

DIRECTORATES CONSULTED: DCEPSCATEGORY BTITLE: LAMBETH PALACE CONSERVATION AREA : PROPOSED EXTENSIONCOMMUNITY PLAN REF:

The following report is submitted by the Director of Development; it is a re-submission of a previous report (P & D Committee meeting, 15th December, 1975), which was deferred pending submission of the Conservation Area Topic Paper and review of Conservation Area Policy.

The Conservation Topic Paper has been submitted and the report on the Lambeth Palace Conservation Area has been modified where necessary to bring factual information up to date. A major planning proposal requiring an office development permit has been the subject of discussions, including a member level meeting. The proposal would have a major impact on the area. Designation of the extension to the Conservation Area would strengthen the Councils powers of control in this extremely sensitive area.

1. INTRODUCTION

"Lambeth Palace was first designated as Conservation Area No.10 under the Civic Amenities Act 1967, in July 1967, covering the area of the main complex of the Palace Buildings and its present gardens.

2. In February 1969 the Council approved an extension of the Conservation Area to include the part of the Embankment in front of the Palace.
3. In March 1974, the Secretary of State for the Environment designated the Conservation Area as being of outstanding importance, thus making it eligible for grants which can be made under Section 10 of the Town and Country Planning Act (Amendment) Act 1972 for schemes of enhancement including the repairs of buildings in outstanding Conservation Areas.
4. The Officers feel that most of the buildings and their setting between the present Conservation Area and the railway, although newer and, perhaps, less important than those within the existing Conservation Area, form a natural continuation of the history and the architecture of the Palace and its environs. Also the Archbishop's Park is historically part of the Palace Gardens and it forms an important part of the overall architecture and the original landscape of the complex.

REF: CC/EA/RRJ

DATE: 22nd November, 1976.

PLAN NOS. REQ'D. FOR COMMITTEE	
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5. This report considered the architectural and historic merits of the proposed extension.

Description of the area

6. The proposed extension is bounded by the eastern boundary of the present Conservation Area, Lambeth Road, the railway, the north-eastern side of the Archbishop Temple's School Site, and the boundaries of the northern part of the Park, as shown on the displayed Plan Ref. No. UD/CON/113/E.
7. Included in the proposed Conservation Area extension are seven houses, which are in good condition. The non-residential buildings are neglected to various degrees, but their structural condition appears to be reasonably sound.

Historical significance

8. The age of the buildings range from the very early 19th to the early 20th Century. The original function of most of them seems to have been closely related to the activities of the Palace. The proposed additional area has accommodated, in different periods, some of the residential, educational and recreational needs of the Palace, and therefore it is considered as a natural historical complement to the existing Conservation Area.

Architectural Importance

9. The proposed area contains a wide variety of architectural styles ranging from late Georgian residential to Gothic-type small educational buildings of the beginning of this century. A brief description of each of the buildings is as follows:-

- (1) Lambeth Road No. 202. Four storey narrow building of interesting proportions, built to accommodate a school, in 1904. Red-brick with stone finishes and decoration. First, second and third floors elevated on two large open arches spanning across the whole width and depth of the building, with stone cornice and elaborate key stone; in effect the ground floor forms a semi-open space connecting front and back gardens. Interesting non-symmetric arrangement of windows on first floor. Gable-ended high pitched roof with stone bands and twin decorative columns to gables. This building marks the end of the adjacent Georgian terrace (204-212), by being of different style, colour and height. Therefore, in addition to its own architectural merits, it is also of considerable group-value. Proposed for listing.

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- (ii) Lambeth Road Nos. 204-212. A late 18th or early 19th Century terrace of three storey, two window-wide houses of amber brick, with gauged flat arches to recessed windows. Arched recessed doorways with stucco reveals. No.210 with mansard roof and square dormer window. All five properties have been brought to the attention of the Department of the Environment by L.B.L. and Vauxhall Society for Statutory Listing, together with No.202 and "The Rectory", this terrace forms a very attractive self-defined group. Listable, Grade II.
- (iii) "The Rectory": Late 18th Century residential building, originally of three storeys and semi-basement. Although considerably altered by additions and repairs (east wing was added in 1829 and the whole building was severely damaged during the Second World War), it retains much of its original character and quality. This building marks the end of the adjacent terrace and therefore it is of considerable group-value. Recommended by LBL and Vauxhall Society for listing.
- (iv) Lambeth Road No.216: 2 storey residential building. Free layout brick walls, high pitched roof with tiled gables. Upright wide framed casement windows.
- (v) Lambeth Road No.218: (Archbishop Davidson's Institute)
Late 18th or early 19th Century three storey five window-wide yellow brick educational building.
- (vi) Lambeth Road, Archbishop Taits Infant School: Small educational building of vernacular style, irregular form, long and low built in 1880. Red brick with terra-cotta dressings and sloped buttress bay divisions. Very high pitched roof with two tall dormers which embrace chimneys. Connected to No.220 through lower west section. Listed Grade II September 1975.
- (vii) Lambeth Road, Sites of No. 198/200: Any development on these vacant sites will be of considerable visual importance to the rest of the building and the whole of the Conservation Area. Therefore, it is considered important to include these sites in the proposed extension in order to protect the Conservation Area from possible unsuitable development.

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- (viii) Archbishop Temple's Secondary Central School: Late 19th or early 20th Century educational building. Irregular plan with main body and wings, one and two-storey high. Pitched roof with flat gables. Well proportioned large windows. Interesting "free" layout.
- (ix) Archbishop's Park: The Park was part of the Palace Gardens at least till the end of the 19th Century. Apart from this historic reason, it has been included in the proposed extension for its visual importance to the adjacent buildings as well as to the existing Conservation Area, and it has an entry from Lambeth Road through the proposed extension area.

10. CONCLUSIONS

- 10.1 All the buildings within the proposed extension boundary as well as the Archbishop's Park are historically important as later parts of the Palace Development.
- 10.2 All the buildings are of considerable architectural value, either individually or as parts of a group, or both.
- 10.3 Before reaching any decision on designating the area as a Conservation Area the Council is required to consult the Greater London Council on the proposals. Informal consultation indicates that the extension would be agreeable to the G.L.C. and the DOE.

Planning and Development Committee

RECOMMENDATIONS: (1) That the designation of the proposed extension to the Lambeth Palace Conservation Area No.10 on the displayed Plan Ref. UD/CON/113E, be approved in principle, as a basis for consultation with the Greater London Council.

(2) That the Director of Administration and Legal Services be authorised to carry out the necessary action to effect the above.

For decision.