

# Borough, Bankside and Walworth Community Council

Tuesday 26 February 2013  
7.00 pm

St Saviour's & St Olave's School, New Kent Road, London SE1 4AN

## Membership

Councillor Martin Seaton (Chair)  
Councillor David Noakes (Vice-Chair)  
Councillor Catherine Bowman  
Councillor Poddy Clark  
Councillor Neil Coyle  
Councillor Patrick Diamond  
Councillor Dan Garfield  
Councillor Claire Hickson

Councillor Lorraine Lauder MBE  
Councillor Rebecca Lury  
Councillor Tim McNally  
Councillor Darren Merrill  
Councillor Abdul Mohamed  
Councillor Adele Morris  
Councillor Geoffrey Thornton

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: Monday 18 February 2013



## Order of Business

- | Item No. | Title  |
|----------|--|
| 1.       | INTRODUCTION AND WELCOME                           |
| 2.       | APOLOGIES  |
| 3.       | DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS |

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

Item No.	Title	Time
4.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
5.	<b>MINUTES</b> (Pages 1 - 7)	
	To confirm as a correct record the minutes of the meeting held on 8 December 2012.	
6.	<b>PETITIONS AND DEPUTATIONS</b>	
	The chair to advise on any deputations or petitions received.	
7.	<b>COMMUNITY ANNOUNCEMENTS</b>	7.05 pm
	<ul style="list-style-type: none"> <li>• SHP Tenancy Support</li> <li>• Community streets - Liverpool Grove</li> <li>• East Walworth Neighbourhood Watch - David Martin</li> <li>• Safer Neighbourhoods Team update</li> <li>• Community Infrastructure Levy (CIL) – charging structure consultation</li> </ul>	
	If you have a community announcement please email details to <a href="mailto:community.councils@southwark.gov.uk">community.councils@southwark.gov.uk</a> before the meeting.	
8.	<b>LIVERPOOL GROVE, THRALE STREET, WEST SQUARE CONSERVATION AREAS</b> (Pages 8 - 122)	7.30 pm
	To comment to planning committee on the proposals.	
9.	<b>WELFARE REFORM</b> (Pages 123 - 128)	7.40 pm
	Information on the abolition of Council Tax Benefit and the introduction of a Council Tax Reduction Scheme (CTRS).	
	<b>BREAK 8.00 PM</b>	

Item No.	Title	Time
10.	<b>PUBLIC QUESTION TIME</b> (Pages 129 - 134)	8.15 pm
	<p>A public question form is included at page 129.</p> <p>This is an opportunity for public questions to be addressed to the chair.</p> <p>Residents or persons working in the borough may ask questions on any matter in relation to which the council has powers or duties.</p> <p>Responses may be supplied in writing following the meeting.</p>	
11.	<b>LOCAL PARKING AMENDMENTS</b> (Pages 135 - 144)	8.30 pm
	<p><b>Note:</b> this is an executive function</p> <p>To consider the local parking amendments set out in the report.</p>	
12.	<b>BANKSIDE NEIGHBOURHOOD FORUM</b> (Pages 145 - 155)	8.35 pm
	<p>The community council are asked to comment the application for a neighbourhood development area and also for qualifying body status by Bankside Neighbourhood Forum as set out in the report.</p>	
13.	<b>COMMUNITY COUNCIL QUESTIONS TO COUNCIL ASSEMBLY</b>	8.40 pm
	<p>Each community council may submit one question to a council assembly meeting that has previously been considered and noted by the community council.</p> <p>Any question to be submitted from a community council to council assembly should first be the subject of discussion at a community council meeting. The subject matter and question should be clearly noted in the community council's minutes and thereafter the agreed question can be referred to the constitutional team.</p> <p>The community council is invited to consider if it wishes to submit a question to the ordinary meeting of council assembly in March.</p>	
	<b>OTHER REPORTS</b>	
	<p>The following item is also scheduled for consideration at this meeting:</p>	
14.	<b>COMMUNITY COUNCIL FUND 2013/14</b>	
	<p><b>Note:</b> this is an executive function</p> <p>To consider the allocation of community council funding for 2013/14.</p>	

Date: Monday 18 February 2013

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

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**CONTACT:** Alexa Coates, Principal Constitutional Officer Tel: 020 7525 7385 or email: [alexa.coates@southwark.gov.uk](mailto:alexa.coates@southwark.gov.uk)  
Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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### **ACCESS TO INFORMATION**

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### **ACCESSIBLE MEETINGS**

The council is committed to making its meetings accessible. For further details on building access, translation and interpreting services, the provision of signers and other access requirements, please contact the Constitutional Officer.

Disabled members of the public, who wish to attend community council meetings and require transport assistance in order to attend, are requested to contact the Constitutional Officer. The Constitutional Officer will try to arrange transport to and from the meeting. There will be no charge to the person requiring transport. Please note that it is necessary to contact us as far in advance as possible, and at least three working days before the meeting.

### **BABYSITTING/CARERS' ALLOWANCES**

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

### **DEPUTATIONS**

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

**For a large print copy of this pack,  
please telephone 020 7525 7385.**





## **Borough, Bankside and Walworth Community Council**

MINUTES of the OPEN section of the Borough, Bankside and Walworth Community Council held on Saturday 8 December 2012 at 1.00 pm at Walworth Academy, 34 - 40 Shorncliffe Road, London, SE1 5UJ

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**PRESENT:** Councillor Martin Seaton (Chair)  
Councillor David Noakes  
Councillor Catherine Bowman  
Councillor Poddy Clark  
Councillor Neil Coyle  
Councillor Patrick Diamond  
Councillor Dan Garfield  
Councillor Lorraine Lauder MBE  
Councillor Rebecca Lury  
Councillor Darren Merrill  
Councillor Adele Morris  
Councillor Geoffrey Thornton

**OFFICER SUPPORT:** Iona McConnell, Investigations Manager  
Juliet Seymour, Planning Policy Manager  
Earl Legister, Team Leader Food Safety  
Pauline Bonner, Neighbourhood Coordinator  
Alexa Coates, Principal Constitutional Officer

### **1. WELCOME AND INTRODUCTIONS**

The chair welcomed councillors, members of the public and officers to the meeting.

### **2. APOLOGIES**

There were apologies for absence from Councillors Claire Hickson and Tim McNally. Apologies for lateness were received from Councillor Neil Coyle.

### **3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

Members made the following declarations regarding items on the agenda.

#### **Agenda Item 8 Bankside Neighbourhood Forum**

Councillor Adele Morris, Non Pecuniary, as a member of the Bankside Neighbourhood Forum.

#### 4. MINUTES

The minutes of the meeting held on 10 October 2012 were agreed as a correct record and signed by the chair.

#### 5. PETITIONS AND DEPUTATIONS

There were none.

#### 6. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

#### 7. COMMUNITY ANNOUNCEMENTS

The following community announcements were made:

##### **Borough Commander**

The chair explained that the Borough Commander had given his apologies but wished to attend a future meeting.

##### **Civic Awards**

Ken Hayes from Southwark's Civic Association explained that nominations for the awards had opened. People could be nominated for the awards in recognition of voluntary work undertaken in the borough. Different awards were given such as a young people award, mayor's discretionary award and lifetime award. Ken advised that applications were available at the meeting or could be completed online and that people should give details such as what the volunteer does, where and for how long.

##### **Campaign for Safer Roads**

Jeremy Leach, updated the meeting on the campaign for safer roads around the elephant and castle following recent tragic events and numerous accidents in the area. The campaign was suggested the following changes:

- Slower speeds
- Enforced 20 m.p.h limit on the TfL roads in the area
- Super Cycle infrastructure on the north roundabout
- Safer pedestrian crossings

The campaign had launched an online petition and Jeremy asked the community council for support in bringing the changes requested. In response to questions Jeremy explained that the campaign was not seeking to address the issue of subways and was looking more

at the big picture changes required to improve road safety in the area. Although there were cycle routes which avoided the elephant and castle roundabouts research suggested that 2 out of every 3 new cyclists would opt to use a more direct route through the roundabouts so the route needed to be as safe as possible for cyclists. Councillors offered to facilitate meetings with the cabinet member for transport, environment and recycling and TfL. It was suggested that TfL are invited to a future community council meeting.

### **Complaints Procedure**

Iona McConnell, Investigations Manager, pointed out that the council were consulting on changes to their complaints procedure. A reduction in the stages of complaints from 3 to 2 was being considered, it was hoped this would reduce the time taken to deal with complaints. Iona invited people to comment on the proposals, with changes implemented from April 2013. Iona also explained that landlord complaints would now go to the housing, rather than local government, ombudsmen.

In response to questions Iona explained that although the council aimed to resolve complaints at stage 1 this was not always possible. The complaints team were offering additional help and advice to council officers to deal with complaints better. In terms of addressing whether something was a query or complaint officers often had to use their judgement.

## **8. BANKSIDE NEIGHBOURHOOD FORUM**

Juliet Seymour, Planning Policy Manager, explained the background to neighbourhood planning and that the community council were being asked to comment on the proposals to designate the Bankside Neighbourhood Forum as a qualifying body and to comment on the appropriateness of the boundary suggested for the plan.

The chair of the Bankside Neighbourhood Forum was not in attendance some other members of the forum, including Cllr Adele Morris, commented on their work.

Members asked how the membership was made up, how people became part of the forum and whether the forum was representative specifically in terms of BME groups. Councillors also questioned whether the forum overlapped with other groups in the area such as TRAs or historical societies. Members also raised concerns about how the forum was constituted and how the membership would replenish – stating that the constitution was more of a statement of current arrangements rather than a document outlining the governance arrangements of the forum (for example the process for electing a chair).

In response to these questions members of the forum explained that the forum was made up of 21 individuals: 7 from local business, 7 from community groups and 7 residents. There were no BME members of the group. The function of the forum specifically related to neighbourhood planning so if a plan was agreed the role of the forum would be to monitor the delivery of the plan. The planning policy officer advised that the governance issues could be addressed before a final report went to the cabinet member for decision and clarified that the role of the community council was to comment on the appropriateness of the area and the group before the cabinet member took a decision.

Members noted the work that the forum had put in getting to this stage.

**RESOLVED**

That the community council notes the work of the Bankside Neighbourhood Forum and welcomes the development of a neighbourhood plan in the area however the community council requests that the forum considers its governance arrangements and how far the group is representative specifically in terms of BME membership.

**9. REGENERATION**

Juliet Seymour, Planning Policy Manager, gave a brief update on regeneration projects in the community council area focusing on timescales for the Heygate regeneration. The master plan was scheduled to be considered by the council's planning committee on 15 January 2013 – the committee would consider the applications to demolish the existing buildings on the site, the outline planning permission and detailed design rules. The application was for approximately 2,400 residential units with up to 16,000 sqm of retail.

**10. FOOD SAFETY**

Earl Legister, Team Leader Food Safety presented the item outlining the role of the food safety team which was to regulate food hygiene compliance in all food businesses in Southwark. The team inspected food businesses on different frequencies based on a risk assessment . If contraventions were found they were dealt with using: written warnings, formal hygiene improvement or prohibition notices and prosecution or simple cautions. Officers cannot issue fines or fixed penalties for contraventions. Earl explained that the team rely on information from members of the public and complaints as source of intelligence.

Earl outlined some statistics in the Borough, Bankside and Walworth area where: 305 inspections have been completed so far this year. Of the 91 high risk premises in the community council area:

- 49 of these are due an inspection by 1 December 2012
- 47 inspected, and the remaining two have been scheduled
- 2 have had formal notices served, both have now complied with the requirements.

296 written warnings have been issued this year. There has been one successful prosecution brought for seven offences identified on the related business premises. Of 110 complaints about food or food businesses this year, 92 have been satisfactorily resolved or were unfounded, and 18 are still subject to follow up or ongoing investigations.

People could contact the team by telephone on 0207 525 2000 and follow the voice prompts or email: [food@southwark.gov.uk](mailto:food@southwark.gov.uk)

In response to questions Earl explained that the team could not enforce across local authority boundaries in the case of takeaways. Non-fixed vendors who for example sold nuts or hot dogs were targeted and food standards could vary at these outlets and currently no information about businesses which contravene food law requirements is published but this may be reviewed in future. However, Earl referred to the Food Hygiene Rating Scheme operated by the team which allows the public to view hygiene ratings of

individual businesses online. .

Ylva Johannesson from Jubilee Hall Trust gave a presentation on healthy eating and shopping. Ylva stressed the importance of choosing wholegrains, five portions of fruit and vegetables a day and sticking to a list and checking labels for hidden sugars when shopping.

## 11. PUBLIC QUESTION TIME

The following questions were raised at the meeting:

East street – when the market has been cleared and cleaned shops on the street are leaving rubbish outside. Can this be addressed?

Can the length of time the payments offices are open over the Christmas period be re-considered so that they are open more over Christmas?

A resident asked if the councillors knew about the GLA funding programme for pocket parks as initial submissions had to be made by the council by 7 Jan 2013 – the chairs advised that councillors would pick this issue up.

A resident asked about whether claims could be made against contractors who had dug up the pavement on East Street. Cllr Lauder responsive that the pavement would be re-tarmaced in certain places as a short term measure and then addressed for the long term. The chair requested that Cllr Lauder given an update at the next meeting on the progress.

The following questions were submitted in writing:

### **Stead Street Development**

- What are the scheduled disruption in terms of road closures, parking , safety for pedestrians, parents travelling to and from school industrial machinery travelling to and from the site
- What will the immediate effect to the Peabody residents be at for what period of time?
- How will Peabody residents benefit directly from Section 106?

How can future neighbourhood forums look at governance issues or have them built into their constitutions i.e bankside neighbourhood forum has 21 representatives with no BME members and shouldn't the neighbourhood boundaries be the same as ward boundaries?

Is there funding or grants available to residents wishing to set up their own business?

### **Conservation areas**

Did the conservation team consider the inclusion of the almshouses on Brandon Street and the Peabody buildings on Rodney road into the proposed Larcom Street Conservation

area? If yes why were they not included?

Henshaw Street and Balfour Street and Victory Place are frequently mentioned in regeneration document due to the number of listed buildings and their architectural value (and most of Balfour is run as a cooperative) why can't they be included in the Larcom Street area?

## **12. HIGHWAYS REPORTS**

### **12. EAST WALWORTH AND FARADAY GREEN LINKS**

Members considered the report , a resident raised that the groups who had formed the East Walworth Green Links had not been consulted on the proposals. The groups were concerned that the area had been limited and did not consider their proposals. Further concerns were expressed relating to how the plans related to the master plan for the area and how much of the routes would be blocked to public access.

#### **RESOLVED**

That the community council notes the proposals and the comments raised be residents which expressed concerns about the consultation process.

### **12. CYCLE PERMEABILITY REPORT**

Members considered the report. Councillors raised concerns about the Redcross Way cyclist contra flow proposals in terms of the loss of any parking spaces, also raising that a CPZ review had recently taken place and the relocation of any parking bays would result a waste of council resources and that vehicles frequently drive the wrong way down the one way street and cyclists need to be made aware of this and that lorries are allowed to travel south from Union St to access the Travis Perkins site.

In general terms councillors and some residents welcomed the improvements although they questioned whether a more joined-up approach could have been taken.

#### **RESOLVED**

That the community council notes the improvements set out in the report and makes the comments outlined above.

## **13. CONSERVATION AREA REPORTS**

### **13. ELLIOTT'S ROW AND LARCOM STREET CONSERVATION AREAS**

Members considered the report a resident requested that changes outlined in the consultation response to include Larcom Street be supported noting the architectural value of Balfour Street, Henshaw Street and Victory Place.

**RESOLVED**

1. That the proposals to designate the Elliot's Row and Larcom Street conservation areas be noted.
2. That the results of the consultation on draft Elliot's Row and Larcom Street area appraisals are noted.

**13. LIVERPOOL GROVE, THRALE STREET, WEST SQUARE CONSERVATION AREAS**

Members considered the report residents and councillors raised concerns about the consultation process for the area appraisals specifically what information is sent to residents and what language is used. Queries were also raised on the impact of judicial reviews on planning decisions in the area.

**RESOLVED**

That the decision is deferred and officers are requested to attend to present the item.

**14. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY**

The community council considered whether to submit a question to the next council assembly meeting and agreed the following: Can the council consider developing a consistent process for all public consultation it carries out?

**CHAIR:**

**DATED:**

The meeting ended at 4.50pm

<b>Item No.</b> 8	<b>Classification:</b> Open	<b>Date:</b> 26 February 2013	<b>Meeting Name:</b> Borough, Bankside and Walworth Community Council
<b>Report title:</b>		Liverpool Grove, Thrale Street, West Square Conservation Areas	
<b>Ward(s) or groups affected:</b>		Faraday and Cathedrals	
<b>From:</b>		Head of Development Management	

### RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council notes and provides comments to planning committee on the results of the public consultation upon, and the subsequent amendments made to, the draft appraisals for the Liverpool Grove, Thrale Street and West Square Conservation Areas appended at (Appendices A - C) of this report.

### BACKGROUND INFORMATION

2. On the 8 December 2012 the Borough, Bankside and Walworth community council considered a report on the Liverpool Grove, Thrale Street, West Square Conservation Areas. The community council resolved to defer the item as councillors had specific queries on the West Square proposals and requested that officers attend a future meeting to present the report and respond to any questions.
3. The original report considered by the community council is attached at Appendix 1 to this report.

### KEY ISSUES FOR CONSIDERATION

#### Further Information Concerning West Square

4. This report is before you again for comment on the draft Liverpool Grove, Thrale Street and West Square Conservation Area Appraisals. The decision whether to formally adopt the Appraisal will be taken by the Planning Committee. The following is a response to the points raised at the Walworth, Borough and Bankside Community Council meeting held on 8 December 2012, specifically on the West Square Conservation Area Appraisal.
5. A Conservation Area Appraisal (CAA) is a document that describes the historic and architectural significance of the area and is a material consideration for planning applications in the conservation area. It describes the historic features and characteristics and spaces which give the area its character and its setting. English Heritage (EH) recommends that every Conservation Area has a CAA.
6. The West Square Conservation Area includes a large proportion of properties that are listed in their own right by English Heritage including the Albert Triangle



properties, the properties around West Square itself and the Imperial War Museum to mention a few.

7. A CAA is not a Conservation Area Management Plan which sets out the way development pressures and neglect will be managed to ensure that the conservation area retains the qualities which led to its designation. A management plan is produced following the adoption of an appraisal.
8. This CAA is one of a suite of documents before the community council and part of a programme of preparing CAAs for all our conservation areas. The West Square Conservation Area is one of Southwark's most historic areas. It was designated in 1971 and has not benefitted from a CAA until now.
9. The draft West Square CAA was considered by the main statutory bodies in London including EH and the GLA. They both commended the appraisal and made comment which related mainly to the location of boundaries which may need adjustment in due course. Their findings are included in the original report at paragraph 5.
10. The main points raised by the Albert Triangle and a group of residents based around the area to the east of St George's Road are summarised in the report but are mainly two-fold:

1. The council's dismissal of the 'House Extensions in the Albert Triangle' (1986). This document has been superseded by events and planning legislation. The document was drawn up in 1986 and relies on Town and Country Planning General Development Order 1977 which was revoked by the Town and Country Planning General Development Order 1988.

