

SOUTH LAMBETH ROAD CONSERVATION AREA (NO 37) (Stockwell Ward)

Lambeth Policies & Programmes 1980, Vol. I, Section 1.4-1.1 page 52. (Conservation Areas).
The following report is submitted by the Director of Town Planning.

RECOMMENDATIONS

(1) That the designation of the area shown on Plan UD/CON/226 as the South Lambeth Road Conservation Area (NO. 57) under Section 277(l) of the Town and Country Planning Act 1971» ^ amended by Section 1 of the Town and Country Amenities Act, 1974 be approved.

(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 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 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.

3.1 Legal Considerations

5,1 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) 3.r-d (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 proposed Conservation Area lies to the north of Stockwell Underground. Station and would link three existing areas, Lansdowne Gardens Conservation Area (NO.5), Albert Square Conservation Area (No.4) and Stockwell Park Conservation Area (NO.5)'

4.2 The proposed area exhibits a variety of styles that are good examples of this period of early urban development. Most of the buildings were built during the later part of the 19th Century and lie along two of the Borough's historic routes. South Lambeth Road and Clapham Road (formerly Merton Road).

4.5 Although most of the buildings are not listed, they do represent the various styles of Georgian and Early Victorian piecemeal development during the 19th Century of lands belonging to Vauxhall Manor

and those of South Lambeth Common,

4.4 The triangle upon which the Clock Tower War Memorial stands is all that now remains of the three and a half acres of common land that once formed part of South Lambeth Common within the Manor of Vauxhall. Stockwell Terrace is a symmetrical three-storey terrace with semi-basements built of yellow stock brick. It was erected about 1845 on part of the common land and forms an impressive facade at the intersection of South Lambeth Road and Clapham Road and is listed Grade 2,

4.5 No. 274 South Lambeth Road, Beulah House, is a three-storey stock brick built house with single storey wings and a small central Ionic porch. It was erected about 1800 and during the early 19th Century it was occupied by John Poynder, a stockholder in the East India Company. The building is listed Grade 2 and is the only one remaining of three houses erected on this site at the end of the 18th Century.

4.6 Stockwell Baptist Church was constructed of yellow stock brickwork with a massive central tetrastyle Corinthian portico with flanking pavilions plastered at the comers. It was both founded and erected in 1866 by James Stiff, a local pottery manufacturer. The building is listed Grade 2 and has an impressive frontage to South Lambeth Road,

4.7 Nos. 282-292 South Lambeth Road forms a regular terrace of Georgian properties built of stock brick with slightly projecting entrances. They were erected in 1790-91 by William Head, a local builder. Although these properties are listed Grade 2, some have fallen into disuse and the window openings have been blocked up.

4.8 Nos. 240-250 Clapham Road are three large pairs of mid-19th Century listed properties, constructed in stock brick with stuccoed basement. The ground floors have large oriel windows and No. 240 an additional right hand bay, though the ground floor does not have the same projecting window.

4.9 Stockwell Garage in Lansdowne Way, erected during the early 1950s, was designed by Adie, Button and Partners, in association with Thomas Bilbow, architect to the London Transport Executive. This building was unique for its period, having a clear span concrete shell roof of 135' to allow for transport vehicle movement unimpeded by interior columns.

5. Tenure

The proposed South Lambeth Road Conservation Area lies in Stockwell Ward and incorporates the whole of enumeration districts No. 56 and parts of enumeration districts Nos, 25, 24, 40 and 41. The details of tenure given below are taken from the 1971 Census and cannot be considered an accurate indication of the current position,

District	Owner Occupier	%	Un-Furnished	%	Furnished	%	GLC/LBL Council	%	Other	%	Total	%
5060 25 H	0	0	4	2	0	0	175	98	0	0	177	100
P	0	0	12	5	0	0	460	97	0	0	472	100
5060 24 H	8	4	10	5	6	5	169	86	4	2	197	100
P	27	5	52	5	11	2	509	86	15	2	592	100
5060 56 H	21	11	67	55	98	52	0	0	5	2	189	100
P	72	17	148	55	197	47	0	0	4	1	421	100
5060 40 H	24	15	60	57	75	44	5	5	2	1	164	100
P	96	26	150	54	159	57	7	2	2	1	574	100
5060 41 H	24	17	66	45	56	25	12	8	7	5	345	100
P	100	29	157	40	64	19	55	10	7	2	545	100
TOTAL H	77	9	207	24	215	24	559	41	16	2	872	100
P	295	15	459	21	411	19	1011	46	26	1	2202	100

6. Designation

The Director of Town Planning is of the opinion that the area shown as "Proposed Conservation Area" on Plan UB/CON/226 should be designated as Conservation Area Ko.57 (South Lambeth Road).