

ENVIRONMENTAL SERVICES COMMITTEE (30th June 1998) 1998-99

Review of Conservation Areas & their boundaries

Review No. 10 - Proposed Lambeth Walk & China Walk Conservation Area (CA No. 50)

(Bishops Ward)

Report by the Director of Environmental Services

Consulted Formally: CEO, B.Sol, Lambeth Walk Partnership, Lambeth Housing Services.

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PURPOSE

To designate the Lambeth Walk & China Walk Conservation Area (No.50)

RECOMMENDATIONS

- (1) That the Committee approves the designation of the Lambeth Walk & China Walk Conservation Area, under section 69 of the Planning (Listed Building & Conservation Areas) Act 1990 as shown on Plan No. DES/PP/417.
- (2) That the Committee approves the detailed boundary of the area as shown on Plan No. DES/PP/417.

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 Existing and potential 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.

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. Three conservation areas in the north team have

already been reviewed and extended (Lambeth Palace Kennington and Albert Square).

1.4 A detailed assessment of the Lambeth Walk & China Walk area has now been completed in accordance with a thorough character analysis 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 - this criteria includes:

- (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. Assessment

2.1 The character of this neighbourhood is clearly definable from the immediately surrounding residential areas as it is the last historic working class quarter in this part of Lambeth to survive the mass clearance schemes of the post-war years. To the east lie the late Georgian and early Victorian townhouses of Kennington, many of which are now Grade II Listed Buildings and all of which are protected by the Walcot Conservation Area - one of the very first to be designated in Lambeth nearly 30 years ago. To the north, beyond Lambeth Road lie the mixed commercial and residential area stretching up to Waterloo and the west and south are large housing estates, schools and a local shopping centre, all developed between the 1940's and 1970's.

2.2 Lambeth Walk includes the last surviving Nineteenth Century properties on the thoroughfare immortalised by the famous cockney dance performed by Lupino Lane in 1937 in the musical *Me and My Girl* by Noel Gaye. China Walk is considered to be one of the finest examples in Lambeth of the historic housing estates designed by the London County Council in the 1920*s. The Lambeth Walk Partnership, which is made up of the London Borough of Lambeth, the Peabody Trust, London & Quadrant Housing Trust and the Community (supported by the Government's Single Regeneration Budget Challenge Fund), wrote to the Conservation Officer in February advising that a Symposium held by the Partnership had discussed the desirability of attaining conservation area status. In response to this, an assessment of the potential of the area for designation was carried out which forms the basis of this report.

3. Justification of the boundaries of the proposed conservation area

3.1 From the outset it is essential to define the area of special interest which justifies designation and to define the exact boundaries of the proposed conservation area. In this case the boundaries are very distinct and it is possible to select a tightly drawn area which includes all the areas and buildings of greatest character and historic interest. The eastern boundary accords with the boundary of the immediately adjoining Walcot Conservation Area, incorporating two small areas of land (the landscaped frontage to the China Walk Estate and St Olave's House) to be transferred from the Walcot Conservation Area. The character of these sites is considered more appropriate to the proposed Conservation Area than the early C19th Walcot Estate.

3.2 The northern boundary is conveniently formed by Lambeth Road (virtually all of the properties on this part of Lambeth Road are Grade II Listed making their inclusion superfluous and in any case they are Georgian townhouses of a very different character to Lambeth Walk) and the post-war extension to the China Walk Estate which does not possess the architectural quality of the earlier 1920's part. The southern boundary is formed by Fitzalan Street (beyond which is a public

open space) and excludes later post-war housing developments such as Hornbeam Close and Nos. 69-71 & 79-88 Fitzalan Street which are not of the same character as Lambeth Walk and China Walk.

4. Character Assessment of the proposed Lambeth Walk & China Walk Conservation Area

It is essential to define as fully as possible the special architectural and historic interest which justifies the designation of this proposed conservation area. This is important both for the purposes of providing a sound basis for the designation for the unitary development plan and development control purposes which is defensible on appeal, and also to aid the formulation of proposals for the preservation or enhancement of the character and appearance of the area.

5. The-architectural and historical quality, character and coherence of the buildings and their style and materials, and the contribution they make to the special interest

The proposed conservation area can be divided into two distinct areas - Lambeth Walk itself along with the few surviving Victorian and Edwardian properties to the east between Walnut Tree Walk and Fitzalan Street; and the 1920's China Walk Estate. The character of the earlier area will be assessed first.