This is addressed in paragraph 29 of the original report

The 'House Extensions in the Albert Triangle' document has been overtaken by a number of events since it was published in 1986:

- The properties in the Albert Triangle were listed by EH in 1989. This means that these properties have to be treated on a case-by-case basis and they fall under separate statute the Planning (Listed Building) Act 1990 and national and rules and regulations set out in the national Planning Policy Framework all of which supersede this guidance.
- The GPDO has been replaced and relates to the Planning Act which specifically excludes all listed buildings.
- The Inspector stated that the guidance was no longer relevant in the appeal decision at 5 Colnbrook Street where the Inspector states *'the guide has not been reviewed or updated to take into account that the buildings have been listed or that there have been changes in legislation and advances in conservation philosophy. Although it promotes good practice in terms of some aspects of house extensions in the triangle it is significantly out of date and I cannot give this guide weight in the assessment of this appeal.'*

2. The specific exclusion of mansard extensions in the conservation area appraisal.

This is addressed in paragraph 28 of the original report.

The guidance relating to mansards in the CAA is consistent with all the council's suite of CAAs. As noted by the residents, mansards have been permitted in the area but these do not necessarily mean that these decisions (sometimes determined on appeal) set a precedent for the whole area. The fact that these properties are listed underscores that each will be considered in their own right on a case-by-case basis. Indeed the CAA simply describes the feature of the butterfly roof as a historic characteristic of the area.

This CAA does not specifically preclude mansards and where these are found to be acceptable a solution has been found which follows EH guidance and preserves the historic feature of the valley gutter when viewed from the rear.

11. In conclusion:

- The CAA is consistent with existing adopted CAAs elsewhere in Southwark;
- It follows national guidance and defines the significance of this historic area; and
- The majority of properties in question are listed in their own right and therefore doubly significant worthy of preservation and considered on a case-by-case basis

#### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Report to Borough and Bankside Community Council (26/1/12)	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289
Report to Walworth Community Council (16/2/12)	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289
Equality Impact Assessments (EqIA) for Liverpool Grove, Thrale Street and West Square Appraisals	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289

#### APPENDICES

No.	Title
Appendix 1	Liverpool Grove, Thrale Street, West Square Conservation Areas Report (and Appendices A, B and C) to Borough, Bankside and Walworth Community Council 8 December 2012

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Tracy Chapman, Senior Design and Conservation Officer	
<b>Version</b>	Final	
<b>Dated</b>	31 January 2013	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Legal Services	Yes	Yes
Finance Director	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		31 January 2013

<b>Item No.</b> 13.2	<b>Classification:</b> Open	<b>Date:</b> 8 December 2012	<b>Meeting Name:</b> Borough , Bankside and Walworth Community Council
<b>Report title:</b>		Liverpool Grove, Thrale Street, West Square Conservation Areas	
<b>Ward(s) or groups affected:</b>		Faraday and Cathedrals	
<b>From:</b>		Head of Development Management	

### RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council notes and provides comments to planning committee on the results of the public consultation upon, and the subsequent amendments made to, the draft appraisals for the Liverpool Grove, Thrale Street and West Square Conservation Areas. appended at (Appendices 1-3) of this report.

### BACKGROUND INFORMATION

2. On the 26 January 2012 the Borough and Bankside Community Council considered a report recommending that public consultation be undertaken on the draft Thrale Street and West Square Conservation Area Appraisals. On the 16 February 2012 the Walworth Community Council considered a report recommending that public consultation be undertaken on the draft Liverpool Grove Conservation Area Appraisal. Members are here being updated on the results of this public consultation.
3. Letters were sent to all of the owner/ occupiers of properties in the immediate conservation area giving a 12 week consultation period, in accordance with the consultation requirements set out in the Council's Statement of Community Involvement. The letter included general guidance on conservation areas and information as to where the draft conservation area appraisal could be viewed on the council's website. Responses were received on all three conservation area appraisals, these responses are analysed in more detail below.
4. The Liverpool Grove Conservation Area is situated east of Walworth Road and west of Dawes Street. The conservation area is very cohesive in character, consisting mainly of Arts and Crafts two storey terraced cottages and three storey tenement flats. The conservation area's most significant heritage asset is the Grade II\* St. Peters Church.
5. The Thrale Street Conservation Area is situated between Southwark Street and Southwark Bridge Road. The conservation area is adjacent to the Borough High Street Conservation Area to the east and Union Street Conservation Area to the south. The Thrale Street Conservation Area is mostly contained with the 'L' formed by Southwark Bridge Road and the railway line between London Bridge and Charing Cross. It is a mixed area of predominantly 19th century commercial on the main streets; Southwark Street and Southwark Bridge Road and smaller

late 18th century residential properties at Anchor Terrace and on Thrale Street.

6. The West Square Conservation Area is located to the north-west of the borough abutting the borough boundary and the Walcot Conservation Area in Lambeth. To the east is the proposed Elliott's Row Conservation Area. The West Square Conservation Area is a mixed area containing a number of notable terraces of good quality late Georgian and mid-19th century houses, with a number of significant public buildings. The Imperial War Museum, with its surrounding parkland; Geraldine Mary Harmsworth Park, is the centrepiece of the conservation area. St George's Roman Catholic Cathedral is another important building.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

7. The main issues of this Report are:  
To report on the consultation responses received and the subsequent amendments made to the draft Liverpool Grove, Thrale Street and West Square Conservation Area Appraisals.

### **Planning policy**

8. 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**

8. A number of written and email consultation responses were received by the Council on the three draft appraisals. The consultation comments are summarised below:

#### **Liverpool Grove Conservation Area**

9. One comment was received in respect of the Liverpool Grove Conservation Area. The respondent commented on the detrimental impact of the rubbish and recycling bins in front of the properties in the conservation area. A suggestion was made that a reference to refuse bins should be included in section 3.8 of the appraisal.

### **Thrale Street Conservation Area**

10. In total, three responses were received in respect of the Thrale Street Conservation Area Appraisal. A resident from Old Theatre Court wrote in favour of the conservation area appraisal.
11. A response was received from those parties with an interest in Nos. 53 and 55 Southwark Street and adjacent car park site. The comments were critical of the guidance section of the appraisal. They suggested that architects should be allowed to design without preconditions as they considered that their site required a top quality building. Furthermore, it was suggested that the post war buildings around the junction of Southwark Square and Southwark Bridge Road and the car park site should be removed from the conservation area. A document was submitted, which compared the appraisal with documents produced by the City of London.
12. The architects advising the owner of the car park site adjacent to Nos. 53 and 55 Southwark Street; wrote separately in response to the consultation. They questioned the lack of significant buildings and weakness of buildings at the southern junction of Southwark Bridge Road and Southwark Street. The respondents also suggested that the boundary of the conservation area should be amended to omit these buildings and the car park site. Furthermore, the respondent criticised paragraph 4.8.1 of the appraisal; which relates to the car park site, as being too prescriptive in that it suggests a building of 4 storeys, but no more than 7. They suggested that the conservation area is very weak in the south west corner and placing unnecessary restrictions on this site is unjustified and will restrict the ability to deliver a workable scheme.

### **West Square Conservation Area**

13. In total, 35 responses were received in response to the consultation on the draft West Square Conservation Area. A summary of the comments are as follows:
14. Representatives of Notre Dame School wrote against the suggested inclusion of the Notre Dame School (paragraph 4.7.1) in the West Square Conservation Area. Another response was also received regarding the inclusion of the school, commenting that it was a shame to include the school after the construction of the present extension.
15. 16 responses were received from the Albert Association Committee and the group's supporters. Their comments referred mainly to the Albert Triangle (Colnbrook Street, Gladstone Street and Nos. 104-108 St. George's Road) included the following points:
  - The committee raised a concern about the dismissal of the 1986 guidelines 'House Extensions in the Albert Triangle' without a replacement.
  - The committee suggested that the draft appraisal contradicts the Southwark Council Residential Standards SDP (2008) by the documents promotion of historic valley roofs.
  - The committee comments that in the 1992 Conservation Bulletin (Issue 18) and the 1989 English Heritage leaflet 'Mansard Roofs', there is no suggestion that where an extension has been agreed, the outline of the 'v' shaped roof is kept.

- The committee consider that it is subjective to promote the retention of a butterfly roof in isolation or without reference to the immediate setting of the terrace and cite Policy HE.7 of PPS5.
  - The committee cite last year with Southwark Council, English Heritage and Councillor Morris, where it was agreed by all parties for the need for clear guidance for extensions to properties in the Albert Triangle.
  - The Committee supported the inclusion of the Notre Dame School and also suggested further extensions to the conservation area, to include: Bakerloo Sidings and the Coach House, Colnbrook Street. They query why the Coach House has been excluded from the conservation area, when it appears within the boundary of the draft August 2002 appraisal.
16. A resident of West Square wrote to object to the 'implied blanket presumption against mansard roof extensions for houses in the West Square Conservation Area.' Concern was expressed that this guidance (paragraphs 5.2.5 and 5.7.10) did not take into account the history of current rooflines of many of the terraces and take into account future roof level changes, which they believe would improve or enhance the terrace. The respondent provided examples, where roof extensions would enhance and unify the area. A second concern was raised about the shortage of suitable private family housing and the impact the presumption against mansards would have. The respondent makes reference to the 1986 Albert Triangle guidelines. A second resident from West Square, wrote that whilst they generally supported the appraisal they objected to paragraphs 5.2.5 and 5.7.10.
  17. A resident of Temple West Mews wrote in objection to the inclusion of the 1970s houses within the conservation area.
  18. 10 responses were received from the residents of St. George's Road. One respondent questioned various elements of the appraisal text, in particular the guidance on: double glazed windows, tree planting, paving, TV aerials and refuse bins. The remainder of the St. George's Road respondents echoed the comments of the West Square respondents, objecting to the implied blanket presumption against mansard roof extensions.
  19. A resident of King Edward Walk wrote commenting on the number of large refuse bins outside the properties in the conservation area.
  20. A resident of Barkham Terrace wrote commenting on the number of refuse bins and confirmed that Nos. 58-72 Lambeth Road have officially changed back to Barkham Terrace.
  21. A resident of Gladstone Street wrote providing some factual corrections to Sections 2.0 and 3.0 of the appraisal text.
  22. A resident from Hayles Street wrote in support of the West Square Conservation Area appraisal.

### **Summary of consultation and amendments to the draft appraisals**

23. The Liverpool Grove, Thrale Street and West Square Conservation Area Appraisals have been revised to reflect recent changes in national planning policy following the introduction of the NPPF in April this year. Other changes include the addition of a 'definition of special interest and significance' and a

section on 'the setting of the conservation area'. It should be noted that the content of all three conservation area appraisals have been prepared in accordance with guidance contained within English Heritage's document 'Understanding Place: Conservation Area Designation, Appraisal and Management'. In addition the appraisal accords to the NPPF and the PPS 5 Practice Guidance, which was not cancelled with the introduction of the NPPF. The layout and content of these appraisals reflect the Council's other recently adopted council conservation area appraisals. Where historical information has been received as a result of the consultation, the text of the appraisals has been amended accordingly.

24. Suggestions were received regarding alterations to the boundaries of both the Thrale Street and West Square Conservation Areas. No boundary changes to the Liverpool Grove were suggested. With regards the Thrale Street the conservation area was designated in 1988 to specifically include the modern buildings at the southern junction of Southwark Bridge Road and Southwark Street. The conservation designation does not preclude the replacement of these buildings and therefore there would be no benefit to the conservation area to exclude these buildings now. Notwithstanding this, even if the site was outside the Thrale Street Conservation Area; as well as the Union Street and the Borough High Street Conservation Areas, any redevelopment would require a lightness of touch respecting the townscape and prevailing building heights. It is therefore not proposed to amend the designated boundaries of the Thrale Street Conservation Area.
25. Suggestions were also received for extension and rationalisation of the West Square Conservation Area boundaries. English Heritage and the GLA have suggested; that following designation of the nearby Elliott's Row Conservation Area, the Council considers rationalising the boundaries to the new conservation area and the West Square Conservation Area. Both bodies consider that some of the streets presently in the West Square Conservation Area reflect the character of the Elliott's Row Conservation Area. It is proposed to undertake public consultation on these proposed changes early next year. At the same time we propose to consult on the suggestions made by the Albert Association for extensions to the West Square Conservation Area. We also note the request to exclude Temple West Mews from the West Square Conservation Area. However this group of houses located between West Square and St. George's Road were constructed after designation and to exclude them would result in a hole in the conservation area.
26. The comments made during consultation on both Liverpool Grove and West Square Conservation Areas and the negative impact of refuse bins, have been noted. Whilst, refuse bins are not considered development and therefore do not fall under the control of the planning system, their control could be dealt with by a future management plan for the conservation areas.
27. A large number of objections were received to paragraphs: 5.2.5, 5.7.10, 5.7.11 relating to roofs and paragraph 5.7.5 on double glazed windows of the draft West Square appraisal. Section 5.0 of this appraisal sets out best practice guidance for development, repair and alterations to unlisted buildings within Southwark's conservation areas. Whilst the consultation comments are noted this guidance section is consistent with the Council's other adopted appraisals. It should be noted that a significant number of the buildings within the conservation area are statutorily listed and any alterations or extension to these would be considered



on case by case basis. In summary, no amendments are proposed to the text of Section 5.0 of the Liverpool Grove, Thrale Street and West Square Conservation Area appraisals.

28. The 1986 'House Extensions in the Albert Triangle' leaflet was mentioned in a large number of responses relating to the West Square Conservation Area consultation. Concern was raised that this leaflet had been dismissed without a replacement. Section 1.8 of the draft West Square Conservation Area; made specific reference to the status of the leaflet and confirms that the document is not a material consideration for current planning and Listed Building Consent applications. The guidance pre-dates recent national, regional and local planning policy and the statutory listing of properties within the Albert Triangle (Colnbrook Street and Gladstone Street) in 1989. It should also be noted that a Planning Inspector in a 2011 appeal decision; relating to a property in Colnbrook Street, confirmed the status of the leaflet: 'the guide has not been reviewed or updated to take into account that the buildings have been listed or that there have been changes in legislation and advances in conservation philosophy. Although it promotes good practice in terms of some aspects of house extensions in the triangle it is significantly out of date and I cannot give this guide weight in the assessment of this appeal.' Similarly the respondents cite Conservation Bulletin 18 (1992) and the English Heritage leaflet 'Mansard Roofs (1989). Conservation Bulletin is a bi-annual magazine and therefore not a material consideration for planning applications. The 1992 article referred to highlights the need to revise the English Heritage leaflet following appeal decisions since its release in 1989, the article also reinforced the significance of the 'v' shape historic profile. The 'Mansard Roofs' leaflet has not been available on English Heritage's website as way of guidance for some years.
29. The Albert Association and supporters consider that the 'West Square draft appraisal to singularly promote historic valley roofs directly contradicts the LBS, Residential Design Standards SDP (2008). Although they cite the 2008 this SPD has been superseded by the 2011 SPD. However, the text in section (3.4) relating to 'extensions to existing residential dwellings' remains unaltered and also appears in the 2011 version. Section 3.4 provides guidance as to when roof extensions will not be permitted, which includes: on buildings or terraces which are completed compositions, un-broken run of butterfly roofs, important historic roof forms would be lost. Section 3.4 also states that 'within conservation areas development should preserve and enhance the character or appearance of the area. Proposed development on listed buildings should preserve the building and its features of special architectural or historic interest.' The SPD advises that extensions and alterations within conservation areas should 'not involve the loss of existing traditional features of interest which involve the loss of existing traditional features of interest which make a positive contribution to the character.' Additional advice is given on alterations to listed buildings and confirms that they should ensure: 'no loss of important historic fabric and that the development is not detrimental to the special architectural or historic interest of the building. The development relates sensitively and respects the period, style detailing and context of the listed building. Existing detailing and important late additional features of the buildings are preserved, repaired or, if missing, replaced.' Officers consider that the guidance in the appraisal does not contradict the Residential Design Standards SPD.
30. The Albert Association and supporters also considered that it is subjective for the council to promote the retention of a butterfly roof in isolation or without reference to the immediate setting of the terrace and make reference to Policy HE7 of PPS

5. In their consultation response on the West Square Conservation Area Appraisal, they state: 'in considering the impact (including the positive contribution it might make) of proposed development, LBS have the responsibility to identify the significance of any heritage assets affected. The LBS has the responsibility to take into account of the desirability of enhancing that significance. This proposed change to singularly elevate the importance of the butterfly roof profile without reference to its setting does not correctly take into account the desirability of the wider setting that forms the cohesive whole of the conservation area. It is at odds with Policies 3.17 and 3.18 with regards the setting of any building within a terrace in a conservation area.' During the consultation period PPS 5 was replaced by the NPPF. Policy HE7.1 was superseded by NPPF paragraph 129: 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.' All applications are assessed on an individual case by case basis. However, it should be noted that, the practice guide which accompanied PPS 5 has not been cancelled with the introduction of the NPPF. Paragraph 185 of the practice guide is considered relevant here: 'the insertion of new elements such as doors and windows, (including dormers and roof lights to bring roof spaces into more intensive use) is quite likely to adversely affect the building's significance....In some circumstances the unbroken line of a roof may be an important contributor to its significance.'

31. The Albert Association cite in their consultation response a meeting held last year between Southwark Council, English Heritage and Councillor Morris. They report that it was agreed; by all parties, that clear guidance for extensions for properties in the Albert Triangle was required. The Albert Triangle forms only part of the wider West Square Conservation Area. The document they are describing is a future conservation area management plan and not an appraisal. A management plan is usually produced following the adoption of an appraisal. An appraisal reviews a conservation area and is used to help local authorities develop a management plan, because it analyses what is positive and negative, and identifies opportunities for beneficial change or the need for additional protection and restraint. A management plan sets out the way in which development pressure and neglect will be managed to ensure the conservation area retains the qualities which led to their designation. The Council has no adopted conservation area management plans in place, but is currently preparing one for the Rye Lane Peckham Conservation Area.

### **Conclusion on planning issues**

32. 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 Liverpool Grove, Thrale Street and West Square Conservation Areas remain a notable surviving example of 18th or 19th century development south of the river and therefore worthy of designation.

33. 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.
34. 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. The Liverpool Grove, Thrale Street and West Square Conservation Area Appraisals have been prepared in accordance with the English Heritage guidance.

#### **Community impact statement**

35. The draft appraisal has been consulted upon, 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.
36. The consultation has sought the views of local residents, businesses and other local interest groups over the conservation area appraisal. The draft Liverpool Grove, Thrale Street and West Square Conservation Area Appraisals were placed on the council's website and copies made available in the local libraries.

#### **Human rights implications**

37. 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.
38. 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**

39. Notifying the public of the Liverpool Grove, Thrale Street and West Square Conservation Area Appraisals has not resulted in resource implications for the staffing of the Chief Executive's Department.

