

CIVIC AMENITIES ACT, 1967: CONSERVATION AREA NO.5 (STOCKWELL PARK)

Community Plan Ref: Vol. 1 Pages 36-37 Objective 1(D)(i)(b)

1. Stockwell Park Conservation Area was designated by Lambeth Council in conjunction with the Greater London Council on 10th July, 1968, under the Civic Amenities Act 1967.

2. In November 1969, the Secretary of the Stockwell Park Residents' Association wrote to the Chairman of the Development Committee recommending that the Conservation Area be enlarged to include Groveway and the section of Stockwell Park Road between Groveway and Clapham Road. This request was supported in a letter from the Vauxhall Society.

3. The proposals submitted by the Residents' Association were closely examined, and a report was submitted to the Planning and Development Committee on 25th June 1970. The Committee was advised that the future of areas adjoining the Conservation Area would eventually be determined when local development plans are formally adopted but that draft district plans show Groveway and Stockwell Park Road zoned for rehabilitation. Meanwhile the surest way to guarantee the preservation of individual buildings in these areas is by listing them under Section 32 of the Town and Country Planning Act, 1962, as being of architectural or historic interest.

4. Accordingly, the Committee was recommended to request the Minister of Housing and Local Government to include in the next review of the statutory list of Buildings of Architectural and Historic interest, all those buildings for which the Residents' Association had expressed concern.

5. In addition it was recommended that a small extension be made to the Conservation Area to include Nos. 16-38 (even) and Nos. 21-31 (odd) Stockwell Park Road. This recommendation was approved by Committee and Lambeth Council formally consulted the Greater London Council regarding the proposed designation as required by the Civic Amenities Act.

6. In a letter received on 22nd February, 1971, the Director-General and Clerk to the Greater London Council wrote to the Town Clerk:

"This Council has considered and welcomes the proposal to extend the existing Conservation Area at Stockwell Park and I have been asked to express the Council's wish to be involved in and to contribute to the policies for the conservation and enlargement of the Area.

It was felt, however, that Groveway and Lorn Road could, with advantage, be included in the Area, and officers of this Council have been authorised to discuss this suggestion with your Council. Following such discussions it is considered that the designation should be advertised without further reference to this Council."

AGREED RECOMMENDATIONS

7. Officers of the Greater London Council's Department of Architecture and Civic Design have enlarged upon this suggestion, and on 17th August, 1971, the Architect to the G.L.C. wrote to the Chief Planning Officer:

"Further to your proposal to designate an extension to the above Conservation Area, I suggest that it would be appropriate to include the area marked by a broken line on the accompanying plan.

There are already in Lorn Road four houses included in the Supplementary List of Buildings of Architectural or Historic Interest, and many of the other houses in Lorn Road, Groveway and this part of Brixton Road are not without merit and in my view are likely to be raised to the Statutory List when it is revised by the Secretary of State for the Environment in due course".

8. The area referred to in the G.L.C. recommendation is as marked on the displayed plan No. UD/STO/109. In addition to the small area previously considered by the Committee on 25th June 1970, it includes the whole of Lorn Road, Groveway and Nos. 184a-220 (even) Brixton Road.

9. This additional area recommended by the Greater London Council corresponds to the estate acquired by Randle Jackson in 1806. Jackson developed the Brixton Road frontage between his acquisition of the estate and his death in 1837. James P. MacDougall who was admitted trustee to the property on Jackson's death laid out Lorn Road and Groveway in 1840, Lorn Road forming an axial approach to St. Michael's Church from Brixton Road. Most of the houses in Lorn Road are of the attractive "cottages ornes" type, erected soon after the street was formed. The houses in Groveway vary considerably, but are mostly two and three storey stock brick houses of the same period. Both Groveway and Lorn Road retain some of the elegance of this early Victorian period and are enhanced by the maturity of the surviving trees.

10. In the Initial Development Plan all the properties on both sides of Lorn Road are zoned for public open space as an extension to the Slade Gardens. This proposal is unlikely to be implemented. Preparation of the local development plan will necessitate a reassessment of open space requirements in the Borough and the formulation of new proposals for creating additional open space. The draft district plan referred to in paragraph 3 does not take up this open space proposal but shows all properties in Lorn Road zoned for rehabilitation along with those in Groveway, Stockwell Park Road and the existing Conservation Area. Pending the approval of the local plans however, the Initial Development Plan remains the legal plan for the area. As the Secretary of State for the Environment will no longer consider any amendment to the Initial Development Plan there seems no immediate likelihood of securing the deletion of the current Public Open Space Zoning.

11. The Council owns 46 properties in this area, including all the properties on the south side of Groveway, and all the properties on the north side of Lorn Road. Four properties on the north side of Groveway and one on the south side of Lorn Road are also Council owned. The other houses in Lorn Road have been inspected and are considered suitable for rehabilitation. Three of the Council owned properties in Groveway are currently undergoing rehabilitation and conversion into self-contained flats.