

Borough, Bankside and Walworth Community Council

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1.00 pm

Walworth Academy, 34 - 40 Shorncliffe Road, London, SE1 5UJ

Supplemental Agenda No.1 – Conservation Area Appendices

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Elliott's Row

Conservation Area Appraisal (October 2012)

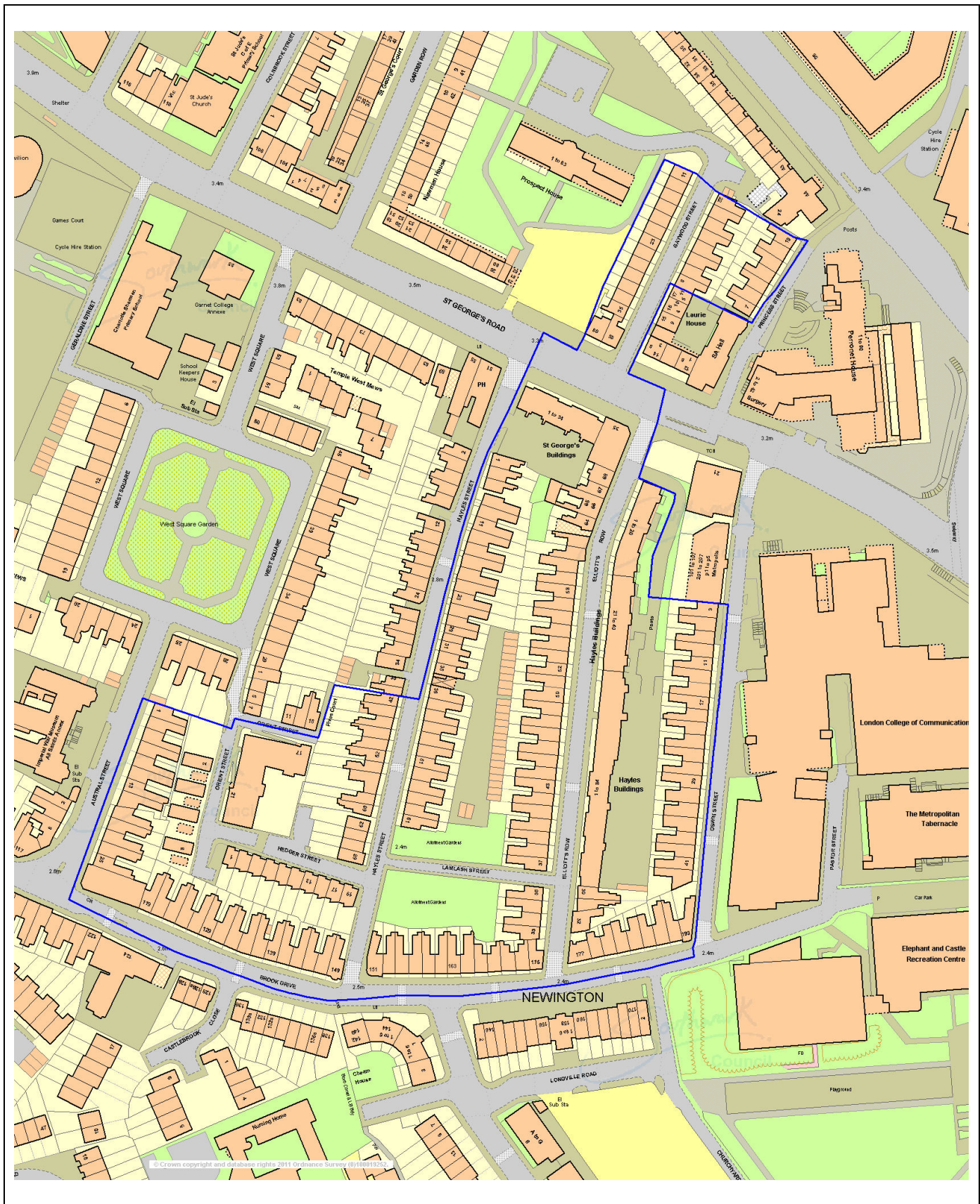
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Elliott's Row Conservation Area

1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1 The purpose of this statement is to provide both an account of the Elliott's Row Conservation Area and a clear indication of the Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area. Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications.
- 1.1.2 The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in the National Planning Policy Framework (NPPF), published by the Department of Communities and Local Government in March 2012.
- 1.1.3 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4 This statement has been prepared following guidance given by English Heritage in their report *Understanding Place: Designation and Management of Conservation Areas* (2011).

1.2. Arrangement of this Document

- 1.2.1 Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and any elements that detract from the conservation area. Section 5 provides guidelines for future management and change in the conservation area.

1.3. Elliott's Row Conservation Area

Location

- 1.3.1 The Elliott's Row Conservation Area (3.9 ha) is located within the Elephant and Castle Opportunity Area (as defined by Figure 13 of Southwark's Core Strategy), to the south of the River Thames. It is located to the south of St. George's Road and to the west of the Elephant and Castle town centre.
- 1.3.2 The main body of the conservation area is bounded by West Square Conservation Area to its west, Brook Drive to its south and Oswin Street and the town centre to its east. A small part of the potential conservation area extends to the north of St. George's Road. This element is bound by Prospect House to its west, London Road to its north, Perronet House to its east and Laurie House to its south.

Topography

- 1.3.3 The Elliott's Row Conservation Area, and the land surrounding it, is located on low-lying ground. The area is between approximately 2.4 metres 3.2 metres AOD in height, with the slightly higher land to the north. A combination of the conservation area's flatness and its built-up nature means views out are restricted. Apart from the immediately adjacent streets, views of the conservation area from surrounding points are limited.

Adjoining Conservation Areas

- 1.3.4 The adjoining West Square Conservation Area was originally designated on the 17th September 1971 by the Greater London Council under the Civic Amenities Act 1967. The Elliott's Row Conservation Area is close the boundary of the Walcot Conservation Area in the London Borough of Lambeth.

1.4. Planning History

- 1.4.1 The Elliott's Row Conservation Area was designated by Southwark Council on **** as a conservation area, under the Civic Amenities Act of 1967.

1.5. Local Planning Policies

- 1.5.1 The Southwark Core Strategy 2011 was formally adopted by the Council on 6th April 2011. The Southwark Core Strategy is a planning document which sets out the strategic framework for the borough. Strategic Policy 12 – Design and Conservation is particularly relevant to development within conservation areas.

Strategic Policy 12 – Design and Conservation

Development will achieve the highest possible standard of design for buildings and public spaces to help create attractive distinctive places which are safe, easy to get around and a pleasure to be in.

- 1.5.2 The following Southwark Plan (2007) policies relating to conservation areas have been saved and have no diminished relevance, as they are consistent with the core strategy.

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.

Policy 3.16 – Conservation Areas

Within Conservation Areas development should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- *Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance /Documents; and*
- *Use high quality materials that complement and enhance the Conservation Area; and*
- *Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- *Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or uPVC or other non-traditional materials.*

Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that:

- *Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and*
- *Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- *The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Permission will not be granted for developments that would not preserve or enhance:

- *The immediate or wider setting of a listed building; or*
- *An important view(s) of a listed building; or*
- *The setting of a Conservation Area; or*
- *Views into or out of a Conservation Area; or*
- *The setting of a World Heritage Site; or*
- *Important views of or from a World Heritage Site.*

Policy 3.19 – Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

Reasons

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.

PPG16 requires the council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.

1.6 National Planning Policy Framework (NPPF)

Introduction

- 1.6.1 The National Planning Paragraph Framework (NPPF) sets out the government's national policies on different aspects of spatial planning and how these are expected to be applied. Section 12 of the NPPF concerns planning relating to the conservation of the historic environment. These policies are a material consideration which must be taken into account in the development and preparation of local and neighbourhood plans.
- 1.6.2 Section 12 of the NPPF applies to heritage assets, that is to say those elements of the historic environment which have significance by way of their historic, archaeological, architectural or artistic interest. The policies in this section apply to heritage assets including those considered worthy of designation by way of their significance. These are set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 and include:
 - World Heritage Sites;

- Scheduled Monuments;
- Listed Buildings;
- Protected Wreck Sites;
- Conservation Areas;
- Registered Parks and Gardens; and
- Registered Battlefields.

1.6.3 The NPPF also covers heritage assets which are not designated but possess a level of heritage interest and are thus a consideration in planning decisions.

1.6.4 The NPPF replaces PPS5: Planning and the Historic Environment and the supporting Planning for the Historic Environment Practice Guide, coming into force in March 2012.

The Policies:

1.6.5 The Government's Statement on the Historic Environment 2010 recognises the wide ranging social, cultural and economic benefits that the conservation of the Historic Environment can produce, as well as its contribution to the unique character of an area. The implementation of the policies contained in the NPPF will enable these benefits to be realised through the planning system. The most pertinent sections of the framework are Part 12: Conserving and enhancing the historic environment and Part 7: Requiring good design.

1.6.6 Relevant paragraphs to this designated heritage asset are set out below:

Part 12: Conserving and enhancing the historic environment

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

Paragraph 128: Information requirements for applications for consent affecting heritage assets.

Paragraph 129: Policy principles guiding the determination of applications for consent relating to all heritage assets.

Paragraph 130: Deliberate damage or neglect of a heritage asset

Paragraph 131: Additional policy principles guiding the consideration of applications for consent relating to heritage assets.

Paragraph 132: Additional policy principles guiding the consideration of planning applications for consent relating to designated heritage assets.

Paragraph 133: Additional policy principles guiding the consideration of planning applications for consent resulting in loss or substantial harm to designated heritage assets.

Paragraph 134: Additional policy principles guiding the consideration of planning applications for consent resulting in less than substantial harm to designated heritage asset.

Paragraph 135: Policy principles guiding the consideration of planning applications for consent relating to non-designated heritage assets.

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

Paragraph 138: Policy principles concerning evaluation of significance of heritage assets in Conservation Areas and World Heritage Sites.

Paragraph 139: Policy principles concerning evaluation of significance of non-designated sites of archaeological interest.

Paragraph 140: Enabling development.

Paragraph 141: Policy principles guiding the recording of information related to heritage assets.

Part 7: Requiring good design

The following paragraphs have been selected as examples of relevant policies concerning good design relating to the historic environment:

Paragraph 58: Planning principles to guide decision making concerning design.

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

1.7 Article IV Directions

1.7.1 Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables an LPA to dis-apply certain permitted development rights, including those relating to demolition, whilst an Article 4(2) direction relates solely to the removal of such rights in relation to conservation areas. The Council is empowered to make a Direction when there is a real and specific threat to the character of an area. It will then be in force for a period of 6 months. During that period the necessary consultation will take place. Subsequently the Secretary of State will review the Direction to determine whether it will be approved and extended beyond this period or disallowed.

1.7.2 Though the Council is not opposed in principle to alterations and improvements it is, however, seeking to preserve or enhance the special architectural and historical interest of the area. Under the terms of the Direction, planning permission would have to be obtained before any of the following works could be carried out, to the unlisted properties within the conservation area:

- The enlargement, improvement or other alteration of a dwelling house (including changes to windows, doors, roofs and front boundary hedges) insofar as such

development would alter the external appearance of the house, as viewed from a public highway;

- The rendering or use of stone or other cladding to external walls;
- The erection or construction of a porch outside any external door at the front of a dwellinghouse
- The construction within the curtilage of a dwelling house of a hardstanding for vehicles;
- The erection or construction of gates, fences or walls or other means of enclosure;
- Erection of satellite dishes;
- Installation of solar panels; and
- The painting of external walls.

1.8 Further Information

- 1.8.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.
- 1.8.2 Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2. Historical Background

2.1 Origins

- 2.1.1 During the Roman period, Southwark was a suburb of Londinium, the Roman provincial capital of Britain. It spread along what is now Borough High Street, which is in approximate alignment with the original Roman Road and linked to several important roads to the south, including to outlying villages such as Walworth and Newington.
- 2.1.2 During the Middle Ages Southwark formed the bridgehead of London Bridge, which remained the only bridge across the Thames until the mid 18th century. Southwark was the only major settlement on the southern side of the river at this time.
- 2.1.3 The village of Walworth was listed in the Domesday Book (c.1086) as comprising of: a manor house, a church and 19 houses. This church is most likely to have been old St. Mary's Church, located at the northern end of Newington Butts. This indicates a medieval settlement in the vicinity of the conservation area.
- 2.1.4 During the Middle Ages the area surrounding Walworth was generally flat marshy land. Until the post-medieval period, the area to the south and west of the Thames; previously known as Southwark Fields, became known as St. George's Fields. Before being built over, the fields served a variety of purposes including: hunting for wild fowl (which gave rise to the "Dog and Duck" pleasure gardens and later spa), recreation, and as training ground for the militia.
- 2.1.5 Civil war fortifications, forming part of the chain of defences erected around London during the Civic War in 1642, were also located in the vicinity of the conservation area.
- 2.1.6 Old maps provide an understanding of the development of the land which now comprises the conservation area. The 'Plan of the Manor of Walworth', produced on behalf of the Dean and Chapter of Canterbury in 1681 shows the extent of the manor of Walworth at this time. It indicates the importance of the Elephant and Castle area as a key junction. The extract from Thomas Moore's map of 1662 indicates development hugging the banks of the River Thames. The settlements of Southwark, Lambeth and Vauxhall are indicated. Both these maps indicate that the land which now comprises the conservation area was a network of fields at the end of the 17th century.

2.2 18th Century Urban Development

- 2.2.1 Westminster and Blackfriars Bridges were built in 1739-50 and 1760-9 respectively. These new crossing points encouraged the development of land to the south of the River. John Rocque's map of 1766 shows the mid 18th century road layout. This road network, which is largely still evident today, included New Kent Road, St George's Road, Walworth Road, Newington Butts and Newington Causeway. Acts of Parliament were passed in 1719, 1751 and 1769 regarding the layout of the footpaths and roads across St. George's Fields. This resulted in Robert Mylne (surveyor to the Blackfriars Bridge Committee) laying out the area in a Parisian manner. A completely straight north-south road from Blackfriars Bridge met the road from Westminster at a circus, marked by an obelisk of 1771. Three more roads radiated from the circus - Lambeth Road, London Road and Borough Road - and a little later came St. George's Road. As an important historical

example of Georgian town planning, St George's Circus has been designated as a conservation area. The streets leading up to the circus were not fully developed with buildings until around the 1800s.

- 2.2.2 John Rocque's map shows that in 1766 the area to the south of St. George's Road remained fields and Richard Horwood's Plan of the Cities of London and Westminster, 1792-1799, shows that a little later, the area to the south of St. George's Road still remained only partially developed. In 1789 Prospect Place was the first group of terraced houses to be built. These lie in what has now been designated the West Square Conservation Area to the immediate west of the Elliott's Row Conservation Area. Of these buildings Nos. 63-83 (odd) St. George's Road survives today. In 1791 the West family granted additional building leases to Thomas Kendall and James Hedger, and, by 1794 three sides of West Square had been completed, with the south side being added in 1800-1810.
- 2.2.3 At the end of the 18th century Walworth and the area around Elephant and Castle was changing from a country village to; at that time, a high-class suburb of London. The new bridges and improved road networks made it easier for professionals to live out of London; in places like Walworth, and commute daily by carriage or coach into the City or Westminster. The development of West Square with impressive Georgian houses provides a surviving example of this early growth.
- 2.2.4 Richard Horwood's map shows that within the Elliott's Row Conservation Area, Gibraltar Row (now Hayles Street) and Elliotts Row (now Elliott's Row) had been developed by the end of the 18th century. To the east of Elliott's Row two short streets, Pitts Street and Temple Street had also been laid out. This was an example of the intensification of the area. However, to the north of St. George's Road, open land still remained at this time.

2.3 19th Century Urban Development

- 2.3.1 At the beginning of the 19th century development of the wider area intensified with a variety of uses supporting the growth of the suburbs. From 1812 the Bethlehem Hospital was constructed on St. George's Fields; to the north of the conservation area, having moved out from Moorfields. The hospital was one of the first lunatic asylums in Europe.
- 2.3.2 The Borough to Denmark Hill map of c.1830 shows how the street network had been developed southwards from St. George's Road by this time and the wider area had also been developed out with: housing, churches, schools, hospitals and asylums. By 1830, buildings front both sides of Gibraltar Row. Whilst buildings front both sides of Elliott's Row, at this time, the buildings on the western side of the road are set back significantly from their current alignment. Pitt Street (now Oswin Street) and Temple Street (a short section of which now remains as Pastor Street, outside of the conservation area) have reached their full length by this time. Development also fronts Pleasant Place (now Brook Drive). To the north of St. George's Road a street now aligned with Gaywood Street comprising frontage development has emerged by this time.
- 2.3.3 The 1863-1873 OS map still shows the terrace houses on the western side of Elliott's Row set back behind long front gardens and terrace houses fronting the eastern side. Pitt Street and Temple Street remain. Gaywood Street and Princess Street are fully developed to the north.

- 2.3.4 With much of this new housing; particularly late Victorian building, street trees would have been planted. Many early photographs show young trees and also mature survivors of the rural past.
- 2.3.5 By 1896 the OS map shows the majority of the western side of Elliott's Row has been replaced with terraced houses which are set forward towards the pavement (the buildings at the north-western end of Elliott's Row could date from the early 19th century). The first tenements are seen on the north-eastern side of Elliott's Row by 1896 (the date stone indicates 1891).
- 2.3.6 During the latter half of the 19th century Walworth's population increased, partly as a result of displacement of the burgeoning population from the city centre through the development of factories, houses and railways. The railway arrived at Elephant and Castle in 1862. Development was intensified to accommodate the growing population and the character of the area changed from a high-class residential suburb to a crowded part of the inner city. At this time house types changed from the more spacious Georgian villas to taller blocks of flats, to accommodate high numbers of people in small spaces.
- 2.3.7 Charles Booth's poverty map of 1898-99 classes Hayles Street, Brook Drive and the western side of Elliott's Row as mixed, some comfortable, others poor. The western side of Elliott's Row is classed as either poor (southern end) or fairly comfortable (northern end). Buildings fronting Oswin Street, Gaywood Street and Princess Street were classed as fairly comfortable with good ordinary earnings.

2.4 20th Century Urban Development

- 2.4.1 By the early 20th century the remainder of the eastern side of Elliott's Row has been developed with tenements. Date stones indicate the central tenements date from 1896 and those at the southern end date from 1902.
- 2.4.2 Following bomb damage during World War II, parts of the area immediately adjacent to the conservation area were cleared. This included the south-eastern side of Gaywood Street and to the west of Gaywood Street, Princess Street and buildings fronting the eastern side of Oswin Street.
- 2.4.3 By the late 1970s these sites had been developed with buildings typical of the period such as: Prospect House, Perronet House and the London College of Printing. These are large-scale buildings amalgamating small historic plots. They create inactive frontages at ground floor level, hinder pedestrian movement through the streets and form a poor setting to the conservation area.
- 2.4.4 A description of the character and appearance of the conservation area today is provided in the following section.

3. The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest / Significance

- 3.1.1 This is a cohesive townscape comprising development from throughout the 19th and early 20th centuries. The historic street layout remains, creating a legible and permeable environment. Well defined streets are a feature with high quality and architecturally interesting frontage development. This is a highly urban environment with little in the way of soft landscaping.

Urban Morphology

- 3.1.2 The road layout of the conservation area generally dates from around the 1800s, although buildings fronting the roads date from throughout the 19th and early 20th centuries.
- 3.1.3 Street blocks tend to be long and narrow, aligned in a north-south direction. They are fronted by terraces ranging in length from around nine to 29 houses. Short streets in an east-west alignment are located at the south of the area: Hedger Street and Lamlash Street. The latter is an early 19th century street, whilst Hedger Street; a cul-de-sac, was introduced in the late 20th century (post 1977). The narrow street blocks and frequent plot subdivisions results in a finely grained townscape.
- 3.1.4 The streets are narrow, generally between 5 to 6 metres in width, and well enclosed by housing which generally ranges in height from two to three and a half storeys, with examples of five and six storey tenement blocks. Terraces generally have small rear gardens/yards and small front gardens (approximately 2 metres from boundary to front elevation). Backland areas are located with street blocks.
- 3.1.5 There is no planned open space (albeit allotments are located to the south and north of Lamlash Street) which contributes to the overall sense of a well enclosed/confined townscape. The allotments replaced 19th century housing that were still intact on the 1977 OS map.

Land Use Pattern

- 3.1.6 The area is substantially residential. The only other uses within the conservation area are a bar on the corner of Elliott's Row and St. George's Road, and a local convenience shop on the corner of Hayles Street and Brook Drive. Another corner shop (Oswin Street/Brook Drive) and a pub (Two Eagles on Austral Street/Brook Drive) have been converted to residential use.

Buildings

- 3.1.7 The conservation area contains predominantly Victorian and Edwardian residential buildings plus a limited number of other building types such as corner shops and a pub. Occasional examples of Georgian dwellings are also seen. As the area developed incrementally throughout the 19th and very early 20th centuries (either building out undeveloped land or replacing earlier buildings) a variety of different residential building types are seen. This section provides a description of the building types found, on a street by street basis.

Elliot's Row/St. George's Row

- 3.1.8 Together with Hayles Street, Elliott's Row is one of the more varied streets in terms of building types. It contains what are likely to be early 19th century buildings on the north-western side (Nos. 61-64 (consec.)), located at the back edge of pavement. These are three storey rendered terraces with rendered architraves and cornicing. Nos. 65-68 (consec.) are also located at the back edge of pavement. These three are varied, stock brick terrace buildings each of three storeys. Nos. 65-66 has replacement windows and heavy rendered architrave and string courses that create an inelegant facade. No. 67 is very simple, with brick headers to the door and window, No. 68 is slightly more decorative using contrasting brick detailing (red and blue brick) and sills with brackets and this also has replacement windows.
- 3.1.9 Also on the western side of Elliott's Row, Nos. 37-60 (consec.) are three storey stock brick terraces with two storey canted, rendered bay windows and rendered door surrounds. These have a decorative eaves detail and the upper windows are sashes with side panels. They have a vertical set back in brick between terraces.
- 3.1.10 Further south, on the western side of Elliott's Row, Nos. 33-36 (consec.) are three storey stock brick terraces with two storey brick canted bays and brick window and door headers. They have a decorative red brick eaves detail. These are a slightly more unusual building type as they have recessed brick panels to the upper floors.
- 3.1.11 On the eastern side of Elliott's Row, and at its northern end, fronting St. George's Road, are late Victorian and Edwardian mansion tenement blocks; Hayles Buildings and St. George's Buildings. Hayles Buildings is five storeys and St. George's Buildings is six storeys. St. George's Buildings (dating from 1900) is ten bays wide, whilst Hayles Buildings comprises one continuous block built incrementally between 1891 and 1902. They are constructed of a mixture of red and yellow brick with terracotta detailing. Whilst their detailing varies they all have either flat parapets or ornate terracotta pediments at roof level defining the stairwell and providing a rhythm to the elevations.
- 3.1.12 A late 20th century two storey, flat roofed bar is located on the corner of Elliott's Row and St. George's Road. This is uncharacteristic of the conservation area and is of no historic interest.
- 3.1.13 Front gardens enclosed by low brick walls, around 1 metre high, are a feature of Elliott's Row. St. George's building has a low brick wall topped by a black iron railing and brick piers.

Hayles Street

- 3.1.14 Only part of Hayles Street falls within the Elliott's Row Conservation Area (the remaining part is covered by the West Square Conservation Area). At the north-eastern end (Nos. 1-5 (odd) are examples of early to mid 19th century two storey, stock brick, single fronted terraces with rendered door and window surrounds and a wide rendered cornice. The central terrace has a mansard roof with dormer windows.
- 3.1.15 Remaining on the eastern side, Nos. 7-25 (odd) comprises three storey stock brick terraces with two storey square or canted bay windows in red brick and red brick and terracotta detailing. The materials and detailing of these suggest they are late Victorian in

origin. Adjoining these, Nos. 29-35 (odd) are two storey stock brick buildings with parapet roofs; these are likely to be early 19th century in origin. They have six-over-six sash windows and a rendered door surround. A three storey terrace is attached (No. 37) that has a mews entrance to the rear of the terrace. Nos. 39-61 (odd) are three storey, stock brick terraces with two storey canted rendered bay windows and rendered door surrounds. The upper floor windows are sashes with side panels and are similar to a terrace type seen on Elliott's Row.

- 3.1.16 On the south-western side, Nos. 42-60 (even) is predominantly a two storey stock brick terrace with red brick door and window headers, similar in form and date to the earlier two-storey terraces remaining on the north-eastern side of Hayles Street. Anomalies within the terrace include a three storey building protruding above the adjoining roof level (No. 48) and a double fronted, rendered version of the two storey terraces (No. 56).
- 3.1.17 All the buildings on Hayles Street that fall within the Elliott's Row Conservation Area have small front gardens set back behind boundaries which frequently comprise around 1 metre high solid brick walls.

Brook Drive

- 3.1.18 The section of Brook Drive that falls within the Elliott's Row Conservation Area contains a single residential building type. These are three storey, stock brick terraces with single storey canted rendered bay windows and rendered door surrounds. They date from the mid/late 19th century. These are generally quite simple buildings, with simple brick headers and vermiculated key stones a feature. These have small front gardens with generally low brick but occasionally black metal fence boundary treatments.
- 3.1.19 The two corner shops are located on the corner of Oswin Street/Brook Drive and Hayles Street/Brook Drive. Only the shop to the corner of Hayles Street remains in shop use. These are both three storey stock brick terraced buildings consistent with other buildings on Brook Drive with shop fronts at ground floor. Early fascias, cornicing and pilasters survive.
- 3.1.20 The Two Eagles House on the corner of Austral Street/Brook Drive was originally built as a pub but has since been converted to a residential use. It is a three storey, red brick building with original pub windows at ground floor. It has stone detailing and gabled dormers at roof level.

Oswin Street

- 3.1.21 Oswin Street comprises three and a half storey stock brick terraces, each with three storey canted bay windows and gabled dormers. Each pair has a pedimented string course at ground floor level, simple red brick headers to central bay windows and rendered parapets to upper bay windows. These have small front gardens; generally with solid brick boundary walls (around 1 metre high) although some have black metal fencing. This building type is also seen on the eastern side of Austral Street. These date from the late 19th century.

Austral Street

- 3.1.22 Austral Street comprises two separate terraced building types. The three and a half storey type (Nos. 17-25 (consec.)) also seen on Oswin Street (described above) and a

three storey red brick terrace with two storey-canted bay windows (Nos. 1-15 (consec.)). These have slightly more ornate window and door surrounds with decorative mouldings and console brackets under windows. The more ornate nature of these buildings suggests they are late Victorian in origin. These are seen on Austral Street only within the Elliott's Row Conservation Area, although this building type is also a feature of the western end of Brook Drive located within the West Square Conservation Area.

- 3.1.23 Small front gardens are a feature. Nos. 17-25 (consec.) are enclosed by a black metal fencing whilst low solid brick walls, up to around 1 metre tall, enclose Nos. 1-15 (consec.).

Gaywood Road/Princess Street

- 3.1.24 A pair of four storey residential buildings front the northern side of St. George's Road and define the opening to Gaywood Street (Laurie House on the opposite corner of Gaywood Street is post-war development and lies outside the boundary of the Elliott's Row Conservation Area). These have rendered door surrounds, a rendered string course at ground floor level and a rendered cornice and parapet roof. A pilaster is seen on the side elevation to Gaywood Street.

- 3.1.25 Flat fronted three storey stock brick terraces plus rendered basements are seen on Gaywood Street and the part of Princess Street that falls within the conservation area. Rendered door surrounds and window headers and vermiculated key stones are a feature. Sash windows with side panels are a feature at upper ground floor level. Metal railings enclose the basement level and stairs to the front door.

Hedgar Street/Orient Street

- 3.1.26 Late 20th century residential buildings occur infrequently throughout the conservation area. These are seen on Hedgar Street and Orient Street but are also evident on Hayles Street (Nos. 62-68 (evens)). They are generally two storey yellow brick terraces that are a modern interpretation of the earlier building types.

The Setting of the Conservation Area

- 3.1.27 To west of the conservation area lies a large swath of high quality townscape of architectural and historic interest. This is the designated West Square Conservation Area.
- 3.1.28 To the north-west, Prospect House is an 11 storey, 1960s modular residential block with a concrete frame set in a large plot of gardens/car parking which Gaywood Road backs on to. Prospect House contrasts with the conservation area in layout, scale, appearance and materials. Similarly Perronet House to the east is a large scale block, with blank frontages set back from Princess Street. These two large-scale buildings form overbearing and negative elements within the setting of the conservation area to the north.
- 3.1.29 To the east lies the western edge of Elephant and Castle town centre. Large footprint, town centre buildings, and contrast to the historic townscape further westwards, some elements, such as left-over space surrounding the larger scale buildings, provide a poor setting to the eastern side of the conservation area.
- 3.1.30 To the south, development on Brook Drive and Dante Road is of a standard late 20th century type that is of limited architectural interest. Housing is generally set back behind large front gardens and the well defined and enclosed townscape of the conservation area is eroded, forming a poor southern setting.

- 3.1.31 To the south-west, designated conservation areas in the London Borough of Lambeth (e.g. Walcot Square) provide a high quality setting for the Elliott's Row Conservation Area.

3.2 Local Materials and Details

Materials

- 3.2.1 The predominant material palette for the area is set by the Georgian, Victorian and Edwardian buildings. A summary is provided below:
- Buildings are predominantly faced in either red or stock brick. These are typically laid in Flemish bond with flush mortar joints;
 - Detailing is predominantly provided through the use of contrasting brick, in some instances blue brick (e.g. Hayles Buildings), render and terracotta. Some stone detailing is also evident (Two Eagles House);
 - Roofs are mainly in natural slate;
 - Brick chimney stacks with clay pots are predominant; and
 - More recent development tends to use light coloured brick.

Detailing

- 3.2.2 In terms of detailing the following characteristics are dominant within the area:
- Original double-hung vertically sliding timber sash windows have generally survived. These vary between six-over-six lights on the earlier 19th century two storey buildings and two or four lights or six-over-two lights on the later Victorian terraces. Other variations are also seen, for instance the use of side panels to sash windows on Elliott's Row and Hayles Street.
 - Many of the doors appear to be original timber doors based around a four-panel design, although some appear to have been modified either to remove or add glazed panels. Simple plain glazed rectangular fan lights are typical of the area. Arched plain glazed fanlights are occasionally seen (e.g. early 19th century, two storey terraces on Hayles Street).
 - Due to the variety of building types (summarised above), architectural detailing throughout the area varies. The earlier buildings (e.g. two-storey terraces on Hayles Street) generally display rubbed brick arches to windows and doors. The mid to late 19th century buildings tend to include more varied materials and detailing such as rendered door and window surrounds. Rendered or contrasting brick string courses are typical.
 - The later Victorian and Edwardian buildings are the most ornate, employing details such as decorative terracotta panels and a greater variety of contrasting materials within each building.
 - The Victorian terraces tend to have shallow pitched slate roofs (Welsh slate is a feature). Some of the earlier buildings (generally pre-1840) have parapet roofs. An occasional mansard with dormers is evident (Hayles Street) but is not a predominant feature of the area.
 - Parapet party walls across roofs, providing central chimney stacks serving adjoining properties are a feature. These provide an interesting roofline to the terraces.

