

**CLAPHAM JOAD CONSERVATION AREA -(no.33) (LARKHALL WARD)**

Lambeth Policies and Programmes Ref.(1980 Edition) Vol. 1 Section 1.4.1.1.

VAUXHALL CONSERVATION AREA (NO. 32) (Princes and Oval Wards)

Lambeth Polices & Programmes Ref (1980 Edition) Vol 1. Section 1.4.11., page 52 (Conservation Areas)

The following report is submitted by the Director of Town Planning.

SUMMARY

This report recommends that a new conservation area be designated at Vauxhall.

RECOMMENDATIONS

- 1 That Committee approves the designation of the area shown on plan ref UD/CON/220 as the Vauxhall Conservation Area (no. 32) under Section 277 (i) of the Town and Country Planning Act 1971 a-s amended by Section 1 of the Town and Country Amenities Act 1974.
2. That the Director of Administrative and Legal Services be authorised to advertise the above designation and to notify the Secretary of State in accordance with the provision of sections 277(6) and (7) of the Town and Country Planning Act 1971 as amended by Section 1 of the Town and Country Amenities Act 1974.

For decision

1. Policy Considerations

In March 1981 the Town Planning Committee approved the Strategy for the designation of new Conservation Areas.

All of the area now proposed for designation as a Conservation Area was identified on the map which was approved with the report.

2. Financial, staffing, accommodation and race relations Considerations

There are no financial, staffing, accommodation or race relations considerations arising from this report.

3. 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 parts 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".

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

#### 4. The proposed Conservation Area

- 4.1 The proposed Conservation Area comprises Harleyford Road and the western end of Kennington Lane immediately to the east of Vauxhall Bridge.
- 4.2 Kennington Lane is one of the Borough's historic routes (a medieval lane). However, much of the area remained undeveloped until shortly after Vauxhall Bridge was opened in 1816.
- 4.3 Harleyford Road was constructed in 1816 as part of the Turnpike system which, with Harleyford Street and Camberwell New Road, gave access to the new bridge.
- 4.4 The area contains a number of listed buildings many of which are of exceptional quality. Much of the original fabric of the area remains, and although there are individual buildings and vacant sites which detract from the area their inclusion will help to insure that any new building will compliment the character of the Conservation Area.

It is also to be hoped that designation will encourage the improvement and maintenance of other properties and thus bring renewed vitality to the area.

- 4.5 It is anticipated that the Vauxhall Cross Amenity Trust (see separate report on this agenda) will be operating early in the new year. It is possible that this will be a source of finance for such improvements.
- 4.6 St Peter's (C of E) Church and School which are listed buildings, stand on the corner of Kensington Lane and St Oswald's Place. They were designed by John Loughborough Pearson and date from 1864. St Peter's is one of the earliest of his many churches. Both buildings are of stock brick with red brick and stone dressings.
- 4.7 No. 308 Kennington Lane which is now the vicarage to St Peter's is also listed and was built in the mid 18<sup>th</sup> Century as the residence for the manager of the original Vauxhall gardens. It was later extended by the addition of a Victorian gabled attic.
- 4.8 St Anne's RC Church in Kennington Lane was designed by F.A. Walters and was consecrated in 1911. The building, which is listed, is of dark red brick in the Early English Style with projecting buttresses giving added emphasis to the design.

St Anne's R.C. Primary School, stands to the rear of the church, fronting onto Harleyford Road. The buildings are primarily of three storeys, in dark red brick.

St Anne's House (no. 363) was designed by Soane's pupil J.M Gandy and is an excellent example of his master's distinctive style. The properties 365 and 367 are also listed buildings with no. 363, a fine early 19<sup>th</sup> century group of 3 storey houses.

- 4.9 Many of the properties in Harleyford Road were built between 1821 and 1831 and are mainly two and three storey stock brick constructions, typical of late Georgian speculative development. The majority of these are now listed.
- 4.10 St Mark's C of E School, which is a listed building stands at the corner of Harleyford Road and Kennington Oval. The school was opened in 1824/5 and comprises two single storey classrooms (one each for girls and boys) on either side and linked to two, two storey, school houses for the Headmaster and Headmistress. There are later additions at the rear.

The school was funded by the Trustees of the Kennington Subscription Schools for Poor male and Female Children and is one of the oldest church schools still being used in London.

- 4.11 No's 43-55 Harleyford Road which were recently rehabilitated by the Council are also listed. They form an interesting symmetrical composition of seven houses, each of two storeys with attic and basement, arranged with two houses on either side flanking the middle three under a pediment. The terrace is of stock brick with stucco to the basement and ground floor.
- 4.12 Nos. 60-64 (cons) Kennington Oval and 96-106 (even) Harleyford Road are not listed but comprise a very pleasant late Victorian terrace of two storey houses with attic and basement which turns the corner between Kennington Oval and Harleyford Road. The original balcony railings above the splayed ground floor bays remain and these together with the alternate round and arched attic dormers add particular interest to this group.
- 4.13 No's 322-348 Kennington lane form a pleasant late 19<sup>th</sup> Century three storey stock brick terrace with ground floor shop fronts, many of which are well preserved.

It was originally intended that this terrace be demolished as part of the phase IV extension to Spring Gardens POS. However, in 1978 these properties were given a fifteen year life and it is now thought that they should be excluded from the POS entirely. A separate report on the boundary of Phase IV is to be submitted to Committee in the near future.

It is considered that the terrace should be included in the Conservation Area and that with minor repairs and external redecoration they will make a worthwhile contribution to the character of the area.

## 5. Consultations

The DOE have recently inspected various areas of the borough with a view to selecting those most suitable for grant aid under Section 10 of the Town & Country Planning (Amendment) Act 1972.

The DOE Officers informally expressed the view that applications for grant aid for properties in the area would probably be considered favourable, if the area were designated.

## Tenure

Details on populations and tenure from the 1972 census are not included in this report. The Conservation Area straddles two large Enumeration Districts and for this reason overall figures would be misleading. In addition substantial demolitions, particularly in the Spring Gardens area, since the 1971 Census invalidate these statistics. However, of the 73 residential properties in Harleyford Road 51 are owned by Lambeth or GLC.

## 6. Designation

The Director of Town Planning is of the opinion that the area shown on drawing number UD/CON/220 should be designated as a Conservation Area and named Vauxhall (No.32).