

Proposed new Brixton Road & Angell Town Conservation Area CA No.6

Vassall, Ferndale & Coldharbour Wards


Brixton & North Lambeth areas

Executive portfolio: Community Safety, Regeneration & Transport


Authorised for submission by: Linden Rowley – Director of

Community Renewal

Executive

Item 

/02-03

 September 29th 2003

13/10/03

Executive Summary

The amalgamation of the existing Brixton Road (CA 6) and Angel Town (CA 30) Conservation Areas and part of the Stockwell Park (CA 5) Conservation Area is proposed, with revisions to the boundary to include and exclude a small number of properties. This will also address a number of anomalies that have arisen since the conservation area designations, the first of which dates back to the 1960's. The Brixton Road deserves to be clearly identifiable as one unified conservation area along the lines of similar key historic arterial routes in the borough such as Brixton Hill and Streatham High Road & Streatham Hill which comprise of readily identifiable single conservation areas with a special character of their own.

Recommendations

- 1.) That the amalgamation of the Brixton Road and Angell Town Conservation Areas (to be known as the Brixton Road & Angell Town Conservation Area – CA No. 6), the transfer of the easternmost part of the Stockwell Park CA to this enlarged CA No.6, and the designation of the minor additions and de-designation of the areas indicated on Plan No.DES/PP/569 be approved,
- 2.) That the detailed boundary of the designated area for the Brixton Rd & Angell Town Conservation Area CA. No.6 as shown on Plan. DES/PP/569 be approved,
- 3.) That the revised boundary of the Stockwell Park Conservation Area (CA No.5) – as shown on Plan No. DES/PP/570 be approved,
- 4.) That the Brixton Road & Angell Town Conservation Area Character Statement be endorsed,

Funding

This proposal forms part of the current work programme of the Conservation & Urban Design Team within the Planning Department – see financial implications in section 3.

Consultation

Consultation Name	Department/Organisation	Date Sent/Received	Date Cleared/Received	Comments included in report at para:
Internal Peter Flockhart	Borough Solicitor	11 th August 2003	21 st August 2003	No comments
Des Farry	Finance	2 nd September 2003	3 rd September 2003	Report cleared
Councillor Andrew Sawdon	Executive Member for Regeneration & Planning	August 11 th 2003	Endorsed	
External Alan Piper Louise Peachey	Brixton Society Stockwell Park Conservation Society	11 th August 2003 ditto		parag 5.3 No comments received
Isabel Clarke	Stockwell Park Residents Association	ditto	5 th September 2003	parag 5.2
All occupiers of properties proposed for CA status		ditto		No comments received

Date consultation entered in Consultation and Events Diary:

Report History

Decision type:

Drafted on:

27/08.03

Report drafted by and contact for enquiries:

Key Decision

Deadline:

XX.XX.03

Edmund Bird – Conservation Team Leader
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Date sent:

XX.XX.03

Date Published: XX

1. Context

1.1 The function of the planning system is to regulate development and use of land in the public interest. The best of the Borough's built and landscaped environment can be valued and protected as part of this regulation through the designation of new conservation areas or the extension of existing ones. The enduring quality of these areas adds to the quality of life of the residents, visitors and people who work in the locality by sustaining the sense of local distinctiveness and civic pride.

1.2 Existing and potential conservation areas are being reviewed by the Council, in accordance with guidance contained within Planning Policy Guidance (PPG15-sec.4.3) issued by the Department of National Heritage and the Department of the Environment in September 1994, Conservation Area Practice (English Heritage 1995) and Conservation Area Appraisals (1997). The importance of preserving and enhancing the character and appearance of areas of historic or architectural interest and setting high standards of design for new development in and around these areas is also a key policy contained within the Unitary Development Plan (1998). Policy CD1 states that the Council will consider whether Conservation Areas should be extended or new ones designated in areas of special architectural or historic interest, the character of which is desirable to preserve or enhance.