40. 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**

41. The recommendation of the Report requests that Borough , Bankside and Walworth Community Council Members' note and provide comments to Planning Committee on the results of the public consultation upon, and the subsequent amendments made to, the draft conservation area appraisals for the Liverpool Grove, Thrale Street and West Square Conservation Areas, appended at (Appendices 1- 3) of the Report.
42. The draft Conservation Area Appraisals for the Liverpool Grove, Thrale Street and West Square Conservation Area's are brought before the Community Council in accordance with Part 3H, paragraph 2, of the Southwark Constitution 2012/13, under the sub-heading "Consultative/non-decision making." This paragraph reserves a planning (non-executive) consultative function to Community Council's, enabling Community Council Members' to provide comments to Planning Committee upon proposals to designate Conservation Areas and the adoption of the conservation area appraisals. The recommendation is therefore within the Community Council's remit.
43. 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. It is this section of the Act which is being triggered by the Recommendation of the Report.
44. There is no statutory requirement for LPA's to consult with anyone before a conservation area is designated. Further, the Council's Statement of Community Involvement does not require that consultation be undertaken by the LPA in respect of the designation of 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. The Council is therefore consulting upon the draft conservation area appraisals as a matter of good practice.
45. Once adopted the Liverpool Grove, Thrale Street and West Square conservation area appraisal's will provide additional guidance to be taken into account in determining applications for developments affecting the Liverpool Grove, Thrale Street and West Square Conservation Areas.

### **Equalities and Human Rights**

46. 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.
47. 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.
48. 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 in the Equalities Assessment (EA).
49. In accordance with part 3H, paragraph 2 of the Southwark Constitution 2012/13 providing comments to Planning Committee on proposals for the designation of conservation areas, including conservation area appraisals, is a matter for Community Council.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Report to Borough and Bankside Community Council (26/1/12)	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289
Report to Walworth Community Council (16/2/12)	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289
Equality Impact Assessments (EqIA) for Liverpool Grove, Thrale Street and West Square Appraisals	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289

## APPENDICES

No.	Title
Appendix A	Amended appraisal for Liverpool Grove . Copies circulated separately to community council members and available on the website.
Appendix B	Amended appraisal for Thrale Street . Copies circulated separately to community council members and available on the website.
Appendix C	Amended appraisal for West Square . Copies circulated separately to community council members and available on the website.

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Tracy Chapman, Senior Design and Conservation Officer	
<b>Version</b>	Final	
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<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Legal Services	Yes	Yes
Finance Director	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	29 November 2012	

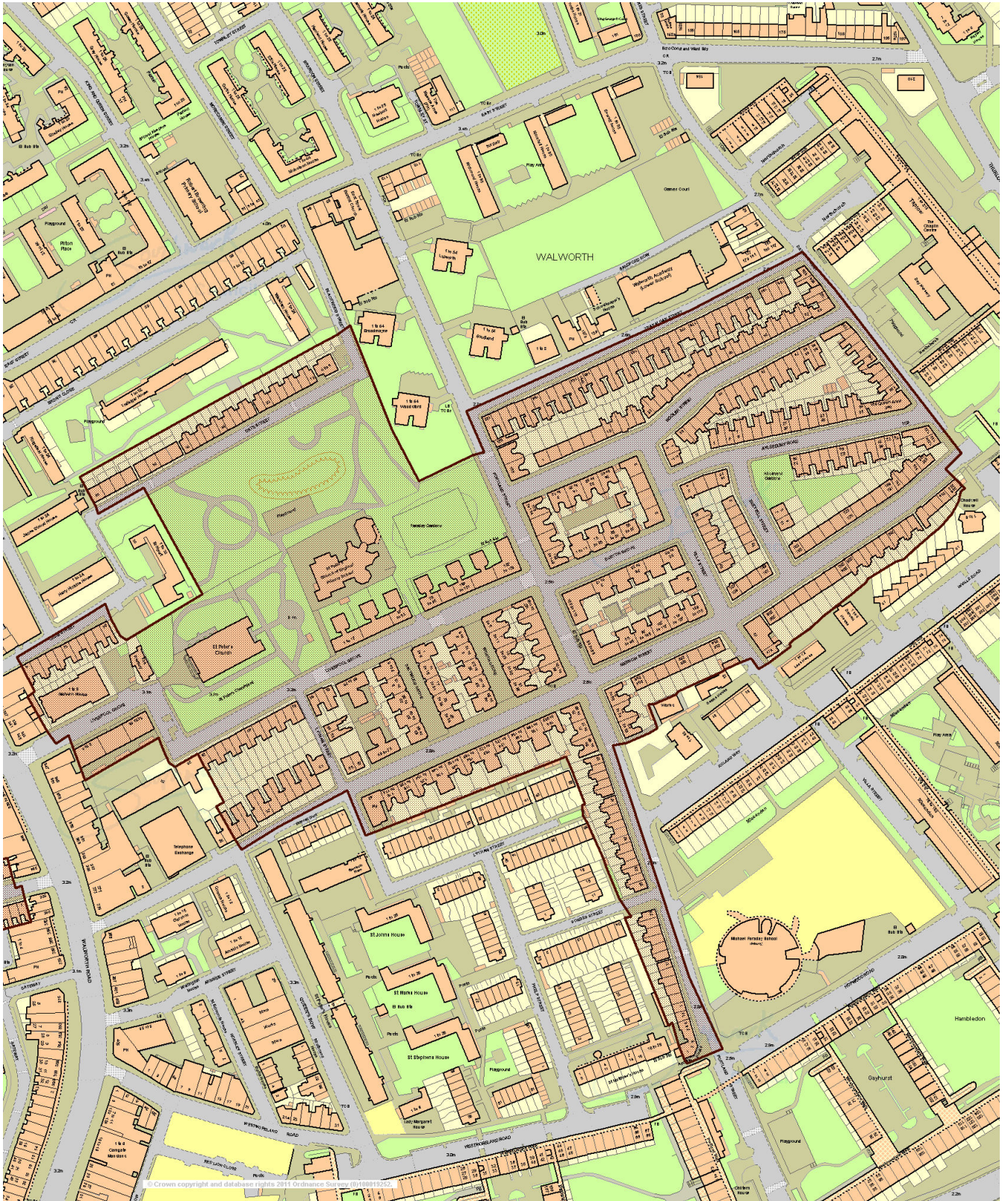
# Liverpool Grove

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A map of the Liverpool Grove Conservation Area.



## 1. Introduction

### 1.1 The Conservation Area Appraisal: Purpose

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

### 1.2 Arrangement of This Document

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

### 1.3 Liverpool Grove Conservation Area

#### Location

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

#### Topography

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

### 1.4 Planning History

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

### 1.5 Local Planning Policies

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

#### Strategic Policy 12 – Design and Conservation

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

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

#### Policy 3.15 – Conservation of the Historic Environment

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

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

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

#### Policy 3.16 – Conservation Areas

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

### ***New Development, including Alterations and Extensions***

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

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

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

### ***Demolition***

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

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

### ***Implementation***

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

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

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

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

### **Policy 3.19 – Archaeology**

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

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

### **Reasons**

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

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

## **1.6 National Planning Policy Framework (NPPF)**

### **Introduction**

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

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

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

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

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

**The Policies:**

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

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

**Part 12: Conserving and enhancing the historic environment**

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

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

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

Paragraph 130: Deliberate damage or neglect of a heritage asset

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

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

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

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

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

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

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

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

Paragraph 140: Enabling development.

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

### **Part 7: Requiring good design**

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

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

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

## **1.7 Article IV Directions**

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

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

## **1.8 Further Information**

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

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## 2. Historical Background

### 2.1 General Origins

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

### 2.2 19<sup>th</sup> Century Urban Development

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

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

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

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

### 3. The Character and Appearance of the Area

#### 3.1 Broad Context

##### Definition of Special Interest/ Significance

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

##### Urban Morphology

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

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

### **Land Use Pattern**

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

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

A description of these building types is provided below.

### **Buildings**

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

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

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

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

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

### **The Setting of the Conservation Area**

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

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

### **3.2 Local Materials and Details**

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

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

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

#### **Detailing**

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

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



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

### **3.3 Views and Townscape**

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

### **3.4 Key spaces and Landscape Elements**

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

## 4. Audit

### 4.1 Listed Buildings

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

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

### 4.2 Key Unlisted Buildings and Building Groups

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

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

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

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

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

### **4.3 Archaeology**

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

### **4.4 Negative Elements**

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

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

#### **4.6 Potential Development Sites**

4.6.1 There are no buildings within the conservation area that are obvious targets for redevelopment. All to a lesser or greater extent and the scale and massing of all relate to the existing streetscape or the wider townscape.

4.6.2 There are very few sites within the conservation area which are immediately obvious locations for development or redevelopment and those undeveloped sites form part of the environment with some value as areas of open space which are put to good use. The main one being the enlarged Faraday Gardens, which an open green space providing useful amenity space. At the junction of Brettell Street and Aylesbury Road there open land that was once a bomb site, this now forms a gap in the streetscape it is utilised to provide an area for local allotments. Both these contribute green space, local amenity use and biodiversity and should continue to be managed as such.

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## 5. Guidelines

### 5.1 Introduction

#### **Purpose of this guidance section**

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

#### **Consulting the Council**

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

### 5.2 Development Form and Urban Morphology

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

### **Street and Plot Patterns**

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

### **Building Form**

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

### **5.3 New Design in the Conservation Area**

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

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

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

#### **5.4. Public Realm**

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

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

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

#### **5.5 Boundaries**

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

## **5.6 Street Trees**

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

## **5.7 Improvements and Repairs Materials**

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

### **Maintenance**



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

### **Windows and Doors**

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

### **Roofs**

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

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

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

### **Brickwork**

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

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

### **Stucco and Render**

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

### **Shopfront Design**

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

### **Rainwater Goods**

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

### **Satellite Dishes**

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

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

### **5.8 Renewable Energy**

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

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

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

## 6. Useful Information

### General advice

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

[http://www.southwark.gov.uk/info/200023/design\\_conservation\\_and\\_archaeology](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](http://www.spab.org.uk)
- The London Tree Officers Association  
020 7974 4124      <http://www.ltoa.org.uk/>
- The Victorian Society  
0208 994 1019      <http://www.victoriansociety.org.uk>
- The Council for British Archaeology  
0190 467 1417      <http://www.britarch.ac.uk/>
- Ancient Monuments Society  
0207 236 3934      <http://www.ancientmonumentsociety.org.uk/>
- The Georgian Group  
087 1750 2936      <http://www.georgiangroup.org.uk/docs/home/index.php>
- The Twentieth Century Society  
020 7250 3857      <http://www.c20society.org.uk/>

## 7. Further Reading

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

# Thrale Street

Conservation Area Appraisal (October 2012)

[www.southwark.gov.uk](http://www.southwark.gov.uk)

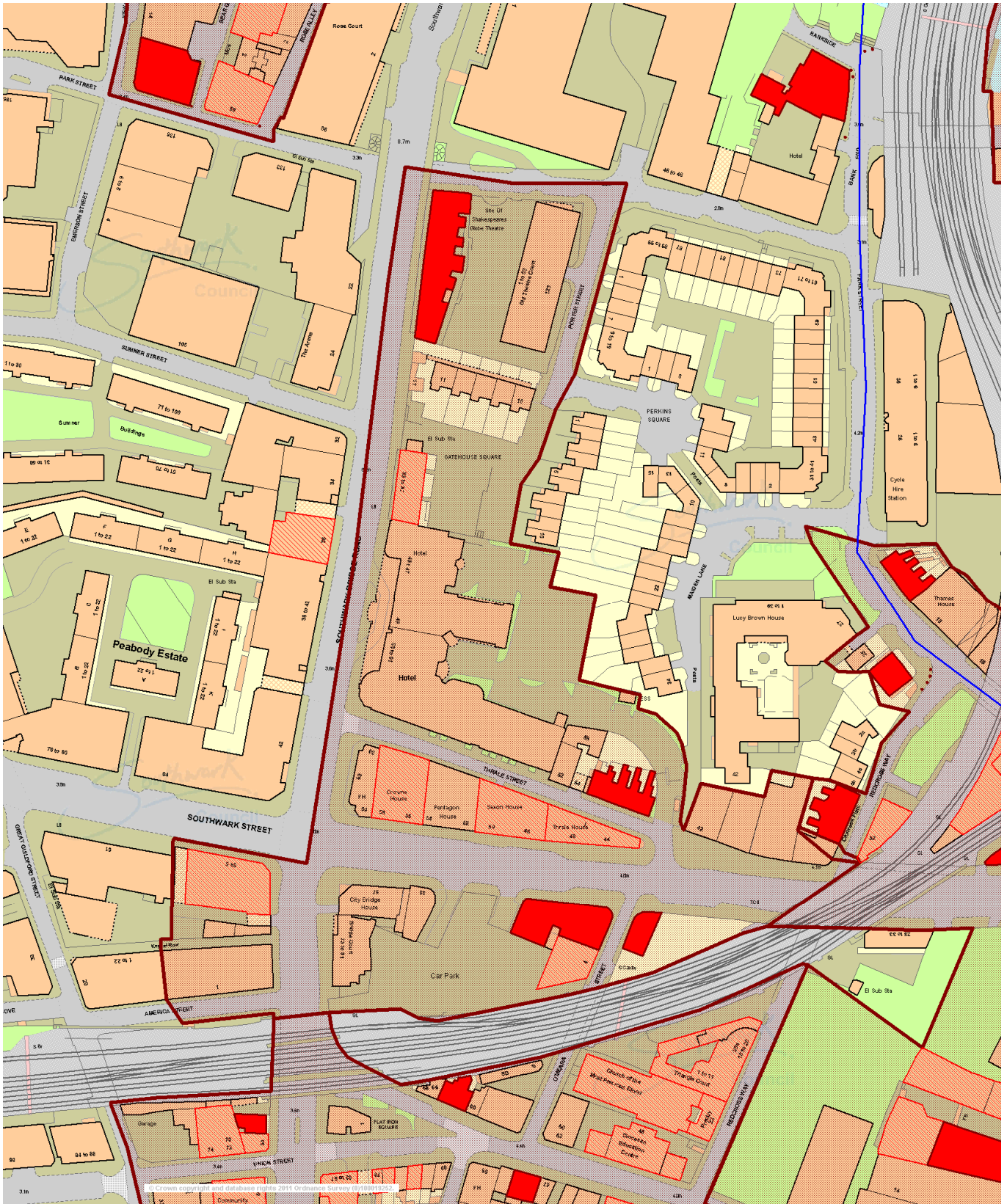
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Ordnance survey Map, Showing the Thrale Street Conservation Area.

## 1. Introduction

### 1.1 The Conservation Area Appraisal: Purpose

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

### 1.2 Arrangement of This Document

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



### **1.3 Thrale Street Conservation Area**

#### **Location**

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

#### **Topography**

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

#### **Adjoining Conservation Areas**

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

### **1.4 Planning History**

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

### **1.5 Local Planning Policies**

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

#### **Strategic Policy 12 – Design and Conservation**

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

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

### **Policy 3.15 – Conservation of the Historic Environment**

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

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

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

### **Policy 3.16 – Conservation Areas**

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

#### ***New Development, including Alterations and Extensions***

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

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

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

#### ***Demolition***

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

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

#### ***Implementation***

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

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

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

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

### **Policy 3.19 – Archaeology**

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

#### **Reasons**

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

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

## **1.6 National Planning Policy Framework (NPPF)**

### **Introduction**

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

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

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

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

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

**The Policies:**

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

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

**Part 12: Conserving and enhancing the historic environment**

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

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

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

Paragraph 130: Deliberate damage or neglect of a heritage asset

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

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

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

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

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

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

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

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

Paragraph 140: Enabling development.

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

### **Part 7: Requiring good design**

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

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

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

### **1.7 Further Information**

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



## 2. Historical Background

### 2.1 Origins

2.1.1 The Thrale Street area is on the western edge of the Roman settlement of Southwark, which extended southwards from the riverbank at the site of the Old London Bridge. The extent of Roman Southwark has been established in the north of the conservation area by the archaeological discovery of evidence for a series of: timber houses, roads and workshops as well as a 1st century timber warehouse.

2.1.2 During the Medieval period, much of the area was within the estate of the Bishops of Winchester. Ribbon development grew along the Thames and on radial routes to the south, such as Borough High Street, which had been established by the Romans. However, much of the conservation area remained as fields until the 17<sup>th</sup> century, when the Bankside area of north Southwark became the entertainment centre of London. This happened because, in 1574, the City of London sought to limit theatrical uses by licensing them, and this caused them to migrate south of the river beyond the City's jurisdiction. With the theatres came bull and bear baiting, inns and brothels. There were four theatres in the area, of which the Rose was the first, but perhaps the best known is the Globe, built in 1599. Excavations have established the original site of the Globe Theatre, just south of Park Street in the north of the conservation area, and it is now a scheduled ancient monument.

2.1.3 In 1642, theatres were banned by the Puritans but, by then, the area had become a major centre for industry to service the expansion of London. Brett-James' maps of 1660 and 1708 show dramatically the pace of urbanisation in the Thrale Street area. The first Anchor Brewery on the site was established in 1710 by James Child to serve his public house on Bankside, which is still called The Anchor. Ralph Thrale worked there, and eventually became the owner. His son Henry, an MP for Southwark, let the business go into debt and in 1781 it was sold to Barclays, who's Russian Stout was marketed extensively across north and eastern Europe. By 1840, the Anchor Brewery had eclipsed its rivals, Truman's and Whitbread's. The extent of the brewery is shown on the First Edition Ordnance Survey plan of 1873. It was taken over by Courage's in 1955 and finally closed in 1982.

### 2.2 18<sup>th</sup> and 19<sup>th</sup> Century Urban Development

2.2.1 Critical to the success of north Southwark's industries was the improvement of its road connections. Blackfriars Bridge opened in 1769 and Sir John Rennie's Southwark Bridge was completed in 1819. The latter was constructed of cast-iron arches on granite piers and, at 240 ft, the central span was the largest ever achieved in cast iron. It was eventually replaced in 1921.

2.2.2 John Rocque's map of 1746 indicates significant development in the Southwark area. Thrale Street was then known as Castle Street and ran northwest to southeast, intersecting with Redcross Street. The road is lined with buildings on either side, to the north are gardens or allotments and beyond these a Tenter Ground.

2.2.3 In 1862, some 400 properties were demolished to make way for Southwark Street, which cut through from London Bridge to Blackfriars Road. This was engineered by Sir Joseph

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

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

### **2.3 20<sup>th</sup> Century Urban Development**

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

### 3. The Character and Appearance of the Area

#### 3.1 Broad Context

##### Definition of Special Interest/ Significance

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

##### Urban Morphology

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

##### Land Use Pattern

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

- Theatre; and
- Restaurant.

### **Buildings**

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

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

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

### **The Setting of the Conservation Area**

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

### **3.2 Local Materials and Details**

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

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

### **3.3 Views and Townscape**

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

### **3.4 Key Spaces and Landscape Elements**

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

## 4. Audit

### 4.1 Scheduled Ancient Monuments

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

### 4.2 Listed Buildings

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

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

### 4.3 Key Unlisted Buildings and Building Groups

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

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

### 4.4 Archaeology

4.4.1 The Thrale Street Conservation Area contains significant archaeological remains relating to the post-medieval and Roman periods. The most significant individual site within the conservation area are the remains of the Globe Theatre, which are included on the schedule of ancient monuments.

