

Planning Committee

Tuesday 4 September 2012

7.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Kevin Ahern
Councillor Chris Brown
Councillor Robin Crookshank Hilton
Councillor Mark Gettleson
Councillor Adele Morris

Reserves

Councillor James Barber
Councillor Neil Coyle
Councillor Dan Garfield
Councillor Nick Stanton
Councillor Mark Williams

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Kenny Uzodike on 020 7525 7236 or email: kenny.uzodike@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 24 August 2012





Planning Committee

Tuesday 4 September 2012

7.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 4
	To approve as a correct record the Minutes of the open section of the meeting held on 17 July 2012.	

- 6. DEVELOPMENT MANAGEMENT** 5 - 12
- 6.1. CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16** 13 - 32
- ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**
- 7. APPROVAL FOR TRANSFER OF £2,600,000 FROM THE S106 AFFORDABLE HOUSING FUND TO PROVIDE NEW AFFORDABLE HOUSING UNITS AT LAND BOUNDED BY WADDING STREET AND STEAD STREET, LONDON SE17** 33 - 38
- 8. PAGE'S WALK AND THORBURN SQUARE CONSERVATION AREAS** 39 - 122
- 9. VALENTINE PLACE CONSERVATION AREA** 123 - 171

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

PART B - CLOSED BUSINESS

ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 24 August 2012



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 17 July 2012 at 7.00 pm at Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Darren Merrill
Councillor Chris Brown
Councillor Robin Crookshank Hilton
Councillor Mark Gettleson
Councillor Adele Morris

OFFICERS Gary Rice, Head of Development Management
Bridin O'Connor, Development Management
Michael Tsoukaris, Development Management
Rachael Gleave, Development Management
Zayd Al Jawad, S106 Manager
Tim Gould, Transport Planning
Suzan Yilidz, Legal Services
Kenny Uzodike, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Kevin Ahern.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as voting members.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair informed the committee of the following:

- 1) A variation of the order of business, item 7 would be considered before item 6.
- 2) The following additional documents relating to item 6 - development management circulated prior to the meeting:

- The member information pack containing additional photographs and maps
- The addendum report

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

Councillor Darren Merrill informed the committee that item 6, Land bounded by Wadding Street and Stead Street, London SE17, was located in his ward.

5. MINUTES

RESOLVED:

1. The minutes of the open section of the meeting held on 23 May 2012 be agreed as a correct record and signed by the chair.
2. The minutes of the open section of the meeting held on 6 June 2012 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports and draft decision notices unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

6. LAND BOUNDED BY WADDING STREET AND STEAD STREET, LONDON SE17

Planning application reference number 12-AP-1455

Report: See pages 14-69 of the agenda and addendum report pages 1-4.

PROPOSAL:

Demolition of existing buildings, and construction of new buildings ranging in height between 4 and 7 storeys, to provide a total of 140 residential units (19x 1 bed, 85x 2 beds, 32x 3 beds and 4x 4 beds) a 244sqm church hall (use class D1), and a 117sqm retail unit (use class A1); with associated landscaping, amenity space and residential car parking and cycle storage spaces.

The committee heard an introduction to the report from an officer and members asked questions of the officer.

Objectors made representations to the committee and answered members' questions.

The applicant made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That in reference to application number 12-AP-1455, planning permission be granted subject to the following conditions:

- 1) The applicant entering into a legal agreement and in the event that the legal agreement is not entered into by 30 September 2012, the head of development management be authorised to refuse planning permission for the reasons set out in paragraph 112 of the committee report.
- 2) The conditions as stated in the report and draft decision notice subject to the following:
 - That condition 8 as stated in the committee report be deleted.
 - That condition 7 be amended to include a provision in the construction management plan that ensures no access to the park for construction and storage purposes.

7. REVIEW OF THE EXISTING COMMUNITY PROJECT BANKS AND CONSULTATION ON POTENTIAL NEW COMMUNITY INFRASTRUCTURE PROJECTS IN ORDER TO FORM A COMMUNITY INFRASTRUCTURE PROJECTS LIST (CIPL).

The committee heard an introduction to the report from an officer and members asked questions of the officer.

RESOLVED:

That the planning committee agreed the following:

1. That the record status updates of the existing community project banks be noted.
2. That officers be authorised to commence a 12 week consultation period to identify potential new community infrastructure projects which could be funded from existing Section 106 agreements and also from any forthcoming Southwark Community Infrastructure Levy (CIL) contributions.

The meeting ended at 8.30pm.

CHAIR:

DATED:



PLANNING COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. Your role as a member of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at committee and no recording is permitted without the consent of the meeting on the night, or consent in advance from the chair.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: The Head of Development Management
Planning Section, Regeneration Department
Tel: 0207 525 5437; or

Constitutional Officer, Constitutional Team
Corporate Strategy, Chief Executive's Department
Tel: 0207 525 7236

**ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Tuesday 04 September 2012**

Appl. Type Full Planning Permission
Site CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16

Reg. No. 12-AP-2311

TP No. TP/231-A

Ward Riverside

Officer David Cliff

Recommendation GRANT PERMISSION

Proposal

The removal of existing demolition spoil from the site and associated temporary structures.

Item 6.1

Item No. 6.	Classification: Open	Date: 4 September 2012	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Director of Corporate Strategy	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

9. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

Community impact statement

14. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

15. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
17. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the

policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

18. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
19. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests. From 6 April 2010 the Community Infrastructure Levy regulations (CIL) have given these policy tests legal force.

Regulation 122 provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a. necessary to make to the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development."
21. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
 22. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs.

For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.

23. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

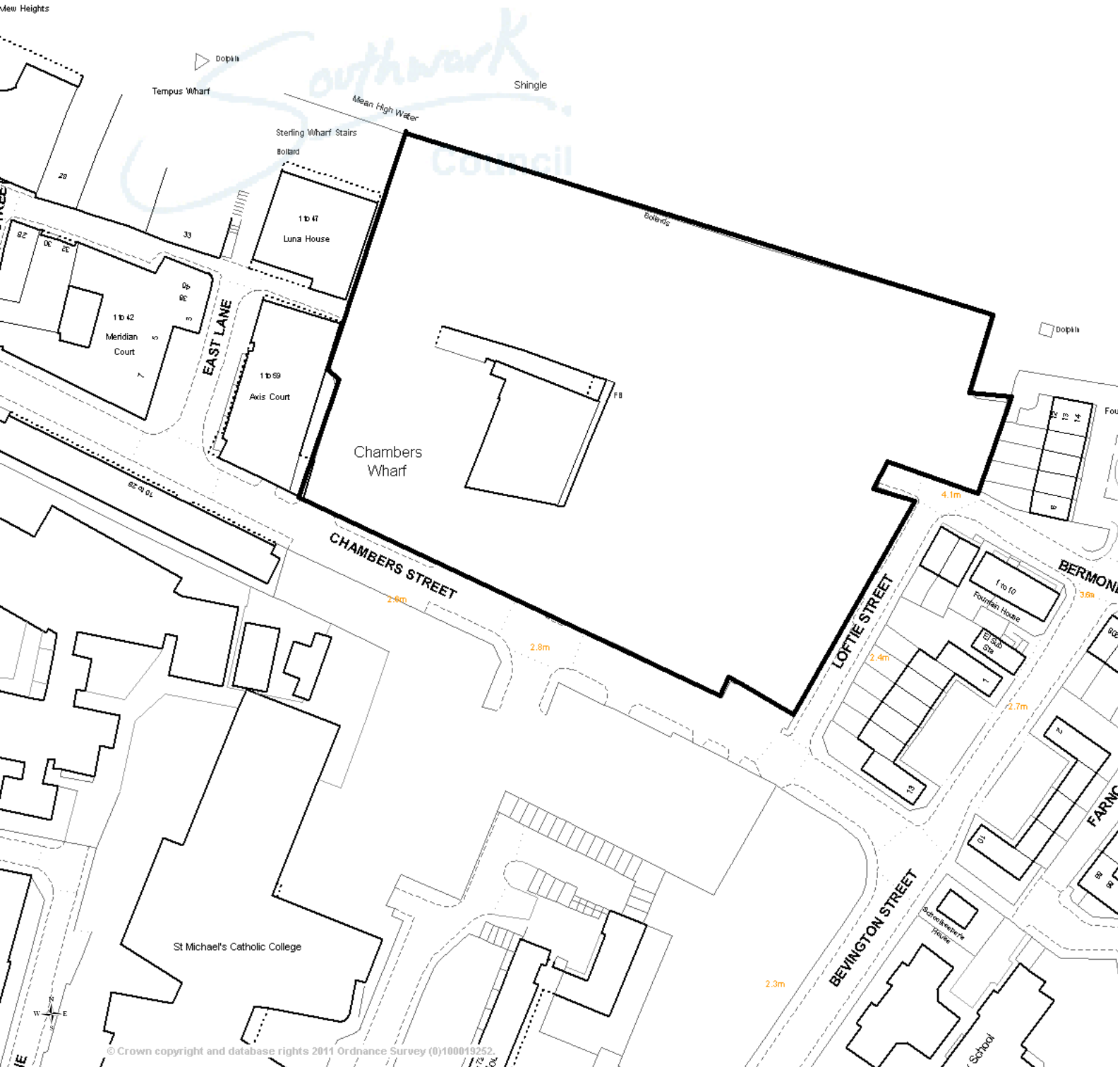
Background Papers	Held At	Contact
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team 160 Tooley Street London SE1 2QH	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 160 Tooley Street, London SE1 2QH	The named case Officer as listed or Gary Rice 020 7525 5437

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager	
Report Author	Kenny Uzodike, Assistant Constitutional Officer Suzan Yildiz, Senior Planning Lawyer	
Version	Final	
Dated	7 July 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Legal Services	Yes	Yes
Head of Development Management	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		6 July 2012



Item No. 6.1	Classification: OPEN	Date: 4 September 2012	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 12/AP/2311 for: Full Planning Permission Address: CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16 Proposal: Removal of existing demolition spoil from the site and associated temporary structures.		
Ward(s) or groups affected:	Riverside		
From:	Head of Development Management		
Application Start Date 16/07/2012		Application Expiry Date 15/10/2012	

RECOMMENDATION

- 1 That planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 1 The site, measuring 1.37 hectares, is located in a predominantly residential area adjacent to the south bank of the River Thames, bordered by Chambers Street to the south and East Lane to the west. Luna House and Axis Court both containing apartments adjoin the west boundary, whilst detached and flatted development is located immediately adjacent to the west boundary.
- 2 The site on the opposite side of Chambers Street to the south is vacant following the removal of the previously existing warehouse buildings. St Michaels Secondary School is located in close proximity to the south west boundary of the application site, Riverside Primary School is located on Bevington Street approximately 50 metres to the south east of the site and St Joseph's Primary School is located on the west side of Georges Row approximately 200 metres to the south west of the site.
- 3 The site was formerly occupied by warehouses which were demolished around three years ago. Whilst much of the spoil resulting from this demolition was removed, a significant amount still remains which is now the subject of this application. The main stock pile of spoil is located in the south eastern section of the site covering an area of approximately 0.32 hectares. The stock pile is a maximum height of 6 metres and is banked down towards its edges. There are also smaller heaps of spoil located across the site. In total there are approximately 24,000 tonnes of material.
- 4 An sub-station building remains in the centre of the site, otherwise there are no remaining structures within the site. The surface of the site is made up of a concrete hard surface remaining from the demolition of the warehouses.

Details of proposal

- 5 Whilst much of the spoil was removed from the site following the demolition of the warehouses, a stockpile of rubble was retained with the intention of utilising it in connection with the proposed future residential development upon the site. This was inherited by Thames Water on its acquisition of the site in 2011. In early 2012, whilst carrying out ground condition surveys, a small piece of asbestos was found. Thames Water subsequently implemented a programme of site remediation and sampling including the cleaning of the concrete slabs, sealing and covering the spoil heaps. Air monitoring was also carried out, the results from which were satisfactory. Nonetheless, Thames Water have decided to remove the spoil material from the site in the interests of the local community.
- 6 Given that the physical operation of the removal of 24,000 tonnes of spoil would amount to an 'engineering operation' both this and the erection of the temporary structures, containing conveyor apparatus to transfer the spoil to barges, is considered to represent development requiring planning permission. Generally, works for the removal of material resulting from demolition would be considered as part of an application for the wider redevelopment of a site and it is unusual for an application to be submitted for only these works. In this case, the proposals for demolition were removed from the previous application for the wider redevelopment of the site and the works now proposed for the removal of the resulting demolition material need to be considered as a separate operation requiring planning permission in its own right.
- 7 Thames Water propose to move the spoil by barge to a recycling facility at Tilbury (under licence from the Port of London Authority). The barges will be loaded using the existing jetty on the site each day around high water tide with a six hour window able to be utilised. The barges will be loaded by a conveyor system linking the spoil heap to the jetty with the conveyor system being loaded by extractors. The conveyor will run over the existing river wall line to overhang the barge position with the spoil being directed into the lidded sections of the barge.
- 8 The work areas and the conveyors will be enclosed in scaffolding which will be moved and extended as the work progresses; the enclosures will be sheeted and encapsulated to stop any dust or airborne fibres escaping the area. The proposed hours of operation as set out within the applicants methodology are Monday to Friday 7am to 9pm and Saturday 7am to 1pm in order to allow maximum use of the high tides. Barges transporting the materials will only be able to access the existing jetty at times of high tide. Based on these working hours, the works are expected to take approximately six weeks though this would be extended to approximately eight weeks should the working hours be restricted to normal 'construction' working hours (8.00am to 6.00pm Mon-Fri and 8.00am to 1.00pm Saturdays).
- 9 Proposed vehicular access to the site to deliver/remove the conveyor and scaffolding is proposed from Jamaica Road via George Row and Chambers Street. There will also be a small number of vehicular movements related to the removal of Japanese Knot Weed and the contaminated material from the site. As the vast majority of the material will be removed by barge the applicant expects there to be approximately only 20 vehicle movements throughout the duration of the works.

Planning history

- 10 Planning permission was granted in 2010 for the residential development of both this site and the adjacent site to the south of Chambers Street comprising a total of 587 dwellings. This permission has not yet been implemented though remains extant until September 2013.

- 11 Formal pre-application consultation has recently been carried out by Thames Water in advance of its proposed development consent application for the Thames Tunnel Development which would include the use of the application site as a main tunnel drive site. Such an application will be made to the National Infrastructure Division of the Planning Inspectorate and is expected to be submitted in early 2013.

Planning history of adjoining sites

- 12 No planning history relevant to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 13 The main issues to be considered in respect of this application are:
- a) The need for removal of the material from the site
 - b) The impacts upon the living and working conditions of local residents, schools and businesses
 - c) The impact upon highway safety and local highway conditions
 - d) Impact upon riverside facilities
 - e) The visual impact of the proposed temporary structures
 - f) Ecological Implications

Planning policy

- 14 Southwark Core Strategy 2011

Strategic Policy 1 - Sustainable Development
 Strategic Policy 2 - Sustainable Transport
 Strategic Policy 11 - Open Spaces and Wildlife
 Strategic Policy 12 - Design and Conservation
 Strategic Policy 13 - High Environmental Standards

- 15 Southwark Plan 2007 (July) - saved policies

Policy 3.2 - Protection of Amenity
 Policy 3.6 - Air Quality
 Policy 3.10 - Hazardous Substances
 Policy 3.12 - Quality in Design
 Policy 3.28 - Biodiversity
 Policy 3.30 - Protection of Riverside Facilities
 Policy 3.31 - Flood Defences
 Policy 5.2 - Transport Impacts
 Policy 5.6 - Car Parking

- 16 London Plan 2011

Policy 3.2 - Improving health
 Policy 5.18 - Construction, excavation and demolition waste
 Policy 5.19 - Hazardous waste
 Policy 5.21 - Contaminated land
 Policy 6.3 - Assessing effects of development on transport capacity
 Policy 7.14 - Improving air quality
 Policy 7.15 - Reducing noise and enhancing soundscapes
 Policy 7.19 - Biodiversity and access to nature
 Policy 7.29 - The River Thames

National Planning Policy Framework (NPPF)

- 17 The NPPF came into effect on 27 March 2012 and is a material planning consideration in the determination of this application.

Principle of development

- 18 Thames Water has explained in its application that the spoil is being removed from the site as a precautionary measure following the finding of a small piece of asbestos within the spoil. Whilst the material, covered in protective sheeting, is not considered to cause any risk to health in its current position, Thames Water have decided to remove it in the interests of the local community to prevent any lingering doubt about the asbestos within the material.
- 19 In their representations, some local residents have questioned the justification for the works and are concerned that the works are actually preparation works for the proposed Thames Tunnel development. Thames Water originally intended for the spoil to be used in the construction of a new jetty required in connection with the Thames Tunnel development but have reconsidered this following the finding of asbestos. Thames Water's reasoning for the removal of the rubble as a precautionary measure following the finding of asbestos is considered to be a sound justification. Thames Water have previously written to local residents in march 2012, advising them of their intentions and reasoning for the removal of rubble.

Environmental impact assessment

- 20 A request for a screening opinion was not submitted by the applicant in advance of this planning application. The development is not Schedule I development as defined by the Environmental Impact Assessment (EIA) Regulations 2011 and does not fall neatly within any of the Schedule II categories wherein projects may require an EIA. However, it may be argued to fall within an *Urban Development Project* (this category has been found to include demolition projects, some of the characters of which are similar to the works proposed here). The site area (1.37 hectares) is over the 0.5 hectare threshold in Schedule II for Urban Development Projects though the operations will be largely focused upon a smaller area comprising the stock pile of spoil and the temporary structures.
- 21 The development is not located within a sensitive area as defined by the Regulations. The works are temporary (expected to take between six and eight weeks) and the structures to be erected on the site measure approximately 7 metres in height which is lower than an average two storey dwelling house. The works involve the movement of material above ground level and do not involve the alteration of or extraction below ground level. The works are proposed to be carried out in accordance with standard environmental management practice and protocol. The works represent a project to rid the site of the existing spoil resulting from the previous demolition of existing buildings. There is no direct relationship between these works and those proposed in relation to the future Thames Tunnel development, for which an application for development consent is yet to be made. It is not considered that there are any cumulative impacts resulting from any other projects that would result in the likelihood of significant environmental effects. Furthermore, the works are not of a significant magnitude and are unlikely to result in particular complexities which could result in significant environmental effects. The presence of asbestos within the spoil is small and measures have been proposed by the applicant to dispose of it safely in accordance with recognised procedures. It is also relevant that the proposed works will be subject to a separate application for prior consent under Section 61 of the

Control of Pollution Act 1974 which will provide additional safeguards on noise and nuisance impacts upon the surrounding area.

- 22 The EIA accompanying the previous application for the predominantly residential redevelopment of the site included consideration of the environmental effects of the demolition of the warehouses on the site (although this aspect of the proposal was subsequently removed during the consideration of the application as the warehouses were demolished prior to its determination). The EIA concluded that the only potential significant environmental effects from the construction stage (of which demolition and clearance of materials formed a part) was through potential impacts on highway safety, specifically pedestrians using Chambers Street and Bevington Street. However, this took account of the entire demolition and construction process with a significantly higher number of vehicle movements than proposed here, and it was noted that, where appropriate, consideration should be given to using the river for the transport of materials, as is being proposed in this instance. The effects of this proposal for the removal of the spoil are therefore of much less magnitude than the construction works for the entire redevelopment project and, taking account of the mitigation proposed, are not considered to result in significant highway effects. No further significant effects were identified from the demolition process in the EIA and the mitigation proposed is generally consistent with that previously considered.
- 23 The use of natural resources, disposal of waste and pollution or nuisance resulting from the operations are not considered to be of such an extent to result in significant environmental effects, particularly when taking into account the temporary nature of the works. The area of the site is populated by medium density residential dwellings along with two schools. However, taking into account the temporary nature of the works, the safeguards applicable under the Control of Pollution Act and the management measures proposed, it is concluded that the resulting impacts would not result in significant environmental effects that require the submission of an Environmental Impact Assessment.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 24 The site is located within a largely residential area including properties located immediately adjacent to the east and west boundaries of the site. Flats in Axis Court and Luna House have windows looking directly across the application site and properties to the east of the site have their rear gardens in close proximity to the site boundary. Residential properties are located adjacent to the proposed vehicular access route to the site. There are also two schools in close proximity to the site. Consequently, unless properly controlled, there is potential for the works to impact upon the amenities and working conditions of properties and buildings surrounding the site, albeit for a relatively short period of time (approximately 6-8 weeks depending on the permitted hours of operation). A large amount of representations have been received from local residents expressing concern about impacts upon their living conditions, particularly in relation to noise and the proposed working hours set out in this application.
- 25 The applicant has submitted a risk assessment and methodology statement setting out the measures to be employed to mitigate any impacts upon the surrounding area. The work area and the conveyors will be enclosed with sheeting and encapsulated to prevent dust and airborne fibres escaping. Dust and fibre monitoring will be undertaken on the site and adjacent public spaces throughout the works. The scaffold work and conveyor enclosures will also have air pressure applied for the control of dust and fibres. The enclosures will also be fitted with water misting systems to constantly dampen down the spoil as it is moved to minimise dust pollution.

- 26 Noise monitoring will be undertaken daily in each perimeter area of the site and in the vicinity of the works. There will be artificial lighting within the scaffolding enclosures. Any lighting required on the site during the hours of darkness will be controlled to prevent light spillage and impacts on the local bat population - the need for this will depend on when the works are carried out.
- 27 The applicant will be required to carry out the works in accordance with the general methodology submitted with the application in order to reduce the impact of the works upon the living conditions of neighbouring properties. This will be secured by condition.
- 28 The applicant has proposed working hours of 7.00am to 9pm on Monday to Friday and 7am to 1pm on Saturday (no work proposed on Sunday) in order to allow maximum use of the high tides for the removal of the material by barge. Representations have been received from local residents that these working hours will cause unreasonable disturbance and loss of amenity to local residents and that the hours of operation should be restricted to normal working hours.
- 29 Thames Water have been in discussions with the Southwark environmental protection team about the impacts of the proposals upon the surrounding residential properties. Separate to this planning application, an application has been submitted under Section 61 of the Control of Pollution Act 1974 which, in addition to any restrictions imposed by planning conditions, will enable the council to control noise, vibration and air quality implications along with the permitted hours of operation. The environmental protection team are of the view that the hours of working should be restricted to normal working hours i.e. 08:00 hours to 18:00 hours Mon - Fri and 08:00 hours to 13:00 hours on Saturday. With no working on Sunday or bank / public holidays. A condition has also been recommended by the Environmental Protection Team that the noise level from any plant or equipment shall not be 10 dB(A) or more below the measured ambient level at the nearest noise sensitive property.
- 30 Given the nature of the proposed works and the proximity of residential properties to the site, a condition to restrict the hours of operation to these hours (rather than those proposed by Thames Water) in addition to the other mitigation proposed, is considered justified to safeguard the living conditions of local residents. Such a restriction on working hours, however, would mean that the total length of time taken to carry out the works would increase by approximately two weeks from six to eight weeks (a longer impact on schools to safeguard residents). However, the proposed mitigation measures along with the noise restriction to be imposed by condition should prevent significant disturbance for the schools. It is therefore considered that the disbenefits of the work extending by an additional two weeks are outweighed by the benefits for residential living conditions that would result from the more restricted hours of operation.
- 31 The main mound of spoil is located away from the boundaries of the site and therefore there will only be a limited need for machinery to be located immediately adjacent to the sites boundaries with residential properties.
- 32 The applicant has submitted a traffic management plan proposing that vehicular access to and from the site will be via Chambers Street and George Row. As the spoil will be removed by barge the applicant has estimated that there will need to be a total of only 20 vehicle movements over the period of the works - the majority of these being in connection with the delivery and removal of the conveyer and associated structure. The proposed route avoids the need to directly pass Riverside Primary School although the vehicular route would be in close proximity to residential dwellings and two schools (St Michaels Secondary and St Joseph's Secondary) along Chamber Street and George Row. However, given the low number of vehicle movements and

the limited time period for the works, it is not considered that significant harm would result upon the living conditions of residential properties or the operation of schools.

- 33 Although inevitably it will be difficult to eliminate all disturbance to residential properties and local schools during the works, it is a material factor that the works are of a temporary nature. Given the mitigation measures proposed in the applicants submitted methodology and traffic management plan along with the additional restrictions imposed by conditions and those which can be imposed by the council under Section 61 of the Control of Pollution Act 1974, it is not considered that any impacts upon local residents and other uses in the area (including the two schools in close proximity to the site) would be so significant to justify the refusal of the application.

Transportation issues

- 34 As outlined above, the spoil will be removed by barge meaning that the number of vehicular movements to and from the site is expected to be limited to approximately twenty movements during the duration of the works. The application is accompanied by a traffic management plan designed to reduce the impact upon the surrounding area from vehicular movements. This includes a restriction on site movements to 8.00am to 5.00pm, prevents the idling of lorries within or outside the site and provides for a delivery schedule, with 24 hours notice needed to the site construction manager for all deliveries to ensure suitable controls are in place. The delivery of the conveyor plant to the site will require an abnormal load requiring a separate Movement Order following consultation with the police and Highways Agency. This will require the footpath adjacent to the site to be closed for a temporary period, during which time signage will be erected advising pedestrians to use the pavement on the other side of the road. A traffic marshal will also be in attendance. The transportation team do not consider that the proposal would result in significant impacts in terms of highway safety or local highway conditions.
- 35 Representations have been received by some residents expressing concern that Georges Row is subject to subsidence which would be exacerbated by the proposed. Given the low number of vehicle movements proposed in connection with the works this is not considered to be a material factor in the determination of the application. In the event of any impacts upon the road surface this would be the subject of separate highway legislation.

