

**Review of Existing Conservation Areas and their boundaries and the designation of new and extended Conservation Areas**

**Proposed Peabody Estate (Rosendale Rd) Conservation Area (CA No. 53)**

(Herne Hill Ward)

Report by the Director of Environmental Services

Consulted Formally: CEO & Bor. Sol.

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**PURPOSE**

To designate the Peabody Estate, (Rosendale Rd) (CA No. 53)

**RECOMMENDATIONS**

(1) That the Committee approves the designation of the Peabody Estate, (Rosendale Rd) (CA53), under section 69 of the Planning (Listed Building & Conservation Areas) Act 1990 as shown on Plan No. DES/PP/

(2) That the Committee approves the detailed boundary of the extended area as shown on Plan No. DES/PP/

**For decision**

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 by protecting and enhancing the local scene and sustaining the sense of local distinctiveness and civic pride.

1.2 Conservation Areas and their boundaries are currently 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, and Conservation Area Practice issued by English Heritage in October 1995. 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 Deposit Draft Unitary Development Plan. Policy CI 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.

1.3 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). This report identified three approaches for implementing this review: development pressures, pressure from local residents and a geographical basis starting with conservation areas in the north of the borough. The review is now focusing on the Brixton, Herne Hill and Streatham areas.

1.4 A detailed assessment of the Peabody Estate, (Rosendale Rd) has now been completed in accordance with the guidance referred to above. This guidance is concerned with the quality of existing buildings within/adjacent to the conservation area, the mix of uses, characteristic materials, vistas along streets and between buildings and the importance of landscaped areas- This conservation area consists of a model estate situated between two railway lines which enclose and clearly define the area.

## 2 Justification

### 2.1 Peabody Estate, Rosendale Road SE24.

The Peabody Estate on Rosendale Road comprises nearly twenty acres and is located between two railway embankments, backing onto Knights Hill and garden allotments. It is built on a sloping site facing towards Brockwell Park. A similar estate in Lambeth off Roupell Street SE1 built in the 1870's with rather less attractive yellow stock brick elevations was given conservation area status nearly twenty years ago (Waterloo Conservation Area — CA No- 34).

George Peabody was an American philanthropist, born in 1795, who spent most of his later life in London. The Peabody Trust was set up in 1862 when he donated £500,000 'to ameliorate the condition of the poor and needy of this great metropolis and to promote their comfort and happiness.' The original housing type chosen by the Trust was of large blocks of flats, five or six storeys high. These characteristic blocks were the first to be built on the Rosendale Road site. In the north east of the estate there are twelve blocks in rows of three with one block facing on to Rosendale Road. These blocks were designed by William Cubitt and Co., and were erected in 1901. The blocks of flats are generally four storeys high but with a fifth storey over the centre of each which was originally the laundry and drying area but are now converted to flats as well. Built in red brick, pale gault bricks have been used for window arches and restrained decoration to relieve the massing of the blocks.

The remainder of the estate comprises terraces of small two storey cottages of varying designs each with its own garden and facing onto wide estate roads. In 1905 eighty-two cottages were added to the estate, and a further 64 designed W. E. Wallis were built in 1907-8. The cottages are good examples of early twentieth century garden suburb design, with yellow stock or red brick ground floors and roughcast rendering at first floor level, often incorporating half timber detailing- The roofs are of slate or clay tile and the houses still have their chimney stacks and pots. Some of the houses have canted bays on the ground floor and the windows of the cottages throughout the estate have small paned sashes or casements constructed of timber. Gable ends incorporate various design features, including decorative half-timbering and arched window recesses. There are dressed brick arches over windows and entrances while the terrace ends have pronounced chimney stacks used as a pleasing architectural device. Each home has a small front garden usually enclosed with a picket fence or privet hedging.

On the south side of the estate there is a War Memorial built in simple Arts and Crafts style of darkened timber and red brick in the form of a lych gate. Two panels either side commemorate the men of the estate who give their lives in the 1914-1918 War. Next to the Memorial is the original estate office and greenhouse. The new estate office built in keeping with the architecture dates from 1994 and is on the eastern side. Unusually for a Peabody Estate there is a tenant's hall built in 1913 it is tucked away in the southern most corner next to the alleyway leading to Knights Hill and the allotments. Constructed out of timber," the tenant's hall has a decorative cupola and black weatherboarding. Due to it being-some distance from the centre of London, the Trust, at first, found some difficulty in finding tenants. Today, it would appear that the residents enjoy their homes, the small front gardens are tended well and there are no obvious signs of vandalism. The Trust has maintained the estate carefully and has adhered to the original materials and construction when upgrading. It is this careful maintenance which has preserved the over all unity and uniformity of the area.