Boundaries

- 3.2.3 With the exception of a small number of buildings (e.g. north-west end of Elliott's Row) the buildings within the area have small front gardens (approximately 2 metres deep).
- 3.2.4 Very few, if any, of the boundary treatments are original. Whilst low brick walls approximately 0.5-1 metre tall, are the predominant boundary type, these tend to lack consistency in terms of colour of brick, height and detailing. Other boundary treatments are also evident such as metal railings and, very occasionally, timber fences. The most dominate boundary wall is totally plain, with simple brick piers and brick coping stones.

3.3 Views and Townscape

- 3.3.1 The corner shops and the Two Eagles House, provide interesting focal points within the street. A view out of the conservation area into West Square is gained when looking north along Austral Street.
- 3.3.2 The enclosed townscape created by relatively tall buildings in comparison to the width of streets and the lack of any landmark features within the conservation area means that planned views are not a feature of the townscape.
- 3.3.3 When looking eastwards along Brook Drive and St. George's Road the tall buildings of the Elephant and Castle town centre are seen. These assist with locating the conservation area in its wider context.

3.4 Key Spaces and Landscape Elements

- 3.4.1 There are no planned open spaces within the potential conservation area. The allotments are not a traditional feature of the area. They were created in the late 20th century as a result of clearance of buildings fronting Lamlash Street.
- 3.4.2 The lack of open space creates a dense urban environment.
- 3.4.3 Trees are not a significant feature of the area. The only mature tree that may have been planted at the same time as the buildings were erected is on the eastern side of Austral Street. This complements the row of mature trees to the front of the former orphanage now a part of the Imperial War Museum, outside the conservation area. There is also a single mature tree within the allotments to the south side of Lamlash Street.
- 3.4.4 Elliott's Row is unique within the potential conservation area, in that some young trees have been introduced to soften the townscape. Whilst young trees have been planted further west on Brook Drive they do not feature on the stretch of Brook Drive that falls within the Elliott's Row Conservation Area.
- 3.4.5 On the eastern side of Oswin Street (outside the conservation area) trees provide enclosure to Oswin Street and screening of the larger scale town centre buildings to the east.
- 3.4.6 Street surfaces generally comprise modern tarmac carriageways with concrete slab pavements. However, granite kerb stones have generally survived.

- 3.4.7 Original cobble and flag stones survive at mews entrances on Elliott's Row (No. 63) and Hayles Street (No. 37).
- 3.4.8 The only examples of street furniture in the area are the street light columns and street signs on poles. The street lamps are generally standard grey or black painted metal late 20th century designs with street sign poles primarily grey. A more traditional style black metal street lamp with bell-shaped lamp is seen on Hayles Street, with taller versions on St. George's Road.

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4. Audit

4.1 Listed Buildings

- 4.1.1 There are no statutory listed buildings within the Elliott's Row Conservation Area.

4.2 Key Unlisted Buildings and Building Groups

- 4.2.1 The main defining elements of the conservation area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the conservation area. The following descriptions are of key unlisted buildings and building groups within the Elliott's Row Conservation Area:

- Nos. 1–5 (odd) Hayles Street. Early / mid C19 terrace of 3, 2-storey houses, each 2 bays wide. Stock brick with stucco surrounds to the ground floor doors and windows. The doorways are round arched with cornices. The ground floor windows have stucco architraves with cornices. On the 1st floor the window arches are stuccoed.
- Nos. 29–35 (odd) Hayles Street. Early / mid C19 terrace of 4 2-storey houses, each 2 bays wide. Plain stock brick facades with stucco doorcases with pilasters, frieze and cornice.
- Nos. 42–46, 50, 52, 54, 58, 60 (even) Hayles Street. Terrace of mid C19 2-storey houses, each 2 bays wide. (Nos. 48 and 56 appear to have been refaced.) Plain stock brick fronts with red brick voussoirs to round arched doorways and square-headed window openings.
- Two Eagles House, Austral Street. Former street corner pub. Late C19. 3 storeys and attic. 3 bays to Austral Street, 4 bays to Brook Drive, with 1-bay chamfered corner. Pilastered pub front survives with fascia and cornice. The corner bay has an elliptical arched former doorway with swags above the arch. Red brick upper floors with stucco bands. The attic has pedimented dormers surmounted by stone gryphons.

4.3 Archaeology

- 4.3.1 Elliott's Row Conservation Area is not located within an Archaeological Priority Zone (APZ) but is situated approximately 60 metres from the boundary of the Kennington Road and Elephant and Castle APZ.
- 4.3.2 This APZ follows the likely route of Stane Street, the Roman road from London to Chichester. It is likely that Roman buildings and burials may be located in areas adjacent to the line of the road. The zone also includes the site of the Saxon and Medieval village of Newington Butts.
- 4.3.3 Southwark Council has policies to protect the Borough's archaeology and APZ's and a dedicated archaeology officer ensures that these are considered as part of the planning process. Depending upon the likely impacts of proposals, applicants may be required to supply a desk-based assessment to the Council and conduct archaeological trial investigations (evaluations) that take place before the application is determined. If the

impact of the development is detrimental to the preservation of archaeological significance then the application may be refused. If archaeological remains are found, there may be a requirement to preserve the significance of such remains *in situ* or conduct partial or total archaeological excavation if remains do not merit *in situ* preservation.

4.4 Negative Elements

4.4.1 Within the conservation area the following are negative elements:

- The Thai Bar on the corner of Elliott's Row and St. George's Road. It is a post-war two-storey building that does not respect the character and appearance of other buildings within the conservation area and is of no architectural or historic interest in itself.
- The façade of No. 29 Hayles Street has been altered that has disrupted the symmetry of the elevation (a new window inserted, poor brick work joining to adjacent building, electricity box on elevation and disabled access point).
- A small number of properties on Oswin Street have had their ground floor bay windows replaced with integral garages. This has resulted in a disruption to the repetition of the elevations and also loss of front boundary walling.
- Satellite dishes to front elevations of properties
- Replacement boundary treatments not in keeping with other properties (e.g. rendered walling on Brook Drive).
- Elements in the wider setting of the conservation area (e.g. Prospect House and buildings to the east of Oswin Street) are considered to be detracting elements of the setting of the conservation area.

4.5 Environmental Improvements

- 4.5.1 The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials. Original granite setts exist on Elliott's Row, the partial tarmac covering should be removed and consideration should be given to the re-introduction of traditional paving materials.
- 4.5.2 Where appropriate street trees could be introduced following the example of those on Elliot's Row.
- 4.5.3 The boundary treatment around the Lamlash Street allotments is poor. There is an opportunity to improve this by replacing the wide gauge mesh and barbed wire fence.
- 4.5.4 Opportunities exist within the conservation area for removal of inappropriate modern alterations such as: UPVC windows and modern doors. Consideration should also be given to the relocation of satellite dishes to the rear or roofline.
- 4.5.5 The following improvements to the buildings could be undertaken.
- 4.5.6 Removal of clutter on elevations (satellite dishes, electricity boxes).
- 4.5.7 Consistent boundary treatments.
- 4.5.8 General maintenance and repairs.

4.6 Potential Development Sites

- 4.6.1 The only potential development site within the conservation area is the Thai bar on the corner of St. George's Road and Elliott's Row. Here there is the opportunity to introduce a three-six storey building to reinforce the corner. The building would need to respect the adjacent St. George's Building.
- 4.6.2 The Lamlash Street allotments could be considered prime for re-development; the recommendation of this document is that this should be resisted. This area is a valuable asset to the conservation area and the small break in the streetscape provides welcome variation in a densely populated and highly used area.

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5. Guidelines

5.1 Introduction

Purpose of this guidance section

- 5.1.1 This section of the report draws out from the appraisal those themes that are essential to the Elliott's Row Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.
- 5.1.3 There are limited development pressures in the Elliott's Row Conservation Area as the area is generally built out. Where opportunities to replace buildings of limited value arise then there should be no objection in principle to good new building design in the conservation area in contemporary styles and following the guidance seeks to promote modern design of quality, and to preserve and reflect the historical character of the area.

Consulting the Council

- 5.1.4 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works. Replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised works is carried out the Council can enforce against it.
- 5.1.5 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

5.2 Development Form and Urban Morphology

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In the majority of cases the existing buildings within the Elliott's Row Conservation Area are good quality townscape buildings (buildings of merit) that need to be retained and, where required, repaired and refurbished. In a small number of places poor development in relatively recent times may give the opportunity for redevelopment that can respond more sensitively to the special character of the conservation area. New development should be seen as an opportunity to enhance the conservation area.

Street and Plot Patterns

5.2.2 It is important that the overall form of the development remains in keeping with the morphological characteristics of the area. The urban form of the conservation area is key to its character and any change must consider the basic principles that have determined it. As the appraisal discusses, the pattern was shaped during end of the 18th and the 19th centuries. The urban structure is typified by narrow street blocks and relatively long terraces or tenement buildings. Buildings are generally set back behind a small front garden.

5.2.3 Development can therefore respond by:

- Maintaining the established or historic building line on the street, in most of the conservation area this means setting buildings back by approximately 2m and establishing a consistent boundary treatment;
- Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality;
- Ensuring building footprints do not fill the whole of the plot but respect the historic building to ground ratio; and
- Keeping utility areas behind the street frontage and retaining the front garden boundary line, as opposed to creating parking areas to the front of the properties.

Building Form

5.2.4 The common building forms in the conservation area also determine the way that development and changes can take place. Through much of the area the dominant building type is 19th century terraced houses or late Victorian/Edwardian tenement blocks.

5.2.5 A visual rhythm in the street is created by the relatively narrow frontages of the terraces, approximately 5m in width, and the regular bays of the tenements. This gives a strong verticality to buildings. Particular characteristics which should be observed in conversion and new design are:

- Heights range between two and six storeys (although the majority of buildings are three storey terraces).
- Where new development is proposed buildings should respect the adjacent building heights;
- Roof lines are typically pitched, although some parapet roofs are evident. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane;
- Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and
- Regular residential patterns of fenestration and a strong verticality in upper floors should be maintained.

5.3 New Design in the Conservation Area

- 5.3.1 Where new buildings are introduced, whilst they will need to respect the scale and mass of their immediate surrounds, they may introduce contemporary designs. Designs should respect fenestration and opening patterns and materials.
- 5.3.2 New building design should be sympathetic to existing characteristics of the conservation area and modern design is not necessarily precluded. However, new buildings should observe the scale of the earlier buildings by reference to ordering elements such as string-courses and structural spacing. Overall heights of buildings and their position on the street need also to conform to the established street “envelope”, but the manner of expression can be entirely modern. In each situation buildings should remain within the range of heights of the block of buildings in which they are sited.
- 5.3.3 Elsewhere in Southwark, the success of modern design in conservation areas comes not from aping the style of earlier buildings, but in building on unique townscape opportunities of density and height that the development pattern affords. The most effective modern designs are those which employ a crisp simplicity of form and materials, echoing the functionality of the earlier environment in a modern idiom. By consciously adopting a clear design ethos, such examples will sit more happily in the conservation area.
- 5.3.4 New buildings within or sites adjoining the conservation area should respect the character and appearance of the area. New buildings within the conservation area should respect prevailing building heights.

Extensions

- 5.3.5 Where rear extensions are proposed, they should normally be no more than one storey in height, be low key in design and as unobtrusive as possible. Full width rear extensions will normally prove unacceptable. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building's bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits.
- 5.3.6 Where roof extensions are proposed they should not involve the loss of an historic roof structure and visually dominate the existing or neighbouring buildings.

Shopfront Design

- 5.3.7 There are a small number of ground floor shopfronts within the conservation area (including the original pub front of Two Eagles House). Where original features are evident (e.g. fascias and pilasters) they should be retained. Replacement shopfronts should:
- Wherever a framework of pilasters, columns, piers, fascias or frieze and cornice remains, this should be preserved and the new shop front inserted within it. Important architectural or historic features of the building should not be altered, defaced or obscured.
 - Any new fronts should be contained within the width of the building and if any premises occupy more than one existing building, the front should be divided to reflect the divisions of these buildings and the traditional plot sizes of streets.

- In traditional buildings with regular window openings, the front should be made up of traditional elements: pilasters and frieze, incorporating a fascia. Within this framework the window should be constructed of mainly traditional forms, with a brick, panelled, or rendered stall riser at least 45 centimetres high, materials should be mostly traditional: shiny, reflective material or lurid colouring should be avoided.
- In new buildings that include shop or commercial fronts some of these principles can be adapted: architectural elements of the building should be brought to ground, with a firm frame defining the shop front or the area of commercial frontage, at ground level. The traditional appearance of shopfronts at ground floor should be continued.
- Where a new building occupies more than one original plot, the building itself and the ground floor frontage should be subdivided to reflect the width of the individual plots.
- Other modern additions which can have a detrimental impact on the character and appearance of the conservation area include: solid external roller shutters. These roller shutters often have blank solid appearance and create a dead frontage. Acceptable alternatives include the use of high performance glass and open retractable lattice shutters, which can be fixed back during opening hours. The shutter box should be fitted above the window head internally. Recessed shop entrances can be secured by well designed gates, which can be lifted away or left open when the premises are open for business.

Advertisements

- 5.3.8 Signage is a key component of shopfronts and the shopping street; however it can have the most damaging impact on the character of the conservation area. Careful consideration needs to be given to type, design, materials and location of new signage.
- 5.3.9 In a traditional building, the existing fascia or a timber fascia is most appropriate. Fascia signs should convey the name or trade of the premises and should not carry any extraneous advertising. Fascia signs might be externally lit from a concealed source or other discreet form of lighting;
- The preferred form of projecting sign is a traditional hanging sign, possibly externally illuminated. Fascia or projecting signs that consist of large internally illuminated boxes are not acceptable, especially where they obscure architectural features or are too visually dominant for the overall elevation;
 - The use of upper floors for businesses should not be allowed to result in a proliferation of signs on the elevation: however, simple lettering perhaps on a screen behind the window or affixed direct to the window pane, need not spoil the elevation; and
 - The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Redundant signage should be taken down and the building behind made good.
- 5.3.10 The standard company signs of national retail and service businesses may not be appropriate either to individual buildings or the setting of the conservation area. Suitability for the building and the conservation area is considered more important than uniformity between branches of a firm, and company motifs can usually be successfully adapted with a little thought.

5.4 Public Realm

5.4.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. The essential components of the public realm that development and improvement should address are:

- Boundaries and frontages that define its edges;
- The surfaces and design of the space itself; and
- Trees, street furniture and other artefacts in the space.

5.4.2 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. Virtually no original street surfaces remain in the conservation area, with the exception of a section of cobbles, flagstones and stone setts surviving on Elliott's Row and Hayles Street.

5.5 Boundaries

5.5.1 In most parts of the conservation area, the public and private realms are separated by a garden boundary treatment. Original boundary treatments have generally been lost. The most common replacement treatment is a simple brick wall. Where new boundary treatments are required these should generally be simple brick walls of around 1m in height.

5.6 Trees and Street Furniture

5.6.1 There is some opportunity for the introduction of additional trees within the public realm. If space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects. Street trees provide a tangible quality to the conservation area's character and appeal. The trees here are protected in two ways. Particular trees in private ownership may benefit from Tree Preservation Orders. Trees on publically owned land such as streets, estates and parks are managed by Southwark Council and are deemed to be maintained in the public benefit. In effect, this means they are regularly inspected and pruned in order to keep them in a safe and healthy condition whilst also minimising nuisance. In addition, as they are within a conservation area, trees are identified as providing a positive character element to the Area, as reflected in this appraisal. Any proposal to fell or remove trees, whether they are publically or privately owned, must be authorised by the Planning Department. There is no requirement for the council to authorise its own pruning to ensure good maintenance practices. However, pruning of privately owned trees above a certain size does need permission in order to ensure amenity is not damaged or lost. Where trees do have to be removed on publically owned land they will be replaced at or near the same location, in agreement with the Planning Department.

5.6.2 A maintenance programme is in place for the trees in this area. Currently, these trees have their crowns reduced and thinned on a tri-annual basis. The majority of trees in this conservation area are London Plane trees, which respond very well to this system of

maintenance. This treatment reduces the density of coverage and growth, allows more light through and causes less problems of leaf litter.

- 5.6.3 The problem of leaf litter blocking gutters can be solved through the implementation of wire mesh guards on gutters. This initiative has been successful in a number of other locations across the borough, is simple, cheap and easy to implement, and will solve the problem effectively.
- 5.6.4 In terms of structure, subsidence and safety from the trees, there is no history of problems in this area. The alluvial soils mean that tree roots should not cause soil shrinkage as they would on clay. This means properties are not under foreseeable structural threat in this area.
- 5.6.5 A more co-ordinated approach to the design and siting of street furniture, such as bus shelters, lamp standards and highway signs, is required. Simple designs appropriate to the Elliott's Row Conservation Area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate.

5.7 Improvements and Repairs Materials

- 5.7.1 Choice and use of materials can have a significant effect on the character and appearance of the Elliott's Row Conservation Area. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.7.2 The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged. The use of cement mortars and renders are discouraged on historic buildings.

Maintenance

- 5.7.3 Repair works can prove costly and may require authorisation, which can cause delays. It is therefore far better to ensure that regular maintenance is undertaken, thus preventing unnecessary decay and damage and the resultant costs and problems. Works such as the regular opening of woodwork and timber, clearing out of debris in rainwater pipes and gutters, cutting back of vegetation in close proximity to buildings, repointing of failed mortar and re-fixing of loose roof slates are all in themselves relatively minor tasks that will not require authorisation but which may lead to much more complex and expensive works if left unattended.

Windows and Doors

- 5.7.4 Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Elliott's Row Conservation Area. Most

window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate.

- 5.7.5 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original windows in terms of detail design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate timber sash window as a double glazed units and not acceptable on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features. Where the existing windows or doors are however later alterations they determinably affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design.
- 5.7.6 Similarly, original front doors would have been timber panelled, in many cases with glazing in the upper panels, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights (i.e. where the fanlight is within the design of the door) are likely to prove unacceptable.
- 5.7.7 All external joinery should be painted. Stained or varnished timber finishes are inappropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been their original colour: however repainting in garish colours would be inappropriate. Darker “heritage” colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

- 5.7.8 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Elliott’s Row Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.
- 5.7.9 Given the low pitches and/or parapet design of a large number of roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials. Furthermore, given the cohesive nature of the existing roofscapes within the Elliott’s Conservation Area, mansard extensions would be considered inappropriate.

- 5.7.10 Where butterfly or 'v' shape roofs exist they should be maintained wherever possible. These are rare features, and offer interesting views through to the rooflines and chimneystacks that are so often hidden from the street. It is considered that mansard extensions or dormers would be inappropriate in these streets.
- 5.7.11 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.7.12 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the conservation area. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.
- 5.7.13 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.7.14 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Stucco and Render

- 5.7.15 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Traditionally stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.7.16 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building Consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively.

Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.

- 5.7.17 Where features such as capital, pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Rainwater Goods

- 5.7.18 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic

Satellite Dishes

- 5.7.19 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Multiple dishes on the facade of buildings are considered harmful to the conservation area. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always be required. To minimise the visual impact of the equipment on the conservation area, the acceptable locations for siting a satellite dish are as follows:

- concealed behind parapets and walls below ridge level;
- set back on side and rear extensions;
- set back on rear roofs below ridge level; or
- located on the rear or garden elevation.

5.8 Renewable Energy

- 5.8.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.
- 5.8.2 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:
- equipment should be installed away from principal elevations or dominant roof slopes;
 - the cumulative visual impact of the equipment on one or group of buildings within the conservation area;
 - wherever possible panels which sit flush with the roof covering should be used rather than framed systems;

- ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;
- structural impact on the historic building of the installation of a micro-generation system; and
- new pipe work, cables or excavations association with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible.

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6. Useful Information

General advice

General advice concerning works in conservation areas and the planning process can be obtained by visiting the Southwark Council website at

<http://www.southwark.gov.uk/info/200023/designconservationandarchaeology>

Useful telephone numbers

General Planning Enquiries	0207 525 5438
Conservation & Design Team	0207 525 5448
Planning Enforcement	0207 525 5419
Building Control	0207 525 5582
Tree Protection Officer	020 7525 2090

Other useful contacts

English Heritage 0870 333 1181

<http://www.english-heritage.org.uk>

The Society for the Protection of Ancient Buildings 0207 377 1644

www.spab.org.uk

The Victorian Society 0208 9941019

<http://www.victoriansociety.org.uk>

The Council for British Archaeology 0190 467 1417

<http://www.britarch.ac.uk/>

Ancient Monuments Society 0207 236 3934

<http://www.ancientmonumentsociety.org.uk/>

The Georgian Group 08717502936

<http://www.georgiangroup.org.uk/>

The Twentieth Century Society 020 7250 3857

<http://www.c20society.org.uk/>

7. Further Reading

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- Boast, M. - The Story of Walworth, Southwark Council (2005).
- Brereton, C (English Heritage, 1991) – The Repair of Historic Buildings: Principles and Methods.
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- English Heritage (2008) – Climate Change and the Historic Environment
- Communities and Local Government – National Planning Policy Framework (2012)
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.

Larcom Street

Conservation Area Appraisal (October 2012)

www.southwark.gov.uk

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1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1 The purpose of this statement is to provide both an account of the Larcom Street Conservation Area and a clear indication of the Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area. Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications.
- 1.1.2 The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in the National Planning Policy Framework (NPPF), published by the Department of Communities and Local Government in March 2012.
- 1.1.3 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4 This statement has been prepared following guidance given by English Heritage in their report *Understanding Place: Designation and Management of Conservation Areas* (2011).

1.2. Arrangement of this Document

- 1.2.1 Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and any

elements that detract from the conservation area. Section 5 provides guidelines for future management and change in the conservation area.

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1.3. Larcom Street Conservation Area

Location

- 1.3.1 The Larcom Street Conservation Area (3.72ha) is located within the Elephant and Castle Opportunity Area (as defined by Figure 13 of Southwark's Core Strategy) to the south of the River Thames. It is situated to the east of Walworth Road and to the south-east of Elephant and Castle town centre.
- 1.3.2 Situated on the southern edge of the Heygate Estate (decanted for redevelopment), it is bounded by Brandon Street to the east; Browning Street to the south; and the rears of buildings fronting Walworth Road to the west.
- 1.3.3 There are no other conservation areas in its immediate setting. An Archaeological Priority Zone abuts the conservation area, and slightly overlaps it, at its south-western edge.

Topography

- 1.3.4 The Larcom Street Conservation Area, and the land surrounding it, is located on low-lying ground. The area is between approximately 2.4m and 3.2m AOD in height, with the slightly higher land to the north. A combination of the conservation area's flatness and its built-up nature means views out are restricted. Apart from the immediately adjacent streets, views of the conservation area from surrounding points are limited.

1.4. Planning History

- 1.4.1 The Larcom Street Conservation Area was designated by Southwark Council on **** as a conservation area, under the Civic Amenities Act of 1967.

1.5. Local Planning Policies

- 1.5.1 The Southwark Core Strategy 2011 was formally adopted by the Council on 6th April 2011. The Southwark Core Strategy is a planning document which sets out the strategic framework for the borough. Strategic Policy 12 – Design and Conservation is particularly relevant to development within conservation areas.

Strategic Policy 12 – Design and Conservation

Development will achieve the highest possible standard of design for buildings and public spaces to help create attractive distinctive places which are safe, easy to get around and a pleasure to be in.

- 1.5.2 The following Southwark Plan (2007) policies relating to conservation areas have been saved and have no diminished relevance, as they are consistent with the core strategy.

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural

significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.

Policy 3.16 – Conservation Areas

Within Conservation Areas development should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and
- Use high quality materials that complement and enhance the Conservation Area; and
- Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and
- Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or uPVC or other non-traditional materials.

Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that:

- Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and

- *Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- *The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Permission will not be granted for developments that would not preserve or enhance:

- *The immediate or wider setting of a listed building; or*
- *An important view(s) of a listed building; or*
- *The setting of a Conservation Area; or*
- *Views into or out of a Conservation Area; or*
- *The setting of a World Heritage Site; or*
- *Important views of or from a World Heritage Site.*

Policy 3.19 – Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

Reasons

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and

cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.

PPG16 requires the council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.

1.6 National Planning Policy Framework (NPPF)

Introduction

1.6.1 The National Planning Paragraph Framework (NPPF) sets out the government's national policies on different aspects of spatial planning and how these are expected to be applied. Section 12 of the NPPF concerns planning relating to the conservation of the historic environment. These policies are a material consideration which must be taken into account in the development and preparation of local and neighbourhood plans.

1.6.2 Section 12 of the NPPF applies to heritage assets, that is to say those elements of the historic environment which have significance by way of their historic, archaeological, architectural or artistic interest. The policies in this section apply to heritage assets including those considered worthy of designation by way of their significance. These are set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 and include:

- World Heritage Sites;
- Scheduled Monuments;
- Listed Buildings;
- Protected Wreck Sites;
- Conservation Areas;
- Registered Parks and Gardens; and
- Registered Battlefields.

1.6.3 The NPPF also covers heritage assets which are not designated but possess a level of heritage interest and are thus a consideration in planning decisions.

1.6.4 The NPPF replaces PPS5: Planning and the Historic Environment and the supporting Planning for the Historic Environment Practice Guide, coming into force in March 2012.

The Policies:

1.6.5 The Government's Statement on the Historic Environment 2010 recognises the wide ranging social, cultural and economic benefits that the conservation of the Historic Environment can produce, as well as its contribution to the unique character of an area. The implementation of the policies contained in

the NPPF will enable these benefits to be realised through the planning system. The most pertinent sections of the framework are Part 12: Conserving and enhancing the historic environment and Part 7: Requiring good design.

1.6.6 Relevant paragraphs to this designated heritage asset are set out below:

Part 12: Conserving and enhancing the historic environment

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

Paragraph 128: Information requirements for applications for consent affecting heritage assets.

Paragraph 129: Policy principles guiding the determination of applications for consent relating to all heritage assets.

Paragraph 130: Deliberate damage or neglect of a heritage asset

Paragraph 131: Additional policy principles guiding the consideration of applications for consent relating to heritage assets.

Paragraph 132: Additional policy principles guiding the consideration of planning applications for consent relating to designated heritage assets.

Paragraph 133: Additional policy principles guiding the consideration of planning applications for consent resulting in loss or substantial harm to designated heritage assets.

Paragraph 134: Additional policy principles guiding the consideration of planning applications for consent resulting in less than substantial harm to designated heritage asset.

Paragraph 135: Policy principles guiding the consideration of planning applications for consent relating to non-designated heritage assets.

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

Paragraph 138: Policy principles concerning evaluation of significance of heritage assets in Conservation Areas and World Heritage Sites.

Paragraph 139: Policy principles concerning evaluation of significance of non-designated sites of archaeological interest.

Paragraph 140: Enabling development.

Paragraph 141: Policy principles guiding the recording of information related to heritage assets.

Part 7: Requiring good design

The following paragraphs have been selected as examples of relevant policies concerning good design relating to the historic environment:

Paragraph 58: Planning principles to guide decision making concerning design.

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

1.7 Article IV Directions

1.7.1 Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables an LPA to dis-apply certain permitted development rights, including those relating to demolition, whilst an Article 4(2) direction relates solely to the removal of such rights in relation to conservation areas. The Council is empowered to make a Direction when there is a real and specific threat to the character of an area. It will then be in force for a period of 6 months. During that period the necessary consultation will take place. Subsequently the Secretary of State will review the Direction to determine whether it will be approved and extended beyond this period or disallowed.

1.7.2 Though the Council is not opposed in principle to alterations and improvements it is, however, seeking to preserve or enhance the special architectural and historical interest of the area. Under the terms of the Direction, planning permission would have to be obtained before any of the following works could be carried out, to the unlisted properties within the conservation area:

- The enlargement, improvement or other alteration of a dwelling house (including changes to windows, doors, roofs and front boundary hedges) insofar as such development would alter the external appearance of the house, as viewed from a public highway;
- The rendering or use of stone or other cladding to external walls;

- The erection or construction of a porch outside any external door at the front of a dwellinghouse
- The construction within the curtilage of a dwelling house of a hardstanding for vehicles;
- The erection or construction of gates, fences or walls or other means of enclosure;
- Erection of satellite dishes;
- Installation of solar panels; and
- The painting of external walls.

1.8 Further Information

- 1.8.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.
- 1.8.2 Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2. Historical Background

2.1 Origins

- 2.1.1 The earliest archaeological evidence from the vicinity of the conservation area are the remains of flint tool production dating from the Neolithic period.
- 2.1.2 Stane Street, the Roman road running from London to Chichester, broadly follows the line of Newington Causeway, Newington Butts and Kennington Park Road, to the north-west of the conservation area. Roman remains have been identified in the area of Camberwell Green and at Peckham, but it is most likely that the conservation area lay outside areas of Roman settlements and away from known roads.
- 2.1.3 During the Middle Ages Southwark formed the bridgehead of London Bridge, which remained the only bridge across the Thames until the mid 18th century. Walworth was one of a number of outlying villages.
- 2.1.4 Walworth was listed in the Domesday Book (c.1086) as comprising of: a manor house, a church and 19 houses. This church is most likely to have been old St. Mary's Church, located at the northern end of Newington Butts. Hence the manor of Walworth was located in the Parish of St. Mary, Newington.
- 2.1.5 Old maps provide an understanding of the development of Walworth from the mid 18th century onwards. The Plan of the Manor of Walworth, produced on behalf of the Dean and Chapter of Canterbury in 1681 indicates the extent of Walworth at this time and the importance of the Elephant and Castle area as a key junction. It shows that the land which now comprises the conservation area would have been fields at this time.

2.2 18th Century Urban Development

- 2.2.1 John Rocque's map of 1766 shows a cluster of development either side of Walworth Road (previously known as Walworth Street), to the south of the Larcom Street area. At this time the conservation area remained open fields. Locks Field is noted to the east of Walworth Road.
- 2.2.2 Changes during the 18th and early 19th centuries, including the construction of additional bridges over the Thames in the mid 18th century (Westminster and Blackfriars Bridges) and the draining of the land in the early 19th century brought about an intensification of building, principally for residential use.
- 2.2.3 The additional bridges and new road system allowed wealthy Londoners to reside in the former villages, enjoying the cleaner air and less congested streets, whilst being close enough to London to commute to work in the city,

first by coach, then, in the 1850s, by horse-drawn buses. This process caused Walworth to change from a rural village to a wealthy London suburb.

