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DRAFT COMMITTEE REPORT FOR: _____ DD _____
_____ PART _____
DIRECTORATE CONSULTED: _____ CATEGORY: _____
TITLE: KENNINGTON CONSERVATION AREA NO.8 PROPOSED EXTENSION
COMMUNITY PLAN REF: _____ WARD _____

SUMMARY

In September 1979, the Town Planning Committee instructed officers to submit a detailed report investigating the proposal to extend Kennington Conservation Area.

This report considers the area to the south of the existing Kennington Conservation Area in the light of the criteria expressed in the Strategy for the designation of new conservation areas approved by committee in September 1979.

RECOMMENDATIONS

1. That the designation of the proposed extension to the Kennington Conservation Areas, No.8, as shown on the displayed plan No.UD/CON/111B be approved in principle, subject to formal consultations with the Greater London Council, in accordance with section 277 of the Town and Country Planning Acts, 1971-74.
2. That the Director of Administration and Legal Services be authorised to carry out the necessary action to effect the above.
3. That the officers be instructed to contact local organisations or other bodies concerned and report back to Committee.

LIST OF PLANS

UD/CON/111B

Photographs of the area will be on display to Committee

1.0.0 Need for a Review of Boundaries

- 1.1.0 Kennington Conservation Area No.8 was originally designated on 20th June 1968 and was extended on 13th January 1969. The boundaries have not been altered since that time. On 3rd September 1979, the Town Planning Committee instructed officers to submit a detailed report investigating the proposal to extend Kennington Conservation Area (TP/75/79-80).
- 1.2.0 The criteria for designation of Conservation areas has changed over recent years and, as set out in the approval 'Strategy for the designation of Conservation Areas' (TP/94/79-80), now includes a wider variety of buildings and areas which illustrate the historic evolution of the borough. The

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area is one of those indicated in the approved strategy (Plan UD/CON/208).

2.0.0 General Description of the Extension Area/Reasons for Designation

- 2.1.0 The majority of the extension area is pre 1870 and as such is contemporary with much of the existing Kennington Conservation Area, such as Claver Square and developments along Kennington Road. Although there has been some new development most of this is sympathetic to the area and does not detract from its quality (notably nos.5 and 36 Revensdon Street).
- 2.2.0 All major uses in the area are long established, such as the commercial and industrial developments along Bowden Street, Stannary Street and in Wigton Place. Much of the original character of the area has survived.
- 2.3.0 The area contains development with a distinct character and form such as the Triangle adjacent to the terrace on Kennington Road, the terrace itself, and the residential estate comprising Ravensdon, Radcot, Methley and Milverton Streets.
- 2.4.0 Early developments along the historic radial road pattern of the Borough exist on Kennington Park Road and Kennington Road, both of which provide a logical continuation from the existing Kennington Conservation Area.
- 2.5.0 Since the area is bounded on three sides by the existing conservation area new development in the area would affect the character of the existing conservation area in addition to that of the area itself, and any unsympathetic development can best be avoided by designation of the whole.
- 2.6.0 Whereas, taken individually, certain parts of the area may not be of exceptional quality, viewed collectively, they relate to the existing conservation area and provide a coherent historical framework for the area as a whole.
- 2.7.0 For all these reasons it is felt that the proposed area merits designation as an extension to the Kennington Conservation Area.

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3.0.0. Description of Properties

3.1.0 Aulton Place

3.1.1 Aulton Place is one of the few pedestrianised residential streets of its time in the Borough.

3.1.2 Nos. 5, 6 and 7 are a terrace of 2-storey, early 19th Century stock brick houses fronting directly on to the pavement.

3.1.3 Nos. 8-14 (consec) is a 2-storey terrace (with semi-basement) of stock brick with red brick dressings. These properties retain their original cast iron area railings.

3.1.4 Nos. 15-18 - open site used for private parking.

3.1.5 Nos. 19 and 20 are identical to nos. 8-14.

3.2.0 Bowden Street

3.2.1 No. 2 is a 19th Century two-storey house of stock brick.

3.2.2 Nos. 4-18 (even) are a series of 19th century 2 - 4-storey commercial and light industrial buildings of stock brick, retaining many of their working features such as hoists and high level doors.

3.3.0 Cleaver Street

3.3.1 1-10 (consec) Cleaver Buildings is a late 19th century, 3-storey red brick development with residential flats and projecting ground floor shops. Iron railings to second floor access balcony.

3.3.2 No. 12 Cleaver Street. End of terrace late 19th century 3 storey stock brick property with projecting ground floor corner shop. The first and second floors to the facade are rendered.