4.4.2 Significant Roman archaeology has been identified in the area to the north of Thrale Street and Roman burials have been found in this area and south of Southwark Street. It should be noted that Roman archaeology will be expected across the area of the Conservation Area. Specific archaeological remains of interest have been found north of Thrale Street, these are the preserved remains of timber-framed Roman warehouses. Most significantly floors and structural timbers survived at these sites. Remains of this nature are of great significance and potentially of national importance. The preservation

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

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

#### **4.5 Negative Elements**

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

#### **4.6 Neutral Areas**

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

#### **4.7 Environmental Improvements**

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



#### **4.8 Potential Development Sites**

4.8.1 An opportunity exists for redevelopment of the gap sites adjacent to Nos. 49 Southwark Street and between Nos. 53 and 55 Southwark Street. The introduction a building of four storeys on Southwark Street and no more than seven storeys against the railway on the southern edge of the conservation area. A key consideration is the relationship of the new development to its listed neighbours, both on Southwark Street and on Flat Iron Square (Union Street Conservation Area). Furthermore, historic maps illustrate a Georgian square in this location, before the railway line cut off the south west corner. No. 53 and the former building at No. 55 Southwark Street once bounded each side of Southwark Square and this historic arrangement should be preserved.

4.8.2 Replacement of listed structures will usually prove unacceptable and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. A number of potential redevelopment sites adjoin the conservation area. Proposals for such sites will need to demonstrate that there is no detrimental effect on the character or appearance of the adjoining conservation area.

#### **4.9 Conservation Area Boundary Review**

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

## 5. Guidelines

### 5.1 Introduction

#### **Purpose of this guidance section**

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

#### **Consulting the Council**

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

### 5.2 Development Form and Urban Morphology

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

#### **Street and Plot Patterns**

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

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

5.2.3 Development can therefore respond by:

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

### **Building Form**

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

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

### **5.3 New Design in the Conservation Area**

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

#### **Advertisements**

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

5.3.8 Signage is a key component of shop fronts and the shopping street; however it can have the most damaging impact on the character of the conservation area. Careful consideration needs to be given to type, design, materials and location of new signage.

- In a traditional building, the existing fascia or a timber fascia is most appropriate. Fascia signs should convey the name or trade of the premises and should not carry any extraneous advertising. Fascia signs might be externally lit from a concealed source or other discreet form of lighting;
- The preferred form of projecting sign is a traditional hanging sign, possibly externally illuminated. Fascia or projecting signs that consist of large internally illuminated boxes are not acceptable, especially where they obscure architectural features or are too visually dominant for the overall elevation;
- The use of upper floors for businesses should not be allowed to result in a proliferation of signs on the elevation: however, simple lettering perhaps on a screen behind the window or affixed direct to the window pane, need not spoil the elevation; and
- The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Redundant signage should be taken down and the building behind made good.

5.3.9 The standard company signs of national retail and service businesses may not be appropriate either to individual buildings or the setting of the conservation area. Suitability for the building and the conservation area is considered more important than uniformity between branches of a firm, and company motifs can usually be successfully adapted with a little thought.

## **5.4 Public Realm**

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

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

5.4.2 Original 19th century surfaces remain in Thrale Street. The use of material is simple: stone setts laid stretcher-bond in carriageway areas, broad granite upstand kerbs to protect footways, and natural flagstones in pedestrian areas. Typically dished drainage channels are formed in setts along kerb lines, at right angles to the laying pattern of the main carriageway surface. Such changes in laying patterns, related to the functional use

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

## **5.5 Boundaries**

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

## **5.6 Trees and Street Furniture**

5.6.1 Apart from the Gatehouse Square, trees are not a primary feature of the conservation area. There is, however, scope for new street trees in relation to new development and public realm improvement. Semi-mature specimens planted with tree guards are to be preferred to saplings, having greater resistance to damage and a stronger visual impact. Elsewhere, a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.

5.6.2 The problem of leaf litter blocking gutters can be solved through the implementation of wire mesh guards on gutters. The alluvial soils mean that tree roots should not cause soil shrinkage as they would on clay. This means properties are not under structural threat in this area.

5.6.3 A modern street furniture range has been adopted for the conservation area, and its use should be extended throughout the area. Simple street lamp designs will usually be most effective, practical yet not utilitarian in style, appropriate to the Thrale Street Conservation Area’s heritage, whilst avoiding “Victoriana” clichés would be appropriate.

## **5.7 Improvements and Repairs Materials**

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

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

## **Maintenance**

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

## **Windows and Doors**

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

## **Roofs**

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

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

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

### **Brickwork**

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

### **Stucco and Render**



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

#### **Ornamental Ironwork**

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

#### **Rainwater Goods**

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

#### **Satellite Dishes**

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

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

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

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

## **5.8 Renewable Energy**

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

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

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

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

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## 6. Useful Information

### General advice

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

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

### Useful telephone numbers

General Planning Enquiries 0207 525 5438

Conservation & Design Team 0207 525 5448

Planning Enforcement 0207 525 5419

Building Control 0207 525 5582

Urban Forester 020 7525 2090

### Other useful contacts

English Heritage 0870 333 1181

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

The Society for the Protection of Ancient Buildings 0207 377 1644

[www.spab.org.uk](http://www.spab.org.uk)

The Victorian Society 0208 9941019

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

The Council for British Archaeology 0190 467 1417

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

Ancient Monuments Society 0207 236 3934

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

The Georgian Group 08717502936

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

The London Tree Officers Association 020 7974 4124

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

The Twentieth Century Society 020 7250 3857

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

## 7. Further Reading

- 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.
- Campbell-Culver, M – *The Origin of Plants* (2001)
- 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.
- Reilly L, Marshall G (2001, London Borough of Southwark) – The Story of Bankside.

# West Square

Conservation Area Appraisal (October 2012)

[www.southwark.gov.uk](http://www.southwark.gov.uk)

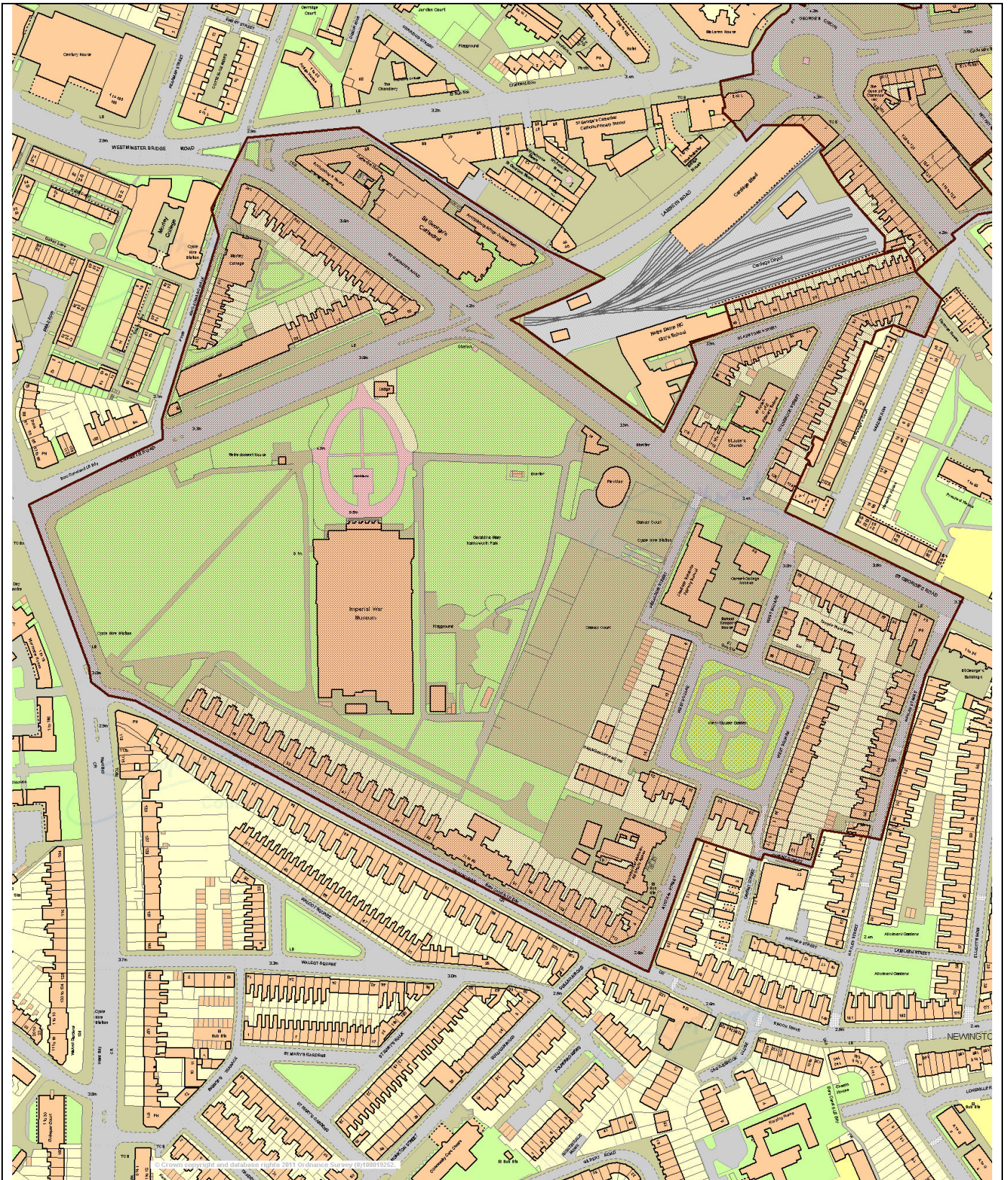
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West Square Conservation Area



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

### 1.2 Arrangement of this Document

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

### 1.3 West Square Conservation Area

#### Location

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

#### Topography

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

### 1.4 Planning History

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

### 1.5 Local Planning Policies

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

#### Strategic Policy 12 – Design and Conservation

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

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

#### Policy 3.15 – Conservation of the Historic Environment

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

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

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

#### Policy 3.16 – Conservation Areas

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

### ***New Development, including Alterations and Extensions***

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

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

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

### ***Demolition***

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

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

### ***Implementation***

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

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

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

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

### **Policy 3.19 – Archaeology**

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

#### **Reasons**

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

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

## **1.6 National Planning Policy Framework (NPPF)**

### **Introduction**

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

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

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

**The Policies:**

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

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

**Part 12: Conserving and enhancing the historic environment**

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

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

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

Paragraph 130: Deliberate damage or neglect of a heritage asset

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

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

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

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

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

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

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

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

Paragraph 140: Enabling development.

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

### **Part 7: Requiring good design**

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

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

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

## **1.7 Article IV Directions**

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

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

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

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

### **1.8 House Extensions in the Albert Triangle Leaflet (1986)**

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

### **1.9 Further Information**

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



## 2. Historical Background

### 2.1 Origins

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

### 2.2 18<sup>th</sup> Century Urban Development

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

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

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

### **2.3 19<sup>th</sup> Century Urban Development**

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

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

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

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

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

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

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

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

## **2.4 20<sup>th</sup> Century Urban Development**

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

### 3. The Character and Appearance of the Area

#### 3.1 Broad Context

##### Definition of Special Interest/ Significance

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

##### Urban Morphology

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

##### Land Use Pattern

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

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

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

##### Setting of the Conservation Area

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

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

### **3.2 Local Materials and Details**

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

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

### **3.3 Sub Area 1 – West Square and St. George’s Road**

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

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



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

### **3.4 Sub Area 2 – Albert Triangle**

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

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

### 3.5 Sub Area 3 – Hayles Street and Brook Drive

3.5.1 Only part of Hayles Street falls within the West Square Conservation Area (the remaining part is covered by the Elliott's Row Conservation Area). The properties on Hayles Street date from the 19<sup>th</sup> century, although the road itself pre-dates this. Unlike elsewhere in the conservation area, the Hayles Street properties do not have front gardens. Nos. 2–10 (even) Hayles Street date from the mid 19<sup>th</sup> century and a terrace of two storey houses. These houses are constructed of stock brick with stucco dressings. Nos. 12–24 (even) Hayles Street are comparable to Nos. 2-10, but are 3 storeys in height. The end properties formerly housed shops but more recently have been converted to residential use. They feature a stucco main cornice and blocking course with a raised panel, on which is inscribed "Hayles Terrace 1853".

3.5.2 Hayles Street continues with a terrace of four, two storey houses Nos. 26-32 (even). The stock brick paired houses have round arched doorways with stucco surrounds and date from the mid 19<sup>th</sup> century. No. 34 Hayles Street is dated 1894 on central pedimented plaque to the Lambeth Hayles Estate. The building is three storeys and constructed of yellow stock brick with red brick pilaster strips, frieze, cornice and parapet. Between Nos. 34 and 38; is Five Court, an historic narrow road, now providing access to garages behind. Nos. 38, 40 Hayles Street is a pair of early to mid 19<sup>th</sup> century of two storey cottages, each one bay wide. Faced with stock brick with a stucco cornice, No. 40 has a stucco Doric doorcase. The doorway to No. 38 is in the side elevation and has a plain surround.

3.5.3 Brook Drive shares a boundary with the Walcot Conservation Area (London Borough of Lambeth) and the Elliott's Row Conservation Area. The residential properties along Brook Drive; that fall within the West Square Conservation are comparable to those in the adjoining conservation areas. Although part of the Georgian layout, the north side of Brook Drive was not developed until the late 19<sup>th</sup> century. The three storey terraced houses were built with the Walcot Estate, much of which lies in the London Borough of Lambeth. The terrace, with alternating groups of square (stock brick) and canted bays (red brick). The ornate rendered detailing around the doors and windows is typical of late Victorian residential properties. Small front gardens with a low are a feature, but typically original boundary treatments have been lost. The terrace is interrupted by Nos. 71-79 (odd) Brook Drive by a 1970s, three storey yellow brick development, which fills in a former bomb site. The western end of Brook Drive terrace continues to Geraldine Mary Harmsworth Park. Eastwards Brook Drive turns into Austral Street, which is the southern approach to West Square.

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

### **3.6 Views and Townscape**

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

### **3.7 Key Spaces and Landscape Elements**

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

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

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

## 4. Audit

### 4.1 Listed Buildings

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

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

### 4.2 Key Unlisted Buildings and Building Groups

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

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

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

### **4.3 Archaeology**

4.3.1 The primary archaeological interest within the conservation area relates to the presence of the Civil War Defences. The site of the Imperial War Museum is likely to be the location of the former fort located at the site of the Dog and Duck. Lines of defences running from the fort east to a fort at Newington Causeway and west to a further fortification at Lambeth Palace may well survive as buried archaeological features.

4.3.2 Antiquarian observations have also recorded the presence of Roman and prehistoric artefacts within the vicinity of the conservation area indicating some exploitation of the landscape at these times.

### **4.4 Negative Elements**

4.4.1 Whilst the West Square Conservation Area remains substantially intact, the cumulative effect of small scale changes is damaging the overall character and appearance of the conservation area. Particular problems within the West Square Conservation Area include: replacement windows and doors, loss of architectural details, satellite dishes, inappropriate repair methods and materials.

4.4.2 Replacement front garden boundary treatments not in keeping with other properties in the conservation area (e.g. rendered walling and modern walling blocks on Brook Drive) are having a negative impact.

4.4.3 War damage or later demolition resulting in the erection of some buildings that do not enhance the character of the West Square Conservation Area and has affected the consistency of the residential areas. These areas include: Temple West Mews, Nos. 71-89 (odd) Brook Drive and the Nancy Sear Building, King Edward Walk.

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

#### **4.5 Environmental Improvements**

4.5.1 The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials. Original kerbs exist throughout the West Square Conservation Area and consideration should be given to removal of tarmac and replacement with traditional materials.

4.5.2 Continuation of street trees along St. George's Road and Lambeth Road and improved planting to the Lambeth Road side of Geraldine Mary Harmsworth Park would benefit the conservation area.

4.5.3 Piecemeal improvements to the front gardens of individual properties have degraded the public realm particular along Brook Drive. Higher quality materials, walls and railings need to be encouraged.

4.5.4 Opportunities exist within the conservation area for removal of inappropriate modern alterations such as: UPVC windows and modern doors. Consideration should also be given to the relocation of satellite dishes to the rear or roofline.

#### **4.6 Potential Development Sites**

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

#### **4.7 Conservation Area Boundary Review**

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

## 5. Guidelines

### 5.1 Introduction

#### Purpose of this guidance section

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

#### Consulting the Council

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

### 5.2 Development Form and Urban Morphology

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



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

### **Street and Plot Patterns**

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

5.2.3 Development can therefore respond by:

- Maintaining the established or historic building line on the street – in most of the conservation area this means setting building frontages back to provide front property boundaries defined by railings, low walls and fences. It is important to restore and continue the street definition these create;
- Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality;
- Allowing sufficient space for the continuation or addition of street trees;
- Ensuring building footprints do not fill the whole of the plot but respect the historic building to ground ratio;
- Keeping utility areas behind the street frontage and retaining the front garden boundary line, as opposed to creating parking areas to the front of the properties; and
- Maintaining the mature trees and hedges that add to the amount of soft landscaping in the conservation area, complementing the Geraldine Mary Harmsworth Park and West Square Garden.

### **Building Form**

5.2.4 The common building forms in the conservation area also determine the way that development and changes can take place. Through much of the area the dominant building type are 18<sup>th</sup> and 19<sup>th</sup> century terraced houses.

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

- Heights range mainly between two and four storeys.
- Where new development is proposed buildings should respect the adjacent building heights;
- Roof lines are typically hidden behind parapets. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane.

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

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

### **5.3 New Design in the Conservation Area**

5.3.1 Opportunities for new development in the conservation area are limited, but there are buildings requiring sensitive restoration or possibly adaptation.

5.3.2 Although new design should be sympathetic to the existing characteristics of the area modern design is not necessarily to be precluded. Success of contemporary design in the conservation area will not come from aping the style of 18<sup>th</sup> and 19<sup>th</sup> century houses, but in building on the unique townscape opportunities of building height, set back, plot width (visual rhythm) and continuity that the development pattern affords.

5.3.3 Where rear extensions are proposed, they should normally be no more than one storey in height, be low key in design and as unobtrusive as possible. Full width rear extensions will normally prove unacceptable. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building's bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits. Where trees are within the immediate vicinity of a proposed extension an arboricultural report showing the root protection area will be required together with a consideration of suitable foundations such that the future likely effect of rooting is accommodated. The risk of potential subsidence damage must be specifically addressed.

#### **Advertisements**

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

### **5.4 Public Realm**

5.4.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. The essential components of the public real 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 original boundary treatments remain they should be retained in their entirety and repaired where necessary. In streets where boundary walls and railings have been lost or constructed of inappropriate materials, the Council will encourage their replacement or reinstatement in order to re-create the original character of the streets within the West Square Conservation Area.

## **5.6 Trees and Street Furniture**

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

## **5.7 Improvements and Repairs Materials**

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

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

### **Maintenance**

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

### **Windows and Doors**

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

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

### **Roofs**

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

### **Brickwork**

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

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

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

### **Stucco and Render**

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

### **Ornamental Ironwork**

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

### **Rainwater Goods**

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

### **Satellite Dishes**

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

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

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

## **5.8 Renewable Energy**

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

- Ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area) is minimised by the: location, size, colour and reflectivity of the system selected ;
- Structural impact on the historic building of the installation of a micro-generation system; and
- New pipe work, cables or excavations associated 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.