Design issues

- 36 The temporary structures would be not be more than 7 metres in height and as they will only be in place for short amount of time it is not considered that any significant implications would result upon the character and visual amenities of the area, including views from across and along the River Thames. There will also be some visual benefit from the removal of the mound of spoil for the general visual amenities of the area.

Impact on trees

- 37 There are no trees of amenity value which would be detrimentally affected by the proposed works.

Planning obligations (S.106 undertaking or agreement)

- 38 The proposed works do not result in the requirement for any S106 or CIL contributions.

Sustainable development implications

- 39 The use of barges to move the material means that the number of vehicular movements would be limited.

Other matters

- 40 The environment agency has no objections to the proposal providing the proposed conveyor and associated scaffolding does not touch or rest upon the existing river wall. This must be adhered to in order that the stability of the river wall is not compromised. The applicant has confirmed that this will be adhered to. Given the structures are temporary and open side there are no flooding implications resulting from the proposals.
- 41 The council's ecological officer has confirmed that the site is not of ecological value and there will be no ecological implications resulting from the proposed works. The proposed works would not result in any harm to the River Thames itself which is a site of nature conservation importance.
- 42 A condition has been imposed limiting the implementation and completion of the works to six months. Whilst the works are only expected to last for approximately two months this will allow the applicant flexibility on the start date of the works.
- 43 Conditions have been attached requiring details of lighting and predicted noise levels. These details may be submitted prior to the determination of this application, in which case they will be reported in an addendum to this report at the planning committee.

Conclusion on planning issues

- 44 The proposed works are intended as a precautionary measure following the finding of a small piece of asbestos within the rubble and no objection is raised in principle to its removal requiring works over a temporary period. Whilst inevitably it will be difficult to eliminate all disturbance to the local area, subject to the applicant adhering to its proposed methodology and the further restrictions imposed by condition including a restriction on hours of operation to normal construction working hours, it is not considered that the proposed temporary works would result in significant impacts upon the living conditions of residential properties in the vicinity of the site or the operations of other land uses around the site including the two schools. The recommended condition restricting hours of operation will result in the works taking approximately two weeks longer than under the hours proposed in the application. This extension of the total working period is considered acceptable given the additional safeguards for local residents resulting from the shorter daily working hours.
- 45 As the spoil will be predominantly removed by barge, the proposals would involve limited vehicular movements and, taking account of the applicant's traffic management plan, no adverse effects should result upon highway safety or local highway conditions. The impacts upon the character and visual amenities of the area would be limited and are acceptable on a temporary basis. The works would not result in significant environmental effects that require an environmental impact assessment as set out in the Environmental Impact Assessment (EA) Regulations 2011 and the proposals for mitigation are generally consistent with the findings of the previous EIA carried out for the wider regeneration of the site. The representations made to the application have been taken into account in the consideration of the proposals though it is not considered that the application would result in such material harm to justify the refusal of the application in the public interest.

Community impact statement

- 46 In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

The impact on local people is set out above.

Consultation

- 47 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

- Object to proposed working hours
- Working hours should be limited to normal construction hours
- George Row is unsuitable for vehicular movements from the works
- Noise, dust and nuisance from proposed works impacting upon local residents
- Impact upon residents health, risk of additional contamination
- Disturbance for local schools
- No justification for proposed works, precedent would result for Thames Tunnel.

Human rights implications

- 48 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 49 This application has the legitimate aim of providing works to remove existing demolition spoil from the site. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Environment and Leisure

Comments are included within Appendix 2 of this report, environmental protection team

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/231-A Application file: 12/AP/2311 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone:: 020 7525 4351 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	List of properties notified of application
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	David Cliff, Planning Officer	
Version	Final	
Dated	21 August 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Corporate Services	No	No
Strategic Director of Environment and Leisure	Yes	Yes
Strategic Director, Housing and Community services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	23 August 2012	

Consultation undertaken

Site notice date: 19 July 2012

Press notice date: 26 July 2012

Case officer site visit date: 24 July 2012

Neighbour consultation letters sent: 23 July 2012

Internal services consulted:

Transportation Team, Environmental Protection Team, Ecological Officer, Design and Conservation, Children's Services.

Statutory and non-statutory organisations consulted:

Environment Agency, Port of London Authority, Transport for London, City of London, Tower Hamlets, Greater London Authority, Natural England.

Neighbours and local groups consulted: Refer to map in appendix 3.

Re-consultation: n/a

Consultation responses received

Internal services

Ecology Officer:

No comments regarding this application. There is no ecological impact regarding the removal of the spoil.

Environmental Protection Team:

The documentation does not include any noise assessments. Due to the nature of the project, being a temporary structure and not a normal construction, consider that an assessment is required, it will be a predicted assessment using the best available data and then it could be confirmed from actual site measurements. Consider that the hours of working should be restricted to normal working hours i.e. 08:00 hours to 18:00 hours Mon - Fri and 08:00 hours to 13:00 hours on Saturday. With no working on Sunday or Bank / Public Holidays.

Transportation Team:

- The numbers of lorries anticipated (20) is low and there is no requirement for further mitigation beyond that proposed in the application.

- The proposed lorry route is both in and out via Chambers Street and George Row. Given the low vehicle movements there are no significant highway implications resulting from the proposed works.

- The proposed lorry route includes a turn out onto Jamaica Road from George Row. This is left turn only, so lorries would have to drive all the way to the Rotherhithe Tunnel roundabout to turn back. Whilst no significant highway impacts would result from this, it is questioned whether it would be more appropriate to utilise Bevington Street, from which a right turn is allowed.

Design and Conservation:

The proposals are for the removal of the mound of spoil from the demolition of the refrigerated warehouses formerly occupying the site. The primary impacts are the construction of a covered conveyor of 7m in height running out into the river to enable the spoil to be removed by barge at high tide. The shielded conveyor is of the minimum height necessary and will be on site for a relatively short period of time. The proposals will also result in the removal of the spoil presently mounded on site improving the appearance of the proposal site.

The design and conservation team have no objections to this proposal.

Statutory and non-statutory organisations

Environment Agency:

No objection to the planning application as submitted, providing the proposed conveyor and associated scaffolding does not touch or rest upon the existing river wall. This must be adhered to in order that the stability of the river wall is not compromised. Informatives also recommended.

Greater London Authority:

Do not consider the application is referable and will not be commenting.

Neighbours and local groups

Residents' Association for three properties (Providence Square, Providence Tower and Springalls Wharf) around Bermondsey Wall West, comprising 270 apartments:

- Working hours noise should be confined to the "normal" hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturday. The reason given for longer hours of completing the work during school summer holidays does not apply, as the school Autumn term commences on 4 September. Moreover, it is said that most of the demolition spoil will be removed by barge, so there should be minimal road use.
- The demolition spoil was to have been used to fill a coffer dam at Chambers Wharf for the construction of the Thames Tunnel Sewer. The council planners should consider the asbestos risk (which seems to be being adequately managed), and whether it is really appropriate to remove the demolition spoil now, only for new spoil to then have to be brought in at a later date to build the coffer dam. How will Thames Water bring in that new spoil?

On behalf of the 26 residential leaseholders, 2 commercial leaseholders and freeholder of Tempus Wharf, 29/33 Bermondsey Wall West:

- Object to the granting of planning permission until our reasonable requests are considered.
- Route is used by school children and their parents walking to school and is in a quiet residential area. Provision should be made for lorry parking and no vehicles should access the site between 8.00am and 10am and 3.00pm to 5.00pm. Also should be prohibition of vehicles parking in Chambers Street and causing air and noise pollution by leaving engines running. Also wish to know how vehicle management will be policed.
- Not yet seen any properly completed environmental impact assessment and rely on Southwark to make this a pre-condition.
- The temporary structures should not be placed along the east and west side of the site where they will cause maximum disturbance to the residences that overlook these sides. None of the temporary structures should be more than two stories height so as not to overlook the residences and affect their privacy and light.

Eighty representations have been received from local residents objecting in the following grounds:

- Object to proposed working hours in application (Mon to Fri 7.00am - 9pm and Saturday 7.00am to 1pm). Working proposed at unsociable hours causing noise and disturbance to residential properties. Some residential properties have windows overlooking the site. If works were to go ahead the working hours should be limited to those of normal construction projects. No weekend work should be allowed, including Saturdays. **Raised in 55 representations.**
- Object to the use of George Row/Chambers Street for vehicular movements. Causing noise and disturbance to adjacent residential properties. Vehicular movements would be dangerous for children. Concern that all the vehicular movements will be via road rather than barge. There are already problems of subsidence in Georges Row which will be made worse by the increase vehicular movements. **Raised in 45 representations.**
- Noise from equipment and barges will result in disturbance for residents. Nuisance resulting from dust. The works will result in pollution affecting the surrounding area. There will be implications for the health of residents. More asbestos could be found during the works which, what mitigation will be put in place to prevent harmful impacts.

Noise from workmen. Loading rubble onto barges could lead to risk of asbestos laden dust blowing onto residential properties. Potential light pollution. What safeguards are being put in place? Disruption to the Thames Path. **Raised in 20 representations.**

- Works are being used as a test for the Thames Tunnel. There is no justification for the proposed works. The rubble could be removed at the same time as the Thames Tunnel works if ever permitted. It would create precedent for long working hours in connection with the Thames Tunnel project. **Raised in 15 representations.**

- The proposed works would impact detrimentally upon local schools including impacts from noise and dust. Transportation movements should not be carried out within school hours. **Raised in 9 representations.**

- Consultation carried out during summer holidays and the Olympics. Consultation period should be extended. More residential properties should be consulted in the local area. **Raised in 6 representations.**

List of properties notified of application

23/07/2012 FLATS 1-63 WRAYBURN HOUSE DICKENS ESTATE LLEWELLYN STREET LONDON SE16 4XA
 23/07/2012 FLATS 1-28 OLIVER HOUSE DICKENS ESTATE GEORGE ROW LONDON SE16 4UR
 23/07/2012 FLATS 1-6 32 BERMONDSEY WALL WEST LONDON SE16 4UB
 23/07/2012 LIVING ACCOMMODATION 94 BERMONDSEY WALL EAST LONDON SE16 4TY
 23/07/2012 30 BERMONDSEY WALL WEST LONDON SE16 4UB
 23/07/2012 MERIDIAN COURT 1 EAST LANE LONDON SE16 4UD
 23/07/2012 TEMPUS WHARF 33A BERMONDSEY WALL WEST LONDON SE16 4TQ
 23/07/2012 FLATS 1-10 HAREDALE HOUSE DICKENS ESTATE EAST LANE LONDON SE16 4UJ
 23/07/2012 5 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 7 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 9 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 8 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 10 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 1 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 2 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 3 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 4 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 11 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 13 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 1 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 6 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 FLATS 1-18 HAVISHAM HOUSE DICKENS ESTATE SCOTT LIDGETT CRESCENT LONDON SE16 4UY
 23/07/2012 212 BERMONDSEY WALL EAST LONDON SE16 4TT
 23/07/2012 2 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 4 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 206 BERMONDSEY WALL EAST LONDON SE16 4TT
 23/07/2012 208 BERMONDSEY WALL EAST LONDON SE16 4TT
 23/07/2012 210 BERMONDSEY WALL EAST LONDON SE16 4TT
 23/07/2012 FLATS 1-9 FOUNTAIN HOUSE BERMONDSEY WALL EAST LONDON SE16 4UA
 23/07/2012 3 BEVINGTON STREET LONDON SE16 4PY
 23/07/2012 ST MICHAELS CATHOLIC COLLEGE LLEWELLYN STREET LONDON SE16 4UN
 23/07/2012 OLD JUSTICE 94 BERMONDSEY WALL EAST LONDON SE16 4TY
 23/07/2012 28 BERMONDSEY WALL WEST LONDON SE16 4UB
 23/07/2012 FLAT 3 FOUNTAIN HOUSE BERMONDSEY WALL EAST LONDON SE16 4UA
 23/07/2012 8 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 9 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 10 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 5 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 6 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 7 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 14 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 11 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 12 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 13 FOUNTAIN GREEN SQUARE LONDON SE16 4TX
 23/07/2012 FLATS 1-20 MICAWBER HOUSE DICKENS ESTATE LLEWELLYN STREET LONDON SE16 4XD
 23/07/2012 FLATS 1-56 AXIS COURT 2 EAST LANE LONDON SE16 4UQ
 23/07/2012 FLATS 1-25 TEMPUS WHARF 29 BERMONDSEY WALL WEST LONDON SE16 4RW
 23/07/2012 5 EAST LANE LONDON SE16 4UD
 23/07/2012 26 TEMPUS WHARF 33 BERMONDSEY WALL WEST LONDON SE16 4ST
 23/07/2012 2 TEMPUS WHARF 29 BERMONDSEY WALL WEST SE16 4RW
 23/07/2012 42 BERMONDSEY WALL WEST LONDON SE16 4UF
 23/07/2012 FLATS 1-47 LUNA HOUSE 37 BERMONDSEY WALL WEST LONDON SE16 4RN
 23/07/2012 26 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 28 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 APARTMENTS 1-14 22 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 24 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 10 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 12 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 20 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 14 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 16 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 18 CHAMBERS STREET LONDON SE16 4XL
 23/07/2012 33 GLADSTONE STREET LONDON SE1 6EY
 23/07/2012 Riverside Primary School Janeway Street Bermondsey London SE16 4PS
 20/06/1837 2 Fountain House Bermondsey Wall East SE16 4UA
 20/06/1837 89 Providence Square SE1 2EB
 20/06/1837 129 Providence Square SE1 2ED
 20/06/1837 96 Providence Square SE1 2EB
 20/06/1837 4 Luna House 37 Bermondsey Wall West SE16 4RN
 20/06/1837 10 Luna Hse 37 Bermondsey Wall West SE16 4RN
 20/06/1837 5 Springalls Wharf Bermondsey Wall West SE16 4TL

20/06/1837 138 Providence Square SE1 2ED
20/06/1837 126 Providence Square SE1 2ED
20/06/1837 8 Wrayburn House SE16 4XA
20/06/1837 141 Providence Square SE1 2ED
20/06/1837 5e Riverview Heights SE16 4TN
20/06/1837 138 Providence Square SE1 2ED
20/06/1837 144 Providence Square SE1
20/06/1837 81 Providence Square SE1 2EB
20/06/1837 81 Providence Square SE1 2EB
20/06/1837 33 Providence Square SE1 2EB
20/06/1837 90 Providence Square SE1 2EB
20/06/1837 9 Axis Court 2 East Lane London SE16 4UQ
20/06/1837 18 Springalls Wharf Bermondsey Wall West London SE16 4TL
20/06/1837 97a Providence Square SE1 2EB
20/06/1837 20 Luna House Bermondsey Wall West London SE16 4RL
20/06/1837 14 Meridian Court 3 East Lane SE16 4UH
20/06/1837 77 Providence Square SE1
20/06/1837 12 Emba Street SE16 4PL
20/06/1837 104 Providence Square SE1 2EB
20/06/1837 Flat 11 22 Chambersrs Street SE1
20/06/1837 136 Providence Square SE1 2ED
20/06/1837 12 Brownlow House George Row SE1

RECOMMENDATION**APPENDIX 3**

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Thames Water Utilities Ltd.	Reg. Number	12/AP/2311
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/231-A

Draft of Decision Notice**Planning Permission was GRANTED for the following development:**

The removal of existing demolition spoil from the site and associated temporary structures.

At: CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16

In accordance with application received on 16/07/2012 08:01:10

and Applicant's Drawing Nos. Site plan, 02, 03, 04, 100-DA-CNS-PSK3X-235350 Rev AB.1

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

Strategic policies of the Core Strategy 2011

Strategic Policy 1 - Sustainable Development
Strategic Policy 2 - Sustainable Transport
Strategic Policy 11 - Open Spaces and Wildlife
Strategic Policy 12 - Design and Conservation
Strategic Policy 13 - High Environmental Standards

Saved policies of the Southwark Plan 2007

Policy 3.2 - Protection of Amenity
Policy 3.6 - Air Quality
Policy 3.10 - Hazardous Substances
Policy 3.12 - Quality in Design
Policy 3.28 - Biodiversity
Policy 3.30 - Protection of Riverside Facilities
Policy 3.31 - Flood Defences
Policy 5.2 - Transport Impacts
Policy 5.6 - Car Parking

Policies of the London Plan 2011

Policy 3.2 - Improving health
Policy 5.18 - Construction, excavation and demolition waste
Policy 5.19 - Hazardous waste
Policy 5.21 - Contaminated land
Policy 6.3 - Assessing effects of development on transport capacity
Policy 7.14 - Improving air quality
Policy 7.15 - Reducing noise and enhancing soundscapes
Policy 7.19 - Biodiversity and access to nature
Policy 7.29 - The River Thames

National Planning Policy

National Planning Policy Framework 2012

The proposed works are proposed as a precautionary measure following the finding of a small piece of asbestos within the rubble and no objection is raised in principle to its removal requiring works over a temporary period. Whilst inevitably it will be difficult to eliminate all disturbance to the local area, subject to the applicant adhering to its proposed

methodology and the further restrictions imposed by condition including a restriction on the hours of operation to normal construction working hours, it is not considered that the proposed temporary works would result in significant impacts upon the living conditions of residential properties in the vicinity of the site or the operations of other land uses around the site including the two schools. As the spoil will be predominantly removed by barge, the proposals would involve limited vehicular movements and, taking account of the applicant's traffic management plan, no adverse affects should result upon highway safety or local highway conditions. The impacts upon the character and visual amenities of the area would be limited and are acceptable on a temporary basis. The works would not result in significant environmental effects that require an environmental impact assessment as set out in the Environmental Impact Assessment (EIA) Regulations 2011.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Subject to the following condition:

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: Site plan, 02, 03, 04 and 100-DA-CNS-PSK3X-235350 Rev. AB.1.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 With the exception of the hours of operation, the operations hereby approved shall be carried out in accordance with the measures identified in the Thames Water methodology dated 13 July 2012 and associated risk assessment form and the traffic management plan (Rev B) produced by Squibb Group Limited.

Reason: In order to protect the amenities of the area including local residents and local schools within the vicinity of the site in accordance with Strategic Policies 2 (Sustainable Transport) and 13 (High Environmental Standards) of the Southwark Core Strategy 2012 and saved Policies 3.2 (Protection of Amenity), 3.6 (Air Quality) and 5.2 (Transport Impacts) of the Southwark Plan 2007.

- 3 Notwithstanding the details provided in the applicant's methodology, the operations hereby permitted shall not be carried on outside of the hours 08.00am to 6.00pm on Monday to Friday or 8.00pm to 1.00pm on Saturday. No work pursuant to this planning permission shall be carried out on Sunday.

Reason

To safeguard the living conditions of residents in the vicinity of the site in accordance with saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007 and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

- 4 The operations hereby permitted shall cease and all associated structures, equipment and materials shall be permanently removed from the site no later than 1 March 2013 or eight weeks from the commencement of the operations, whichever is the earlier.

Reason

The operations and associated structures on the site are only considered to be acceptable on a temporary basis in the interests of the visual amenities of the area, the living conditions of residents in the vicinity of the site and the operation of local schools, in accordance with Strategic Policies 12 (Design and Conservation) and 13 (High Environmental Standards) of the Southwark Core Strategy 2012 and saved Policies 3.2 (Protection of Amenity), 3.12 Quality in Design of the Southwark Plan 2007.

- 5 (a) Before any work hereby authorised begins, an acoustic report detailing the rated noise level from any plant or equipment, together with any associated ducting (which shall be 10 dB(A) or more below the measured ambient level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. Prior to commencement of the works hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

b) Within one week of the installation of the plant and equipment, a further acoustic report to demonstrate compliance with the requirements approved at (a) shall be submitted to and approved in writing by the local planning authority, and the report shall include:

- i) A schedule of all plant and equipment installed;
- ii) Location of the plant, associated ducting, attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Location of the most affected noise sensitive receptor locations and most affected windows;
- v) Distance between plant, equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location/s;
- vi) The lowest existing ambient measurement as already established;
- vii) Noise monitoring data, measurement evidence, calculations demonstrating compliance

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 6 Details of any external lighting [including design, power and position of luminaries] shall be submitted to and approved by the local planning authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity.

Informatives

- 1 For the avoidance of doubt, this planning permission does authorise the hours of operation proposed in paragraph 1.3.12 methodology. The operations will need to comply with such hours as are permitted pursuant to the applicant's Section 61 application under the Control of Pollution Act 1974.
- 2 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures either affecting or within 16 metres of the tidal flood defence structure. This is irrespective of any planning permission granted by the local planning authority.
- 3 Under the terms of the Duty and Care Regulations 1991, the Hazardous Waste (England and Wales) Regulations 2005, the Environmental Permitting Regulations 2010 and other waste legislation, contaminated materials that are excavated, recovered or disposed of are classed as controlled waste and must be handled, transported, treated and disposed of accordingly. The applicant should ensure that all contaminated materials are adequately characterised, both chemically and physically, and that the permitted status of any proposed off-site operations is clear. If in doubt, the Environment Agency should be contacted for advice.

Item No. 7.	Classification: Open	Date: 4 September 2012	Meeting Name: Planning Committee
Report title:		Approval for transfer of £2,600,000 from the S106 Affordable Housing Fund to provide new affordable housing units at Land bounded by Wadding Street and Stead Street, London SE17	
Ward(s) or groups affected:		East Walworth and Cathedral wards	
From:		Housing Regeneration Initiatives Manager	

RECOMMENDATION

That the Planning Committee authorises:

1. The expenditure of £2,600,000 from the Section 106 (S106) Affordable Housing Fund being monies collated from the following s106 Planning Obligations:-
 - a) £1,259,456 - Castle House, 2-20 Walworth Road (Strata) 05/AP/2502 A/n 291
 - b) £1,002,000 - Elephant Road (Oakmayne) 08/AP/2403, A/n 397
 - c) £290,494.71 - Ewer Street 10/AP/3316, A/n 594
 - d) £48,049.29 - Former Paragon Centre, Searles Road. SE1, 97/AP/0782, A/n 096

towards the provision of new affordable housing units for a development at Land bounded by Wadding Street and Stead Street, London SE17.

BACKGROUND INFORMATION

2. Approval in respect of S106 funds over £100,000 for matters of strategic importance is a matter reserved to planning committee. Planning obligations under s106 of the Town and Country Planning Act 1990 are used to address the negative impacts caused by a development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning obligations. These obligations can take the form of financial contributions and can cover a range of facilities including the provision of affordable homes.
3. The council expects affordable housing to be provided by developers on-site. In exceptional circumstances where a developer has justified, in accordance with the council's planning policy requirements, that the affordable housing cannot be built on-site, the affordable housing is secured by way of an in-lieu payment. All in-lieu payments received by the council in this way are combined to form the Affordable Housing Fund. This fund is ring-fenced to help finance social housing providers build new affordable housing schemes in the borough. The council's housing regeneration initiative team manages this fund and identifies appropriate schemes. The funding of this particular scheme at Wadding Street and Stead Street is part of a long-term commitment in the Elephant & Castle area.

4. The affordable housing contributions in respect of the Strata and Elephant Road have been earmarked to create developments that would assist with rights to return in respect of former Heygate tenants and the decanting of tenants in relation to the regeneration of the Aylesbury Estate.

KEY ISSUES FOR CONSIDERATION

5. This scheme referenced 12-AP-1455 which would be developed by the Guinness Partnership received planning consent on the 17 July 2012 and comprises:

Bedroom Number	Social Rent	Private Sale	Total
1	11	8	19
2	45	40	85
3	25	7	32
4	3	1	4
Total:	84	56	140

6. The affordable housing represents 64.4% of the residential provision calculated by habitable room and 60% by units. The social rented units would be funded by the £2,600,000 from the Affordable Housing Fund, £5,494,000 grant funding from the Greater London Authority, £1,008,000 internal subsidy provided by Guinness and lastly a cross-subsidy from the sale of market units. These units will be made available at social rents which are set by the Homes and Communities Agency and determined by the level of local wages, the value of the home and the number of bedrooms. These rents would amount to approximately 40% of market value. The provision of a total of 28 three and four bed dwellings is particularly valuable in meeting housing need.
7. The funding of the affordable housing provision of 84 units would be broken down as follows:
- 18 units would be financed from the council's S106 Affordable Housing Fund
 - 40 units would be financed from the Greater London Authority
 - 7 units would be financed by internal subsidy provided by the Guinness Trust
 - 19 units would be financed by cross-subsidy from the sale of private units

All the above figures are approximate.

8. If Members do not approve the release of funds they will be retained in the Affordable Housing Fund until such time as approval is sought for the funding of future schemes.
9. A development agreement will be entered into between the council and the Guinness Partnership. This agreement will address the quality of the scheme including specification of standards, a building timetable, the phasing of payments and monitoring of development. A council project officer will arrange regular liaison meetings with Guinness and ensure compliance with the terms of the agreement. The association will also be required to meet the standards and criteria set out in the following documents:

- The Mayor of London's Funding Standards Framework
 - Homes and Communities Agency's Design and Quality standards
 - Code for Sustainable Homes Level 4
 - Joseph Rowntree Lifetime Homes standards
10. The council's nomination rights in respect of the social rented units would be in accordance with SOUHAG (Southwark Housing Association Group) nominations agreement: 100% to all initial lets and thereafter 75% of 2+ bed and 50% of 1 bed units.

