

## Environmental Services Committee

### TELFORD PARK CONSERVATION AREA

Report by: DES

Consulted formally: DLCSS, DFIS

Authorised for submission by: .....  
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### PURPOSE

The designation of a new conservation Area, Telford Park.

### RECOMMENDATIONS

(1) That the committee approves the designation of the area shown on Plan No. DES/PP/162 the Telford Park conservation Area under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) That the Committee approves the detailed boundary of the Telford Park Conservation Area as that shown on Plan No. DES/PP/ 162. (This 1:2500 Scale Plan will be on display at the committee meeting)

### For decision

#### 1. Context

#### Previous decisions

1.1 In March 1981 the Town Planning committee approved the "strategy for the designation of new Conservation Areas." The Telford Park area was recommended for conservation and included in the strategy and on the map that accompanies that report (UD/Cow/101R).

1.2 On 12 December 1989 a report was submitted to the Town Planning Committee, informing members of a petition presented to the Council on 8 November 1989. The petition, signed by 303 residents of Telford, Criffel, Thornton and Killieser Avenues and Kirkstall Road, requested the designation of the "Telford Park Estate" as a Conservation Area.

#### Policy context

1.3 Policies CTLI-6 of the Lambeth Local Plan adopted in July 1987 detail the Council's position in relation to conservation areas within the borough. ULI identifies Telford Park as an area suitable for Conservation Area designation.

1.4 Policy CI of the Deposit Draft version of Lambeth's Unitary Development Plan (HOP) November 1992 states that the Council will consider the designation of new conservation areas, including those recommended by local residents organisations, in areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

1.5 Policy C2 of the Deposit Draft UDP (November 1992) proposes the designation of Telford Park as a new conservation area. The proposal appears in the Proposals schedule as C50. Eight

representations were received in relation to Policy C2 following consultations - five of these were supports and there were no comments relating to Telford Park.

1.6 The following boundary change was proposed after a review of the proposed Telford Park area and in response to an enquiry from a local resident, about the UDP Deposit Draft. It was approved by the Environmental Services Committee on 13 October 1993. The Conservation Area proposal has therefore been extended to include:

(a) 32 - 54 Kirkstall Road

## 2. Justification Location

2.1 The proposed Conservation Area encompasses the distinctive 19th century residential estate, comprising:

Nos. 1-55 and 2a - 68 Killieser Avenue  
Nos. 71-83 and 26-28 Sternhold Avenue  
Nos. 1 - 43a and 2-28 Criffel Avenue  
Nos. 1-39 and 2-24 Thornton Avenue  
Nos. 21-75 and 20 - 82a Telford Avenue  
Nos. 1 - 41, 67 - 91 and 2-84 Kirkstall Road

The Telford Park Lawn Tennis Club - 35a Killieser Avenue.

The attached map DES/PP/162 shows the boundary of the proposed Conservation Area including the changes accepted by Committee on 13 October 1993.

## History

2.2 In the Middle Ages, there were four original manor estates in Streatham and its environs. The part of Streatham on which the Telford Park Estate now stands came under Tooting Bee, the derivation of which was St. Mary de Bec after lands owned by John, Duke of Bedford, Regent of France. He was given the Bec Manor by Henry V in the 15th Century, with the land passing through the Bedfords' during the ages until the last Duke died in 1802, without issue, and the Bee Manor passed to his brother, John, who broke the estate up into several parts and sold it to a number of families. The area including Telford Park was sold to a Mr Maximilian Richard Kymer. His sister, Sarah, married Charles Telford, a stockbroker in the city of London, and as a dowry she brought the part of the estate under question into the marriage - hence the name.

2.3 With the death of Charles Telford in 1876, or possibly prior to this date, the lands reverted to the Kymer-Stewart estate. In 1877, Martin Stewart and his wife Marianne granted building rights to two developers, Eliot Hanney and his solicitor, Vivian Ellis. It was they who employed a large and active building firm, Sutton & Dudley, to build residences. The development, which began in 1878 (probably at Kirkstall Lodge, although possibly in Thornton Avenue) was completed in 1882. In return for this, Sutton & Dudley became 99-year leaseholders on all the properties in 1880.