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## 6. Useful Information

### General advice

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

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

### Useful telephone numbers

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

### Other useful contacts

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

## 7. Further Reading

- Ashurst, J and N (1988) – Practical Building Conservation, Vols. 1 to 5.
- Brereton, C (English Heritage, 1991) – The Repair of Historic Buildings
- Campbell-Culver, M – *The Origin of Plants* (2001)
- Cherry, B and Pevsner, N (1983) – The Buildings of England, London 2: South.
- English Heritage (2008) – Climate Change and the Historic Environment.
- Godely, R J (1996) – A History of Bankside, Bermondsey and Borough.
- Communities and Local Government – National Planning Policy Framework (2012)
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time:
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.

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# Welfare Benefit Changes from April 2013

Know the facts and be prepared

[www.southwark.gov.uk](http://www.southwark.gov.uk)

## The big welfare benefit changes in 2013

From April 2013, the Government is significantly changing welfare benefits, including those provided through Southwark Council. Thousands of people in Southwark will be affected by these changes and some will receive less help as a result.

With so much happening, it is important to know what the changes mean and where to go for advice. Here we explain the big changes happening in 2013.

### Benefits Cap

#### What's changing?

A cap on the total amount of benefits, including housing benefit a household can receive is being introduced. It is being phased in from April. By September 2013, the Benefits Cap will apply in all parts of the country

At present, the Government has not confirmed exactly when the Benefit Cap will affect Southwark residents.

#### What does this mean?

- For couples, families and lone parents, the **total** amount you can receive from one or more of these benefits is **£500 per week**
- For single people the **total** amount is **£350 per week**

If you are receiving more than the amount above, your **Housing Benefit** will be reduced to bring your total benefit income down to the Benefit Cap level. Those affected will be contacted directly by the Department for Work and Pensions (DWP).

Further information can be found on the council's website or by contacting the DWP on 0845 604 3719.

### Size criteria in social housing

#### What's changing?

Housing benefit for working age people living in the social sector will only be paid according to the needs of their household.

#### What does this mean?

If your accommodation is larger than you need you may receive less money each week and you will be responsible for paying the difference between your rent and the amount of housing benefit you receive. Any tenant with at least one spare room will be affected. The reduction will be:

- 14 per cent for one extra bedroom
- 25 per cent for two extra bedrooms.

People of pension age will not be affected by these changes.

#### What should you do?

Further information can be found on the council's website or by contacting the council directly on 020 7525 1880 to see if you are affected.

## **Council Tax Reduction Scheme**

### **What's changing?**

The Government is ending Council Tax Benefit (CTB) from 1 April 2013 and has asked all Councils to create a local scheme for residents on a low income. The money available for this local scheme has been cut by 10% and Southwark Council's funding is being reduced by £2.8 million. Southwark Council has developed a replacement scheme, known as the Council Tax Reduction Scheme (CTRS).

### **What does this mean?**

The maximum amount of support anyone of working age will receive is 85 per cent of their Council Tax bill.

If you are working age, currently receive Council Tax Benefit and have not paid Council Tax before, you will now have to pay at least 15 per cent of your Council Tax from 1 April 2013.

Southwark Council will no longer pay Second Adult Rebate to working age claimants from April 2013.

If you are a pensioner you will be unaffected by these changes, so you will not see a reduction in the amount of support you receive.

### **What should you do?**

If you have any queries about the new scheme or want to discuss your payment options, you can contact the council on 020 7525 1880. More information is available on the council's website

A drop in Council Tax debt advice clinic is available on the first Tuesday of the month from 5-7pm at Bermondsey CAB, 8 Market Place, Southwark Park Road, SE16 3UQ.

**Do not ignore your Council Tax bill as non-payment may lead to court action and additional charges.**

## **Disability living allowance**

### **What's changing?**

Disability living allowance (DLA) is being replaced by a new benefit called personal independence payment (PIP) for people aged 16 to 64 (from June 2013).

### **What does this mean?**

You will not automatically be entitled to PIP. You will need to apply for it. It will be based on how your health or disability affects your ability to live independently. New claims for PIP will be taken from June 2013. From 2015 people of working age (16-64) who are getting DLA will be invited to make a new application and in most cases attend a medical assessment. If you do not respond, your DLA will stop being paid.

However, you will be invited to claim PIP earlier if there are changes in how your health condition or disability affects you, or you reach the end of your DLA award. You can find out more about PIP and when you will be affected by the changes by contacting the DWP.

### **What should you do?**

If you receive DLA, be aware that you will be invited to claim PIP soon and your DLA will stop at this point. Respond to the DWP letter - your payments will stop if you don't.

## Universal Credit

The Government plans to introduce Universal Credit as a new single payment replacing the following benefits:

- Housing Benefit
- Income-based Jobseeker's Allowance
- Income-related Employment and Support Allowance
- Income Support
- Child Tax Credits
- Working Tax Credits

This will be paid to you if you are looking for work or if you are on a low income.

### When will Universal Credit be introduced?

Universal Credit will be introduced in 2013: New claimants will make claims for Universal Credit from October 2013, while claims for existing benefits and credits will be gradually phased out. From April 2014, all new claims for the above benefits, including housing benefit will be for Universal Credit.

If you currently claim any of the above benefits you will be gradually moved onto Universal Credit by the end of 2017

### What's different about Universal Credit?

The main differences between Universal Credit and the current system are:

- Universal Credit will be available to people who are in work and on a low income, as well as to those who are unemployed
- Most people will apply online and manage their claim through an online account
- Universal Credit claimants will receive just one monthly payment in arrears, paid into a bank account
- Everyone on Universal Credit will need to have a bank account as Universal Credit will be paid in to a bank account.
- Support with housing costs will go direct to the claimant as part of their monthly payment rather than to their landlord

### What should you do?

You can keep up to date with the latest information through the DWP. They will write to you when it is time for you to move to Universal Credit.

If you do not have a bank account, think about opening one now. In addition to the high street banks, the London Mutual Credit Union (LMCU) also provide some banking services. Their details are provided below.

Pensioners will not be affected by any the changes listed above.

Further information on the changes to the welfare benefits system is available on the council's website. If you are worried that you might be affected by any of these changes, visit the one stop shops or local advice centres (see below).

**Useful contact details are listed below. Please refer to the enclosed Advice Map for a more detailed list**

## **Benefits**

Southwark Council's Housing and Council Tax Benefit  
Telephone: 020 7525 1880 Website: <http://www.southwark.gov.uk/benefits>

Rightfully Yours – a council service providing information, advice and support to help vulnerable residents of Southwark claim the benefits they are entitled to.  
Telephone: 020 7525 7434 / 020 7525 3393 Email: [rightfullyyours@southwark.gov.uk](mailto:rightfullyyours@southwark.gov.uk)

Department for Work and Pensions (DWP) Benefit cap hotline  
Telephone: 0845 605 7064. Benefit Cap calculator: [www.dwpe-services.direct.gov.uk](http://www.dwpe-services.direct.gov.uk)

Department for Work and Pensions (DWP) Pension Credit Claim line  
Telephone: 0800 991 234 Website: <https://www.gov.uk/pension-credit>

## **Housing**

Southwark Council Resident Services (for information on mutual exchange)  
Telephone: 0207 525 2600  
Website: [http://www.southwark.gov.uk/info/200027/council\\_tenant\\_information](http://www.southwark.gov.uk/info/200027/council_tenant_information)

Housing Options (for information on transferring to a smaller property via Homesearch and other housing options including for those residing in the private rented sector)

Telephone: 020 7525 5950  
Website: [http://www.southwark.gov.uk/info/200052/looking\\_for\\_a\\_home](http://www.southwark.gov.uk/info/200052/looking_for_a_home)

Discretionary Housing Payments (for applications for DHP)  
Telephone: 0207 525 4022

Shelter – Free, independent housing advice 24 hours a day  
Telephone: 0808 800 4444 Website: <http://www.shelter.org.uk/>

## **Money**

London Mutual Credit Union for bank accounts and information on loans  
Telephone: 020 7787 0770 Website: <http://www.creditunion.co.uk/>

The Money Advice Centre – free, independent money advice  
Telephone: 0300 500 5000 Website: <https://www.moneyadviceservice.org.uk/>

National Debt Helpline – free, confidential debt advice  
Telephone: 0808 808 4000 Website: <http://www.nationaldebtline.co.uk/>

## **Employment**

Job Centre Plus	Telephone: 0845 604 3719
Southwark Works	Telephone: 0800 052 0540
Jobseeker Direct	Telephone: 0845 606 0234
Access to work – Grants for people with a disability, health or mental health condition.	
	Telephone: 020 8426 3110 Textphone: 020 8426 3133
Email: <a href="mailto:atwsu.london@jobcentreplus.gsi.gov.uk">atwsu.london@jobcentreplus.gsi.gov.uk</a>	



# Advice in Southwark

Danışmanlık    النصيح    Latalin    諮詢    Conseils légaux    উপদেষ্টা    Consejería Legal



For up to date information on local advice services please visit [www.southwarkadvice.org.uk](http://www.southwarkadvice.org.uk)

## Telephone advice, useful numbers and websites:

Community Legal Advice: 0845 345 4345  
Free advice & full legal help service in Debt, Welfare benefits, Education, Housing & Employment. Directory service to find an adviser or solicitor.

Connexions Southwark: 020 7525 4357  
Careers information and advice for young people aged under 18.

Consumer Direct: 0845 4 040506  
Mintcom users: 0845 1213184  
Advice on goods & services.

Domestic violence helpline: 0800 2000 247  
London Mutual Credit Union: 020 7787 0770  
Immigration Advisory Service: 0844 974 4000  
National Debtline: 0800 808 4000  
Pension Credit Helpline: 0800 891 234  
Refugee Council: 020 7346 6700  
Advice in asylum & immigration  
Southwark Council: 020 7525 5000  
Textphone/Mintcom: 020 7525 3559  
Housing & Council Tax Benefit:  
020 7525 1880 Council Tax: 020 7525 1850  
The Money Advice Service: 0800 500 5000

Shelter: 0800 800 4444 Free 24 hour independent housing advice helpline.  
Southwark Works: Freephone 0800 052 0540  
Help and advice for people who want to work.  
Tax Credit Helpline: 0845 300 3900  
Taxaid Helpline: 0345 120 3779  
Asylum Support Customer Contact Centre:  
9am-5pm, Mon-Fri: 0845 602 1739  
THT Direct Helpline: 0845 1221 200  
Gateway to HIV services & information

Useful Websites:  
[www.southwarkadvice.org.uk](http://www.southwarkadvice.org.uk)  
[www.adviceguides.org.uk](http://www.adviceguides.org.uk)  
[www.advicehour.org.uk](http://www.advicehour.org.uk)  
[www.creditunion.co.uk](http://www.creditunion.co.uk)  
[www.direct.gov.uk](http://www.direct.gov.uk)  
[www.disable.dgto.info](http://www.disable.dgto.info)  
[www.dwp.gov.uk](http://www.dwp.gov.uk)  
[www.inlandrevenue.gov.uk/taxcredits](http://www.inlandrevenue.gov.uk/taxcredits)  
[www.thepensionerservice.gov.uk](http://www.thepensionerservice.gov.uk)  
[www.refugee-legal-centre.org.uk](http://www.refugee-legal-centre.org.uk)  
[www.southwark.gov.uk](http://www.southwark.gov.uk)  
[www.southwarkmind.org.uk](http://www.southwarkmind.org.uk)  
[www.taxaid.org.uk](http://www.taxaid.org.uk)  
[www.moneyadviceservice.org.uk](http://www.moneyadviceservice.org.uk)

### 1 Afro-Asian Advisory Service

53 Addington Square, London SE15 7LB  
Tel: 0845 618 5385  
Provides advocacy in immigration and nationality to people of all nationalities on a London wide basis. Southwark and surrounding boroughs.



### 2 Age UK Lewisham & Southwark

Stones End Day Centre  
11 Scovell Road  
London SE1 1QG  
Tel: 0207 701 9700  
[www.ageuk.org.uk/lewishamandsouthwark](http://www.ageuk.org.uk/lewishamandsouthwark)  
Provides welfare rights, housing and community care advice to older people from 2 venues in the borough and through home visits if necessary.



### 3 Bede House Domestic Violence and Hate Crime project

351 Southwark Park Road  
London SE16 2JW  
Tel: 020 7237 9162  
dv.admin@bedehouse.org.uk  
[www.bede-house.org.uk](http://www.bede-house.org.uk)  
Provides support for people in Southwark who have been subjected to domestic abuse or hate crime.



### Southwark CABx Service

The CAB provides information and generalist advice on all subjects and specialist advice in immigration, welfare benefits and debt.

Southwark CABx also provide outreach services in hospital settings for people affected by cancer funded by Macmillan Cancer Support and Dimbleby Cancer Care.

Southwark CABx are the lead partner for the Southwark Legal Advice Network.

There will now also be a drop-in service at the Kingswood Community Shop run by Southwark CABx. These will be every Tuesday 10am-12pm, Kingswood Community Shop, Sealey Drive, SE24.

### 4 Bermondsey Citizens Advice Bureau (CAB)

8 Market Place,  
Southwark Park Road  
London SE16 3UQ  
Tel: 0844 499 4134  
[www.southwarkcabservice.org.uk](http://www.southwarkcabservice.org.uk)  
Interpreters can be arranged on an appointment basis.



### 5 Peckham Citizens Advice Bureau (CAB)

97 Peckham High Street, London SE15 5RS  
Tel: 0844 499 4134  
[www.southwarkcabservice.org.uk](http://www.southwarkcabservice.org.uk)  
Interpreters can be arranged on an appointment basis.



### Southwark One Stop Shops

[www.southwark.gov.uk/](http://www.southwark.gov.uk/)  
Open: Monday-Friday 08.00-17.00  
Southwark Council runs services offering advice and information about council services and housing and council tax benefit.

### 6 Bermondsey One Stop Shop

Is moving. Please refer to website for current address:  
[www.southwark.gov.uk/contact](http://www.southwark.gov.uk/contact)

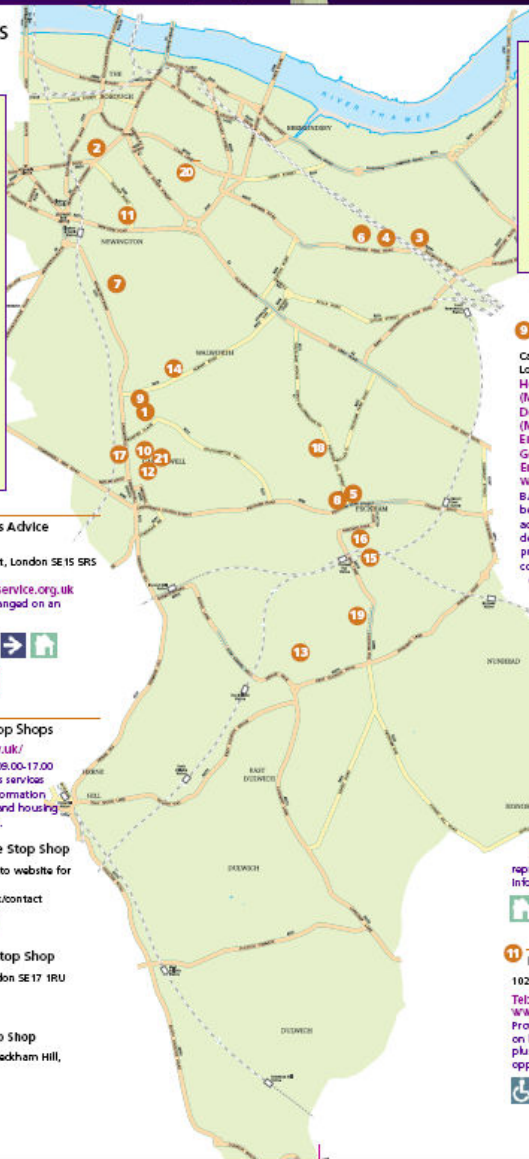
### 7 Walworth One Stop Shop

151 Walworth Rd, London SE17 1RU



### 8 Peckham One Stop Shop

Peckham Library, 122 Peckham Hill,  
London SE15 5JR



Key	
	Debt
	Health
	Education
	Family
	Wheelchair
	Housing
	Employment
	Consumer
	Immigration
	Welfare Benefit
	Languages

### 9 Blackfriars Advice Centre

Cambridge House, 1 Addington Square,  
London SE5 0HF  
Helpline: 020 7358 7035  
(Mon, Tues, Thurs 2pm - 4pm)  
Debt advice line: 020 7358 7036  
(Mon - Fri 2pm - 4pm)  
Email: [debtadvice@blackfriars-advice.com](mailto:debtadvice@blackfriars-advice.com)  
General Enquiries: 020 7358 7034  
Email: [center@blackfriars-advice.com](mailto:center@blackfriars-advice.com)  
[www.blackfriars-advice.com](http://www.blackfriars-advice.com)  
BAC provides specialist advice in debt, welfare benefits and housing, as well as generalist advice in other issues. BAC runs a Face 2 Face debt advice project and a Rights Reach project that works with new migrant communities in Southwark. BAC also provide outreach services to the Bangladeshi, Somali and Irish communities, and through Sure Start and at the County Court.



### 10 Cambridge House Law Centre

1 Addington Square,  
Camberwell,  
London SE5 0HF  
Tel: 020 7358 7000  
Fax: 0845 305 2160  
Email: [receptionist@ch1889.org](mailto:receptionist@ch1889.org)  
[www.ch1889.org](http://www.ch1889.org)  
Provides specialist level casework and representation. Daily reception service for information, advice and signposting.



### 11 Faces in Focus

102 Harper Road, London SE16 6AQ  
Tel: 020 7403 2444  
[www.facesinfoocus.org.uk](http://www.facesinfoocus.org.uk)  
Provides information, advice, support, advocacy on housing, welfare benefits and other issues, plus counselling service and volunteering opportunities for 13-25 year olds.



### 12 Multi Lingual Community Rights Shop

213 Camberwell Road, London SE5 0HG  
Tel: 020 7703 4442 [www.mlrs.co.uk](http://www.mlrs.co.uk)  
Generalist advice and information to residents of Southwark and South East London for whom English is not a first language. See also [www.multikulti.org.uk](http://www.multikulti.org.uk) for information in other languages.



### 13 Southwark Day Centre for Asylum Seekers

The Copleston Centre, Copleston Road,  
London SE15 4AN  
Tel: 020 7732 0505  
Voluntary organisation offering general help, advice and advocacy to asylum seekers and refugees in Southwark. Service available at the Copleston Centre on Tuesday, Peckham Settlement (SE14 5TF) on Wednesday, and Crossway (SE1 6TU) on Thursday.



### 14 Southwark Disablement Association (SDA)

Aylesbury Day Centre,  
10 Bradenham Close, London SE17 2QB  
Tel: 020 7701 1391  
Email: [sda@sdaill.co.uk](mailto:sda@sdaill.co.uk)  
[www.sda.dlrcn.co.uk](http://www.sda.dlrcn.co.uk)  
Provides information and advice for Southwark residents primarily with physical or sensory disabilities aged 18+.



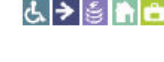
### 15 Southwark Housing Options

25 Bourneham Road, London SE15 4UJ  
Tel: 020 7525 5950  
Opening hours - In person:  
9am - 5pm Mon - Fri  
Telephone: 9am - 5pm Mon - Fri  
Local Authority service providing advice on housing, homelessness and tenancy relations including unlawful eviction and harassment by landlords. Particularly to private and housing association tenants, people seeking accommodation and private long leaseholders.