2.3 19th Century Urban Development

- 2.3.1 The Borough to Denmark Hill map of 1830 shows that by this time building had intensified around Elephant and Castle town centre, along Walworth Road and on Locks Fields. However, the conservation area remained as fields with scattered development only around Charles Street to the south. Walworth New Town is noted on the 1830 map. This shows the development of individual fields or parts of fields for housing, rather than wholesale change.
- 2.3.2 The 1863-73 OS map shows part of the conservation area had been built by this time with terraces fronting Wansey Street, Brandon Street, Charles Street, Cotham Street, York Buildings and York Street (later renamed Browning Street). St. John's Church and the adjacent National Schools were built at the western end of Charles Street. Fields and gardens remain to their north, between Charles Street and Wansey Street. A cooperage and timber yard is seen on the corner of Sarah Ann Street (now Larcom Street) and Brandon Street. Note, whilst outside the conservation area, the Walworth Town Hall had been constructed on the corner of Wansey Street and Walworth Road by this time. This was originally built as the Vestry Hall of the local government parish of St. Mary Newington and was officially opened in 1865.
- 2.3.3 St. John's Church was constructed between 1859 and 1860, as a result of an increase in the population of Walworth. It is likely that the adjacent school was built at a similar time. St. John's Institute on Larcom Street, not shown on the 1863-73 OS map, was constructed later than the church and school. Before the introduction of a welfare state, churches provided support to the local poor. At the end of the 19th century; Arthur Jephson, the vicar of St. John's was providing good works within the local area. A booklet published in the 1890s, *Walworth Past and Present*, noted of St. John's "*There are country homes for poor children, a day nursery, where infants are well cared for in the absence of their parents, and a registry for the unemployed, which has been the means of getting many a man, in want, the opportunity of earning a living.*" The influence of St. John's on the area remains evident today with the school and institute.
- 2.3.4 By 1896, the OS map shows that Larcom Street and Ethel Street had been laid out on the remaining open land. Mary Boast writes in *The Story of Walworth* that Edward Yates, the founder of the Yates family building firm, built Larcom Street in 1876. A building on Walworth Road was lost to accommodate the western entrance to Larcom Street. The unusual double

dog-leg layout of Larcom Street appears to have arisen to respect existing garden boundaries and to give the school, and church, street frontage.

- 2.3.5 By 1896 the layout to the south of the church had also been altered. Terraces fronting the southern side of Charles Street (renamed Charleston Street) had been constructed, Turquand Street and Colworth Grove had been laid out and York Buildings had been renamed Walcorde Avenue. With much of this new housing, particularly late Victorian building, street trees would have been planted. Many early photographs show young trees and also mature survivors of the rural past.
- 2.3.6 Charles Booth's poverty map of 1898-99 classes the area as predominantly fairly comfortable, with good ordinary earnings. The buildings fronting Walworth Road are identified as middle-class, well-to-do and the buildings fronting Brandon Street are identified as mixed, some comfortable others poor.
- 2.3.7 Outside of the conservation area, the library on Walworth Road had been constructed by 1896, immediately adjacent to the town hall. This was opened in 1893 after a public campaign was run convincing ratepayers of Newington's need for a library.
- 2.3.8 In 1900 the Metropolitan Borough of Southwark was formed by the amalgamation of four old parishes: Newington, St. Saviour's (Southwark Cathedral), St. George the Martyr and Christchurch (Blackfriars Road). Newington Vestry Hall then became Southwark Town Hall.

2.4 20th Century Urban Development

- 2.4.1 Whilst the 1915-20 OS map is not detailed it does appear to show that a remaining piece of land fronting the eastern side of Brandon Street had been constructed on by this time.
- 2.4.2 In 1937 the Health Services Department of the Metropolitan Borough of Southwark was opened on the corner of Larcom Street, adjacent to the library and at the edge of the conservation area. The statues of the mother and child on its roof indicate its association with family health. The building is now the Walworth Clinic.
- 2.4.3 The London County Council bomb damage map shows that the conservation area suffered minor blast damage during World War II with the exception of four terraces on the southern side of Wansey Street and two on the northern side of Charleston Street which were damaged beyond repair. These do not appear on the 1952 map. Other scattered homes were marked as 'seriously damaged but repairable at cost'; these were evidently repaired and did survive to be recorded on later maps.

- 2.4.4 Other minor changes to the area seen on the 1952 OS map include: the clearance of terraces on Brandon Street between Larcom Street and Charleston Street, the indication of engineering works (just outside the conservation area) and chemical works fronting Brandon Street and the replacement of terraces on the corner of Larcom Street with the Health Centre.
- 2.4.5 By 1977 complete remodelling of the area to the north of Wansey Street is seen on the OS map with the introduction of the Heygate Estate. No's 8-26 (even) on the southern side of Wansey Street had also been cleared by 1977. Garland Court, a six storey contemporary building, has recently been built in this location. A new building is being constructed on Brandon Street between Larcom Street and Charleston Street. Very little other change has taken place within the conservation area during the 20th century.

3. The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest / Significance

- 3.1.1 The Larcom Street Conservation Area is notable as a surviving piece of well-enclosed mid to late 19th century urban fabric. Narrow streets fronted by terraced houses are interspersed with buildings associated with St. John's Church; a vicarage, school, institute and a pair of symmetrical residential properties enclosing the eastern end of the church. Building heights across the area are generally uniform. The typical terraces are three-storey with canted ground floor bay windows, traditional Victorian detailing and small front gardens.
- 3.1.2 The unique urban structure of the area comprises short streets, a number of dog-legs and cul-de-sacs and buildings placed in close proximity. The urban form exemplifies the pressure on land during the latter half of the 19th century to accommodate the increase in population within what were previously field boundaries, partly as a result of improved transport links into the City of London.

Urban Morphology

- 3.1.3 As Section 2.0 illustrates, much of the area today consists of development dating from the latter half of the 19th century. The area is fine grained with small and frequent street blocks and plot subdivisions. This fine grain appears to have resulted from the need to accommodate a dense residential form (to house the rapidly expanding population) between pre-existing streets and development that generally followed existing field boundaries.
- 3.1.4 Some of the earliest buildings in the area are St. John's Church and School dating from around 1860. Their presence seems to have influenced the unusual dog-leg alignment of Larcom Street and the predominance of cul-de-sacs (Ethel Street, Charleston Street, Walcorde Avenue and Colworth Grove) within the area. Cul-de-sacs are an unusual feature of 19th century development and in this case necessitated the provision of footpaths linking Walcorde Avenue, Charleston Street and Larcom Street, around the church. These footpaths contribute to the enclosed nature of the area.
- 3.1.5 The streets within the conservation area are characteristically short. The longer streets, Wansey Street, Larcom Street, Charleston Street and Browning Street, are aligned east to west. In contrast the shorter streets, Colworth Grove, Walcorde Avenue, Turquand Street and Cotham Street, are aligned north to south. The longest terrace comprises 29 houses; this fronts

the north side of Larcom Street. However much shorter terraces of between five and ten dwellings are a more frequent feature of the conservation area.

- 3.1.6 Generally within the conservation area, the streets are narrow and well-enclosed by the three storey terraced housing. The narrowest streets (Charleston and Colworth) are approximately 5.5 metres wide; the widest street (Walcorde Avenue) is just over 8 metres wide.
- 3.1.7 The tightly packed buildings have resulted in extremely small rear gardens/yards to dwellings. Indeed, throughout the conservation area, including the school and church, the buildings substantially fill the plots in which they are located. Whilst the buildings are set back from the pavement, the front gardens are generally small at around 1.8 metres deep.
- 3.1.8 The narrow streets, small plots and lack of open space, even around the school and church, reflects the intense pressure on land in the area during the latter part of the 19th century.

Land Use Pattern

- 3.1.9 The conservation area predominantly comprises dwelling houses. In addition the following uses are evident:
 - St John's Church (and vicarage);
 - St John's Walworth C of E Primary School;
 - St John's Institute; and
 - A small number of corner shops.

A description of these building types is provided below.

Buildings

- 3.1.10 Whilst the Larcom Street Conservation Area is generally homogenous as a result of development dating from the relatively narrow period of the mid to late 19th century, there is some variation in building types. The following can be found within the conservation area:
 - Residential housing;
 - Corner shops; and
 - Institutional/Community buildings.
- 3.1.11 The Larcom Street area was laid out during the last half of the 19th century. A review of old maps assists with understanding the general sequence in which development took place. Three storey terraced housing is the most frequent house type in the area but as a consequence of development occurring over a

50 year period some subtle variations to residential building types are evident. The following housing types can be found:

- Three storey terraced housing with a rendered basement level, arched, rendered doors surrounds, hood moulded window surrounds and a parapet roof, this is located on Wansey Street. The old maps and building details suggest this is potentially the earliest terrace in the area.
- Three storey terraced housing with ground floor canted, rendered bay windows and rendered door surrounds with brick headers to the upper floor windows. This is the most dominant building type within the area and is seen within: Larcom Street, Ethel Street, Charleston Street, Brandon Street, Cotham Street and Turquand Street.
- Three storey terraced housing with canted ground floor bay windows with pilasters and redbrick window and door surrounds. These are seen on Walcorde Avenue and Browning Street. The old maps and building details suggest these are likely to be some of the last terraces within the area to be constructed.
- Two storey terraced housing with canted ground floor bay windows with pilasters and redbrick window and door surrounds. These are evident on Colworth Grove. As above, they were potentially some of the last terraces in the area to be constructed.

3.1.13 In addition, the following residential buildings are seen:

- Vicarage: a two and a half storey detached dwelling of red brick with a grey slate roof. It has stone headers and canted bay windows at ground level. Gables are a feature. On the eastern elevation a central portion of paler brick suggests the removal of the building's original entrance. The building abuts the adjacent terrace but is set back from it behind a wall of yellow brick.
- St. John's House and No. 16 Larcom Street (a pair); these are two storey stock brick buildings, with red brick detailing and slate roofs. Gables are a feature along with arched window and door headers.
- No. 46 Brandon Street: a two storey double fronted house of stock brick (painted at ground floor) and canted bay windows. This has a parapet roof with rendered cornice detail. It is set back from the adjacent buildings which a slightly larger (c.4.5 metres) front garden than seen elsewhere in the conservation area.
- Late 20th and early 21st century infill: Later development varies widely in type and design from infill houses (e.g. Nos. 48-50 (even) Wansey Street

and No. 68 Wansey Street to some replica infill properties (Nos. 31-33 (odd) Charleston Street) and more recent flat developments (Garland Court, Wansey Street, No. 75d Larcom Street and Brandon Mews). A four to six storey residential block is currently under construction on Brandon Street between Larcom Street and Charleston Street. In most cases the buildings are not copies of the traditional buildings but are examples of development very much located within the time that they were constructed. They may pay heed to the 19th century buildings in terms of massing, height or materials but with a generally significantly different architectural treatment. The notable exception is Garland Court which differs radically from other buildings within the potential conservation area in all ways, including in materials and colour.

3.1.14 A small number of three storey corner shops are seen within the conservation area. These are constructed of yellow stock brick and follow similar designs to the adjacent terraces houses. The shops are each located at the back edge of the pavement. The shop fronts are modern replacements but some original pilasters are seen, they are:

- No. 58 Larcom Street ;
- No. 52 Brandon Street; and
- No. 44 Charleston Street.

3.1.15 There are a small number of community buildings within the area, namely:

- St. John's Church is a listed (Grade II) Anglican church dating from 1859-60. It is built of stone to the design of Henry Jarvis, District Surveyor, who resided in Trinity Church Square and designed many other local churches, in the gothic style. St. John's previously had a tower that has since been removed. It retains a steeply pitched roof and an unusual roundel at its western end. The west elevation is of an interesting design but is impossible to view except from a narrow forecourt to the west. The vestry of 1912 was designed by Greenaway and Newberry.
- St. John's Institute is a three and a half storey building, six bays wide with a row of roof dormers; terracotta brick at ground floor; white render at narrow first floor level; tall sash windows at second floor level with simple wrought iron balconies and terracotta headers; and, a projecting band below fourth floor windows. An ornate door surround reaching to second floor height features columns with decorated headers and footers, strips of patterned glass and detailed cornicing topped with a stone eagle crest.
- St. John's C of E Primary School is a three storey building of yellow brick featuring red banding and stone sills and window headers, dating from

around the 1860s. The roof is pitched with a half hip on its western element. The western gable features elongated gothic arched windows with a backdrop of grey brick at upper levels. The southern elevation is located near to the back edge of Larcom Street, a high brick wall also features and it is evident that railings once in place have been removed. The playground, adjacent to the western elevation, is edged with wrought iron railings on a red brick wall, punctuated by columns with stone headers and bases.

The Setting of the Conservation Area

- 3.1.16 To the north, the Heygate Estate forms a major part of the setting of the Larcom Street Conservation Area. The terrace on the southern side of Wansey Street faces onto a small area of landscaping with mature trees. Beyond which are located the slab blocks of the Heygate Estate. This area is currently hoarded for redevelopment purposes. A vacant site is also located at the eastern end of Wansey Street. The Heygate Estate chimney and roundabout on Brandon Street abuts the north-eastern corner of the conservation area. The 1970's estate (now empty) pays no regard to the 19th Century fabric of the Larcom Street area. The estate has eradicated the traditional street structure, erasing through-routes. The building types, materials, architecture and scale contrasts significantly with the high quality 19th Century townscape. The Heygate Estate forms a substantial detracting element of the setting of the conservation area.
- 3.1.17 To its east the Walter Close almshouses (late 20th century sheltered housing) are two storey dwellings arranged around internal courtyards. Whilst this development is internal facing, it does provide some enclosure to the street through a combination of buildings aligned with the back of pavement, trees and a boundary wall/fence. The materials, yellow stock brick are sympathetic to the conservation area. Walters Close forms a neutral part of the setting of the conservation area. To the south of Walters Close, the surface car parks which create a gap in the townscape form a poor setting to the conservation area.
- 3.1.18 To the immediate south of the conservation area, the works buildings on the corner of Brandon Street/Browning Street would benefit from refurbishment or redevelopment.
- 3.1.19 Further south, development fronting the south side of Browning Street is generally low quality and does not reflect the quality of the conservation area buildings.
- 3.1.20 To the west buildings fronting the Walworth Road enclose the conservation area. The statutorily listed civic complex, which is a building of architectural

and historic significance, forms a high quality element at the north-western edge.

- 3.1.21 Generally the townscape to the north and south of the area is of low quality and provides a poor conservation area setting.

3.2 Local Materials and Details

Materials

- 3.2.1 The predominant material palette for the area is set by the 19th century buildings. A summary is provided below:

- Buildings are predominantly of yellow stock brick generally laid in Flemish bond with red brick detailing (headers, door surrounds, string courses);
- The Vicarage is the only example of a red brick building with stone headers;
- The use of render on ground floor bays and door surrounds is a feature;
- Natural slate is the characteristic material for the pitched roofs and canted bay windows; and
- Yellow stock brick chimney stacks with clay pots are predominant.

- 3.2.2 Later infill development generally consists of yellow brick (either reclaimed stock or modern) with the exception of Garland Court, on Wansey Street and Brandon Mews that introduce modern cladding and colours including red/yellow vertical timber cladding (Wansey Street) and grey/red cladding (Brandon Mews).

Detailing

- 3.2.3 In terms of detailing the following characteristics are dominant within the area:

- Original timber sash windows are a feature throughout the area generally either two lights or two lights with margin lights. These are generally painted white, although some black painted windows are seen (for example the Vicarage).
- Many of the doors appear to be original timber doors based around a four-panel design, although some appear to have been modified either to remove or add glazed panels. These are generally varied in colour. Fanlights are typically rectangular and of plain glass.
- The earliest terrace (Wansey Street) has a rendered basement level with rendered arched door surrounds; rendered ground floor canted bay

windows and rendered upper floor window moulded heads. Rendered cornicing and a parapet roof detail is also a feature of this terrace. No. 66 Wansey Street contains the only example of a rendered arched stable entrance to the rear.

- The predominant terrace type (e.g. Larcom Street) comprises rendered bay windows at ground floor with rendered door surrounds and rendered string course between first and second floors. They have vermiculated key stones above the door and upper floor windows. Alternate red brick headers are also evident above the upper floor windows.
- The slightly later terraces: Walcorde Avenue, Browning Street and Colworth Grove have red brick door and window surrounds. Red brick key stones above the door and red brick string courses dividing floors. Canted bay windows at ground floor level are still seen in later terraces but with pilaster details.
- Overhanging eaves with console brackets are a feature of the earlier terraces (e.g. Larcom Street).
- Roofs are generally pitched (with some variation to the community building types as discussed above). Parapet party wall details are a feature of the roofline as are brick chimney stacks with 5 chimney pots.

3.2.4 With the exception of a small number of examples (e.g. the corner shops and St. John's Institute), the buildings within the area have small front gardens (approximately 1.8 metre deep from boundary to principal elevation). Very few of the boundary treatments are original. There is some consistency to treatments within streets but also variation. The following are evident:

- Solid yellow stock brick walls (approximately 1-2 metres high) are a feature of end of terraces.
- Solid brick to boundary walls approximately 1 metre high with plain, square piers are seen on Browning Street and Colworth Grove
- Hooped fencing, approximately 1 metre high, is characteristic of Larcom Street and Charleston Street.
- An original low brick wall and original black metal fence are seen on Ethel Street (Nos. 3 and 8 respectively).
- Full height railings (approximately 1.5 metres) set in a low brick or coping stone are a feature of Wansey Street and the footpaths around St. John's Church.

- A red-brick wall with stone coping detail, blue brick base, back railings and red brick piers with stone copings, forms the boundary to St John's Church.
- The school has a solid brick boundary wall fronting Larcom Street and tall metal gates with brick piers. There is evidence of a metal fence that has now been lost.
- Throughout the area wooden fences (around 1 metre high) are an occasional feature. These interrupt the consistency to boundary treatments within streets, where walling is generally dominant.
- A modern unpainted steel fence has been introduced to the front of Garland Court on Wansey Street.

3.3 Views and Townscape

3.3.1 The dense pattern of development, narrow streets (from around 5.5 – 8 metres), and tall gaps between buildings has resulted in a very enclosed townscape that does not afford views out to the wider area. The cul-de-sac and dog-leg layout results in buildings terminating views along the streets, such as westwards along Charleston Street towards the church.

3.3.2 The residential buildings are generally of a similar height (3 storeys) while the church, school and institute are not significantly taller than their neighbouring buildings. This means landmarks within the conservation area are not found. With a lack of any landmark buildings the only views of the conservation area from its surroundings are views along the narrow streets or to terrace fronts from the immediately adjacent streets. Corner shops provide a focal point in the street on the corner of Larcom Street/Brandon Street, Charleston Street and Brandon Street and within the dog-leg of Larcom Street). The Larcom Street/Brandon Street corner shop forms a particular focal point as it steps forward from the adjacent building line. Views of these focal points are more widely available today because of the weaker urban structure of the immediately surrounding area resulting from 20th century development. Planned or significant views and landmark features are therefore not a characteristic of the conservation area.

3.4 Key Spaces and Landscape Elements

3.4.1 There are no open spaces within the conservation area due to the tightly defined townscape. On its northern side the church is set back by around 10 metres from the pavement. This provides a slight opening up of Larcom Street in this location.

3.4.2 There are no green spaces within the conservation area. The townscape of the urban environment is, however, softened by trees. These have generally been planted in more recent years although some more mature trees are seen. In summary, the following are found:

- Recently planted or semi-mature trees, generally regularly spaced and located at the front of the pavement on Browning Street, Larcom Street, Charleston Street, Cotham Street, Turquand Street, Colworth Grove, Brandon Street and Ethel Street
- Mature trees on Walcorde Avenue. These are likely to have been planted when the street was developed.
- A mature Plane tree and some shrubbery are planted on the eastern side of the church and a Plane tree of similarly good form is situated outside the church on the dog leg of Larcom St. In summer, these mature trees form focal points when looking along Charleston Street and Larcom Street
- Whilst outside the conservation area, the mature trees on the northern side of Wansey Street are an attractive feature in the street and assist in screening the Heygate Estate from the conservation area

3.4.3 In terms of hard surfacing, some natural (but not original) flagstones are located on Ethel Street. Some original coal holes are seen on Wansey Street and occasionally occur in other locations such as outside St. John's Institute on Larcom Street.

3.4.4 Generally the paving consists of modern materials including concrete slabs, red and grey setts towards the front edge of the pavement or tarmac.

3.4.5 Street lamps are generally black painted metal designs from the late 20th century. Other street furniture such as benches, litter bins or bus stops are not a feature.

4. Audit

4.1 Listed Buildings

4.1.1 The list of buildings of special architectural or historic interest for Southwark is available from the Council. The following building within the Lacorm Street Conservation Area is statutorily listed:

- St. John's Church (Grade II) is a Kentish Ragstone Anglican church dated 1859-60 designed by Henry Jarvis, the District Surveyor. A vestry was added in 1912, designed by Greenaway and Newberry.

4.1.2 There are no other statutorily listed buildings in the conservation area.

4.2 Key Unlisted Buildings and Building Groups

4.2.1 The main defining elements of the conservation area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the conservation area. The following unlisted building groups are of particular note:

4.2.2 St. John's Church C of E Primary School, dating from around the 1860s, is of particular note. This is a yellow brick building featuring red banding and stone sills and lintels. The roof is pitched with a half hip on its western elevation. The western gable features elongated gothic arched windows with a backdrop of grey brick at upper levels. The southern elevation is set back slightly from the back edge of Larcom Street.

4.2.3 All other buildings within the conservation area are considered buildings of townscape merit (with the exception of those listed below). Buildings of townscape merit are defined as buildings that contribute to the quality of the townscape but might not meet the local listing criteria on an individual basis.

4.2.4 The buildings which are considered to detract from the conservation area are:

- Nos. 48-50 (even) Wansey Street; and
- Nos. 31-33 (odd) Charleston Street.

4.3 Archaeology

4.3.1 A small part of the Walworth Village Archaeological Priority Zone (APZ) falls within the western boundary of the Larcom Street conservation area, specifically, the southern side of Larcom Street, west of the primary school.

- 4.3.2 The Walworth Village APZ includes the site of the Saxon and medieval village of Walworth. The Domesday Book records a manor house, church and 19 households in Walworth. Archaeological evidence of occupation during the medieval period has been identified at a number of sites within the Archaeological Priority Zone. The Plan of the Manor of Walworth and Parish of Newington of 1681 produced by the Dean and Chapter of Canterbury, probably represents the original location of the Saxo-Norman settlement, which straddled the present Walworth Road in the vicinity of Manor Place.

4.4 Negative Elements

- 4.4.1 Within the conservation area the following are negative elements:

- The large rear dormer extension to the end property on Turquand Street and the timber clad extension that disrupts views across the rear gardens;
- A vacant plot at the end of Cotham Street, now occupied by a side garden;
- Satellite dishes to front elevations of properties;
- Replacement boundary treatments not in keeping with other properties;
- Meter boxes on the front elevations of properties;
- Clutter caused by wheelie bins;
- Poor quality paving materials (tarmac) (e.g. Wansey Street);
- The vacant shop unit within the ground floor of Garland Court;
- Nos. 48-50 (even) Wansey Street, uncharacteristic semi detached properties which interrupt the consistency of the street;
- Nos. 31-33 (odd) Charleston Street, replacement buildings form part of the terrace but are highly uncharacteristic, built in modern red brick and featuring garages at ground-floor level. The pair appears especially jarring as it terminates the view into the conservation area from Cotham Street;
- The vacant Heygate Estate creates a poor setting to the north of the conservation area; and
- In its wider setting, the Wadding Street/Stead Street car parks would also benefit from development to improve the setting of the conservation area

4.5 Environmental Improvements

- 4.5.1 The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials such as the introduction of natural stone

paving slabs and replacement of street trees where these are missing or vacant in gaps within avenues.

4.5.2 The following improvements to the buildings could be undertaken:

- Removal of clutter on elevations (satellite dishes, meter boxes);
- Consistent boundary treatments; and
- General maintenance and repairs.

4.6 Potential Development Sites

4.6.1 The majority of the buildings within the conservation area are good quality buildings that will need to be retained and maintained for future generations. There are a small number of cases where poor elements could be replaced with buildings of a more appropriate design. There is also a single vacant site. Potential proposed sites where development may be viable are:

- End of Turquand Street (vacant site); and
- Nos.48-50 (even) Wansey Street (redevelopment opportunity).

5. Guidelines

5.1 Introduction

Purpose of this guidance section

- 5.1.1 This section of the report draws out from the appraisal those themes that are essential to the Larcom Street Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.
- 5.1.3 There are limited development pressures in the Larcom Street Conservation Area as the area is generally built out. Where infill sites (Cotham Street) or opportunities to replace buildings of limited value arise then there should be no objection in principle to good new building design in the conservation area in contemporary styles and following the guidance seeks to promote modern design of quality, and to preserve and reflect the historical character of the area.

Consulting the Council

- 5.1.4 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. Replacement of listed structures will usually prove unacceptable, and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised work is carried out the Council can enforce against it.
- 5.1.5 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

5.2 Development Form and Urban Morphology

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In the majority of cases the existing buildings within the Larcom Street Conservation Area are good quality townscape buildings (buildings of merit) that need to be retained and, where required, repaired and refurbished. In some cases poor development in relatively recent times will give the opportunity for redevelopment that can respond more sensitively to the special character of the conservation area. New development should be seen as an opportunity to enhance the conservation area.

Street and Plot Patterns

- 5.2.2 It is important that the overall form of the development remains in keeping with the morphological characteristics of the area. The urban form of the conservation area is key to its character and any change must consider the basic principles that have determined it. As the appraisal discusses, the unique pattern was shaped during the latter half of the 19th century when undeveloped land between pre-existing streets was built out with tightly packed housing to respond to the demand for housing in the area. The street layout is typified by short streets and cul-de-sacs. Buildings are generally set back behind a small front garden.
- 5.2.3 Development can therefore respond by:
- Maintaining the established or historic building line on the street, in most of the conservation area this means setting buildings back by approximately 2 metres and establishing a consistent boundary treatment;
 - Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality;
 - Ensuring building footprints do not fill the whole of the plot but respect the historic building to ground ratio; and
 - Keeping utility areas behind the street frontage and retaining the front garden boundary line, as opposed to creating parking areas to the front of the properties.

Building Form

- 5.2.4 The common building forms in the conservation area also determine the way that development and changes can take place. Through much of the area the dominant building type is 19th century terraced houses. This generates a visual rhythm in the street of relatively narrow frontages, around 5 metres, that gives a strong verticality to elevations even though they are only three storeys high. Wider or doubled plots fit into the scene where they retain this verticality. Particular characteristics which should be observed in conversion and new design are:
- 5.2.5 Heights are predominantly three storeys (although two-storey terraces are also seen);
- 5.2.6 In each situation buildings should remain within the range of heights of the block of buildings in which it is sited;
- 5.2.7 Roof lines are typically pitched. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane.

- 5.2.8 Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and
- 5.2.9 Regular residential patterns of fenestration and a strong verticality in upper floors should be maintained.

5.3 New Design in the Conservation Area

- 5.3.1 Opportunities for new development in the conservation area are limited, but there are buildings requiring sensitive restoration or possibly adaptation.
- 5.3.2 New building design should be sympathetic to existing characteristics of the conservation area and modern design is not necessarily precluded. However, new buildings should observe the scale of the earlier buildings by reference to ordering elements such as string-courses and structural spacing. Overall heights of buildings and their position on the street need also to conform to the established street “envelope”, but the manner of expression can be entirely modern. In each situation buildings should remain within the range of heights of the block of buildings in which they are sited.
- 5.3.3 Although new design should be sympathetic to the existing characteristics of the area modern design is not necessarily to be precluded. Success of contemporary design in the conservation area will not come from aping the style of 19th century houses, but in building on the unique townscape opportunities of building height, set back, plot width (visual rhythm) and continuity that the development pattern affords.
- 5.3.4 Where rear extensions are proposed, they should normally be no more than one storey in height, be low key in design and as unobtrusive as possible. Full width rear extensions will normally prove unacceptable. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building's bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits.

Shopfront Design

- 5.3.5 There are only three shops within the conservation area (including the original pub front of Two Eagles House). Where original features are evident (e.g. fascias and pilasters) they should be retained. Replacement shopfronts should:
- Wherever a framework of pilasters, columns, piers, fascias or frieze and cornice remains, this should be preserved and the new shopfront inserted within it. Important architectural or historic features of the building should not be altered, defaced or obscured.
 - Any new fronts should be contained within the width of the building and if any premises occupy more than one existing building, the front should be divided to reflect the divisions of these buildings and the traditional plot sizes of streets.
 - In traditional buildings with regular window openings, the front should be made up of traditional elements: pilasters and frieze, incorporating a fascia. Within this framework the window should be constructed of mainly traditional forms, with a brick, panelled, or rendered stall riser at least 45 centimetres high, materials should be mostly traditional: shiny, reflective material or lurid colouring should be avoided.

- In new buildings that include shop or commercial fronts some of these principles can be adapted: architectural elements of the building should be brought to ground, with a firm frame defining the shop front or the area of commercial frontage, at ground level. The traditional appearance of shop fronts at ground floor should be continued.
- Where a new building occupies more than one original plot, the building itself and the ground floor frontage should be subdivided to reflect the width of the individual plots.
- Other modern additions which can have a detrimental impact on the character and appearance of the conservation area include: solid external roller shutters. These roller shutters often have blank solid appearance and create a dead frontage. Acceptable alternatives include the use of high performance glass and open retractable lattice shutters, which can be fixed back during opening hours. The shutter box should be fitted above the window head internally. Recessed shop entrances can be secured by well designed gates, which can be lifted away or left open when the premises are open for business.

Advertisements

- 5.3.6 Signage is a key component of shop fronts and the shopping street; however it can have the most damaging impact on the character of the conservation area. Careful consideration needs to be given to type, design, materials and location of new signage.
- 5.3.7 In a traditional building, the existing fascia or a timber fascia is most appropriate. Fascia signs should convey the name or trade of the premises and should not carry any extraneous advertising. Fascia signs might be externally lit from a concealed source or other discreet form of lighting;
- The preferred form of projecting sign is a traditional hanging sign, possibly externally illuminated. Fascia or projecting signs that consist of large internally illuminated boxes are not acceptable, especially where they obscure architectural features or are too visually dominant for the overall elevation;
 - The use of upper floors for businesses should not be allowed to result in a proliferation of signs on the elevation: however, simple lettering perhaps on a screen behind the window or affixed direct to the window pane, need not spoil the elevation; and
 - The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Redundant signage should be taken down and the building behind made good.
- 5.3.8 The standard company signs of national retail and service businesses may not be appropriate either to individual buildings or the setting of the conservation area. Suitability for the building and the conservation area is considered more important than uniformity between branches of a firm, and company motifs can usually be successfully adapted with a little thought.