Policy implications

11. The LPA seeks to secure, a provision of at least 35% affordable housing for all new housing within private developments in the Urban and Suburban Density Zones in relation to schemes of 15 units or more or on sites larger than 0.5 hectares. The allocation of funds the subject of this report would secure a provision over and above the required 35% level.
12. Paragraph 3.10 of the Affordable Housing SPD provides that all in-lieu payments received by the council are pooled together to form an affordable housing fund. This fund is ring-fenced to help fund the provision of affordable housing by social housing providers in the borough.

Community impact statement

13. The Wadding Street and Stead Street scheme contains dwellings for which there is a particular need: 28 three and four bed units at social rents. Thus the development would increase the supply of suitable accommodation for borough residents and enable rights of return in respect of former Heygate residents and the decanting of Aylesbury residents.
14. The provision of this housing is in line with community needs and will create stronger communities. This in turn will improve the quality of life of people in Southwark and encourage community cohesion.

Resource implications

15. The proposed expenditure of £2,600,000 from the affordable housing fund would be financed from developers' s106 Agreement contributions as follows:

Scheme	Amount £
Castle House, 2-20 Walworth Road (Strata). SE1 05/AP/2502 A/n 291	1,259,456
Elephant Road (Oakmayne) 08/AP/2403, A/n 397	1,002,000
Ewer Street 10/AP/3316, A/n 594	290,494.71
Former Paragon Centre, Searles Road. SE1 97/AP/0782, A/n 096	48,049.29
Total	2,600,000.00

16. These amounts have or are in the process of being paid into the affordable housing fund. Strata and Oakmayne contributions have a stated priority for

provision within the Elephant and Castle area. All these donor schemes are located in the Borough, Bankside and Walworth Community Council area.

Consultation

17. The proposed scheme at Stead Street has been subject to the normal planning consultation process and any comments from Bankside, Borough and Walworth Community Council will be reported in the addendum report.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

18. Paragraph 6 of Part 3F of the Constitution which details the roles and functions of planning committee states that planning committee can consider the expenditure of s106 monies. Under matters specifically reserved for decision by planning committee paragraph 2 states that planning committee can consider the expenditure of funds over £100,000 for matters of strategic importance secured through legal agreements under s106 of the Town and Country Planning Act. The approval of affordable housing funds would therefore satisfy the strategic importance criteria and the sum of £2,600,000 is over the £100,000 threshold.
19. The £2,600,000 which is coming from the affordable housing fund is made up of s106 contributions from 4 s106 agreements. Each s106 agreement specifies the manner in which the contribution can be applied. Taking each s106 agreement in turn I can report that:-
 - a) The Castle House s106 specifies an affordable housing contribution in the amount of £1,300,000 to be used towards the provision of Affordable Housing in the Borough or paid into a managed pool of funds. There is specific reference to the contribution being used in the Elephant & Castle regeneration area and on the early housing sites. The total affordable housing contribution was offset in the agreement by the Non-Potable Green Water provision. As a result only £1,259,456 is available for spend as an affordable housing contribution. The allocation of these monies to this Wadding Street and Stead Street scheme would be in accordance with the provisions of this particular s106 agreement.
 - b) The Elephant Road s106 Agreement secured an affordable housing contribution of £1,000,000 exactly to be allocated in a similar manner to the Castle House s106 Agreement, save for there being no reference to an offset. Due to indexation there is an increased amount totaling £1,000,002 which can lawfully be used on the Wadding Street and Stead Street scheme.
 - c) In the Ewer Street scheme the developer submitted a s106 Unilateral Undertaking at appeal which specified an affordable housing contribution up to and including the amount of £1,270,000. In reaching his decision in respect of the appeal the Inspector stated that a lower affordable housing contribution of £615,000 need only be paid. It is therefore this amount which is in the affordable housing fund of which only £290,494.71 is being put towards this scheme. The unilateral undertaking submitted by the developer allocates this contribution quite widely towards the construction or provision or delivery of new affordable housing in the borough or to be paid by the council into a managed pool of funds for the construction of affordable housing. The allocation of £290,494.71 from this s106 unilateral undertaking towards this scheme is therefore in accordance with the terms of this particular s106.

d) The Former Paragon Centre s106 Agreement secures an affordable housing payment of £200,000 of which £48,049.29 is being allocated towards this scheme. There are no requirements or limitations in the s106 agreement as to where this contribution can be applied therefore the allocation of part of this contribution to this scheme is lawful.

19. Subject to taking account of the above considerations, members are advised to approve the expenditure which would be consistent with the terms of the individual S106 agreements and the legal and policy tests relating to validity and expenditure of S106 contributions.

Section 106 Manager

20. Castle House, 2-20 Walworth Road, SE1 (Strata), 05/AP/2502, a/c 291 secured £1,452,000 over which all has been paid, with £1,259,456 for affordable housing in E&C or the Early Years Sites, which is available.
21. Elephant Road (Oakmayne) 08/AP/2403, A/n 397, secured £1.8 million and just over £1 million has been paid, with £1m of it for affordable housing in E&C or the Early Years Sites.
22. Ewer Street 10/AP/3316, A/n 594, £537,455 including £307,500 toward affordable housing has been paid and is available.
23. Former Paragon Centre, Searles Road. SE1, 97/AP/0782, A/n 096, secured £200,000 plus £11,336.29 interest. £163,287 has previously been allocated to Montreal House, Surrey Quays Road. This leaves £48,049.29 for affordable housing.
24. The proposed allocation of £2.6m for the proposed scheme represents an acceptable off site provision off affordable housing, which is close to the funding sites.

Investment implications

25. It is proposed to fund elements of this affordable housing scheme through S106 contributions already received from developers. This contribution to the scheme will form part of and be monitored through the Housing General Fund capital programme, and will form the council's only financial commitment to the scheme. There are no wider implications for the Housing Investment Programme.

Strategic Director of Finance and Corporate Services (SDFCS)

26. This report recommends that the Planning Committee approves the expenditure of various S106 monies from the Affordable Housing Fund to provide new affordable housing units at Land bounded by Wadding Street and Stead Street, London SE17.
26. The SDFCS notes the resource implications contained within the report. Officer time to effect the recommendation will be contained within existing budgeted revenue resources.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Affordable Housing Fund Spreadsheet	Housing Regeneration Initiatives 5 th Floor 160 Tooley Street London SE1 2QH	Richard Burgess 020 7525 1209

AUDIT TRAIL

Lead Officer	Maurice Soden , Housing Regeneration Initiatives Manager	
Report Author	Richard Burgess, Project Officer	
Version	Final	
Date	16 August 2012	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
S106 Manager	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		16 August 2012

Item No. 8.	Classification: Open	Date: 4 September 2012	Meeting Name: Planning Committee
Report title:		Page's Walk and Thorburn Square Conservation Areas	
Ward(s) or groups affected:		Grange	
From:		Head of Development Management	

RECOMMENDATION

1. That Members agree to formally adopt the Page's Walk and Thorburn Square Conservation Area Appraisals as supplementary planning guidance following a period of public consultation commencing in October 2011.

BACKGROUND INFORMATION

2. The Page's Walk Conservation Area is situated between Willow Walk and Old Kent Road. The conservation area is very cohesive in character, consisting for the most part of two-storey, mid 19th century, terraced dwellings in London stock brick. Due to their simultaneous construction by the same developer, the terraces are consistent in design and form a strong rhythm that continues along the length of the street.
3. The Thorburn Square Conservation Area is located on land lying to the south of Southwark Park Road. It is now the only remaining part of the tightly packed mid to late 19th century residential streets that once occupied this part of Bermondsey.
4. In September 2011 council officers produced draft conservation area appraisals for the Page's Walk and Thorburn Square Conservation Areas. It is the duty of local planning authority to formulate and publish from time to time proposals for the conservation and enhancement of conservation areas, in the form of appraisals. On 13 October 2011 Bermondsey Community Council considered reports recommending that public consultation be undertaken on the draft Page's Walk and Thorburn Square Conservation Area Appraisals (Appendices 1 and 2) and resolved to support such consultation. Letters were sent to all of the owner/occupiers of properties in the immediate conservation area, seeking their views on the draft appraisals. The letter included general guidance on conservation areas and information as to where the Page's Walk and Thorburn Square Conservation Area Appraisals could be viewed on the council's website. On 12 July 2012 the Bermondsey and Rotherhithe Community Council considered the results of the public consultation on the two conservation area appraisals (Appendices 1 and 2) and supported the officer's recommendation that the appraisals be adopted.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

5. The main issue to be considered is:
 - a) whether or not to adopt the conservation area appraisals

Planning policy

6. Core Strategy 2011 (April)
Strategic Policy 12 Design and Conservation.

Southwark Plan 2007 (July)

Saved Policy 3.15 Conservation of the Historic Environment

Saved Policy 3.16 Conservation Areas

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

Saved Policy 3.19 Archaeology

London Plan 2011 (July)

Policy 7.9 Heritage-led regeneration

Policy 7.8 Heritage assets and archaeology

The National Planning Policy Framework (March 2012)

Consultation responses

7. No major objections to the appraisals were received other than minor points of detail and accuracy, which have been incorporated into the appraisals. Both the Page's Walk and Thorburn Square appraisals were also revised to reflect recent changes in national planning policy following the introduction of the NPPF in March this year. These conservation area appraisals are now considered acceptable.

Conclusion on planning issues

8. Section 69 of the Town and Country Planning Act 1990 imposes a duty on the local planning authority to designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance". There is a duty on the local planning authority under Section 69 to review areas from time to time to consider whether designation of conservation areas is called for. The council considers that the both the Page's Walk and Thorburn Square Conservation Areas remain notable surviving examples of mid 19th century workers terraced housing of a strong unified character and therefore worthy of retaining their designation.
9. In March 2012 the Government introduced the National Planning Policy Framework replacing the guidance formerly contained within PPS5. Paragraph 169 of the NPPF is particularly relevant with regards conservation area appraisals: '*local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment.*' The conservation area appraisals comply with the requirements of NPPF paragraph 169.

10. In 2011 English Heritage published guidance on conservation area appraisals, 'Understanding Place: Conservation Area Designation, Appraisal and Management'. This sets out the importance of definition and assessment of a conservation area's character and the need to record the area in some detail. The purpose is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. Conservation area appraisals, once they have been adopted by the council, can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area. Both the Page's Walk and Thorburn Square Conservation Area Appraisals have been prepared in accordance with the English Heritage guidance.

Community impact statement

11. Although consultation is not required, the draft appraisal has been consulted on in accordance with the statement of community involvement. The statement of community involvement sets out how and when the council will involve the community in the alteration and development of town planning documents and applications for planning permission, and was adopted in January 2008.
12. The consultation has sought the views of local residents, businesses and other local interest groups over the conservation area appraisals. The draft Page's Walk and Thorburn Square Conservation Area Appraisals were placed on the council's website and copies made available in the local libraries.

Human rights implications

13. This conservation area engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
14. This proposal has the legitimate aim of providing for the conservation of the historic environment within the conservation area. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Resource implications

15. Notifying the public of the Page's Walk and Thorburn Square Conservation Area Appraisals has not resulted in resource implications for the staffing of the Chief Executive's Department.
16. Other resource implications will be the cost of publishing the conservation area appraisal, which can be met within the Chief Executive's Department's revenue budget. The cover price of the document will be fixed to cover production costs.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

17. 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 (*section*

69(1), *Listed Building Act (LBA) 1990*). A Local Planning Authority (LPA) is under a duty to designate conservation areas within its locality and to review them from time to time (*section 69(2)*). Section 69(2) of the Act imposes a further duty on local planning authorities to review the extent of their functions and if need be to designate any further parts of their area as conservation areas. The adoption of conservation area appraisals will formalise the council's review of the two conservation areas.

18. There is no statutory requirement for LPA's to consult with anyone before a conservation area is designated or appraised and nor does the council's statement of community involvement require consultation in respect of designating or appraising conservation areas. However, English Heritage advises LPA's to consult as widely as possible, not only with local residents and amenity societies, but also with Chambers of Commerce, Public Utilities and Highway Authorities.
19. Once adopted the Conservation Area Appraisals will provide additional guidance to be taken into account in determining applications for developments affecting Page's Walk and Thorburn Square Conservation Areas.
20. The proposal to adopt the conservation area appraisals is brought before the planning committee in accordance with Part 3F paragraph 3 of the Constitution which authorises the committee to adopt conservation area character appraisals.

Equalities and Human Rights

21. The Equality Act 2010 introduced a single public sector equality duty (PSED). This duty requires us to have due regard in our decision making processes to the need to:
 - (a) Eliminate discrimination, harassment, victimisation or other prohibited conduct;
 - (b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not
 - (c) Foster good relations between those who share a relevant characteristic and those that do not share it.
22. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The PSED also applies to marriage and civil partnership, but only in relation to (a) above.
23. There has been compliance with the council's approach to equalities as well as the public sector equality duty as contained within section 149 of the Equality Act 2010. All six equality strands have been duly considered and assessed, this is evidenced at in the Equalities and Human Rights Impact Assessment (EqIA).
24. Paragraph 3 of part 3F of the Southwark Constitution reserves to planning committee the decision as to whether to designate an area a conservation area.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Reports to the Bermondsey Community Council on 13 October 2011 & 2 July 2012 (Page's Walk and Thorburn Square Conservation Area Appraisals).	Chief Executive's Department 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289

APPENDICES

No.	Title
Appendix 1	Page's Walk Conservation Area Appraisal.
Appendix 2	Thorburn Square Conservation Area Appraisal.
Appendix 3	Equality Impact Assessment (EqIA) – Page's Walk (pages 107-114)
Appendix 4	Equality Impact Assessment (EqIA) – Thorburn Square (pages 115-122)

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	13 August 2012	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		23 August 2012

Page's Walk

Conservation Area Appraisal

(April 2012)

www.southwark.gov.uk



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Page's Walk Conservation Area

1.0 Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1. The purpose of this statement is to provide both an account of Page's Walk Conservation Area and a clear indication of the Borough 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, and will be used by the Council in assessing the design of development proposals.
- 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, and any elements that detract from the conservation area. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and trees, planting and other streetscape elements. Section 5 provides guidelines for future management and change in the conservation area.

1.3. Page's Walk Conservation Area

Location

- 1.3.1. The Page's Walk Conservation Area is situated between Willow Walk and Old Kent Road and is comprised of a row of dwellings built in the latter part of the 19th century. The dwellings now back onto an industrial area that is segmented by Mandela Way; and fronted by the Guinness Square housing estate and the former Page's Walk School. Bermondsey Street Conservation Area is a short distance to the north, separated by industrial buildings fronting onto the northern part of Page's Walk but not within the Page's Walk Conservation Area. The industrial nature of the surroundings and the scale of the dwellings within the Conservation Area emphasises its character and ensures that the boundaries are well defined.

Topography

- 1.3.2 From the River Thames the land rises gently to Peckham before climbing steeply to the high ground of Streatham and Dulwich at over 50 metres above O.S. Datum. Visually the area is effectively level. Geologically the settlement is largely built on deposits of laminated clay, peat and sand, interrupted by a ridge of clay, shell, sand and pebble beds.

1.4. Planning History

- 1.4.1 In recognition of this special character, the Page's Walk Conservation Area was designated by the Council on 30th June 1986, consisting of the eastern part of the street, south of Willow Walk.

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.*

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.

2.0 Historical Background

2.1 Origins

- 2.1.1 The landscape of Southwark after the end of the last Ice Age was remarkably different to what is visible now. The retreat and melting of the glaciers left a landscape characterised by a wide River Thames which ran as a braided channel through many smaller islands. Other rivers ran north into the Thames feeding the channels separating the islands. Page's Walk is located in an area of deep alluvial deposits which formed between the higher, island located in the area of Bermondsey Square and more solid geology marked by the line of the Old Kent Road. This area between the solid ground has been interpreted as a lake or post-glacial morass. Throughout the prehistoric period archaeological evidence indicates the landscape of this area was exploited and used by many communities. As time went on the area of the lake shrank and now preserves important archaeological deposits relating to the exploitation and use of this former body of water.
- 2.1.2 During the Roman period, Southwark was probably a suburb of Londinium, the Roman provincial capital of Britain. Page's Walk lies between two areas of important Roman archaeology. Excavations, to the north, at Bermondsey Square have recovered remains of a farming community and a potential elite roman building. To the south the Old Kent Road; or Watling Street as it is generally referred to, connected London with the European Empire via the Kentish ports and continued to the north-west linking many other roman towns in Britain. Along side the Roman Old Kent Road archaeological evidence for burials, settlement and agriculture has been identified.
- 2.1.3 During the medieval period Bermondsey Abbey developed to the north of the conservation area. The boundary of the abbey estate ran to the north along the line of modern Grange Road. To the south the Old Kent Road retained its importance as a primary link across Southern England. The Old Kent Road is, of course, most famous as the route followed by Chaucer's pilgrims. The conservation area, during this period is likely to have remained open, agricultural land due to its location between the Abbey and the main road.
- 2.1.4 Early post-medieval maps (John Rocque's Map 1769 and Richard Horwood's map 1792-1799) both show the conservation area as open fields. The Kennington to Peckham map (1830) indicates a street on the line of Page's Walk bounded by some small buildings. Whilst there are some isolated developments, the area is still mainly open fields. Page's Walk originally referred to only the northern part of the current street, the southern stretch being known as Swan Street, leading to the Old Kent Road. In the first half of the 19th century, the wider area of Bermondsey was famous for its leather goods due to the amenities provided by the tidal ditches that criss-crossed the area. There was a tannery on the eastern corner of Swan Street and Willow Walk, this having been converted into stables by the 1860s. By the time of the OS map of 1879, two terraces of houses had been constructed on the southern side of the street with a central access to the goods yard and tannery behind. The OS Map of 1896 indicates further changes to the area, including the construction of the Page's Walk School to the north.

- 2.1.5 The Bricklayer's Arms Railway Station was constructed around 1843 and was the first station to be controlled by a signal box. After some use, it fell into redundancy as a passenger station and in 1852 its passenger services were transferred to London Bridge. The railway station retained its functions as a goods station with the attendant train sheds, wagon houses and stables occupying much of the land to the east of the conservation area.



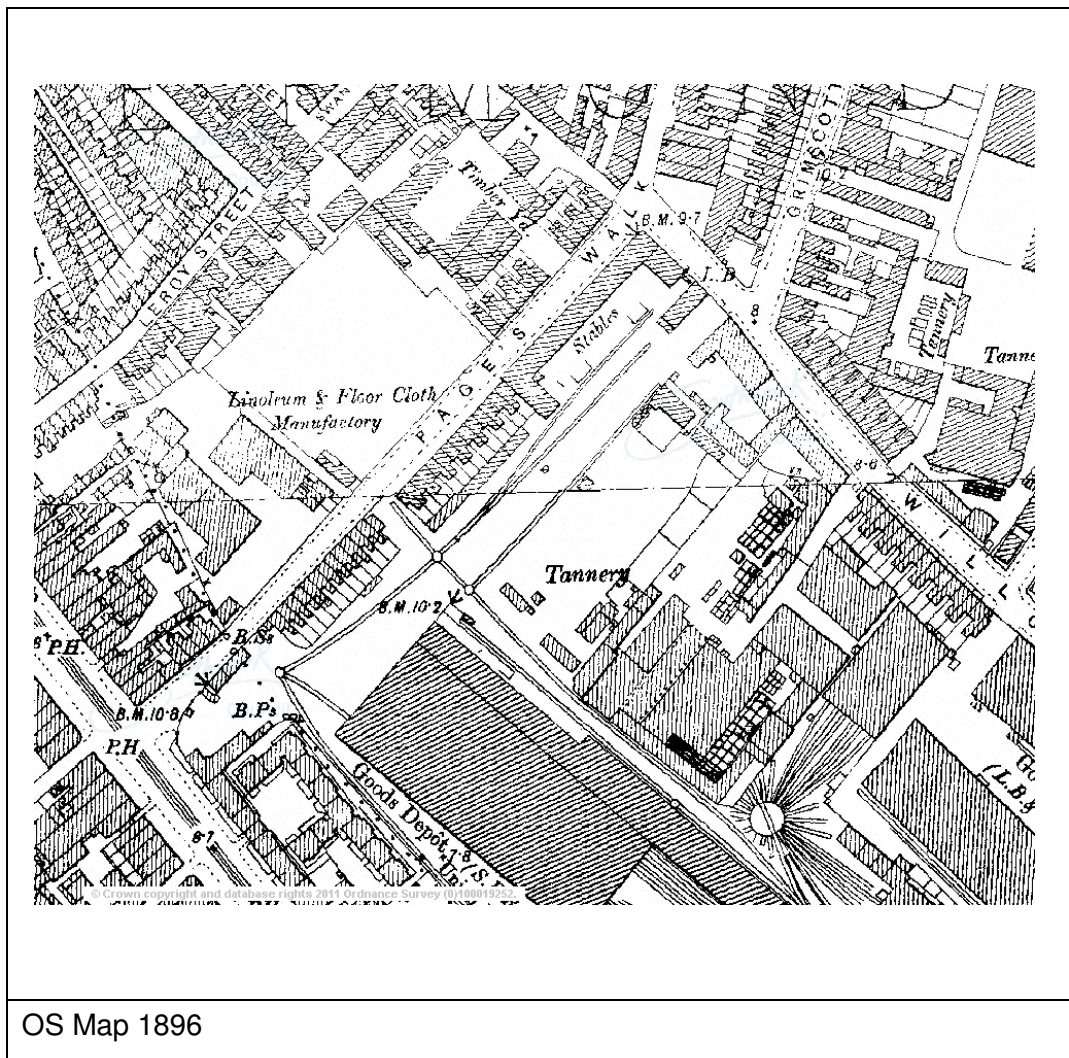
Nos. 1-8 Willow Walk (Willow Walk elevation)

2.2 Residential development

- 2.2.1 By the 1870s, Swan Street was annotated as Page's Walk, the housing development having continued from the northern part of the street. Nos. 47-73 (odd) and Nos. 81-103 (odd) were the first houses on the site, built as two rows of terraced cottages in the 1840s. The latter group was acquired by the South Eastern Railway Company to house workers at the Bricklayers Arms Station and Goods Depot.
- 2.2.2 Charles Booth's poverty map of 1898-99 classes the terraced houses on Page's Walk as mixed, some comfortable, others poor. Around the conservation area; at that time, there was a mix of accommodation and levels of deprivation. To the west; off the Old Kent Road, households were classed as fairly comfortable, with good earnings. To the north households were classed as poor or very poor.
- 2.2.3 There was little change to Page's Walk and the area surrounding area during the early 20th century. The Bricklayer's Arms Station and buildings had become parcel depot. Guinness Estate built in the mid 1970s replaced earlier Guinness Trust residential block on the site. Adjoining the Guinness Estate is the Harold Estate; the flats here were constructed in the early part of the 20th century. The area immediately behind the Page's

Walk Conservation Area is industrial, with a number of large depots and warehouses, consistent with the character of the northern part of Page's Walk.

- 2.2.4 The 1980s saw further change to the area with the stables on the site of the former tannery were redeveloped as a business centre, and the gap site between the No. 73 and No. 81 was filled in with three terrace houses abutting the existing ones. The buildings adjacent to No. 103 Page's Walk were demolished and Mandela Way was built in 1984, passing along the southern end of Page's Walk from the site of the gateway to the former railway station.
- 2.2.5 The former Page's Walk School to the west of the conservation area was converted to flats in the 1990s, and together with the Guinness Housing Estate makes the southern part of Page's Walk a wholly residential area.



3.0 The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest / Significance

- 3.1.1 The Page's Walk Conservation Area is a notable surviving example of mid 19th century workers terraced housing, of a strong unified character, which were built on previously open fields following the construction of Bricklayer's Arms Railway Extension in the 1840s.

Urban Morphology

- 3.1.2 The road; Page's Walk, dates from the early 19th century with the buildings fronting the street dating from the mid 19th century. The buildings form a continuous block along the southern edge of Page's Walk and aligned directly onto the street, with the exception of Nos. 47-73 (odd) Page's Walk which have small front gardens set behind iron railings.

Land use pattern

- 3.1.3 The area is substantially residential. The only other uses within the conservation area are business and office use at Nos. 1-8 Willow Walk, on the corner of Page's Walk.

Buildings

- 3.1.4 The conservation area is very cohesive in character, consisting for the most part of 2-storey mid 19th century terraced dwellings in London stock brick. Due to their simultaneous construction by the same developer, the terraces are consistent in design and form a strong rhythm that continues along the length of the street.
- 3.1.5 Nos. 47-73 (odd) Page's Walk, circa 1840s. Terrace of 14, two storey stock brick terrace, each house two windows wide. Entrances paired beneath simple cornice, frieze and blocking courses. Flat arched window openings. Stucco first floor cill band. The original flat parapets rebuilt in "butterfly" form in second-hand stocks, with brick on edge and tile copings.
- 3.1.6 Nos. 75-79 (odd) Page's Walk, circa 1980s. Three, two storey terrace houses, with two windows on the first floor, in second-hand stock bricks. Entrances paired beneath brick with simplified dentil cornice to the front doors to Nos. 75 and 79. The parapets have a brick cornice and brick-on-end frieze to replicate original parapet detail to Nos. 97-103 (odd) Page's Walk.
- 3.1.7 Nos. 81–103 (odd) Page's Walk, circa 1840s. Terrace of 12 houses each two storeys high, with two windows on the first floors. Stock brick with simplified dentil cornice to the front doors. Nos. 97 – 103 (odd) retain their original parapets with brick cornice and brick-on-end frieze. The parapets to Nos. 81 – 95 (odd) Page's Walk have been rebuilt in a "butterfly" form.
- 3.1.8 Nos. 1 to 8 'The Willows' Willow Walk, circa 1860s. Built as stabling for the South Eastern Railway Co's Bricklayers' Arms goods depot. 26 bay single storey range to Page's Walk. Blind arcaded elevation to the street in stock brick with paler brick

voussoirs. Slate roof with longitudinal lantern lights to the ridge. The rear elevation is rendered, with metal windows in round arched openings. The metal windows are broken down into small rectangular and segmental panes. At the corner of Willow Walk and Page's Walk a smaller, two storey block with the upper floor possibly originally used as a provender store. Rendered elevations, eight windows wide facing Willow Walk with three windows to Page's Walk. Ground floor windows round arched, first floor windows segmental arched.