### 16 Southwark Law Centre

Tel: 020 7732 2031  
[www.southwarklawcentre.org.uk](http://www.southwarklawcentre.org.uk)  
REFERRAL ONLY. Specialist level casework and representation in housing, immigration, welfare benefits, employment and discrimination.



### 17 Southwark Pensioners Centre

305-307 Camberwell Road,  
London SE5 0HQ  
Tel: 020 7708 4556  
[www.southwarkpensioners.org.uk](http://www.southwarkpensioners.org.uk)  
Information, advice and support to older people living in Southwark.



### 18 Southwark Refugee Project

161 Sumner Road, London SE15 6JL  
Tel: 020 7703 4046  
Information, advice and casework for refugees and asylum seekers. Also provides education and training support.



### 19 Southwark Vietnamese-Chinese Community

Trotytown Community Centre  
Nigel Road, London SE15 4NS  
Tel: 020 7277 5425  
Email: [svcvcc@gmail.com](mailto:svcvcc@gmail.com)  
[huybui.svcvcc@gmail.com](mailto:huybui.svcvcc@gmail.com)

Day Centre for Vietnamese Chinese community, particularly refugees. Mon-Fri 9am-5pm. Provides lunch, social/recreational and therapeutic activities, advice, information, signposting/referral, counselling for Vietnamese Chinese community. Advice on benefits, housing, immigration, nationality, health, consumer. Language support, translation/interpretation, Chinese language class term-time Sun 10am-1pm. Community newsletter in Vietnamese and Cantonese. Cultural activities.



### 20 Lighthouse South London

14-15 Lower Marsh London SE1 7RS  
Tel: 020 7803 1660 [www.tht.org.uk](http://www.tht.org.uk)  
Provides advice and casework service for people living with, and affected by HIV, particularly for residents of Southwark, Lambeth and Lewisham. For general advice and information - THT Direct: 0800 802 1221



### 21 Contact a Family Southwark

Cambridge House, 1 Addington Square,  
London, SE5 0HF  
Tel: 020 7358 7759  
Email: [southwark.office@cafamily.org.uk](mailto:southwark.office@cafamily.org.uk)  
Offer information, advice and support to parents and carers of children with any special need or disability as well as professionals working with families.





**Borough, Bankside and Walworth Community Council**

**Public Question form**

**Your name:**

**Your mailing address:**

**What is your question?**

**Please give this form to Alexa Coates, Principal Constitutional Officer**

**Issues raised at the Borough, Bankside and Walworth Community Council  
meeting held on 8 December 2012**

<b>Issue</b>	<b>Action</b>
<p>East street – when the market has been cleared and cleaned shops on the street are leaving rubbish outside. Can this be addressed?</p>	<p>We have been active at this location throughout January. Visits have been made to all premises regarding waste matters. All premises were issued section 34 notices under the Environmental Protection Act 1990 (EPA 1990), if they were unable to produce documentation, regarding the collection and disposal of their business waste at the time of visit. Section 34 of the EPA allows the Local Authority (as a Waste Collection Authority) to request that the person/company being dealt with that they furnish copies of the documentation associated with the collection and disposal of their business waste.</p> <p>Throughout this process a number of fixed penalty notices (FPN's) were issued to premises for depositing their waste in the incorrect manner. These FPN's are issued under section 88 of the EPA 1990. They currently stand at £75 if paid within 14 days, or £50 if paid within the first 10 day period. The notices are issued as a result of the offence, which is depositing waste. This is an offence contrary to section 87 of the EPA 1990.</p> <p>Along with this some of our officers worked alongside the Cleansing Team to ensure that nothing untoward occurred during the "drift" as it is known. The drift as it is known locally is operated by the members of the Council's Internal Cleansing Contract (ICC) who work their way through the area operating on a clear all policy. The primary function of the Drift is to effect removal of waste generated by the street market traders. This is in accordance with the contracts in place between Markets &amp; Street Trading and the stall holders. This is to ensure that clean and clear passage is maintained, through areas of high footfall. Issues were raised regarding waste from shops by the ICC Supervisor, who in turn raised the matter with our unit.</p> <p>The Officers were at this location until 19:00hrs on three evenings throughout January. Some of the premises remain open until 22:00hrs</p> <p>As a result of the section 34 notices expiring,</p>

	<p>a number of non-compliant premises were issued with the relevant FPN for £300. Again these are payable at this level for a 14 day period. However should the FPN be paid within the first 10 days, £180 would be accepted.</p> <p>It is hoped that a number of mornings can be allocated for officers to attend early morning. This would enable officers to search any waste found. Should this reveal the source of the commercial waste, the appropriate action will be taken</p>
<p>Can the length of time the payments offices are open over the Christmas period be re-considered so that they are open more over Christmas?</p>	<p>The Council's payment (cash) offices are usually open from 8.30am to 4.30pm from Monday to Friday.</p> <p>Owing to fact that Christmas Eve (24 December 2012) and New Years Eve (31 December 2012) falls on a Monday, I made a request to Senior Management, which was approved, that the Council should temporarily close both Walworth and Peckham payment (cash) offices on Christmas Eve and New Years Eve this year. This is the first time in over 13 years that Southwark Council has closed both Walworth and Peckham payment (cash) offices on two working days (Christmas Eve and New Years Eve) over the Christmas holiday period.</p> <p>Posters were placed inside both payment offices at the end of November 2012 advertising the Income Collection cash office - Christmas 2012 and New Year 2013 opening times for the benefit of our local residents and visitors; and this information was also advertised on the Council's internet website in December 2012. Both Walworth and Peckham payment offices opened from 8.30am until 4.00pm on Thursday 27 December 2012 and Friday 28 December 2012.</p> <p>Since Christmas Eve (24 Dec 2013) and New Years Eve (31 Dec 2013) falls on a Tuesday this year 2013, Southwark Council will reconsider your request to extend the length of time the payment offices are kept open over the Christmas period. I will be making formal arrangements to ensure that both Walworth and Peckham payment (cash) offices will be open for at least half a day on Christmas Eve (24 Dec 2013) and New Years</p>



<ul style="list-style-type: none"> <li>• How will Peabody residents benefit directly from Section 106?</li> </ul>	<p>discourage from using on-street car parking spaces for temporary parking and also minimising the extent of noise and dust through a range of measures including:</p> <ol style="list-style-type: none"> <li>1. coordination of delivery times as to reduce queues</li> <li>2. sound reduction measures on all plant</li> <li>3. Acoustic hoarding where necessary</li> <li>4. Dust minimisation measures</li> <li>5. road cleaning measures</li> </ol> <p>The signed S106 agreement is also available on the council's website. The most relevant contributions that will benefit the existing residents of the Peabody Estate include:</p> <ol style="list-style-type: none"> <li>1. Introduction of car club spaces which local residents will have access to</li> <li>2. New purpose built church hall which will be available for hire to local residents via the church</li> <li>3. £130,000 contribution toward improving open space and play equipment within the immediate vicinity of the site.</li> <li>4. Improved public realm and new tree planting on Wadding Street and Stead Street</li> <li>5. Publicly accessible routes through the northern site as to improve access to the park.</li> <li>6. Contributions towards health and education facilities within the wider regeneration opportunity area.</li> </ol>
<p>How can future neighbourhood forums look at governance issues or have them built into their constitutions i.e bankside neighbourhood forum has 21 representatives with no BME members and shouldn't the neighbourhood boundaries be the same as ward boundaries?</p>	<p>The Neighbourhood Planning (General) regulations 2012 paragraph 8 say that neighbourhood forum applications must include the forum name, constitution, name of the neighbourhood area, contact details and a statement of how the group meets the Localism Act 2012 Schedule 9, paragraphs 61F (5) requirements. These say that a local planning authority may designate a group as a neighbourhood forum if they:</p> <ol style="list-style-type: none"> <li>1. Are established for the purpose of promoting or improving the social, economic and environmental wellbeing of a neighbourhood area. The group has to cover the entire the neighbourhood area.</li> <li>2. Has a membership of 21 people which is open to people who live and work and are elected in the neighbourhood area and which has taken steps to secure at least 1 resident,</li> </ol>

	<p>1 employee and 1 elected member.</p> <p>3. Have a written constitution</p> <p>4. Have applied to be a Forum</p> <p>5. Meet other prescribed conditions</p> <p>The Portfolio holder for Regeneration and Corporate Strategy needs to consider whether neighbourhood forums have governance issues built into their constitutions as part of this process.</p>
<p><b>Conservation areas</b></p> <p>Did the conservation team consider the inclusion of the almshouses on Brandon Street and the Peabody buildings on Rodney road into the proposed Larcom Street Conservation area? If yes why were they not included?</p> <p>Henshaw Street and Balfour Street and Victory Place are frequently mentioned in regeneration document due to the number of listed buildings and their architectural value (and most of Belfour is run as a cooperative) why can't they be included in the Larcom Street area?</p>	<p>A number of boundary changes and extensions also other potential conservation areas were suggested as a result of the consultation. However, there was not a consistent view and included areas that did not form part of the original Elephant &amp; Castle SPD study area or where consulted as part of the Larcom Street Conservation Area.</p> <p>The GLA have asked us to look at philanthropic housing across the borough for possible conservation areas and the Peabody would form part of this. We envisaged this to be a separate piece of work as stated in paragraph 16 of the community council report.</p> <p>In summary, we acknowledge that there is the possibility of further conservation areas in the area but this would need to follow further study and public consultation and include residents that have not previously been consulted.</p>

<b>Item No.</b> 11	<b>Classification:</b> Open	<b>Date:</b> 26 February 2013	<b>Meeting Name:</b> Borough, Bankside and Walworth Community Council
<b>Report title:</b>		Local parking amendments	
<b>Ward(s) or groups affected:</b>		All wards within Borough, Bankside and Walworth Community Council	
<b>From:</b>		Strategic Director of Environment and Leisure	

## RECOMMENDATION

1. It is recommended that the following local parking amendments, detailed in the appendices to this report, are approved for implementation subject to the outcome of any necessary statutory procedures:
  - Lorrimore Road - install one disabled persons' (blue badge) parking bay.
  - Lorrimore Road – extend permit holder (J) parking bays in the following locations
    - Outside No. 58.
    - Outside No. 73.
    - Outside No. 77.
    - Opposite No. 93.
    - Adjacent to No. 98.
  - Congreve Street - install double yellow lines outside the entrance to garages adjacent to Barker House and extend the adjacent permit holder (M1) parking bay.
  - Hopton Street - install a 20m new permit holder (C1) parking bay in proximity to Hopton Point.

## BACKGROUND INFORMATION

2. This report presents recommendations for a number of local parking amendments.
3. Part 3H of the Southwark Constitution delegates decision making for local non-strategic traffic management matters to the Community Council.
4. The origins and reasons for the recommendations are discussed within the key issues section of this report.

## KEY ISSUES FOR CONSIDERATION

### Lorrimore Road - 1213Q3030

5. An application has been received by the network operations team for the installation of a disabled persons (blue badge) parking bay. In this case, the applicant met the necessary criteria for an origin, disabled persons' parking bay.

6. The parking design team has subsequently carried out a site visit to evaluate the road network and carried out consultation with the applicant to ascertain the appropriate location for each disabled bay.
7. It is therefore recommended that a disabled bay be installed at the following location, see appendix for detailed design:

Reference	Bay location (approx)	Drawing appendix number
1213Q3030	Outside No. 90 Lorrimore Road	Appendix 1

#### **Lorrimore Road - 12134Q3016**

8. The parking design team was contacted by local residents asking if the (zone J) permit parking bays in Lorrimore Road could be extended.
9. The general frustration was that single yellow lines which, in this zone, allow parking overnight and at weekends could not be used during the day by permit holders.
10. An officer carried out a site visit, 18 October 2012 to ascertain the bays that could be extended without causing obstruction to the flow of traffic. It is noted that there is a bus route, the P5, small single deck bus (9.3m in length), route takes in Lorrimore Road.
11. At the time of the site visit it was noted that there was a large amount of single yellow line between the existing permit bays which could be converted to permit parking to increase availability by approximately 12 spaces (61 metres).
12. The junctions will remain protected by double yellow lines and some single yellow line will remain to provide passing gaps for two oncoming vehicles (including the P12) to pass one another.
13. Therefore it is recommended that, as shown in appendix 2, the existing permit holder only bays are extended to increase parking availability for permit holders.

#### **Congreve Street - 12134Q3034**

14. Councillor Anood Al-Samerai, on behalf of a constituent, contacted the parking design team to pass on concerns about an entrance to a collection of off-street garages being obstructed by parked vehicles.
15. At present the entrance to the garages adjacent to Barker House have a single yellow line in front of them which operates during M1 zone hours (Monday to Friday 8.30am to 6.30pm).
16. Officers were advised that the obstruction takes place when the single yellow line is not in operation, i.e. evenings and weekends.
17. Outside of the operational hours of the yellow line, the council's Civil Enforcement Officers are unable to enforce against (i.e. issue a parking ticket) any vehicle that obstructs the entrance.



18. It is an offence<sup>1</sup>, enforceable by the council (irrespective of the presence or absence of yellow lines) to park adjacent to a dropped kerb. However it is not an offence, without yellow lines, if the dropped kerb leads to a shared driveway, as in this case.
19. To protect the entrance to the garages it is recommended that the existing single yellow line is converted to a double yellow line (no waiting at any time). Furthermore, and to help offset the loss of night time evening/weekend parking availability, the existing M1 permit holders bay is recommended for extension as shown in appendix 3

### **Hopton Street - 12134Q3043**

20. The council's traffic orders define double yellow lines (no waiting at any time) in Hopton Street, close to Falcon Point, at the end of the street which leads to the Bankside Secure Cycle Park.
21. The traffic order was written for these double yellow lines during the period that parking and access was not permitted to that length of street during construction of Blackfriars station.
22. As the street has now reopened the double yellow lines have been installed in accordance with the order, however there is capacity in the street for parking.
23. A resident of Falcon Point has asked a new permit holder (C1) parking bay be installed to replace some of the double yellow line.
24. It is noted that parking bays previously existed in this location, prior to the station works, and there is capacity for a parking bay to be reinstated.
25. Therefore it is recommended that a new permit holder (C1) parking bay, approximately 20 metres in length, is installed as shown in appendix 4.

### **POLICY IMPLICATIONS**

26. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly policy 4.2 – create places that people can enjoy.

### **COMMUNITY IMPACT STATEMENT**

27. The policies within the Transport Plan are upheld within this report have been subject to an Equality Impact Assessment.
28. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity of the areas where the proposals are made.
29. The introduction of blue bade parking gives direct benefit to disabled motorists, particularly to the individual who has applied for that bay.
30. The introduction of yellow lines at junctions gives benefit to all road users through

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<sup>1</sup> [Traffic Management Act, provision 86](#)

the improvement of inter-visibility and therefore road safety.

31. There is a risk that new restrictions may cause parking to be displaced and, indirectly, have an adverse impact upon road users and neighboring properties at that location. However this cannot be entirely preempted until the recommendations have been implemented and observed.
32. With the exception of those benefits and risks identified above, the recommendations are not considered to have a disproportionate affect on any other community or group.
33. The recommendations support the council's equalities and human rights policies and promote social inclusion by:
  - Providing improved parking facilities for blue badge (disabled) holders in proximity to their homes.
  - Providing improved access for key services such as emergency and refuge vehicles.
  - Improving road safety, in particular for vulnerable road users, on the public highway.

#### **RESOURCE IMPLICATIONS**

34. All costs arising from implementing the recommendations will be fully contained within the existing local parking amendment budget.

#### **LEGAL IMPLICATIONS**

35. Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
36. Should the recommendations be approved the council will give notice of its intention to make a traffic order in accordance with the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996.
37. These regulations also require the Council to consider any representations received as a result of publishing the draft order for a period of 21 days following publication of the draft order.
38. Should any objections be received they must be properly considered in the light of administrative law principles, Human Rights law and the relevant statutory powers.
39. By virtue of section 122, the Council must exercise its powers under the RTRA 1984 so as to secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians, and the provision of suitable and adequate parking facilities on and off the highway.
40. These powers must be exercised so far as practicable having regard to the following matters
  - a) the desirability of securing and maintaining reasonable access to premises

- b) the effect on the amenities of any locality affected including the regulation and restriction of heavy commercial traffic so as to preserve or improve amenity
- c) the national air quality strategy
- d) facilitating the passage of public service vehicles and securing the safety and convenience of their passengers
- e) any other matters appearing to the Council to be relevant.

