

00

Planning & Development Committee
Monday, 15th December, 1975

P & D 116/75-76

Health & Consumer Services Committee
Thursday, 18th December, 1975

H & CS108/75-76

Housing Committee
Monday, 5th January, 1976

H 146/75-76

Public Services Committee
Tuesday, 6th January, 1976

PS 52(i)/75-76

PROPOSED CONSERVATION AREA No. 21: ROUPELL STREET (Bishops Ward)

Community Plan Ref: 1.4.1.1., page 41 - Conservation Areas

The following report is submitted by the Chief Executive and Board of Directors:-

Introduction

1. Vauxhall Society's proposals: On the 6th November 1973, the Vauxhall Society submitted to this Council a proposal for the declaration of a Waterloo Conservation Area as illustrated on displayed plan reference No. UD/CON/189. This proposal included virtually the whole area between Stamford Street, the Borough boundary with Southwark, Waterloo Station (Eastern) and Waterloo Road, with the exception of the Peabody Estate.

2. General Interest of The Area: This proposed area contains three features of particular interest:-

- (i) St John's Church, Waterloo Road: A grade B listed building but not subject to listed Building Control whilst in use for Religious Worship;
- (ii) The Lambeth Estate, a homogenous and well-preserved area of small terraced housing. This is the subject of the accompanying report and proposals;
- (iii) Two late Regency terraces fronting Stamford Street: at present being rehabilitated by the Greater London Council and expected to be upgraded to Grade II Listed Buildings in the near future.

The remainder of the area, however, consists of a varied mixture of 19th Century and modern development mostly of mediocre quality.

3. Greater London Development Plan: Appendix B of the Report of Studies notes that the Lambeth Estate, together with St John's Waterloo Road, is an area of "Architectural and Historic interest".

4. Waterloo Area Draft Planning Strategy: In the progress report submitted to the Planning and Development Committee on the 12th March 1974, the Roupell Street Area was described as an area under detailed investigation. No firm proposals have yet been formulated.

5. Planning Proposals

(i) New St Patrick's Roman Catholic Primary School, Theed Street: The ILEA proposed to build a replacement for the existing School in Cornwall Road on a site comprising the industrial premises at 10-13 Theed Street and the land behind the south-side of Aquinas Street. The Council considers that this proposal is undesirable on a number of grounds, in particular the loss of industrial employment and of the opportunity to produce a link to the river via Coin Street.

(ii) Rehabilitation of 63-91 and 95-123 (odd) Stamford Street: In a Greater London Council progress report on the South Bank Comprehensive Development Area, it has stated that rehabilitation work would begin on these terraces in 1974, both of which are owned by the Greater London Council. This work is now in progress.

(iii) Roupell Street potential General Improvement Area: This proposal was first put forward in 1971, for possible inclusion in the priority list of General Improvement Areas, but was withdrawn in November 1972, as a result of uncertainty concerning the area future.

Recommended Conservation Area Boundary

6. According to Ministry of Housing and Local Government Circular 53/67 the definition of a Conservation Area is "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance it is the character of areas, rather than individual buildings, that the Act seeks to preserve". In view of the inconsistent quality of much of the area suggested by the Vauxhall Society, it is recommended that Conservation Area status be confined to the core area of the Lambeth Estate, as illustrated on displayed plan ref. No. UD/CON/190.

The Lambeth Estate

7. The Lambeth Estate was developed between 1820 and the mid 1840's by John Palmer Roupell, a gold refiner. Prior to this time, the area was developed under and according to the Survey of London was known as Wild Marsh. Whilst Roupell Street was partly built by 1831, a Tithe Commissioners Map of 1841 shows Whittlesey Street under construction and Roupell Street completed.

8. An enthusiastic endorsement of the quality of the townscape of the area is provided by Ian Nairn, in 'Nairn's London' as follows: "Here is true architectural purity nothing but yellow London Brick and unselfconscious self respect. Whittlesey Street is two-storeys made into three with a blind attic window concealing a monopitch roof or pantitles Roupell Street, answers with a wavy parapet: the gables transverse, not along the street. On one level there is no finer architectural effect in London".

9. Following representations by the Vauxhall Society and the Lambeth Estate Residents Association this Council has brought to the attention of the Department of the Environment the following properties for listing:-

Theed Street	Nos 1-9 (inclusive)
Roupell Street	Nos 1-73 (inclusive)
Whittlesey Street	Nos 5-23 (odd), No.37 and 2-30 (even).

The Department of the Environment have now listed 1-24 and 43-61 (inclusive) Roupell Street and a decision is awaited from the Department on the other properties.

10. The detailed features of the buildings were described in the report (A Development Control Policy for residential extensions) submitted to the Committee on the 22nd September, 1975, and can also be appreciated with the assistance of the displayed photoboards. The small amount of infilling necessitated by bomb damage has been mainly sympathetic in design.

Implications of the Conservation Area Proposal

11. A major area of concern, to both this Council and the Lambeth Estate Residents Association, is the retention of the existing social mix and the prevention of a 'gentrification' process occurring. The area is at present approximately 25% owner-occupied, with the remainder tenanted generally under controlled agreements. The freeholds appear to be mainly in the ownership of one major property company which is placing the dwellings on the open market as tenants move away or die. Whilst there has been no evidence of harassment there have been some complaints of lack of maintenance and it is perhaps appropriate for the Council to investigate means by which tenants can continue to live in the area in satisfactory housing conditions.

12. Conservation Area status now provides protection from demolition but does not offer any control over the individual owner/occupiers 'Permitted Development' rights under the General Development Order 1973. In order to strengthen the implementation of the Development Control Policy reported to Committee in September it is suggested that residents organisations be approached to discuss the need for an Article 4 Direction to acquire planning control over classes of permitted development.

13. Under Section 277 of the Town and Country Planning Act 1971 before the Council can designate a Conservation Area it must consult with the Greater London Council. Following these consultations and others with the residents, local amenity societies and interested parties, a further report will be submitted in due course containing the results of these consultations.

Planning and Development Committee

RECOMMENDATIONS: (1) That the designation of the area shown on displayed plan reference No. UD/CON/190, as Conservation Area No.21 (Roupell Street), be approved in principle as a basis for consultation with the Greater London Council and other appropriate groups or individuals concerned, and the results reported back in due course.

(2) That residents associations be consulted on the need for additional planning control by means of an Article 4 Direction.

For decision

Health and Consumer Services Committee

Public Services Committee

Housing Committee

For information