2. Detailed Analysis and Reason

2.1 A strategy for the review of existing conservation areas and the designation of new conservation areas was approved by the Environmental Services Committee on the 21st July 1997 (Ref. ES 55/97-98). To date, 14 new Conservation Areas have been designated since 1997 - Lambeth Walk & China Walk, Mitre Road & Ufford St - Waterloo, Poets Corner - Herne Hill, Clapham High Street, Westow Hill, Rush Common & Brixton Hill, Peabody Estate Herne Hill, Oaklands Estate Clapham, Streatham High Road & Streatham Hill, Albert Embankment, Vauxhall Gardens Estate, Sibella Road (North Clapham), Leigham Court Road North (Streatham), and Wandsworth Road. The boundaries of 14 existing conservation areas have also been reviewed with appropriate extensions/partial de-designations adopted.

2.2 The designation and extension of these conservation areas was incremental and uncoordinated in the 1970's and 1980's resulting in a poorly defined identity which would benefit from rationalisation. Brixton Road has a strong character of its own which is very different from the residential roads of Stockwell Park and being divided arbitrarily between three conservation areas makes little sense. Brixton Road deserves to be clearly identifiable as one unified conservation area along the lines of similar key historic arterial routes in the borough such as Brixton Hill and Streatham High Road & Streatham Hill which comprise of readily identifiable single conservation areas with a special character of their own. This amalgamation will remove an odd anomaly whereby there is a gap between the Brixton Road and Angell Town CA's incorporating Nos. 170 - 184 Brixton Road which currently lie outside the conservation area. This anomaly has been identified by the Stockwell Park Conservation Society who have requested its correction.

2.3 The eastern-most part of the Stockwell Park Conservation Area has a different character from the heart of this conservation area which comprises of fine semi-detached Regency and early Victorian villas fronting relatively quiet tree-lined residential streets (e.g. Groveway, Lorn Road, Stockwell Park Road, Durand Gardens and Stockwell Park Crescent). This is by virtue of Brixton Road being a busy arterial road laid out in an early form of ribbon-development in the 1820's, significantly earlier than most villas standing on the residential avenues in Stockwell Park which were built on arcadian principles on green fields in the 1840's.

2.4 The opportunity has also been taken to assess the current boundaries as part of this review of the conservation areas that include Brixton Road. The south eastern corner of the existing Angell Town Conservation Area needs adjusting as it cuts through the middle of several individual properties on the Wiltshire Road local authority development which was built in the 1980's - after the CA was designated. Therefore it is proposed to remove this anomaly and cancel the CA designation of these modern properties. Immediately to the north at Peckford Place another anomaly exists whereby the CA boundary cuts through the middle of a late 1990's housing development - this again is proposed to be corrected by a boundary revision. A small extension to the existing CA boundary is proposed to include a group of attractive Victorian almshouses at Nos. 157 - 163 Stockwell Park which lie to the rear of the Catholic Church. These semi-detached cottages are lone survivors of the mass clearances of the 1960's and 1970's to facilitate construction of the Stockwell Park Estate.

2.5 Two current small gaps in CA status midway up Brixton Road are also proposed to be rectified. It is proposed to include the small grassed open space at the corner of Moslyn Road and Brixton Road which has a similar character to much of Max Roach Park in the southern half of the conservation area, an adjacent filling station and a former tyre workshop. Neither the petrol garage or the tyre depot possess any historic or architectural interest but they occupy key sites on the Brixton Road frontage and merit high quality redevelopment proposals, hopefully in the near future, that will enhance the character of the conservation area. PPG15 emphasises that conservation areas should address areas the quality of townscape in its broadest sense as well as the protection of individual buildings - these property sites are an integral part of the overall streetscape of Brixton Road. It is also proposed to close the gap on the west side to incorporate Hillyard House (an attractive 3 storey residential development of brick and slate built in 1995), and Nos. 180 - 184 Brixton Road (a 1930's property of red-brick and stone dressings designed in the neo-Georgian manner) both of which compliment the general scale and height of the C19th Brixton Road properties.

