

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

Proposed Poet's Corner Conservation Area (CA No. 52)

(Herne Hill Ward)

Report by the Director of Environmental Services

Consulted Formally: CEO, Bor Sol, EDHS

Authorised for submission by: Tony Hall, Acting Director of Environmental Services

Contact for enquiries: Edmund Bird - Conservation Officer (tel: 0171 926 1215)

PURPOSE

To designate the Poet's Comer Conservation Area (CA No. 52) and its boundaries.

RECOMMENDATIONS

(1) That the Committee approves the designation of the Poet's Comer Conservation Area, under section 69 of the Planning (Listed Building & Conservation Areas) Act 1990 as shown on Plan No. DES/PP/426

(2) That the Committee approves the detailed boundary of the area as shown on Plan No. DES/PP/426

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 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. This commitment was confirmed within the Proposed Changes Report in October 1993 which put forward the proposal to designate eight new conservation areas in the Borough including this neighbourhood.

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.

1.4 This assessment was based upon the criteria contained within PPG 15 (section 4.2) and within English Heritage guidance - Conservation Area Practice (October 1995). The assessment of the area's character is derived from the different elements that contribute to its special character -these criteria include;

- (i) the origins and development of the topographical framework,
- (ii) the architectural and historic quality, character and coherence of historic buildings and their style and materials, and the contribution they make to the special interest of the area,
- (iii) the contribution made by green spaces, trees, hedges and other natural elements to the character of the proposed conservation area,
- (iv) the relationship of the built environment to the landscape including significant landmarks, vistas and panoramas,
- (v) the extent of loss, intrusion or damage i.e. the negative factors which have exerted a detrimental impact upon the character and /or appearance of the historic area
- (vi) the existence of neutral areas.

2 Character assessment of the proposed Poet's Corner Conservation Area

2.1 The origins and development of the topographical framework

In the Sixteenth Century the Knight family held much land in Lambeth, the small manor of Heathrow was also known as Knight's suggesting that the area was formerly occupied by the family. It was held as freehold of the Manor of Lambeth to which a quit-rent of 12d. a year was paid. The manor of Heathrow passed into the possession of various owners, comprising some seventy acres south of Coldharbour Lane on the east side of Effra Road and the north-east side of Dulwich Road. Between 1791 and 1806 Robert Stone bought Heathrow in four parts and it was then known as Effra Farm. The value of the land was greatly enhanced by the layout of Effra Road in 1810 by the Lambeth Enclosure Commissioners, and again a few years later by the building of St. Matthew's Church. Stone died in 1820 leaving his estate heavily in debt and the Manor was dispersed, much of it let on building leases and later sold off at auction. The southern portion, four fields of Effra Farm, was bought by the Westminster Freehold Land Society in 1855 and laid out as Chaucer, Spenser, Shakespeare and Milton Roads, between Dulwich Road (previously Brixton Water Lane) and the footpath that later became Railton Road,

During the mid-nineteenth century the various freehold land societies were promoting owner-

occupation as a way for the skilled working class to acquire a vote, and the intention here was to provide numerous small plots for individual houses. Few houses had been built on the Poet's Comer site by 1862 but the opening of the railway stations at Herne Hill and Brixton created more demand. Parliament required cheap rail fares for workmen as a prerequisite for the new railways. The government abolished the property qualification for voters in 1867. The building of the new suburbs created by the railways often meant that builders or developers keen to profit from house building would often take on only a few of the available plots, as their resources allowed the result being that most of the plots were developed on a piecemeal basis, with two, three or four small houses on each. This pattern of building characterises the Poet's Comer area.

By the 1870's there was strong demand for the new houses from people moving to London from the country to find work. The 1871 census, shows how various residents of Chaucer Road came from all over the country, their places of birth being listed as Ipswich, Winchester, Macclesfield, St. Albans, Northampton, and as far a field as Cornwall and Scotland. In addition there was demand from families moving out from the older run-down areas of north Lambeth, listing their places of birth as Kennington, Stockwell and Westminster. The 1871 census also shows a wide mix of occupations with the skilled working classes being attracted to the new south London suburbs. The new houses, it would appear, accommodated large households often comprising a husband and wife, numerous children, single relatives, lodgers, visitors and sometimes up to two servants- The 1881 census lists the occupations of people living in Chaucer Road as, amongst others, commercial traveller, lodging house keeper, clerk, milliner, button maker, plasterer, and lace presser.

2.2 The architectural and historic quality, character and coherence of historic buildings and their style and materials, and the contribution they make to the special interest of the area.