	
<p>The Victoria Public House, Page's Walk</p>	<p>The former school keeper's house, Page's Walk</p>

The setting of the Conservation Area

- 3.1.9 To the north, the Guinness Square Estate forms a major part of the setting of the conservation area. The four storey large residential blocks and the thirteen storey Guinness Tower are set back from the street behind communal gardens. The materials, architecture and scale of 1970's estate pay no regard to the 19th century fabric of Page's Walk. Further to the north the mature trees of the Harold Estate screen the early 20th residential blocks and provide a green back drop to the conservation area. The Victoria Public House; at the junction opposite Willow Walk is a building of merit at the northern end of the Page's Walk.
- 3.1.10 To the north-west of the Guinness Square Estate, the buildings and boundary wall of the former Page's Walk School enclose the conservation area. This complex of 19th century buildings although outside the conservation area have townscape merit, and together with the terraced houses of Page's Walk, forms a quality element at the southern end.
- 3.1.11 To the north-east and east of the conservation area are two to three storey modern industrial buildings and warehouses. The large units are positioned centrally within their sites and surrounded by surface car parking and yard space, which is in contrast to the

small terraced houses of the Page's Walk Conservation Area. Generally the townscape to the east of Page's Walk is of low quality and provides a poor setting to the conservation area.

3.2 Local Materials and Details

3.2.1 Overall there is a consistency with materials employed for 19th century residential buildings within the Page's Walk Conservation Area and Nos. 1-8 Willow Walk, a summary is provided below:

- Buildings are predominantly yellow stock or second hand stock brick;
- Yellow brick for flat arches;
- Black brick plinth band to Nos. 4-8 Willow Walk;
- Stone steps and cills;
- Roofs are natural slate;
- Stucco first cill banding course and decorative door details. Stucco render to Nos. 5-8 Willow Walk;
- Timber windows, panelled doors (with fanlights) and shutters to residential properties; and
- Metal windows to Nos. 4-8 Willow Walk.

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

- An important feature of the residential properties is the serrated outline of the London or 'butterfly' roof profile. The serrated roof profile is exposed to Nos. 47-73 (odd) and 81-95 (odd) Page's Walk, whereas to Nos. 75-77 (odd) and Nos. 97 – 103 (odd) the roof profile is hidden behind the parapet. The existence of chimneys also provides interest at roof level.
- The roof to the former stable block (Nos. 1-4 Willow Walk) is slate, with a shallow pitch behind a parapet with a glazed lantern to the ridge of each property. The block forming Nos. 5-8 Willow Walk has a hipped slate roof, concealed behind a parapet.
- Nos. 1-4 Willow Walk have a blind arcaded elevation to Page's Walk, in stock brick with paler brick voussoirs and a slate roof with longitudinal lantern lights to the ridge. No. 4 has metal windows in round arched openings, to match the Willow Walk elevation.
- Nos. 47 -73 (odd) Page's Walk have arched window openings and paired entrances beneath simple cornice, frieze and blocking courses. There is a stucco cill band defining the storeys. The windows are 12-paned, timber sash windows with solid shutters at ground floor. No. 63 has had its timber windows replaced with Upvc units.

- Nos. 81 – 103 (odd) Page's Walk differ in that they have simplified dentil cornices and the doorways are not paired. The windows are also 12-paned, but some have also been modified to more simple 4-paned windows.
- Detailing is predominantly provided through the use of stucco on the front elevations of the properties, used to define continuous cill bands and lintels above the paired front doors.
- The ironwork that defines the front gardens of Nos. 47 – 73 (odd) Page's Walk adds to the character of the area and should be retained. Whilst not original and date from the 1990s, they replaced ironwork removed during World War II.

	
<p>London stock brick used for the terraced dwellings along Page's Walk</p>	<p>Stucco details used to define the lintels and continuous cill bands</p>

3.3 Views and Townscape

3.3.1 The gateway buildings (Nos. 1-8 Willow Walk and the Victoria Public House) form tangible ends to Page's Walk Conservation Area, albeit the public house is not within it. Views to the north and south are dominated either by residential blocks or industrial/warehouse buildings outside the conservation area. Towards the south-east views along Page's Walk open up to Mandela Way and the modern nine storey residential building on the New Kent Road, just outside conservation area. The Shard (London Bridge Tower) dominates distance views to the north.

3.4 Key Spaces and Landscape Elements

3.4.1 The land adjoining No. 103 Page's Walk is the only open land within the conservation area. There are no street trees within the Page's Walk Conservation Area, although a number of trees are located within the boundaries of the housing estates across the road and provide an important green back drop.

- 3.4.2 Street surfaces generally comprise of modern tarmac carriageways with concrete pavements. However, granite kerbs have generally survived and Yorkstone paving is to be found in the areas enclosed by iron railings to Nos. 47-73 (odd) Page's Walk.
- 3.4.3 Three modern bollards are located in the conservation area, outside Nos. 93-95 (odd) Page's Walk. A grey parking permit machine is located adjacent to No. 103 Page's Walk. The only other street furniture in the area are the street light columns, in a traditional black 'Victorian' style.



4.0 Audit

4.1 Listed Buildings

4.1.1 There are no listed buildings within the Page's Walk 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 street and views. The scale, containment and background character that they provide is essential to the character of the conservation area. The following are of unlisted buildings and building groups within the Page's Walk Conservation Area:

- Nos. 47 -73 (odd) Page's Walk;
- Nos. 81 – 103 (odd) Page's Walk; and
- Nos. 1 to 8 'The Willows' Willow Walk.

4.3 Archaeology

4.3.1 The Page's Walk Conservation Area does not lie within an archaeological priority zone. However, as the Council's existing and proposed archaeology policy states that the borough as a whole should be viewed as having archaeological potential, all development proposals within the conservation area should be discussed with the Archaeology Officer in addition to the Conservation and Planning Officers. Please refer to the Council's website www.southwark.gov.uk for contact details.

4.4 Negative elements

4.4.1 Whilst the conservation area's houses remain substantially intact (externally at least) and unaltered, the cumulative effect of small scale change; such as the replacement of timber windows with Upvc, introduction of metal gates to front doors and meter boxes to the front elevation, are damaging to the overall character and appearance of the area. Care must be taking to retain original features and where needed, to be replaced in natural materials and colours in keeping with the setting of the conservation area. Meter boxes should be sensitively located and external pipework runs located away from principal elevation.

4.4.2 No. 101 Page's Walk is in a poor state of repair and is on the Council's Buildings 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 beneficial use.

4.4.3 The open land, mesh/ barb wire fencing and graffiti to the flank wall to No. 103 Page's Walk is having a detrimental impact on the conservation area.

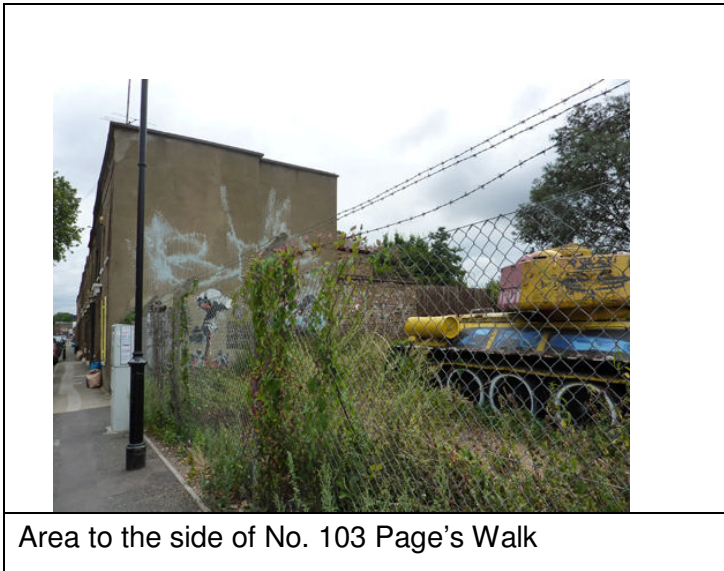
4.5 Environmental improvements

4.5.1 Piecemeal "improvements" to the front gardens of individual properties should be controlled and assessed against the overall character of the street. There is some limited potential for street tree planting along the northern side. The conservation area could benefit from a consistent treatment of the public realm in terms of paving treatment. Original granite kerbs exist and there are some areas of Yorkstone paving behind iron

railings to front gardens. Consideration should be given to the re-introduction of traditional paving materials throughout the conservation area.

4.6 Potential development sites

- 4.6.1 The currently derelict site at the corner of Page's Walk with Mandela Way is the only potential development site within the conservation area. The site houses a T-34 tank and abuts the blank side wall of No. 103 Page's Walk. The opportunity exists for the introduction of terraced houses of no more than two storeys, reflecting existing building heights of the conservation area. A key consideration is the relationship of the new development the established urban grain and pattern of development. It is also important that any new developments reflect the building to garden ratio of the existing dwellings.
- 4.6.2 Replacement of buildings 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. Proposals will need to demonstrate that there is no detrimental effect on the character or appearance of the conservation area.



Area to the side of No. 103 Page's Walk

4.7 Boundary changes

- 4.7.1 Consideration should be given to the inclusion; within in the Page's Walk Conservation Area, of the former Page's Walk School, also formerly known as the Bacon School (now School House). Built for the London School Board (c. 1896) is three storeys yellow and red brick building in the Queen Anne style has been converted in residential use. Another building worthy for inclusion, is the former School Keeper's House (No. 110 Page's Walk). The yellow brick building has red brick voussoirs and quoins, central pedimented dormer, tall chimney stack also in the Queen Anne style. The Victoria Pubic House (No. 70 Page's Walk) and early 20th century building also has townscape merit and acts as a gateway building to the conservation area along with Nos. 1-8 Willow Walk.

5.0 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 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. The guidance is intended for unlisted buildings within conservation areas. Listed buildings will require separate Listed Building Consent for all but minor 'like for like' repairs and for these buildings there are additional considerations to take into account. There are no listed buildings within the Page's Walk Conservation Area.
- 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 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.

5.2 Development form and urban morphology

Street and plot patterns

- 5.2.1 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. The small-scale residential character of the conservation area is a defining element and any change must consider the basic principles that have determined it. The building line of Nos. 1-8 Willow Walk abuts the pavement directly. Nos. 47 – 73 (odd) Page's Walk have shallow front gardens bounded by wrought iron railings, consistent along its

length. Nos. 75-103 (odd) Page's Walk regains the building line of the former stables and front onto the pavement.

Building form

- 5.2.2 There are very few opportunities for development within the conservation area. One possible site is the junction of Page's Walk with Mandela Way, currently overgrown and bounded by unsightly wire fencing. Development on this site can respond by:
- Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality;
 - Keeping utility areas behind the street frontage and retaining the consistent building line along Page's Walk;
 - Ensuring building footprints do not fill the whole of the plot but respect the historic building to ground ratio; and
 - Respecting the two-storey height of the dwellings within the conservation area and continuing the rhythm of the terraced housing.

Ground Surfaces

- 5.2.3 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. With the exception of the granite kerbs, most of the original surfaces have been lost and the predominant surfacing material in the area at the moment is tarmac and concrete. The retention of the granite kerbs is encouraged and the Yorkstone paving behind the iron railings to some of the properties.

Trees and street furniture

- 5.2.4 Trees are not prevalent in the conservation area, with the only greenery being that in the shallow front gardens of Nos. 47 -73 (odd) Page's Walk. The opposite side of the street features a different morphology that allows for planting, many spaces having mature trees that form a green edge to the west of the conservation area.
- 5.2.5 Reinstatement of traditional street furniture would help to strengthen the character of the area. Where replacement is necessary a co-ordinated approach should be taken to ensure a consistent and appropriate design throughout the area.

5.3 Improvements and repairs

Materials

- 5.3.1 Choice and use of materials can have a significant effect on the character and appearance of 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 and detailing are chosen to match the originals as closely as possible in both appearance and performance.
- 5.3.2 The use of natural, traditional materials will be encouraged. 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-based mortars and renders are discouraged on historic buildings.

Maintenance

- 5.3.3 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

- 5.3.4 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 Page's Walk 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.
- 5.3.5 Replacement windows should 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 and natural materials. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate the slenderness and detailing of timber sash window as a double glazed units in these materials, and therefore not acceptable for use on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features.
- 5.3.6 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 and dimensions of frames glazing bars and meeting rails etc. 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.
- 5.3.7 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.
- 5.3.8 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

- 5.3.9 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 or good quality reconstituted slate should be used in the Page's Walk 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.
- 5.3.10 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. Given the 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. Furthermore, given the cohesive nature of the existing roofscapes within the Page's Walk Conservation Area, mansard extensions would be considered inappropriate.
- 5.3.11 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

- 5.3.12 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 Page's Walk 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.
- 5.3.13 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. Re-pointing 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.
- 5.3.14 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

- 5.3.15 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.
- 5.3.16 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. 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 wall to “breathe” is recommended. This will not require consent. Textured or highly glossy paints and ‘*brilliant white*’ should be avoided.
- 5.3.17 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

- 5.3.18 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 due to adjacent foliage this can be readily and economically prevented by the installation of simple mesh guards.

Satellite dishes

- 5.3.19 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;
 - 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.

Renewable Energy

- 5.3.20 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.
- 5.3.21 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.

Extensions

- 5.3.22 Where rear extensions are proposed, they should normally be no more than one storey in height, or reflect the established urban grain/pattern of development possible. Depending on the buildings location full width rear extensions may prove unacceptable. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building's, be low key in design and as unobtrusive as bulk. It is also important that rear extensions leave an adequate area of garden/open amenity space to

the dwelling-house. 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.

- 5.3.23 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.

6.0 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 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 London Tree Officers Association
020 7974 4124 <http://www.ltoa.org.uk/>
- The Twentieth Century Society
020 7250 3857 <http://www.c20society.org.uk/>

Further reading

- Ashurst, J and N – Practical Building Conservation, Vols. 1 to 5 (1988)
- Boast, Mary (1998, London Borough of Southwark) – The Story of Bermondsey
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- Campbell-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)
- English Heritage (2008) – Climate Change and the Historic Environment
- Institute of Historic Building Conservation [IHBC] – A Stitch in Time: Maintaining your Property makes Good Sense and Saves Money (2002)
- Reilly, L – Southwark: an Illustrated History (London Borough of Southwark, 1998)

Thorburn Square

Conservation Area Appraisal

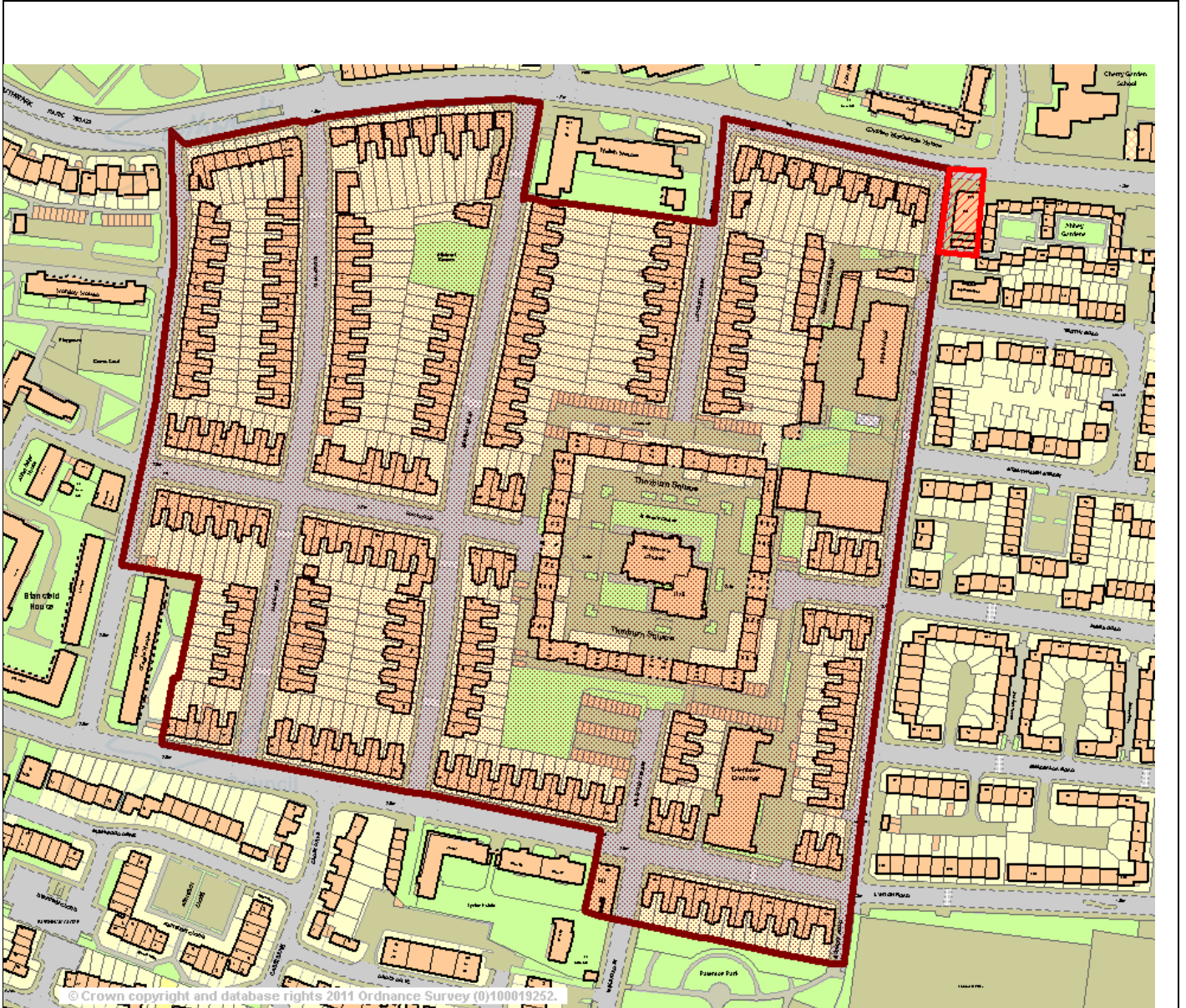
(April 2012)

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Thorburn Square Conservation Area and 2012 extension

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 Thorburn 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. Thornburn Square Conservation Area

Location

- 1.3.1 Thornburn Square Conservation Area is located on land lying to the south of Southwark Park Road, Bermondsey. The present day conservation area extends to approximately 9.5 hectares. Thornburn Square is now the only remaining part of a tightly packed 19th century residential area that extended to a southern boundary defined by the railway tracks formerly leading to the Bricklayers Arms Goods Depot located to the west of Dunton Road. Geographically this part of Bermondsey was always relatively isolated.

Topography

- 1.3.2 From the River Thames the land rises gently to Peckham before climbing steeply to the high ground of Streatham and Dulwich at over 50 metres above O.S. Datum. Visually the area is effectively level. Geologically the settlement is largely built on deposits of laminated clay, peat and sand, interrupted by a ridge of clay, shell, sand and pebble beds.

1.4. Planning History

- 1.4.1 The Thornburn Square Conservation Area was designated by Southwark Council on 30th January 1991 as a conservation area, under the Civic Amenities Act of 1967. This was done after a period of deferment and the main Planning Committee of Southwark Council endorsed the recommendation of the Borough, Bermondsey and Rotherhithe Planning Sub-Committee of 14th August 1990 that the Area should be so designated and that an Article 4 Direction be simultaneously imposed, although this was never done.

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:

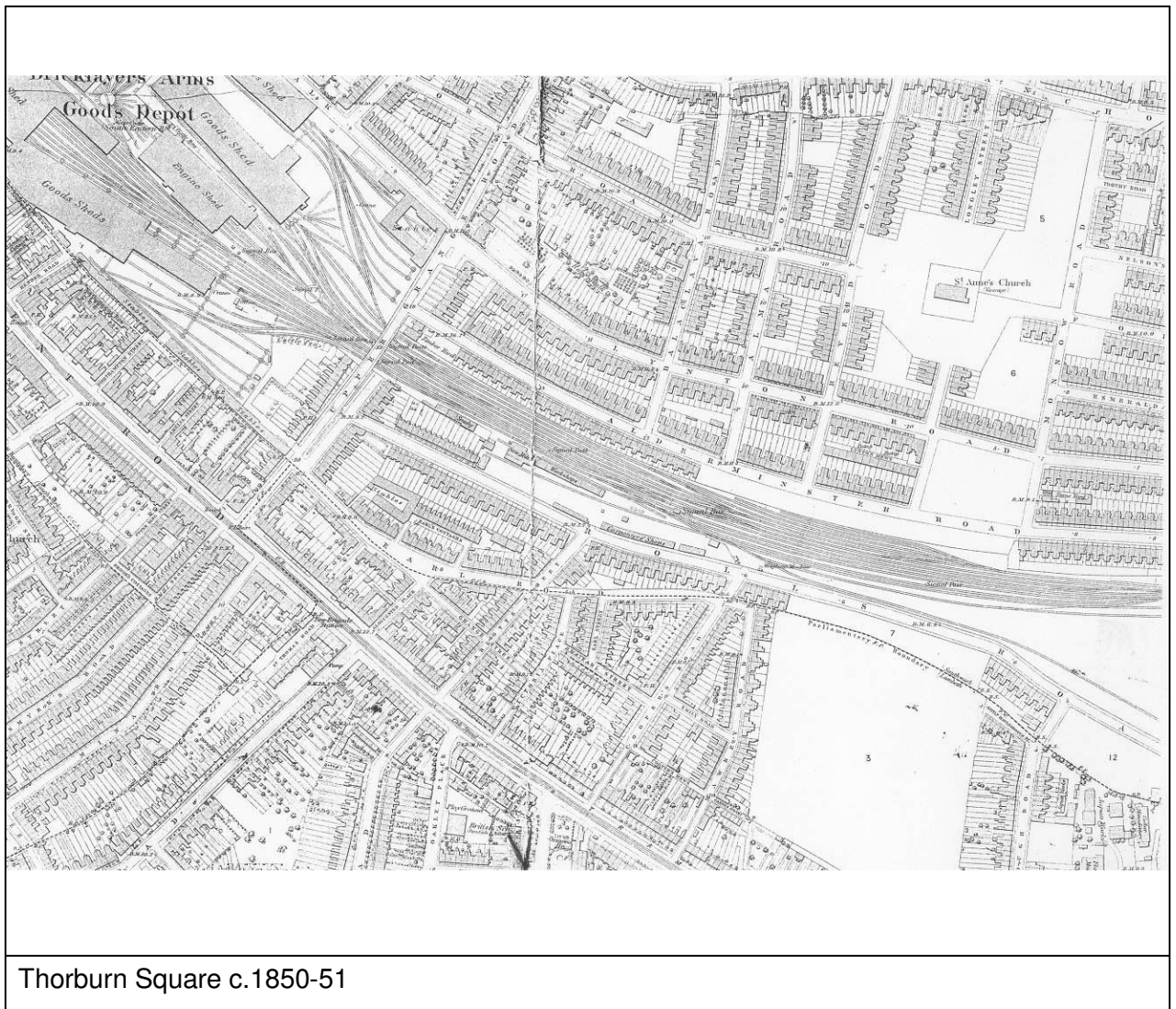
- The enlargement, improvement or other alteration of a dwelling house (including changes to windows, doors, roofs and front boundary hedges) insofar as such development would alter the external appearance of the house, as viewed from a public highway;
- The rendering or use of stone or other cladding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

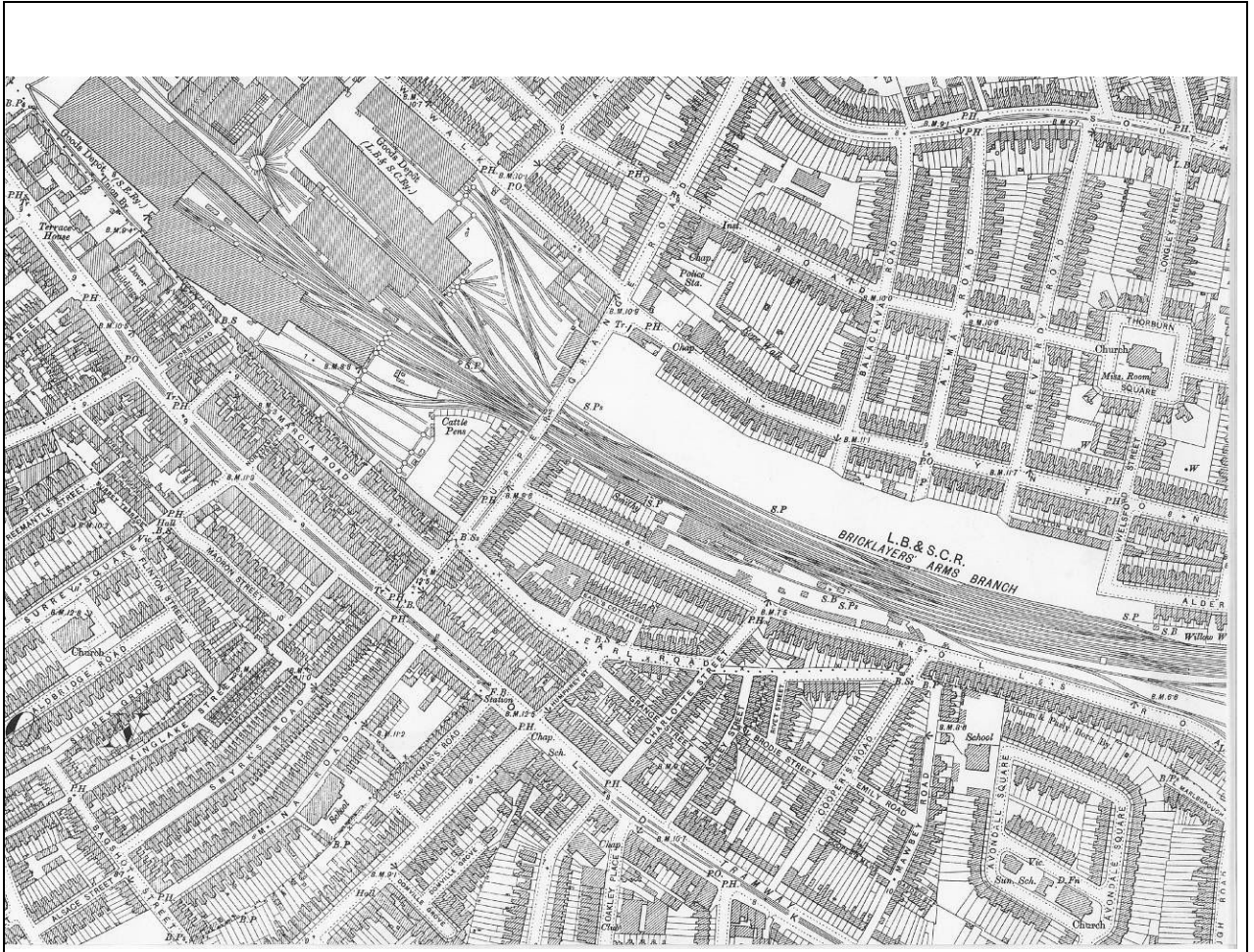
1.8. Further Information

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.