## CONSULTATION

- 41. No informal (public) consultation has been carried out.
- 42. Where consultation with stakeholders has been completed, this is described within the key issues section of the report.
- 43. Should the community council approve the items, statutory consultation will take place as part of the making of the traffic management order. The process for statutory consultation is defined by national regulations.
- 44. The council will place a proposal notice in proximity to the site location and also publish the notice in the Southwark News and the London Gazette.
- 45. The notice and any associated documents and plans will also be made available for inspection on the council's website or by appointment at its Tooley Street office.
- 46. Any person wishing to comment upon or object to the proposed order will have 21 days in which do so.
- 47. Should an objection be made that officers are unable to informally resolve, this objection will be reported to the community council for determination, in accordance with the Southwark Constitution.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Online: <a href="http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011">http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011</a>	Tim Walker (020 7525 2021)

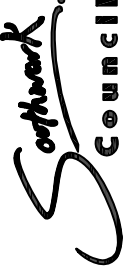
## APPENDICES

No.	Title
Appendix 1	Lorrimore Road – proposed origin disabled bay
Appendix 2	Lorrimore Road – proposed extension of existing permit bays
Appendix 3	Congreve Street – proposed double yellow lines and permit bay extension
Appendix 4	Hopton Street – proposed permit bay

**AUDIT TRAIL**

<b>Lead Officer</b>	Des Waters, Head of Public Realm	
<b>Report Author</b>	Tim Walker, Senior Engineer	
<b>Version</b>	Final	
<b>Dated</b>	17 January 2013	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Community Council Team</b>	28 January 2013	

PUBLIC REALM PROJECTS (PARKING DESIGN)



Southwark Council  
Environment and Leisure, Public Realm  
PO Box 64529, London SE1 5LX

**LEGEND**

ROAD MARKING

DISABLED 20 30

POSITION OF SIGN AND SUPPORT

EXISTING PERMIT BAY

EXISTING SHORT STAY BAY

EXISTING DISABLED BAY

EXISTING DOUBLE YELLOW LINE

Revision details	By	Date	Suffix
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			B

Project ID / name  
1213Q3\_LOCAL\_PARKING\_AMENDMENTS

Drawing title  
LORRIMORE\_ROAD  
PROPOSED\_DPPP  
Layout

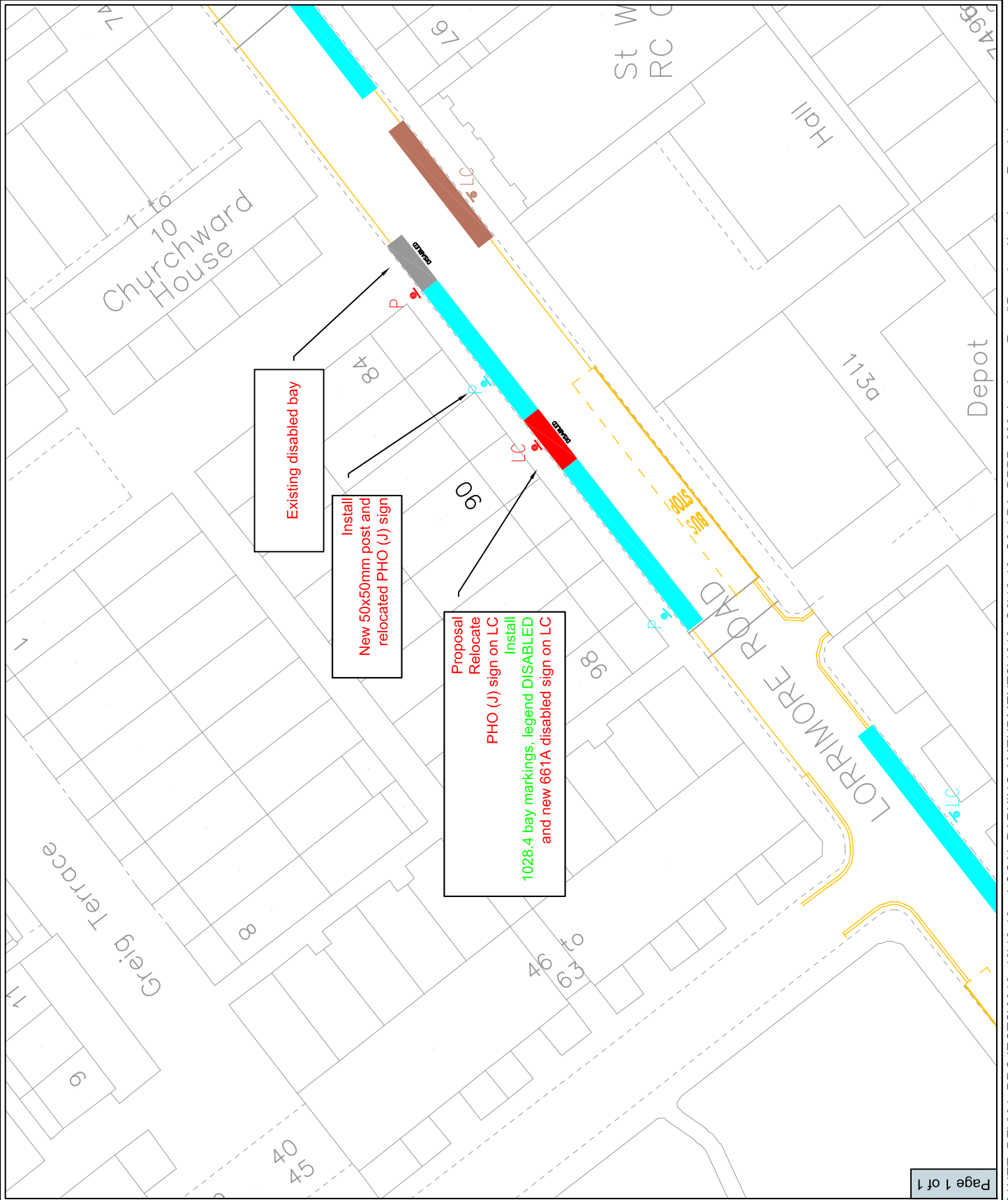
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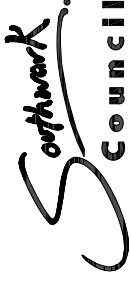
File name  
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Drawn	Designed	Checked	Approved
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31/10/12	31/10/12	31/10/12	31/10/12

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PUBLIC REALM PROJECTS (PARKING DESIGN)



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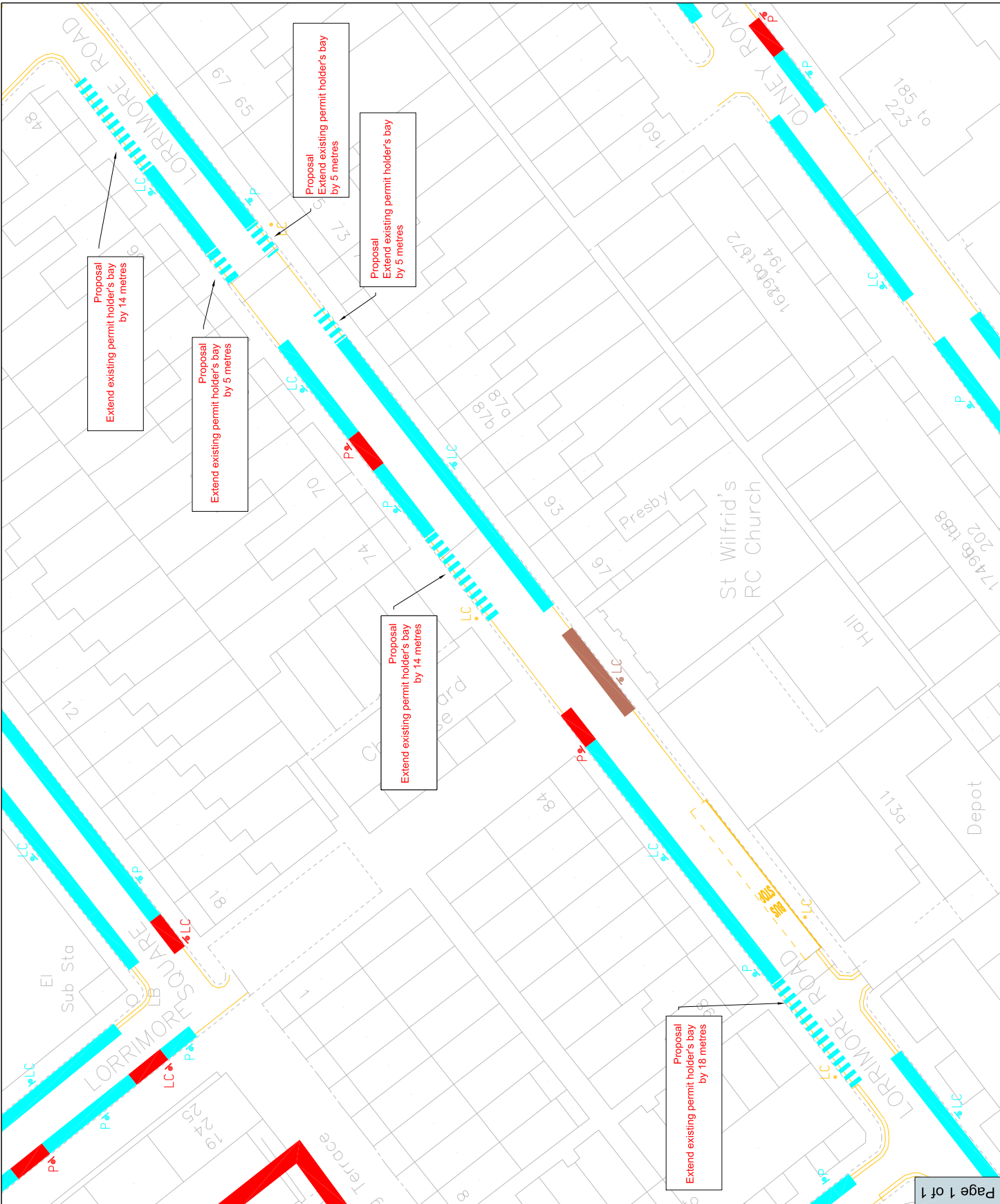
LEGEND

-  Single Yellow Line
-  Double Yellow Line
-  Permit bays
-  PD bays
-  Disabled Bay
-  Time restricted free bay
-  Loading only
-  Motorcycle Bay


Revision details	By	Date	Suffix
			A
			B

<b>Project ID / name</b>			
1213Q3_LOCAL_PARKING_AMENDMENTS			
<b>Drawing title</b>			
LORRIMORE_ROAD			
PROPOSED_PERMIT_BAY_EXTENSIONS			
<b>Layout</b>			
APPENDIX_2			
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MH	MH	TW	TW
18/10/12	18/10/12	29/10/12	29/10/12

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**PUBLIC REALM PROJECTS (PARKING DESIGN)**



Environment and Leisure - Public Realm  
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**LEGEND**

- Proposed double yellow line
- Single yellow line
- Double yellow line
- Single red line (TLRN)
- Double red lines (TLRN)
- Permit bay
- Disabled bay

Revision details	By	Date	Suffix
			A
			B

**Project ID / name**  
1213Q3 LOCAL\_PARKING\_AMENDMENTS

**Drawing title**  
CONGREVE STREET  
PROPOSED\_AAT\_WAITING\_RESTRICTIONS  
Layout

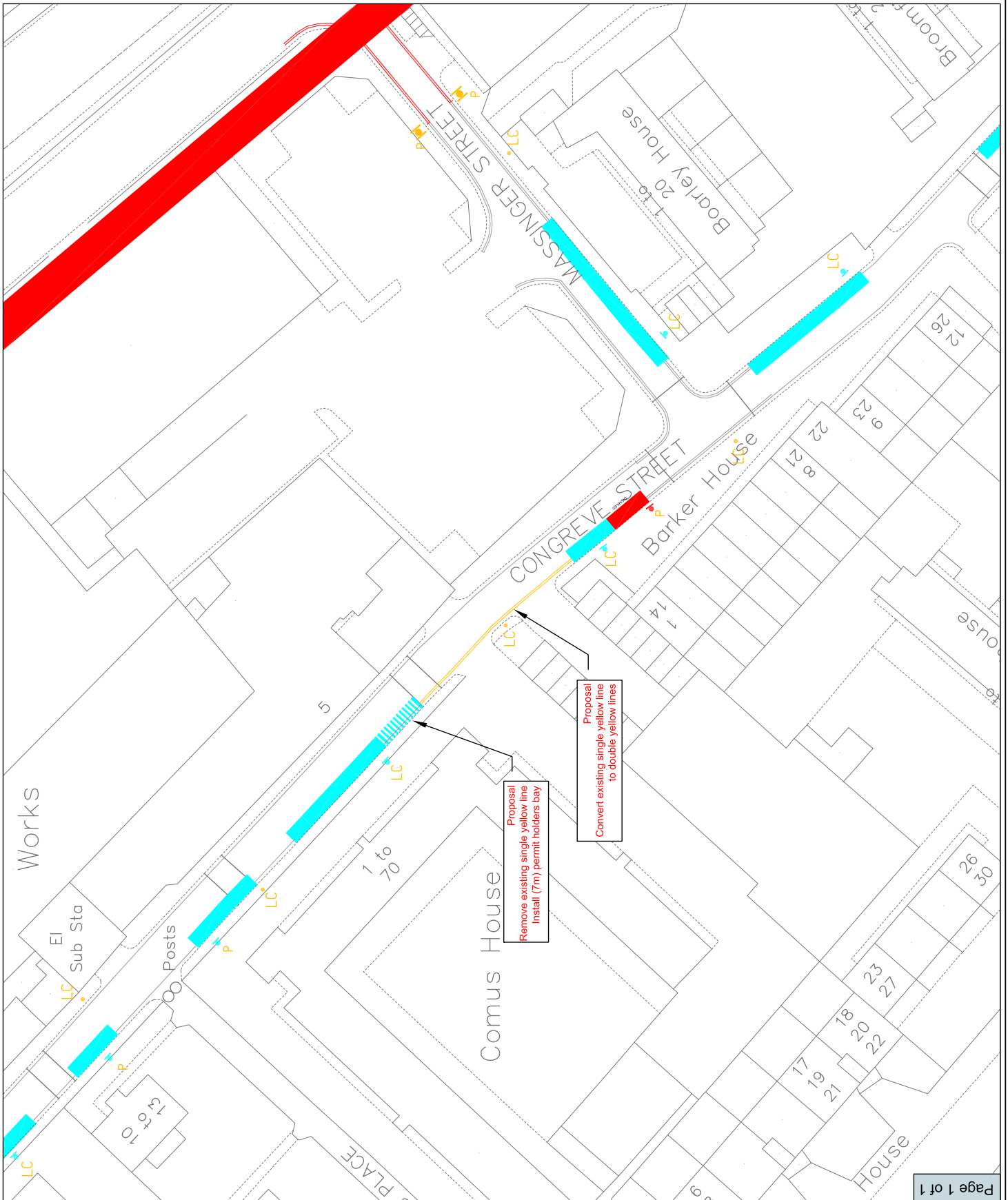
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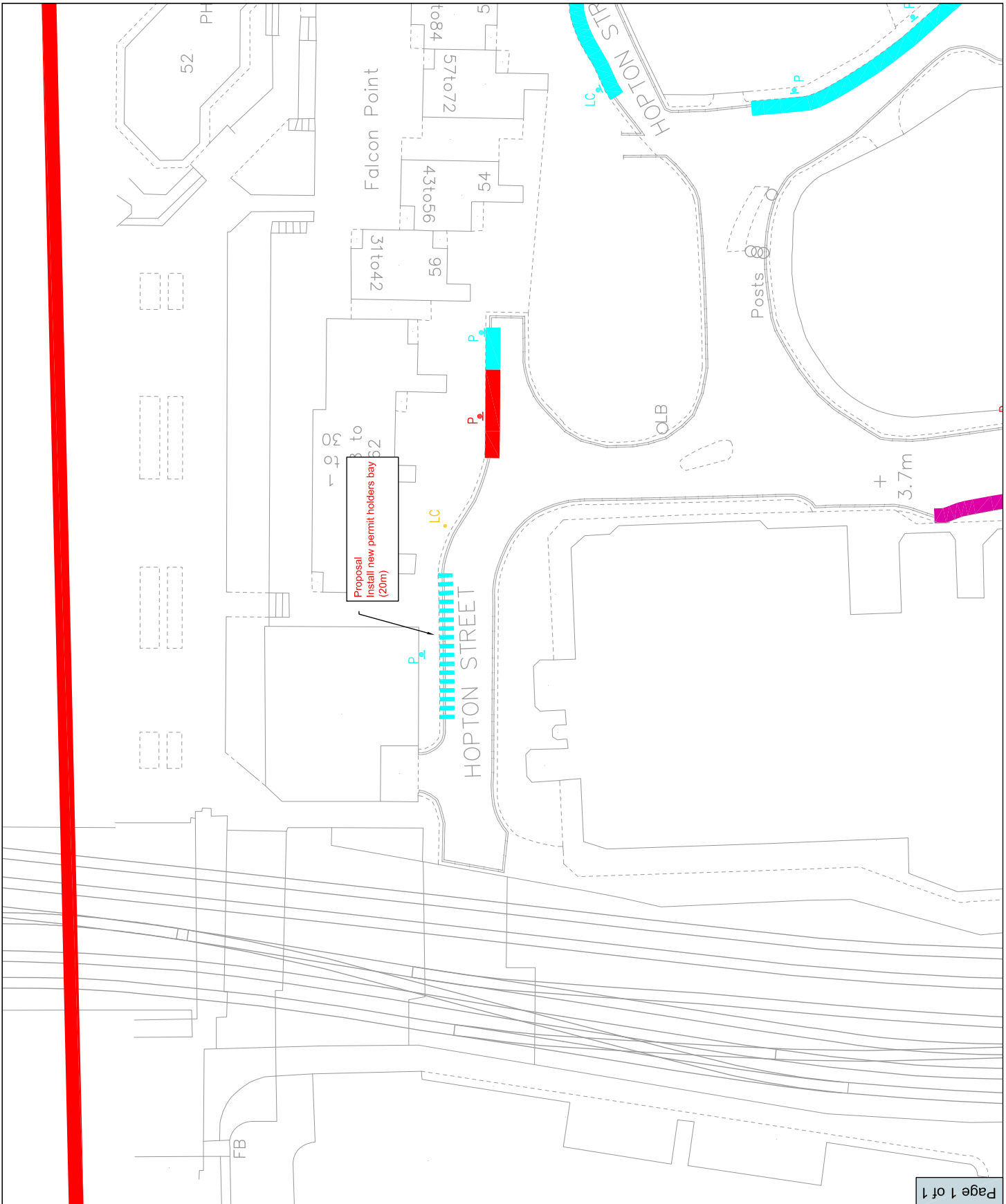
LEGEND

- Borough Roads
- At any time waiting restriction
- Zone waiting restriction
- Permit holders only
- 2 hour Pay and display
- Solo motorcycles only
- 20min short stay + 2 hour pay and display buses only
- Car club only
- Disabled persons parking place
- 4 hour Disabled persons parking place
- Cycle hire
- Restricted zone
- Loading only
- Pay and display machine
- Red route
- At any time stopping restriction
- 7am-7pm stopping restriction
- Red route - Mon-Sat 7am-7pm 20min bus bay
- Red route - Mon-Sat 7am-7pm 1 hour free bay
- Red route - Mon-Sat 7am-7pm 20min loading - 3 hour disabled bay

Revision details	By	Date	Suffix
			A
			B

Project ID / name	1213Q3_LOCAL_PARKING_AMENDMENT						
Drawing title	HOPTON STREET PROPOSED PERMIT BAY Layout						
APPENDIX_4							
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File Name	C1_AB_V1.2.dwg						
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05/12/12	05/12/12	05/12/12	05/12/12	05/12/12	05/12/12	05/12/12	05/12/12

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<b>Item No.</b> 12	<b>Classification:</b> Open	<b>Date:</b> 26 February 2013	<b>Meeting:</b> Borough, Bankside and Walworth Community Council
<b>Report title:</b>		Neighbourhood Planning – Application for a neighbourhood development area and also for qualifying body status by Bankside Neighbourhood Forum	
<b>Ward(s) or groups affected:</b>		Riverside, Grange	
<b>From:</b>		Chief Executive	

## RECOMMENDATION

1. That the community council comment on the proposal for Bankside Neighbourhood Development Area and also Bankside Neighbourhood Forum against the criteria as set out in paragraph 9 of the report.

## BACKGROUND INFORMATION

2. The Localism Act 2011 introduced new processes for communities to get involved in the planning of their areas through the preparation of neighbourhood plans and neighbourhood development orders. This provides local communities through parish councils or neighbourhood forums to be able to shape and encourage delivery of new development.
3. A neighbourhood plan may contain a range of policies or proposals for land use development that will be used as part of determining decisions on planning applications. It can also grant planning permission through neighbourhood development orders for a particular, defined type of development in an area or a specific site.
4. The local authority must agree to a neighbourhood forum being a 'qualifying body' for the purposes of the Act and must agree the area for which a neighbourhood plan or development order is to be prepared. There are specific requirements set out in the Act and the neighbourhood planning regulations for neighbourhood forums to be designated as qualifying bodies and for the local authority to set other conditions.
5. It is possible that the council will receive applications for recognition of neighbourhood forums from many areas. While some neighbourhood forums may be considered not truly representative, others may be proposing an area where it is not appropriate to prepare a neighbourhood plan at that time. There may also be cases where the aims of the community proposing a neighbourhood plan might be best achieved by some other means.

## KEY ISSUES FOR CONSIDERATION

### Decision making

6. The Council has agreed clear criteria for decision making.

7. The proposal for Bankside Neighbourhood Area by Bankside Neighbourhood Forum meets the criteria. The Area boundaries meet the criteria set out in the report and there are overlaps with proposals by Bermondsey Village Action Group as set out in the corresponding report.
8. The proposal for Bankside Neighbourhood Forum meets the criteria necessary for qualifying body status and there are no competing proposals at present as set out in table A.
9. The community council are being asked to comment on the appropriateness of the area and boundary and also the appropriateness of the group that has applied for qualifying body status.

