

PROPOSED EXTENSION TO CONSERVATION AREA NO.26 (BRIXTON) (Tulse Hill Ward)

Lambeth Policies and programmes (1980 Edition) Vol.1 p.51, para 1.4.1.1 (Designation of Conservation Areas)

This report is submitted by the Director of Town Planning.

RECOMMENDATIONS

- (1) That the extension of the existing Conservation Area No.26 (Brixton) to include Nos. 389 to 401 (odd) Coldharbour Lane as shown on plan UD/CON/207F under Section 277(1) of the Town and Country Planning Act 1971 as amended by the Town and Country Amenities Act 1974 be approved.
- (2) That the Director of Administration and Legal Services be authorised to advertise the above extension and to notify the Secretary of State in accordance with the provisions of Sections 277 (6) and (7) of the Town and Country Planning Act 1971 as amended by Section 1 of the Town and Country Amenities Act 1974.

For decision

1. Policy Considerations and Previous Decisions

Designation of Conservation Area 26 (Brixton) was approved in October, 1980 (TP133/80-81). Nos. 389-401 Coldharbour Lane were not included in the proposals in view of the Brixton Town Centre Draft Action Area Plan which was then under preparation. It was envisaged in the plan at the time that Nos. 389-401 Coldharbour Lane would be required for redevelopment purposes and the alignment of a new road.

For the same reason, the properties were not included in the "Strategy for Future Designation of Conservation Areas" which was approved by the T.P. Committee in September 1979.

A new road alignment for Coldharbour Lane was agreed by the Town Planning Committee (19.10.81.) following the earlier decision (8.7.81.) to realign the road subject to public consultation being carried out (report refs. TP 69 & 161/81-82).

Nos. 389-401 Coldharbour Lane are not affected by the new road alignment and can now be retained.

2. Financial Considerations

The Department of the Environment have invited proposals for schemes

of improvements in selected Conservation Areas. Grants of up to 50% of the cost of restoration works may be made available for these schemes by the DOE under Section 10 of the Town and Country Planning (Amendment) Act 1972.

Brixton is one of the four priority areas in which the DOE wish to concentrate in allocating this grant aid. The properties proposed for inclusion in the Brixton Conservation Area, could attract a grant from the DOE for up to 50% of the cost of their restoration.

3. Staffing Considerations

None.

4. Racial Implications

It is understood that the Atlantic Public House is used regularly by the local black community, and it is suggested that its retention can contribute to the protection of the local community life.

5. Tenure

Nos. 391-401 Coldharbour Lane are owned by the GLC and contain rented commercial and residential accommodation.

6. Further considerations

The proposed area contains the following properties:

- No. 389 Coldharbour Lane, a late 19th Century corner Public House with stuccoed rounded corner bay. Large glazed windows on ground floors. Stucco decorations to window surrounds and cornice.
- Nos 391-401 Coldharbour Lane a late 19th century terrace of three storey brick built properties with stucco window surrounds and cornice at parapet level.

These buildings are part of the mid/late Victorian development associated with the adjacent area in the existing Brixton Conservation Area.

No. 389 marks one of the corners of the Coldharbour Lane/Atlantic Road Junction. The composition and design of the whole entity matches the north side of Coldharbour Lane and the surrounding area.

Inclusion of these properties in the Conservation Area is recommended for their environmental importance in the area as well as for their connections to the local history and the community life.