

THE CHASE CONSERVATION AREA (NO. 35)

(CLAPHAM TOWN WARD)

Lambeth Policies and Programme: 1981 Vol. I, Section 1./1.1

The following report is submitted by the Director of Town Planning

RECOMMENDATIONS

Town Planning Committee

- (1) That Committee approved the designation of the area shown on Plan TTD/CON/223 as The Chase Conservation Area (NO. 7^A) under Section 277(i) of the Town and Country Planning Act, 1971, amended by Section 1 of the Town and Country Amenities Act, 1974.
- (2) That the Director of Administration and Legal Services "be authorise" 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 as amended by Section 1 of the Town and Country Amenities Act, 1974.

For Decision

1. Policy Considerations

- 1.1 In March, 1981, the Town Planning Committee approved the "Strategy for 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 and 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(i) 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 the 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) (?) and (9) refer to the provisions for notifying the Secretary of State, advertising and registering the designation of such areas respectively.

4. The Location of the Conservation Area.

- 4.1 The Chase extends Northwards from Clapham Common. The proposed Conservation Area comprises the buildings in this road between Hannington Road and the existing Clapham Conservation Area.

5. The Characteristics of the Proposed Conservation Area.

- 5.1 The Chase was originally a driveway from Wandsworth Road to Clapham Common North Side. The Bland Map of London drawn in 1849 shows The Chase joining the two roads, with only two or three buildings, The main development of The Chase took place during the mid-1870s. However, a variety of different architectural styles creates a diversity of character in the road
- 5.2 The Central part of the proposed Conservation Area consists of missive detached and semi-detached houses built in 1875 in grey stock "brick, with brick porches, bay windows and Dutch Gables. Each house has these basic similarities but there are slight, differences of treatment. The position of the Dutch Gable varies from the centre to the side; some have stucco dressing while others use hath stone or red brick for relieving arches.
- 5.3 Yarra Lodge, a curious 2 ½ storey house, was built in 1875 and is an interesting feature of this part of the road. The front elevation is a wide gable end with ornate bargeboards. The first window is in the peak of the gable, which has a fringed lead hood. There is a small coach house in a similar style to the left of the Lodge. -
- 5.4 The pattern of the development at the Southern end of the proposed Conservation Area consists of two red brick terraces on the Western side of the road. The terraces were built in 1885 in arts and crafts style. A distinctive feature of these houses are the timber porches which are elaborately detailed with leaded coloured glass in the doors and tops of all the windows.

In contrast, the houses on the Eastern side of the road are red. brick and mainly South Kensington classical.

- 5.5 The Northern end of the proposed Conservation Area has a large terrace built around 1875. There are four storeys and a basement with detailed projecting bays on the ground and first floor and round arched sash windows on the second and third floors.

Adjoining this terrace, is a pleasant and sympathetic new development.

- 6 The proposed Conservation Area is adjacent to the Clapham Conservation Area. The two areas are distinct in both *age* and character and. therefore it is considered appropriate to designate a new Conservation Area rather than extend the existing Clapham Conservation Area.

3059	Owner/ occupier	Private unfurnished	Private furnished	GLC/ LBL	Other	Total
Household No.	59	156	155	1	8	361
%	10.8	44.2	42.6	0.5	2,1	100
Persons No.	87	377	278	4	30	778
%	11.2	48.5	35.9	0.5	3.9	100

7. Designation

- 7.1 The Director of Town Planning is of the opinion, that the area shown as "Proposed Conservation Area" on Plan UD/CON/225 should be designated as Conservation Area No. 35 (The Chase).