

WATERLOO CONSERVATION AREA (NO. 34) (BISHOP'S WARD)

Lambeth Policies & Programmes: 1960, Vol.1, Section 1.4.1.1.

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

RECOMMENDATIONS

Town Planning Committee

(1) That committee approves the, designation of the area shown on Plan TJD/CON/222 as the Waterloo Conservation Area (No,54) under Section 277(l) of the Town & Country Planning Act 1971 as amended by Section 1 of the Town & Country Amenities Act 1974.

(2) That the Director of Administration & 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 & Country Planning Act 1971 a-s amended by Section 1 of the Town & Country Amenities Act 1974.

For decision

1. Policy Considerations

1.1 In March 1981 the Town Planning Committee approved the "Strategy for the designation of new Conservation Areas". The area described in this report was included in the Strategy and indicated on the map which accompanied that report.

2. Financial, Staffing, Accommodation & Race Relations Considerations

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

3. Legal Considerations

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

"Every Local Planning Authority shall, 'from time to time, determine which parts of their areas are areas of special architectural or historic interest, the character and 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. Location of the proposed Conservation Area

4.1 The proposed Waterloo Conservation Area lies to the north of Waterloo Station (eastern) and is bounded on the west by Waterloo Bridge Approach, to the east by the borough boundary and to the north by Stanford Street. The proposed Conservation Area is indicated on Plan UD/COM/222.

5. Historical Development of the proposed Conservation Area

5.1 This area was previously part of Kennington Manor which was known as Prince's Meadow, and whilst the river frontage to the north of Stamford Street was rapidly developed to accommodate the wharfs and bays. Prince's Meadow remained undeveloped until 1810, when an Act of Parliament enabled the Prince Regent to grant leases of the land. The current street pattern was essentially laid out at this time, although there have been recent modifications.

6. Characteristics of the -proposed Conservation Area

6.1 The area developed over a period of approximately 100 years and displays a variety of architectural styles and land uses; it is predominantly residential and commercial in character.

The area may be conveniently considered in three parts:-

Stanford Street
The Peabody Estate and Aquinas Street
The Waterloo Road frontage

Stanford Street:

6.1.2 The two sets of 4 storey terraces (NOS. 65-91 and 95-125) which were built ±n 1829-50 and recently rehabilitated by the GLC, are the most prominent feature of Stamford Street. They were built in stock brick and have a long first floor balcony on each block. Resting on the second floor are columns and pilasters which support an entablature and balustraded parapet. This is topped with ornamental vases. The doors and windows are detailed with stone dressings. These terraces were listed in January 1981.

6.1.3 The London Nautical School (No-61) marks the north-east corner of the proposed Conservation Area. Whilst the building is smaller in scale and splendour than the adjacent terraces in Stamford Street, it is an important building in itself. The square stock brick property was built in 1820 as a home for children. It was taken over by the London Printing School and then by the London Nautical School.

6.1.4 The W. H. Smith & Son Building (No-127) was built in 1915 and in a contemporary style, and consequently contrasts with the remainder of Stamford Street. The building is featured by the use of glass in the form of tall, impressive windows and flanked by two projecting bays.

6.2 The Peabody Estate and Aquinas Street

Both of these areas were originally constructed as housing for working class families but each area displays very different characteristics.

6.2.1 The Peabody Estate was originally a group of five storey blocks of flats built in London stock brick in 1875 and forms a massive and impressive environment. The estate is one of the earliest examples of the work of the Peabody Trust and occupies an important place in the history of public housing. Two of the blocks have recently been demolished and landscaped to provide amenity open space and play facilities for the estate,

6.2.2 Aquinas Street comprises two, two-storey red brick terraces, on the south side, linked by a central arch. These properties were built in 1911 by the Duchy of Cornwall and are listed buildings, The style and scale of the north side of the street is in sharp contrast, being large three-storey terraced houses with prominent splayed bays. A distinctive and very attractive feature of this terrace is the use of stone dressings to the window and door surrounds.

6.3 The Waterloo Road frontage

6.3.1 Waterloo Road is a very important routeway in the north of the borough and the buildings which

are situated on this road are an important part of the character of the area.

6.3.2 The Royal Waterloo Hospital, which was built in the late Nineteenth Century, as a children's hospital, is a red brick building which makes use of bays and gables on the Waterloo Road elevation to form a very impressive building. This building is also listed Grade II. Adjoining this building is the Waterloo Road frontage of Cornwall House which was constructed in 1912, using Portland stone. These two buildings are a very important element of the townscape of the Waterloo Bridge Approach and are included- in the proposed Conservation Area for this reason,

6.3.3 In addition to these buildings, St. John's Church with All Saints occupies an important position. The church is in a simple Greek revival style and has a massive pedimented. Doric portico with attached columns forming five bays. The church was built in 1825-4 as one of the four Waterloo churches in the borough and is listed.

7. The proposed Conservation Area is immediately adjacent to the Roupell Street Conservation Area which was designated in 1976. In view of the distinct character of the two areas it is considered appropriate to designate a new Conservation Area rather than extend Roupell Street Conservation Area to include the proposed area.

8. Tenure proposed

The—proposed Waterloo Conservation Area lies in Bishop's Ward and incorporates enumeration districts Nos. 31, 32, 33, and 34. The details of tenure given below are taken from the 1971 Census and cannot be considered an accurate Indication of the current position.

.3051		OWNER OCCUPIED	UN-FURNISHED	FURNISHED	GLC/LBL COUNCIL	OTHER	TOTAL
HOUSEHOLD	No	15	458	6	208	27	695
	%	2	65	1	50	4	100
PERSONS	No	29	1002	- 18	778	148	1976
	%	2	51	1	59	7	100

9. Designation

9.1 The Director of Town Planning is of the opinion that the area shown as "Proposed Conservation Area" on Plan UD/CON/222 should be designated as Conservation Area No, 54 (Waterloo).