5.4 Public Realm

- 5.4.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. The essential components of the public realm that development and improvement should address are:

- Boundaries and frontages that define its edges;
- The surfaces and design of the space itself; and
- Trees, street furniture and other artefacts in the space.

5.4.2 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. Natural (non-original) flagstones are only seen at Walcorde Avenue, these should be retained. Granite kerbs continue to be a widespread element in the local streetscape and should also be retained.

5.5 Boundaries

5.5.1 In most parts of the conservation area, the public and private realms are separated by a garden boundary treatment. Original boundary treatments have generally been lost. The most common replacement treatment is a simple brick wall. Where new boundary treatments are required these should generally be simple brick walls of around 1m in height.

5.6 Trees and Street Furniture

5.6.1 Street trees are a feature within this conservation area and provide a tangible quality to the area's character and appeal. The trees here are protected in two ways. Particular trees in private ownership may benefit from Tree Preservation Orders. Trees on publically owned land such as streets, estates and parks are managed by Southwark Council and are deemed to be maintained in the public benefit. In effect, this means they are regularly inspected and pruned in order to keep them in a safe and healthy condition whilst also minimising nuisance. In addition, as they are within a conservation area, trees are identified as providing a positive character element to the Area, as reflected in this appraisal. Any proposal to fell or remove trees, whether they are publically or privately owned, must be authorised by the Planning Department. There is no requirement for the council to authorise its own pruning to ensure good maintenance practices. However, pruning of privately owned trees above a certain size does need permission in order to ensure amenity is not damaged or lost. Where trees do have to be removed on publically owned land they will be replaced at or near the same location, in agreement with the Planning Department.

5.6.2 A maintenance programme is in place for the trees in this area. Currently, these trees have their crowns reduced and thinned on a tri-annual basis. The majority of trees in this conservation area are London Plane trees, which respond very well to this system of maintenance. This treatment reduces the density of coverage and growth, allows more light through and causes less problems of leaf litter.

5.6.3 There is some opportunity for the introduction of additional trees within the public realm. If space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.

5.6.4 The problem of leaf litter blocking gutters can be solved through the implementation of wire mesh guards on gutters. This initiative has been successful in a number of other locations across the borough, is simple, cheap and easy to implement, and will solve the problem effectively.

- 5.6.5 In terms of structure, subsidence and safety from the trees, there is no history of problems in this area. The alluvial soils mean that tree roots should not cause soil shrinkage as they would on clay. This means properties are not under foreseeable structural threat in this area.
- 5.6.6 A more co-ordinated approach to the design and siting of street furniture, such as bus shelters, lamp standards and highway signs, is required. Simple designs appropriate to the Larcom Street Conservation Area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate.

5.7 Improvements and Repairs Materials

- 5.7.1 Choice and use of materials can have a significant effect on the character and appearance of the Larcom Street Conservation Area. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.7.2 The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged. The use of cement mortars and renders are discouraged on historic buildings.

Maintenance

- 5.7.3 Repair works can prove costly and may require authorisation, which can cause delays. It is therefore far better to ensure that regular maintenance is undertaken, thus preventing unnecessary decay and damage and the resultant costs and problems. Works such as the regular opening of woodwork and timber, clearing out of debris in rainwater pipes and gutters, cutting back of vegetation in close proximity to buildings, repointing of failed mortar and re-fixing of loose roof slates are all in themselves relatively minor tasks that will not require authorisation but which may lead to much more complex and expensive works if left unattended.

Windows and Doors

- 5.7.4 The removal of existing single sash windows and replacement with a picture window or bay window is considered unacceptable. Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Larcom Street Conservation Area. Most window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate.
- 5.7.5 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original traditional windows in terms of

detail design. Where the existing windows or doors are however later alterations they determinably affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate timber sash window as a double glazed units and not acceptable on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features.

- 5.7.6 Similarly, original front doors would have been timber panelled, in many cases with glazing in the upper panels, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights (i.e. where the fanlight is within the design of the door) are likely to prove unacceptable.
- 5.7.7 All external joinery should be painted. Stained or varnished timber finishes are inappropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been their original colour: however repainting in garish colours would be inappropriate. Darker “heritage” colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

- 5.7.8 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Larcom Street Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.
- 5.7.9 Given the low pitches and/or parapet design of a large number of roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials. Furthermore, given the cohesive nature of the existing roofscapes within the Larcom Street Conservation Area, mansard extensions would be considered inappropriate.
- 5.7.10 Where butterfly or ‘v’ shape roofs exist they should be maintained wherever possible. These are rare features, and offer interesting views through to the rooflines and chimneystacks that are so often hidden from the street. It is considered that mansard extensions or dormers would be in appropriate in these streets.

- 5.7.11 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.7.12 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the conservation area. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.
- 5.7.13 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.7.14 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Stucco and Render

- 5.7.15 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Traditionally stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.7.16 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building Consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.

- 5.7.17 Where features such as capital, pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties. The replacement of ornate detailing in render with flat rendered panels is considered unacceptable.

Rainwater Goods

- 5.7.18 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic. Where blockages may occur to adjacent foliage this can be readily and economically prevented by the installation of simple mesh guards.

Satellite Dishes

- 5.7.19 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Multiple dishes on the facade of buildings are considered harmful to the conservation area. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always be required. To minimise the visual impact of the equipment on the conservation area, the acceptable locations for siting a satellite dish are as follows:

- Concealed behind parapets and walls below ridge level;
- Set back on side and rear extensions;
- Set back on rear roofs below ridge level; or
- Located on the rear or garden elevation.

5.8 Renewable Energy

- 5.8.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.
- 5.8.2 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:
- Equipment should be installed away from principal elevations or dominant roof slopes;
 - The cumulative visual impact of the equipment on one or group of buildings within the conservation area;
 - Wherever possible panels which sit flush with the roof covering should be used rather than framed systems;

- Ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;
- Structural impact on the historic building of the installation of a micro-generation system; and
- New pipe work, cables or excavations association with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible.

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6. Useful Information

General advice

General advice concerning works in conservation areas and the planning process can be obtained by visiting the Southwark Council website at

<http://www.southwark.gov.uk/info/200023/designconservationandarchaeology>

Useful telephone numbers

General Planning Enquiries	0207 525 5438
Conservation & Design Team	0207 525 5448
Planning Enforcement	0207 525 5419
Building Control	0207 525 5582
Urban Forester	020 7525 2090

Other useful contacts

English Heritage 0870 333 1181

<http://www.english-heritage.org.uk>

The Society for the Protection of Ancient Buildings 0207 377 1644

www.spab.org.uk

The Victorian Society 0208 9941019

<http://www.victoriansociety.org.uk>

The Council for British Archaeology 0190 467 1417

<http://www.britarch.ac.uk/>

Ancient Monuments Society 0207 236 3934

<http://www.ancientmonumentsociety.org.uk/>

The Georgian Group 08717502936

<http://www.georgiangroup.org.uk/>

The Twentieth Century Society 020 7250 3857

<http://www.c20society.org.uk/>

7. Further Reading

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- Brereton, C (English Heritage, 1991) – The Repair of Historic Buildings: Principles and Methods.
- Cherry, B and Pevsner, N (1983) – The Buildings of England, London 2: South.
- English Heritage (2008) – Climate Change and the Historic Environment
- Communities and Local Government – National Planning Policy Framework (2012)
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.

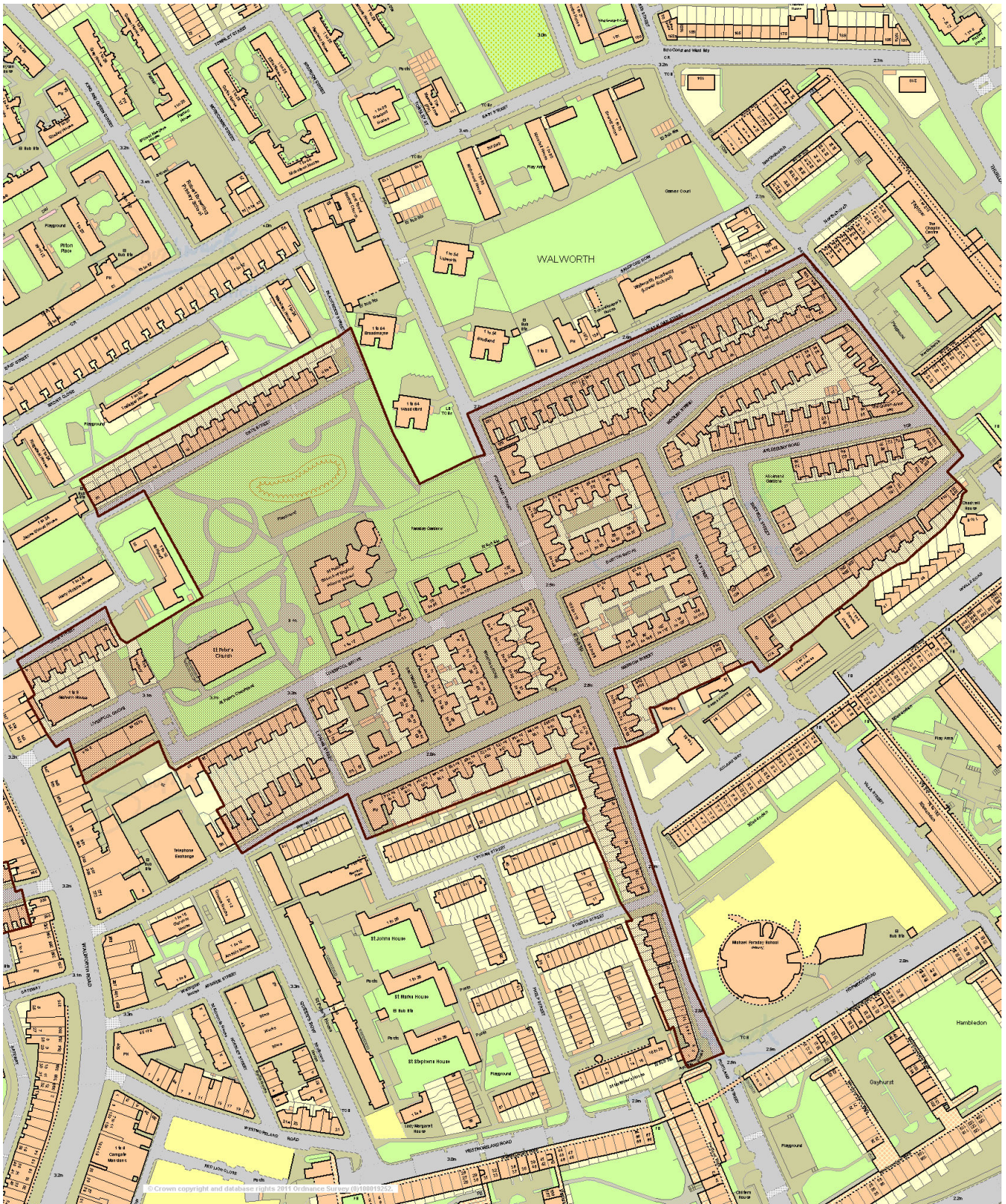


Liverpool Grove

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A map of the Liverpool Grove Conservation Area.

1. Introduction

1.1 The Conservation Area Appraisal: Purpose

- 1.6.1 The purpose of this statement is to provide both an account of the Liverpool Grove Conservation Area and a clear indication of the Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area. Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications.
- 1.6.2 The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in the National Planning Policy Framework (NPPF), published by the Department of Communities and Local Government in March 2012.
- 1.6.3 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.6.4 This statement has been prepared following guidance given by English Heritage in their note *Understanding Place: Designation and Management of Conservation Areas* (2011).

1.2 Arrangement of This Document

- 1.6.1 Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and any elements that detract from the conservation area. Section 5 provides guidelines for future management and change in the conservation area.

1.3 Liverpool Grove Conservation Area

Location

- 1.6.1 Liverpool Grove is located to the east of Walworth Road and west of Dawes Street. The conservation area's most significant heritage assets are St Peter's Church designed by Sir John Soane with its churchyard and the arts and crafts Edwardian housing which is prominent throughout the area and consists of two storey terraced cottages and three storey tenemented flats. These are a social housing development begun in the 1890s with the backing of Octavia Hill.

Topography

- 1.6.2 The Liverpool Grove Conservation Area, and the land surrounding it, is located on low-lying ground. The area is between approximately 2.4m and 3.2m AOD in height, with the slightly higher land to the north. A combination of the conservation area's flatness and its built-up nature means views out are restricted. Apart from the immediately adjacent streets, views of the conservation area from surrounding points are limited.

1.4 Planning History

- 1.6.1 The Liverpool Grove Conservation Area was first designated on the 12 January 1982 and its present boundary has remained unaltered since that date.

1.5 Local Planning Policies

- 1.6.1 The Southwark Core Strategy 2011 was formally adopted by the Council on 6th April 2011. The Southwark Core Strategy is a planning document which sets out the strategic framework for the borough. Strategic Policy 12 – Design and Conservation is particularly relevant to development within conservation areas.

Strategic Policy 12 – Design and Conservation

Development will achieve the highest possible standard of design for buildings and public spaces to help create attractive distinctive places which are safe, easy to get around and a pleasure to be in.

- 1.6.2 The following Southwark Plan (2007) policies relating to conservation areas have been saved and have no diminished relevance, as they are consistent with the core strategy.

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.

Policy 3.16 – Conservation Areas

Within Conservation Areas development should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- *Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and*
- *Use high quality materials that complement and enhance the Conservation Area; and*
- *Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- *Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or uPVC or other non-traditional materials.*

Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that:

- *Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and*
- *Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- *The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Permission will not be granted for developments that would not preserve or enhance:

- *The immediate or wider setting of a listed building; or*
- *An important view(s) of a listed building; or*
- *The setting of a Conservation Area; or*
- *Views into or out of a Conservation Area; or*
- *The setting of a World Heritage Site; or*
- *Important views of or from a World Heritage Site.*

Policy 3.19 – Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and

evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

Reasons

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.

PPG16 requires the council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.

1.6 National Planning Policy Framework (NPPF)

Introduction

- 1.6.1 The National Planning Paragraph Framework (NPPF) sets out the government's national policies on different aspects of spatial planning and how these are expected to be applied. Section 12 of the NPPF concerns planning relating to the conservation of the historic environment. These policies are a material consideration which must be taken into account in the development and preparation of local and neighbourhood plans.
- 1.6.2 Section 12 of the NPPF applies to heritage assets, that is to say those elements of the historic environment which have significance by way of their historic, archaeological, architectural or artistic interest. The policies in this section apply to heritage assets including those considered worthy of designation by way of their significance. These are set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 and include:
- World Heritage Sites;
 - Scheduled Monuments;
 - Listed Buildings;
 - Protected Wreck Sites;
 - Conservation Areas;
 - Registered Parks and Gardens; and
 - Registered Battlefields.
- 1.6.3 The NPPF also covers heritage assets which are not designated but possess a level of heritage interest and are thus a consideration in planning decisions.

- 1.6.4 The NPPF replaces PPS5: Planning and the Historic Environment and the supporting Planning for the Historic Environment Practice Guide, coming into force in March 2012.

The Policies:

- 1.6.5 The Government's Statement on the Historic Environment 2010 recognises the wide ranging social, cultural and economic benefits that the conservation of the Historic Environment can produce, as well as its contribution to the unique character of an area. The implementation of the policies contained in the NPPF will enable these benefits to be realised through the planning system. The most pertinent sections of the framework are Part 12: Conserving and enhancing the historic environment and Part 7: Requiring good design.

- 1.6.6 Relevant paragraphs to this designated heritage asset are set out below:

Part 12: Conserving and enhancing the historic environment

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

Paragraph 128: Information requirements for applications for consent affecting heritage assets.

Paragraph 129: Policy principles guiding the determination of applications for consent relating to all heritage assets.

Paragraph 130: Deliberate damage or neglect of a heritage asset

Paragraph 131: Additional policy principles guiding the consideration of applications for consent relating to heritage assets.

Paragraph 132: Additional policy principles guiding the consideration of planning applications for consent relating to designated heritage assets.

Paragraph 133: Additional policy principles guiding the consideration of planning applications for consent resulting in loss or substantial harm to designated heritage assets.

Paragraph 134: Additional policy principles guiding the consideration of planning applications for consent resulting in less than substantial harm to designated heritage asset.

Paragraph 135: Policy principles guiding the consideration of planning applications for consent relating to non-designated heritage assets.

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

Paragraph 138: Policy principles concerning evaluation of significance of heritage assets in Conservation Areas and World Heritage Sites.

Paragraph 139: Policy principles concerning evaluation of significance of non-designated sites of archaeological interest.

Paragraph 140: Enabling development.

Paragraph 141: Policy principles guiding the recording of information related to heritage assets.

Part 7: Requiring good design

The following paragraphs have been selected as examples of relevant policies concerning good design relating to the historic environment:

Paragraph 58: Planning principles to guide decision making concerning design.

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

1.7 Article IV Directions

- 1.7.1 Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables an LPA to dis-apply certain permitted development rights, including those relating to demolition, whilst an Article 4(2) direction relates solely to the removal of such rights in relation to conservation areas. The Council is empowered to make a Direction when there is a real and specific threat to the character of an area. It will then be in force for a period of 6 months. During that period the necessary consultation will take place. Subsequently the Secretary of State will review the Direction to determine whether it will be approved and extended beyond this period or disallowed.
- 1.7.2 Though the Council is not opposed in principle to alterations and improvements it is, however, seeking to preserve or enhance the special architectural and historical interest of the area. Under the terms of the Direction, planning permission would have to be obtained before any of the following works could be carried out, to the unlisted properties within the conservation area:
- 1.7.3 The enlargement, improvement or other alteration of a dwelling house (including changes to windows, doors, roofs and front boundary hedges) insofar as such development would alter the external appearance of the house, as viewed from a public highway;
- The rendering or use of stone or other cladding to external walls;
 - The erection or construction of a porch outside any external door at the front of a dwellinghouse
 - The construction within the curtilage of a dwelling house of a hardstanding for vehicles;
 - The erection or construction of gates, fences or walls or other means of enclosure;
 - Erection of satellite dishes;

- Installation of solar panels; and
- The painting of external walls.

1.8 Further Information

- 1.8.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.
- 1.8.2 Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2. Historical Background

2.1 General Origins

- 2.1.1 The earliest archaeological evidence from the vicinity of the conservation area are the remains of flint tool production dating from the Neolithic period.
- 2.1.2 The modern Old Kent Road broadly marks the line of Roman Watling Street, the main road connecting London with Rome. Evidence of Roman settlement, burials and land management has been found in the vicinity of this road and it is thought that a branch of the Old Kent Road, leading through to Westminster may run through the Conservation Area.
- 2.1.3 Walworth was listed in the Domesday Book (c.1086) as comprising a manor house, a church and 19 houses. This church is most likely to have been old St. Mary's Church, located at the northern end of Newington Butts. Hence the manor of Walworth was located in the Parish of St. Mary, Newington.
- 2.1.4 During the Middle Ages Southwark formed the bridgehead of London Bridge, which remained the only bridge across the Thames until the mid 18th century. Walworth was one of a number of outlying villages. The Conservation Area was located within fields to the rear of the village, on the edge of Walworth Common.
- 2.1.5 Old maps provide an understanding of the development of Walworth from the mid 18th century onwards. The Plan of the Manor of Walworth, produced on behalf of the Dean and Chapter of Canterbury in 1681 indicates the extent of Walworth at this time and the importance of the Elephant and Castle area as a key junction. It shows that the land which now comprises the conservation area would have been fields at this time.

2.2 19th Century Urban Development

- 2.2.1 The area of Liverpool Grove was first developed in the early years of the nineteenth century. Before that time, no significant urban development existed away from Walworth Road with only open field to the east of these. However, the 1787 map already shows a number of track ways which later became modern roads, including East Street (then East Lane) north of the conservation area and Merrow Street (then Kings Row) to the south.
- 2.2.2 The first significant development appears to have begun during the later years of, or immediately after the end of, the Napoleonic Wars, as the street names suggest. As well as Trafalgar Road, Cadiz Street, Liverpool Grove and Portland Street take their names from this period. The Duke of Liverpool and The Earl of Portland both being Tory prime ministers during the last years of the war and the Siege of Cadiz was the turning point of the Peninsular War, though Cadiz Street does not appear as a separate street from Trafalgar Road until post-war maps.
- 2.2.3 Though the street pattern was determined by the rapid development of the early years of the nineteenth century, and that pattern survives little changed since then, the majority of the housing from that period has been lost. Only the terraced houses on the south side of

Cadiz Street and a number of houses on the west side of Dawes Street are possible survivors of that first phase of development.

- 2.2.4 The rapid increase the population resulted in the nearest church of St Mary's in St Georges Road being unable to cope with the increasing numbers of nearby poor. The population of Newington having grown from 14,847 to 44,526 between 1800 and 1820. The rapidity of population growth and of the building development in the area during this period meant that by the 1820's all of the road of the modern street plan had been developed including some which have since been lost.
- 2.2.5 St Peter's Church was central to the development of the area and its principal facade faces onto the entrance into the conservation area. Originally it was located between Liverpool Grove and Trafalgar Road which then formed straight routes between Walworth Road and Portland Street.
- 2.2.6 Sir John Soane 1753-1837 was appointed to design the Grade I listed St Peter's Church; Soane also designed the art gallery of the Old College, Dulwich (which is Grade II* listed). The foundation stone was laid in 1823, and the completed building consecrated by the Archbishop of Canterbury in 1825.
- 2.2.7 During the 19th century regular redevelopment resulted in a range of different housing around the original street pattern. Examples of later nineteenth century housing still survives, but like the housing of the earliest phase of development this too has been mainly lost and replaced at the beginning of the twentieth century. Examples of where the still survive are Nos. 28-58 (even) Liverpool Grove which perhaps date from the 1840s.
- 2.2.8 Other than the estate building the Church Commissioners the architecture of the 19th century housing in the conservation area varies depending on when they were built. The earliest being Georgian small scale housing ranging from the small cottages on Cadiz Street or the rather more substantial small houses on the south side of Liverpool Grove. Later Victorian houses in the conservation area are to an arts and Crafts design in a very similar character to the later estate houses and maisonettes which they are closest to
- 2.2.9 Much of the land around St Peter's Church belongs to the Church of England and in 1904, the Ecclesiastical Commissioners asked Octavia Hill to help in the redevelopment and management of the area. Octavia Hill, 1838-1912, was one of the most important housing reformers of the time. Her work of improving housing conditions began in the mid-1860's, with the support of John Ruskin. She also founded the National Trust. This request provided her with a great opportunity to realize her ideas and to set new housing standards for the working class people. Octavia Hill's proposals replaced some of London's worst rookeries (the densely populated slums where many of the poorest Londoners lived), with cottage style terraces, small blocks of flats and a recreation ground. She was not only closely involved in the re-planning of the area and the design of the dwellings, but she was also responsible for the management of the property during rebuilding.
- 2.2.10 The Arts and Craft language of the housing chosen by the Church Commissioners in the early twentieth century development still dominates much of the character of the area. It is the unifying architectural and historic character that is most prevalent in the area and is the principle justification for the designation of the conservation area.

- 2.2.11 As well as being associated with the Arts and Crafts movement Octavia Hill was also worked with Patrick Geddes and the Garden City movement. Though the estate is built with a higher density plan than was mostly favored by The Garden City Movement and the street plan is restricted to the historic street, its influences on the townscape is evident in the avenues of trees, the design of affordable cottages with a village architectural language.
- 2.2.12 With much of this new housing, particularly the late Victorian building street trees would have been planted. Many early photographs show young trees and also mature survivors of the rural past
- 2.2.13 The majority of the original estate appears very little altered over the last century with few demolitions or additions to Octavia Hill's plan. The largest area of demolition has been at the western end of Trafalgar Road and southern side of Date Street. This has now mostly become an extension of Faraday Gardens. The extreme south western end of Trafalgar Street remains however and is now part of Cadiz Street.
- 2.2.14 That part of the original Estate developed in the ten year before the First World War appears intact. It remains a very complete example of early twentieth century social housing.
- 2.2.15 The damage done to the estate buildings by bombing of the Second World War and by the post-war demolition which followed it was limited to 12 flats in Saltwood Grove. These were in two blocks which were both rebuilt in the 1960's to a design that closely followed that of the original buildings. Much more demolition took place in the 1980's when much of the south side of Date Street and all of Trafalgar Street west of Portland Street were demolished to make space for the enlargement of St Peter's School playing fields.

3. The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest/ Significance

- 3.1.1 The Liverpool Grove Conservation area is a notable surviving example of social housing begun in the 1890s with the backing of Octavia Hill. At the heart of the conservation area is the Grade I listed St. Peter's Church by Sir John Soane. This provided a striking introduction to the conservation area when approached from Walworth Road, its front facade and spire face directly down the first stretch of Liverpool Grove before it defines the western and southern perimeter of the church yard.
- 3.1.2 Throughout the conservation area the Arts and Crafts architectural character and Garden City planning principles create a background to this area that contribute to a near suburban quality of townscape, surrounded by a much harsher nineteenth and twentieth century inner-city environments.

Urban Morphology

- 3.1.3 As Section 2.0 illustrates, much of the area today consists of development dating from the latter half of the 19th century. The area is fine grained with small and frequent street blocks and plot subdivisions. This fine grain appears to have resulted from the need to accommodate a dense residential form (to house the rapidly expanding population) between pre-existing streets and development that generally followed previous field boundary.
- 3.1.4 Liverpool Grove itself provides the main entrance to the conservation area. It creates the boundary to the church yard where it forms a dogleg around St Peter's Church, through the main parts of the Ecclesiastical Estate and ends in the centre of the conservation area at the junction of Portland Street.
- 3.1.5 The conservation area consists of generous open spaces in the majority of the streets especially those forming the social housing developments of the 1890s and 1900s which make up the majority of the streetscape. This townscape is broadly divided into two types These are:
- The less dense in appearance with a more Arts and Crafts character are the streetscapes of two storey cottages which face onto much of Portland Street, Villa Street and Merrow Street.
 - The other common streetscape form is of 3 storey tenements, these are mostly in blocks of 6 flats which predominate in Liverpool Grove, Merrow Street, Burton Grove and parts of Portland Street. Similar tenements and the courtyards of Worth Grove and Saltwood Grove.
- 3.1.6 Other development is in the main of a similar two storey terraced cottage streetscape form has a street plan similar to the Ecclesiastical Estate, such as the early nineteenth century houses on Cadiz Street and the Late Victorian Houses on Aylesbury Road and Wooler Street.

- 3.1.7 In addition to the houses and tenements there are some more public or landmark buildings which by their location at junctions or in areas of open land dominate the local townscape. Most prominent of these is St Peter's Church, which faces Walworth Road at the entrance to the conservation area and is located in the landscaped grave yard that sets it apart from the street.

Land Use Pattern

- 3.1.8 The conservation area predominantly comprises dwelling houses. In addition the following uses are evident:

- St Peter's Church (and rectory);
- The Merrow Street Medical Centre;
- Queen Elizabeth Public House, No. 126 Aylesbury Road; and
- A small number of corner shops.

A description of these building types is provided below.

Buildings

- 3.1.9 The townscape of the area has a number of important elements. These elements most significantly include St. Peter's Church together with its churchyard, the early nineteenth century housing on Liverpool Grove and Cadiz Street, the late nineteenth century houses on Date Street, St Peter's Church of England Primary School and Faraday Gardens, but the strongest feature across this conservation area is the early 20th century dwellings east of the church. These are the housing developed by the Church Commissioners with Octavia Hill and these support a general coherent architectural character across the majority of the conservation area.
- 3.1.10 The early 20th century Church Commissioners housing developments to the east of St. Peter's Church are laid out on a small scale and fairly formal pattern of streets. Interest and curiosity are stimulated by changes in alignments such as the dog-leg of Liverpool Grove around the churchyard, and the eastern sections of Wooler Street and Merrow Street.
- 3.1.11 The dwellings are two-three storey brick built terraces and blocks of flats. There are two dominant styles: rustic and neo-Classical. The rustic style, which may be an influence of the 'garden city' movement, pertains mostly to the terraces and is expressed primarily through front door canopies on wooden braces. In addition there is a use of upper storey plasterwork and half-timbered gables.
- 3.1.12 The neo-Classical style pertains to the block of flats and is expressed primarily through strongly modeled doorways of various designs. Some buildings combine a dominant rustic style with a simple neo-Classical porch. This conscious design-linking helps to unify the area identity.
- 3.1.13 Some of the housing to the east on Wooler Street and Aylesbury are of a slightly different character. These are maisonettes with more conventional late Victorian/Edwardian architectural detail with none of the timber features that housing with its "village", "Garden

City” character. They do however appear to be of the same period are most likely part of the same development.

- 3.1.14 St. Peter’s Church and churchyard as well as being most important historic building in the conservation area and central to the street views and street pattern is the most formal of the area’s elements. Formality is expressed primarily through the design of the building; the rectangular churchyard, which is marked clearly by regularly spaced, peripherally planted London Planes; and, by the symmetrical location of the building and churchyard on the axis of Liverpool Grove to Walworth Road
- 3.1.15 By the early 19th Century the population of the part of London had increased considerably and the old parish church of St. Mary’s Newington was proving inadequate for the increased congregation. Thus two new parishes were created one centered in Holy Trinity, Trinity Square, and one on St. Peter’s, Walworth. The Commissioners for the building of New Churches engaged Sir John Soane to design St. Peter’s. The foundation stone was laid in 1823, and the completed building consecrated by the Archbishop of Canterbury in 1825.
- 3.1.16 St. Peter’s Church presents a strong formality on its western facade expressed primarily through its neo classical facade; the rectangular churchyard, which is marked clearly by regularly spaced, peripherally planted London Planes; and, by the symmetrical location of the building and churchyard on the axis of Liverpool Grove to Walworth Road. St. Peter’s Church is an elegant brick built building that would be of considerable interest anywhere. The west front has four giant Ionic columns with tall round-headed windows on either side, a key-patterned architrave, and a square clock tower surmounted by a round tower and small dome.
- 3.1.17 Along each wall there are eight round-headed windows similar to those of the west front. The west front provides both an eye-catching closure to the view from Walworth Road, and a marker of the change of development between the shopping centre and the residential areas. The round-head motif of the windows is an important design link that appears again in the windows of the Sutherland Chapel, the windows and doorways of the Liverpool Grove terrace, and in the doorways of the Salt Grove and Worth Grove. The churchyard itself now combines two functions: an alternative pedestrian route to Liverpool Grove and a quiet sitting-out place for residents. In the second function it links the formality of the public church building with the private domesticity of the dwellings. The dwellings to the east of St. Peter’s Church are laid out on a small scale and fairly formal pattern of streets. Interest and curiosity are stimulated by changes in alignments such as the dog-leg of Liverpool Grove around the churchyard, and the eastern sections of Wooler Street and Merrow Street.
- 3.1.18 The most important and dominant housing form in the area and the one that dominates the character and appearance of this conservation area are the 1900s social housing commissioned from Octavia Hill of the Church Commissioners, both the blocks of tenements and the terraces of cottages and maisonettes.
- 3.1.19 Other earlier housing appears mostly in small terraces and though different in period and form is complementally to the historic character and appearance of the Church Commissioners estate. These are generally terraces of two storey houses, whether they

are the early nineteenth century cottages on the south side of Cadiz Street and Dawes Street or the Late Victorian terraces on Trafalgar Street Merrow Street. As well as all being two storey such houses are uniformly in yellow stock brick with only occasional detail in other materials such as red brick lintels or rendered quoins in some of the later nineteenth century houses.