Thorburn Square c.1850-51



Thorburn Square c.1879

2. Historical Background

2.1. Origins

- 2.1.1 The streets forming the Thorburn Square Conservation Area developed after the construction of the Bricklayer's Arms Railway extension in the 1840's. The line once formed part of the South Eastern and Chatham Railway. A map from 1850-51 confirms that at this time the conservation area remained largely undeveloped with the exception of Alma Grove (then Tenter Ground Lane) and Southwark Park Road (then Blue Anchor Road). To the south of the conservation area the tracks of the Bricklayer's Arms Railway extension can be seen.
- 2.1.2 A later map indicates that by 1879 most of the roads within the conservation area had been constructed and the land developed. The exception was the area around St. Anne's Church, Monnow Road and the junction of Southwark Park Road (still known as Blue Anchor Road) and Monnow Road, which remained undeveloped.
- 2.1.3 By 1896 the remainder of the conservation area had been constructed, including Spa School and the Queen Victoria Public House. Blue Anchor Road had been renamed Southwark Park Road and a tramway ran along its length connecting Bermondsey with Rotherhithe. By the late 19th century Spa School (then Monnow Road School) had been constructed and it is typical of the London Board School from that time.
- 2.1.4 It is on the map of 1896 that Thorburn Square is first referred to. In the centre of the square stood St Anne's Church, formerly the central feature to a set piece residential estate from the mid Victorian era. The area is often referred to as the last remaining part of 'Old Bermondsey' (presumably referring to an intact wholly residential quarter). It is certainly the largest old residential area remaining in North Southwark and to date remains largely intact. The Church today stands in an entirely different relationship to the surrounding streets than that for which it was originally intended. St Anne's had been designed and built in 1869/70 by the architect J Porter to sit on the east/west axis of Fort Road and as the focal point to Thorburn Square. The Square is also fed from the north by Longley Street and from the south by Welsford Street. Interestingly, the church was built first, and then followed by the surrounding small-scale streets, and finally the buildings on Thorburn Square, providing the setting for the church as the final part of the development. This unusual pattern can be seen. The original buildings surrounding the square were large, three-storey semi detached Villas of the 1860's, similar to those found today of Southwark Park Road, with a wealth of elaborate detailing in stucco and wrought iron.
- 2.1.5 The Thorburn Square Conservation Area remains much as must have been originally intended. The intense development of two-storey terraced houses with repeated ornamental details and minor design variations allows each street/road a slight variation that affords individuality. The names of the roads Balaclava and Alma record both the date of the development and famous military victories of the Crimean War still fresh in the public's mind at that time.
- 2.1.6 Contemporary accounts relate to an explosion of construction covering the entire area as the remaining pasture and grassland finally disappeared under brick during the mid to late 1800's. The wider area had a distinct economy of docking, warehousing and food manufacture that placed great pressures on land use. A substantial portion of Bermondsey

was devoted to economic activity. Peak Frean and Co. and other well-known provisioners, such as: Hartley, Lipton, Lazenby and Sarsons were all located in the vicinity. Engineering, timber and the traditional leather industry also flourished.

	
Thorburn Square	Nos. 127-131 Fort Road

- 2.1.7 Booming commercial activity left very little land for residential use that in consequence was intensively developed. This fact largely accounts for the present form of the surviving 19th century pattern of development around Thorburn Square. Ownership of land lying to the south of Southwark Park Road is known to have belonged to the Steavens/West Estate from the mid 18th century until as recent as 1960. When the West family began developing this area for residential use during the 1860's, as the freeholders they leased much of the land to a Mr. Drake, master builder. He was responsible for the construction of the original Thorburn Square, as well as many of the surrounding streets.
- 2.1.8 Charles Booth's poverty map of 1898-99 classes the majority of the terraced houses within the Thorburn Square Conservation area were classed as fairly comfortable. In contrast, the properties on Southwark Park Road and fronting onto Thorburn Square were classed as middle class, well-to-do. The majority of the housing surrounding the conservation area; at that time, were also classed as fairly comfortable, with isolated pockets of housing classed as poor.
- 2.1.9 The area immediately surrounding the conservation area would once have been high-density, tightly packed residential streets of a similar nature to the remaining section around Thorburn Square. After suffering greatly from bomb damage during the Second World War, the Thorburn Square Conservation Area is the only surviving section of mid Victorian housing which once typified North Bermondsey. The area surrounding this site including the railway tracks to the south has been intensely redeveloped. Also, many derelict industrial sites to the North have since been removed and the space in-filled with low-density modern housing estates. This leaves the Thorburn Square Conservation Area as a unique site, typical of the urban form that formerly covered most of this area of South London.

2.2. 20th Century Urban Development

- 2.2.1 The post war maps of Thorburn Square indicate that some bomb damage had occurred, but this was largely in Reverdy Road and Alma Grove. However, the area around St. Anne's Church; with the exception of the school, remained intact. As a result of post war slum clearance, the former Thorburn Square was replaced by a fashionably 'brutal' housing re-development of 1968 by Southwark Borough Council. The new 3 storey development enclosed St Anne's from all sides and truncating views of the church and totally transforming its original setting. In the choice of design and materials and by the fact that it is now a wholly pedestrian precinct, Thorburn Square stands at odds both with the original planned layout of the area and its mid/late 19th century domestic architectural character. Thorburn Square has less relevance to the general character of the area than formerly would have been the case. Considering its own re-development, along with the clearance and subsequent re-development to the east of Monnow Road, the square has further shifted from the central position that it formerly enjoyed over a surrounding homogeneous area of housing. The 1968 version of Thorburn Square is however not without merit. The internal space creates a quiet enclave and is a reasonable alternative setting for the church. Its external integration, at the junctions with Fort, Longley and Welsford Streets are however much less successful.
- 2.2.2 There has been a limited amount of infilling during the 20th century, developments include along Alma Street and Fort Road. On the whole these new terrace properties have attempted to reflect the overall design and materials of adjoining properties. However, these new houses are plainer than their 19th century neighbours. Furthermore the proportions of the openings to these new houses (Nos. 127-131 Fort Road) are not identical to their historic neighbours and therefore visually unsatisfactory. In contrast the bomb site on Reverdy Road is occupied by allotment gardens.



Balaclava Road



Fort Road

3. The Character and Appearance of the Area

3.1. Broad Context

Definition of Special Interest / Significance

- 3.1.1 The Thorburn Square Conservation Area is a notable surviving example of mid to late 19th terraced housing which once occupied this area of Bermondsey. Narrow streets fronted by terraced house of a strong unified character with traditional Victorian detailing and small front gardens. Building heights across the area are generally uniform and typically two storeys. 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

- 3.1.2 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.
- 3.1.3 Generally within the conservation area, the streets are narrow and well-enclosed by the two storey terraced housing. Whilst the buildings are set back from the pavement, the front gardens are generally small at around 1.8 metres deep, with no consistent boundary treatment. To the rear the gardens are long and thin between 10 and 14 metres.

Land use pattern

- 3.1.4 The conservation area predominantly comprises dwelling houses. In addition the following uses are evident:
- St Anne's Church (and hall);
 - Spa School;
 - The Queen Victoria Public House; and
 - A small number of corner shops.

Buildings

- 3.1.5 The essential 'character' of Thorburn Square Conservation Area derives from the almost continuous terraces of small-scale two storey domestic development dating from a similar period and from the consistency of the overall treatment throughout the several streets and roads. These terraces survive almost as intended, despite some alterations and additions.
- 3.1.6 The variety of shop frontages and pubs play an important role within the streetscape of breaking up the terraces of housing and providing a visual relief and variety, as well as providing a community focus and amenity. These are located at; the corner of Sims Road and Monnow Road, the corner of Monnow Road and Southwark Park Road, the corner of

Southwark Park Road and Balaclava Road, and on Lynton Road in the proximity of Welsford Street.

- 3.1.7 The conservation area contains no listed buildings. The quality of its character is instead derived from the arrangement of the unlisted buildings, their density and location making this an unusual and interesting 'pocket', worthy of statutory protection. The 'architecture' is modest and appropriate. It is quality speculative development over a large area rather than a development that might be credited to the hand of a named architect. The 'design' of the development will have been the decision of Drake the builder in consultation with the land-owners (the Steavons/West Estate). Architectural detail and embellishments would have been found in catalogues and selected for use on different streets, in order to give a degree of personality within an otherwise homogeneous development formula.
- 3.1.8 At the junction of Alma Grove with Fort Road the essence of the conservation area is tangible. This junction and the lengths of Alma Grove, Longley Street, Fort and Reverdy Roads are very much the quieter internal spaces of the conservation area. At the boundary of the conservation area with the surroundings of Bermondsey the character 'falls off' to a measurable extent on account of the noise and dirt of traffic and the lack of complementarily sympathetic modern development on opposite sides of the roads. These external roads are Balaclava, Southwark Park, Monnow and Lynton. It follows that the heightened unique character of the conservation area may only be found in the combination of a consistency of quality buildings and trees with the quiet and delightful street spaces that they line.
- 3.1.9 Historical maps indicate that J. Porter's, St Anne's Church [1869/70] in yellow brick with red brick and stone dressings following a distinctly Gothic form, appears to have been the first building erected along Fort Road. A tower and spire in coursed stonework rises in the south west corner. A carved stone panel sits above the main west door in the tympanum of the Gothic arch. A feature of some interest in a worthy but otherwise rather dull building.

3.2. Local Materials and Details

- 3.2.1 Overall there is a consistency with the 19th century residential buildings within the conservation area, in terms of height, materials and design. The dominant building material is yellow London stock brick, with rendered window and door dressings. Predominantly detailing is limited to the inclusion of small white painted keystones in many of the door and window openings. Round-headed doorway openings are embellished with dentilled cornices or with bracketed hoods. Many window heads feature simple rough cambered brickwork and little else. The facades consist of single window openings, two on the first floor and a single sash and doorway on the ground.
- 3.2.2 The later properties on Southwark Park Road are grander 3 storey properties with a raised ground floor and entrance steps leading up from the pavement. These buildings are Italianate in design with tripartite sashes and stucco console bracketed cornices.
- 3.2.3 An important feature of the Thorburn Conservation Area is the serrated outline of the London or 'butterfly' roof profile which still exists. On Southwark Park Road the roof profile is hidden on the street elevation by stuccoed parapets but on Alma Grove the roof profile is clearly visible. The existence of chimneys provides interest within the conservation area at roof level.

- 3.2.4 Shop fronts/pub frontages survive at the Havelock Arms, the Finish Public House, and at No. 163 Monnow Road. A particularly fine frontage to the Rose and Crown at the junction of Alma Grove with Southwark Park Road once enhanced the area, but has been lost to a poorly executed conversion.
- 3.2.5 Whilst the former Monnow Road School is contemporary to the surrounding buildings it does not reflect the predominant palette of materials with its stock brick facades and red rubber brick dressings.
- 3.2.6 Due to the consistency of the conservation area where non-matching bricks are employed for extensions or alteration the difference is all the more noticeable. New or more recent buildings infilling the areas where different materials have been selected are generally successful and sympathetic compared to the 1960's Thorburn Square development.

	
Trees in the conservation area	Southwark Park Road

3.3. Views and Townscape

- 3.3.1 Views within the conservation area are contained due to the pattern of development. There are no landmark buildings as termination points for views looking out of the conservation area, only glimpses of the surrounding post war housing developments. The former street corner pub (No. 68 Southwark Park Road) at the junction with Alma Grove, The Finish Public House and the Queen Victoria Public House terminate long views within the conservation area.
- 3.3.2 Long north-south views through the conservation area are along Reverdy Road and Alma Grove. These views are contained by the homogenous 2 storey houses along these roads. In contrast, north-south views along Longley Street and Welsford Street and east-west along Fort Road are interrupted by the 3 storey Thorburn Square development. The wide and low openings within the development provide partial views of St. Anne's Church.
- 3.3.3 Due to the 19th century street pattern, many rear elevations and London roof profile are visible from the primary streets. On the whole rear elevations are largely intact and display two or three storied projecting rear extensions, which are part of the original buildings. These rear elevations, unaltered serrated roof profile and chimneys are important characteristics of the Thorburn Square Conservation Area.

3.4. Key Spaces and Landscape Elements

- 3.4.1 A key characteristic of the Thorburn Square Conservation Area are the open spaces left due to the pattern of development. These gaps which occur where the secondary streets meet the primary streets. They contribute positively to the character, setting and greening of the area and they should therefore be preserved. Side extensions and new developments, which obscure the gaps, are therefore unlikely to be acceptable.
- 3.4.2 The spaces within the public realm of the Thorburn Square Conservation Area divide into three distinct categories:
- Internal streets and roads;
 - External streets and roads; and
1. The St Anne's precinct and Thorburn Square.
- 3.4.3 The internal Streets and roads are those that provide the space between complementary development and that serve less as highways and more as access, parking and for the pedestrian circulation of local residents. These spaces are by definition linear but at the junctions of Alma Grove and Reverdy Road with Fort Road a real 'sense of place' is detectable. There is more evidence of community within these internal spaces and people movement has greater relevance where the carriageway is not dominated by moving traffic.
- 3.4.4 Street trees are a key component of the Thorburn Square Conservation Area. Fully grown Plane and Acacia trees now dominate the public realm of these internal streets. The decorative bark of the London Plane tree adds a great deal to the pleasure of the street space, as does the dappled sunlight that now filters from their lofty canopies.
- 3.4.5 The external streets carry busy traffic routes, most notably in an east to west direction along Southwark Park Road. The 'sense of place' along Lynton, Monnow and Balaclava Roads is also compromised by heavy traffic movement. The character of the conservation area is more mixed, less defined and more commonplace on these boundaries.
- 3.4.6 Thorburn Square itself is quite unusual. Intentionally, or otherwise, the Council architects have created a space that is more ecclesiastical than secular. The pedestrian precinct of Thorburn Square resembles the cloister of a large church or the court of some legal or institutional establishment. The gardens of the flats and of the church further humanise this car free space. The wide and low openings into the church precinct from neighbouring streets are crudely handled with the exception of the entrance from Longley Street that is successful in inviting views beyond and through the Thorburn Square building. This axis is designed with a familiar narrow two storey arched opening much as might be found supporting a railway bridge.

4. Audit

4.1. Listed Buildings

4.1.1 There are no statutorily listed buildings within the Thorburn Square 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 Thorburn Square Conservation Area:

- Nos. 114 – 130 (even) Fort Road: a terrace of 10 2-storey, mid 19th century houses, each 2 bays wide. Plain, parapeted stock brick fronts [No. 118 stuccoed] with round arched doorways and flat headed window openings with gauged brick voussoirs.
- The Finish public house, No. 142 Lynton Road: a 3rd ¼ 19th century street corner pub. Tall 3-storey front with plain parapet. Stucco pub front with pilasters, fascia and cornice. Stock brick upper floors with stucco 2nd floor band and stucco window dressings. Round arched 1st floor windows.
- No. 144 Lynton Road: a mid 19th century 2-storey corner shop, 2 bays wide. Painted timber shop front with fascia and cornice. Stock brick upper floor with stuccoed, cambered arches to the window openings and stucco cornice. The windows have 2-paned, horn-less sashes.
- Spa School, Monnow Road: was erected in the late 19th century for the London School Board as the “MONNOW ROAD SCHOOL”. 2 storeys with 12 bays facing Monnow Road, with later, gable-ended cross wing at the south end. Yellow brick with red dressings and 4 gabled semi-dormers rising through the parapet.
- Nos. 54 – 66 (even) Southwark Park Road: a terrace of 7 early/mid 19th century 2-storey houses with Mansard attics, each 2 bays wide. Parapeted stock brick fronts with stucco surrounds to the paired doorways; stucco ground floor window surrounds and stucco main cornice. Slated attics with one dormer per house.
- No. 68 Southwark Park Road: a former street corner pub at the junction with Alma Grove. Mid 19th century 3 storeys, 3 by 3 bays wide with a rounded bay to the corner. Pub front altered but retains Ionic pilasters, fascia and dentil cornice. Stock brick upper floors with flattened stucco window surrounds and stucco cornice. Margin bars to the sash windows.
- No. 70 Southwark Park Road: a mid 19th century house, 2 storeys, 5 bays wide [2:1:2] with central entrance bay set forward. Stock brick with stucco pilastered and corniced doorcase and stucco main cornice. Round arched ground floor windows with flattened surrounds; 1st floor windows with cambered heads.

- Nos. 72 & 74 Southwark Park Road: an early/mid 19th century, semi-detached pair of houses, each 3 storeys and 2 bays wide. Stock brick with stucco main cornice, stucco doorcase with pilasters, frieze and cornice and stucco surrounds to the ground floor window openings with bracketed cornices.
- Nos. 76 – 90 (even) Southwark Park Road: 4 semi-detached pairs of 2-storey, early/mid 19th century houses. Each pair 6 bays wide [2:2:2] with the 2 centre bays set forward and containing the paired doorways. Stock brick with stucco doorcases, ground floor window surrounds and main cornice.
- No. 92 Southwark Park Road: a mid 19th century 2-storey house, 4 bays wide. Stock brick with stucco dressings: ground floor window surrounds and main cornice. Round arched ground floor windows, flat headed 1st floor windows, all with stucco keys. Entrance in side elevation facing Reverdy Road, with bracketed cornice.
- Nos. 118 – 146 (even) Southwark Park Road: a group of 7 early/mid 19th century 2-storey houses, each 6 bays wide [2:2:2] the 2 centre bays with paired doorcases. Stock brick with stucco dressings: doorcases; stucco ground floor window surrounds with bracketed cornices; bracketed cornices to the outer 1st floor windows; and stucco main cornice.
- St. Anne's Church & Church Hall, Thorburn Square: built by J. Porter between 1869 – 1870. Stock brick Geometrical Decorated Gothic with stone plate traceried windows. Church Hall added to the south east in 1894.

4.3. Archaeology

- 4.3.1 The Thorburn Square Conservation Area does not lie within an archaeological priority zone. However, as the Council's existing and proposed archaeology policy states that the borough as a whole should be viewed as having archaeological potential, all development proposals within the conservation area should be discussed with the Archaeology Officer in addition to the Conservation and Planning Officers. Please refer to the Council's website www.southwark.gov.uk for contact details

	
Widening of window openings	Inappropriate replacement windows and doors

4.4. Negative Elements

4.4.1 Each of these epithets is applicable to the imposition of the 1968 Thorburn Square re-development surrounding St Anne's Church.

- Loss of the original street pattern;
- Intrusion of the concrete and calcium silicate brick structure across the field of view from adjacent streets;
- Damage to the setting of neighbouring houses (such as survive within its proximity);
- The size of span of the opening and the hard bottom edge of the structure are quite alien to the domestic scale of the surrounding; and
- The view down Longley Street from the north where the opening appears to have been considered for its impact on the surrounding townscape is much more successful.

4.4.2 The character of the Thorburn Square Conservation Area is being eroded by the widening of existing window openings, removal of existing single sashes and insertion of picture windows with a horizontal emphasis. Unfortunately some of these unacceptable alterations are over four years old and therefore now immune from enforcement action.

4.4.3 The removal of original painted timber two light vertical sliding sash windows and original 4 panel doors has occurred in some properties. Their replacement by flush fitted 'Tudor style'; 'Carolina/Kentucky' or 'Bulls eyed bowed' plastic or varnished hardwood replacements are always going to look ridiculous. The fashion appears to be passing with the realisation of the reduced market values of badly restored properties.

- 4.4.4 The threat posed to the continued survival of the London roofs is very real from the pressure to add additional floors. Any attempt must be forcefully resisted for the damage it would cause to the group value.
- 4.4.5 The pedestrian precinct at St Anne's comes at the expense of the barren parking courts at the ends of Longley Street, Simms Road (ex Fort Road east) and Welsford Street. The telephone exchange in Lynton Road is an unsympathetic building, bearing little reference through scale, materials or presence to the surrounding area.

	
Lynton Road	The Finish Public House

- 4.4.6 Front boundaries in their original form have been generally destroyed. Some fake concrete stone replacements are probably the most detrimental to the character of the conservation area.

4.5. Environmental Improvements

- 4.5.1 The reinstatement of the Ada Street, street planting would benefit the conservation area. These were planted as part of Dr Alfred and Ada Salter's campaign to tackle air pollution and improve endemic poor health generally, whereby "A Borough Gardens Superintendent was employed and ordered to plant elms, poplars, planes and acacias in the streets of Bermondsey". The trees therefore have an important cultural and environmental value to the conservation area.
- 4.5.2 Piecemeal improvements to the front gardens of individual properties have degraded the public realm in the Thorburn Square Conservation Area. Higher quality materials, walls, hedges need to be encouraged.
- 4.5.3 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 The most unsuccessful sites within the conservation area are those prime for redevelopment. These are the garage sites for Thorburn Square (most notably to the west of Welsford Street, which would greatly benefit from a rearrangement of space and the

development of a small terraced row to mirror the east side of the street) and also the site of the telephone exchange. As this is still operational, the best suggestion can be to rearrange the street frontage to allow the building more of a connection to the surrounding architecture.

- 4.6.2 Whilst the Reverdy Road allotment site could be considered prime for re-development; the recommendation of this document is that this should be resisted. This is the last remaining of such sites throughout the area, and is a valuable asset to the conservation area and to the local community. A small break in the streetscape provides welcome variation in a densely populated and highly used area and the qualities of the natural reclamation by overgrowth are entirely beneficial.

4.7. Extension to the Conservation Area

- 4.7.1 Following public consultation the Thorburn Square Conservation Area, was extended to include the Queen Victoria Public House on Southwark Park Road. Visually, this building forms a legible end to the terrace of Nos. 118–146 Southwark Park Road, as it is stepped forward from the building line. It is also of good condition with many original features including its glazed brick decoration to the external walls.

	
Thorburn Square garages	The Queen Victoria Public House

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 Thorburn 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.

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.

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.

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;
- 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;
- Maintaining the mature trees and hedges that add to the amount of soft landscaping in the conservation area.

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 19th century speculative housing development that contributes to the cohesive character of the place. These generate a visual rhythm in the street or relatively narrow frontages, 5 to 6 metres that gives a strong verticality to elevations even though they may be only two 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:

- Heights of two and not less than two – in each situation buildings should remain within the range of heights of the block of buildings in which it is sited;
- Roof lines are typically seen as parapets behind which the roof structure is not visible from the street level or the distinctive serrated roofline. Given the cohesive nature of the roofscape to properties within the conservation area, mansard roof 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 pattern of fenestration and a strong verticality in upper floors.

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 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.

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 for the boundary of the public realm and the retention of strong delineation are of paramount importance. Where boundary walls and railing 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 Thorburn Square Conservation Area.

5.5.2 Garden boundaries are not continuous throughout the area, except for some sections of Reverdy Road which have wooden picket fencing. This is much more appropriate than other alternatives to be found in this area, and it is the recommendation of this report that alterations to boundary walls should follow this format.

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 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 spacing of the trees, particularly in Fort Road and Balaclava Road, is a cause of concern. They are particularly close together. One recommendation could be to remove every other tree at points where they are planted at their densest. This would remove some

of the overshadowing problems whilst still maintaining the majority of trees to keep the area's character as it is. Suitable replacement trees would need to be planted at appropriate locations elsewhere to offset the loss of total tree numbers.

- 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 lamp standards and highway signs, is required. Simple designs appropriate to the Thorburn 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 Thorburn 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. 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 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 Thorburn 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 Thorburn 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 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 Thorburn Square Conservation Area, mansard extensions would be considered inappropriate.

