

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

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

The following report is submitted by the Director of Town Planning

SUMMARY

This report recommends that a new conservation area be designated in Clapham Road.

RECOMMENDATIONS

- 1 That Committee approves the designation of the area shown on plan nD/CON/221 as the Clapham Road Conservation Area (no. 55) under Section 277 (i) of the Town and Country Planning Act 1971 as 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 (prefer to the provisions for notifying the Secretary of State, advertising and registering the designation of such areas respectively,

4. The proposed Conservation Area

The proposed Conservation Area includes the buildings on the east side of Clapham Road between Stirling Road and Landor Road, St. John's Church and the adjoining buildings, and some of the buildings in Atherfold Road.

The east side of Clapham Road is lined by houses on the late Georgian and Victorian periods. The earlier stock brick buildings are of a variety of sizes and styles, most of them are semi detached or are part of short terraces. Their simplicity of form and the careful detailing, particularly of the doors, their fan lights and architraves make these building good examples of late Georgian/early Victorian design. A number of these buildings have been listed.

The later buildings on this side of Clapham Road include a pair of terraces of late Victorian houses. These building, in dark red brick, are far more complicated in form, with a projecting ground floor with a splayed bay window over and a buttressed and pedimented dormer window. The corner buildings also have turrets.

On the opposite side of Clapham Road lies the church of St. John the Evangelist. This building is listed and it is considered to be one of the best buildings of its style in London, The vicarage is less impressive, but the adjoining building, Cad-ton Mansions is a grand and exuberant mixture of styles. The Council owns and is currently improving Carlton Mansions. The Council also owns numbers 555-559 and 579-598 Clapham Road. A scheme has been prepared for the rehabilitation of the later terrace but the project has been postponed because of the cuts in public expenditure.

To the east of Clapham Road lies Atherfold Road which includes some fine Edwardian houses. These paired houses are simple in form and the materials used, soft red brick and sandstone dressing, combine perfectly. SOLON Housing Association, owns many of the properties in this street.

5. Tenure

The proposed conservation area includes all of enumeration district 5053: 049 and parts of 5053: 048 and 038.

The statistics for these areas are as follows:

Enumeration District	5055:049	5055:048	5055:058
Total Population	166	420	410
H'holds - Owner occupied	10	259	111
Rented (furnished)	56	118	65
Rented (unfurnished)	175	191	593
Council	10	16	0

This information has been extracted from the 1971 Census and may give an unrealistic view of the tenure patterns in the area.

6. Designation

The Director of Town Planning is of the opinion that the area shown on drawing number UD/CON/221 should be designated as a Conservation Area and named Clapham Road (No.33).