2.6 The boundaries of the proposed enlarged conservation area are thus far more rational - incorporating all of the properties lining Brixton Road between the Catholic Church of Our Lady of the Rosary in the south to the Anglican Christ Church Brixton Road in the north (excluding only the inter-war Cowley Estate and the 1970's Angell Town Estate and Leys Court, designed in 1959). It would also include Max Roach Park, Villa Road, Normandy Road and with a modest extension to the south west to include the Victorian almshouses to the rear of the catholic church.

3. The reason for the recommended decision is to remove the anomalies that have arisen in the 35 years since the first conservation area designation on the Brixton Road, to include properties considered to form an integral part of the overall character of the new conservation area and to create a readily identifiable and distinctive conservation area for the length of Brixton Road between Christ Church and Brixton Town Centre. These anomalies were identified as part of a comprehensive appraisal of the character and historical evolution of this part of Brixton Road. This appraisal forms part of the on-going review of conservation areas within Lambeth.

4. Financial implications

Approval of the recommendations will result in the expenditure of approx. £150 for advertising the designation in the South London Press and the London Gazette - the requisite budget is held by the Planning Division Business Unit.

5. Legal implications

5.1 The Planning (Listed Buildings & Conservation Areas) Act 1990 gives the Council power to declare a new conservation area or extend an existing one. Section 69 (2) states that:

"It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and if they so determine, they shall designate those parts accordingly".

5.2 Section 69 (4) states that:

"The designation of any area as a conservation area shall be a local land charge".

5.3 Section 70 (5) of the Act states that the Local Planning Authority (LPA) should publish notice of any designation, variation or cancellation with particulars of its effect, in the London Gazette, and in at least one newspaper circulating in the area of the LPA.

5.4 Section 71 (1-3) of the Act identify future duties on the Council associated with a designation, stating:

- (1) It shall be the duty of a LPA from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation area.
- (2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
- (3) The LPA shall have regard to any views concerning the proposals expressed by persons attending the meeting."

6. Effects of Designation

6.1 Under the Town and Country General Development Order 1995 (the GDO) and the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), the small extensions to the conservation area have a number of practical implications for the properties concerned. These are outlined below:

- (i) Designation would take effect on the date of the Committee's resolution to agree to the recommendations in this report.
- (ii) Conservation Area Consent is required to demolish or partially demolish buildings within a conservation area. (Section 74 of the Act).
- (iii) Consent for all advertisement hoardings, temporary or permanent, is required.
- (iv) The Council must be informed of all works to trees within a conservation area 6 weeks in advance to give time to issue a Tree Preservation Order, if required.
- (v) The design quality of all new development in a conservation area is important. Planning Policy Guidance: Planning & the Historic Environment (PPG15), and Section 72 of the Act state that all development is required to preserve or enhance the character or appearance of the conservation area. PPG15 goes on to state that new buildings should respect their context, as part of a larger whole which has a well established character and appearance of its own.

6.2 The council has the power to make a direction withdrawing certain other permitted development rights.

6.3 All of the properties within the existing Brixton Road CA, the existing Angell Town CA and the part of the Stockwell Park CA to be transferred into the new Brixton Rd & Angell Town CA are already subject to the above regulations and the change in conservation area name does change their planning or conservation area status. The small areas proposed for de-designation would henceforth be subject to fewer planning restrictions given the cancellation of the CA status.

6.4 Procedure After Designation

Following Committee approval of the report a number of actions would be undertaken:

- (i) All owners of properties within the additional areas designated as part of the conservation area would be informed in writing of the designation, which would also be advertised in the local press and the London Gazette, along with the change of the conservation area name.
- (ii) English Heritage and the Borough Land Charges section would be notified of the decision.