- 5.7.11 An important characteristic of the houses in Alma 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 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.

	
Rear elevations and roof profiles	Picket fences

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 Thorburn 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. 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. The replacement of ornate detailing in render with flat rendered panels is considered unacceptable.

Ornamental ironwork

- 5.7.19 Original ironwork 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. 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.

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 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/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

- Ashurst, J and N (1988) – Practical Building Conservation, Vols. 1 to 5.
- Boast, Mary (1998, London Borough of Southwark) – The Story of Bermondsey
- 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.
- Dyos, H.J. (1961) – Victorian Suburb
- 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.
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.

APPENDIX 3

PAGE'S WALK CONSERVATION AREA EQUALITY IMPACT ASSESSMENT

SUMMARY OF CONTENT

A description of the effect of an existing designation of the Page's Walk Conservation Area. The ways that equalities issues may impact upon different groups of people have been highlighted.

KEY ISSUES

- The methods used to involve and engage people affected by the Page's Walk Conservation Area need to be accessible to all.
- The existing Page's Walk Conservation Area may impose additional planning requirements upon those seeking to make alterations to their properties, which may have an impact on those on lower incomes such as lone parents, disabled people, the BME community and the elderly.

DECISIONS REQUIRED:

- Comment on the main issues raised in this assessment
- Comment on the areas to be focused on at stage two.

PAGE'S WALK CONSERVATION AREA EQUALITIES IMPACT ASSESSMENT

Stage One: Scoping

1. What policy, strategy or plan is this assessment addressing?

The Page's Walk Conservation Area designated part of Bermondsey under the powers of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest the character or appearance of which was desirable to preserve or enhance.

The conservation area appraisal that is under consideration and that accompanies a designation must be in general conformity with national and regional guidance and policy and contribute towards meeting local needs. The council's policies and strategies must also be evidenced to ensure that they are robust, meet local needs and can be justified.

2. Is this a new or an existing policy/strategy?

This is a new policy. The published Page's Walk Conservation Area appraisal will form part of the council's Local Development Framework, which contains all of the council's planning policies and will be used to guide the design and appearance of development in the designated area and in the determination of planning applications.

3. If existing, has the policy/strategy already been reviewed under the previous EqIA programme? If so, what were the findings to come out of this and has the agreed action plan been implemented? What has changed since the last assessment was undertaken (in terms of context, nature of the policy/strategy or the type of people affected by the policy/ strategy).

- No, this policy has not been previously reviewed under a previous EqIA.

This EqIA has been carried out in accordance with the Equalities Act (2010) which identifies the following groups with protected characteristics:

- Age.
- Disability.
- Gender reassignment.
- Marriage and civil partnership
- Pregnancy and maternity.
- Race.
- Religion or belief.
- Sex.
- Sexual orientation.

4. What do you think are the main issues for your policy or strategy in relation to equality, diversity and social cohesion?

Community and Stakeholder Involvement

The Planning (Listed Buildings and Conservation Areas) Act 1990 does not oblige the council to consult on its decision to designate a conservation area or an appraisal document however, the council will consult with the occupants of properties in the designated area in accordance the council's adopted Statement of Community Involvement (SCI),. The SCI sets out how and when Southwark Council will involve the community in the preparation of planning documents and on applications for planning permission in the borough.

National policy states that if the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community.

The council will endeavour to do this, however there are a number of issues to be considered in this regard:

Considerations:

- Certain groups may not be able to access information and consultations as easily as others i.e. disabled people, those who do not have English as their first language, young people, those who support vulnerable people such as women who are more likely to care for children, older people and those with limiting illnesses.
- Certain groups may not feel comfortable expressing their views in public due to fear of discrimination such as people from the LGBT community, faith groups, young people and the BME community.
- People may not feel safe in attending public information or consultation events at certain times of the day, in particular after dark, such as older people and women
- Events may clash with times of religious observance and therefore we need to take into account people's faiths.

- Information may not be presented in a way that engages people effectively, such as material only printed in English, or information presented in a complicated format or language.
- Certain groups may not understand the relevance of Page's Walk Conservation Area appraisal to them and therefore they do not become involved in the process.
- Certain groups may have a negative perception of the council or disappointing experiences of community consultations which stop them becoming involved in the process.
- If people do not feel that they can access information at an early stage or have problems accessing it, they may become disillusioned in the process and lose interest i.e. BME groups, young and elderly people and disabled people.
- Some people may not be aware how to express their views or how these will feed into the process i.e. children and young people.
- There may be differences in the needs and aspirations between different groups which may result in conflict.
- People may feel as though certain groups are having a greater influence on how development within the Pages Walk Conservation Area.

We propose to consult in a way that will prioritise the needs of people in the area including direct communication with the occupants of properties in the proposed conservation area, local groups and businesses in the area

Design and Heritage

The existing Page's Walk Conservation Area may impose additional planning requirements for those seeking to make alterations to their property. The Page's Walk Conservation Area was originally designated because we value its distinctive historic character. Consideration should be given to the following issues in the development and implementation of policies for design and heritage:

Considerations

The pattern of development

- The conservation of features of the area for heritage and conservation purposes may change the pattern of development because, in addition to new development within the conservation area, traditional features and existing buildings will need to be preserved which may provide a different range of opportunities for creating new jobs and housing for those that are seeking employment or better quality housing.

Improved quality of design

- High quality design standards will improve the appearance of the area but may result in higher costs for SME businesses i.e. by having to provide high quality shop fronts.

Improved public realm and environmental quality

- Improvements to the public realm and the environmental quality of the area will widen access to the area and will help to address the needs of people who continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, disabled people, older people and women.

Stage two: Assessment of Impacts

Part A: Feedback from the Equalities and Diversity panel

1. What feedback did the panel give you at stage one

The Page's Walk Conservation Area has not been presented to the Equalities and Diversity panel as it was not considered to be a necessary requirement. There is no statutory obligation on the council to consult on the designation of a new conservation area. This document will be consulted on in line with the council's adopted SCI and will also be subject to its own equalities impact assessment.

Part B: Purpose and aims of policy/strategy

2. What is the overall purpose of the policy/ strategy?

The Page's Walk Conservation Area Appraisal will be part of Southwark's Local Development Framework. This will be an important document which will be used for deciding what sort of development should take place within the conservation area.

3. What are its aims?

The purpose of the statement is to provide an account of the Page's Walk Conservation Area and is 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, and will be used by the Council in assessing the design of development proposals.

4. Could these aims be in conflict with the Council's responsibility to:

- Eliminate discrimination
- Promote equality of opportunity
- Promote community cohesion and good relations between different groups

Stage 1 of this EQIA identifies a number of key considerations which have been acknowledged and addressed in the stage two assessment as follows:

The pattern of development

- The built environment and the public realm may continue to ignore the needs of disabled people which results in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. The designation of a conservation area will not restrict improvements to buildings and the public realm to meet the needs of disabled people from the wider community.
- Existing larger houses within the conservation area will be protected helping to ensure that families can stay within the area alongside its wider regeneration

Improved quality of design

- The protection of areas for heritage and conservation purposes may limit development which may limit the opportunities for creating new jobs and housing for those that are seeking employment or better quality housing. The purpose of the conservation area is to maintain a wide choice in housing stock and will help to ensure all people will have access to suitable housing stock and this includes all groups with protected characteristics.

Improved public realm and environmental quality

- i.e. If the public realm and the environmental quality of the area remain poorly designed, certain groups may continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, older people and women.
- Different groups may have different priorities for how buildings and the public realm is designed to meet their needs. Tensions could arise if there is the perception that one groups needs are being prioritised over others i.e. older people and young people. The designation of a conservation area will mean that public realm improvements will need to be more widely consulted and will require better quality materials and finishes which will benefit all local residents including all groups with protected characteristics

5. Does the documentation relating to this policy/strategy include specific reference to the Council's responsibility (as set out above) and a commitment to work to meet this?

While the council's responsibility for eliminating discrimination and promoting equality of opportunity and social cohesion are not specifically referred to as part of the process for designating a new conservation area, the aim of this process is to create attractive and distinctive places for all which are safe, easy to get around and a pleasure to be in by valuing the distinctive historic environment of Bermondsey.

The consultation strategy for the AAP will refer specifically to the need to ensure that in accordance with Southwark's Equalities and Human Rights Scheme 2008-2011, the Equalities priorities groups involved and the arrangements made to include under-represented groups and individuals.

Part C: Application of this policy/strategy

6. What steps are you taking or will you take to ensure that the policy is or will be implemented consistently and fairly?

The appraisal sets out how planning applications for developments within conservation area, will need to 'preserve or enhance' the character and appearance of the Page's Walk Conservation Area. New development will need to respect the context of the conservation area, having regard to the content of the conservation area appraisal, propose appropriate materials, preserve traditional features of the area and do not introduce design features or materials that are out of character with the area.

7. Could the way that this policy/strategy is being or will be implemented be discriminating against any particular individuals or groups or be potentially damaging to relations between different groups?

The existing Page's Walk Conservation Area will contribute to eliminating discrimination, promoting equality of opportunity and promoting social cohesion and good community relations.

8. What changes could you make to either the policy/strategy itself or the way it is applied to improve the positive outcomes for all groups and to reduce or eliminate any negative outcomes?

The findings of the EqIA scoping have been considered and this has informed the stage 2 assessment. The stage 2 assessment sets out those areas where the extension of the Page's Walk Conservation Area may have differential impacts and where appropriate mitigation measures are proposed to address these.

9. What information do you collect or do you plan to collect to monitor the impact of this policy/strategy on different groups?

Monitoring of planning applications

Planning applications are monitored by the council in its Annual Monitoring Report (AMR). This includes, among other things, the area of the borough that is designated as a conservation area.

Annex 3: Related projects and EQIAs

The Southwark Plan

Key findings:

- Provision of small local businesses which are easily accessible by local communities encourages the closure of development gaps for the local communities through an increased sense of belonging, redressing disadvantage and equality of access to services.
- By ensuring that new developments are safe and secure, disadvantage is addressed, community relations are improved and equality of opportunity is promoted.
- Protection of residential accommodation reduces discrimination and promotes equality of opportunity through providing inclusive and accessible housing for communities within the borough.
- Provision of accommodation other than houses and flats recognises the diverse needs of communities within the borough and promotes equality of opportunity since communities that will benefit are frequently the marginalized.
- The protection of transport impacts creates a sustainable, inclusive and accessible borough for its residents, future residents, users and occupiers.
- Public transport improvements assist in the creation of an accessible and inclusive borough by focusing on sustainable forms of transport as well as being socially inclusive. Accessible and inclusive transport links promote equality of opportunity and prevent barriers of exclusion and discrimination.
- Mini cab offices in the borough make transportation in the borough accessible to those who may not have access to public transport or private car use.

Core strategy

Key findings:

- By requiring the maximum amount of affordable housing possible across the whole of the borough, this should have a positive impact on all equality groups and help to promote equality of opportunity by offering affordable housing across the whole of Southwark.
- Allowing student housing only in the town centres and in areas with good access to public transport services, this may promote cohesion between different groups as student housing will be located in the areas most suitable to accommodate it.
- Setting out criteria for how we may allocate gypsy and traveller sites in the future may improve community cohesion and good relation by making sure that new sites are located in suitable areas.
- Protecting employment sites should have a positive impact on discrimination and opportunity by increasing the amount of jobs in the borough and protecting the jobs already there. Through our employment and enterprise strategies we will work to ensure that these jobs are suitable for all of the different groups in the community.
- The Core Strategy aims to facilitate a network of community facilities that meet the needs of local communities. This should help to improve community cohesion and ensure that community facilities are easily accessible so that everyone can benefit from access to a range of community facilities.

Southwark 2016

Key findings:

- Migration in and out of the borough is high: this makes it difficult to measure the success of interventions (because the beneficiaries may have moved on and another, more disadvantaged group, taken their place). It also makes it more difficult to predict the composition of the borough over the next 10 years.
- Southwark's population will continue to grow so that by 2016 it could be between 286,000 and 301,000. That means anything from 14,000 to 20,000 more households than in 2001.
- By 2016 around 43% of the population is expected to be from black and minority ethnic backgrounds, with many different faiths and cultures.
- Southwark's population ranges from those who enjoy significant affluence to those in severe poverty. Southwark is becoming more socially and geographically divided.
- We have a 10% gap in the numbers of people of working age (16-74) in Southwark who are in employment compared to the national average. In that age group, 65% have no or first level NVQ qualifications, rising to over 80% for people of Bangladeshi and Black Caribbean origin.
- 39% of local authority homes and 40% of private rented properties do not yet meet the decent homes standard.

APPENDIX 4

THORBURN SQUARE CONSERVATION AREA EQUALITY IMPACT ASSESSMENT

SUMMARY OF CONTENT

A description of the effect of an extension to the Thorburn Square Conservation Area. The ways that equalities issues may impact upon different groups of people have been highlighted.

KEY ISSUES

- The methods used to involve and engage people affected by the proposed extension to the Thorburn Square Conservation Area need to be accessible to all.
- The extension to the Thorburn Square Conservation Area may impose additional planning requirements upon those seeking to make alterations to their properties, which may have an impact on those on lower incomes such as lone parents, disabled people, the BME community and the elderly.

DECISIONS REQUIRED:

- Comment on the main issues raised in this assessment
- Comment on the areas to be focused on at stage two.

THORBURN SQUARE CONSERVATION AREA EQUALITIES IMPACT ASSESSMENT

Stage One: Scoping

1. What policy, strategy or plan is this assessment addressing?

The extension to the Thorburn Square Conservation Area will designate part of Bermondsey under the powers of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

The extension to the Thorburn Square Conservation Area will be assessed in accordance with statutory regulations and in close consultation with the local community and English Heritage. The conservation area appraisals that will accompany a designation must be in general conformity with national and regional guidance and policy and contribute towards meeting local needs. The council's policies and strategies must also be evidenced to ensure that they are robust, meet local needs and can be justified.

2. Is this a new or an existing policy/strategy?

This is a new policy. The extension to the existing Thorburn Square Conservation Area; when it is designated, together with the published conservation area appraisal will form part of the council's Local Development Framework, which contains all of the council's planning policies and will be used to guide the design and appearance of development in the designated area and in the determination of planning applications.

3. If existing, has the policy/strategy already been reviewed under the previous EqIA programme? If so, what were the findings to come out of this and has the agreed action plan been implemented? What has changed since the last assessment was undertaken (in terms of context, nature of the policy/strategy or the type of people affected by the policy/ strategy).

- No, this policy has not been previously reviewed under a previous EqIA.

This EqIA has been carried out in accordance with the Equalities Act (2010) which identifies the following groups with protected characteristics:

- Age.
- Disability.
- Gender reassignment.
- Marriage and civil partnership
- Pregnancy and maternity.
- Race.
- Religion or belief.
- Sex.
- Sexual orientation.

4. What do you think are the main issues for your policy or strategy in relation to equality, diversity and social cohesion?

Community and Stakeholder Involvement

The Planning (Listed Buildings and Conservation Areas) Act 1990 does not oblige the council to consult on its decision to designate a conservation area however, the council will consult with the occupants of properties in the designated area in accordance the council's adopted Statement of Community Involvement (SCI),. The SCI sets out how and when Southwark Council will involve the community in the preparation of planning documents and on applications for planning permission in the borough.

National policy states that if the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community.

The council will endeavour to do this, however there are a number of issues to be considered in this regard:

Considerations:

- Certain groups may not be able to access information and consultations as easily as others i.e. disabled people, those who do not have English as their first language, young people, those who support vulnerable people such as women who are more likely to care for children, older people and those with limiting illnesses.

- Certain groups may not feel comfortable expressing their views in public due to fear of discrimination such as people from the LGBT community, faith groups, young people and the BME community.
- People may not feel safe in attending public information or consultation events at certain times of the day, in particular after dark, such as older people and women
- Events may clash with times of religious observance and therefore we need to take into account people's faiths.
- Information may not be presented in a way that engages people effectively, such as material only printed in English, or information presented in a complicated format or language.
- Certain groups may not understand the relevance of the extension to the Thorburn Square Conservation Area and the conservation area appraisal to them and therefore they do not become involved in the process.
- Certain groups may have a negative perception of the council or disappointing experiences of community consultations which stop them becoming involved in the process.
- If people do not feel that they can access information at an early stage or have problems accessing it, they may become disillusioned in the process and lose interest i.e. BME groups, young and elderly people and disabled people.
- Some people may not be aware how to express their views or how these will feed into the process i.e. children and young people.
- There may be differences in the needs and aspirations between different groups which may result in conflict.
- People may feel as though certain groups are having a greater influence on how development of the extension to the Thorburn Square Conservation Area.

We propose to consult in a way that will prioritise the needs of people in the area including direct communication with the occupants of properties in the proposed conservation area, local groups and businesses in the area

Design and Heritage

The designation of the extension to the existing Thorburn Square Conservation Area may impose additional planning requirements for those seeking to make alterations to their property.

We see the extension to the conservation area as contributing to the enhancement of the area because we value its distinctive historic character. Consideration should be given to the following issues in the development and implementation of policies for design and heritage:

Considerations

The pattern of development

- The conservation of features of the area for heritage and conservation purposes may change the pattern of development because, in addition to new development within the conservation area, traditional features and existing buildings will need to be preserved which may provide a different range of opportunities for creating new jobs and housing for those that are seeking employment or better quality housing.

Improved quality of design

- High quality design standards will improve the appearance of the area but may result in higher costs for SME businesses i.e. by having to provide high quality shop fronts.

Improved public realm and environmental quality

- Improvements to the public realm and the environmental quality of the area will widen access to the area and will help to address the needs of people who continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, disabled people, older people and women.

Stage two: Assessment of Impacts

Part A: Feedback from the Equalities and Diversity panel

1. What feedback did the panel give you at stage one

The extension to the Thorburn Square Conservation Area has not been presented to the Equalities and Diversity panel as it was not considered to be a necessary requirement. There is no statutory obligation on the council to consult on the designation of a new conservation area. This document will be consulted on in line with the council's adopted SCI and will also be subject to its own equalities impact assessment.

Part B: Purpose and aims of policy/strategy

2. What is the overall purpose of the policy/ strategy?

The Thorburn Square Conservation Area Appraisal will be part of Southwark's Local Development Framework. This will be an important document which will be used for deciding what sort of development should take place within the conservation area.

3. What are its aims?

6. The aim is to extend the existing Thorburn Square Conservation Area to include the Queen Victoria Public House on Southwark Park Road. To designate the area as defined by the map, as an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Visually, this building forms a legible end to the terrace of No's 118-146 Southwark Park Road, which are already in the conservation area.

4. Could these aims be in conflict with the Council's responsibility to:

- Eliminate discrimination
- Promote equality of opportunity
- Promote community cohesion and good relations between different groups

Stage 1 of this EQIA identifies a number of key considerations which have been acknowledged and addressed in the stage two assessment as follows:

The pattern of development

- The built environment and the public realm may continue to ignore the needs of disabled people which results in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. The designation of a conservation area will not restrict improvements to buildings and the public realm to meet the needs of disabled people from the wider community.
- Existing larger houses within the conservation area will be protected helping to ensure that families can stay within the area alongside its wider regeneration

Improved quality of design

- The protection of areas for heritage and conservation purposes may limit development which may limit the opportunities for creating new jobs and housing for those that are seeking employment or better quality housing. The purpose of the conservation area is to maintain a wide choice in housing stock and will help to ensure all people will have access to suitable housing stock and this includes all groups with protected characteristics.

Improved public realm and environmental quality

- i.e. If the public realm and the environmental quality of the area remain poorly designed, certain groups may continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, older people and women.
- Different groups may have different priorities for how buildings and the public realm is designed to meet their needs. Tensions could arise if there is the perception that one groups needs are being prioritised over others i.e. older people and young people. The designation of a conservation area will mean that public realm improvements will need to be more widely consulted and will require better quality materials and finishes which will benefit all local residents including all groups with protected characteristics

5. Does the documentation relating to this policy/strategy include specific reference to the Council's responsibility (as set out above) and a commitment to work to meet this?

While the council's responsibility for eliminating discrimination and promoting equality of opportunity and social cohesion are not specifically referred to as part of the process for designating a new conservation area, the aim of this process is to create attractive and distinctive places for all which are safe, easy to get around and a pleasure to be in by valuing the distinctive historic environment of Bermondsey.

The consultation strategy for the AAP will refer specifically to the need to ensure that in accordance with Southwark's Equalities and Human Rights Scheme 2008-2011, the Equalities priorities groups involved and the arrangements made to include under-represented groups and individuals.

Part C: Application of this policy/strategy

6. What steps are you taking or will you take to ensure that the policy is or will be implemented consistently and fairly?

The extension of the Thorburn Square Conservation Area will mean that planning applications for developments within this extended area, will need to 'preserve or enhance' the character and appearance of the conservation area. New development will need to respect the context of the conservation area, having regard to the content of the conservation area appraisal, propose appropriate materials, preserve traditional features of the area and do not introduce design features or materials that are out of character with the area. In addition, Conservation Area Consent will be required for the substantial demolition of a building within the designated area.

7. Could the way that this policy/strategy is being or will be implemented be discriminating against any particular individuals or groups or be potentially damaging to relations between different groups?

Extension of the Thorburn Square Conservation Area; along with the existing designate area, will contribute to eliminating discrimination, promoting equality of opportunity and promoting social cohesion and good community relations.

8. What changes could you make to either the policy/strategy itself or the way it is applied to improve the positive outcomes for all groups and to reduce or eliminate any negative outcomes?

The findings of the EqIA scoping have been considered and this has informed the stage 2 assessment. The stage 2 assessment sets out those areas where the extension of the Thorburn Square Conservation Area may have differential impacts and where appropriate mitigation measures are proposed to address these.

9. What information do you collect or do you plan to collect to monitor the impact of this policy/strategy on different groups?

Monitoring of planning applications

Planning applications are monitored by the council in its Annual Monitoring Report (AMR). This includes, among other things, the area of the borough that is designated as a conservation area.

Annex 3: Related projects and EQIAs

The Southwark Plan

Key findings:

- Provision of small local businesses which are easily accessible by local communities encourages the closure of development gaps for the local communities through an increased sense of belonging, redressing disadvantage and equality of access to services.
- By ensuring that new developments are safe and secure, disadvantage is addressed, community relations are improved and equality of opportunity is promoted.
- Protection of residential accommodation reduces discrimination and promotes equality of opportunity through providing inclusive and accessible housing for communities within the borough.
- Provision of accommodation other than houses and flats recognises the diverse needs of communities within the borough and promotes equality of opportunity since communities that will benefit are frequently the marginalized.
- The protection of transport impacts creates a sustainable, inclusive and accessible borough for its residents, future residents, users and occupiers.
- Public transport improvements assist in the creation of an accessible and inclusive borough by focusing on sustainable forms of transport as well as being socially inclusive. Accessible and inclusive transport links promote equality of opportunity and prevent barriers of exclusion and discrimination.
- Mini cab offices in the borough make transportation in the borough accessible to those who may not have access to public transport or private car use.

Core strategy

Key findings:

- By requiring the maximum amount of affordable housing possible across the whole of the borough, this should have a positive impact on all equality groups and help to promote equality of opportunity by offering affordable housing across the whole of Southwark.
- Allowing student housing only in the town centres and in areas with good access to public transport services, this may promote cohesion between different groups as student housing will be located in the areas most suitable to accommodate it.
- Setting out criteria for how we may allocate gypsy and traveller sites in the future may improve community cohesion and good relation by making sure that new sites are located in suitable areas.
- Protecting employment sites should have a positive impact on discrimination and opportunity by increasing the amount of jobs in the borough and protecting the jobs already there. Through our employment and enterprise strategies we will work to ensure that these jobs are suitable for all of the different groups in the community.
- The Core Strategy aims to facilitate a network of community facilities that meet the needs of local communities. This should help to improve community cohesion and ensure that community facilities are easily accessible so that everyone can benefit from access to a range of community facilities.

Southwark 2016

Key findings:

- Migration in and out of the borough is high: this makes it difficult to measure the success of interventions (because the beneficiaries may have moved on and another, more disadvantaged group, taken their place). It also makes it more difficult to predict the composition of the borough over the next 10 years.
- Southwark's population will continue to grow so that by 2016 it could be between 286,000 and 301,000. That means anything from 14,000 to 20,000 more households than in 2001.
- By 2016 around 43% of the population is expected to be from black and minority ethnic backgrounds, with many different faiths and cultures.
- Southwark's population ranges from those who enjoy significant affluence to those in severe poverty. Southwark is becoming more socially and geographically divided.
- We have a 10% gap in the numbers of people of working age (16-74) in Southwark who are in employment compared to the national average. In that age group, 65% have no or first level NVQ qualifications, rising to over 80% for people of Bangladeshi and Black Caribbean origin.
- 39% of local authority homes and 40% of private rented properties do not yet meet the decent homes standard.

Item No. 9.	Classification: Open	Date: 4 September 2012	Meeting Name: Planning Committee
Report title:		Valentine Place Conservation Area	
Ward(s) or groups affected:		Cathedrals	
From:		Head of Development Management	

RECOMMENDATION

1. That Planning Committee:
 - a) Note the results of the public consultation on the designation of the Valentine Place Conservation Area.
 - b) Confirm the conservation area boundary.
 - c) Authorise the amendments to the conservation area appraisal, as shown in Appendices 1 and 2.

