

ANGELL TOWN CONSERVATION AREA (NO 30) FERNDALE/ANGELL WARDS

Lambeth Policies and Programmes ref (1980) edition Vol. 1 Section 1.4.11

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

SUMMARY

This report recommends the designation of a new conservation area along part of Brixton Road.

RECOMMENDATION

Town Planning Committee

1. That Committee approves the designation of the area shown on plan UD/CON/219 as the Angell Town Conservation Area (No.30) under Section 277 (1) of the Town and Country Planning Acts 1971 and 1974.

2. That the Director of Administration 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 and 1974.

For decision

1. Policy Considerations

1.1 In September 1979 the Town Planning Committee approved the "Strategy for designation of New Conservation Areas". The proposed designation is referred to in para 2.1 (V) "Brixton Road between Stockwell Road and approximately Vassall Road" and is consistent with the aims and policies set out in that strategy.

2. Financial, Staffing and Race Relations considerations

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

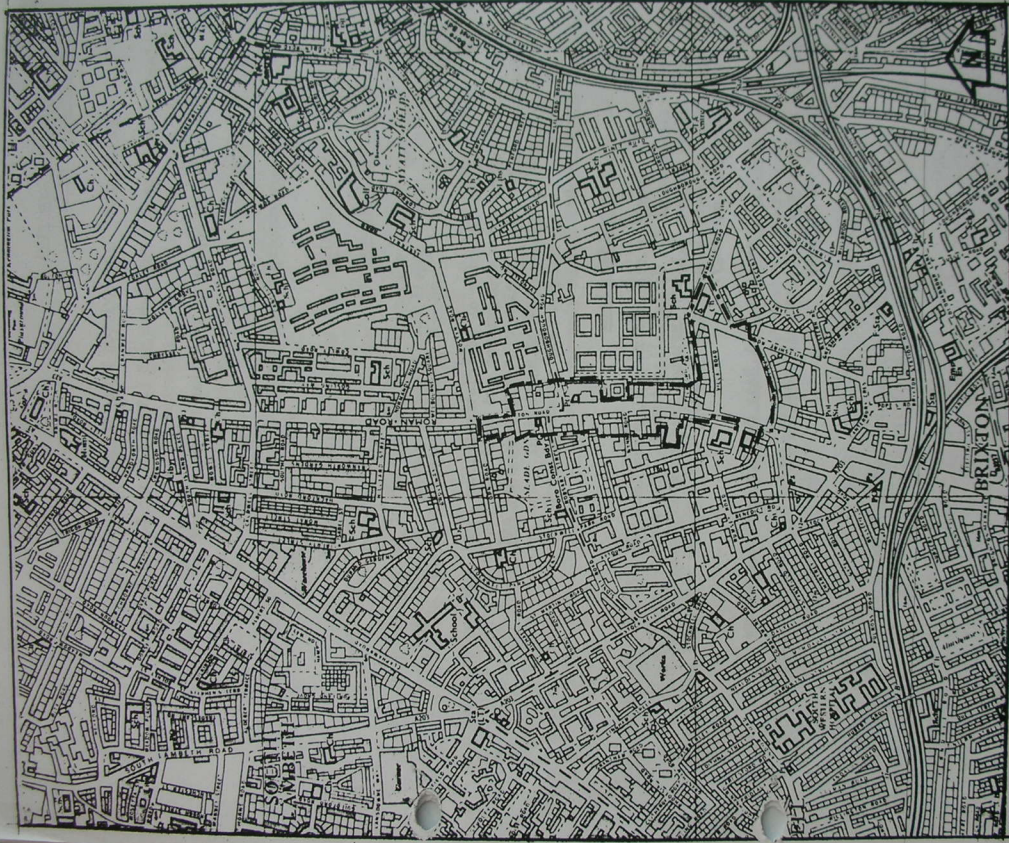
3. Legal Considerations

Section 277 (1) 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 (9) refer to the provisions for notifying the Secretary of State, advertising and registering the designation of such areas respectively.