- 3.1.20 Some individual buildings that are less uniform few but mostly only appear toward the west. These tend to be individual and one of buildings such as Malvern House, which is now converted to flats but was originally built as a Congregationalist Chapel and Sunday School though also converted to a Picture house in the early 20th century. This is on the proposed local list of building and is of local architectural historic significance being a heritage asset in its own right. Opposite Malvern House is a three storey block of tenements dating from 1927 and owing something to the language of some of the original estate, but it is built on a more generous scale and with a rather neo-Jacobean formality. This tenement along with Malvern house relates relatively well to the character of the conservation area in that they are essentially yellow stock bricks of a scale that is appropriate to the western end of the estate, but they disrupt the most important view of the most important building, hemming in and obscuring part of the view of principle facade of St Peter's Church.
- 3.1.21 Similarly the rectory has some architectural historic interest in its own right, but it is not well located in relation to the church. Its western facade is especially ill-conceived and detrimental to the setting of St Peter's Church.
- 3.1.22 Other individual buildings of more modest architectural or historic merit in their own right are better located in the local townscape. These include post-war buildings such as The Queen Elizabeth Public House on Merrow Street.

The Setting of the Conservation Area

- 3.1.23 Liverpool Grove Conservation Area is located between Walworth Road to the west and The Aylesbury Estate to the East.
- 3.1.24 The Aylesbury Estate has a strongly dominated some parts of the conservation area with its long extents of brutalist concrete facades which face it across Dawes Street and Roland Way and the southern end of Portland Street. Other large blocks of post-war social housing overlook the area from the north and northwest. At the north end of Portland street are the 15 storey blocks of: Woodsford, Broadmayne, Studland and Lulworth and five and six storey slab block overlook Cadiz Street and Date Street.
- 3.1.25 Two architecturally and historically significant schools dominate the townscape facing the conservation area on Trafalgar Street and part of Portland Street. Walworth Academy on Trafalgar Street is a recently enlarged Board school. The original school is an unusually large one for its type being six storeys and having a long elevation, even without the east wing which the blank east elevation and near symmetry suggests was intended but not built. On Portland Street facing two storey terraced cottages which are the only parts of the ecclesiastical estate that have been listed (1-23 Portland Street), is the new Michael Faraday School. This school is a building with a circular plan form, designed by Will Alsop and was completed in 2010.

3.1.26 West of the site is the Walworth Road which has most impact on the conservation area at the junction to Liverpool Grove where it provides the opening to a view of St Peter's Church. But this junction consists of modest buildings on both shopping frontages of Walworth Road and they have little impact on the conservation area which is more significant in its impact on Walworth Road providing a quieter greener outlook from this harder inner-city streetscape.

3.2 Local Materials and Details

3.2.1 The predominant material palette for the area is set by the early 20th century Church Commissioners' estate itself. But there are also many remaining 19th century buildings that survive in the conservation area and these are mostly of very similar materials

- Buildings are predominantly of yellow stock brick generally laid in Flemish bond with some red brick detailing (headers, door surrounds, string courses);
- White painted render or stone detailing appears on many building on cornices, headers and cills;
- Some mock-Tudor building have half timber details;
- Natural slate is the characteristic material for the pitched roofs and canted bay windows though a few examples of clay tiled roof exist; and
- Yellow stock brick chimney stacks with clay pots are predominant.

3.2.2 Later infill development generally and larger non-residential buildings such as St Peter's Church also are in yellow brick.

Detailing

3.2.3 In terms of detailing the following characteristics are dominant within the area:

- Original timber sash windows are a feature throughout the area generally either two lights or two lights with margin lights. These are generally painted white.
- Many of the doors appear to be original timber doors including many of the Church Commissioners' estate buildings and the earlier Georgian housing which are often probably original such as the four panel door that still exist on some of Cadiz Street. Elsewhere doors and windows have sometimes been replaced with UPVC, including on some of the houses on the north side of Date Street.
- The Church Commissioners estate houses vary in detailing, some being in a more simple neo-classical style in yellow stock brick with white painted masonry courses, cills, lintels and window surround on bays. Elsewhere on the more Arts and Craft style of building there are red brick lintels and courses, but these styles are mixed fairly freely and others added such and the half timber upper storeys on the blocks of flats on Liverpool Grove.
- The earlier terraces houses from the first half of the 19th century have a smaller range of materials being all in brick with slate roof and with the decorative element only consisting of the form of the brickwork such as the arched window heads.

- A variety of roofline details is a feature of the area with parapets, eaves and gables all used freely on street frontages, these are sometimes also interspersed with chimney stacks at the building line.
- Roofs are generally pitched (with some variation to the community building types as discussed above). Parapet party wall details are a feature of the roofline as are brick chimney stacks.

3.3 Views and Townscape

- 3.3.1 The conservation area mainly consists contained more local views restricted by the small domestic urban character of the area and by the intensity of the tree planting in the area. However, a more significant view includes that from Walworth Road to St Peter's Church.
- 3.3.2 The Liverpool Grove Conservation Area does, when approached from the west have a processional series of changes that naturally develop from harsh urban character that dominate around Walworth Road with a refuge St Peter's Church and Trafalgar Gardens beyond. This introduction to green space with a formal religious/civic and high status facade that precedes the churchyard and gardens and the residential development beyond. Soane uses an almost identical facade in his design of Holy Trinity Church where it faces across Euston Road down Bolsover Road with Regents Park beyond.
- 3.3.3 Further east from Walworth Road the scale of the development becomes less dense with the blocks of tenements giving way to terraces of cottages and a less inner-city, almost suburban character of housing.
- 3.3.4 As a result of the relatively low roofs, their steep pitches and the generous chimney stacks the rooflines within Liverpool Grove Conservation Area are an essential feature of the urban character. They are especially important in their contribution to the Garden City aesthetic which predominates east of Villa Street.

3.4 Key spaces and Landscape Elements

- 3.4.1 The two principal open spaces are in the church yard which fully surrounds the church and is accessible to the public from Liverpool Grove, including through the main entrance through the Grade II listed gates.
- 3.4.2 Though designed with some of the early new town arts and crafts principles and with significant open spaces in St Peter's churchyard and Michael Faraday Gardens, much of the conservation area is of a relatively dense urban character, with rows of dwellings fronting close the street. However the streets also have many mature trees whose canopies overshadow many of these quite narrow streets and providing these roads with a pleasant calm pastoral character.
- 3.4.3 St Peter's Churchyard especially is dominated by many mature trees on its north and south elevations.

4. Audit

4.1 Listed Buildings

4.1.1 The list of buildings of special architectural or historic interest for Southwark is available from the Council. There are six listed buildings in the Liverpool Grove Conservation Area, these are:

- St Peter's Church (Grade I);
- The Gates and Gate Piers to the west of St Peter's Church (Grade II);
- Nos. 28–52 (even) Liverpool Grove and attached railings (Grade II);
- Nos. 54–58 (even) Liverpool Grove and attached railings (Grade II);
- Nos. 13–23 (odd) Portland Street (Grade II); and
- Nos. 1, 1a, 3–11 (odd) Portland Street (Grade II).

4.2 Key Unlisted Buildings and Building Groups

4.2.1 The main defining elements of the conservation area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the conservation area. The following are of key unlisted buildings and building groups within the Liverpool Conservation Area are:

- The Queen Anne Public House, No. 126 Aylesbury Road;
- Nos. 4–24 (even) Cadiz Street;
- Nos. 110 – 116 (even) Dawes Street;
- Nos. 118 – 124 (even) Dawes Street;
- Nos. 1–9 Malvern House, Liverpool Grove; and
- No. 47 Villa Street.

4.2.2 The conservation area is dominated by the early 20th century Church Commissioners housing and though this varies in character with both Arts and Crafts and neo-classical themes recurring throughout the development there is unity in the scale detail and character across the area. These include the majority of the housing in the conservation area and are in two basic types: the tenemented flats and the terraced houses or maisonettes.

4.2.3 Single entrance tenemented flats in groups of 4, 6 & 8 on: Liverpool Grove, Portland Street, Merrow Street, Burton Grove, Saltwood Grove and Worth Grove dominate most of the west of the estate, each group varied slightly from all the others with Arts & Crafts, Neo-Classical and Tudor themes recurring throughout.

- 4.2.4 Further to the east and south individual cottages and maisonettes predominated on the south-eastern end and north eastern d of Portland Street, on Wooler Street, Aylsbury Street, Brettell Street the south side and east end of Merrow Street and the east side of Villa Street
- 4.2.5 Other buildings key unlisted building, which are of significance in the Liverpool Grove Conservation Area townscape and contribute to the character and appearance of the area, though they are not part of the dominant early 20th century social housing typology include:
- St Peter's Church Rectory, Liverpool Grove;
 - Nos. 2–18 (even) Liverpool Grove;
 - Nos. 122–190 (even) Trafalgar Avenue; and
 - St Peter's Church of England School.

4.3 Archaeology

- 4.3.1 The Liverpool Grove Conservation Area is just outside the Walworth Village Archaeological Priority Zone (APZ). The Walworth Village APZ includes the site of the Saxon and medieval village of Walworth. The Domesday Book records a manor house, church and 19 households in Walworth. Archaeological evidence of occupation during the medieval period has been identified at a number of sites within the Archaeological Priority Zone. The Plan of the Manor of Walworth and Parish of Newington of 1681 produced by the Dean and Chapter of Canterbury probably represents the original location of the Saxo-Norman settlement, which straddled the present Walworth Road in the vicinity of Manor Place.

4.4 Negative Elements

- 4.4.1 Liverpool Grove is a very consistent conservation area that has retained its residential character focussed on the green spaces and avenues of trees on most of its road. Common issues that can over time degrade this consistency are:
- Inconsistent street furniture and clutter, especially within and around the Green and the roads bounding it.
 - Many houses have had all their windows replaced inappropriately with uPVC double glazing, such as many of those on Date Street.
 - Inappropriately placed satellite dishes on principal elevations of houses within the conservation area and multiple dishes on the front facades of the tenement blocks.
- 4.4.2 An extensive planting of mature trees is a characteristic of the conservation area, both in its narrow residential streets and the principle open spaces of St Peter's Church Yard and Faraday Gardens. Every effort should be made to ensure that planting continues this characteristic continues especially with its distinctive dense growth of mature Planes.
- ### **4.5 Environmental Improvements**
- 4.5.1 Opportunities exist within the conservation area for removal of inappropriate modern alterations such as: UPVC windows and modern doors. Consideration should also be given to the relocation of satellites dishes to the rear or roofline and the introduction of integrated systems to the tenement blocks

- 4.5.2 A more co-ordinated approach to the design and placement of street furniture. The conservation area would also benefit from a consistent treatment of the public realm in terms of paving materials such as the introduction of natural stone paving slabs and replacement of street trees where these are missing or vacant in gaps within avenues.

4.6 Potential Development Sites

- 4.6.1 There are no buildings within the conservation area that are obvious targets for redevelopment. All to a lesser or greater extent and the scale and massing of all relate to the existing streetscape or the wider townscape.
- 4.6.2 There are very few sites within the conservation area which are immediately obvious locations for development or redevelopment and those undeveloped sites form part of the environment with some value as areas of open space which are put to good use. The main one being the enlarged Faraday Gardens, which an open green space providing useful amenity space. At the junction of Brettell Street and Aylesbury Road there open land that was once a bomb site, this now forms a gap in the streetscape it is utilised to provide an area for local allotments. Both these contribute green space, local amenity use and biodiversity and should continue to be managed as such.

5. Guidelines

5.1 Introduction

Purpose of this guidance section

- 5.1.1 This section of the report draws out from the appraisal those themes that are essential to the Liverpool Grove Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.2.1 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.

Consulting the Council

- 5.3.1 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and/or conservation area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. Replacement of listed structures will usually prove unacceptable, and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the Conservation Area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised work is carried out the Council can enforce against it.
- 5.4.1 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

5.2 Development Form and Urban Morphology

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In some cases poor development in relatively recent times will give the opportunity for redevelopment that can respond more sensitively to the special character of the conservation area. New development should be seen as an opportunity to enhance the conservation area.

Street and Plot Patterns

- 5.2.2 It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The urban form of the conservation area is key and any change must consider the basic principles that have determined it. As the appraisal discusses the character was shaped during the latter half of the 19th century when. This street plan was then pretty much retained unchanged at the beginning of the twentieth century when a new era of social housing took its place in the same streets.
- 5.2.3 Later in the 20th century some changes to the street plan have been made, but the only significant one is the cutting short of Trafalgar Street to allow the enlargement of Faraday Gardens.
- 5.2.4 Development can therefore respond by:
- Maintaining the established or historic building line on the street, in most of the conservation area this means setting buildings back by approximately 2 metres and establishing a consistent boundary treatment;
 - Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality;
 - Ensuring building footprints do not fill the whole of the plot but respect the historic building to ground ratio; and
 - Keeping utility areas behind the street frontage and retaining the front garden boundary line, as opposed to creating parking areas to the front of the properties.

Building Form

- 5.2.5 The common building forms in the conservation area also determine the way development and changes should take place. Apart from the exceptional larger individual buildings to the west of the conservation area, the principle of which is St Peter's Church, the predominant building type is a mix of early 20th century, 2-storey, terraced houses and 3 storey tenements. Particular characteristics that should be observed in conversion and new design include:
- Heights generally of two storeys where terraces and maisonettes predominate and three storeys where tenement predominate. In each situation buildings should remain within the range of heights of the block of buildings in which it is situated.
 - Rooflines characteristic of particular blocks in the conservation area should be maintained. Extensions and changes to the basic roof form are generally unacceptable, even where set back from parapet lines.

5.3 New Design in the Conservation Area

- 5.3.1 Opportunities for new development in the conservation area are limited, but there may be opportunities for sensitive adaptation or restoration. New building design should be sympathetic to existing characteristics of the conservation area and modern design is not necessarily precluded. However, new buildings should observe the scale of the earlier buildings by reference to ordering elements such as string-courses and structural spacing. Overall heights of buildings and their position on the street need also to conform to the

established street “envelope”, but the manner of expression can be entirely modern. In each situation buildings should remain within the range of heights of the block of buildings in which they are sited.

- 5.3.2 Although new design would need to be sympathetic to the existing characteristics of the area, modern design is not necessarily to be precluded. Success of contemporary design in conservation areas comes not from aping the style of an architectural precedent, but in building on the unique townscape opportunities of building height, set back, plot width (visual rhythm) and continuity that the development pattern affords.
- 5.3.3 Where rear extensions are proposed, they should normally be no more than one storey in height, be low key in design and as unobtrusive as possible. Full width rear extensions will normally prove unacceptable. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building's bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits. Where trees are within the immediate vicinity of a proposed extension an arboricultural report showing the root protection area will be required together with a consideration of suitable foundations such that the future likely effect of rooting is accommodated. The risk of potential subsidence damage must be specifically addressed.

5.4. Public Realm

- 5.4.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. Liverpool Grove Conservation Area's public spaces are dominated by its green planting and especially its avenues of mature plane trees. The essential components of the public realm that development and improvement should address are:

- Boundaries and frontages that define its edges;
- The surfaces and design of the space itself; and
- Trees, street furniture and other artefacts in the space.

- 5.4.2 Footways have been subject to a range of uncoordinated repairs which in should be improved and repaired with materials which respond to the surviving historic fabric. An example is the south side of Cadiz Street which retains much of its historic broad granite curbs should be greatly improved by a coherent York stone paving.

5.5 Boundaries

- 5.5.1 In most parts of the conservation area, the public and private realms are separated by a garden boundary treatment. Boundaries and frontages that define the edges of public space are especially important. In the residential street they are a uniform steel railing which appears to have been installed since the war. Some domestic boundaries, such as those in front of the houses on have low timber fences, sometimes with brick dwarf walls.
- 5.5.2 The railings of St Peter's Church are modern and not in keeping with the building, but the gates are of historic significance and listed in their own right. These original iron railings should be retained and protected through regular painting and maintenance. Elsewhere the reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged in order to re-create the original character of the streets within the Liverpool Grove Conservation Area.

5.6 Street Trees

- 5.6.1 Street trees are a crucial element of the conservation areas townscape. They contribute to the soft urban character, and give the area its green "garden city" look. Trees also contribute to the softening of boundaries with St Peter's Churchyard and Faraday Gardens. There is scope for new street trees in relation to new development and public realm improvement. Where space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.
- 5.6.2 New trees should be planted wherever mature ones are lost and there should be scope for additional planting where new trees would relate to existing patterns of historic avenues or potential new avenues, gateway and feature planting
- 5.6.3 The area is fortunately not excessively cluttered by street signs. However, there is some scope for rationalisation of such signage such as on Merrow Street near the junction with Villa Street, where three posts for three signs are located within 5m of each other. There is also scope for the reduction of the number of bollards – there at present at least 36 in this residential area with comparatively low vehicle flow.
- 5.6.4 A more co-ordinated approach to the design and siting of street furniture, such as bollards, pedestrian railings, lamp standards and highway signs, is required. Simple designs appropriate to the conservation area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate. Wherever, it is not and as

5.7 Improvements and Repairs Materials

- 5.7.1 Choice and use of materials can have a significant effect on the character and appearance of the conservation area. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.7.2 The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged.

Maintenance

- 5.7.3 Repair works can prove costly and may require authorisation, which can cause delays. It is therefore far better to ensure that regular maintenance is undertaken, thus preventing unnecessary decay and damage and the resultant costs and problems. Works such as the regular opening of woodwork and timber, clearing out of debris in rainwater pipes and gutters, cutting back of vegetation in close proximity to buildings, repointing of failed mortar and re-fixing of loose roof slates are all in themselves relatively minor tasks that will not require authorisation but which may lead to much more complex and expensive works if left unattended.

Windows and Doors

- 5.7.4 Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Conservation Area. Most window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate.
- 5.7.5 At the same time, there is the opportunity to introduce more colour, in the repainting of doors, shop fronts and retained mechanical features. Subdued and darker shades of red, green or blue can provide a highlighting theme, without being garish.
- 5.7.6 Replacement windows to listed buildings need to match the original glazing bars and detail of the originals. Where the existing windows or doors are however later alterations they determinally affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design. The use of modern materials such as aluminium or UPVC is inappropriate and not acceptable on historic buildings.
- 5.7.7 Both the early twentieth century Church Commission houses and the nineteenth century housing before them would mainly have been fitted with traditional double hung sliding sash windows. Replacing these with other designs such as casement windows, tilt and turn or double-glazed sealed units are invariably unacceptable. Modern casements and “picture windows” that increase the size of the original panes are also not acceptable, this is especially the case in the earlier nineteenth century houses such as those on Dawes Street or Cadiz Street.
- 5.7.8 Similarly, original front doors would have been timber panelled, often with the upper panels glazed, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights [i.e. where the fanlight is within the fabric of the door] are unlikely to prove acceptable.
- 5.7.9 All external joinery should be painted. Stained or varnished timber finishes are not appropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white; although white may not have been the original colour. However, repainting in garish colours would be inappropriate. Darker colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

- 5.7.10 Steeply pitched slate roof predominate in the area with many apparently in an original condition. Where possible, original roof coverings should be retained and if necessary repaired with matching materials. Where re-roofing is unavoidable because of deterioration

of the existing roof covering or inappropriate later works, the use of natural materials will usually be required. The use of more modern materials such as concrete tiles or artificial slates is unacceptable and the greater weight of concrete tiles can lead to damage to the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Liverpool Grove Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.

- 5.7.11 Given the steep pitches of a large number of roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials. Furthermore, given the cohesive nature of the existing roofscapes within the Liverpool Grove Conservation Area, mansard extensions would be considered inappropriate.
- 5.7.12 Many of the original chimney stacks remain and are a distinctive feature of these rooflines that contribute to the estates garden city characteristics. The pots should always be retained, and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.7.13 A high quality of brickwork is a consistent feature of the whole of the estate and every effort must be made to retain this in good condition. Where brick work repair is required it must be carried out with matching material including the use of soft mortar gauged rubbed lintels, matching bonds and pointing details. All bricks must match those existing on texture, size and colour. The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the conservation area. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.
- 5.7.14 The most dominant visual components of the brick façade are the bricks themselves, and the pointing in these is often rather more sparing than in modern brickwork and the bricks are generally the larger imperial gauge of brick which is a slightly larger format than metric bricks and were often laid in softer lime based mortar and the thinner bed, reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.7.15 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building and may lead to permanent damage to the bricks and ultimately the structure of a

building. Advice should be sought from the Council before attempting such a task, but in most cases brick cleaning should not be undertaken.

Stucco and Render

- 5.7.16 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match, taking care to avoid the use of hard cement renders. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.7.17 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours *buttermilk*, *parchment*, *ivory* and *magnolia* are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and '*brilliant white*' should be avoided, as should paints that do not allow the wall to 'breathe'.
- 5.7.18 Where features such as capital, pilasters and porches have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Shopfront Design

- 5.7.19 Shopfronts do not constitute a substantial amount of the Liverpool Grove Conservation Area, but a traditional corner shop is well integrated into the corner of Merrow Street and Villa Street and forming a traditional historic environment
- 5.7.20 Terraces of shops make a valuable contribution to the appearance of a townscape. Dawes Street originally had a significant amount of retail frontage, but much of this is now lost with the conversion shops to residential frontages, including the Queen Anne Public House. Further alterations to this frontage should be sensitive to the historic retail and prominence of the ground floor frontage.
- 5.7.21 The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available.

Rainwater Goods

- 5.7.22 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic

Satellite Dishes

5.7.23 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Multiple dishes on the facade of buildings are considered harmful to the conservation area. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always be required. To minimise the visual impact of the equipment on the conservation area, the acceptable locations for siting a satellite dish are as follows:

- Concealed behind parapets and walls below ridge level;
- Set back on side and rear extensions;
- Set back on rear roofs below ridge level; or
- Located on the rear or garden elevation.

5.8 Renewable Energy

5.8.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.

5.8.2 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:

- Equipment should be installed away from principal elevations or dominant roof slopes;
- The cumulative visual impact of the equipment on one or group of buildings within the conservation area;
- Wherever possible panels which sit flush with the roof covering should be used rather than framed systems;
- Ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;
- Structural impact on the historic building of the installation of a micro-generation system; and
- New pipe work, cables or excavations associated with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible.

6. Useful Information

General advice

General advice concerning works in conservation areas and the planning process can be obtained by visiting the Southwark Council website at

http://www.southwark.gov.uk/info/200023/design_conservation_and_archaeology

Useful telephone numbers

General Planning Enquiries	0207 525 5438
Conservation & Design Team	0207 525 5448
Planning Enforcement	0207 525 5419
Building Control	0207 525 5582
Urban Forester	020 7525 2090

Other useful contacts

- English Heritage
0870 333 1181 <http://www.english-heritage.org.uk>
- The Society for the Protection of Ancient Buildings
0207 377 1644 www.spab.org.uk
- The London Tree Officers Association
020 7974 4124 <http://www.ltoa.org.uk/>
- The Victorian Society
0208 994 1019 <http://www.victoriansociety.org.uk>
- The Council for British Archaeology
0190 467 1417 <http://www.britarch.ac.uk/>
- Ancient Monuments Society
0207 236 3934 <http://www.ancientmonumentsociety.org.uk/>
- The Georgian Group
087 1750 2936 <http://www.georgiangroup.org.uk/docs/home/index.php>
- The Twentieth Century Society
020 7250 3857 <http://www.c20society.org.uk/>

7. Further Reading

- Ashurst, J and N – Practical Building Conservation, Vols. 1 to 5 (1988)
- Brereton, C – The Repair of Historic Buildings (English Heritage, 1991)
- Cambell-Culver, M – The Origin of Plants (2001)
- Cherry, B and Pevsner, N – The Buildings of England, London 2: South (1983)
- Communities and Local Government – National Planning Policy Framework (2012)
- Department for Transport - Manual for Streets /
- Dyos, HJ (1961) – Victorian Suburb: a study in the growth of Camberwell.
- English Heritage – Streets for All (2000)
- Institute of Historic Building Conservation [IHBC] – A Stitch in Time (2002)
- London Borough of Southwark: The Story of Walworth (1993)
- Reilly, L – Southwark: an Illustrated History (London Borough of Southwark, 1998)
- Survey of London, Vol. 25 (London County Council, 1955).

Thrale Street

Conservation Area Appraisal (October 2012)

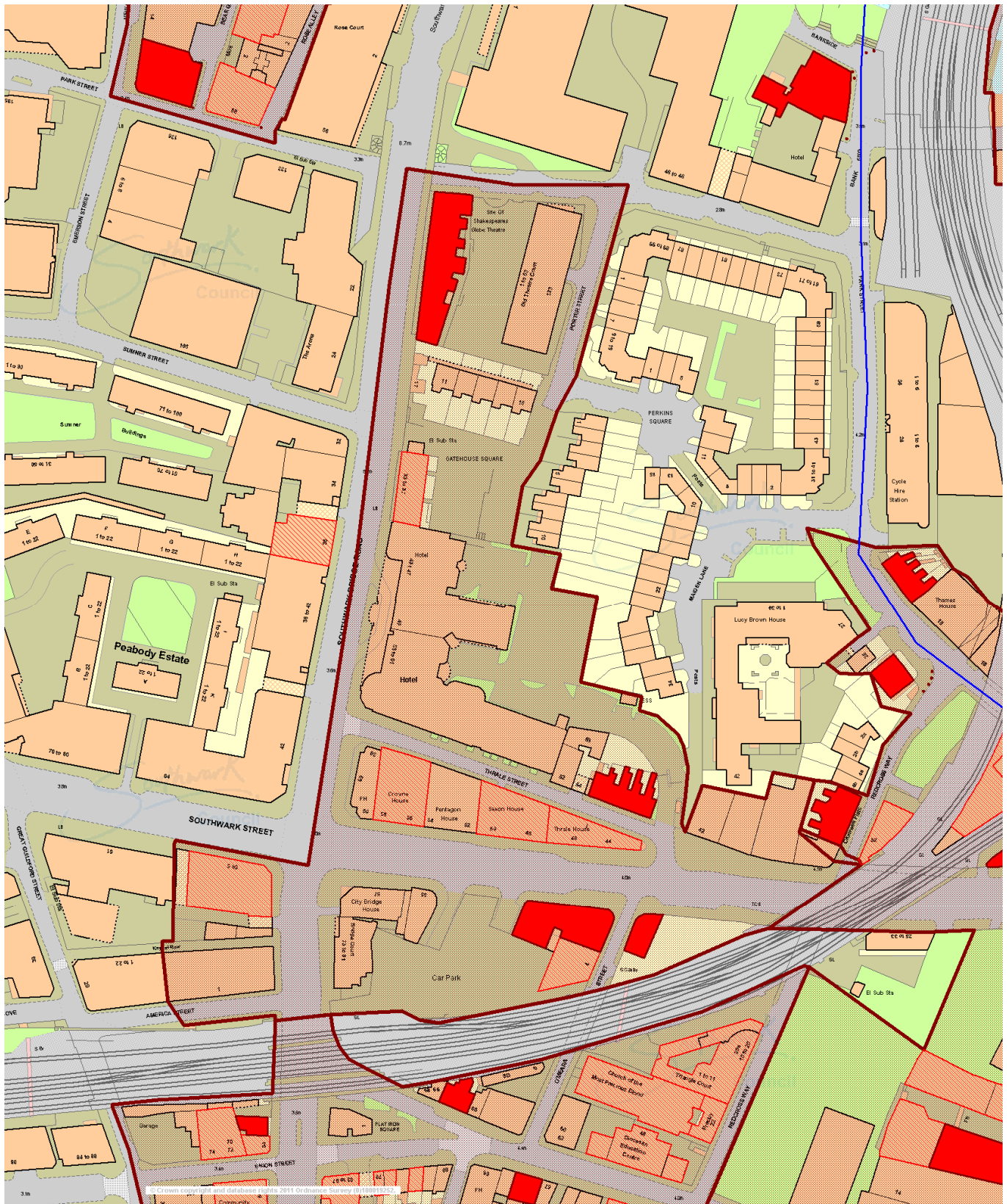
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Ordnance survey Map, Showing the Thrale Street Conservation Area.

1. Introduction

1.1 The Conservation Area Appraisal: Purpose

- 1.1.1 The purpose of this statement is to provide both an account of Thrale Street Conservation Area and a clear indication of the Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area. Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications.
- 1.1.2 The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in the National Planning Policy Framework (NPPF), published by the Department of Communities and Local Government in March 2012.
- 1.1.3 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4 This statement has been prepared following guidance given by English Heritage in their note *Understanding Place: Designation and Management of Conservation Areas* (2011).

1.2 Arrangement of This Document

- 1.2.1 Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and any elements that detract from the conservation area. Section 5 provides guidelines for future management and change in the conservation area.

1.3 Thrale Street Conservation Area

Location

- 1.3.1 The Thrale Street Conservation Area is based on Southwark Street and Southwark Bridge Road, which respectively run east-west and north-south through the area. Thrale Street itself runs diagonally from Southwark Street to Southwark Bridge Road. The conservation area is mostly contained within the 'L' formed by Southwark Bridge Road and the railway line between London Bridge and Charing Cross.
- 1.3.2 The conservation area covers an area of approximately 3.2 hectares. It is a mixed area of predominantly 19th century commercial buildings on the main streets; Southwark Street and Southwark Bridge Road and smaller late-18th century residential properties at Anchor Terrace and on Thrale Street.
- 1.3.3 The Thrale Street Conservation Area falls within an Archaeological Priority Zone. Within this area the Council will seek to conserve and protect the Borough's Archaeological heritage and enhance the understanding of its historical development.