The development of the area now known as Poet's Comer, began in the 1850's. It took place on a piecemeal basis with most of the plots containing two, three or four houses on each. There would seem to be no record of architects being involved and the speculative builders used "pattern books" to copy house designs. The final result was a great variety of "pattern book" houses spanning the period 1855 to the end of the century. Many of the earlier houses in Poet's Comer still included basements and attics- this was an attempt to attract middle class tenants who might still have a couple of servants living in. The later houses built towards the end of the 1870's were of two or three storeys with the principal rooms at ground level. These were intended for artisans, the skilled working class families who could afford to move to better quality housing.

In keeping with Victoria gentility the new houses were, when in pairs, called Villas. For example Nos, 2 and 4 Shakespeare Road were Rose and Swanton Villas respectively. In 1855 control of building was taken over by the Metropolitan Board of Works and the Board's records of the street renumbering in 1875 give names for all the detached and semi-detached houses in the area. Terraces were also named, for example 20, 22, 24 Spenser Road were known as Harman Terrace and the largest single developed plot within the area, containing eleven houses, was called Lambert Terrace, known today simply as 22 to 42 (evens) Milton Road.

The materials used in the Poet's Comer development reflect the fact that the builders had access, via the new railways, to a variety of bricks and were no longer dependent on local stock bricks. The earlier houses, with their flat fronts, dating from the 1860's tended to use the pale gault bricks from Cambridgeshire. These were fashionable during the earlier part of the nineteenth century as they looked more like stone. Many of the *houses* in Poet's Comer are built in stocks with the more expensive gaults used for the facades. Examples of gault facades can be seen at 65 and 67 Chaucer Road. These are some of the earliest houses to be built in the area and date from about 1855 This imposing pair are built over four storeys with a semi basement and a flight of steps up to the front door. Decoration has been kept to a

minimum, with stucco mouldings at upper ground floor level only, pronounced brick quoins and simply decorated pairs of brackets under deep eaves. The flat stone coloured facades with simple decoration are the last vestige of Georgian architectural influence. Further fine examples of this restrained style with gault facades can be seen at Nos. 4 to 14 (evens) Spenser Road.

The availability of brick varieties led to facades being decorated with different coloured bricks otherwise known as polychrome brickwork and excellent examples can be seen at Nos. 15 to 21 (odds) Spenser Road. Here to decorate the front doorways the builders have used polychrome brickwork in the Romanesque style with fully rounded arches supported on capitols of carved foliage. This fashion was popular during the mid 1860's although according to the Metropolitan Board of Works maps, these houses had not yet been built by 1875. It seems likely that the developers were being cautious and using a style they already knew to be popular. Many of the houses along Dulwich Road and 31 to 39 (odds) Milton Road also have polychrome detailing.

During the 1860's the semi-basement was common and along with the canted bay window, introduced in the 1870's, these two popular features were incorporated by the Poet's Comer developers. Numerous examples can be seen throughout the development. Chaucer House, No. 51 Chaucer Road is one of the grander and more ornate houses in the area. Built over three floors it has a semi-basement and a double height bay to the left of the front door and an arched window to the right. Decorated cartouches break up the brick panels between the windows on the first floor. This attractive house built in yellow stocks is oddly attached to its neighbour No. 53 Chaucer Road which is far simpler in style with a grey gault brick front and plain stucco mouldings. The terraced houses, Nos. 17 to 25 (odds) Shakespeare Road and Nos. 3 to 11 (odds) Dulwich Road are also good examples of the combination of semi-basements and bay windows-

Towards the end of the century the bay window was ubiquitous with slightly grander houses having the bay over two floors meanwhile the semi-basement was becoming less popular. No 72 Shakespeare Road is a fine example of a house in the later style with the front door at street level and no basement other than a coalhole. Built over three floors, with a double height bay, the windows and front door are decorated with Venetian gothic detailing. The fashion for the Venetian gothic style in buildings, as popularised by Ruskin, manifests itself through the use of decorative elements, carved foliage and ecclesiastic patterns being the most widely used.

No. 2 Spenser Road is a large double fronted house standing on its own. The facade is of gault bricks with red brick dressings. The front doorway and windows at the first floor level are gothic in design while the gable ends have bargeboards. The use of red brick dressings probably dates the house from the later part of the century. Nos. 37 and 39 Shakespeare Road also have red brick dressings and very attractive carved brick decorations over the front doorways.

