

PROPOSED EXTENSION TO C.A.3 (LANSLOWNE GARDENS) (STOCKWELL WARD)

Lambeth's Policies & Programmes Ref. Vol.1, Section 1.4.1.1. (1980 Edition).

This report is submitted by the Director of Town Planning.

SUMMARY

This report recommends the extension of the existing C.A.3 (Lansdowne Gardens) to include St.Barnabas' and All Saints Church and Vicarage, and the vacant site south of the church, as shown on plan UD/CON/217.

RECOMMENDATIONS

Town Planning Committee

- 1) That the Committee approve the extension of the existing C.A.3 (Lansdowne Gardens), as shown on plan No.UD/CON/217, under section 277 of the Town & Country Planning Acts 1971-74.
- 2) That the Director of Administration and Legal Services be authorised to advertise the above extension and to notify the Secretary of State in accordance with the provisions of Section 277(6) and (7) of the Town and Country Planning Acts 1971-1974.

For decision

1. Policy Considerations

1.1 In September 1979 the Committee approved a Strategy for Future Designations of Conservation Areas in the Northern part of the Borough. The proposed extension is included in the approved strategy.

1.2 The designation of Conservation Areas is referred to in Lambeth Policies and Programmes (1980) Vol.1 Section 1.4.1.1.

2. Financial Staffing and Race Relations Considerations

There are no financial, staffing or race relations considerations associated with these proposals.

3. Legal Considerations

3.1 Section 277(1) of the Town & Country Planning Acts 1971-74 provides 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."

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

3.3 Under the provisions of the Local Government Planning and Land Act 1980, subsection 5 of section 277 of the 1971-74 Acts ceases to have effect and accordingly London Boroughs are not now required to consult the Greater London Council formally, prior to designation.

#### 4. The proposed Conservation Area Extension

4.1 The proposed extension is shown on Plan No.UD/CON/217.

4.2 Historically, St.Barnabas' Church, which is the main feature of the proposed extension, is part of the original development of the mid 19th Century suburban residential estate. The church and the vicarage were not included in the designation of the Lansdowne Gardens Conservation Area in 1968, mainly because C.A. boundaries at that time were defined in a much more restricted way and with definite preference for residential properties in similar parts of the Borough.

4.3 The church was built together with the residential estate. The building was completed in 1850 to the design of Isaac Clarke and James Humphrys. It is designed in the early English Gothic style and is externally faced with Kentish ragstone dressed with Bath stone. In 1973 the church was proposed for Listing to the DoE but it is not included in their recently published List. It was formally declared redundant in August 1980.

4.4 At present the building is used by the Spastics Society for occasional meetings and similar activities. Regarding a possible permanent future use, a scheme has recently been submitted by the Society for Co-operative Dwellings for conversion into residential units. The scheme is thought to be very sensitively designed with considerable concern for the preservation of the character of the building and the area.

4.5 The Vicarage is a later addition, built between 1862 and 1877. However, it was designed as part of St.Barnabas Church and in sympathy with the original character of the development of the area. It was designed by John Snell, who designed also the houses on the circus, as a substantial 3-storey and basement house of amber stock brick with brick decorations.

4.6 The Vicarage was proposed for listing in 1973 but has not been included in the new statutory List.

4.7 From the 1862 Stanford's map of the area, it appears that a substantial villa, similar to those on the west side of Guildford Road, was built on the now vacant site south of St.Barnabas, before 1862 and possibly contemporary with the development of the estate.

4.8 In townscape terms the proposed extension is an integral part of the existing Conservation Area.

4.9 The church is placed axially on the road leading east from the Lansdowne Gardens circus and it forms an important vista in relation to the 1840s estate and a major landmark in the surrounding area. The views of its slender bell-tower give a sense of orientation in an area which is characterised by symmetry in layout and uniformity in groups of buildings.

4.10 The importance of the vicarage as part of the architecture and townscape of the proposed extension has already been pointed out (paras 4.5 and 4.6 in this report). The adjoining vacant site south of the church is proposed for inclusion for its potential visual importance to the future appearance of the church; any future development on this site must take account of the composition of the church and the vicarage and of the way they relate in townscape terms to the Lansdowne Gardens circus. Inclusion of this site in the Conservation Area will strengthen control over the design of such new development.

5. Tenure

The proposed area contains only St. Barnabus Church, the Vicarage which is unoccupied and the vacant site south of the church. Therefore the requirement for provision of tenure information in Conservation reports is not applicable in this particular case.

6. Designation

The Director of Town Planning is of the opinion that the area shown on plan No. UD/CON/217 should be included in the existing Conservation Area No 3 (Lansdowne Gardens).