Topography

- 1.3.4 The current topography of the area is generally flat; however there is a dramatic change in level from the north end of Anchor Terrace to Park Street. Historically, the south bank of the Thames was formed by higher islands or eyots of sand and gravel interspersed with mudflats, marshes and water channels. The conservation area lies mostly above the now reclaimed palaeochannel known as the 'Bankside Channel' and consequently the underlying geology is probably alluvium and riverine deposits overlying London Clay. The railway viaduct is a dominating engineering element that has had a strong impact on the physical character of the southern end of the conservation area

Adjoining Conservation Areas

- 1.3.5 The conservation area is adjacent to two other conservation areas: Union Street to the south and Borough High Street to the east. The Union Street Conservation Area was designated in 2000 and the Borough High Street Conservation Area designated in 1968 (extended in 1970 and again 1980) under the Civic Amenities Act 1967.

1.4 Planning History

- 1.4.1 The Thrale Street Conservation Area was designated by Southwark Council on 23rd March 1988 as a conservation area, under the Civic Amenities Act of 1967.

1.5 Local Planning Policies

- 1.5.1 The Southwark Core Strategy 2011 was formally adopted by the Council on 6th April 2011. The Southwark Core Strategy is a planning document which sets out the strategic framework for the borough. Strategic Policy 12 – Design and Conservation is particularly relevant to development within conservation areas.

Strategic Policy 12 – Design and Conservation

Development will achieve the highest possible standard of design for buildings and public spaces to help create attractive distinctive places which are safe, easy to get around and a pleasure to be in.

- 1.5.2 The following Southwark Plan (2007) policies relating to conservation areas have been saved and have no diminished relevance, as they are consistent with the core strategy.

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.

Policy 3.16 – Conservation Areas

Within Conservation Areas development should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- *Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and*
- *Use high quality materials that complement and enhance the Conservation Area; and*
- *Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- *Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or uPVC or other non-traditional materials.*

Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that:

- *Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and*
- *Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- *The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Permission will not be granted for developments that would not preserve or enhance:

- *The immediate or wider setting of a listed building; or*
- *An important view(s) of a listed building; or*
- *The setting of a Conservation Area; or*
- *Views into or out of a Conservation Area; or*
- *The setting of a World Heritage Site; or*
- *Important views of or from a World Heritage Site.*

Policy 3.19 – Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

Reasons

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.

PPG16 requires the council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.

1.6 National Planning Policy Framework (NPPF)

Introduction

- 1.6.1 The National Planning Paragraph Framework (NPPF) sets out the government's national policies on different aspects of spatial planning and how these are expected to be applied. Section 12 of the NPPF concerns planning relating to the conservation of the historic environment. These policies are a material consideration which must be taken into account in the development and preparation of local and neighbourhood plans.
- 1.6.2 Section 12 of the NPPF applies to heritage assets, that is to say those elements of the historic environment which have significance by way of their historic, archaeological,

architectural or artistic interest. The policies in this section apply to heritage assets including those considered worthy of designation by way of their significance. These are set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 and include:

- World Heritage Sites;
- Scheduled Monuments;
- Listed Buildings;
- Protected Wreck Sites;
- Conservation Areas;
- Registered Parks and Gardens; and
- Registered Battlefields.

1.6.3 The NPPF also covers heritage assets which are not designated but possess a level of heritage interest and are thus a consideration in planning decisions.

1.6.4 The NPPF replaces PPS5: Planning and the Historic Environment and the supporting Planning for the Historic Environment Practice Guide, coming into force in March 2012.

The Policies:

1.6.5 The Government's Statement on the Historic Environment 2010 recognises the wide ranging social, cultural and economic benefits that the conservation of the Historic Environment can produce, as well as its contribution to the unique character of an area. The implementation of the policies contained in the NPPF will enable these benefits to be realised through the planning system. The most pertinent sections of the framework are Part 12: Conserving and enhancing the historic environment and Part 7: Requiring good design.

1.6.6 Relevant paragraphs to this designated heritage asset are set out below:

Part 12: Conserving and enhancing the historic environment

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

Paragraph 128: Information requirements for applications for consent affecting heritage assets.

Paragraph 129: Policy principles guiding the determination of applications for consent relating to all heritage assets.

Paragraph 130: Deliberate damage or neglect of a heritage asset

Paragraph 131: Additional policy principles guiding the consideration of applications for consent relating to heritage assets.

Paragraph 132: Additional policy principles guiding the consideration of planning applications for consent relating to designated heritage assets.

Paragraph 133: Additional policy principles guiding the consideration of planning applications for consent resulting in loss or substantial harm to designated heritage assets.

Paragraph 134: Additional policy principles guiding the consideration of planning applications for consent resulting in less than substantial harm to designated heritage asset.

Paragraph 135: Policy principles guiding the consideration of planning applications for consent relating to non-designated heritage assets.

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

Paragraph 138: Policy principles concerning evaluation of significance of heritage assets in Conservation Areas and World Heritage Sites.

Paragraph 139: Policy principles concerning evaluation of significance of non-designated sites of archaeological interest.

Paragraph 140: Enabling development.

Paragraph 141: Policy principles guiding the recording of information related to heritage assets.

Part 7: Requiring good design

The following paragraphs have been selected as examples of relevant policies concerning good design relating to the historic environment:

Paragraph 58: Planning principles to guide decision making concerning design.

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

1.7 Further Information

- 1.7.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.
- 1.7.2 Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2. Historical Background

2.1 Origins

- 2.1.1 The Thrale Street area is on the western edge of the Roman settlement of Southwark, which extended southwards from the riverbank at the site of the Old London Bridge. The extent of Roman Southwark has been established in the north of the conservation area by the archaeological discovery of evidence for a series of: timber houses, roads and workshops as well as a 1st century timber warehouse.
- 2.1.2 During the Medieval period, much of the area was within the estate of the Bishops of Winchester. Ribbon development grew along the Thames and on radial routes to the south, such as Borough High Street, which had been established by the Romans. However, much of the conservation area remained as fields until the 17th century, when the Bankside area of north Southwark became the entertainment centre of London. This happened because, in 1574, the City of London sought to limit theatrical uses by licensing them, and this caused them to migrate south of the river beyond the City's jurisdiction. With the theatres came bull and bear baiting, inns and brothels. There were four theatres in the area, of which the Rose was the first, but perhaps the best known is the Globe, built in 1599. Excavations have established the original site of the Globe Theatre, just south of Park Street in the north of the conservation area, and it is now a scheduled ancient monument.
- 2.1.3 In 1642, theatres were banned by the Puritans but, by then, the area had become a major centre for industry to service the expansion of London. Brett-James' maps of 1660 and 1708 show dramatically the pace of urbanisation in the Thrale Street area. The first Anchor Brewery on the site was established in 1710 by James Child to serve his public house on Bankside, which is still called The Anchor. Ralph Thrale worked there, and eventually became the owner. His son Henry, an MP for Southwark, let the business go into debt and in 1781 it was sold to Barclays, who's Russian Stout was marketed extensively across north and eastern Europe. By 1840, the Anchor Brewery had eclipsed its rivals, Truman's and Whitbread's. The extent of the brewery is shown on the First Edition Ordnance Survey plan of 1873. It was taken over by Courage's in 1955 and finally closed in 1982.

2.2 18th and 19th Century Urban Development

- 2.2.1 Critical to the success of north Southwark's industries was the improvement of its road connections. Blackfriars Bridge opened in 1769 and Sir John Rennie's Southwark Bridge was completed in 1819. The latter was constructed of cast-iron arches on granite piers and, at 240 ft, the central span was the largest ever achieved in cast iron. It was eventually replaced in 1921.
- 2.2.2 John Rocque's map of 1746 indicates significant development in the Southwark area. Thrale Street was then known as Castle Street and ran northwest to southeast, intersecting with Redcross Street. The road is lined with buildings on either side, to the north are gardens or allotments and beyond these a Tenter Ground.
- 2.2.3 In 1862, some 400 properties were demolished to make way for Southwark Street, which cut through from London Bridge to Blackfriars Road. This was engineered by Sir Joseph

Bazalgette, best known for his pioneering work on London's sewerage. It was the first street to be developed by the Metropolitan Board of Works and was the first to have a common duct underneath to take gas, water and drain pipes, and telegraph wires. Stanford's Map of the same year depicts that the gardens and Tenter Ground to the north of Thrale Street (still known as Castle Street) have been replaced by the Anchor Brewery.

- 2.2.4 Also in the 1860s, the railway was extended from London Bridge Station to Blackfriars and Charing Cross on the arches, which form the southern boundary of the conservation area. On the 1879 OS map Southwark Street is clearly visible. The eastern end of Castle Street has been removed to make way for the railway viaduct. The railway also had a significant impact on Southwark Square and Winchester Street (now O' Meara Street) on the southside of Southwark Street. The southern end of both South Street leading from Southwark Square and Winchester Street are disrupted by the new railway lines to Charing Cross. Warehouses are also found on the triangular piece of land between Castle Street and Southwark Street, the footprint of these buildings is still discernable today.
- 2.2.5 There is some change to the conservation area on the 1896 OS map, although some buildings at the western end of Castle Street have been demolished and Southwark Square is no longer shown. The Charles Booths poverty map of London; two years later, describes the houses in Castle Street as being '*fairly comfortable*' and occupied by people with '*good ordinary earnings*'. In contrast on the eastern side of Southwark Bridge Road the houses are described as 'middle class' and 'well-to-do.' Whilst the road layout to Southwark Square is shown on Booths map, the houses are not indicated nor were they surveyed. By the 1916 OS map Southwark Square has completely disappeared.

2.3 20th Century Urban Development

- 2.3.1 The post Second World War maps indicate; by then, that a number of the streets in the conservation area had been renamed: Castle Street had become Thrale Street, Winchester Street had become O' Meara Street and Redcross Street, Redcross Way. Buildings at the southern end of Thrale Street had suffered significant damage during the Second World War. Also the area to the north of Thrale Street had lost a number of buildings. During the 1960s and 1970s, new buildings: Nos. 69 and 73-81(odd) Southwark Bridge Road and Nos. 57 and 60 Southwark Street were introduced into the conservation area.
- 2.3.2 In the 1980s the buildings of the Anchor Brewery site were replaced by housing. Further changes to the conservation occurred in the 2000s with the construction of Nos. 39-61 (odd) Southwark Bridge Road (Novotel) and Old Theatre Court on site of Shakespeare's Globe Theatre.
- 2.3.3 With much of this new development street trees have been planted, including along Southwark Street and at Gatehouse Square. London Plane trees in particular are a characteristic feature of major roads throughout central London and many mature specimens may date to the 1870s.

3. The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest/ Significance

- 3.1.1 The Thrale Street Conservation Area is a notable example of a 19th century metropolitan townscape, characterised by grand industrial and commercial buildings built following the construction of Southwark Bridge Road and Southwark Street in the early to mid-19th century. These buildings with heavy articulated facades have consistent building lines and contrast with the surviving, simpler domestic 18th century buildings of Thrale Street. Whilst the conservation area has suffered from the intrusion of modern development, simpler and more utilitarian in quality than the 18th and 19th century buildings, the earlier development pattern in this part of Southwark is still discernible.

Urban Morphology

- 3.1.2 As Section 2.0 illustrates, much of the area today consists of development dating from the 19th century, interspersed with 20th century developments of a lesser quality. The two main roads in the conservation area: Southwark Street and Southwark Bridge Road have had a major impact on the character and development of the area. Southwark Bridge Road ramps up to its bridge causing a dramatic change in level. At the northern end of Anchor Terrace, Southwark Bridge Road is two levels above Park Street running directly beneath. Being newly planned in the 1860s, Southwark Street attracted large commercial buildings typically of four to six storeys, with a consistent building line, which provides containment to the street and ensures a strong street frontage. This is in contrast to the smaller scale, three storey 18th century terraced houses in Thrale Street, with their narrow frontages and the late 20th century housing development of Gatehouse Square, on the former Anchor Brewery site.
- 3.1.3 More recent developments such as: the Novotel Hotel, located at Nos. 49-61 (odd) Southwark Bridge Road and the Southwark Rose Hotel at Nos. 45-47 (odd) Southwark Bridge Road have a simpler more utilitarian quality and vitality than their historic neighbours. They range from four storeys along Thrale Street up to seven on Southwark Bridge Road and have failed to respect prevailing building heights and contribute little to the character of the conservation area.
- 3.1.4 Where historic buildings predominate; specifically on Thrale Street, the width of the street from building to building is 8 metres increasing to 12 metres at the junction with Southwark Bridge Road. The street form from building to building is widest along the TFL maintained roads, such as Southwark Street and Southwark Bridge Road and measure between 20 to 25 metres.

Land Use Pattern

- 3.1.5 The conservation area predominantly comprises of commercial uses: offices and retail. In addition other uses are evident:
- Residential;
 - Hotel;

- Theatre; and
- Restaurant.

Buildings

- 3.1.6 The earliest surviving property in the Thrale Street Conservation Area is a short terrace at Nos. 55-59 (consec.) Thrale Street. These two-bay, three-storey houses have 12-pane sash windows in a yellow stock brick façade and date from c1800. It is thought, however, that this may be a refronting of an earlier terrace. No. 55 has a semicircular arch and fanlight above the door, while all the other openings have flat arches of gauged brick. Unusually, the doorways to Nos. 56-59 are flanked by reeded pilasters supporting a bracketed timber fascia and cornice in the manner of shop fronts.
- 3.1.7 Anchor Terrace, on Southwark Bridge Road, is a set-piece design built as eight houses in 1834 of yellow stock brick with stucco embellishments. It has three storeys, rising to four for the central five bays, which also break forward. Windows are arched to the ground floor and 12-pane sashes above. There is a balcony to the first floor and a full set of spearhead railings to the basement areas and entrances. In the mid 20th century, the whole terrace was converted into offices for Courage's Brewery and later then to residential.
- 3.1.8 On the south side of Southwark Street, Nos. 49 and 51/53 are two warehouses built in the late 1860s in a flamboyant Gothic style. They are four and five storeys in stock brick with ornate stone dressings, large arched windows and stepped and bracketed cornices. The plan form includes curved corners leading to recessed hoist bays to the side elevations.
- 3.1.9 The late 19th century Gothic theme continues on the north side of Southwark Street with Nos. 56-58 (even) and Nos. 44-50 (even), the latter forming a dramatic rounded 'nose' out of the acute angle with Thrale Street. Nos. 56-58 Southwark Street (Crowne House) is a five storey commercial building, five bays wide (1:2:1:3:1 window arrangement). The ground floor is modern, which contrasts with the yellow brick and stucco colonnettes on the upper floors. Nos. 44-46 Southwark Street is a four storey building on a wedge shaped site. The building is seven bays wide with windows that are alternatively paired and tripled. Whilst the ground floor has been heavily altered the upper floors retain the Italianate yellow stock brick facade with elaborate stucco dressings. The main cornice is bracketed over the triple windowed bays. The Italianate treatment includes the rounded end to the wedge; however the Thrale Street elevation is plainer. Nos. 48-50 Southwark Street (Saxon House) is a four storey late 19th century commercial block with a modern two level, attic. The yellow stock brick building is 13 windows wide (3:7:3) in an Italianate style, with elaborate dressings and dentil main course. Nos. 48-50 is comparable with Nos. 44-46 and is also altered at ground floor level. Nos. 34-36 also has arcaded arched windows, but is severely derelict. Between these, No.40 has an Art Deco front of brick and tile with decorative ironwork.
- 3.1.10 On the south side of Southwark Street, Lambert House at No. 55 is an unaltered example of a 1930s commercial building, and No. 4 O'Meara Street a modest mid 19th century four-storey brown stock brick warehouse, discreetly converted to offices. The O'Meara Street elevation is two bays wide, with a loading bay on the left. The building retains its timber

flaps and bracketed canopy and a steel crane jib. The windows are set in segmental arched openings and have 10/10 paned timber sashes without horns. On the south and west elevations most of the windows have been replaced with metal framed plate glass.

- 3.1.11 Nos. 59 and 59½ Southwark Street is a large, late 19th century, stuccoed corner building, almost cubic in volume, at the western edge of the conservation area. The building is defined by paired bays with three superimposed orders of pilasters and a tall ionic order embracing the two top floors and a strong modillion main cornice. This four-storey commercial block has five bays to Southwark Street and three bays to Southwark Bridge Road, each bay two windows wide. The chamfered bay to the corner contains the main entrance, which has an Ionic pilastered doorcase with an open, segmental pediment framing a pair of putti supporting an oval plaque depicting a marker buoy. Behind it is an equally substantial red brick warehouse, No. 1 America Street.
- 3.1.12 On Southwark Bridge Road, Nos. 33-37 (odd) are a much-altered mid 19th century terrace of five houses. The houses are three-storey with modern attics and entrances at the rear. The ground floor is rendered with round arched windows set in round arched recesses.

The Setting of the Conservation Area

- 3.1.13 To the north and east, the Bankside and Bear Gardens area largely comprises of 19th and 20th century warehouses, commercial and residential buildings. The tight and dense urban grain of the area, particularly around Bear Garden derives from the intensification of waterside industries during the 18th and 19th centuries.
- 3.1.14 To the north-west, are the Tate Modern Art Gallery and residential developments, such as the: 19th century Peabody Estate and the more recent Neo-Bankside development.
- 3.1.15 To the east and south, are the Borough High Street and Union Street Conservation Areas, which are characterised by high quality townscape predominantly dating from the 18th and 19th centuries.

3.2 Local Materials and Details

- 3.2.1 The majority of the conservation area was constructed during the 19th century. The mid to late Victorian commercial character of the main streets contrasts with the late Georgian terraces on Thrale Street and Anchor Terrace. The predominant building material in the area is brick. The yellow London stocks, used in Thrale Street and Anchor Terrace gave way in the later 19th century, to the red brick found at No.1 America Street and the warehouse at No.4 O'Meara Street. Cream-coloured bricks were used at Nos. 49 and 51-53 Southwark Street. These were commonly imported from East Anglia after railway transport had been established.
- 3.2.2 The use of stone and stucco for dressings and decorative elements is also important. Stucco makes an elegant contribution to Anchor Terrace, while at No. 59 Southwark Street it shapes the whole façade. Stone dressings are used extensively at Nos. 49 and 51-53 Southwark Street, the former also having engaged columns of Scottish granite either side of its ornately detailed entrance.
- 3.2.3 Roofs tend to be mansard or low-pitched and covered with slate. Windows are generally timber double-hung sashes, although some later buildings have steel casements.

- 3.2.4 The cast-iron railings at Anchor Terrace are important in the streetscape of Southwark Bridge Road. However, very little survives of the traditional street surfaces other than granite kerbs and some Yorkstone paving in Thrale Street.

3.3 Views and Townscape

- 3.3.1 Views in the south of the Thrale Street Conservation Area are contained by the elevated railway line, although the tower of Guy's Hospital and London Bridge Tower rises above the railway bridge in views eastwards along both Thrale Street and Southwark Street. Arriving in the area from the opposite direction, the most dramatic landmark is the bullnose of Thrale House on the corner of Thrale Street and Southwark Street.
- 3.3.2 A key view within the conservation area is the one north-south along Southwark Bridge Road. The City of London can be viewed beyond the approach to the Grade II listed Southwark Bridge. Views north-south along Southwark Bridge Road are also contained by the elevated railway line, with Strata Tower in the Elephant and Castle, rising above.
- 3.3.3 On the eastern side of the conservation area; around Gatehouse Square, views are contained vistas between street frontages (two to four storeys) rather than broad prospects. These views provide a sense of enclosure, with views of London Bridge Tower and Guy's Hospital rising above roof lines. Similarly the views along Thrale Street are contained by the narrow street and building rising three to seven storeys on either side. In contrast the substantially wider Southwark Street and Southwark Bridge Road create broader views, north-south and east-west.

3.4 Key Spaces and Landscape Elements

- 3.4.1 Pedestrian movement and heavy traffic, particularly at the junctions of Southwark Bridge Road and Southwark Street give the conservation area a busy urban character. As a functional working district, the area has little in the way of open space or trees. There are two exceptions; the first is Gatehouse Square, the recent housing development on the former brewery site. This has created an open square, with a modern landscape of Yorkstone paving, trees and overgrown raised planters. The second is the area immediately behind Anchor Terrace, on the site of Shakespeare's Globe Theatre. Further investment in the landscape would raise their local amenity value.
- 3.4.2 Within the conservation area urban interest at the junction of Thrale Street and Southwark Street is created by the distinctive wedge shape building, Thrale House. There is an opportunity here to improve the public realm in this part of the conservation area, with the introduction of: additional street trees, traditional paving materials and quality street furniture.

4. Audit

4.1 Scheduled Ancient Monuments

- 4.1.1 The archaeological remains of the Globe Theatre are located within the conservation area. This is included on the schedule of ancient monuments.

4.2 Listed Buildings

- 4.2.1 The lists of buildings of special architectural or historic interest for Southwark are available from the Council. The following buildings within the Thrale Street Conservation Area are statutorily listed:

- Anchor Terrace, Nos. 1-15 (odd) Southwark Bridge Road;
- No. 49 Southwark Street;
- Nos. 51, 53 Southwark Street; and
- Nos. 55-59 (consec.) Thrale Street.

4.3 Key Unlisted Buildings and Building Groups

- 4.3.1 The main defining elements of the conservation area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the conservation area. The following building groups are of particular note:

- No. 4 O'Meara Street;
- Nos. 33–37 (consec.) Southwark Bridge Road;
- Nos. 44, 46 Southwark Street;
- Nos. 48–50 (even) Southwark Street, Saxon House;
- Nos. 56, 58 Southwark Street, Crowne House; and
- Nos. 59, 59½ Southwark Street.

4.4 Archaeology

- 4.4.1 The Thrale Street Conservation Area contains significant archaeological remains relating to the post-medieval and Roman periods. The most significant individual site within the conservation area are the remains of the Globe Theatre, which are included on the schedule of ancient monuments.
- 4.4.2 Significant Roman archaeology has been identified in the area to the north of Thrale Street and Roman burials have been found in this area and south of Southwark Street. It should be noted that Roman archaeology will be expected across the area of the Conservation Area. Specific archaeological remains of interest have been found north of Thrale Street, these are the preserved remains of timber-framed Roman warehouses. Most significantly floors and structural timbers survived at these sites. Remains of this nature are of great significance and potentially of national importance. The preservation

of the archaeological significance of such remains is challenging. In line with saved policy 3.19 of the Southwark Plan and Core Strategy policy 12 development proposals should be accompanied by an archaeological assessment and an archaeological evaluation.

- 4.4.3 Deadman's Place burial ground is a significant historic burial ground. The site of the burial ground is presently occupied by the car park for the Southwark Rose Hotel, to the rear of Thrale Street. The history of the burial ground at Deadman's Place is obscure, but it is marked as a significant place name on Newcourt's 1658 map of London, although the location would seem to be different to the burial ground marked on both the Rocque and Horwood maps. Traditionally the burial ground was used during the Plague. Post medieval mapping shows the development of this area

4.5 Negative Elements

- 4.5.1 The conservation area includes vacant sites, adjacent to No. 49 Southwark Street and between Nos. 53 and 55, which detract from the built-up urban character of the area. They are fronted by close-boarded fences, but these are not enhanced by advertisement hoardings and plastic recycling bins.
- 4.5.2 Nos. 36-38 (even) Southwark Street is in an advanced state of dereliction and is on the Council's Heritage at Risk Register for unlisted buildings within conservation areas. The building has the potential to become an asset to the area and should be restored and brought back into use.
- 4.5.3 Nos. 39-61 (odd) Southwark Bridge Road (Novotel) is a modern part 6/ part 7 storey building on the corner of Southwark Bridge Road and Thrale Street. The building has failed to enhance the conservation area.
- 4.5.4 Buildings which, by their design and materials, do not contribute to the area's character include: Nos. 69 and 73-81 (odd) Southwark Bridge Road and Nos. 60 and 57 Southwark Street.

4.6 Neutral Areas

- 4.6.1 Nos. 52-54 (even) Southwark Street, a late-20th century building which has taken its design cue from its neighbours and whilst it does not particularly enhance the area, equally it does not offend. Similarly, the Gatehouse Square development makes little impact on the overall character of the Thrale Street Conservation Area.

4.7 Environmental Improvements

- 4.7.1 There is an opportunity to improve the public realm within the Thrale Street Conservation Area. Property redevelopments should include the improvement to the adjacent public realm wherever possible.
- 4.7.2 Original 19th century street surfaces remain in Thrale Street. The use of material is simple: broad granite upstand kerbs and natural flagstone pavements. Natural flagstones are also found in Gatehouse Square, to the rear of Nos. 33-37 (odd) Southwark Bridge Road. Future repaving schemes should respect historic paving materials and patterns.
- 4.7.3 The continuation of London Plane trees along Southwark Street and Southwark Bridge Road would enhance green links to adjacent areas with mature structural landscaping and provide a welcome feature at the gateway to the river.

4.8 Potential Development Sites

- 4.8.1 An opportunity exists for redevelopment of the gap sites adjacent to Nos. 49 Southwark Street and between Nos. 53 and 55 Southwark Street. The introduction a building of four storeys on Southwark Street and no more than seven storeys against the railway on the southern edge of the conservation area. A key consideration is the relationship of the new development to its listed neighbours, both on Southwark Street and on Flat Iron Square (Union Street Conservation Area). Furthermore, historic maps illustrate a Georgian square in this location, before the railway line cut off the south west corner. No. 53 and the former building at No. 55 Southwark Street once bounded each side of Southwark Square and this historic arrangement should be preserved.
- 4.8.2 Replacement of listed structures will usually prove unacceptable and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. A number of potential redevelopment sites adjoin the conservation area. Proposals for such sites will need to demonstrate that there is no detrimental effect on the character or appearance of the adjoining conservation area.

4.9 Conservation Area Boundary Review

- 4.9.1 Consideration should be given to reviewing the boundaries of the Thrale Street Conservation Area along with the neighbouring Borough High Street Conservation Area. It is recommended that a Southwark Street East Conservation Area should be created from the existing Thrale Street Conservation Area and the Southwark Street section of the Borough High Street Conservation Area.

5. Guidelines

5.1 Introduction

Purpose of this guidance section

- 5.1.1 This section of the report draws out from the appraisal those themes that are essential to the Thrale Street Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.

Consulting the Council

- 5.1.3 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. Replacement of listed structures will usually prove unacceptable, and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised work is carried out the Council can enforce against it.
- 5.1.4 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work, including that which may affect trees and landscaping.

5.2 Development Form and Urban Morphology

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In some cases poor development in relatively recent times will give the opportunity for redevelopment that can respond more sensitively to the special character of the conservation area. New development should be seen as an opportunity to enhance the conservation area.

Street and Plot Patterns

- 5.2.2 It is important that the overall form of development remains in keeping with the morphological characteristics of the area. A "metropolitan townscape" on Southwark Street and Southwark Bridge Road, in which the line of a broader street, building façades and some trees express their importance as a major city routes. There is the potential for

reinstatement of city blocks on the southern end of Southwark Bridge Road and the gap sites on Southwark Street, restoring the rhythm of the earlier street frontage. The urban form of the conservation area is key, and any change must consider the basic principles that have determined it.

5.2.3 Development can therefore respond by:

- Maintaining the established or historic building line on the street – in most of the conservation area this means building on the boundary between the plot and the street;
- Keeping utility areas behind the street frontages, accessed from the rear this includes: car parking, garaging, service areas and private amenity space;
- Design facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality; and
- Allowing sufficient space for the continuation or addition of street trees.

Building Form

5.2.4 The common building forms in the conservation area also determine the way development and changes can take place. The predominant building type is late 18th/early 19th century speculative housing and 19th century commercial development based on Classical principles of proportion and decoration. The style varies but there are consistent characteristics which should be observed in conversion and new design:

- Underlying the architectural detail is a very strong and ordered form, which maintains a strict balance between the horizontal and vertical elements of the façade.
- Cornices and friezes express the horizontal levels of floors, lintels and parapets, while columns and pilasters imply the structural support. Openings are grouped orthogonally within this grid, and decoration is used to emphasise the important elements, such as entrances or significant rooms.
- The proportions of the main elevational elements and groups of elements tend to be taller than they are wide. The proportion of window to wall area is controlled visually by the detail of surrounds and pediments, helping to exaggerate the apparent area of windows without losing the visual strength of masonry. Thus the impressive weight of some buildings is balanced by a lightness of detail.
- Roof lines are typically seen as parapets behind which the roof structure is not visible from street level. Extensions and changes to the basic roof form are likely to be unacceptable where they do not relate to the building below or would be visible from public areas or result in the loss of historic fabric.
- Depending on the location in the conservation Area building heights range from a minimum of three storey elevations to the main street frontages up to four to five storeys with attic storeys behind the parapet line. It is important to respect prevailing building heights within the conservation area.

5.3 New Design in the Conservation Area

- 5.3.1 There is no reason why new building design should not follow these basic disciplines, observing the scale of the earlier buildings by reference to ordering elements such as string-courses and structural spacing. Overall heights of buildings and their position on the street need also to conform to the established street “envelope”, but the manner of expression can be entirely modern. In each situation buildings should remain within the range of heights of the block of buildings in which they are sited.
- 5.3.2 The conservation area defined in 1988 reflected the distinctiveness the range of characters described in section 3, and the reasons for designating it broadly remain applicable. The Thrale Street Conservation Area has throughout its history had to accommodate change, and part of its character is due to the immense variety that change has brought.
- 5.3.3 Economics and technology have tended to be the main drivers of change. In recent times these have come together in the pressure for city centre offices fit for the IT environment, threatening major alterations to and even redevelopment of the older building stock. Some of the most intrusive office developments were in the 1960s and 70s, and these have quickly passed through their life cycle to the point where they, too, cannot perform technically in the modern environment. There may now be the opportunity for better development that more sensitively addresses the issues of the conservation area.
- 5.3.4 Economic changes have altered the role of some of the most significant buildings, such as Nos. 49 and 51-53 (odd) Southwark Bridge Road. Technology brought the enormous impact of the railway and its huge structures. Motor traffic now exerts a major threat through pollution, congestion, and the physical impact of highway design.
- 5.3.5 Elsewhere in Southwark, the success of modern design in conservation areas comes not from aping the style of 18th and 19th century buildings, but in building on the unique townscape opportunities of density and height that the development pattern affords. The most effective modern designs are those which employ a crisp simplicity of form and materials, echoing the functionality of the earlier environment in a modern idiom. By consciously adopting a clear design ethos, such examples sit more happily in the conservation area.
- 5.3.6 Where rear extensions are proposed, they should normally be no more than one storey in height, be low key in design and as unobtrusive as possible. Full width rear extensions will normally prove unacceptable. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building’s bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits. Where trees are within the immediate vicinity of a proposed extension an arboricultural report showing the root protection area will be required together with a consideration of suitable foundations such that the future likely effect of rooting is accommodated. The risk of potential subsidence damage must be specifically addressed.