By the 1890's red brick was widely used. No. 1a Spenser Road and Nos. 26 and 28 Shakespeare Road have full red bricks fronts. No. 28 Shakespeare Road has a date plaque over the gothic style entrance reading 1889 while No-1a Spenser Road has a double height bay and the roof gable end has elaborate bargeboards and a finial. Worth mentioning also are Nos. 1 to 13 (odds) Milton Road

which have slate tiled porches fronted by fancy bargeboards which look oddly elaborate compared to the cool gault brickwork and plain stucco mouldings on the rest of the facades. The terrace of five houses, Nos. 50 to 62 Spenser Road, stand out because of their particularly unusual stucco decoration. They are modest-houses built over two floors with the front door at street level and large square bays on the ground floor. However, when constructing the houses at either end of the terrace, the builder showed some originality when he chose to embellish the front parapets with repeating, vertical strips of stucco.

As mentioned earlier the use of "pattern books" by the builders of Poet's Comer resulted in an eclectic variety of house styles combined with the application of a wide range of decorations and various types of brick. It is this diversity which makes the area so attractive while it maintains an overall feel of unity due to the comfortable domestic scale, the repetition of elements used in different ways and the leafy shade of the roads.

The only public building within the proposed Conservation Area is a fine example of high Victorian pub architecture. "The Prince Regent" stands on a prominent corner site at the junction of Regent Street and Dulwich Road, the most southerly tip of the area. The facade has dramatic horizontal stripes of yellow stocks and red brick, broken by original sliding sash windows and brick pilasters. Built over three floors the top floor of the pub has a steep mansard roof with slate fish-scale hung tiles interspersed with striped brick dormer windows and a central stucco niche. In the niche stands the figure of the Prince Regent in ceremonial costume framed by a thick swath of stylised stucco vines and scrolls. Knotted ribbons of stucco fruit hang down below. The ground floor has pink granite pilasters and traditional large pub windows on both sides of the corner site. Although these large windows probably had etched glass originally the glass is now plain.

2.3 The contribution made by green spaces, trees, hedges and other natural elements to the character of the proposed conservation area.

The developers of Poet's Comer were subject to strict building lines which ensured generous front gardens along the four roads. When photographs taken in 1910 are compared with views taken today, the original railings have disappeared, presumably in the war effort, and most have been replaced with hedges and fencing. The early photographs show, however, reasonably mature trees and well-developed front gardens. Today these front gardens are, in the main, well tended and appreciated and give the area a particularly green and leafy appeal. Twentieth century street planting has ensured that a variety of trees have been planted which are in keeping with the scale of the houses and make a significant addition to the proposed Conservation Area. Varieties of Maple (*Acer*) and Rowan (*Sorbus*) are to be found. Two mature Eucalyptus trees, although not native to this country are flourishing in two front gardens.

In addition to the front gardens the houses all were allocated large enough plots to ensure generous back gardens many of which have mature fruit trees. The back to back gardens give Poet's Comer an airy open aspect with vistas of greenery between the houses. No. 27 Chaucer Road has very fine Poplar in the back garden.

Views to the south along each of the roads in Poet's Comer are green and verdant and make a restful contrast to the urban centre of Brixton only half a mile away. A particularly fine Monkey Puzzle tree (*Araucaria Araucana*) stands in the front garden of No. 41 Dulwich Road probably planted when the development was new. Along Dulwich Road there are a number of mature Ash trees (*Fraxinus*) and a group of large Horse Chestnuts (*Aesculus*) standing opposite St. Jude's Church (1868).

2.4 The relationship of the built environment to the landscape including significant landmarks vistas and panoramas.

Brockwell Park situated to the south of the Dulwich Road is particularly important to the area. Brockwell Hall was built between 1811 and 1813 for John Blades a glass manufacturer in the City who purchased most of the land which is now Brockwell Park. The London County Council acquired the Hall and grounds when it came up for sale in 1891 thus creating a large public park in the heart of south London. The park rises up covering a high hill and the views from Poet's Comer are of trees tops and distant greenery.

At the south end of Shakespeare Road stands St. Jude's Church built, in the Victorian gothic style, of Kentish ragstone. Looking southwards along Shakespeare Road the spire is visible rising above the trees creating a romantic focal point.

At the north end of Spenser Road across Railton Road stands the Railton Methodist Church and Community Centre. Although the present building is modern its predecessor was a Victorian ragstone building in gothic style dated 1874. From a photograph taken in C.1916 it made an imposing view at the end of the road. The replacement is far from imposing but maintains the continuity of the original idea.

The views throughout the Poet's Corner area are of low-rise buildings peeping through the trees. Vistas of gardens are glimpsed between the houses.