3.3.3 Broadgates Court is a 20th century, 5-storey block of flats. Front and rear elevations of buff coloured bricks, side elevations of stock bricks.

3.4.0 191-209 (odd) Kennington Lane, 292-316 (even) Kennington Road and 1-7 (odd) Windmill Row

3.4.1 These mid 19th century buildings, collectively known as the Triangle, Ref: _____

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are distinctive because of the uniformity of the development they comprise.

The side of the triangle are 2-storey terraces linked at their corners by 3-storey properties. The ground floor has shop fronts (mainly 19th century) which for the most part are in their original condition.

3.5.0 Kennington Park Road

3.5.1 Nos.170a-188. This group of properties displays a variety of styles contrasting with the uniformity of the terraces in Kennington Park Road. Mostly stock brick, some are contemporary with the adjoining properties in the existing conservation area whilst others date from the 19th and 20th centuries. The group incorporates a number of exceptional features, notably the shop front of No.176 which has Ionic columns supporting its fascia.

3.6.0 Kennington Road

3.6.1 Nos.295-307 (odd). Built at the turn of the 20th century, 4-storey red brick terrace with ground floor shops.

3.6.2 Nos.309-341 (odd) 3-storey late 18th century stock brick terrace some with mansard roofs. This terrace includes Marlborough House, a distinctive building, designed by the architect Michael Searles, which has a broken pediment holding an oval studio plaque. All of the properties are partly obscured by the addition of shopfronts which were erected across the front gardens in 1872. Many of these shop fronts still have their original features intact.

3.6.3 Nos.343-365. A late 19th century terrace of 3-storeys (with semi-basement) of stock brick, with unusual square bay windows at ground floor level.⁴ Cast iron railings to front area.

3.6.4. Gateway House, 363a and 363b to 379 (odd)

Gateway House is a 4-storey concrete framed office block.

The most distinctive buildings are No.363a, a late 19th century grey brick 3-storey building with stucco plaque inscribed "Sutton House .. 1879"

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and no.363b - an early 19th century 3-storey building of stock brick which has a modern reproduction of a mid-nineteenth century shopfront. Designed as a public house, this latter building has been vacant for a number of years. The rest of this area is part of the industrial site which fronts on to Stannary Street, adjoining Vauxhall Manor School.

3.6.5 Vauxhall Manor School

This is a good example of London County Council School Board architecture. It was built at the end of the 19th century and designed by the architect T. J. Bailey. The central block, built of stock brick with dressings of red brick and stone, is 3 tall storeys high under a hipped tiled roof abutted by staircase towers. There have been some later additions on the site.

3.7.0 Radcot, Ravensdon, Methley and Milverton Streets

- 3.7.1 This distinctive estate was designed by the architect and surveyor, Alfred Lovejoy and were built shortly after 1868. The houses are terraced, of grey brick with dressings in red and blue brick, mainly 2-storey (with semi basements) and with cast iron railings to front area. Each house has a brick dentilled cornice. A classical symmetrical centrepiece is provided by the additional third storeys to the centre group of houses in Ravensdon, Radcot and Methley Streets.

3.8.0 Stannary Street

- 3.8.1 This street has a tradition of small scale industrial use. Some of the mid 19th century buildings survive, others have been redeveloped in this century in keeping with the original scale of the street. The street also includes a late 19th century public house.

3.9.0 Wigton Place

- 3.9.1 No.9 is a 3-storey commercial building of stock brick with red brick dressings; and with a small rebuilt commercial mews opposite Nos. 1a-8.

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TITLE: KENNINGTON CONSERVATION AREA NO.8. PROPOSED EXTENSION4.1.0 Tenure

- 4.1.1 The Planning and Development Committee at its meeting on 17th September 1974, asked for details on tenure for areas proposed as Conservation Areas. The most recent data is provided by the 1971 Census. Since these figures are somewhat out of date, they can only be taken as a rough guide to current tenure patterns. In addition, the enumeration districts cannot be subdivided to comply with the area under consideration.

The following table shows the information obtained.

Tenure : Source 1971 Census

E.D.NOs. 3051 : 14 + 15		Owner Occupied	Un- Furnished	Furnished	GLC/LEL Council	Other	Total
Households	No.	14	166	33	0	3	216
	%	6.5%	76.9%	15.3%	-	1.39%	100%
Persons	No.	45	411	62	0	3	521
	%	8.6%	78.9%	11.9%	-	0.58%	100%

- 4.1.2 However, the Council does have recent information on Council ownership in the area. Currently 9 residential houses, one block of flats and the industrial site incorporating 33 Stannary Street and 365-377 Kennington Road are owned by the Council.

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