Advertisements

- 5.3.7 The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. Increased visibility of advertisement signs and hoardings is not a valid reason for pruning of publically owned or managed trees.
- 5.3.8 Signage is a key component of shop fronts and the shopping street; however it can have the most damaging impact on the character of the conservation area. Careful consideration needs to be given to type, design, materials and location of new signage.
- In a traditional building, the existing fascia or a timber fascia is most appropriate. Fascia signs should convey the name or trade of the premises and should not carry any extraneous advertising. Fascia signs might be externally lit from a concealed source or other discreet form of lighting;
 - The preferred form of projecting sign is a traditional hanging sign, possibly externally illuminated. Fascia or projecting signs that consist of large internally illuminated boxes are not acceptable, especially where they obscure architectural features or are too visually dominant for the overall elevation;
 - The use of upper floors for businesses should not be allowed to result in a proliferation of signs on the elevation: however, simple lettering perhaps on a screen behind the window or affixed direct to the window pane, need not spoil the elevation; and
 - The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Redundant signage should be taken down and the building behind made good.
- 5.3.9 The standard company signs of national retail and service businesses may not be appropriate either to individual buildings or the setting of the conservation area. Suitability for the building and the conservation area is considered more important than uniformity between branches of a firm, and company motifs can usually be successfully adapted with a little thought.

5.4 Public Realm

- 5.4.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. The essential components of the public realm that development and improvement should address are:
- Boundaries and frontages that define its edges;
 - The surfaces and design of the space itself; and
 - Trees, street furniture and other artefacts in the space.
- 5.4.2 Original 19th century surfaces remain in Thrle Street. The use of material is simple: stone setts laid stretcher-bond in carriageway areas, broad granite upstand kerbs to protect footways, and natural flagstones in pedestrian areas. Typically dished drainage channels are formed in setts along kerb lines, at right angles to the laying pattern of the main carriageway surface. Such changes in laying patterns, related to the functional use

of the surface, create simple visual interest and diversity. Repaving schemes, as well as respecting historic paving materials and patterns, should also have regard for other historic surface features, such as coal hole covers.

5.5 Boundaries

- 5.5.1 In most parts of the conservation area, the boundary of the public realm is the building façade, and the quality of design is of paramount importance. Interesting places are generally characterised by “active edges”, i.e. where there is stimulus and interaction between the public realm and buildings. This can be by direct access or through visual connection (windows and shopfronts for example). Windows and doors at street level provide a level of activity, and promote better surveillance of the street.

5.6 Trees and Street Furniture

- 5.6.1 Apart from the Gatehouse Square, trees are not a primary feature of the conservation area. There is, however, scope for new street trees in relation to new development and public realm improvement. Semi-mature specimens planted with tree guards are to be preferred to saplings, having greater resistance to damage and a stronger visual impact. Elsewhere, a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.
- 5.6.2 The problem of leaf litter blocking gutters can be solved through the implementation of wire mesh guards on gutters. The alluvial soils mean that tree roots should not cause soil shrinkage as they would on clay. This means properties are not under structural threat in this area.
- 5.6.3 A modern street furniture range has been adopted for the conservation area, and its use should be extended throughout the area. Simple street lamp designs will usually be most effective, practical yet not utilitarian in style, appropriate to the Thrale Street Conservation Area’s heritage, whilst avoiding “Victoriana” clichés would be appropriate.

5.7 Improvements and Repairs Materials

- 5.7.1 Choice and use of materials can have a significant effect on the character and appearance of the Thrale Street Conservation Area. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.7.2 The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building’s structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged. The use of cement mortars and renders are discouraged on historic buildings.

Maintenance

- 5.7.3 Repair works can prove costly and may require authorisation, which can cause delays. It is therefore far better to ensure that regular maintenance is undertaken, thus preventing unnecessary decay and damage and the resultant costs and problems. Works such as the regular opening of woodwork and timber, clearing out of debris in rainwater pipes and gutters, cutting back of vegetation in close proximity to buildings, repointing of failed mortar and re-fixing of loose roof slates are all in themselves relatively minor tasks that will not require authorisation but which may lead to much more complex and expensive works if left unattended.

Windows and Doors

- 5.7.4 Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Thrle Street Conservation Area. Most window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate.
- 5.7.5 Replacement windows to listed buildings need to match the original glazing bars and detail of the originals. Where the existing windows or doors are however later alterations they determinably affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate timber sash window as a double glazed units and not acceptable on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features.
- 5.7.6 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original windows in terms of detail design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area.
- 5.7.7 Similarly, original front doors would have been timber panelled, in many cases with glazing in the upper panels, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights (i.e. where the fanlight is within the design of the door) are likely to prove unacceptable.
- 5.7.8 All external joinery should be painted. Stained or varnished timber finishes are inappropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been their original colour: however repainting in garish colours would be inappropriate. Darker “heritage” colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

- 5.7.9 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually

be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Thrale Street Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.

- 5.7.10 Given the low pitches and/or parapet design of some of the roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials.
- 5.7.11 An important characteristic of the listed houses in Thrale Street and Anchor Terrace, Southwark Bridge Road are the butterfly or 'v' shape roofs. Therefore, butterfly roofs should be maintained wherever possible. These are rare features, and offer interesting views through to the rooflines and chimneystacks that are so often hidden from the street. It is considered that mansard extensions or dormers would be inappropriate to the houses in this street.
- 5.7.12 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.7.13 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the Thrale Street Conservation Area. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.
- 5.7.14 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.7.15 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Stucco and Render

- 5.7.16 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.7.17 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.
- 5.7.18 Where features such as capital, pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Ornamental Ironwork

- 5.7.19 Original iron railings, balustrades and balconies should be retained and protected through regular painting (black) and maintenance. The reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged. Some original balustrades and balconies remain, and historically faithful copies can be made and installed (subject to the Council's approval). Given the untidy nature of some current boundary treatments, the Council would encourage the reinstatement of boundaries.

Rainwater Goods

- 5.7.20 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic. Where blockages may occur due to adjacent foliage this can be readily and economically prevented by the installation of simple mesh guards.

Satellite Dishes

- 5.7.21 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Multiple dishes on the facade of buildings are considered harmful to the conservation area. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always

be required. To minimise the visual impact of the equipment on the conservation area, the acceptable locations for siting a satellite dish are as follows:

- Concealed behind parapets and walls below ridge level;
- Set back on side and rear extensions;
- Set back on rear roofs below ridge level; or
- Located on the rear or garden elevation;
- Installed where interference can be expected by trees.

5.7.22 Where tree pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. Reception of satellite TV is not a valid reason for pruning of publically owned or managed trees.

5.8 Renewable Energy

5.8.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.

5.8.2 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:

- Equipment should be installed away from principal elevations or dominant roof slopes;
- The cumulative visual impact of the equipment on one or group of buildings within the conservation area;
- Wherever possible panels which sit flush with the roof covering should be used rather than framed systems;
- Ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;
- Structural impact on the historic building of the installation of a micro-generation system;
- New pipe work, cables or excavations association with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible; and
- Equipment should not be installed where interference can be expected by trees. Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. The growth potential and increase in size of adjacent trees must be taken into

consideration when determining the location of any equipment, including the presence of tree roots where heat pumps are proposed.

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6. Useful Information

General advice

General advice concerning works in conservation areas and the planning process can be obtained by visiting the Southwark Council website at

<http://www.southwark.gov.uk/info/200023/designconservationandarchaeology>

Useful telephone numbers

General Planning Enquiries 0207 525 5438

Conservation & Design Team 0207 525 5448

Planning Enforcement 0207 525 5419

Building Control 0207 525 5582

Urban Forester 020 7525 2090

Other useful contacts

English Heritage 0870 333 1181

<http://www.english-heritage.org.uk>

The Society for the Protection of Ancient Buildings 0207 377 1644

www.spab.org.uk

The Victorian Society 0208 9941019

<http://www.victoriansociety.org.uk>

The Council for British Archaeology 0190 467 1417

<http://www.britarch.ac.uk/>

Ancient Monuments Society 0207 236 3934

<http://www.ancientmonumentsociety.org.uk/>

The Georgian Group 08717502936

<http://www.georgiangroup.org.uk/>

The London Tree Officers Association 020 7974 4124

<http://www.ltoa.org.uk/>

The Twentieth Century Society 020 7250 3857

<http://www.c20society.org.uk/>

7. Further Reading

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- English Heritage (2008) – Climate Change and the Historic Environment
- Communities and Local Government – National Planning Policy Framework (2012)
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time: Maintaining your Property Makes Good Sense and Saves Money.
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West Square

Conservation Area Appraisal (October 2012)

www.southwark.gov.uk

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1. Introduction

1.1 The Conservation Area Appraisal: Purpose

- 1.1.1 The purpose of this statement is to provide both an account of the West Square Conservation Area and a clear indication of the Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area. Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications.
- 1.1.2 The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in the National Planning Policy Framework (NPPF), published by the Department of Communities and Local Government in March 2012.
- 1.1.3 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4 This statement has been prepared following guidance given by English Heritage in their note *Understanding Place: Designation and Management of Conservation Areas* (2011).

1.2 Arrangement of this Document

- 1.2.1 Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and any elements that detract from the conservation area. Section 5 provides guidelines for future management and change in the conservation area.

1.3 West Square Conservation Area

Location

- 1.3.1 The West Square Conservation Area is located to the north-western edge of the Borough abutting the Lambeth-Southwark boundary and the Walcot Conservation Area. To the east is the proposed Elliott's Row Conservation Area. The area is to the south and east of the River Thames with the main distributor road, Lambeth Road, passing through the northern part of the designated area. The Elephant and Castle, to the southeast, provides the nearest tube station link, with Lambeth North station equally close for those on the western boundary of the conservation area.

Topography

- 1.3.2 The West Square Conservation Area, and the land surrounding it, is located on low-lying ground. The area is between approximately 2.4 metres 3.2 metres AOD in height, with the slightly higher land to the north. A combination of the conservation area's flatness and its built-up nature means views out are restricted. Apart from the immediately adjacent streets, views of the conservation area from surrounding points are limited.

1.4 Planning History

- 1.4.1 The West Square Conservation Area was designated by Southwark Council on 17th September 1971 as a conservation area, under the Civic Amenities Act of 1967.

1.5 Local Planning Policies

- 1.5.1 The Southwark Core Strategy 2011 was formally adopted by the Council on 6th April 2011. The Southwark Core Strategy is a planning document which sets out the strategic framework for the borough. Strategic Policy 12 – Design and Conservation is particularly relevant to development within conservation areas.

Strategic Policy 12 – Design and Conservation

Development will achieve the highest possible standard of design for buildings and public spaces to help create attractive distinctive places which are safe, easy to get around and a pleasure to be in.

- 1.5.2 The following Southwark Plan (2007) policies relating to conservation areas have been saved and have no diminished relevance, as they are consistent with the core strategy.

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.

Policy 3.16 – Conservation Areas

Within Conservation Areas development should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- *Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and*
- *Use high quality materials that complement and enhance the Conservation Area; and*
- *Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- *Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or uPVC or other non-traditional materials.*

Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that:

- *Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and*
- *Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- *The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Permission will not be granted for developments that would not preserve or enhance:

- *The immediate or wider setting of a listed building; or*
- *An important view(s) of a listed building; or*
- *The setting of a Conservation Area; or*
- *Views into or out of a Conservation Area; or*
- *The setting of a World Heritage Site; or*
- *Important views of or from a World Heritage Site.*

Policy 3.19 – Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

Reasons

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.

PPG16 requires the council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.

1.6 National Planning Policy Framework (NPPF)

Introduction

- 1.6.1 The National Planning Paragraph Framework (NPPF) sets out the government's national policies on different aspects of spatial planning and how these are expected to be applied. Section 12 of the NPPF concerns planning relating to the conservation of the historic environment. These policies are a material consideration which must be taken into account in the development and preparation of local and neighbourhood plans.
- 1.6.2 Section 12 of the NPPF applies to heritage assets, that is to say those elements of the historic environment which have significance by way of their historic, archaeological, architectural or artistic interest. The policies in this section apply to heritage assets including those considered worthy of designation by way of their significance. These are set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 and include:
- World Heritage Sites;
 - Scheduled Monuments;
 - Listed Buildings;
 - Protected Wreck Sites;
 - Conservation Areas;
 - Registered Parks and Gardens; and
 - Registered Battlefields.

- 1.6.3 The NPPF also covers heritage assets which are not designated but possess a level of heritage interest and are thus a consideration in planning decisions.
- 1.6.4 The NPPF replaces PPS5: Planning and the Historic Environment and the supporting Planning for the Historic Environment Practice Guide, coming into force in March 2012.

The Policies:

- 1.6.5 The Government's Statement on the Historic Environment 2010 recognises the wide ranging social, cultural and economic benefits that the conservation of the Historic Environment can produce, as well as its contribution to the unique character of an area. The implementation of the policies contained in the NPPF will enable these benefits to be realised through the planning system. The most pertinent sections of the framework are Part 12: Conserving and enhancing the historic environment and Part 7: Requiring good design.
- 1.6.6 Relevant paragraphs to this designated heritage asset are set out below:

Part 12: Conserving and enhancing the historic environment

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

Paragraph 128: Information requirements for applications for consent affecting heritage assets.

Paragraph 129: Policy principles guiding the determination of applications for consent relating to all heritage assets.

Paragraph 130: Deliberate damage or neglect of a heritage asset

Paragraph 131: Additional policy principles guiding the consideration of applications for consent relating to heritage assets.

Paragraph 132: Additional policy principles guiding the consideration of planning applications for consent relating to designated heritage assets.

Paragraph 133: Additional policy principles guiding the consideration of planning applications for consent resulting in loss or substantial harm to designated heritage assets.

Paragraph 134: Additional policy principles guiding the consideration of planning applications for consent resulting in less than substantial harm to designated heritage asset.

Paragraph 135: Policy principles guiding the consideration of planning applications for consent relating to non-designated heritage assets.

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

Paragraph 138: Policy principles concerning evaluation of significance of heritage assets in Conservation Areas and World Heritage Sites.

Paragraph 139: Policy principles concerning evaluation of significance of non-designated sites of archaeological interest.

Paragraph 140: Enabling development.

Paragraph 141: Policy principles guiding the recording of information related to heritage assets.

Part 7: Requiring good design

The following paragraphs have been selected as examples of relevant policies concerning good design relating to the historic environment:

Paragraph 58: Planning principles to guide decision making concerning design.

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

1.7 Article IV Directions

1.7.1 Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables an LPA to dis-apply certain permitted development rights, including those relating to demolition, whilst an Article 4(2) direction relates solely to the removal of such rights in relation to conservation areas. The Council is empowered to make a Direction when there is a real and specific threat to the character of an area. It will then be in force for a period of 6 months. During that period the necessary consultation will take place. Subsequently the Secretary of State will review the Direction to determine whether it will be approved and extended beyond this period or disallowed.

1.7.2 Though the Council is not opposed in principle to alterations and improvements it is, however, seeking to preserve or enhance the special architectural and historical interest of the area. Under the terms of the Direction, planning permission would have to be obtained before any of the following works could be carried out, to the unlisted properties within the conservation area:

- The enlargement, improvement or other alteration of a dwelling house (including changes to windows, doors, roofs and front boundary hedges) insofar as such development would alter the external appearance of the house, as viewed from a public highway;
- The rendering or use of stone or other cladding to external walls;
- The erection or construction of a porch outside any external door at the front of a dwellinghouse
- The construction within the curtilage of a dwelling house of a hardstanding for vehicles;

- The erection or construction of gates, fences or walls or other means of enclosure;
- Erection of satellite dishes;
- Installation of solar panels; and
- The painting of external walls.

1.8 House Extensions in the Albert Triangle Leaflet (1986)

- 1.8.1 The 1986 '*Albert Association/ West Square Conservation Area – House Extensions in the Albert Triangle*' is not a material consideration for current planning and Listed Building Consent applications. The guidance pre-dates recent national, regional and local planning policy and the statutory listing of properties within the Albert Triangle (Colnbrook Street and Gladstone Street) in 1989. It should be noted that this appraisal provides design and conservation guidance for the West Square Conservation Area.

1.9 Further Information

- 1.9.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.
- 1.9.2 Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2. Historical Background

2.1 Origins

- 2.1.1 In the Roman period, development was concentrated around the only river crossing, now London Bridge, to the northeast of the present conservation area. Apart from Roman roads leading southwards, the area comprised generally flat marshy land, the area of the conservation area being located away from the line of the roads, which broadly follow modern Newington Causeway, Newington Butts and Kennington Park Road. Whilst no evidence of Roman occupation of this area has been identified there are numerous references to antiquarian finds within this part of the borough. Until the post-medieval period, the surrounding area to the south and west of the Thames, previously known as Southwark Fields, became known as St. George's Fields. Before being built over, the fields served a variety of purposes including hunting for wild fowl (which gave rise to the "Dog and Duck" pleasure gardens and later spa), recreation and as training ground for the militia.
- 2.1.2 Civil war fortifications, forming part of the chain of defences erected around London during the Civic War in 1642, were also located in the vicinity of the conservation area. It is most likely that an artillery fort was located on the site of the 'Dog and Duck', now the location of the Imperial War Museum, with the defensive line running east to a fortification at the south end of the Newington Causeway and west to Lambeth Palace.
- 2.1.3 Old maps provide an understanding of the development of the land which now comprises the conservation area. The 'Plan of the Manor of Walworth', produced on behalf of the Dean and Chapter of Canterbury in 1681 shows the extent of the manor of Walworth at this time. It indicates the importance of the Elephant and Castle area as a key junction. The extract from Thomas Moore's map of 1662 indicates development hugging the banks of the River Thames. The settlements of Southwark, Lambeth and Vauxhall are indicated. Both these maps indicate that the land which now comprises the conservation area was a network of fields at the end of the 17th century.

2.2 18th Century Urban Development

- 2.2.1 Westminster and Blackfriars Bridges were built in 1739-50 and 1760-9 respectively. These new crossing points encouraged the development of land to the south of the River. John Rocque's map of 1766 shows the mid 18th century road layout. This road network, which is largely still evident today, includes: New Kent Road, St George's Road, Walworth Road, Newington Butts and Newington Causeway. Acts of Parliament were passed in 1719, 1751 and 1769 regarding the layout of the footpaths and roads across St. George's Fields. This resulted in Robert Mylne (surveyor to the Blackfriars Bridge Committee) laying out the area in a Parisian manner. A completely straight north-south road from Blackfriars Bridge met the road from Westminster at a circus, marked by an obelisk of 1771. Three more roads radiated from the circus: Lambeth Road, London Road and Borough Road, and a little later came St. George's Road. As an important historical example of Georgian town planning, St George's Circus has been designated as a conservation area. The streets leading up to the circus were not fully developed with buildings until around the 1800s.

2.2.2 John Rocque's map indicates that in 1766, the area to the south of St. George's Road still remained fields. Richard Horwood's 'Plan of the Cities of London and Westminster' (1792-1799) shows that a little later, the area to the south of St. George's Road still remained only partially developed. Whilst Gibraltar Row (now Hayles Street) had been developed, but the area to the north had not. In 1789 Prospect Place became one of the first groups of terraced houses to be built in the present conservation area, of which Nos. 63-83 St. George's Road survive today. By 1791 the West family had granted building leases to Thomas Kendall and James Hedger, and, by 1794 three sides of West Square had been completed, with the south side being added in 1800-1810. Darton and Harvey's map of 1800 clearly illustrates the partially developed area.

2.2.3 At the end of the 18th century Walworth and the area around Elephant and Castle was changing from a country village to; at that time, a high-class suburb of London. The new bridges and improved road networks made it easier for professionals to live out of London; in places like Walworth, and commute daily by carriage or coach into the City or Westminster. New developments were mainly residential, in terraces and interspersed with market gardens and fields. West Square with its impressive Georgian houses provides a surviving example of this early growth.

2.3 19th Century Urban Development

2.3.1 The beginning of the 19th century saw the development of the wider area intensified with a variety of uses supporting the growth of the suburbs. Land was gradually built on: by churches, institutions and schools, which occupied larger sites and provided a degree of open space around the new buildings in contrast with the terraced housing.

2.3.2 Improvements in transport such as the new trams and trains also made a mark on the development in the area as the suburbs became more accessible from the city. Between 1825-35 there was significant change in the area, including the straightening of Lambeth Road and St. George's Road, resulting in the loss of a number of older streets.

2.3.3 From 1812 the Bethlehem Hospital was constructed on St. George's Fields, having moved out from Moorfields. The hospital, one of the first lunatic asylums in Europe, popularly known by the corruption 'Bedlam,' originated in 'the priory of the star of Bethlehem,' founded at Bishopsgate Without by Simon Fitzmary, Sheriff of London in 1247.

2.3.4 The new building, the hospital's third home, was constructed during the period 1812–1815 to the designs of James Lewis. Alterations took place in 1835 and 1844-46 by Robert Smirke, these included: two new wings, two new galleried blocks to the rear and the construction of two lodges in the grounds. Smirke also designed the replacement for the building's original cupola (1844-46), resulting in the current copper covered dome. Smirke was also responsible for the adjustments to Lambeth Road during this period. Smirke's wings were subsequently removed in 1930 by Lord Rothermere to create a park in memory of his mother, Geraldine Mary Harmsworth. The surviving central section; of the former hospital, became the Imperial War Museum in 1936.

2.3.5 The Borough to Denmark Hill map of c.1830 shows how the street network had been developed in the conservation area. By 1830, buildings front both sides of Brook Street (now Brook Drive) although the street had existed since before 1800, it did not take urban

form for more than half a century. The 1830 map also indicates a development; Moore Place, at the junction of Brook Street and Lambeth Road on the edge of the Bethlehem Hospital. West Square and the southern side of St. George's Road (Prospect Place) had been developed by this time. South Street (now Austral Street) and East Street (now Orient Street) had only been partially built on. On the northern side of St. George's Road a chapel building is identified. The area now known as the "Albert Triangle" is indicated as land belonging to the Philanthropic Society. The map also shows that the land to the north of Lambeth Road; leading up to Westminster Bridge Road, had not yet been developed and remained open land until the 1840s.

- 2.3.6 Laurie Terrace (now Nos. 105-147 (odd) St. George's Road and Barkham Terrace, Lambeth Road) were built in 1842, the latter with the Union Baptist Chapel at its centre. The chapel and the western half of the terrace no longer exist, having been replaced by the private Gainsborough Nursing Home after World War II.
- 2.3.7 Between 1841 and 1849 St. George's Roman Catholic Cathedral was built in St. George's Road, to the north of the Bethlehem Hospital. The cathedral was designed by A.W.Pugin. and built to replace a smaller church in London Road, and to provide a larger place of worship for the many Irish labourers and their families who continued to flood into London to work on the railways and new buildings constructed around the capital.
- 2.3.8 From 1848 the terraces comprising 'The Albert Triangle' were built on the site of the earlier Philanthropic Society building which occupied this site from 1792. The Philanthropic Society was founded to provide for the children of criminals, to teach them a trade and make them useful citizens. In 1849 they decided to relocate to Redhill and most of the land they owned was sold off as small building plots. Other parts of this site were leased and later sold to the School for the Indigent Blind, and the Notre Dame School. Historical maps indicate that between 1879 and 1896 the streets in the Albert Triangle were renamed, by the Metropolitan Board of Works. Colnbrook Street, originally known as Richmond Street (named after the Duke of Richmond). Albert Street (named after the Prince Consort) was partly renamed Gladstone Street, a section of which already existed east St. George's Road.
- 2.3.9 A section of the hospital grounds, abutting Ely Place (now Geraldine Street) and the rear of West Square, were leased in 1828 by the Hospital Governors to the Governors of the sister institution of Bridewell, for the erection of a "house of occupations for the employment and relief of destitute of both sexes." These premises, known as King Edward's Schools, remained on this site until 1931, when the children were removed to a more rural setting. The buildings were pulled down soon after. The OS map of 1879 indicates these buildings and terraced houses on Ely Place. The subsequent development of the St. George's Road School (now the Charlotte Sharman Primary School) led to the eventual loss of Nos. 1-5 (consec.) West Square.
- 2.3.10 In the late 19th century Charles Booth undertook a scientific social survey of London life. The poverty map of 1898-99 which includes the West Square Conservation Area classes the majority of the area as fairly comfortable with good ordinary earnings. Hayles Street, Brook Drive and Orient Street were classed as mixed, some comfortable, others poor. In

contrast, the eastern side of West Square northern side of St. George's Road were classed as middle class, well-to-do.

2.4 20th Century Urban Development

- 2.4.1 During World War II some parts of the conservation area were affected by bombing, these include sites on: Brook Drive, King Edward Walk and Barkham Terrace. The 19th century buildings destroyed were temporarily replaced with pre-fab housing and then redeveloped at a later stage in the 20th century.
- 2.4.2 Between 1964 and 1970, Nos. 23–26 and then Nos. 19–22 Colnbrook Street, and Nos. 37–43 Gladstone street were demolished for extensions to St. Jude's School. The site adjacent to St. Jude's School on Colnbrook Street was ultimately not used for building and eventually became a community garden.
- 2.4.3 Post War developments immediately around West Square include; to the north west, Temple West Mews and Nos. 46-50 West Square and Harmsworth Mews. The later being developed on land belonging to All Saints Hospital in the far south western corner of the square.
- 2.4.4 With much of this new development street trees have been planted, including along St. George's St, Lambeth Road, Westminster Bridge Road and London Road. London Plane trees in particular are a characteristic feature of major roads throughout central London and many mature specimens may date to the 1870s.

3. The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest/ Significance

- 3.1.1 The West Square Conservation Area is a notable example of high quality late Georgian and mid-19th century townscape, with a number of significant public buildings. The Imperial War Museum, with its surrounding parkland; Geraldine Mary Harmsworth Park, is the centrepiece of the conservation area. St George's Roman Catholic Cathedral is another important building.

Urban Morphology

- 3.1.2 As Section 2.0 illustrates, much of the area today consists of development dating from the 18th and 19th centuries. The layout of this area is largely derived from its rapid growth through the urbanisation of 18th century London and from the construction of Blackfriars Bridge in particular. Robert Mylne's plan of roads radiating from St George's Circus followed the Parisian example, but the geometric layout of his "dissection of the fields" was pure Georgian. West Square is one of the best Georgian set pieces in the borough, complete with formally laid out central gardens and trees. The area is bisected by two busy main roads: Lambeth Road and St George's Road, where some street trees help to diminish the effect of the traffic.

Land Use Pattern

- 3.1.3 The conservation area predominantly comprises of dwelling houses. In addition the following uses are evident:

- Educational;
- Religious;
- Community;
- Museum;
- Public Houses; and
- Restaurant.

Due to its size and variety of townscape, the West Square Conservation Area has been divided into character areas (sub-areas) containing groups of similar buildings. A more detailed description of these buildings and their uses is provided in sections 3.3-3.7.

Setting of the Conservation Area

- 3.1.4 To the south-west, designated conservation areas in the London Borough of Lambeth provide a high quality setting for the West Square Conservation Area. Similarly to the north-east lies the surviving planned Georgian townscape of the St. George's Circus Conservation Area.
- 3.1.5 To the east lies the cohesive townscape of the streets around Elliott's Row. The area comprises of well defined street with quality 19th and 20th century houses. Further east is

the Elephant Castle town centre, large town centre buildings contrast with the historic townscape further westwards.

3.2 Local Materials and Details

- 3.2.1 The materials used in the West Square Conservation Area are typical of most London buildings of the 18th and 19th centuries. The brown brick facades of the earlier Georgian terraces are succeeded by yellow stock bricks laid in a Flemish bond with flush mortar joints, with rubbed brick arches to the windows and door, such as can be seen on Nos. 43 and 44 West Square. After about 1840 rendered architraves, string courses, parapets, and other architectural embellishments were added to the brickwork. For better quality buildings, stucco was used to replicate stone in lined or rusticated forms.
- 3.2.2 From the mid-19th century onwards, buildings tend to include more variety of materials and detailing and this was achieved by using an interplay of different coloured brickwork. In addition to the local brown and yellow bricks, soft reds and gault whites were imported to provide detailing such as string courses, plinths and quoins.
- 3.2.3 Roofs of the Georgian buildings were generally pitched and concealed behind parapets. While the earlier buildings may originally have been roofed with clay tiles, Welsh slate has been almost universal throughout the conservation area since the railways made them easily available from the 1840s. Some roofs have been altered to provide attic rooms in mansard roofs with dormers. Most of the 18th and 19th century buildings have substantial chimneys with distinctive red clay pots.
- 3.2.4 Most windows are double-hung vertically sliding timber sashes. In accordance with by-laws introduced after the Fire of London, the windows are set back in their openings, rather than being flush with the façade. They tend to have six-over-six panes with narrow glazing bars, often reducing to three-over-three panes on the second floor. In Colnbrook and Gladstone Streets, a typical variation is the introduction of a narrow pane; margin light, at the edges. After the mid-19th century, the introduction of plate glass made larger panes possible and these are evident in the windows of the orphanage on Austral Street.
- 3.2.5 Historical doors are always made of solid timber. Georgian doors generally have six moulded and fielded panels but, from about the 1840s, local doors often had two long moulded panels rounded at the top. Fanlights above the doors vary from plain glazed rectangles to the semi-circular lights with delicate leadwork patterns that can be seen in West Square.
- 3.2.6 Original boundary treatments are a significant feature of many parts of the West Square Conservation Area, these include: piers, walls, cast iron railings and gates. A number of properties on Gladstone Street, King Edward Walk, West Square and St. George's Road retain good examples. Elsewhere original boundary treatments have been lost or replaced, for example on Brook Drive. Outside the Notre Dame School on the north side of St George's Road, there are unusually heavy gothic cast-iron railings.
- 3.2.7 A number of original wrought iron first-floor balconies have survived, such as those on Laurie Terrace. There are also original cast-iron railings and window guards, particularly in the Albert Triangle area.

- 3.2.8 Historic features such as cast iron insurance plaques, coal holes and boot scrapers remain throughout the conservation area. Where these exist they should be retained and repaired where necessary.
- 3.2.9 Street surfaces generally comprise modern tarmac carriageways with concrete slab pavements and concrete kerbs. However, granite kerbs have survived in a number of stretches and in the Albert Triangle, much of the original Yorkstone paving still exists with inset cast-iron coalholes. This paving has been carefully set out so that the slabs align with the entrances to the houses.