2.5 The extent of loss, intrusion or damage to the special character of the proposed conservation area

The majority of the houses in the proposed Poet's Comer Conservation Area are well maintained, consisting of privately occupied houses or flats. Most have been thoughtfully repaired and renovated but there are some exceptions:

(a) A small minority of properties have suffered from crude and insensitive alterations e.g. the application of roughcast rendering, the painting-over of brickwork and heavy repointing. In particular some of the stucco mouldings on the facades have been removed or crudely simplified rather than replicated or repaired.

(b) The installation of inappropriate replacement windows and doors. Traditional sash windows have been replaced with uPVC, aluminium or steel framed picture windows.

(c) Some front garden boundaries have been unsympathetically altered with artificial materials or removed altogether, particularly with the creation of off street parking areas.

(d) Some roofs have had their original slate roof covering replaced with clay or concrete tiles. Any satellite dishes have been placed either in hidden roof valleys or on the rear of the properties as none appear to be visible.

(e) The public consultation resulted in a number of residents complaining about the garage in the rear garden of No. 13 Dulwich Road. This pair of garages fronting onto Chaucer Road have been used as a repair workshop as well as for other commercial activities for some years. Concern was expressed about the noise, discarded oil and other chemical discharge. The residents felt that this is not in keeping with the residential nature of the area and probably not legal.

(f) Fanon House, formerly Cavendish House, on the corner of Spenser Road and Dulwich Road is a neutral modern red-brick office block and has been included because it is within the old Effra Farm field boundaries which became the area developed as Poet's Comer.

2.6 Conclusion

The Poet's Corner area has been carefully assessed in accordance with the criteria recommended by English Heritage and this well preserved, interesting mid to late Victorian suburb is considered worthy of Conservation Area status by virtue of its architectural character, particularly as an area developed as a result of the railway expansion of the mid nineteenth century. The four roads Chaucer Road, Spenser Road, Shakespeare Road and Milton Road along with the north side of Dulwich Road are clearly definable from the surrounding areas and make a coherent and unified group of residential streets which it is important to preserve.

3. Consultation

Letters of consultation asking for the views of owners/lessees of the properties within the proposed Poet's Comer Conservation Area were delivered at the beginning of August 1998. Copies of the letter were also circulated to the Councillors of Herne Hill Ward and local amenity societies. These letters also outlined the type of controls that would apply within a conservation area. The response to the consultation exercise has been overwhelming with the great majority of replies in support of designation (27 letters) and only three opposing (all coincidentally residents of Milton Road). Of the latter, one failed to give any grounds for their negative response, a second cited a possible fall in property values and unwanted additional restrictions on alterations to his house, and the third cited "*problems when repairing or upgrading.....and not liking red tape.*"

A full account of the letters of support is given here as they provide a useful snapshot of views and opinion on a whole host of issues affecting this neighbourhood.

1) The Brixton Society considered the proposal at a recent Executive Committee meeting and wrote that they:

i) welcomed the proposal (also giving very useful additional historic information on the area).

ii) felt that if the proposal was to be worthwhile and effective there needs to be sufficient resources put into enforcing controls and into promoting good practice (e.g. a design guide).

iii) considered that the boundaries should follow the original estate, including properties fronting onto Dulwich Road (odd numbers) and Railton Road (even numbers). They urged the inclusion of Nos. 94-106 Railton Road known as Cambridge Terrace (1872). Response - the merits of this terrace have been assessed and it is considered that it does warrant inclusion by virtue of the character it shares with properties on Shakespeare Road.

iv) agreed that Tummill House in Chaucer Road should be excluded as it is a post-war housing scheme filling a gap created by a flying bomb in 1944.

v) felt that the main threat to the area would be from piecemeal alterations. An Article 4 Direction would be preferred to restrain unsympathetic window replacements- They suggested that a design guide be developed that would also have application in other parts of the borough.

2. The Herne Hill Society wrote to say they received notification of the proposal with great interest and they were happy to support the new Conservation Area.

3. Occupiers of a total of eight properties on Chaucer Road wrote in support the designation proposal citing various reasons including *'one of the reasons for moving here was the quality of the architecture'*, *'we very much support this initiative on the part of the Council and hoped designation will be confirmed shortly'*, and *'we are heavily in support of this proposal which underlines the work we have spent on thoroughly restoring our property'*. Another resident, Michael Buries, wrote that they were keen to support the proposal with one qualification - that new developments on the few remaining sites need not be poor pastiches of Victorian architecture but could be good examples of early 21st century architecture.

