

LONDON BOROUGH OF LAMBETH

Memorandum

From CHIEF PLANNING OFFICER
(M _____ int.ext. _____)

To DIRECTOR OF DEVELOPMENT

My Ref: UD/NB/KK/42.11.17

Date 23rd August, 1974.

Your Ref:

REPORT ON VAUXHALL SOCIETY PROPOSALS FOR EXTENSION OF KENNINGTON CONSERVATION AREA(No.8)

In accordance with your instructions I would make the following observations on the Vauxhall Society's proposals submitted in a letter to Councillor Medway on 6th November 1973.

Vauxhall Society's Proposals.

As indicated on map ref: UD/CON/187 the Society have suggested the extensions of the Conservation Area by the addition of a roughly rectangular area of land between Kennington Lane, the west side of Cleaver Square, the rear of properties in Kennington Park Road and Aulton Place which is already substantially bounded on 3 sides by the existing conservation area.

General Interest of Area

The proposed extension area can be broadly divided into 3 sectors.

- (1) A shopping area fronting Kennington Road.
- (ii) An industrial and commercial area around Bowden Street and Wigton Place and also at Stannary Street.
- (iii) A homogeneous residential estate comprising Milverton, Methley, Redcot and Ravensdon Streets.

Draft District Plan

Draft District Plan No.11, as yet unapproved by Committee, shows all zonings unchanged, with residential areas proposed for improvement, with the exception of 343-365 Kennington Road, which is proposed for future commercial use.

London Borough of Lambeth Planning Proposals

6-14 and 19-20 (even) Aulton Place were made the subject of a Clearance Order by the Council on being represented unfit, and are included in a Housing Investigation Area which takes in the whole of Aulton Place, the backland between it and Ravensdon Street and the works at 367-75 Kennington Road.

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The Existing Conservation Area

Kennington Conservation Area as existing contains the outstanding local examples of late Georgian, mid 19th Century and Edwardian development. It is suggested that this criterion be followed in analysing the worth of the Vauxhall Society's suggestions.

Area to be Excluded

On the basis of the above criterion it is suggested that the majority of the proposed extension area would be excluded on the detailed grounds set out below.

- (i) The East Estate (Main Development)
1-7a (consec) Milverton Street, 1-6 Wigton Place, 1-41 (odd),
2-54 (even) Methley Street, 1-10 (consec) Radcot Street,
1-35 (odd), 2-36 (even) Ravensdon Street.

This sub-area composes the bulk of the East Estate, developed after 1868 on admittance of Sir Gilbert East to the estate on a regular street pattern approved by the Metropolitan Board of Works. The long articulated stock-brick terraces with red-brick dressings are not without architectural interests but are not of the special merit (for a residential area) which would warrant inclusion in this Conservation Area.

- (ii) 295-307 Kennington Road, Cleaver Buildings, 1-8 Cleaver Street.

This triangle of late 19th century shopping development with flats above is of little interest.

- (iii) 317 Kennington Road (Marlborough House).

Originally a large detached house, this was the first building erected along the Kennington Road frontage of the Cleaver Estate. Probably erected by William Edridge about 1787, it is a 4 storey house with 5 bays of which the middle 3 are crowned by an open mutule pediment containing a tablet inscribed 'Marlborough House'. Its appearance has been entirely spoilt by the construction in 1872 of a shop-front across the whole of the front garden. It has been recommended by Lambeth for inclusion on the Statutory List as Grade II, and thus should be sufficient to ensure its preservation.

(odd)

- (iv) 309-15, 319-41/Kennington Road

Built soon after 1790 to complete the development of this frontage of the Cleaver Estate, these two terraces are competent examples of late 18th speculative development, 4 storey with mansarded roofs and constructed of stock-brick. However, as No.317, their appearance was damaged beyond recall by the addition of late 19th century shop fronts.

- (v) 2-18 (even) Bowden Street

19th century commercial development of no special interest (Cleaver Estate).

- (vi) 343-365 (odd) Kennington Road.

An uninteresting commercial and residential terrace of the 1870's (East Estate).

- (vii) Bradgates Court, Cleaver Street, Gateway House.
Milverton Street, 22-34 Stannary Street.

A block of flats, office development and modern warehouse buildings respectively, none of special interest.

(viii) 5-14 and 19-20 (consec) Aulton Place.

Mid 19th Century cottages and terrace housing under a Clearance Order.

Recommended Conservation Area Extension

There are two remaining sub-areas proposed for designation which conform to the criterion previously set out. These are as follows:-

Kennington Cross Triangle

This is a small triangle of land located in the angle between Kennington Lane and Kennington Road, and to the west of Kennington Road. It is made up entirely of shops and apart from the cleared site at 197-9 Kennington Lane is an example of early Victorian commercial development, intact to a degree now seldom found in Lambeth.

The triangle was acquired in 1752-4 from the Cleaver Estate by the Trustees of the Survey New Roads for use in the construction of Kennington Road, but was, however, not required and was let as gardens. By 1845, according to the Survey of London, it had become sufficiently valuable for the Trustees to sell the land for development to a Mr. Howard, builder. Construction was begun the following year by Thomas Lee of Blackfriars Road.

The layout of the triangle is almost symmetrical, there being 3 identical 2 storey terraces of shops linked at their corners by more prominent 3 storey shops. It is these long, low terraces of shops which give the area its character. All of the frontages possess a continuous parapet, continued around the corners as a stucco band above the first floor. Immediately above the shop fronts runs an almost completely intact cornice. The majority of shopfronts are 19th century and little altered, while 193 Kennington Lane possesses one of considerable interest.

At present the Triangle presents a down-at-heel appearance. However, if a pointing scheme could be put in hand, with particular reference to the restaurant on the Windmill Row/Kennington Road corner, and attention paid to securing the removal of unsightly advertising, then it could do credit to the existing Conservation Area which surrounds it on two sides. Attention should also be paid to filling the gap in the Kennington Land frontage caused by the vacant site at Nos. 197-9.

170a-180 Kennington Park Road

This short stretch of Kennington Park Road, while containing only 6 properties would almost certainly be a worthwhile addition to the Conservation Area because of its very varied and, in part, distinguished character. Its informality of design forms a pleasant character to the adjoining late Georgian terrace of Nos. 140-170 which are restrained in style (and within the C.A.), while No. 180 is a good example of a large mid-Georgian town house. No. 170a is identical to No. 170 and possesses a pleasant semi-circular stuccoed doorway. With its mid-Victorian neighbours 172 and 174, it has had a shop built over the front garden, but these have recently been rebuilt in a sympathetic neo-Georgian style. 176 is a very narrow 3 storey house, originally built 1830 as a wing to No. 178, with one of the best early Victorian shop fronts built on to it. Its fascia is supported on 4 doric columns with decorated capitals, and there is also a dentilled cornice and an unusual vertical projection of the fascia (Survey of London).

No. 178 is a 3 storey, 3 bay house originally built before 1780 although much altered 1824-30 with pantiled pitched roof and interesting ironwork balconies. Modern shopfront.

No. 180 is a large 3 storey, plus basement, house of 1771 with a mansard attic behind a corniced parapet. Refronted in Victorian times it retains a richly

detailed wooden entrance porch supported by imposing Doric type columns. It is in very good condition.

CONCLUSION

It is recommended that, as shown on map ref. UD/CON/187, the following areas be added to the existing Kennington Conservation Area (No.8).

1. 292-316 (odd) Kennington Road
191-209 (odd) Kennington Lane
1 - 7 (odd) Windmill Row
2. 170a-180 (even) Kennington Park Road.

CHIEF PLANNING OFFICER.