5.1 Lambeth Walk

5.11 Lambeth Walk was in the Eighteenth Century a country lane known as Three Coney Walk where a place of entertainment known as Lambeth Wells had been established in the late Seventeenth Century. This venue offered music along with French and Country dancing until it was refused a licence in 1755 on account of its disreputable reputation and was bought by the Methodists for a meeting hall. A thriving street market along Lambeth Walk had developed by the 1840's. In 1861 Henry Mayhew, author of *London Labour and London Poor* and founder of *Punch*, noted as many as 164 costermongers' stalls. The market continued to flourish as a popular and colourful attraction with a character akin to the East End until the Second World War. In the 1950's massive clearance schemes robbed the area of much of its character, sweeping away late Georgian and Victorian properties and replacing them with medium rise blocks of flats and open grassed areas. However an interesting group of about two dozen properties survived against the odds - many are in a various states of disrepair, but together form an important reminder of the old historic and architectural character of Lambeth Walk.

5.12 The southernmost block (Nos. 77-87) has a fine corner feature in the form of a turret with an unusual all-glazed second floor corner elevation. The facade of this attractive three storey building is well articulated by a series of half dormer windows with half timbered gables in the arts and crafts manner. Its stock brick elevations are further relieved by horizontal bands of red-brick above the original painted timber shopfronts with their dividing console brackets at fascia level. The skyline of this circa 1910's building is punctuated by a number of tall brick chimney stacks. A single storey former studio unit links this terrace with one of the most imposing buildings on this block - the Lambeth Sportsman Public House (No.73), known in the 1930's as the Angel Tavern. This late Victorian building has a grand three storey-edifice of stock brick with red-brick dressings and classical pediments above the first floor function room windows which are divided by rusticated brickwork. Paired second floor windows are set within arches topped by keystones beneath a high parapet which conceals the roof. The original ground floor frontage has retained its traditional fascia between ornate consoles supported on decorative square pilasters.

5.13 The remainder of this terrace (Nos.51-71) consists of mainly early to mid Nineteenth Century two storey properties in a simple late Georgian style - stock brick facades (some painted over), two bays wide with one over one or two over two timber box sash windows, wooden shopfronts and roofs concealed behind parapets. A couple of properties have been rebuilt in the post-war years, but are of a similar London stock brick, so they are relatively unobtrusive. Beyond the junction with Walnut Tree Walk stands an attractive four storey building, formerly the French Horn Public House (No.49) which is of a similar architectural treatment as Nos. 77-87. It has stock brick elevations with red-brick banding and Edwardian style painted timber sash windows - on the first floor surmounted

by subtle red brick pediment detailing. An old enamel street sign has survived on this corner which contributes to the historic character of the building. Adjoining this property is a modern warehouse style four storey building which echoes the stock brick and render materials of its older neighbours.

5.14 The next building of note is the exuberant Edwardian former Pelham Mission Hall, now converted into the Henry Moore Sculpture Studio. It was built in 1910 and is a delightful local landmark building with a wealth of decorative embellishments. The warm red brick facade has a part clay tiled central gable topped by a stone cross beneath an arched canopy. An unusual feature is the outside pulpit of carved stone with a moulded stone canopy. A stone tablet beneath the central arched window records the laying of the foundation stone in 1910 by the Archbishop of Canterbury, Randall Thomas; - the architects were Waring & Nicholson. Attached to this building is a single storey community hall of no architectural interest.

5.15 Lambeth Walk turns sharply to the north west before it meets Lambeth Road - the long vista down Lambeth Walk when viewed from the south is closed by the imposing former Lambeth Slipper Baths and Laundry, which is of a streamlined moderne design with late art deco references, opened in 1958. It was erected to replace the much larger and grander Lambeth Baths and Washhouses opened in 1897 which stood on an adjacent site at the junction of Lambeth Road and Kennington Road. It was a monumental Victorian complex which was damaged beyond repair by a V2 rocket in January 1945. Its 1950's replacement is a good example of its period with a cube-like central bay and double height window flanked by symmetrical wings with curved corners. The building was sympathetically converted into a health centre in the mid 1990's for the Lambeth Walk Group Practice.

5.16 The gateway into Lambeth Walk from its junction with Lambeth Road is flanked by two buildings of interest - the Lambeth Walk public house (a fine Victorian three storey property of stock brick with a heavy cornice supported on paired brackets and a traditional part rusticated render/part glazed ground floor frontage; and the Lambeth Mission. This is an early post-war building designed in the late 1940's and erected in 1950 on the site of the Lambeth Methodist Church which was founded on this site in 1739 and destroyed by the same V2 rocket as wrecked the baths in 1945. It is built of grey-brown brick with Scandinavian Modern references - of particular interest is a tall sculpture in stone on the Lambeth Road frontage and the double height windows with stone surrounds on the Lambeth Walk elevation.