2.4 Ordnance survey maps in 1877 and 1900 show clearly how "Telford Road," surrounded by fields, became Telford Avenue with Criffel, Killieser and Kirkstall all around it, with Thornton at the bottom of the hill. All the roads are named after lands on the Sternholt's Scottish estates, with the exception of Thornton, which is dedicated to the Clapham philanthropist and friend of Wilberforce, Henry Thornton.

## Character description

2.5 In 1877, the contractors Sutton & Dudley approached the eminent Victorian architect E J Tarver to undertake a commission involving in excess of 120 individual designs. At this time, the Queen Anne Revivalist movement was in full swing in its reaction to the Victorian Gothic style of design. Along with people like C A Voysey, Tarver was a leading light in this movement.

2.6 The houses that remain in Telford Park (over 90 per cent of the total) are a stunning memorial to Tarver's success in creating a uniquely harmonious development in every sense of the term. Completely at variance with the traditional style of Victorian architecture, the houses all have generous ground floor areas, plus in many cases an effective use of wide staircases and split-level to achieve variety and light.

2.7 No two houses in the estate are exactly the same: there are Dutch gables, turrets, double and single fronted versions with an astonishing range of external decoration. However, all these houses with original windows demonstrate that the linking feature of the estate is its distinctively Queen Anne fenestration. Thus, although the estate stretches over a considerable area, taking in Telford, Criffel, Killieser, Thornton, and Sternhold Avenues and Kirkstall Road in Streatham Bill, Tarver's window layouts are always clearly recognisable.

2.8 The first houses were constructed in 1878, at first mainly the double-fronted and turret versions aimed right at the top of the market. Sutton & Dudley's initials are clearly visible in the external decorations, and the progress of the estate can be traced via the dates which are displayed over the front doors.

2.9 Tarver's decision to make a complex of tennis courts the central feature of the estate ensured Telford Park's social success in late Victorian and Edwardian society. The Telford Park Lawn Tennis Club opened in June 1880, and is the second oldest club in England after Wimbledon.

## Purpose of designation

2.10 The purpose of designating Telford Park as a Conservation Area is twofold. Firstly to enable the Council to bring greater development control powers to bear on insensitive and inappropriate development in the area, in an effort to preserve or enhance the character or appearance of this area of special architectural or historical interest. Secondly, to enable the Council to take positive steps towards preserving and enhancing the character and appearance of the area. For example, issuing guidance to property owners explaining the effects of designation and/or publishing a preservation and enhancement plan for the area.

## Reasons for designation

2.11 Over recent years, local groups in Streatham, particularly the Telford Park Association, have sought the designation of Telford Park as a conservation area. They believe and have argued that it will have a beneficial effect upon the amenity of the area, and result in residents taking greater care of the appearance of their properties and of their environment.

2.12 The Telford Park area - as shown on Plan Ho. DES/PP/162 is considered to be an area of special historic interest (as described in sections 2.2 - 2.9) with an identifiable character which is desirable to preserve and enhance. Essentially, the character of this area lies in the appearance, style and setting of the architecturally special houses. None of these buildings is listed but they possess quality and merits as a group. The major concern of local residents is that the buildings in the Telford Park area may suffer aesthetically from unsympathetic alterations and hence degrade their merit individually and as a group. Conservation Area designation for Telford Park would allow the council to use controls available under Conservation Area legislation and to place an emphasis on design criteria and their application to buildings/sites if they are subsequently redeveloped or extended (as encouraged in paragraph 4.19 of Draft PPG15; Historic Buildings and conservation Areas).

## Effects of designation

2.13 Under the Town and country Planning General Development Order 1988 and the Planning (Listed Buildings and Conservation Areas) Act 1990, Conservation Area designation has a number of practical implications for the area. These are, in outline:

