

Proposed Conservation Area No.-27 - Loughborough Park (Herne Hill Ward)

Lambeth Policies and Programmes Ref: (1980 Edition) Vol. 1
Section 1.4.1.1 page 52 (Conservation Areas).

The following report is submitted by the Director of Town-planning,

SUMMARY

This report recommends that the Loughborough Park area be designated as Conservation Area No. 27. The proposed designation is of the area which was identified under the criteria expressed in the "*Strategy for the designation of new Conservation Areas*", proposal number 2(c)(xi), which was accepted by committee in September 1979.

The proposed conservation area includes Shakespeare Road, the east side of Moorland Road as well as Loughborough Park itself, and also the associated area fronting on to Coldharbour Lane.

RECOMMENDATIONS

- 1) That the area outlined on Plan No. TID/CON/214A be designated as Conservation Area No. 27 (Loughborough Park) under Section 277(l) of the Town and Country Planning Act 1971.
- 2) That the Director of Administration and 'Legal Services be authorised to advertise the above designation and to notify the Secretary of State in accordance with the provisions of sections 277(6) and (7) of the Town and Country Planning Act 1971.

For decision

1.0 Policy considerations

The designation of conservation areas is referred to in the Lambeth Policies and Programmes (1980) Vol. 1 ref: 1.1.1,1 and the proposed conservation area was identified in the report on the 'Strategy for Designation of New Conservation Areas' approved by committee in September 1979-

2.0 Financial and Staffing Considerations

There are no financial or staffing implications associated with this proposal.

3.0 Legal considerations

Section 277(l) of the Town and Country Planning Act 1971 (as amended by the Town and Country Amenities Act 1974) states that:-

'Every local planning authority shall from time to time" determine which part of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate such areas as 'conservation areas'.

Subsections (6), (7) and (9) refer to the provisions for notifying the Secretary of State, advertising and registering the designation of such areas respectively.

Under the provisions of the Local Government, Planning and Land Act 1980, subsection (5) of the 1971

Act ceases to have effect and accordingly London Boroughs are required to consult the Greater London Council formally prior to designation.

4.0 The proposed Conservation Area

a) The area originally formed part of the southern portion of the Lambeth Wick Estate, which just before its development in the early 19th century was land used chiefly for pasture and market gardening. Coldharbour Lane was the only road running east-west across this part of the estate.

The layout and development of Loughborough Park dates from about 1844 when Lady Holland began to grant building leases, and thereafter until 1857.

In view of his own and father's connection with the estate, it is probable that Henry Currey designed Loughborough Park; he was also the architect for St. Thomas's Medical School,

Loughborough Park is an attractive and well-planned development consisting of single and paired houses with spacious front gardens lining a wide roadway that leads south from Coldharbour Lane, each side then expanding into a convex sweep to meet another similar roadway running from the south-west to the north-east. There was an enclosed garden in the triangle thus formed, this is now an amenity open space fronting on to Loughborough Park.

b) Description of properties

Loughborough Park

The houses on the east side of Loughborough Park are all two storeys high over semi-basements. Nos. 15 — 45 were built in pairs or small groups in London stocks, most of the windows have stucco architraves with simple Classical detailing. Nos. 47 - 75 form a shallow crescent of detached villas again with classical treatment to window surrounds and with cast iron ornamental guards to the ground floor windows. These houses also have centrally located Doric portico to the front entrances.

The houses on the west side are mostly small villas, built in pairs, two storeys high. The fronts are of grey brick and dressed with stucco, generally of Regency Italianate detail. The paired villas have windows with pediments, friezes and console bracketed cornices, also the houses are adorned by tall stuccoed parapet.

Moorland Road

Nos. 1-25 Moorland Road (formerly 52 - 70 Loughborough Park) form a group of large detached villas with two storeys, attic and basement. The fronts are fully stuccoed, with cill bands at ground and first floor and moulded architraves to the windows, including window guards, The central entrances have portico porches with square columns and modillion cornices.

Coldharbour Lane

Nos. 251 — 287 are a mixture of early - mid 19th Century stock brick houses, "built either in pairs or short terraces. Most are two storeys high with attic and basement, with various stucco detailing to window architraves and porches. An interesting feature to the entrances of some houses is the swept lead hood with anthemion patterned cast iron supports.

Nos. 289 - 299 are two pairs of two storey houses with Gothic detailing. "The fronts are" stuccoed with shallow gabled porches and small bay windows.

On the north side of Coldharbour Lane Nos. 296 - 520 form a terrace of more modest houses built just after Loughborough Park. They are each two storeys high with basement and attic in a steep mansard. The ground floor windows and doors have simple console-bracketed cornices and stucco architraves.

Nos. 284 - 294 are larger three storey terraced houses of a similar period.

The development on the north side is completed by the imposing late 19th Century block which is built on the very narrow site against the railway.

Shakespeare Road

The late 19th Century, 2 storey terraced housing on Shakespeare Road immediately abuts Loughborough Park. Their inclusion in the Conservation Area would ensure that redevelopment of the vacant sites in the road would be carried out in a way which would enhance and not detract from the character of Loughborough Park.

Recently, until 1976 the whole area was blighted by the proposed Motorway Box, and the Council, at the time, initiated a rehabilitation scheme and improvements to the properties in Loughborough Park which undoubtedly prevented the blighting of the area by the massive scale of the urban motorway proposals then envisaged but later dropped from the GIDP.

Despite pressures which have threatened the area it has survived substantially intact and the high architectural quality of the early - mid 19th Century buildings has already been recognised by the Department of the Environment as most of the buildings have been listed as being of architectural and historic interest.

In addition to this, the area has retained much of its original character and is a good example of an important phase of the development of the borough and therefore merits conservation area status.

5.0 Tenure

The proposed conservation area covers three enumeration districts with combined statistics as follows: -

Enumeration District 3054: 44, 45 and 3054: 49

Total Population	1102	
Households –		
Owner / occupiers	46	(12%)
Rented (unfurnished)	168	(45%)
Rented (furnished)	20	(5%)
Council	136	(36%)
Not stated	6	(2%)

The 1971 Census statistics cannot be considered to give a reliable indication of the nature of tenure as the data is ten years old and the size of the sample of each district is proportionally small. In particular, since 1971, the council have acquired all the properties in the original Loughborough park estate as well as sever others on adjoining roads.

6.0 Conclusion

The area outlined on plan No. UD/CON/214A is significant from each aspect, historical, architectural and town planning and is therefore recommended for designation in accordance with the councils approved strategy as Loughborough Park Conservation Area (No27).