5.17 A group of several properties of historic and architectural interest which contribute to the Victorian and early Twentieth Century character of the proposed conservation area lie between Fitzalan Street and Walnut Tree Walk. The first is a row of three storey terraced properties (Nos. 72-77 Fitzalan Street) of a similar design to the Duchy of Cornwall properties recently included within the extension to the Kennington Conservation Area. Attached this terrace is the historic Royal Oak Public House which retains some of its Nineteenth Century features- Immediately to the north lie St Olave's House and St Olave's Gardens - a very interesting complex of working class housing erected in 1884. It takes its name from the parish of St. Olave in Southwark which was bequeathed the land for the benefit of its poor by Edmund Walcot in 1668. The four storey St Olave's House is a gault brick apartment building accessed via stairs and balconies at the rear. It has the appearance of a mid Victorian warehouse but its rather severe facade has a robust quality with segmental arched windows, a strong cornice above the second floor windows and a central arched entrance with a fine Grecian style keystone (repeated on the ground floor windows either side) and elegant gates.

5.18 Attached to this building is a short terrace of six properties (1-12 St Olave's Gardens) which were originally designed as ground and first floor flats, although some of them have been converted into houses. They are of the same gault brick, with double height canted bay windows. Their sole means of access is the pedestrian way via the arched entrance to St Olave's House which creates a pleasant traffic-free paved street. Most of the rear gardens have become a communal amenity area with the first floor flats sharing the gardens, accessed via steps leading up to raised terraces. The whole St Olave's group possesses a picturesque, almost Dickensian charm and an unusual Victorian character that has all but vanished, making its restoration and survival all the more important.

5.19 To the west of St Olave's House is the attractive Walnut Tree Walk Primary School - a four storey London Board School which opened in 1875 and was remodelled in 1907. It has an asymmetrical block with stock brick elevations enlivened by red brick dressings and a multitude of original white painted Edwardian window styles ranging from tall round headed windows in the Georgian manner, to six-over-six segmental arched windows or a hybrid of the two, producing a pleasing diversity of fenestration. The roofline is equally varied with pointed gables, tall dormer windows and a pyramidal roof on the south elevation.

5.2 China Walk Estate

5.21 This estate consists of six 5 storey blocks covering an area of about 5 acres providing 238 dwellings to accommodate a population of nearly 1,500. The building of the estate commenced in 1928 and was completed in 1934. Its individual blocks are named after famous china ware - Wedgwood, Worcester, Derby, Coalport, Devonport and Minton, perhaps reflecting the local ceramic industry notably the Royal Doulton manufactory in nearby Vauxhall. The largest block (Wedgwood House) is designed around a spacious quadrangle of lawns and trees with its central part extended eastward along the axial line of the plan to the main frontage on Kennington Road.

5.22 Wedgwood House respects the Eighteenth Century building line of Kennington Road following the gentler curve up to its junction with Lambeth Road. Careful planting along the Kennington Road frontage and boundary treatment (dwarf walls and railings) ensured that the estate soon blended in with its historic neighbours. The design is a classic of its time exemplifying the well mannered architecture favoured by the London County Council (L.C.C.) in the 1920's and early 1930's. The restrained attractive brown brick elevations with Georgian style white painted timber sliding sash windows are embellished by recessed brickwork features, the occasional balcony and stone pediment.

5.23 The blocks facing Walnut Tree Walk are of a most attractive stock brick with red bricks used around the windows and as quoins. The steeply pitched tiled beehive shaped roofs are punctuated by tall chimney stacks and attractive curved top dormer windows. Their design complements and respects its late Georgian neighbours - following the same building line established over a century before, using the same stock brick building material - subtly enhanced by red-brick flat arched voussoirs and a simple ironwork balcony at first floor level, and a similar Georgian style window pattern - a respect for historic context rarely accorded by post-war housing developments. The back elevations are also carefully designed with flats accessed through elegant round-headed archways with rendered quoins either side. Each individual block has its name in white lettering on a plaque of black tiles edged in brick. Some also have a plaque emblazoned with the crest of the former L.C.C.