- (i) Conservation area consent is required to demolish most buildings within a conservation area (Section 74 of the Planning (LB & CA) Act 1990; with only a few exceptions as listed in Section 75 and para's 21 and 22 of Annex 8 of the Draft PPG15).
- (ii) Some permitted development rights are restricted within a conservation area, e.g. neither stone cladding, or roof extensions are allowed without planning permission.
- (iii) Consent is required for all advertising hoardings, whether they are temporary or permanent.
- (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 desired. This only applies to trees planted on privately owned property.
- (v) The design quality of all new development in a conservation area is also important. DOE Circular 8/87 paragraph 62 indicates that, in addition to adopted local plan policies for conservation areas, special regard should be had to such matters as bulk, height, materials, colour, vertical and horizontal emphasis and design. When considering development proposals within a conservation area the Council will consider those items mentioned above as well as giving special regard to layout style, landscaping including boundary treatment, proportion and rhythm in design and existing trees in an effort to ensure development proposals preserve or enhance the character or appearance of the conservation area. (The above is reiterated in paragraph 4.20 of Draft PPG15: Historic Buildings and Conservation Areas.)
- (vi) The council could also make a direction (under Article 4 of the General Development order 1988) further restricting permitted development rights within the conservation area. This would need to be approved by the Secretary of State. It could be used to remove the rights e.g. to alter the original style of windows in a terrace, or to place estate agents' "For Sale" boards, without first obtaining planning permission.
- (vii) Once a conservation area is declared there is a duty on the Council to formulate and publish proposals for the preservation and enhancement of the area. They could identify such things as environmental improvements, (e.g. reinstatement of period street lighting and paving etc.) prepare briefs and design guidance for the future development of sites and detail the type of alterations, repairs and maintenance of property that would be desirable in the area.
- (viii) Under the Planning (Listed Buildings and Conservation Areas) Act 1990 there are a number of possible funding sources for preserving or enhancing conservation areas.

## Procedure after designation

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

- (i) All owners/occupiers properties in the conservation area would be written to informing them of the designation. Notice of the designation would also be published in the local press and the London Gazette.
- (ii) English Heritage would be notified of the designation.
- (iii) The production of character appraisals and management statements on such things as townscape analysis, design guidance and maintenance of properties for the area. Management Policies and Plans would be reported to Committee for approval as resources permit.

### 3. Legal powers and advice

3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 gives the council power to declare a conservation area. Section 69(1) states that:

*"Every local planning authority-*  
*(a) 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*  
*(b) shall designate those areas as conservation areas."*

3.2 Section 69(4) states that:

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

3.3 Section 70(5) of the 1990 Act states that the local authority should notify the Secretary of State and the Historic Buildings and Monuments commission (English Heritage) of the designation.

Section 70(8) of the Act states that the local authority 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 local planning authority.

3.4 Section 71(1), (2) and (3) of the 1990 Act identify future duties on the Council associated with a designation, stating that:

*"(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts 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 local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting."*

### 4. Financial implications

4.1 There are no financial implications as a direct result of this report.

4.2 Any specific preservation and enhancement improvements works, would be set against the appropriate budgets, and Committee authority requested as necessary.

### 5. Environmental considerations

5.1 All trees within a Conservation Area are given protection in so far as notification of any works to a tree must be given six weeks in advance to the Council to enable it to issue a Tree Preservation Order.

5.2 The designation of a Conservation Area provides the council with additional development control powers to protect and enhance the area, it also places a duty on the Council to prepare and publish a preservation and enhancement plan. This could mean that environmental improvements would be carried out including landscaping projects, and the provision of new paving, lighting etc.

### 6. Staffing and accommodation implications

6.1 The declaration of a Conservation Area involves Development Control staff in more complex

procedures when handling planning applications within the designated area.

6.2 The duty to prepare and publish a preservation and Enhancement Plan will require staff to undertake some complex and detailed conservation work.

6.3 The council is actively seeking to appoint a conservation officer.

6.4 It is considered that with the additional support of a Conservation officer, existing staff resources will be adequate to carry out the additional work as part of the normal programming of workloads. However, in the short term the necessary post declaration works (outlined in paragraph 2.14) would be carried out by existing staff within the Planning Department.

## 7. Equal opportunities

- (a) Race relations
- (b) Women's rights
- (c) People with disabilities

7.1 The designation of a Conservation Area places a duty on the Council to prepare and publish a preservation and Enhancement Plan. Any physical improvements to the area, e.g. new paving or street lighting, as a result of this would be improvements for the benefit of all. New paving would in particular improve accessibility for people with disabilities and new street lighting would improve safety for all pedestrians.