The trees of Brockwell Park and Knights Hill can be seen in the distance from various vantage points within the estate and they give a feeling of open greenery beyond the housing. From Brockwell Park

both the roofs and the white painted arched upper storey windows of the imposing mansion blocks and also the village-like dense cluster of the red roofs of the cottages on the Peabody Estate can be seen rising up towards Knights Hill through the trees.

## 2.2 Summary

This area has been carefully assessed in accordance with the criteria recommended by English Heritage and this Peabody Estate is considered worthy of Conservation Area status by virtue of its historic and architectural character and its interesting reflection of the changing ideals of philanthropic housing for the working classes in the early Twentieth Century.

## 3. Public Consultation

Letters of consultation were sent out in mid December asking for the views of the three local amenity societies, the Peabody Trust and other owners/occupiers of properties within the proposed areas of designation.

1) Linda Spashett, Chair of the Friends of Brockwell Park wrote expressing their support.

2) English Heritage wrote to support the proposed Peabody Estate, (Rosendale Rd Conservation Area ) saying *"It has a strong character of its own and represents a good example of model housing of the early twentieth century and of the historical progression from flatted to cottage residential development of the period. "*

## 4. Effects of Designation

Under the Town and Country General Development Order 1995 (the GDO) and the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), conservation area designation has a number of practical implications for the area. 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 buildings within a conservation area (section 74 of the Act).
- iii) Some permitted development rights are restricted within a conservation area, e.g. neither stone cladding, or roof extensions are allowed without planning permission. I
- iv) Consent for all advertisement hoardings, temporary or permanent, is required.
- v) 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.
- vi) The design quality of all new development in a conservation area is important. Planning Policy Guidance: Planning & the Historic Environment (PPG 15) and Section 72 of the Act state that all development is required to preserve or enhance the character or appearance of the conservation area. PPG 15 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.
- vii) The Council has the power to make a direction withdrawing certain other permitted development rights (an Article 4 direction).

## 5. Procedure after Designation

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

- i) The Peabody Trust will be informed in writing of the designation, which would also be advertised in the local press and the London Gazette.
- ii) English Heritage and the Borough Land Charges section would be notified of the decision.

- iii) The production of a character statement and design guidance for the whole of the extended conservation area would be reported to Committee for approval as resources permit.

## 6. Legal Powers and Advice

6.1 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".*

6.2 Section 69 (4) states that;

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

6.3 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.

6.4 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 part of their area which are conservation areas.*

*(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."*

## 7. Environmental Implications

The designation of the Peabody Estate, (Rosendale Rd) Park Conservation Area provides the Council with additional development control powers to protect and enhance this small area, it also places a duty on the Council to include this area within a plan outlining the aims of preserving and enhancing the conservation area as a whole.

## 8. Financial Implications

Approval of the recommendations will result in the expenditure of about £30 for advertising the designation in the South London Press and the London Gazette - the requisite budget is held by the Planning Division Business Unit.

## 9. Staffing and Accommodation Implications

There are no staffing implications as a direct result of this report and it is not anticipated that the additional powers associated with the extension of the conservation area will generate additional workload for Development Control and the Conservation Officer. The duty to prepare public design guidance and enhancement schemes is already a part of the conservation team's future work programme.

## 10. Equal Opportunities

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 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).

#### 11. Background Documents

Planning (Listed Buildings & Conservation Areas) Act 1991  
 Department of the Environment & Department of National Heritage: Planning Policy Guidance (PPG 15): Planning & the Historic Environment (September 1994)  
 English Heritage: Conservation Area Practice (October 1995)  
 Survey of London Vol.XXVI Parish of St. Mary Lambeth Part II: Southern Area (1956).  
 Additional information kindly supplied by the Peabody Trust  
 Research & report compilation by Antonia Powell assisting the Conservation Officer

#### 12. Audit Trail

Committee deadline:					
Author: Edmund Bird - Conservation Officer					
Date drafted: 2 <sup>nd</sup> 11 November 1998					
<u>Consultation with other Officers/Directorates</u>					
Date	Name	Directorate	Date received	Date Cleared	Date Returns
	.Dickens	BSOL	20/1/99	21/1/99	21/1/99
	.Whitaker	CEO	no comments received		
	. Paul - Parks manager	DES	no comments received		
Date sent to Committee Secretariat: 27/1/99					
Date received by Committee Secretariat					