#### **TABLE A**

<p><b>Decision 1</b>  <b>Forum application</b>  <b>Application for designation of a Neighbourhood Area</b></p>
<p><b>Process</b></p> <p>Where a neighbourhood forum submits an application to the local Planning authority. It must include:</p> <ul style="list-style-type: none"> <li>• A map identifying the area See Appendix A</li> <li>• A statement explaining why this area is considered appropriate to be designated See Appendix B</li> <li>• A statement that the organisation or qualifying body is relevant for the purposes of the 1990 Act (as applied by section 38A of the 2004 Act) See Appendix C</li> </ul>
<p><b>Criteria for decision making</b></p> <ul style="list-style-type: none"> <li>• Has the map been submitted identifying the area? Yes</li> <li>• Has the statement explaining why this area is considered appropriate to be designated been submitted? Yes</li> <li>• Has the statement that the organisation or body is relevant for the purposes of the 1990 Act been submitted? Yes</li> <li>• Is there already a neighbourhood plan covering this area? No</li> <li>• How do the boundaries relate to current and proposed planning designations? The boundary is along the borough boundary to the north and west. The eastern boundary is along a main road Borough High street and the southern boundary has been determined by the level of development likely to take place. This area is within the Bankside, Borough and London Bridge Opportunity Area and the Central Activities Zone. It also covers part of the Thames Policy Area.</li> <li>• Is the proposed area appropriate? This is being considered by this report.</li> </ul>

- Should the area be a business area?  
Yes
- Would a business referendum be required?  
Yes

## Decision 2

### Forum application

#### Application for designation of a Neighbourhood Forum

#### Application

Where an organisation or body submits an application to the local planning authority it must include

- The name of the proposed forum  
Bankside Neighbourhood Forum
- A copy of the written constitution of the proposed Forum  
See Appendix D
- The name of the neighbourhood area to which the application relates and a map identifying the area  
See Appendix A
- The contact details of one member of the forum to be made public  
Tim Wood, [tim@forgearchitects.co.uk](mailto:tim@forgearchitects.co.uk), 02073787782
- A statement to explain how the forum meets the conditions contained in the 1990 act (as applied by section 38A of the 2004 Act)  
See Appendix C

#### Criteria for decision making

- Has the name of the proposed forum been submitted?  
Bankside Neighbourhood Forum
- Has the timescale of the plan been specified?  
5 years
- Has a copy of the written constitution of the proposed forum been submitted?  
Yes
- Has the name of the neighbourhood area to which the application relates and a map identifying the area been submitted?  
Yes
- Have the contact details of one member of the forum to be made public been submitted?  
Yes
- Is there a statement to explain how the forum meets the conditions contained in the 1990 Act. These should include whether it is established for the purpose of promoting or improving the social, economic and environmental wellbeing of the neighbourhood area. Whether its membership is open to individuals who live, work, and/or are elected to the area?  
Yes
- Does membership include a minimum of 21 individuals who live or work in the area or are an elected member?  
Yes
- Does it have a written constitution?  
Yes
- Is membership drawn from different places in the neighbourhood and from different

sections of the community?

Yes

- Does the purpose reflect the character of the area?

Yes

- Is there already a neighbourhood forum for that area?

No

- What is the length of the designation as a designation ends after 5 years?

5 years

### **Financial implications**

10. There may be financial implications however these are uncertain at present. Each neighbourhood plan may require a referendum which would spend considerable funds. A ward election would cost around £25,000 per referendum. These costs could be similar to a ward election. They are unavoidable and there is no budget for them. Furthermore, at this stage it is not possible to predict if, when or how this/this referendum/s could take place.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Director of Legal Services**

11. It is recommended that the Bankside, Borough and Walworth Community Council and Bermondsey and Rotherhithe Community Council comment upon the application for the proposed designation of a Bermondsey Neighbourhood Area ("NA"), by the Bermondsey Neighbourhood Forum, (Appendices A-C) in accordance with the criteria headed decision 1, set out in the table at paragraph 17 of the Report.
12. In accordance with the report presented to the Leader of the Council, Councillor Peter John, on 24 September 2012, Community Council's must be consulted both upon applications to designate a NA and for qualifying body status as a Neighbourhood Forum. The recommendation is also consistent with the usual consultative functions of Community Council's in respect of policy /plan related documents.
13. In September 2012 the applicant, Bermondsey Neighbourhood Forum, submitted an application to the Council for the designation of the land identified on the plan titled 'Bermondsey Neighbourhood Plan Area Boundary' as an NA (Appendices A-C) of the Report.
14. As stated in the Report, neighbourhood planning is intended to provide communities with a greater influence over the development of their local area by enabling them to draw up Neighbourhood Development Plans NDP's and Neighbourhood Development Orders NDO's. The function of a NF is to act as the vehicle for progressing NDP's in respect of a particular, geographically defined, NA.
15. The legislative provisions concerning Neighbourhood Planning are set out in the Neighbourhood Planning (General) Regulations 2012 No.537 ("the Regulations"),

Neighbourhood Planning (Referendum) Regulations 2012 No.2031, the Localism Act 2011 and the Town and Country Planning Act 1990 (TCPA).

16. Regulations 5 and 8 set out the requirements that must be satisfied by the applicant body/organisation in making an application for designation of a NA as set out in the table at paragraph 17. The documents submitted to the Council in support of the application satisfy the qualifying criteria. Although, the Council reserves the decision as to whether the applicant should be designated as a NF, subject to a decision on area boundaries it appears at this stage to satisfy the requirements of a "relevant body" as set out in Section 61G of the TCPA1990. This provides that the application must be made by an organisation or body which is, or is capable of being, designated as a NF. There is a statutory requirement that applications for NA's, and in due course NF's should be publicised for a period of 6 weeks (Regulations 6 and 8 of the Regulations).
17. Paragraph 4 (Part 3H:Community Councils) of the Southwark Constitution 2012/13 provides that it is the role and function of Community Councils 'to be a focal point for discussion and consultation on matters that affects the area'.
18. Neighborhood planning is a new legal process, which the Council has a statutory duty to facilitate and administer. The Constitution is therefore silent as to the express reservation of consultative decisions in respect of decisions concerning this area. Consideration has been given to the appropriate level at which comments upon any proposals to designate a NA may be made and it is considered that is this function is analogous with Community Council's usual consultative functions in respect of policy /plan related documents and therefore falls within the role and functions delegated to it.
19. The recommendation therefore falls within the Bankside, Borough and Walworth and Bermondsey and Rotherhithe Community Council's decision making remit.

#### **Strategic Director of Finance and Corporate Services (SDFCS) (NR/FCS/22/8/12)**

20. The Strategic Director of Finance and Corporate Services notes the financial implications contained within the report. Officer time to effect the recommendation will be contained within the existing budgeted revenue resources.

#### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
The Localism Act	<a href="http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted">http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted</a>	<a href="mailto:Planningpolicy@southwark.gov.uk">Planningpolicy@southwark.gov.uk</a>
The Neighbourhood Planning Regulations	<a href="http://www.legislation.gov.uk/uksi/2012/637/contents/made">http://www.legislation.gov.uk/uksi/2012/637/contents/made</a>	<a href="mailto:Planningpolicy@southwark.gov.uk">Planningpolicy@southwark.gov.uk</a>

**APPENDICES**

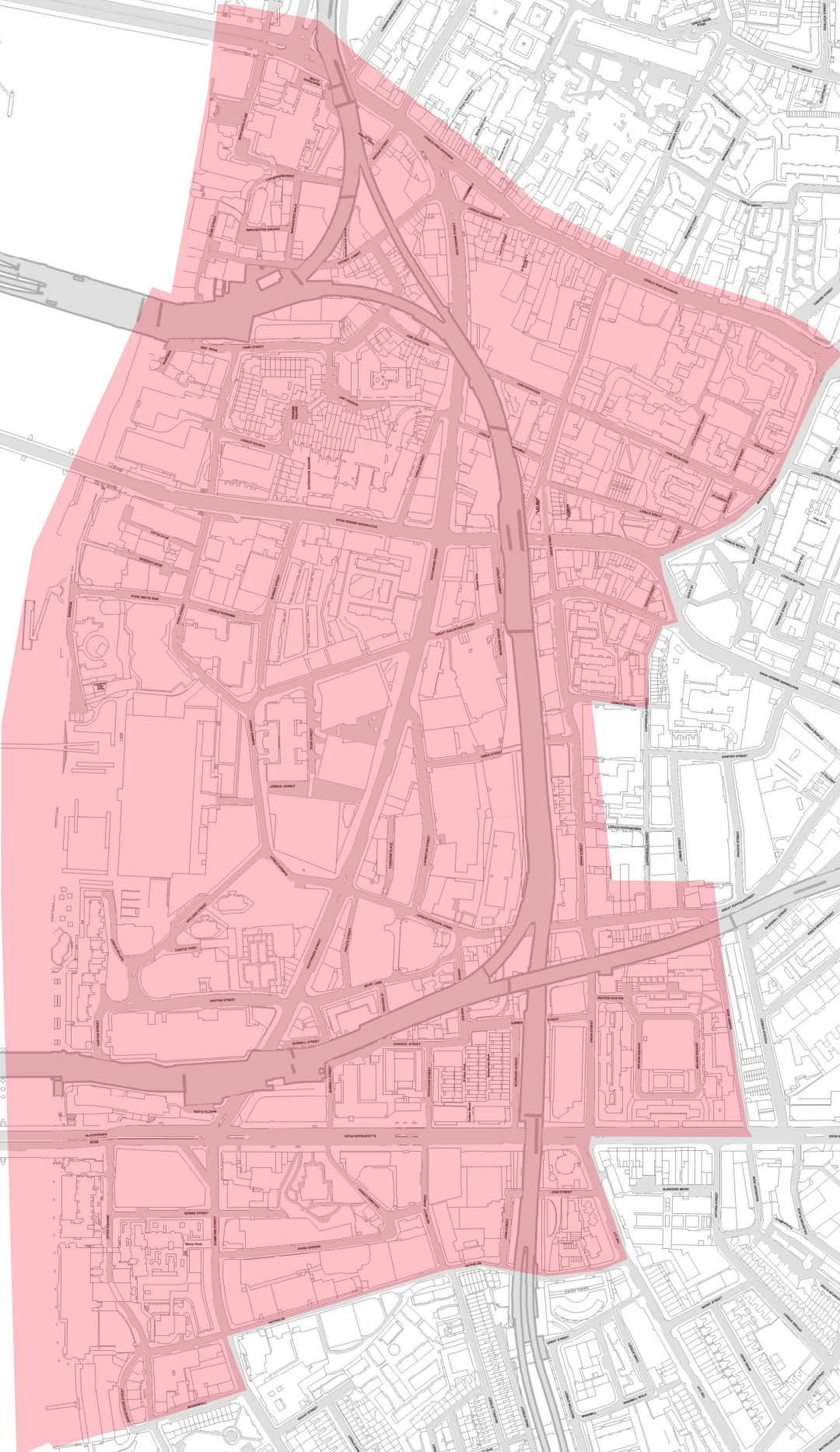
<b>No.</b>	<b>Title</b>
Appendix A	Map of the proposed area
Appendix B	Area Statement
Appendix C	Qualifying body Statement
Appendix D	Constitution

**AUDIT TRAIL**

<b>Lead Officer</b>	Eleanor Kelly, Chief Executive	
<b>Report Author</b>	Juliet Seymour, Planning Policy Manager	
<b>Version</b>	Final	
<b>Dated</b>	21 January 2013	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	Yes	No
<b>Date final report sent to Constitutional Team</b>		21 January 2013



**Bankside Neighbourhood Plan Area boundary**



## APPENDIX B

### Bankside Neighbourhood Plan – boundaries of plan area

Bankside faces some of the greatest potential for development and opportunity in the borough. The area outlined has been selected as a neighbourhood plan that has both strong residential and business communities. Bankside Residents' Forum and Better Bankside have been working to similar boundaries for at least 10 years and can support the development of the plan and ensure that views of both residents and businesses are represented. The boundaries have been selected to ensure that future development opportunities can be addressed in an inclusive way.

The **northern** and **western** boundaries of the Bankside Neighbourhood Plan area follow the borough boundary –that is the River Thames to the north and Broadwall/Hatfields to the west, which is one block west of Blackfriars Road. This ensures that the area of proposed development at the north end of Blackfriars Road and Upper Ground can be included in the plan area.

The **eastern** boundary is one block to the east of Borough High Street, as far south as Borough tube station, ensuring that both sides of Borough High Street can be included and this largely retail street be considered as a whole rather than divided along the middle. London Bridge Station is also included, as this is seen as an important element in the consideration of the railway line and the northern section of Borough High Street.

The **southern** boundary largely follows the southern side of Union Street, again ensuring that both sides of this street, as well as the railway arches are included within the plan area. To the west the boundary moves south to include the residential development at Nelson Square and to the east the boundary follows Marshalsea Road to Borough tube station, ensuring that this residential area and transport hub are included in the plan area.

Bankside is an area characterised by both residential and business communities and the boundaries have been chosen so that the neighbourhood plan can reflect this. The plan will also be aware of areas immediately adjacent, especially where policy proposals might sit near to one of the boundaries. Where there is an adjoining neighbourhood plan area it will be appropriate to consult with them on proposals that might impact their area, and vice versa.



**APPENDIX C****Application to Southwark Council for designation of  
Bankside Neighbourhood Forum****a) Name of Forum**

Bankside Neighbourhood Forum

**b) Map of area**

The boundary of the neighbourhood forum area is defined in the attached map (see annex 1)

**c) Written constitution**

See annex 2

**d) Membership list**

Originally a resident-led neighbourhood forum, Bankside was awarded frontrunner status as a business-led plan in May 2011. To build on the strengths of the resident and business communities, as well as local organisations and interest groups, the neighbourhood forum encompasses representation from all of these groups, from all parts of the neighbourhood. The current membership of 21 individuals who live or work in the area is given in annex 3. New members are actively encouraged at all times.

**e) Contact details**

The following contact details will be made public:-

Named person: Tim Wood  
Email: tim@forgearchitects.co.uk  
Tel number: 020 7378 7782

**f) A statement which explains how the neighbourhood forum meets the  
conditions contained in section 61F (5) of the 1990 Act**

Bankside Neighbourhood Forum was established in October 2011 (the date of our first Forum meeting) for the specific purpose of building collaborative planning in the neighbourhood, with the aim of developing a neighbourhood plan for Bankside.

Bankside Neighbourhood Forum welcomes the powers being passed to residents and businesses under the Localism Act 2011 and is capable of working with all relevant partners to improve the social, economic and environmental wellbeing of the neighbourhood.

Membership of the forum is open to individuals who live, work, or are elected to the area. This group of 21 local residents, businesses, organisations and local members is now applying for formal designation of the Bankside Neighbourhood Forum, which undertakes to produce a neighbourhood plan.

Investment and development in Bankside is having a significant impact on the residential and business communities and will continue to do so for many years. Local residents, businesses and organisations wish to be fully involved in such major change and

welcome the opportunity for greater engagement in the planning process. This will require thorough research and consultation, ensuring a meaningful collaboration between local stakeholders, those who work and invest here, local members and the local authority.

The forum has attracted the commitment of a wide range of members, reflecting the strong mix of business and resident communities in the area. Forum members have met together in theme groups to discuss and establish a background understanding of the issues that face the neighbourhood. Workshops will be held, and an evidence base built up, so that principles and aspirations can be drawn out to underpin proposals for consultation with the wider communities.

The forum intends to produce the neighbourhood plan during the year 2012-13, with a target to have the plan ready for examination in March 2013. The exact timescale will depend upon the external assistance and support that is available and the feedback from the extensive consultation that will be undertaken. The forum expects the designation to be reviewed after 5 years to consider whether its aims have been achieved and the strength of support for a further designation.

Bankside Neighbourhood Forum asserts that it is a relevant body to apply for designation as the neighbourhood forum for the Bankside neighbourhood area.

## **BANKSIDE NEIGHBOURHOOD FORUM**

### **Constitution**

#### **Area:**

The area covered by the Forum is shown in the attached map.

#### **Aims:**

Bankside Neighbourhood Forum aims to shape the development of Bankside for the benefit of people who live and work here by working collaboratively to develop a consensus for a neighbourhood plan.

#### **Membership:**

Membership is open to those who live or work in the neighbourhood, or are elected members of the London Borough of Southwark for this area, and who support the aims as above. There will be a minimum of 21 members. The Chair will keep a membership list.

#### **Meetings:**

Forum meetings usually will be held monthly. Nine members will constitute a quorum. A proper record of meetings will be kept, supported by Better Bankside. Forum meetings, notes of meetings and notices will be circulated to members and publicised through community websites.

#### **Decision Making:**

Decisions will be made by consensus. Only in the event that consensus cannot be reached will a decision be made by a simple majority vote of the members present. Members attending Forum meetings can allocate tasks between meetings and can set up sub-groups and delegate decision making to sub-groups.

#### **Officers/ Facilitators:**

A Chair has been appointed. Forum meetings may appoint facilitators to lead particular sub-groups. Progress between meetings can be continued by meetings of the working group.

#### **Finance:**

Better Bankside will be the accountable body for funds until a bank account for the Forum can be formally established.

#### **Code of Conduct:**

Everyone will be treated with respect and will treat others with respect.

#### **Amendments to the terms of reference:**

Amendments to the terms of reference can be made at a Forum meeting, providing that 28 days notice is given of the amendments proposed.

#### **Dissolution:**

The Forum can be dissolved by a resolution at a Forum meeting. 28 days notice of the resolution must be given to all members. The resolution must attain a two-thirds majority of those present.

**BOROUGH, BANKSIDE AND WALWORTH COMMUNITY COUNCIL AGENDA DISTRIBUTION  
LIST (OPEN)  
MUNICIPAL YEAR 2012-13**

**NOTE:** Original held by Constitutional Team (Community Councils) all amendments/queries to Alexa Coates Tel: 020 7525 7385

Name	No of copies	Name	No of copies
<b>To all Members of the Community Council</b>			
Councillor Martin Seaton (Chair)	1	<b>Others</b>	
Councillor David Noakes (Vice Chair)	1		
Councillor Catherine Bowman	1	Shahida Nasim, Audit Commission	1
Councillor Poddy Clark	1		
Councillor Neil Coyle	1		
Councillor Patrick Diamond	1	<b>Total:</b>	69
Councillor Dan Garfield	1	<b>Dated:</b> 4 February 2013	
Councillor Claire Hickson	1		
Councillor Lorraine Lauder MBE	1		
Councillor Rebecca Lury	1		
Councillor Tim McNally	1		
Councillor Darren Merrill	1		
Councillor Abdul Mohamed	1		
Councillor Adele Morris	1		
Councillor Geoffrey Thornton	1		
<b>Press</b>			
Southwark News	1		
South London Press	1		
<b>Members of Parliament</b>			
Simon Hughes, MP	1		
<b>Officers</b>			
Constitutional Officer (Community Councils) 2 <sup>nd</sup> Floor Hub 4, 160 Tooley St.	50		