BACKGROUND INFORMATION

2. On the 27 March 2012, Southwark Council's planning committee designated the Valentine Place Conservation Area. Letters were sent to all of the owner/occupiers of properties in the conservation area and within a wider boundary around the area, giving a 12 week consultation period (Appendix 3). The letter included a copy of the conservation area boundary and information as to where the conservation area appraisal could be viewed on the council's website. A public meeting was held on 30 April 2012 at St. Alphege's Church Hall, Kings Bench Street, to discuss the Valentine Place Conservation Area. There were 3 feedback forms completed on the day and one email response from a Statutory Consultee, the responses are analysed in more detail below.
3. The Valentine Place Conservation Area is a cohesive townscape comprising of industrial and warehouse developments from the late 19th and early 20th centuries. The conservation area is based around the streets of Valentine Place, Pontypool Place, Boundary Row, Valentine Place and Webber Street (Nos. 21-31 (odd)). The historic street layout remains, creating a legible and permeable environment. The intimate scale and high quality and architecturally interesting frontage developments have survived largely intact.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

4. The main issue contained within this report is the report on the consultation responses received and the subsequent amendments made to the Valentine Place Conservation Area Appraisal.

Planning Policy

5. Core Strategy 2011 (April)

Strategic Policy 12 Design and Conservation.

Southwark Plan 2007 (July)

Saved Policy 3.15 Conservation of the Historic Environment

Saved Policy 3.16 Conservation Areas

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

Saved Policy 3.19 Archaeology

London Plan 2011 (July)

Policy 7.9 Heritage-led regeneration

Policy 7.8 Heritage assets and archaeology

Planning Policy Statements

PPS5 Planning for the Historic Environment.

The draft National Planning Policy Framework (NPPF)

Consultation responses

6. Three feedback forms were completed at the public meeting, and one email response was received by the Council on the conservation area designation and appraisal.
7. All three responses received on the feedback forms were in favour of the conservation area. One respondent suggested that the conservation area be extended to Blackfriars Road. Other comments included a correction on the use of No. 12 Valentine Place and on WW II damage in the area. The Mayor's Heritage Advisor also wrote in favour of the conservation area.

Summary of consultation and amendments to conservation area appraisal

8. Officer's reviewed the suggested boundary changes to the Valentine Place Conservation Area and consider that the site at No. 102-107 Blackfriars Road with its implemented permission (LBS Reg: 11-AP-1513) does not meet the criteria set out in paragraph 127 of the NPPF (March 2012), which states: 'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.' This is because at the time of designation the site; at No. 102-107 Blackfriars Road, had already been cleared and in readiness for a new part 3/ part 4/ part 7 storey building.
9. The Valentine Place Conservation Area Appraisal (Appendix 1) has been corrected to take into account the current use of No. 12 Valentine Place, which is a photographic equipment supplier and not printworks as the adopted appraisal had stated. The appraisal has also been revised to reflect recent changes in national planning policy following the introduction of the NPPF in March this year which is discussed below.

Conclusion on planning issues

10. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the local planning authority to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and further allows for those areas to be designated as conservation areas. There is a duty on the local planning authority under Section 69 to review areas from time to time to consider whether designation of conservation areas is called for.
11. In March 2012 the Government introduced the National Planning Policy Framework replacing the guidance formerly contained within PPS5. Paragraph 169 of the NPPF is particularly relevant with regards conservation area appraisals *'local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment..'* The conservation area appraisal complies with the requirements of NPPF paragraph 169.
12. In 2011 English Heritage published guidance on conservation area appraisals, 'Understanding Place: Conservation Area Designation, Appraisal and Management'. This sets out the importance of definition and assessment of a conservation area's character and the need to record the area in some detail. The purpose is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. Conservation area appraisals, once they have been adopted by the council, can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area.

Community impact statement

13. The designation and appraisal has been consulted in accordance with the statement of community involvement. The statement of community involvement sets out how and when the council will involve the community in the alteration and development of town planning documents and applications for planning permission, and was adopted in January 2008.
14. The consultation has sought the views of local residents, businesses and other local interest groups over the conservation area appraisal. The Valentine Place Conservation Area Appraisal was placed on the council's website and copies made available in the local libraries.

Human rights implications

15. This conservation area may engage certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
16. This proposal has the legitimate aim of providing for the conservation of the historic environment within the conservation area. The rights potentially engaged by this proposal, include the right to a fair trial and the right to respect for private and family life however both of these are not considered to be unlawfully interfered with by this proposal.

Resource implications

17. Notifying the public of the Valentine Place Conservation Area has not resulted in resource implications for the staffing of the Department of the Chief Executive.
18. Potential resource implications will be the cost of publishing the conservation area appraisal, which can be met within the Department of the Chief Executive's revenue budget. The cover price of the document will be fixed to cover production costs.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

19. 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 (*section 69(1), Planning (Listed Buildings and Conservation Areas) Act (LBA) 1990*). A local planning authority (LPA) is under a duty to designate conservation areas within its locality and to review them from time to time (*section 69(2)*).
20. There is no statutory requirement for LPAs to consult with anyone before a conservation area is designated, nor does the councils statement of community involvement require consultation in respect of designating Conservation Areas. However, English Heritage advises LPAs to consult as widely as possible, not only with local residents and amenity societies, but also with Chambers of Commerce, public utilities and highway authorities.
21. There is no formal designation procedure. The statutory procedure simply involves a council resolution to designate being made. The date of the resolution is the date the conservation area takes effect. The designation of conservation areas is reserved to planning committee under Part 3F, paragraph 2 of the Constitution. This report is asking Members to consider the consultation responses received and to amend the appraisal
22. There is no statutory requirement on the level of detail that must be considered by an LPA before designation. However, guidance from English Heritage states that it is vital an area's special architectural or historic interest is defined and recorded in some detail. A published character appraisal is highly recommended and one for the Valentine Place Conservation Area can be found at Appendix 1 of this report.
23. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it and has the following consequences;
 - control of demolition of buildings - all demolition will require conservation area consent
 - any new development will need to enhance or preserve the conservation area –
 - protection of trees – certain criminal offences arise if trees in the conservation area are cut down or wilfully damaged without the consent of the LPA
 - duty of LPA to formulate and publish from time to time proposals for the conservation and enhancement of conservation areas (e.g, by updating conservation area appraisals)

- certain permitted development rights are more restricted
- specific statutory duties on telecommunications operators
- exclusion of certain illuminated advertisements [although not very relevant in this context]
- publicity for planning applications affecting the conservation area must be given under Section 73(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

24. There is no statutory right of appeal against a building being included in a conservation area. However, it is possible to seek a judicial review of an LPA's decision to designate a conservation area.

Equalities and Human Rights

25. Positive equalities obligations are placed on local authorities, sometimes described as equalities duties with regard to race, disability and gender.

26. Gender equality duties were introduced by the Equality Act 2006, which amended the Sex Discrimination Act 1975. The general duties in summary require local authorities to have due regard to the need to:

- (a) “eliminate unlawful discrimination and harassment and;
- (b) promote the equality of opportunity between men and women.”

27. Race equality duties were introduced by the Race Relations Amendment Act 2000 which amended the Race Relations Act 1976. The general duties in summary require local authorities to give due regard to the need to:

- (a) “eliminate unlawful discrimination and harassment;
- (b) promote the equality of opportunity; and
- (c) promote good race relations between people of different racial groups”

28. Disability equality duties were introduced by the Disability Discrimination Act 2005 which amended the Disability Act 1995. The general duties in summary require local authorities to carry out their functions with due regard to the need to:

- (a) “promote equal opportunities between disabled persons and other persons;
- (b) eliminate discrimination that is unlawful under the Act;
- (c) eliminate harassment of disabled persons that is related to their disabilities;
- (d) promote a positive attitude towards disabled persons;
- (e) encourage participation by disabled persons in public life; and

- (f) take steps to take account of disabled person's disabilities even where that involves treating disabled persons more favourably than other persons."

29. Section 71 of the Race Relations Act 1976, section 49A(i) of the Disability Discrimination Act 1995 and section 76A of the Sex Discrimination Act 1975, require local authorities to act in accordance with the equalities duties and have due regard to these duties when we are carrying out our functions.
30. Equalities and Human Rights have already been considered in detail as part of the conservation area appraisal and an Equalities Impact Assessment (EqIA) was completed when the matter was first taken to Community Council. Following the consultation responses no there are no additional impacts upon Equality since the formulation of that original report which can be found at Appendix 4.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Report to Planning Committee on 27 March 2012	Chief Executive's Department 160 Tooley Street London SE1 2QH	Tracy Chapman Tel: 020 7525 2289

APPENDICES

No.	Title
Appendix 1	Amended conservation area appraisal for the Valentine Place Conservation Area.
Appendix 2	Map of the Valentine Place Conservation Area
Appendix 3	Consultation letter 180412
Appendix 4	Equality Impact Assessment

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	31 July 2012	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	23 August 2012	

Valentine Place

Conservation Area Appraisal

(August 2012)

www.southwark.gov.uk



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Valentine Place 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 Valentine Place 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 Valentine Place Conservation Area

Location

- 1.3.1 The Valentine Place Conservation Area is a small compact area in the north east of the borough, west of Blackfriars Road. It is located south of Boundary Row, north of Webber Street and Valentine Place to the west. Running diagonally north-east and south-west through the conservation area is Pontypool Place and Valentine Row.
- 1.3.2 The Valentine Place Conservation Area is close to the boundary with the Mitre Road and Ufford Street Conservation Area in the London Borough of Lambeth. Between the Valentine Place and Mitre Road and Ufford Street Conservation Areas is Chaplin Close also within the London Borough of Lambeth.

Topography

- 1.3.3 The Valentine Place 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 Valentine Place Conservation Area was designated by Southwark Council on 27th March 2012 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.

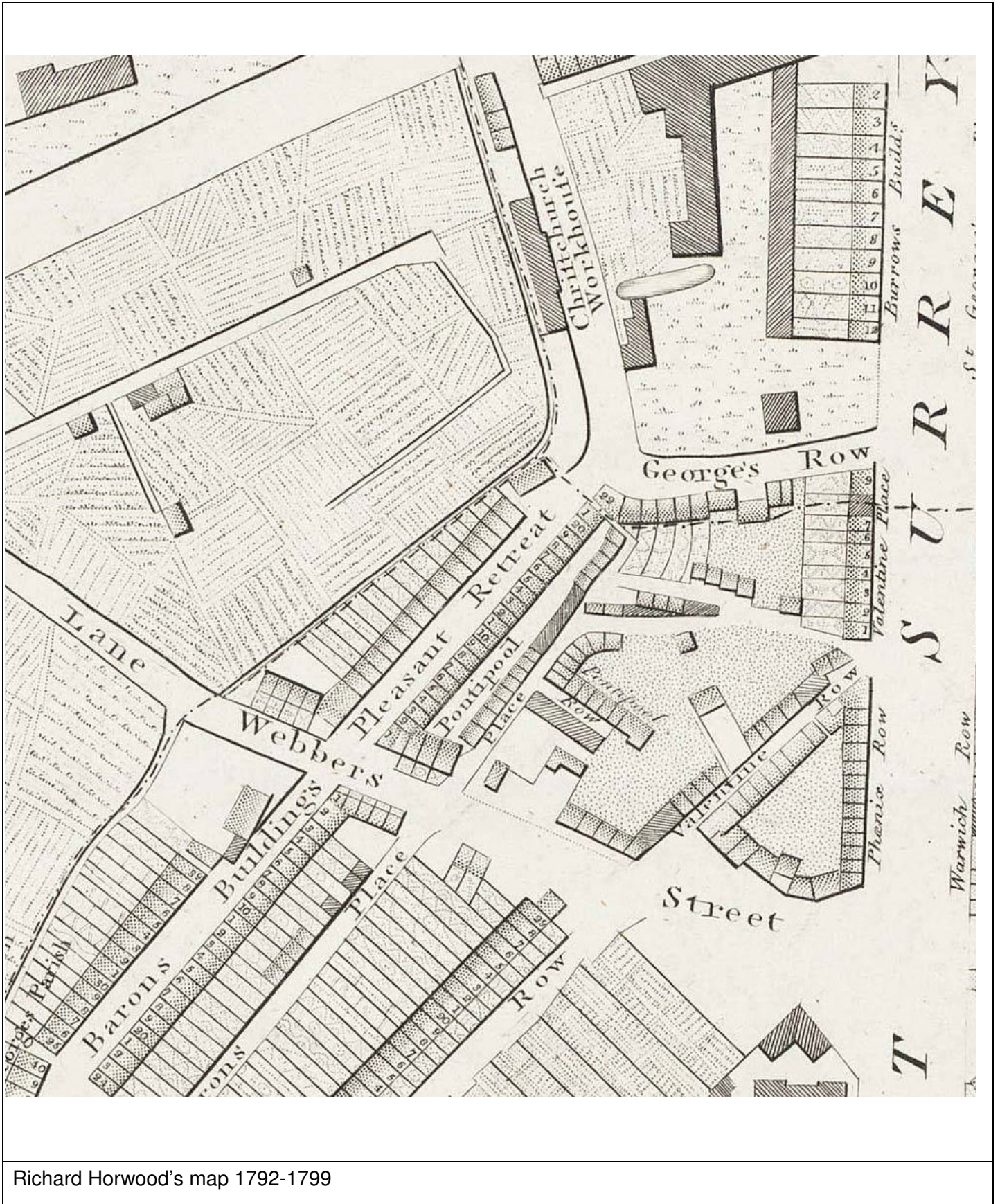
Paragraph 68: Area of Special Control for advertisements.

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.

1.8 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.

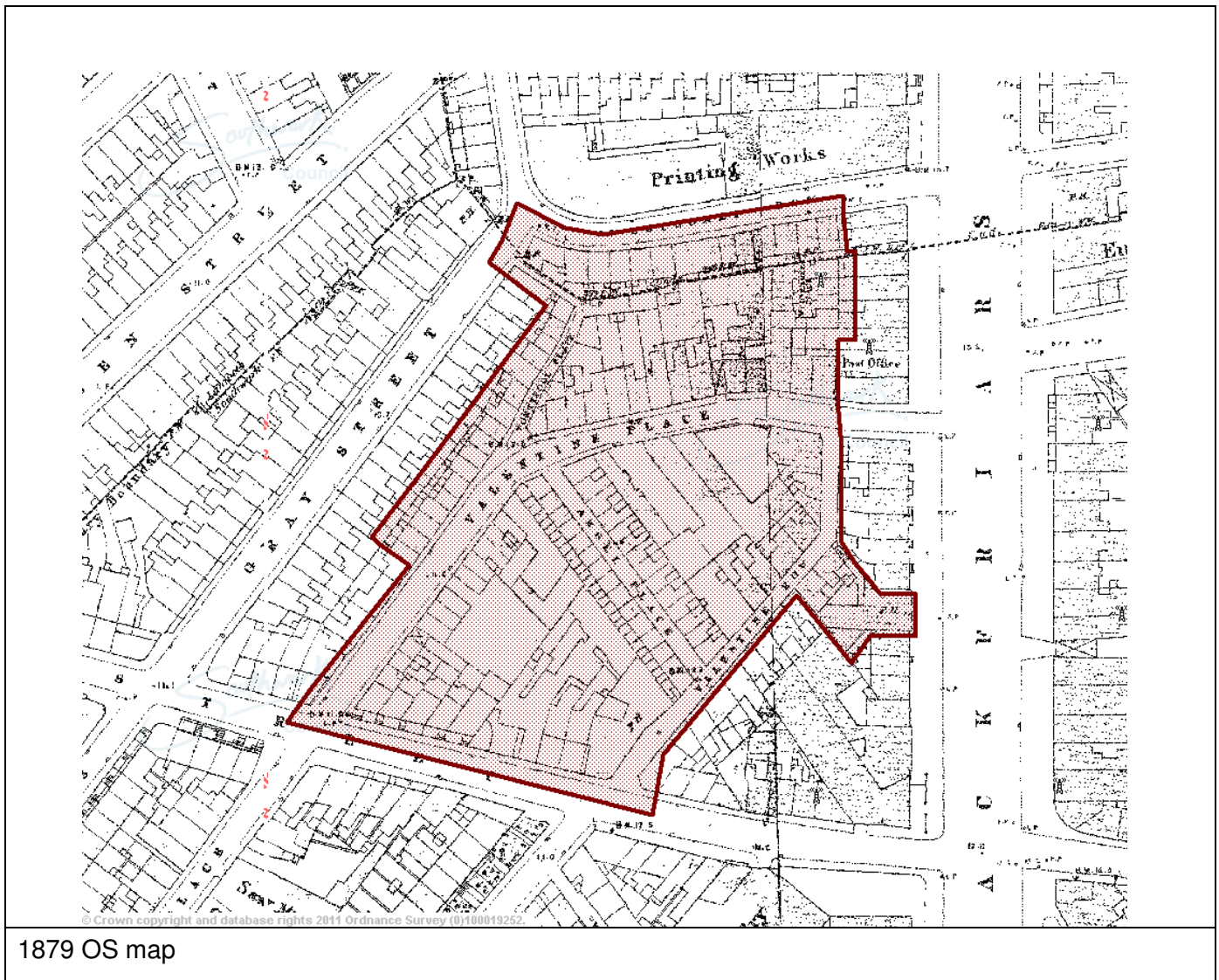


Richard Horwood's map 1792-1799

2. Historical Background

2.1 Origins

- 2.1.1 During the Roman period, Southwark was probably 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. The land not occupied by the conservation area would have stood to the side of a river flowing north, broadly following the line of Blackfriars Road. Prehistoric archaeology has been identified
- 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 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. The conservation area lay in the manor of Paris Gardens, which was a well defined area from the early medieval period. Paris Gardens appears to stem from a hide of land called Withiflete held by Bermondsey Abbey.
- 2.1.4 Earliest maps (1682 Morden and Lea Map) show the conservation area as open ground as does John Rocque's map of 1746. 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. The north-south road; which lies to the east of the conservation area and is evident on John Rocque's map of 1766. The Valentine Place Conservation Area is still indicated open fields; however a road along the present line of Webber Street is evident.



1879 OS map

2.1.5 Richard Horwood's map of 1792-1799 shows that within the Valentine Place Conservation Area, terraces of small houses had been built. These provided homes for the workers where a need had arisen due to new industries. These would have been classed as fourth rate houses under the 1774 London Building Act. Blackfriars Road then known as Great Surrey Street had 22 small cottages between the intersections with Webber Street and Boundary Row (then George Row). The two sets of terraces were interrupted by Valentine Row. The 9 houses to the north of Valentine Row had small yards and were known as Valentine Place. The terrace to the south Phoenix Place; the site presently occupied by Bridgehouse Court just east of the conservation area, were located around the perimeter of a triangular central court to the rear. On the western site of the conservation area were further small terraced houses on Pontypool Place and Pleasant Retreat (now Chaplin Close). The development on Pontypool Place had been built on a narrow thin strip of land, with houses fronting onto a narrow central court. Pontypool Row was also lined with small terraced houses and located on the site occupied today by Nos. 17-35 Valentine Place. The small street had been named after Pontypool in South Wales, which was synonymous at the time with the manufacture of tin-plate and japanware, a popular decorative coating for pottery and ironware. Both tin-plate and japanware were manufactured in Webber Street at this time and likely that the

houses were associated with this industry. It is also known that there was a Welsh community in the area at that time. The area immediately to the west of the conservation was still indicated as open fields.

- 2.1.6 The 1879 OS Map shows the conservation area occupied by terraces of small cottages mixed with industry. Great Surrey Street had been renamed Blackfriars Road in 1829. George Row had also been renamed; Boundary Row, and marked the boundary of Christ Church parish with St. George the Martyr. On the site of No. 35 Valentine Place, a narrow street (Angel Place) diagonally linked Valentine Row and Valentine Place, had been built with small terraced houses. The fourth rate houses along Blackfriars Road (just outside of the conservation area) had been replaced larger second rate houses as area developed. By 1896 larger industrial buildings are noted on Valentine Place, the small terraced houses still prevail particular along Boundary Row. No. 1 Valentine Place (recently demolished) had been built for a food dealer; the building constructed in 1882 replaced an earlier premise on the site.
- 2.1.7 Charles Booth's poverty map of 1898-99 classes Webber Street and Boundary Row as mixed, some comfortable, others poor. Valentine Row, Valentine Place and Angel Place are classed as poor. These poorly built slums were typical of the area at that time. In contrast the buildings fronting onto Blackfriars Road were classed as middle class, well-to-do. These larger houses had been built at the end of the 18th century and early 19th century, with the development of Blackfriars Road and the other main roads in St. George's Fields.
- 2.1.8 Between 1896 and 1916 there was a period of significant change in the conservation area. The terraced houses were cleared away and large industrial buildings; workshops and warehouses built, particularly along Valentine Place, eastern side of Pontypool Place and Boundary Row. Industries indicated on maps were a confectionary factory (Pascalls) on the north side of Valentine Place and cooperage just outside the conservation area. The terraced houses forming Angel Place had been replaced industry. Two public houses had also been built, one on the corner of Webber Street and Valentine Place and the other the Crown Public House on Blackfriars Road. No. 21 Webber Street was constructed in c.1910 for the Maltina Bakery Company on the corner of Webber Street and Valentine Place.
- 2.1.9 The conservation area does not appear to have suffered unduly during the Second World War. 1951 OS Map shows the layout of the conservation area comparable to its present form. The exception being the site of No. 35 Valentine Place consisting of a series of small buildings. On the site presently occupied by Nos. 27-31 Webber Street stood the Angel Public House at this time and adjacent was the Marshall Building. Just outside the conservation area; the present Bridgehouse Court, is on the site of a former cabinet works.
- 2.1.10 By the 1970s the Angel Public House and Marshall Building had been replaced by warehouse and No. 21 Webber Street had become a print works and No. 35 Valentine Place a large joinery works.
- 2.1.11 A description of the character and appearance of the conservation area today is provided in the following section.



The Crown Public House, Blackfriars Road



No. 21 Webber Street, the former Maltina Bakery

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 of mainly industrial and warehouse developments from the late 19th and early 20th centuries. The historic street layout remains, creating a legible and permeable environment. The intimate scale and high quality and architecturally interesting frontage developments of two to four storeys, have survived largely intact. 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 late 19th and early 20th centuries.
- 3.1.3 Street blocks tend to be long, narrow and aligned in an east/ west or north-east or south-west direction onto the street. The streets are narrow, generally between 3.50 to 6 metres in width, and well enclosed by industrial buildings and former warehouses which generally ranges in height from two to four storeys. The absence of a planned open space contributes to the overall sense of a well enclosed/confined townscape.

Land use pattern

- 3.1.4 The area is mixed with offices and light industrial. Former warehouse buildings, such as the northern side of Valentine Place and southern side of Boundary Row have been converted to offices. The Crown Blackfriars Road, remains in use as a pub. The only other uses within the conservation area is a photographic equipment supplier a print works No. 12 Valentine Place and a film studio in the depot at Nos. 27-31 Webber Street. Nos. 17-19 (odd) Valentine Place and No. 21 Webber Street are currently unoccupied.



Nos. 17-19 (odd) Valentine Place



Boundary Row (Southside)

Buildings

- 3.1.5 The conservation area contains predominantly late Victorian and Edwardian buildings, plus a limited number of other post war buildings. This section provides a description of the buildings, on a street by street basis.

Blackfriars Road

- 3.1.6 The conservation area extends eastwards to The Crown public house, No. 108 Blackfriars Road, a late 19th pub with elaborate red brick and stucco Queen Anne style front of 4 bays with a 2 bay gabled attic. Painted timber casements and doors have been retained to the Blackfriars Road elevation.

Boundary Row

- 3.1.7 The southern side of Boundary Row is within the Valentine Place Conservation Area. Nos. 1 to 8 Boundary Row is a series of former factory buildings 3 storeys plus raised basement level. The buildings date from the early 20th century and are in yellow brick with segmental arches in matching brick, or red brick as the range extends westwards. The former loading bays have blue brick reveals and either yellow brick or red segmental arches. The raised basement plinth, running along the development is also in a contrasting blue brick. Beneath the red rubber segmental arches, run a double band of blue brick, separated with a line of stock bricks. Window openings have been altered and extended at ground floor level. Sills are concrete and windows are modern in metal, but retain the traditional small pane design. Roofs are concealed behind parapet, which varies in height in relation to the former development pattern. However, chimney stacks and pots are visible from street level. The buildings have in recent years altered and converted to offices and form part of a development with Nos. 2 to 10 Valentine Place.

Pontypool Place

- 3.1.8 Is a small; partially Yorkstone paved passage off Valentine Place. Two cast-iron bollards remain in Pontypool Place. A Grade II listed cast-iron cannon-shaped bollard, tapering to the base with a domed cap and set on a square base. The other bollard is unlisted and inscribed with 'Clink 1812'. This bollard has been relocated from the former historic estate 'Liberty of the Clink'. An Act of 1786 established the Clink Paving Commissioners who were responsible for lighting and paving. The commissioners ordered 60 cast-iron street posts from Messrs. Bishop and Co, of which this is one.
- 3.1.9 No. 2 Pontypool Place is a single storey late 19th century stock brick building, with blue brick plinth. Beneath the red rubber segmental arches, run a double band of blue brick, separated with a line of stock bricks. Cast-iron windows of 30 small panes remain, with bullnose blue brick sills. One original entrance has been in filled with stock brick; the other retains a 4 panel timber door with square fanlight. The butterfly roof is concealed behind a parapet.