6. The contribution made by trees, open spaces and other natural elements to the character of the proposed conservation area

The most notable contribution made by landscaping in the proposed Conservation Area is that of the China Walk Estate. The inner courtyard of Wedgwood House is a tranquil haven from the busy Kennington Road to the east, well planted with a number of mature trees, hedges and shrubs and provided with seating. The three-sided courtyard enclosed by Derby House, Devonport House and Coalport House is also well landscaped providing a most attractive green interlude in the Walnut Tree Walk streetscape. The eastern side of Lambeth Walk is lined with edge-of-pavement buildings - the redeveloped western side (outside the proposed Conservation Area, but nevertheless important to its setting) has expanses of grassed areas which could be enhanced by additional tree planting. The setting of Walnut Tree Primary School is also enhanced by a number of attractive trees with additional shrubs in the playground fronting Fitzalan Street.

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

The carefully planned 1920's China Walk Estate with its formal symmetry grouped around the inner

quadrangle, its careful massing and classical references in the Georgian tradition, successfully combines attractive buildings with a pleasing landscaped setting. The vista into the central courtyard from Kennington Road is particularly impressive. The primary school on Walnut Tree Walk with its varied roofscape is another notable local landmark building particularly when viewed from the south. The former Baths closes another important vista at the northern end of Lambeth Walk, Just as the Lambeth Walk Public House forms an impressive gateway to the thoroughfare from Lambeth Road.

8. The extent of neutral areas or loss, intrusion or damage to the special character of the proposed conservation area

8.1 The boundaries of this proposed conservation area have been tightly drawn to exclude the areas of wholesale post-war redevelopment, so virtually all of the buildings in this area are of historic and/or architectural interest and contribute to the overall character and appearance of the proposed conservation area. There are two buildings which could be described as having a neutral impact upon this character.

These are No. 59 Lambeth Walk (an unexceptional c1950's rebuild which is an unworthy neighbour to the attached Edwardian terrace of Nos.72-77) and the community hall adjacent to the former Pelham Mission Hall - a low brown brick single storey structure of no particular interest (consent has already been granted for the redevelopment of this building for a new community hall and flats).

8.2 The China Walk Estate has been relatively well maintained, and most importantly has retained its original painted timber sash windows - a fundamental part of its historic character and appearance, all too often lost by insensitive window replacement by unattractive and awkwardly proportioned uPVC substitutes. Major investment is obviously required to rehabilitate the historic Nineteenth Century properties which line the east side of Lambeth Walk. It is anticipated that Planning and Conservation Officers would work closely with the Lambeth Walk Partnership to ensure that a high quality restoration and refurbishment of these buildings is achieved which will breathe new life and vitality into Lambeth Walk and preserve these properties for future posterity. The same would apply for other historic properties in this area which require refurbishment such as St. Olave's House and St.Olave's Gardens.

9. CONCLUSION

This area has been carefully assessed in accordance with the criteria recommended by English Heritage and the historic neighbourhood centred on Lambeth Walk and China Walk is considered worthy of Conservation Area status by virtue of its historic and architectural character, particularly as it is one of the very last fragments of pre-war working class Lambeth to survive the mass clearances of the 1950's and 60's.

10. Response to Consultation

Letters of consultation asking for the views of owners/occupiers of the properties within the proposed Lambeth Walk and China Walk Conservation Area were delivered on April 21st 1998. These letters also outlined the type of controls that would apply within a conservation area. A significant number of representations from local people have been received - all supporting the proposed designation. They include letters from:

1) The Actors Network Agency (No.55 Lambeth Walk) who comment that they *'have been very active in attempts to redevelop the terrace in such a way that its character is retained and enhanced, campaigning against its demolition on the grounds that it is the last part of the original Lambeth Walk representing its history and particular interest in the entertainment field.'* They conclude that *'the designation of the area as a Conservation Area would be very helpful in ensuring that an appropriate development is achieved'*.

2) The Lambeth Walk Steering Group *'noted with interest the designation proposal and is favourable towards Conservation Area status for the area defined, subject to its own consultation process and further information on the proposal'*.

3) A resident of Walnut Tree Walk wrote to say that they were *'very much in favour of the designation proposal for several reasons including the grand, stylish and classic design of the old China Walk Estate, its interlocking vistas, landscaped spaces, quality materials, curvaceous lintels, and its overall stately geometric design'*. They go on to say that the estate should serve as *'an invaluable example to present day developers, reminding them that function should always be enhanced by a presence that reflects the values and spirit of those who reside there'*. Lambeth Walk, they argue, is *'a street of historic importance with early C19th buildings which should be preserved as a reminder of what is vulnerable. Conservation status is therefore welcomed to ensure the survival of these historic properties and to ensure that any new buildings are of equal quality in terms of design.'* Finally she welcomes the Council's consultation process for giving local people the opportunity to express their views and trusts his comments will be given due consideration.

