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PROPOSED CONSERVATION AREA : ELDERWOOD (Knights Hill Ward)

Community Plan Ref: 1.3.1.0.

1. The Director of Development considers that Elderwood Old People's Welfare Home, Maudsley Cottages, St. Luke's Primary School and a length of wall and ornamental railings linking the several buildings referred to above along Elder Road should be designated a Conservation Area as shown on Plan No. UD/CON/178.

2. Maudsley Cottages are not mentioned in the Survey of London. They are difficult to date precisely. They cannot be identified in the 1851 Census and can only be identified as "Blakes Cottages" in the 1861 Census. The cottages are identifiable on Stanford's map of 1864. Park Tavern in the midst of the terrace was rebuilt in the 1920s.

3. Their only known historical interest is a reference in J.B. Wilson's 'Story of Norwood' to the fact that Mr. Peapell, well known in Norwood as a postman lived in one of them. Their architectural interest is demonstrated by the displayed photos. They contribute in group value to the area as a whole and provide an excellent village scalefoil to the larger buildings.

4. There are three other buildings in the proposed Conservation Area. Elderwood, the London Borough of Southwark's Old People's Welfare Home is the descendant of the House of Industry for the infant poor which the Lambeth Vestry established there in 1810. The original building was enlarged in 1824 and 1828. The date of the building now known as Elderwood is uncertain. The local historian J.B. Wilson asserts that Elderwood is the original Workhouse. The official survey of London says that Elderwood is a new school-house built in 1849-50.

In either case, the building is suitable for protection by inclusion in the statutory list of buildings of architectural or historic interest. Apart from architectural interest the Department of the Environment's published criteria for listing specifically mentioned schools and almshouses illustrative of social history.

5. The second remaining building is an Outdoor Relief Station designed by Sidney Smith - the architect of the Tate Gallery - in 1887 for the Lambeth Board of Guardians. The survey of London states that this is the only one of their buildings worthy of note. As such it could be recommended for listing.

6. At the northern extremity of the proposed Conservation Area is St. Luke's Church of England Primary School. The earliest part of the school was erected in 1825, at the same time as the associated St. Luke's Church. This was demolished after a fire, circa 1900. In 1850 an adjacent peice of land was acquired and an infant's school built. This is the earliest remaining portion of the building and is a single-storey building of three bays.

7. In April 1971, the Council granted outline planning permission for the rebuilding of St. Luke's school and detailed permission for the construction of stage one of the school, to be used in conjunction with the existing buildings.

8. It was originally proposed in the later stages of rebuilding the school that the existing buildings were to be demolished and used as a playground. However, the 1850 building only very slightly affects the area of the proposed playground and was threatened more by a LCC widening line for Elder Road.

9. In February 1971, the school's architect wrote confirming that the oldest part of the existing buildings will be retained until such time as demolition may be necessitated by the road widening scheme. In fact the road is the responsibility of this borough and there are no proposals for widening this section of the road. The GLC's officers have indicated that the former widening line may be disregarded so far as they are concerned. There is, therefore, no reason to demolish any of the building on account of road widening.

10. Connecting St. Luke's school with the rest of the proposed Conservation Area is a boundary, partly of brick walling and partly of iron railing, of a fine architectural quality, which is being retained and repaired where it forms the frontage of the Council's Woodvale Housing Development.

11. The 1971 Town & Country Planning Act defines a Conservation Area as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Individually interesting buildings are normally protected by inclusion in the statutory lists, or in case of threat, by a Building Preservation Notice. Within Conservation Areas interesting buildings can be protected by a Section 8 Direction under the 1972 Town & Country Planning (Amendment) Act after approval by the Secretary of State for the Environment.

RECOMMENDATIONS: 1. That, subject to the observations of the Greater London Council, the Council be recommended to designate under Section 277 of the Town & Country Planning Act 1971 the area shown on plan no. UD/CON/178 as the Elderwood Conservation Area and the Secretary of State for the Environment be informed accordingly.

2. That following designation the Council be recommended to make a direction under Section 8(2) of the Town & Country Planning (Amendment) Act 1972 to control the demolition of the buildings in the proposed Elderwood Conservation Area indicated on plan no. UD/CON/179 and described on the appended Schedule and submit this to the Secretary of State for the Environment for approval.

3. That the Director of Administration and ~~Legal Services be authorised to take all necessary~~ action in respect of the foregoing.

For decision.

TOWN AND COUNTRY PLANNING (AMENDMENT) ACT 1972 SECTION 8  
DIRECTION TO CONTROL DEMOLITION

ELDERWOOD CONSERVATION AREA  
SCHEDULE OF PROPERTIES

ELDER ROAD, LONDON, SE27

<u>No.</u>	<u>Description</u>
	St. Luke's Church of England Primary School
	Dates variously from 1850 and 1908. The 1850 section is single storey, three bays wide, one bay deep. Elevation to Elder Road has rusticated segmental arches and piers in stucco, surmounted by a stucco cornice and parapet, the central portion of which is raised and panelled to contain the name Norwood Infant School. The panels within the rusticated segmental arches are of brown brick, pierced by segmental-headed windows with bracketed stone sills. The 1908 section of the building is single storey, of brick, with rusticated stucco quoins, with a cartouche above the central window of gable end. Small belfrey on roof.
36.	Plain two storey, stock brick terrace house, two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.
38.	Plain two storey stock brick terrace house two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.
40.	Plain two storey stock brick terrace house two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.
42.	Plain two storey stock brick terrace house two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.
44.	Plain two storey terrace house two bays wide. Facade rendered. Circa 1855.
46.	Plain two storey stock brick terrace house two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.
48.	Plain two storey stock brick terrace house two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.
50.	Plain two storey stock brick terrace house two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.

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52.	Plain two storey stock brick terrace house two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.
54 & 56	"Park Tavern" public house. Built in 1920's in eclectic historical style. Rendered facade two storeys high plus dormers. Three bays wide, central bay projecting on three quarter columns with canopy over entrance, oriel window and round window in gable end. Hipped roof.
58.	Plain two storey stock brick terrace house two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.
60.	Plain two storey stock brick terrace house two bays wide. Ground floor stucco. String course between storeys. Stucco cornice and brick parapet. Circa 1855.
62a.	Outdoor Relief Station designed by Sidney Smith in 1887 for the Lambeth Board of Guardians. Red brick one and two storeys high. Flat-headed windows surmounted by ornamental plasterwork in segmental or semi-circular brick arches with stone keystone. One bay with steep pitched gable-end with bands of stone; one bay with segmental pediment with carved tympanum. Single storey entrance porch with balustraded surround and angels head over entrance.
62 (Elderwood)	Comprises several long ranges of two storey stock brick facing Elder Road. Built variously 1810, 1824, 1828. Main entrance in centre of a three bay section has semi-circular porch on doric columns and dentilled cornice. This main section has a string course between the storeys and quoins. Northern range has arched opening for vehicle access.