not-unattractive block of three storeys, dated possibly c.1930, with central windows of pleasing design. It appears little altered externally.
- Nos.422-424 A row of single-storeyed shops of no architectural merit.

Greyhound Lane

Nos.161/163 Single-storeyed shops.

Nos.157/159 Pair of terraced houses of two storeys used as shops.
Late Victorian in design.

Greyhound Hotel Present public house was re-built in 1930s, but original inn dates back several centuries. Pleasant 'rural' feel to building.

Streatham High Road (cont.)

Nos.426-450 Parade of shops incorporated into a four-storeyed terrace made of brick with fancy brick and stone decoration. No.426 (Barclays Bank) has recently been cleaned and shows how they may be restored to their former appearance. Postcards from the turn of the century show a cast iron and glass canopy extending the length of the parade. A date of 1890 is carved on the terrace.

Immanuel Church This ragstone church is a c.1870 enlargement of an earlier structure dating from the first half of the 19th century. It has many fine features of which the tower has become a familiar landmark. The structure has become unsafe, and the authorities have been obliged to sell part of the site for redevelopment, which will result in the nave being demolished but the tower being retained. The loss of the main structure is regrettable, but it will mean that the church will continue to function and the landmark saved.

Church Hall The modern church hall will become the centre of worship under the new arrangement.

Cow Polymers Ltd This factory is on the brink of closing and the site redeveloped. The buildings inside represent a mish-mash, mostly of little architectural merit. However, the factory as a whole is historically interesting, with some elements dating 1820, making it one of the oldest factories still in operation. The complex also contains a former school building ascribed to G.G.Scott.

Beehive Coffee Tavern At the entrance to the factory is the Beehive Assembly Rooms and Coffee Tavern. This was commissioned of Ernest George by P.B.Cow in 1878 as a means of providing his workers with an alternative to the alcoholic attractions of the "Pied Bull". The Streatham Society prepared a report on this building which resulted in its being listed.

"The Pied Bull" This is a 19th century inn, whose full history has yet to be elicited. It is a modest building, although it has some attractive advertising tiles on its exterior.

APPENDIX B

Analysis of replies to questionnaire regarding proposed Conservation Area

Approximately 100 questionnaires were distributed, and 25 responses were received, 11 from Streatham Common South Side and 14 from Streatham Common North Side.

Only 1 respondent was not in favour of the area becoming a Conservation Area.

Features respondents wish to be retained are

Existing period houses around Common	(8 responses)
Open aspect of the Common	(8 responses)
All existing features of the Common	(7 responses)
Rookery and gardens	(4 responses)
Trees	(4 responses)
Rough area at top end	(4 responses)
Horse-ride	(2 responses)
Existing high standard of Common maintenance	(1 response)
Original windows to houses facing the Common	(1 response)

It is interesting to note that high on the list of most popular features are the the existing period buildings facing the Common and the open aspect of the Common. These two preferences are complementary in that the existing buildings are with but very few exceptions both low-rise and of some age.

Features respondents would like to see improved are

Reduction in traffic speed and parking	(5 responses)
Reduction in traffic	(5 responses)
Paddling pool near Rookery	(4 responses)
Reduction in dog fouling	(2 responses)
More trees	(2 responses)
Less damage to Common by visiting fairs etc.	(2 responses)
Reinstatement of grass verges to pavements where possible	(1 response)
More litter bins to reduce litter in Common	(1 response)
Greater tranquility	(1 response)
Better maintenance of some houses and gardens facing Common	(1 response)
Better street lighting	(1 response)
Greenhouses of White House to be restored	(1 response)

This scattered response indicate a fairly general acceptance of the Common as it is, provided the traffic density can be reduced. Opening the paddling pool recently refurbished near the Rookery also ranks highly.

House dates range from mid 1700's to mid 1960's, with a preponderance from the turn of the century to the mid 30's. Many houses from this era contain original wall panelling, fireplaces, staircases, stained glass windows and decorative ceilings. Most respondents are unaware of the names of the architect or builder.

Garden trees are plentiful and include oak and evergreen oak, copper beech, fruit trees of various types including mulberry, pink may, tamarisk, pine, yew, lime, chestnut, bay, holly and acacia.

The features of the Common itself most admired are

Open aspect	(11 responses)
Trees	(8 responses)
Rookery garden	(8 responses)
'Wild' area	(4 responses)
The slope	(3 responses)
View from top	(2 responses)
Roof lines surrounding Common	(1 response)

Use of the Common and Rookery is obviously very frequent, and many respondents report daily visits.

Wildlife observed by almost all respondents include foxes, squirrels and many varieties of birds.

General comments centre around the desirability of retaining existing features of the Common including its spaciousness and its surrounding low-rise, low density buildings of character. Several respondents make the point that the Common is well-used not only by those living around it but also by visitors from more dense areas, and its feeling of open space is enjoyed by all.