4) Another resident of Lambeth Walk writes to say *"we are delighted that you are proposing to designate Lambeth Walk & China Walk a Conservation Area"*. They are particularly concerned about the last surviving terrace which they argue should be conserved and restored *'otherwise it will disappear and the last part of what was once a famous street would be lost forever.'*

5) A1 Waste Paper Co. Ltd (No.71 Lambeth Walk) wrote to say that they *'wholeheartedly agree that the area of Lambeth Walk & China Walk should become a conservation area'*, expressing their regret that designation did not happen 30 years ago before the destruction of so many old historic buildings and the current fiasco of pulling down what was put in their place. They also state that they hope *'that architects and town planners can learn from these horrendous mistakes'* and that it is *'heartening to think that at long last the powers that be are finally seeing sense and taking the local peoples' views into consideration'*.

6) A resident of St Olave's Gardens has written to say how much he supports the proposal by virtue of the need to preserve and enhance the remaining buildings of architectural interest. He goes on to say that he is *'very pleased that Lambeth Council have earmarked this particular site which is all the more important being contained within the SRB area, and looks forward to the proposed designation going ahead.'*

7) A consultancy, Civic Regeneration who are currently working with the Lambeth Walk Tenants Association and the SRB Partnership to prepare proposals for the Lambeth Walk Terrace write to say that they would be concerned if the designation were to lead to an increase in costs or a loss of flexibility that resulted in the failure of the community's proposals to refurbish the terrace, raising the question of the designation being premature and asking if additional funding would be available to the project from English Heritage or a Conservation Partnership Scheme. They conclude that if the community cannot prepare a viable option for the terrace because of designation adding costs to the project, deadlock may ensue with the Council having the power to protect the terrace but unable to enforce against itself as owner.

Response - Planning Consent would be required for a scheme of refurbishment whether this terrace is in a Conservation area or not. No additional consents for a refurbishment scheme (i.e. Conservation Area Consent) would be required after designation. Designation would allow the planning authority and its Members greater opportunity to ensure that an appropriate and satisfactory refurbishment scheme was achieved which is worthy of this historic part of Lambeth. The comments relating to funding have been referred to the Regeneration Team to respond directly to the consultancy as they are not the responsibility of the Town Planning Division.

8) A resident of Lambeth Walk has written to say that she *'welcomes the proposal for the conservation of what is left of the historic buildings in the Lambeth Walk and China Walk area.'* She goes on to say that *'Lambeth has a vast history that needs to be retained and developed not only for local people but as a landmark of London history as a whole-it would be great to see some pride and respect put back into the area...I look forward to seeing this proposal put into action'*.

English Heritage was given a tour of the proposed designation area on April 27th 1998 and have commented: the draft designation report provides an excellent appraisal of the significance and character of the area, reflecting the advice set out in EH guidance and that *they 'believe that the area has a compelling case for conservation area designation'*. They go on to note that *'the Lambeth Walk and China Walk area is synonymous with the cultural evolution of historic working class London and of the development over time of improved housing in such areas. The older shop terrace in Lambeth Walk and housing of St Olave's are survivors of the earlier pre-improvement environment. By contrast the China Walk Estate, baths and mission halls are examples of the improvements of the earlier part of the 20th Century, with the layout of the housing illustrating the development of the LCC interwar public housing-programmes. There is undoubtedly a strong case for designation in this case, which may be a stimulus to much needed enhancement and regeneration.'*

The Lambeth Walk Partnership wrote to say they had been asked by a number of different parties and interests to explore what would be involved in attaining conservation area status of Lambeth Walk, and that they are very interested to see how the review and proposals progress.

The Vauxhall Society wrote to say that they *'very much welcome the Council's proposal to designate a new Conservation Area to cover the northern end of Lambeth Walk and the 1920s China Walk Estate'* -they also welcome the inclusion of the 1950's Lambeth Mission and former Baths and raise the possibility of including Lambeth Towers designed by Lambeth Architect's Department in 1965 and cited by the eminent architectural historian Nikolaus Pevsner as a rare example for its date of a corner site treated with verve with lively elevations, ingeniously canted wings pivoted on the strong vertical lift shaft feature.