4. Two letters expressed the hope that Conservation Area status would mean trees lost in the hurricane of 1987 would be replaced. Another expressed the hope that "in future the Council be more imaginative in its approval of designs for new building in the area - the recent building at the Railton Road end of Spencer Road is mediocre, with no garden at all, and certainly doesn't enhance the character of the area."

5. Seven letters of support were received from Spenser Road residents - three *'expressing their very strong support'*, *'my strongest approval'* and *'wholehearted endorsement'* of the proposal. A fourth urges the Council to improve the pavements following designation and a fifth notes *'their delight that the Council is carrying through its UDP proposal to designate the area and also commending the conservation officer on his Trojan work in the borough'*. Another occupier welcomes the inclusion of her road in a conservation area, also urging that the front gardens should be preserved and not used as parking spaces.

6. The owner of 78 Shakespeare Road wrote supporting the proposal and requesting the inclusion of 74-84 (evens) Shakespeare Road in the proposed Conservation Area. Response - it is considered that whilst this terrace of flats above shops is an attractive example of mid Victorian architecture and could be considered as a later extension, it does have a sufficiently different character from the wholly residential nature of the Poets Comer neighbourhood to warrant its exclusion (this view is endorsed by the Brixton Society in their representation).

7. The residents of No. 3 Dulwich Road supported the proposal and requested the inclusion of No.1 Dulwich Road in the proposed Conservation Area. Response - the architectural merit of the commercial property is acknowledged but the same reason applies as for the terrace referred to above. Another resident of Dulwich Road has requested that Nos. 2-56 Dulwich Rd be included, however these properties are proposed to be included within the Brockwell Park Conservation Area (as proposed in the Deposit Lambeth UDP in 1992) later this year.

8. Two letters were received in favour of the proposal while commenting on the poor condition of the pavements, it was hoped that following designation the Council would consider undertaking improvements. One of the correspondents was against any introduction of traffic calming measures. The other correspondent expressed concern about the car repair business which is carried out at the back of No. 13 Dulwich Road.

9. Six residents of Milton Road wrote in to express support for the proposal. Two residents noted that their reason for moving to this part of Lambeth was *'the very beautiful and relatively unspoilt character of Poets Comer'* and the *'special character of the area - the preservation of which is long overdue and very welcome'*. Another referred to designation as *'an excellent idea'*, also commending the Council for its *'excellent existing initiatives such as the Green Box collection scheme and other plans of the Lambeth Environmental Forum.'*

10. Two residents refer to the pressing need for traffic calming measures in the area to reduce excessive vehicle speeds, one calling for the designation of play streets' which will reinforce to motorists that these are predominantly pedestrian environments. Through traffic was identified as a particular problem and it was suggested that a section of Shakespeare Road, between Railton Road and Mayall Road, should be for bicycles only to improve upon the "currently badly implemented cycle route from Loughborough Junction to Brockwell Park.

11. The residents of No. 43 Dulwich Road wrote to suggest the inclusion on the south side of Dulwich Road in the proposed Poet's Corner Conservation Area. This part of Dulwich Road is under review and will put forward as an extension to the Brockwell Park Conservation Area.

12. The owner of No. 9 Dulwich Road, who was born in the house in 1929, gives an illuminating account of the history of his property which was built in 1868, also commenting on the poor quality of the 'temporary' bollards placed outside his house in 1984 by the Council. He said they are *'not much encouragement for the owners to retain and restore original features.'*

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.
- 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.

5. Procedure after Designation.

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

- i) All owners of properties within the area designated as a conservation area would 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 Poet's Corner 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 £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.

9. Staffing and Accommodation Implications

There are no staffing implications as a direct result of this report, although the additional powers associated with the extension of the conservation area could generate some 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).
A History of Brixton, Alan Piper - The Brixton Society 1996
Brixton and Norwood in old Photographs Jill Dudman (with Lambeth Archives) 1995.
Additional information kindly supplied by Alan Piper of the Brixton Society.
Minet Library, London Borough of Lambeth Archive Department.
Research & report compilation by Antonia Powell assisting the Conservation Officer

12. Audit Trail

Committee deadline: 2/10/98

Author: Edmund Bird - Conservation Officer

Date drafted: 1st September 1998

Consultation with other Officers/Directorates

Date	Name	Directorate	Date Received	Date Cleared	Date Returned
	M. Dickens	BSOL			
	S. Whitaker	CEO			
	Rosie North	EDHS			

Date sent to Committee Secretariat:

Date received by Committee Secretariat

Date sent to Councillors: