

1. The Borough Architect and Town Planning Officer reports that the Committee, at its meeting on 14th October, 1968, considered a report on this proposed Conservation Area and authorised consultation with the Greater London Council and the London Borough of Wandsworth as prescribed under Section 1(B) of the Act, the Borough Architect and Town Planning Officer to report back to the Committee for approval of the designation of this area.

2. The Greater London Council was approached and replied on 28th March, 1969, as follows:-

"The appropriate Committee of the Council have considered the Borough Council's proposal to designate a Conservation Area in the Garrads Road area. I am directed to inform you that they do not agree that the area is one of special architectural or historic interest and would not support such a designation. They realise that the Council cannot prevent such a designation being made, but they hope that the Borough Council will first reconsider the matter."

3. The London Borough of Wandsworth offers no comments.

4. The Borough Architect and Town Planning Officer however does not agree with the view of the G.L.C. and feels that this area is a unique example of Edwardian and later detached houses in the Borough, and that it therefore should be protected.

5. The area proposed is shown on displayed drawing UD/COM/119, and accompanying photographs show the character.

6. This area, of mainly detached houses, represents the end of an era of the building of substantial town houses in large gardens of the Edwardian period. They are particularly vulnerable to redevelopment and are being threatened now. It is possible to intensify the use of dwelling space without destroying the atmosphere, as has been proved in the Council's own development at 'Saxoncroft' and 'Ulvik' and 'Kilnwick'. The designation of this area would permit of a more intensive use of dwelling space whilst at the same time preserving this unique reminder of the Edwardian period in the Borough.

7. The following fuller description of this area is submitted:-

Tooting Bee Common was formerly a monastic possession until the Dissolution. In 1375, it was purchased by the Metropolitan Board of Works and laid out as a Common. In 1862 the railway between Balham and Streatham Common was opened by the London Brighton & South Coast Railway Co.

The only building of any great age is the original portion of Saxoncroft, this was formerly The Grove, a private house and was built about 1870-1880. It was considerably altered in the 1950's. The Bishop of Southwark's house (photographs Nos. 10 & 11) - No. 38 Tooting Bee Gardens - was built about 1905, and Carn Brae (photograph No. 5) appears to have been designed by the same Architect having similar chimneys and eaves details.

The remaining houses in Garrads Road were all built between the turn of the Century and the First World War, with the exception of the middle portion which was built between 1935 and 1940. 'Mindaroo' (photographs Nos. 5 & 6) is a good example of a 'Voysey' style design, with an interesting massing of long sloping roofs, gables and chimneys and rough cast walls. No. 45 Tooting Bec Gardens (photograph No. 12) is of red brick and tiled hung in the manner derived from the later 'Arts & Crafts' movement.

The houses in The Spinney and Nos. 233-243 Bedford Hill (photographs Nos. 1 & 2) were built by Messrs. Wates immediately before the Second World War.

8. Similar policies should be pursued for the Garrads Road Conservation Area to those agreed by the Committee on 20th June, 1968, for the ten Conservation Areas originally designated in Lambeth. These policies cover the restriction of 'permitted development' and detailed policies for the preservation of trees, the review of historic buildings listing, traffic management, rehabilitation and detailed planning in relation to the area as a whole.

9. It is therefore recommended that:-

- (i) (a) The Garrads Road Conservation Area be designated as prescribed in Section 1(1) of the Civic Amenities Act, 1967.
- (b) The Minister of Housing and Local Government be informed accordingly.
- (c) A notice of the area be published in accordance with Section 1(4) of the Act.
- (ii) (a) The Council in pursuance of powers conferred upon it by Article 4(1) (a) of the Town and Country Planning General Development Order 1963, direct that the permission granted by paragraph (1) of Article 3 of the said Order shall not apply to development of the descriptions as set out in Classes I(1), II(1) and (2), XIII(1) and (2) and XIV of Schedule I of the said Order within the Garrads Road Conservation Area.
- (b) The Direction be submitted to the Minister for his approval.
- (c) Notice of the Direction be published in the London Gazette and one issue of the local newspaper for the area.
- (iii) This report be referred to the Highways and Works Committee.

1. The Director of Development reports that the Committee, at its meeting on the 9th June, 1969, considered a report on this proposed conservation area and authorised the officers to consult with the Greater London Council as prescribed in Section I(B) of the Act and to report back to the Committee for approval of the designation of the area.

2. The Greater London Council was approached and replied that it "welcomes the Borough Council's proposal and considers that the designation should be advertised now that the statutory consultation has been completed."

3. The area proposed is shown on drawing No. UD/CON/119 and supporting photographs.

4. It is considered that similar policies to those approved by the Committee for the conservation areas already designated in Lambeth should be pursued for the Brixton Water Lane Conservation Area. These policies cover the restriction of "permitted development", and detail policies for the preservation of trees, the review of the historic building list, traffic management, rehabilitation and detailed planning in relation to the area as a whole.

5. It is therefore recommended that:-

- (i) (a) The Brixton Water Lane Conservation Area be designated as prescribed in Section 1(1) of the Civic Amenities Act 1967.
- (b) The Minister of Housing and Local Government be informed accordingly.
- (c) A notice of the area be published in accordance with Section 1(4) of the Act.
- (ii) (a) The Council in pursuance of powers conferred upon it by Article 4(1)(a) of the Town and Country Planning General Development Order 1963, direct that the permission granted by paragraph (1) of Article 3 of the said Order shall not apply to development of the descriptions as set out in classes I (1), II (1) and (2), XIII (1) and (2) and XIV of Schedule 1 of the said Order within the Brixton Water Lane Conservation Area.
- (b) The Direction be submitted to the Minister of Housing and Local Government for his approval.
- (c) Notice of the Direction be published in the London Gazette, and one issue of the local newspaper for the area.
- (iii) This report be referred to the Highways and Works Committee.