Response - Lambeth Towers is obviously of a very different character to the adjacent China Walk and with time, its design and character may well be appreciated more - whilst it is not considered appropriate to include this block at the present time, its inclusion could be considered at a later date.

Both the Education Department and Borough Solicitor stated that they had no comments to make. Lambeth Housing Services (Regeneration & Development Manager) have written to say *'Generally we welcome the designation of a conservation area as a means of conserving the character of parts of Lambeth and have no objections to the inclusion of the Old China Walk Estate'*. They do point out that work is shortly to commence on demolishing the 1950's tenants hall and erecting a new tenants hall, play space and new dwellings on this site, the work is due to commence before the 30th June 1998, but they do raise concern about the implications if this work programme slips back to after designation of the CA.

Response - This is a valid issue of concern - if work has not started on the demolition of the old tenants' hall and adjacent garages before the date of designation. Conservation Area Consent would be required. The Planning Division fully supports the redevelopment scheme and obviously has no wish to delay it. London & Quadrant, who are responsible for the demolition contract, have advised that demolition should be underway by the 30th June 1998, which would mean the redevelopment scheme could proceed unhindered.

Housing Services also raise concerns about the inclusion of St. Olave's Gardens and the Old Lambeth Walk Terrace (Nos.51-87) - whilst acknowledging that these terraces have some fine features they do point out that they are in poor condition and options should include total or partial demolition. They summarise that the inclusion of these two terraces could prejudice the successful regeneration of this part of the Partnership area, requesting that they instead be included at some time in the future.

Response - the poor condition of these properties is not disputed, however it is felt that the best way to secure their sympathetic refurbishment is to include them within the Conservation Area. This does not mean that every part of them has to be preserved at all cost, but that planning and conservation officers, and the members of the planning committee, are given the additional powers to be able to work with Housing Services and members of the local community to achieve a satisfactory scheme, hopefully retaining and restoring at least the principle elevations of these fine

historic buildings. The response from members of the public during the consultation process for this designation report has been overwhelming in its support for CA status and particularly for the retention and refurbishment of the Old Lambeth Walk Terrace. It therefore seems entirely appropriate to include these properties in the conservation area and for Housing Services and the Planning Division to work together for the shared goal of the regeneration of this historic quarter of Lambeth.

11. 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 or partially 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 (PPG15) and Section 72 of the Act state that all development is required to preserve or enhance the character or appearance of the conservation area. PPG15 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.

12. 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.

13. Legal Powers and Advice

13.1 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".

13.2 Section 69 (4) states that:

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

- 13.3 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.
- 13.4 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 parts of their area which are conservation area.
(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."*

14. Environmental Implications

The designation of the Lambeth Walk and China Walk 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.

15- Financial Implications

Approval of the recommendations will result in the expenditure of approx. £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.

16. Staffing & Accommodation Implications

There are no staffing implications as a direct result of this report. The designation of this new conservation area may generate some additional workload for Development Control and Conservation officers, however since almost all of these properties are either commercial premises or flats, changes to their external appearance (other than demolition) already require planning consent, so this should be minimal. The duty to prepare public design guidance and enhancement schemes is already a part of the conservation team's future work programme.

17. 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 the 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).

18. Background Documents

Planning (Listed Buildings & Conservation Areas) Act 1991 Department of the Environment & Department of National Heritage: Planning Policy Guidance (PPG15):

Planning & the Historic Environment (September 1994)

English Heritage: Conservation Area Practice (October 1995)

Lambeth's Open Spaces - An historical account Marie P.G. Draper (London Borough of Lambeth 1979)

Survey of London Volume XXIII South Bank & Vauxhall (London County Council 1951)

London Housing (London County Council 1937)

The London Encyclopaedia Edited by Ben Weinreb & Christopher Hibbert (1983)

19. Audit Trail

Committee deadline:					
Author: Edmund Bird - Conservation Officer					
Date drafted: 16th April 1997					
Consultation with other Officers/Directorates					
Date	Name	Directorate	Date Received	Date Cleared	Date Returned
	N. Parshotham	EDE	20/4/98	29/4/98	29/4/98
	M. Dickens	BSOL	20/4/98	28/4/98	28/4/98
	S. Whitaker	CEO	20/4/98	28/4/98	28/4/98
	H. Mills	EDHS	20/4/98	20/4/98	29/4/98
	Peter Williams	Lambeth Walk Partnership	20/4/98	20/4/98	12/5/98
Date sent to Committee Secretariat:					
Date received by Committee Secretariat					
Date sent to Councillors:					