Valentine Place

- 3.1.10 The northern side of Valentine Place are Nos. 2 to 10 Valentine Place which is a series of former factory buildings ranging from 2 storeys up to 5 at the gabled central section. The block dates from the early 20th century and is in yellow brick with segmental arches in red brick. The raised basement plinth, running along the development is also in a contrasting

blue brick and increases in height towards Blackfriars Road. Beneath the red rubber segmental arches, run a double band of blue brick, separated with a line of stock bricks. Window openings have been altered and extended at ground floor level. Sills are concrete and windows are modern in metal, but retain the traditional small pane design. Roofs are concealed behind parapet, which varies in height in relation to the former development pattern. The central gable section retains its iron wall crane the mock loading bay flap detail. No. 10 Valentine Place has a canted entrance on the junction of Pontypool Place and Valentine Place. The buildings have been converted to offices and form part of a development with Nos. 1 to 8 Boundary Row.

	
No. 2 Pontypool Place	Clink bollard, Pontypool Place

- 3.1.11 No. 12 Valentine Place is also a two storey late 19th century stock brick building, with blue brick plinth to ground floor sill height. On each floor beneath the red rubber segmental arches, run a double band of blue brick, separated with a line of stock bricks. Cast-iron windows of 30 small panes remain, with bullnose blue brick sills. The roof is hidden behind a parapet. During the mid 20th century the building was opening up at ground floor level and a concrete beam and columns inserted, with glass block panels.
- 3.1.12 No. 35 Valentine Place is comparable with the other buildings on Valentine Place, with the stock brick, blue brick detailing and red segmental arches. The timber windows and wide doors remain. No. 35 is single storey and has a 60^o pitched glazed roof rising from behind a blue brick and concrete coping parapet.

Valentine Row

- 3.1.13 Fronting onto Valentine Row is a post war industrial building. The depot is one storey in height in a modern brick. Openings have concrete lintels and timber windows and doors. The roof is concealed behind a tile and brick on edge parapet. The structure forms part of the site with No. 35 Valentine Row.

Webber Street

- 3.1.14 No. 21 Webber Street, Nos. 17-19 (odd) Valentine Place contrasts with the utilitarian industrial buildings of the majority of the conservation area. Built c.1910 for the Maltina Bakery Company in the Edwardian neo-classical style. The building is yellow brick with golden terracotta dressings and occupies the site on the corner of Valentine Place and Webber Street. The corner of No. 21 is canted, although the original openings has been in filled, the others survive on Webber Street and Valentine Place. On the Valentine Place elevation the central loading bay with timber flaps and bracketed canopy and a steel crane jib has been retained. The roof is concealed behind a moulded terracotta coping. The classical pediments, projecting hoods, timber doors, sash windows and chimneys stacks and pots are all a feature of the building, which makes a positive contribution to the conservation area and wider environs.
- 3.1.15 Nos. 27-31 (odd) Webber Street a one and half storey depot building dating from the 1970s. The building is located on the corner of Valentine Row and Webber Street and is characterised by long blank elevations, with single garage openings on both streets. The building is constructed of yellow brick with a continuous concrete coping.

The Setting of the Conservation Area

- 3.1.16 East of the conservation area is Blackfriars Road, which runs north-south from Blackfriars Bridge to St. George's Circus. The boulevard character of Blackfriars Road, the wide road and scale of the 1970s slab blocks (Friars House and Nos. 93-101 (odd) Blackfriars Road) contrast with the intimate, enclosed character of the Valentine Place Conservation Area. To the south of the conservation area are 1950s red brick blocks of flats of 4 to 5 storeys (Quentin House) and a modern development (No. 6 Barons Place) of 3 storeys on the corner of Webber Street and Barons Place. Further south is the late 19th century Grade II listed Peabody Estate. On the north side of Boundary Row is Nos. 2-8 a modern residential development.

	
No. 12 Valentine Place	View westwards along Valentine Place

3.2 Local Materials and Details

3.2.1 The predominant material palette for the area is set by the later Victorian and Edwardian buildings. Whilst elaborate classical details exist in stucco and terracotta on the Crown Public House and No. 21 Webber Street, the majority of buildings are constructed of the following materials, a summary is provided below:

- Buildings are predominantly faced in yellow brick;
- Blue brick decorative banding courses, plinths to ground floor window sills and blue bullnose edge brick sills;
- Red brick segmental arches to openings;
- Yorkstone and concrete sills;
- Timber doors; and
- Timber windows and metal windows.

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

- Original late 19th century timber casement windows and timber doors have survived to the Crown Public House. Decorative stucco, chimney stacks and pots are also feature of this building.
- Original double-hung vertically sliding timber sash windows and timber doors and central loading bay have survived to No. 21 Webber Street. The decorative terracotta and originally chimney stacks and pots are also a feature of this neo-classical building.

- Cast-iron windows remain on No. 12 Valentine Place and No. 2 Pontypool Place. Modern versions of traditional cast-iron windows have been used in the refurbishment of Nos. 1-7 Boundary Row and Nos. 2-10 Valentine Place.
- Detailing is predominantly provided through the use of contrasting brick, in some instances blue brick plinth to ground floor window sills. Blue brick decorative banding course. Red brick segmental arches to openings.
- Roofs are mainly concealed behind pediments, with exception of the 60° glazed roof (No. 35 Valentine Place) and the central slated gabled roof of Nos. 2-10 Valentine Place and the Crown Public House, and
- Sills are blue round edge brick, square stone or concrete.

3.3 Views and Townscape

3.3.1 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. However, No. 21 Webber Street; on the corner with Valentine Place, provides an interesting focal point for northern views into the conservation area.

3.3.2 When looking eastwards along Valentine Place, the 9 storey Friars House dominates. To the south, views of the 4 to 5 storey mid 20th century residential blocks and more recent housing can be glimpsed. These views assist with locating the conservation area within its wider context.

3.4 Key Spaces and Landscape Elements

3.4.1 There are no planned open spaces within the conservation area. The lack of open space creates a dense urban environment. Trees are not a significant feature of the Valentine Place Conservation Area.

3.4.2 Street surfaces generally comprise modern tarmac carriageways with concrete slab pavements. However, granite kerb stones have generally survived and original Yorkstone slabs remain partially in Pontypool Place.

3.4.3 Bollards are a feature of the conservation area. Of particular note are those on Pontypool Place, the Grade II listed 19th century cast iron bollard and the adjacent unlisted 'Clink 1812' bollard.

3.4.4 The only other 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 'Victorian' style black metal street lamp is seen on Pontypool Place.

3.4.5 Boundaries are not a feature of the Valentine Place Conservation Area. The only boundary treatment to be found is a pair of 1800 metre red brick walls, on land adjacent to No. 35 Valentine Place.

4. Audit

4.1 Listed Buildings

4.1.1 The lists of buildings of special architectural or historic interest for Southwark descriptions are available from the Council. The following structure within the Valentine Place Conservation Area is statutorily listed Grade II:

- Bollard, Pontypool Place.

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 Valentine Place Conservation Area:

- The Crown Public House, Blackfriars Road;
- No. 8 Boundary Row;
- Nos. 1-7 Boundary Row;
- Clink 1812 bollard, Pontypool Place;
- No. 12 Valentine Place;
- Nos. 17-19 (odd) Valentine Place; and
- No. 21 Webber Street.

4.3 Archaeology

4.3.1 Valentine Place Conservation Area is not located within an Archaeological Priority Zone (APZ). However, 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.

4.3.2 The conservation area is located within an area of interest of known prehistoric archaeology associated with the exploitation and use of the channel which formerly fed the Thames broadly running along the line of Blackfriars Road. There are numerous antiquarian references to finds of Roman archaeology within the area of Blackfriars Road.

4.4 Negative Elements

4.4.1 Within the conservation area the following are negative elements:

- Nos. 27-31 (odd) Webber Street a one and half storey depot building. The 1970s depot building on the corner of Valentine Row and Webber Street 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 post war building industrial building on Valentine Row, forming part of the No. 35 Valentine Row site fails to enhance the conservation area.
- Elements in the wider setting of the conservation area (e.g. Friars House and Nos. 93-101 (odd) on Blackfriars Road) are considered to be detracting elements to 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 kerbs exist on Valentine Place and some Yorkstone paving in Pontypool Place. Consideration should be given to the re-introduction of traditional paving materials throughout the conservation area. The Yorkstone paving around the Grade II listed bollard and adjacent unlisted bollard should be repaired and reintroduced along the entirety of Pontypool Place.

4.6 Potential Development Sites

- 4.6.1 An opportunity exists for redevelopment of the gap site at No. 1 Valentine Place. The introduction of a building of two to three storeys on Valentine Place. A key consideration is the relationship of the new development to the existing warehouse and industrial buildings. The building would need to respect the adjacent No. 21 Webber Street and Nos. 17-19 (odd) Valentine Place.
- 4.6.2 Nos. 27-31 (odd) Webber Street; contributes little to the conservation area and there is an opportunity here for the introduction of a new 3 to 4 storey building to reinforce the corner.

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 Valentine Place 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 Valentine Place 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.
- 5.1.5 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.
- 5.1.6 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 Valentine Place 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 street pattern dates from the 18th century and the buildings largely from the late 19th century/ early 20th century. The urban structure is typified by narrow street blocks and relatively long frontage buildings.
- 5.2.3 Any new buildings within the Valentine Place Conservation Area must observe established or historic building line on the street and similarly the same plot width and rhythms of historic development.

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 late Victorian/Edwardian industrial and warehouse buildings.
- 5.2.5 A visual rhythm in the street is created by the relatively long frontages with regular fenestration patterns. This gives a strong verticality to buildings. Particular characteristics which should be observed in conversion and new design are:
- Heights range between two and four storeys.
 - Where new development is proposed buildings should respect the adjacent building heights; and
 - Roof lines characteristic of particularly former warehouses and industrial buildings in the conservation area should be maintained. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane.

5.3 New design in the Conservation Area

- 5.3.1 Opportunities for new development in the conservation area are limited. However, there may be opportunities for sensitive adaptation or restoration. Where new buildings are introduced, whilst they will need to be sympathetic to existing characteristics, 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 extensions are proposed, they should normally be low key in design and as unobtrusive as possible. 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.

Advertisements

- 5.3.7 Where new signage is to be introduced, careful consideration needs to be given to type, design, materials and location. Inappropriate signage can have the most damaging impact on the character of the conservation area. 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 preferred form of projecting sign is a traditional hanging sign, possibly externally illuminated.
- 5.3.8 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. 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 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. With the exception of granite kerbs and some Yorkstone

paving in Pontypool Place, original paving stones have mostly been replaced with modern materials.

5.5 Trees and Street Furniture

5.5.1 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.

5.5.2 Reinstatement of traditional street furniture would help to strengthen the character of the area. Where replacement is necessary a co-ordinated approach should be taken to ensure a consistent and appropriate design throughout the area.

5.6 Improvements and Repairs Materials

5.6.1 Choice and use of materials can have a significant effect on the character and appearance of the Valentine Place 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.

5.6.2 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

5.6.3 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

5.6.4 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. 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.

- 5.6.5 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.

Roofs

- 5.6.6 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 Valentine Place 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.
- 5.6.7 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

- 5.6.8 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. 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.
- 5.6.9 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 march 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.

- 5.6.10 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.

Rainwater goods

- 5.6.11 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

- 5.6.12 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 elevation.

5.7 Renewable Energy

- 5.7.1 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.

- 5.7.2 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.

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/>

6. Further Reading

- Ashurst, J and N (1988) – Practical Building Conservation, Vols. 1 to 5.
- 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: Maintaining your Property Makes Good Sense and Saves Money.
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.
- Reilly, L and Marshall, Geoff (London Borough of Southwark Neighbourhood History No. 7, 2001) – The Story of Bankside.



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Web Site: <http://www.southwark.gov.uk>

Date: 24/08/2012

Dear Sir / Madam

Consultation on the Valentine Place Conservation Area and Appraisal

On the 28 March 2012 the London Borough of Southwark wrote notifying you that Valentine Place Conservation Area had been designated and the conservation area appraisal adopted at Planning Committee on 27 March 2012.

Southwark Council wishes to obtain the views of local residents, businesses and other interested groups on the designation. To these ends we have arranged a **public meeting** to be held on **Monday 30 April 2012** at St. Alphege's Church Hall, Kings Bench Street, SE1 between **4 and 7 pm**. Members of the Design and conservation team will be present to receive comments the Conservation Area.

A plan showing the boundary of the Valentine Place Conservation Area and appraisal can be downloaded from:

http://www.southwark.gov.uk/downloads/download/2451/draft_conservation_area_appraisals

Or by contacting Tracy Chapman in the Design and Conservation Team at the above address. Or by phone: 0207 525 2289, or by e-mail to the Design and conservation team: designconservation@southwark.gov.uk

A conservation area is defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". We are of the opinion that Valentine Row, Valentine Place, Boundary Row (southside), Pontypool Place and Webber Street (northside) are of special architectural and historic quality and worthy of designation as a conservation area.

If you wish to submit any comments, you can do so until 29 June 2012 by writing to: Tracy Chapman, Regeneration and neighbourhoods, Planning & Transport, Development management, PO Box 64529, LONDON SE1P 5LX

Yours sincerely

Tracy Chapman
Senior Design and Conservation
Officer

APPENDIX 4

EQUALITY IMPACT ASSESSMENT STATEMENT

SUMMARY OF CONTENT

A description of the effect of a new conservation area in the Blackfriars Road area of the borough. The ways that equalities issues may impact on different groups of people have been highlighted.

KEY ISSUES

- The methods used to involve and engage people affected by the proposed new **Valentine Place** Conservation Area needs to be accessible to all.
- The designation of the proposed new **Valentine Place** Conservation Area may impose additional planning requirements for those seeking to make alterations to their properties, which may have an impact on those on lower incomes such as lone parents, disabled people, the BME community and the elderly.

DECISIONS REQUIRED:

- Comment on the main issues raised in this assessment
- Comment on the areas to be focused on at stage two.

VALENTINE PLACE CONSERVATION AREA EQUALITIES IMPACT ASSESSMENT

Stage One: Scoping

1. What policy, strategy or plan is this assessment addressing?

The proposed new Valentine Place Conservation Area will designate parts of the borough under the powers of the Planning (Listed Buildings and Conservation Areas) Act 1990 as areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

The proposed new Valentine Place Conservation Area will be assessed in accordance with statutory regulations and in close consultation with the local community and English Heritage. The conservation area appraisals that will accompany the designation must be in general conformity with national and regional guidance and policy and contribute towards meeting local needs. The council's policies and strategies must also be evidenced to ensure that they are robust, meet local needs and can be justified.

2. Is this a new or an existing policy/strategy?

This is a new policy. The proposed new Valentine Place Conservation Area when it is designated, together with the published conservation area appraisal will form part of the council's Local Development Framework, which contains all of the council's planning policies and will be used to guide the design and appearance of development in the designated area and in the determination of planning applications.

The proposed new Valentine Place Conservation Area appraisal will form part of the council's Local Development Framework. Current planning policy for Elephant and Castle exists in the Southwark Plan (the council's Unitary Development Plan) and the Core Strategy (2011).

3. If existing, has the policy/strategy already been reviewed under the previous EqIA programme? If so, what were the findings to come out of this and has the agreed action plan been implemented? What has changed since the last assessment was undertaken (in terms of context, nature of the policy/strategy or the type of people affected by the policy/ strategy).

- No, this policy has not been previously reviewed under a previous EqIA.

This EqIA has been carried out in accordance with the Equalities Act (2010) which identifies the following groups with protected characteristics:

- Age.
- Disability.
- Gender reassignment.
- Marriage and civil partnership
- Pregnancy and maternity.
- Race.
- Religion or belief.
- Sex.
- Sexual orientation.

4. What do you think are the main issues for your policy or strategy in relation to equality, diversity and social cohesion?

Community and Stakeholder Involvement

The Planning (Listed Buildings and Conservation Areas) Act 1990 does not oblige the council to consult on its decision to designate a conservation area however, the council will consult with the occupants of properties in the designated area in accordance the council's adopted Statement of Community Involvement (SCI). The SCI sets out how and when Southwark Council will involve the community in the preparation of planning documents and on applications for planning permission in the borough.

National policy states that if the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community.

The council will endeavour to do this, however there are a number of issues to be considered in this regard:

Considerations:

- Certain groups may not be able to access information and consultations as easily as others i.e. disabled people, those who do not have English as their first language, young people, those who support vulnerable people such as women who are more likely to care for children, older people and those with limiting illnesses.
- Certain groups may not feel comfortable expressing their views in public due to fear of discrimination such as people from the LGBT community, faith groups, young people and the BME community.
- People may not feel safe in attending public information or consultation events at certain times of the day, in particular after dark, such as older people and women
- Events may clash with times of religious observance and therefore we need to take into account people's faiths.
- Information may not be presented in a way that engages people effectively, such as material only printed in English, or information presented in a complicated format or language.
- Certain groups may not understand the relevance of the proposed Valentine Place Conservation Area and the conservation area appraisal to them and therefore they do not become involved in the process.
- Certain groups may have a negative perception of the council or disappointing experiences of community consultations which stop them becoming involved in the process.
- If people do not feel that they can access information at an early stage or have problems accessing it, they may become disillusioned in the process and lose interest i.e. BME groups, young and elderly people and disabled people.
- Some people may not be aware how to express their views or how these will feed into the process i.e. children and young people.
- There may be differences in the needs and aspirations between different groups which may result in conflict.
- People may feel as though certain groups are having a greater influence on how development of the Valentine Place Conservation Area.

We propose to consult in a way that will prioritise the needs of people in the area including public meetings and direct communication with the occupants of properties in the proposed conservation area, local groups and businesses in the area

Design and Heritage

The designation of the proposed new Valentine Place Conservation Area may impose additional planning requirements for those seeking to make alterations to their properties. The wider area is expected to undergo significant change through the development. This will see increased investment and development activity, which provides significant opportunities to improve the built environment in the area.

We see the designation of the proposed new Valentine Place Conservation Area as contributing to the enhancement of the area because we value its distinctive historic character. Consideration should be given to the following issues in the development and implementation of policies for design and heritage:

Considerations

The pattern of development

- The conservation of features of the area for heritage and conservation purposes may change the pattern of development because, in addition to new development within the conservation area, traditional features and existing buildings will need to be preserved which may provide a different range of opportunities for creating new jobs and housing for those that are seeking employment or better quality housing.

Improved quality of design

- High quality design standards will improve the appearance of the area but may result in higher costs for SME businesses i.e. by having to provide high quality shop fronts.

Improved public realm and environmental quality

- Improvements to the public realm and the environmental quality of the area will widen access to the area and will help to address the needs of people who continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, disabled people, older people and women.

The proposal to designate the area as a conservation area places a higher priority on the quality and design of the built environment which we feel will help to drive forward wider improvements for residents and businesses in the area.

Stage two: Assessment of Impacts

Part A: Feedback from the Equalities and Diversity panel

1. What feedback did the panel give you at stage one

The designation of the Valentine Place Conservation Area has not been presented to the Equalities and Diversity panel as it was not considered to be a necessary requirement. There is no statutory obligation on the council to consult on the designation of a new conservation area, however as discussed earlier we are proposing to include the designation of the Valentine Place Conservation Area and accompanying appraisal will form part of the council's Local Development Framework. This document will be consulted on in line with the council's adopted SCI and will also be subject to its own equalities impact assessment.

Part B: Purpose and aims of policy/strategy

2. What is the overall purpose of the policy/ strategy?

The Valentine Place Conservation Area appraisal will be part of Southwark's Local Development Framework. This will be an important document which will be used for deciding what sort of development should take place within the conservation area.

3. What are its aims?

The aim of the Valentine Place Conservation Area is to designate the area around Valentine Place as defined by the map, as an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance

4. Could these aims be in conflict with the Council's responsibility to:

- Eliminate discrimination
- Promote equality of opportunity
- Promote community cohesion and good relations between different groups

Stage 1 of this EQIA identifies a number of key considerations which have been acknowledged and addressed in the stage two assessment as follows:

The pattern of development

- The built environment and the public realm may continue to ignore the needs of disabled people which results in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. The designation of a conservation area will not restrict improvements to buildings and the public realm to meet the needs of disabled people from the wider community.
- Existing larger houses within the proposed conservation area will be protected helping to ensure that families can stay within the area alongside its wider regeneration

Improved quality of design

- The protection of areas for heritage and conservation purposes may limit development which may limit the opportunities for creating new jobs and housing for those that are seeking employment or better quality housing. The purpose of the conservation area is to maintain a wide choice in housing stock and will help to ensure all people will have access to suitable housing stock and this includes all groups with protected characteristics.

Improved public realm and environmental quality

- i.e. If the public realm and the environmental quality of the area remain poorly designed, certain groups may continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, older people and women.
- Different groups may have different priorities for how buildings and the public realm is designed to meet their needs. Tensions could arise if there is the perception that one groups needs are being prioritised over others i.e. older people and young people. The designation of a conservation area will mean that public realm improvements will need to be more widely consulted and will require better quality materials and finishes which will benefit all local residents including all groups with protected characteristics

5. Does the documentation relating to this policy/strategy include specific reference to the Council's responsibility (as set out above) and a commitment to work to meet this?

While the council's responsibility for eliminating discrimination and promoting equality of opportunity and social cohesion are not specifically referred to as part of the process for designating a new conservation area, the aim of this process is to create attractive and distinctive places for all which are safe, easy to get around and a pleasure to be in by valuing the distinctive historic environment of the Blackfriars Road area.

Part C: Application of this policy/strategy

6. What steps are you taking or will you take to ensure that the policy is or will be implemented consistently and fairly?

Designation of the Valentine Place Conservation Area will mean that planning applications for developments within the conservation area, will need to 'preserve or enhance' the character and appearance of the conservation area. New development will need to respect the context of the conservation area, having regard to the content of the conservation area appraisal, propose appropriate materials, preserve traditional features of the area and do not introduce design features or materials that are out of character with the area. In addition, Conservation Area Consent will be required for the substantial demolition of a building within the designated area.

7. Could the way that this policy/strategy is being or will be implemented be discriminating against any particular individuals or groups or be potentially damaging to relations between different groups?

Designation of the Valentine Place Conservation Area will contribute to eliminating discrimination, promoting equality of opportunity and promoting social cohesion and good community relations.

8. What changes could you make to either the policy/strategy itself or the way it is applied to improve the positive outcomes for all groups and to reduce or eliminate any negative outcomes?

The findings of the EqIA scoping have been considered and this has informed the stage 2 assessment. The stage 2 assessment sets out those areas where the designation of the Valentine Place Conservation Area may have differential impacts and where appropriate mitigation measures are proposed to address these.

9. What information do you collect or do you plan to collect to monitor the impact of this policy/strategy on different groups?

Monitoring of planning applications

Planning applications are monitored by the council in its Annual Monitoring Report (AMR). This includes, among other things, the area of the borough that is designated as a conservation area.

Annex 3: Related projects and EQIAs

The Southwark Plan

Key findings:

- Provision of small local businesses which are easily accessible by local communities encourages the closure of development gaps for the local communities through an increased sense of belonging, redressing disadvantage and equality of access to services.
- By ensuring that new developments are safe and secure, disadvantage is addressed, community relations are improved and equality of opportunity is promoted.
- Protection of residential accommodation reduces discrimination and promotes equality of opportunity through providing inclusive and accessible housing for communities within the borough.
- Provision of accommodation other than houses and flats recognises the diverse needs of communities within the borough and promotes equality of opportunity since communities that will benefit are frequently the marginalized.
- The protection of transport impacts creates a sustainable, inclusive and accessible borough for its residents, future residents, users and occupiers.
- Public transport improvements assist in the creation of an accessible and inclusive borough by focusing on sustainable forms of transport as well as being socially inclusive. Accessible and inclusive transport links promote equality of opportunity and prevent barriers of exclusion and discrimination.
- Mini cab offices in the borough make transportation in the borough accessible to those who may not have access to public transport or private car use.

Core strategy

Key findings:

- By requiring the maximum amount of affordable housing possible across the whole of the borough, this should have a positive impact on all equality groups and help to promote equality of opportunity by offering affordable housing across the whole of Southwark.
- Allowing student housing only in the town centres and in areas with good access to public transport services, this may promote cohesion between different groups as student housing will be located in the areas most suitable to accommodate it.
- Setting out criteria for how we may allocate gypsy and traveller sites in the future may improve community cohesion and good relation by making sure that new sites are located in suitable areas.
- Protecting employment sites should have a positive impact on discrimination and opportunity by increasing the amount of jobs in the borough and protecting the jobs already there. Through our employment and enterprise strategies we will work to ensure that these jobs are suitable for all of the different groups in the community.
- The Core Strategy aims to facilitate a network of community facilities that meet the needs of local communities. This should help to improve community cohesion and ensure that community facilities are easily accessible so that everyone can benefit from access to a range of community facilities.

Southwark 2016

Key findings:

- Migration in and out of the borough is high: this makes it difficult to measure the success of interventions (because the beneficiaries may have moved on and another, more disadvantaged group, taken their place). It also makes it more difficult to predict the composition of the borough over the next 10 years.
- Southwark's population will continue to grow so that by 2016 it could be between 286,000 and 301,000. That means anything from 14,000 to 20,000 more households than in 2001.
- By 2016 around 43% of the population is expected to be from black and minority ethnic backgrounds, with many different faiths and cultures.
- Southwark's population ranges from those who enjoy significant affluence to those in severe poverty. Southwark is becoming more socially and geographically divided.
- We have a 10% gap in the numbers of people of working age (16-74) in Southwark who are in employment compared to the national average. In that age group, 65% have no or first level NVQ qualifications, rising to over 80% for people of Bangladeshi and Black Caribbean origin.
- 39% of local authority homes and 40% of private rented properties do not yet meet the decent homes standard.

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MUNICIPAL YEAR 2012/13

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PLANNING COMMITTEE

NOTE:

Original held in Constitutional Team; all amendments/queries to Kenny Uzodike, Constitutional Team,
Tel: 020 7525 7236.

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