3.3 Sub Area 1 – West Square and St. George's Road

- 3.3.1 The earliest Georgian residential buildings in the area are Nos. 63-83 (odd) St. George's Road (Prospect Place) of 1794. This terrace comprises houses of three storeys plus basements, set well back from the street with well-defined and contained gardens. The buildings are constructed of brown and yellow brick with plain brick coped parapets of a generally uniform height. Within this terrace, No. 81 has rusticated stucco to the ground floor with stucco cornicing to the parapet and one solitary pilaster. The details of doorways include round arched openings with stucco-lined recesses, moulded stucco impost blocks and breakfront cornice heads or stucco architraves. Some doorways are more decorative with reeded columns, foliage capitals and reeded cornices. Some original six-panelled doors remain *in-situ* as do recessed sash windows with glazing bars and flat gauged brick arches above. The front gardens to this terrace are defined by low brick walls surmounted with metal railings (not original) with entrances and boundaries indicated by substantial brick piers with decorative stone caps.
- 3.3.2 The layout of West Square was started in 1794 and was completed in about 1810. It is one of the earliest surviving Georgian squares in south London. The terraces around the square are generally uniform, arranged around a central green. This uniformity was interrupted with the construction of the Charlotte Sharman School of 1884, which replaced Nos. 1-5 (consec.) West Square on the north-west side. The north-east side of the square is a reconstruction in a neo-Georgian style following war damage.
- 3.3.3 The buildings are mostly of three storeys with basements, although in some cases a fourth storey has been added to the roof in the form of mansard roof extensions, which break the continuity of the skyline. On the westside, the centre of the terrace is signified by a slightly projecting central pediment extending over four bays (two dwellings), with flanking houses and end pairs also projecting. This rhythm was mirrored on the opposite side but has been weakened through later alterations caused in part by the use of No. 36 as a semaphore station in the early 19th century. One of the later terraces on the south side rises to four storeys.
- 3.3.4 West Square is built of yellow stock bricks with stucco dressings, dentil cornicing to parapet roofs, and recessed sash windows with gauged flat brick arches. From street level there are steps leading up to six-panelled wooden doors with semi-circular fanlights. On the westside the two buildings flanking the central projection have first floor windows set back into tall semi-circular arched recesses. On the eastside, this is repeated to the central feature. Other details include stucco banding and keystones, and iron railings, although most of these are replacements.

- 3.3.5 Orient Street is a short narrow street leading off the south-eastern corner of West Square. Nos. 1, 3, 5 and 7 Orient Street are all Grade II listed buildings. No. 1 is a two storey terraced house over a basement and with an attic. The house steps up to the porch, with reeded columns with acanthus capitals, and corresponding pilasters to rear supporting canopy. Sash windows have glazing bars and gauged brick segmental arches. Nos. 3, 5 and 7 are early 19th century brick houses in Flemish bond, two storeys over a basement with one window each. Iron railings enclose areas, stucco faces the ground floor, and mansard roofs of slate are later 20th century rebuild. Ground floor openings are flat-arched, the entrances with plain over-lights, shallow pilasters and shallow canopies. Plain brick parapets have stone copings and each property has two dormers.
- 3.3.6 Nos. 105-145 (odd) St George's Road (formerly Laurie Terrace) were constructed in 1842. They continue the Georgian tradition of three-storey 'second-rate' housing. The terrace, attributed to W R Glasier and T J Crawley, provides a marked contrast to the scale of St. George's Cathedral opposite. This terrace is of yellow stock brick with stucco to the ground floor. The end pairs break forward slightly with stucco quoins. The first floors have French windows with moulded stucco architraves and cast iron balconies, while the second floor windows have gauged brick flat arches. A notable feature is the heavy cast-iron railings to the basement areas, which have panels of stacked semi-circles forming a fishscale pattern.
- 3.3.7 The listed buildings of King Edward Walk (Nos. 15-31 (odd)); to the rear of Laurie Terrace, are of a lesser height and style. They are of two storeys with a basement constructed of stock brick with stucco pilasters, frieze and cornice. Some original doors survive comprising two long panels echoing the round arched recesses containing the first floor sashes. Sash windows are generally set within reveals with flat gauged brick arches. Some area railings survive and all of the dwellings have fire insurance signs between the windows. An OS map from around 1830 clearly shows the King Edward Walk properties. Originally the terrace stretched between Lambeth Road and St. George's Road, however post World War II maps indicate that the properties at the northern of King Edward Walk had been replaced by prefab housing. The Nancy Seear Building (Morley College) now occupies the site.
- 3.3.8 Barkham Terrace, Lambeth Road is a surviving terrace of 3-storey Gothic styled stucco houses. The houses are relieved by shallow bay projections through the ground and first floors of each house. Each bay has a balcony at first floor level. An uncommon feature of the terrace is the chamfering of all the door and window openings. Iron area railings. Barkham Terrace is named after Edward Barkham, an 18th century benefactor of Bethlehem Hospital. It was built in 1842 by Henry Heard of Castle Street and Ann Hewett of the New Kent Road. Originally at the centre of Barkham Terrace was a chapel, the Union Baptist Chapel. The ends of this group are marked by stucco lodges, which provide a visual link with the lodge to the Imperial War Museum.
- 3.3.9 Although the sub-area has a predominantly suburban residential character, it comprises a number of buildings that are important nationally as well as locally. The Imperial War Museum, formerly the Bethlehem Hospital, lies at the centre of the area and is set in spacious grounds. To the east lies West Square, this is one of the oldest surviving Georgian squares on the south side of London. To the north of the Museum sits the

unfinished St. George's Roman Catholic Cathedral Church, designed by A W Pugin in 1841-1848 in a Victorian "Gothick" style. This was later altered by Walters in 1885-1905 and damaged during World War II.

3.4 Sub Area 2 – Albert Triangle

- 3.4.1 On the north eastern side of the West Square Conservation Area is the "Albert Triangle", which is bounded by St. George's Road and London Road. This area contains a number of terraces of local architectural importance, built during the mid-19th century when London expanded rapidly. Although bounded by main roads, the area unfolds to reveal a pocket of calm, for instance.
- 3.4.2 Within the Albert Triangle the terraces of Gladstone Street and Colnbrook Street are listed. They were built between 1849 and 1852 by architects Garland and Christopher. Originally constructed as two storey houses, over a basement, the majority now have mansard extensions of varying designs. Typically the houses have rusticated stucco at the lower levels and yellow stock brick with stucco details above. The north side of Gladstone Street is the set piece with three four-bay sections breaking forward under pediments. Some of the ground floor sash windows retain their original margin lights and most of the basement areas have spearhead railings. These cast iron railings are a significant feature of the Albert Triangle and many have properties retained these original features.
- 3.4.3 All the houses have steps up to the ground floor from the street, bridging across the basement areas. Large Yorkstone flags in the pavement, some historic flags survive intact and today identify the entrances to the properties. The reinstatement of traditional paving in recent years has enhanced this part of the conservation area. The cohesion of the Albert Triangle is particularly strong even though a number of features, such as the majority of the parapet cornice and pediments in Colnbrook Street have been lost.
- 3.4.4 Within this area is the St. Jude's Primary School and the adjacent Church of St. Jude. The church was built in 1803-1806 but was largely rebuilt in 1888-1890, after the construction of the school between 1870 and 1874. Both of these buildings are predominantly of the gothic revival style, constructed of Flemish-bond brickwork with stone dressings and slate roofs with emphatic gables. The church has an octagonal bell turret rising to a stone capped roof, filling the angle between the south transept and the flank of the chancel. The Philanthropic Society, dedicated to the training of young offenders, occupied these sites from 1793 to 1848. As the church was not cardinally orientated it was given over to Anglican use and, in 1871, a scheme for re-orientating and extending it was approved with works that eradicated much of the earlier building, which was in a poor state of repair. Having been deconsecrated in the 1980s, the main body of the church fell into disrepair, with only the crypt in use as a community space. In recent years the church has been restored is once again being used as a place of worship.
- 3.4.5 Just outside the conservation area is the Notre Dame RC Secondary School for Girls. The complex of buildings date from the late 19th century/ early 20th century and was partly built on land occupied by terraced houses on Gladstone Street. The school is four storeys and is an important back drop to the conservation area. Consideration should be given to including the school building within the West Square Conservation Area.

- 3.4.6 Directly opposite the Church of St. Jude on St. George's Road, is Charlotte Sharman School. Originally built in 1884-5 for the School Board for London, the complex interrupts the uniformity of West Square on the north-west side. The school is named after the christian philanthropist. The main block of the school fronts onto Geraldine Street, between West Square and St. George's Road. Fronting onto St. George's Road is the Siobhan Davies Dance Studios. The school annexe building has been refurbished and extended to provide dance rehearsal space. The 19th century building is now topped with dramatic curved roof ribbons.

3.5 Sub Area 3 – Hayles Street and Brook Drive

- 3.5.1 Only part of Hayles Street falls within the West Square Conservation Area (the remaining part is covered by the Elliott's Row Conservation Area). The properties on Hayles Street date from the 19th century, although the road itself pre-dates this. Unlike elsewhere in the conservation area, the Hayles Street properties do not have front gardens. Nos. 2–10 (even) Hayles Street date from the mid 19th century and a terrace of two storey houses. These houses are constructed of stock brick with stucco dressings. Nos. 12–24 (even) Hayles Street are comparable to Nos. 2–10, but are 3 storeys in height. The end properties formerly housed shops but more recently have been converted to residential use. They feature a stucco main cornice and blocking course with a raised panel, on which is inscribed "Hayles Terrace 1853".
- 3.5.2 Hayles Street continues with a terrace of four, two storey houses Nos. 26–32 (even). The stock brick paired houses have round arched doorways with stucco surrounds and date from the mid 19th century. No. 34 Hayles Street is dated 1894 on central pedimented plaque to the Lambeth Hayles Estate. The building is three storeys and constructed of yellow stock brick with red brick pilaster strips, frieze, cornice and parapet. Between Nos. 34 and 38; is Five Court, an historic narrow road, now providing access to garages behind. Nos. 38, 40 Hayles Street is a pair of early to mid 19th century of two storey cottages, each one bay wide. Faced with stock brick with a stucco cornice, No. 40 has a stucco Doric doorcase. The doorway to No. 38 is in the side elevation and has a plain surround.
- 3.5.3 Brook Drive shares a boundary with the Walcot Conservation Area (London Borough of Lambeth) and the Elliott's Row Conservation Area. The residential properties along Brook Drive; that fall within the West Square Conservation are comparable to those in the adjoining conservation areas. Although part of the Georgian layout, the north side of Brook Drive was not developed until the late 19th century. The three storey terraced houses were built with the Walcot Estate, much of which lies in the London Borough of Lambeth. The terrace, with alternating groups of square (stock brick) and canted bays (red brick). The ornate rendered detailing around the doors and windows is typical of late Victorian residential properties. Small front gardens with a low are a feature, but typically original boundary treatments have been lost. The terrace is interrupted by Nos. 71–79 (odd) Brook Drive by a 1970s, three storey yellow brick development, which fills in a former bomb site. The western end of Brook Drive terrace continues to Geraldine Mary Harmsworth Park. Eastwards Brook Drive turns into Austral Street, which is the southern approach to West Square.

- 3.5.4 Originally Austral Street was known as South Street, but during the later part of the 19th century the road was renamed. Also during this time a large detached house of the western side of Austral Street was replaced by an orphanage. This three storey building with raised basement, prominent chimney stacks, has end bays set forward and a central pedimented Ionic porch at the head of a flight of steps. The building is yellow brick with red brick basement and bands and is now an annexe building to the Imperial War Museum.

3.6 Views and Townscape

- 3.6.1 The West Square Conservation Area is generally flat and terraces largely line the streets, so the scope for long vistas is limited. Views are either along the streets or across the Geraldine Mary Harmsworth Park.
- 3.6.2 The major landmarks within the area are the Imperial War Museum, St George's Cathedral and St. Jude's Church. All of these benefit from being in longer views across the park, as does the Notre Dame School.
- 3.6.3 Corner public houses feature on three gateways into the conservation area. The Albert Arms No. 1 Gladstone Street, The Prince of Wales No. 51 St. George's Road and No. 147 St. George's Road. The view into the conservation area from London Road is dominated by the Albert Arms; the building occupies a triangular site at the junction of Garden Row and Gladstone Street. The Prince of Wales Public House is on the corner of Hayles Street and St. George's Road and the former pub; No. 147 St. George's Road, on the corner with King Edward Walk.
- 3.6.4 Views westward along Brook Drive and Austral Road are of the adjoining Elliott's Row Conservation Area. The tall buildings of the Elephant Castle can be seen in these western views.
- 3.6.5 Outside the area, landmarks are less positive. View in both directions along St. George's Road; for instance, are terminated in the east by 20th century developments in the Elephant and Castle town centre. To the west distance views are terminated by modern developments in neighbouring Lambeth.

3.7 Key Spaces and Landscape Elements

- 3.7.1 The conservation area contains two important areas of green space, which make a significant contribution to the spatial character of the area. The Geraldine Mary Harmsworth public park surrounds the Imperial War Museum and is contained within area railings, providing a pleasant refuge from the surrounding streets and traffic. The park is well endowed with trees, which appear dwarfed when viewed against the museum. From certain aspects, the trees help to mask the less interesting elevations of the building. Formality is restricted to the rose beds in front of the museum.
- 3.7.2 West Square on the other hand is a completely formal square with limited access from the north and south, which gives it a sense of privacy despite public ownership. It is enclosed by railings and overlooked by the surrounding terraces. The square is dissected by a cross pattern of paths with trees and flowerbeds planted within the quarters. The Mulberry trees display a typical reclining habit and are of especial importance due to their

likely planting date coterminous with the square itself. The enclosure of a central bed with a fence of rustic poles is entirely at odds with the Georgian elegance of the square.

- 3.7.3 The generous width of St George's Road and Lambeth Road enable them to be lined with London plane trees, which help to soften the effect of the high volumes of traffic. The width of both Lambeth Road and St. George's Road also add to the spatial quality of this part of the conservation area.
- 3.7.4 Elsewhere the streets tend to be generously wide, but the predominance of the terraced form gives only occasional glimpses of private gardens behind the frontage buildings, which contributes to the character of the conservation. Small triangular gardens can also be seen behind Barkham Terrace and in the Albert Triangle.
- 3.7.5 On the western side of Austral Street, mature trees are to be found outside the former orphanage, which is now an annexe to the Imperial War Museum. The trees are likely to have been planted at the same time as the buildings on Austral Street. Further along Brook Drive young trees have been planted, to soften the townscape.
- 3.7.6 Except in Gladstone Street, original ground surfacing materials have generally been lost throughout the conservation area. The most significant surviving element is the broad, flat granite kerbstones which are still widespread. Public footways are paved with concrete paving slabs crossed by a number of vehicle crossovers and generally in a fair condition.
- 3.7.7 Street furniture is largely of the late 20th century design and consists primarily of traditional style metal street lamps with a bell-shape lamp. On Brook Drive the street lamps are the standard grey municipal type.

4. Audit

4.1 Listed Buildings

4.1.1 The lists of buildings of special architectural or historic interest for Southwark are available from the Council. The following buildings within the West Square Conservation Area are statutorily listed:

- Nos. 2-18 (consec.) Colnbrook Street;
- St. Jude's Church of England School, Colnbrook Street;
- Nos. 15-31 (odd) King Edward Walk;
- Lodge to the Imperial War Museum, Lambeth Road;
- Roman Catholic Cathedral of St. George, Lambeth Road;
- Imperial War Museum, Lambeth Road;
- Former Church of St. Jude, St. George's Road;
- Nos. 63-83 (odd) St. George's Road;
- Nos. 105-145 (odd) St. George's Road;
- Nos. 3-11 (odd) Gladstone Street;
- Nos. 13-35 (odd) Gladstone Street;
- Nos. 4-48 (even) Gladstone Street;
- Nos. 1, 3, 5, and 7 Orient Street;
- Nos. 20-24 (consec.) West Square;.
- Nos. 25-28 (consec.) West Square;
- Nos. 29-45 (consec.) West Square; and
- Charlotte Sharman School (block fronting Geraldine Street) West Square.

4.2 Key Unlisted Buildings and Building Groups

4.2.1 The main defining elements of the conservation area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the conservation area. The following building groups are of particular note:

- Imperial War Museum, All Saints Annexe, Austral Street;
- No. 1 Gladstone Street;
- Nos. 2-10 (even) Hayles Street;
- Nos. 12-24 (even) Hayles Street;

- Nos. 26–32 (even) Hayles Street;
- No. 34 Hayles Street;
- Nos. 38, 40 Hayles Street;
- Barkham Terrace, Lambeth Road;
- No. 51 St. George's Road, The Prince of Wales Public House;
- Nos. 57, 59 St. George's Road;
- Siobhan Davies Studios, St. George's Road;
- No. 147 St. George's Road, The Morley Gallery;
- Nos. 104-108 (even) St. George's Road;
- Nos. 110–116 (even) St. George's Road;
- Railings to Notre Dame RC Secondary Girls' School, St. George's Road;
- No. 150 St. George's Road (N side), Archbishop's House; and
- Cathedral House, Westminster Bridge Road.

4.3 Archaeology

- 4.3.1 The primary archaeological interest within the conservation area relates to the presence of the Civil War Defences. The site of the Imperial War Museum is likely to be the location of the former fort located at the site of the Dog and Duck. Lines of defences running from the fort east to a fort at Newington Causeway and west to a further fortification at Lambeth Palace may well survive as buried archaeological features.
- 4.3.2 Antiquarian observations have also recorded the presence of Roman and prehistoric artefacts within the vicinity of the conservation area indicating some exploitation of the landscape at these times.

4.4 Negative Elements

- 4.4.1 Whilst the West Square Conservation Area remains substantially intact, the cumulative effect of small scale changes is damaging the overall character and appearance of the conservation area. Particular problems within the West Square Conservation Area include: replacement windows and doors, loss of architectural details, satellite dishes, inappropriate repair methods and materials.
- 4.4.2 Replacement front garden boundary treatments not in keeping with other properties in the conservation area (e.g. rendered walling and modern walling blocks on Brook Drive) are having a negative impact.
- 4.4.3 War damage or later demolition resulting in the erection of some buildings that do not enhance the character of the West Square Conservation Area and has affected the consistency of the residential areas. These areas include: Temple West Mews, Nos. 71-89 (odd) Brook Drive and the Nancy Sear Building, King Edward Walk.

- 4.4.4 In the streets, poorly maintained surfaces, loss of traditional materials, and inappropriately designed and sited street furniture often detract from the townscape. In West Square, the car is a significant detractor: the one-way system simply creates more signage, while the sub-division of houses increases the demand for parking space.

4.5 Environmental Improvements

- 4.5.1 The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials. Original kerbs exist throughout the West Square Conservation Area and consideration should be given to removal of tarmac and replacement with traditional materials.
- 4.5.2 Continuation of street trees along St. George's Road and Lambeth Road and improved planting to the Lambeth Road side of Geraldine Mary Harmsworth Park would benefit the conservation area.
- 4.5.3 Piecemeal improvements to the front gardens of individual properties have degraded the public realm particular along Brook Drive. Higher quality materials, walls and railings need to be encouraged.
- 4.5.4 Opportunities exist within the conservation area for removal of inappropriate modern alterations such as: UPVC windows and modern doors. Consideration should also be given to the relocation of satellite dishes to the rear or roofline.

4.6 Potential Development Sites

- 4.6.1 There are few potential development sites within the conservation area. Replacement of listed structures will usually prove unacceptable and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. A number of potential redevelopment sites neighbouring the conservation area. Proposals for such sites will need to demonstrate that there is no detrimental effect on the character or appearance of the West Square Conservation Area.

4.7 Conservation Area Boundary Review

- 4.7.1 Consideration should be given to reviewing the boundaries of the West Square Conservation Area, particularly along the western and southern boundaries. Consideration should also be given to the extension of the conservation area to include: Notre Dame School, Bakerloo Sidings and the former Coach House, Colnbrook Street.

5. Guidelines

5.1 Introduction

Purpose of this guidance section

- 5.1.1 This section of the report draws out from the appraisal those themes that are essential to the West Square Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.
- 5.1.3 There are limited development pressures in the West Square Conservation Area as the area is generally built out. Where opportunities to replace buildings of limited value arise then there should be no objection in principle to good new building design in the conservation area in contemporary styles and following the guidance seeks to promote modern design of quality, and to preserve and reflect the historical character of the area.

Consulting the Council

- 5.1.4 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building.
- 5.1.5 Replacement of listed structures will usually prove unacceptable, and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised work is carried out the Council can enforce against it.
- 5.1.6 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

5.2 Development Form and Urban Morphology

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In the majority of cases the existing buildings within the West Square Conservation Area are good quality townscape buildings (buildings of merit) that need to be retained and, where required, repaired and refurbished. In a small number of places poor development in relatively recent times may give the opportunity for redevelopment

that can respond more sensitively to the special character of the conservation area. New development should be seen as an opportunity to enhance the conservation area.

Street and Plot Patterns

- 5.2.2 It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The urban form of the conservation area is key to its character, and any change must consider the basic principles that have determined it. As the appraisal discusses, the pattern was shaped during end of the 18th and the 19th centuries. The urban structure is typified by narrow street blocks and relatively long terraces or tenement buildings. Buildings are generally set back behind a small front garden.
- 5.2.3 Development can therefore respond by:
- Maintaining the established or historic building line on the street – in most of the conservation area this means setting building frontages back to provide front property boundaries defined by railings, low walls and fences. It is important to restore and continue the street definition these create;
 - Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality;
 - Allowing sufficient space for the continuation or addition of street trees;
 - Ensuring building footprints do not fill the whole of the plot but respect the historic building to ground ratio;
 - Keeping utility areas behind the street frontage and retaining the front garden boundary line, as opposed to creating parking areas to the front of the properties; and
 - Maintaining the mature trees and hedges that add to the amount of soft landscaping in the conservation area, complementing the Geraldine Mary Harmsworth Park and West Square Garden.

Building Form

- 5.2.4 The common building forms in the conservation area also determine the way that development and changes can take place. Through much of the area the dominant building type are 18th and 19th century terraced houses.
- 5.2.5 A visual rhythm in the street is created by the relatively narrow frontages of the terraces, approximately 5m in width, and the regular bays of the tenements. This gives a strong verticality to buildings. Particular characteristics which should be observed in conversion and new design are:
- Heights range mainly between two and four storeys.
 - Where new development is proposed buildings should respect the adjacent building heights;
 - Roof lines are typically hidden behind parapets. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane.

Given the cohesive nature of the roofscape to properties in some parts of the conservation areas, mansard extensions would not be considered appropriate.

- Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and
- Regular residential patterns of fenestration and a strong verticality in upper floors should be maintained.

5.3 New Design in the Conservation Area

- 5.3.1 Opportunities for new development in the conservation area are limited, but there are buildings requiring sensitive restoration or possibly adaptation.
- 5.3.2 Although new design should be sympathetic to the existing characteristics of the area modern design is not necessarily to be precluded. Success of contemporary design in the conservation area will not come from aping the style of 18th and 19th century houses, but in building on the unique townscape opportunities of building height, set back, plot width (visual rhythm) and continuity that the development pattern affords.
- 5.3.3 Where rear extensions are proposed, they should normally be no more than one storey in height, be low key in design and as unobtrusive as possible. Full width rear extensions will normally prove unacceptable. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building's bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits. Where trees are within the immediate vicinity of a proposed extension an arboricultural report showing the root protection area will be required together with a consideration of suitable foundations such that the future likely effect of rooting is accommodated. The risk of potential subsidence damage must be specifically addressed.

Advertisements

- 5.3.4 The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. Increased visibility of advertisement signs and hoardings is not a valid reason for pruning of publically owned or managed trees.

5.4 Public Realm

- 5.4.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. The essential components of the public realm that development and improvement should address are:
- Boundaries and frontages that define its edges;
 - The surfaces and design of the space itself; and
 - Trees, street furniture and other artefacts in the space.

5.5 Boundaries

- 5.5.1 In most parts of the conservation area, front gardens form the boundary of the public realm and the retention of strong delineation is of paramount importance. Where original boundary treatments remain they should be retained in their entirety and repaired where necessary. In streets where boundary walls and railings have been lost or constructed of inappropriate materials, the Council will encourage their replacement or reinstatement in order to re-create the original character of the streets within the West Square Conservation Area.

5.6 Trees and Street Furniture

- 5.6.1 Street trees are a significant feature within this conservation area and provide a tangible quality to the area's character and appeal. The trees here are protected in two ways. Particular trees in private ownership may benefit from Tree Preservation Orders. Trees on publically owned land such as streets, estates and parks are managed by Southwark Council and are deemed to be maintained in the public benefit. In effect, this means they are regularly inspected and pruned in order to keep them in a safe and healthy condition whilst also minimising nuisance. In addition, as they are within a conservation area, trees are identified as providing a positive character element to the Area, as reflected in this appraisal. Any proposal to fell or remove trees, whether they are publically or privately owned, must be authorised by the Planning Department. There is no requirement for the council to authorise its own pruning to ensure good maintenance practices. However, pruning of privately owned trees above a certain size does need permission in order to ensure amenity is not damaged or lost. Where trees do have to be removed on publically owned land they will be replaced at or near the same location, in agreement with the Planning Department.
- 5.6.2 The problem of leaf litter blocking gutters can be solved through the implementation of wire mesh guards on gutters. This initiative has been successful in a number of other locations across the borough, is simple, cheap and easy to implement, and will solve the problem effectively.
- 5.6.3 In terms of structure, subsidence and safety from the trees, there is no history of problems in this area. The alluvial soils mean that tree roots should not cause soil shrinkage as they would on clay. This means properties are not under foreseeable structural threat in this area.
- 5.6.4 A more co-ordinated approach to the design and siting of street furniture, such as bus shelters, lamp standards and highway signs, is required. Simple designs appropriate to the West Square Conservation Area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate.

5.7 Improvements and Repairs Materials

- 5.7.1 Choice and use of materials can have a significant effect on the character and appearance of the West Square Conservation Area. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.

- 5.7.2 The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged. The use of cement mortars and renders are discouraged on historic buildings.

Maintenance

- 5.7.3 Repair works can prove costly and may require authorisation, which can cause delays. It is therefore far better to ensure that regular maintenance is undertaken, thus preventing unnecessary decay and damage and the resultant costs and problems. Works such as the regular opening of woodwork and timber, clearing out of debris in rainwater pipes and gutters, cutting back of vegetation in close proximity to buildings, repointing of failed mortar and re-fixing of loose roof slates are all in themselves relatively minor tasks that will not require authorisation but which may lead to much more complex and expensive works if left unattended.

Windows and Doors

- 5.7.4 Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the West Square Conservation Area. Most window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate.
- 5.7.5 Replacement windows to listed buildings need to match the original glazing bars and detail of the originals. Where the existing windows or doors are however later alterations they determinably affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate timber sash window as a double glazed units and not acceptable on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features.
- 5.7.6 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original windows in terms of detail design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area.
- 5.7.7 Similarly, original front doors would have been timber panelled, in many cases with glazing in the upper panels, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights (i.e. where the fanlight is within the design of the door) are likely to prove unacceptable.

- 5.7.8 All external joinery should be painted. Stained or varnished timber finishes are inappropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been their original colour: however repainting in garish colours would be inappropriate. Darker “heritage” colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

- 5.7.9 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the West Square Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.
- 5.7.10 Given the low pitches and/or parapet design of most of the roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials. Furthermore, given the cohesive nature of the existing roofscapes within the West Square Conservation Area, mansard extensions would be considered inappropriate on some terraces.
- 5.7.11 Where the historic ‘v’ shaped valley or butterfly roofs exist these should be retained and it is the council’s intention to preserve these surviving details wherever possible. If this is the case and the ‘v’ is still in situ the rear wall to the loft extension should rise up from behind the existing brickwork. The rear elevation of the loft extension should also be sloping and slate clad, like the front.
- 5.7.12 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.7.13 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the West Square Conservation Area. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.
- 5.7.14 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the

appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.

- 5.7.15 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Stucco and Render

- 5.7.16 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.7.17 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building Consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.
- 5.7.18 Where features such as capital, pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Ornamental Ironwork

- 5.7.19 Original iron railings, balustrades and balconies should be retained and protected through regular painting (black) and maintenance. The reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged. Some original balustrades and balconies remain, and historically faithful copies can be made and installed (subject to the Council's approval). Given the untidy nature of some current boundary treatments, the Council would encourage the reinstatement of boundaries.

Rainwater Goods

- 5.7.20 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic. Where blockages may occur due to adjacent foliage this can be readily and economically prevented by the installation of simple mesh guards.

Satellite Dishes

- 5.7.21 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Multiple dishes on the facade of buildings are considered harmful to the conservation area. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always be required. To minimise the visual impact of the equipment on the conservation area, the acceptable locations for siting a satellite dish are as follows:

- Concealed behind parapets and walls below ridge level;
- Set back on side and rear extensions;
- Set back on rear roofs below ridge level;
- Located on the rear or garden elevation; or
- Installed where interference can be expected by trees.

Where tree pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. Reception of satellite TV is not a valid reason for pruning of publically owned or managed trees.

5.8 Renewable Energy

- 5.8.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.
- 5.8.2 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:
- Equipment should be installed away from principal elevations or dominant roof slopes;
 - The cumulative visual impact of the equipment on one or group of buildings within the conservation area;
 - Wherever possible panels which sit flush with the roof covering should be used rather than framed systems;

- Ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;
- Structural impact on the historic building of the installation of a micro-generation system; and
- New pipe work, cables or excavations association with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible; wherever possible be fully reversible; and
- Equipment should not be installed where interference can be expected by trees.

Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. The growth potential and increase in size of adjacent trees must be taken into consideration when determining the location of any equipment, including the presence of tree roots where heat pumps are proposed.

6. Useful Information

General advice

General advice concerning works in conservation areas and the planning process can be obtained by visiting the Southwark Council website at

<http://www.southwark.gov.uk/info/200023/designconservationandarchaeology>

Useful telephone numbers

General Planning Enquiries	0207 525 5438
Conservation & Design Team	0207 525 5448
Planning Enforcement	0207 525 5419
Building Control	0207 525 5582
Urban Forester	020 7525 2090

Other useful contacts

English Heritage	0870 333 1181
http://www.english-heritage.org.uk	
The Society for the Protection of Ancient Buildings	0207 377 1644
www.spab.org.uk	
The Victorian Society	0208 9941019
http://www.victoriansociety.org.uk	
The Council for British Archaeology	0190 467 1417
http://www.britarch.ac.uk/	
Ancient Monuments Society	0207 236 3934
http://www.ancientmonumentsociety.org.uk/	
The Georgian Group	08717502936
http://www.georgiangroup.org.uk/	
The London Tree Officers Association	020 7974 4124
http://www.ltoa.org.uk/	
The Twentieth Century Society	020 7250 3857
http://www.c20society.org.uk/	

7. Further Reading

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