7. Consultation feedback

7.1 The Executive Member and Deputy Executive Member for Planning & Regeneration were consulted on the proposal on August 11th 2003. Letters of consultation were sent on August 11th 2003 asking for the comments within 3 weeks on the proposed conservation area amalgamation and small extensions/de-designations to: the Brixton Society, the Stockwell Park Residents Association and the Stockwell Park Conservation Society. Letters were also hand delivered to the Catholic Presbytery, the Manager of Hillyard House, the occupiers of Nos. 180-184 and Nos. 243 & 245 Brixton Road, and Nos. 76-80 Peckford Place. In addition a meeting was held with the Clerk at the Friendly Almshouses to discuss the implications of the proposal and it was agreed that she would present the proposal to both her elderly residents and the Trust members. Also consulted on the 11th August were the Borough Solicitor, English Heritage, three ward councillors and the Chair of the Planning Applications Committee.

7.2 **The Stockwell Park Residents Association** whose area of coverage includes the Brixton Road have written to say: *"We were interested to read some of the fascinating information [in the consultation document] and were most impressed with the detail... we are of the view that the changes appear to be logical and beneficial to the areas involved and we therefore support the recommendations"*

7.3 An initial letter from **the Brixton Society** has been received requesting that properties on Brixton Rd to the north of Christ Church be assessed for possible inclusion. This has been done and it is proposed to include the Kennington Park business centre (the former Handsome Cab complex) as part of an extended St Marks CA rather than this CA. The other properties (a 1990's housing development and terraces of mainly mid to late Victorian buildings is not considered appropriate for inclusion – the two Georgian properties (Nos. 22 and 24 Brixton Road) are already protected by Grade II listed status.

7.4 Any additional consultation responses received up to the hearing at the Executive will be reported verbally to Members.

8. Other implications

8.1 CPA recovery plan – not applicable.
Risk management – none.

8.2 **Equalities** – There are no implications for equal opportunities as a direct result of this report, however any improvements to the urban environment gained as a result of the extending the conservation area should benefit all groups in society. Any improvements will of course take into account the needs of people with mobility problems (e.g. traffic calming initiatives).

8.3 **Crime and Disorder implications** – none

8.4 Environmental implications – see para 6 above.

8.5 Staffing and Accommodation implications - There are no staffing implications as a direct result of this report. The creation of the Brixton Road & Angel Town Conservation Area involves both minor extensions to and small omissions from the designated area and therefore will create negligible additional workload for Development Control and Conservation officers.

8.6 Impact on Front Line services – the removal of the anomalies of the existing designation will improve service delivery.

8.7 Area implications – see para 6 above.

8.8 Any Other implications – none.

9. Timetable for Implementation and Success Criteria

The designation would have immediate affect – following designation all occupiers of the additional properties to be included within the conservation area will be notified of the designation.

10. Appendices

Brixton Road & Angell Town Character Statement (compiled by Edmund Bird September 2003)

11. List of background documents

Planning (Listed Buildings & Conservation Areas) Act 1991
Department of the Environment & Department of National Heritage: Planning Policy Guidance (PPG15): Planning & the Historic Environment (September 1994)
English Heritage: Conservation Area Practice (October 1995)
English Heritage - Conservation Appraisals – March 1997
Survey of London Volume XXVI Parish of St Mary Lambeth: Part II Southern Area (LCC 1951)
The Buildings of England - London 32: South - Sir Nikolaus Pevsner & Bridget Cherry (Penguin 1994)
DCMS- Register of Listed Buildings for the London Borough of Lambeth (issued 1981 with later additions)
Ordnance Survey 1896, 1916, 1951, 1962-67 & 1974 editions
Brixton Heritage trails – Ken Dixon (The Brixton Society 2001)
A History of Brixton – Alan Piper (The Brixton Society 1996)
Brixton & Norwood In Old Photographs – Jill Dudman (Lambeth Archives & Alan Sutton Publishing 1995)