Under the provisions of the Local Government, Planning and Land



job title

**Conservation Area 30
ANGELL TOWN**

date designated

scale

1:10,000

job number

drawing

revision

LAMBETH

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Act 1980 Sub Section (5) of the 1974 Act 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

4.1 The stretch of Brixton Road included in the proposed C.A. would link the existing Brixton Town Centre Conservation area (No.26) with the Stockwell Park Crescent C.A. (No.5)

4.2 To the south west of the proposed C.A. is Our Lady of the Rosary Roman Catholic Church. This building was designed by A J Phelps and opened in 1870. The church was heavily damaged in the war and restored in 1952. It is built of red brick interspersed with vitrified bricks and is designed in a style showing early English Gothic influence.

4.3 The area contains several early 19th century buildings which illustrate the distinctive large villa style development typical of the main arterial roads of the Borough. The Survey of London mentions Nos. 332, 334, 340, 342 to the west of Brixton Road. These properties were built by Evan Roberts in 1826. The buildings retain many of their original features including the doric and ionic porches and elliptical arched ground floor windows. Also mentioned in the survey are Nos. 314-320. These were again built by Evan Roberts in similar style. No. 308-312A is a DOE listed building with two shop fronts dated 1879. These are detailed in a Gothic style.

4.4 Nos. 242-222 Brixton Road are part of the linear development of Brixton Road and their inclusion in the proposed Conservation Area will ensure that works, particularly to shop fronts in the northern part of the area, rehabilitation and alterations will not adversely affect the general environment of the area

4.5. To the east of Brixton Road, No. 247 is listed by the Department of the Environment. This is an early nineteenth century small house, with a low pitched hipped slate roof. Adjacent to this property are two large pairs (249-255) of prominent late Victorian properties. These display interesting red brick dressing and details, and are constructed with high mansard roof with decorative slating.

4.6 The old White Horse Public House on the corner of Brixton Road and Loughborough Road, while of no outstanding architectural character, is a key building for the area. The pub and cobbled forecourt are located in a visually prominent and important position.

4.7. 309-313 Brixton Road are prominent early nineteenth century buildings listed by the DOE. They have recently been rehabilitated by the Council. The curved frontage is a particularly interesting feature.

4.8. Angell Park offers important views to the church on Brixton Road and across to Villa Road. Villa Road itself is a terrace of strong residential character containing elements of the proper scale to match the adjacent open space. It also forms an effective boundary to the space which it overlooks.

4.9 St John's church was designed by Benjamin Ferney and consecrated in 1853. The building was restored in 1870 and a parish hall added in 1882. The church is designed in perpendicular Gothic style faced with Kentish Ragstone and Bath Stone dressings. The battlements to the three stage tower have a chequer work pattern of red and cream coloured stone.

4.10. The vicarage to St John's church and the triangular area containing a small industrial building at the junction of Wiltshire and Fyfield Road are also proposed for inclusion.

4.11. Brixton Road itself is a strategic road of considerable historical significance in the evolution of the Borough. The proposed conservation area which includes part of Brixton Road, accords with the aims of the approved strategy for the designation of conservation areas regarding major historic roads.

5.0 Consultations

The Brixton Society has been consulted on the proposal and has indicated its agreement with the boundary to the conservation area proposals.

6.0 Tenure

Data from the 1971 Census Enumeration District on population and tenure is not included here. The western side of Brixton Road contains a large number of shops which are not enumerated in the census. Also, the substantial developments along Brixton Road since 1971 and the small proportion of each E.D. contained within the proposed conservation area invalidates these statistics. Approximately 32 of the eighty properties in the area are owned by the Council as well as Angell Park and the open space to the east of Brixton Road.

7.0 Designation

The Director of Town Planning is of the opinion that the area shown on plan number UD/CON/219 be designated as a conservation area named Angell Town (No.30).