

Peckham Hill Street

Conservation Area Appraisal

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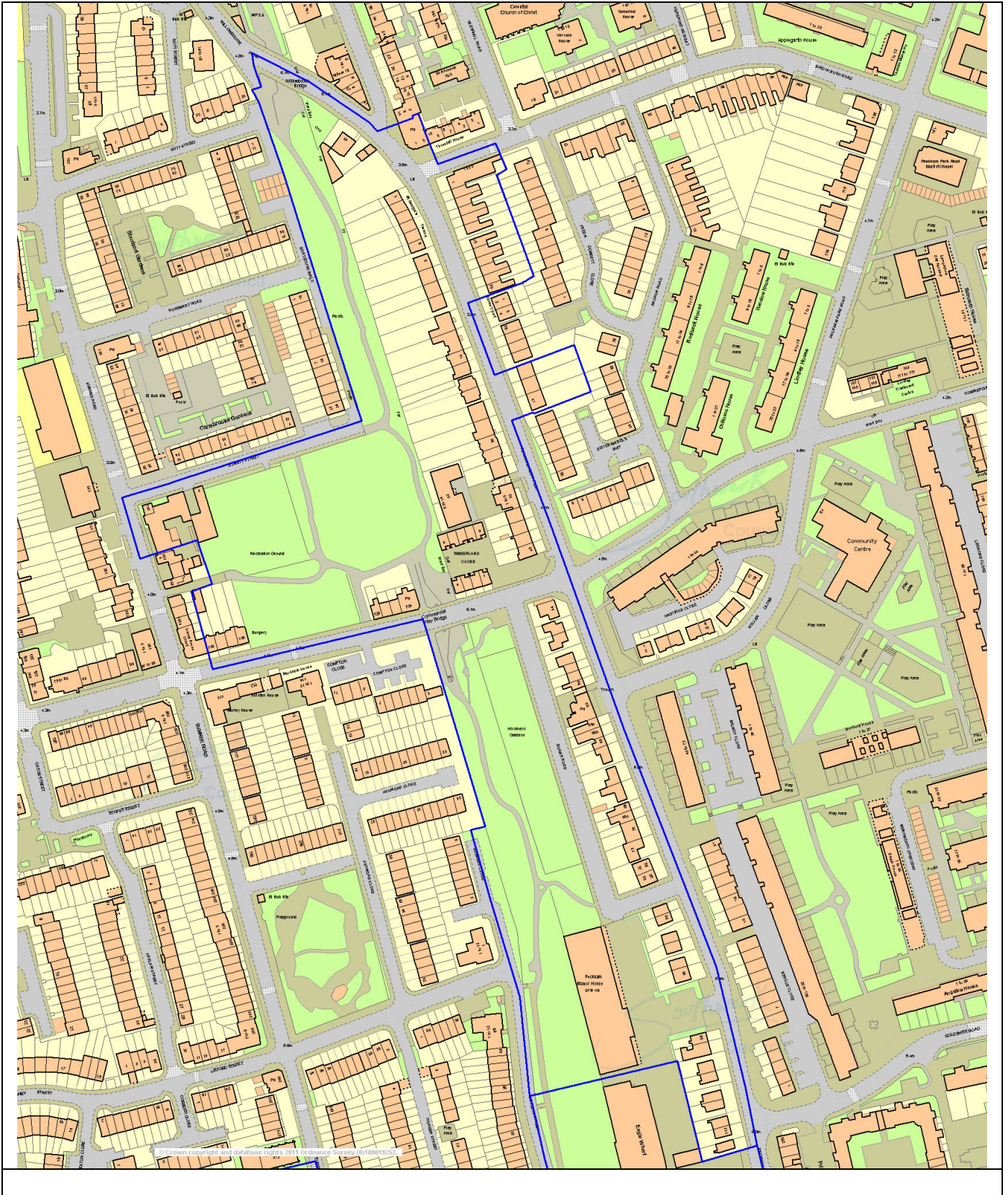


Figure one: Ordnance survey Map, Showing Peckham Hill Street Conservation Area

1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1. The purpose of this statement is to provide both an account of the Peckham Hill 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 Planning Policy Statement 5 'Planning for the Historic Environment' (PPS 5) and the related Historic Environment Planning Practice Guidance, published by the Department of Communities and Local Government in March 2010.
- 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 "Conservation Area Appraisals".

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. Peckham Hill Street Conservation Area

Location

1.3.1. The Peckham Hill Street Conservation Area is located directly to the north of the commercial core of Peckham, two miles south of London Bridge and situated between Camberwell, to the west, and New Cross, to the east. The conservation area is principally centred on Peckham Hill Street, which connects the commercial core of Peckham with the north of the borough. The southern edge of the conservation area is bounded by the Rye Lane Peckham Conservation Area; northwards the conservation area extends to Willowbrook Bridge. Essentially the Peckham Hill Street Conservation Area is based upon a group of early to mid 19th century housing with structures and open spaces associated with the former Grand Surrey Canal.

Topography

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

1.4. Planning History

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

1.5. Local Planning Policies

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

Strategic Policy 12 – Design and Conservation

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

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

Policy 3.15 – Conservation of the Historic Environment

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

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

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

Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

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

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

Demolition

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

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

Implementation

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

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

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

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

Policy 3.19 – Archaeology

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

Reasons

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

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

1.6 National Planning Policy - PPS5: Planning and the Historic Environment

Introduction

- 1.6.1 Planning Policy statements set out the Government's national policies on different aspects of spatial planning in England. PPS5 sets out the planning policies on the conservation of the historic environment. The policies in PPS5 are a material consideration which must be taken into account in development management decisions where relevant.
- 1.6.2 PPS5 sets out that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them. Designated assets are:
- World Heritage Sites;
 - Scheduled monuments;
 - Listed Buildings;
 - Protected wreck sites;
 - Conservation Area;
 - Registered Parks and Gardens; and
 - Registered battlefields.

1.6.3 PPS5 also covers heritage assets that are not designated but which are of heritage interest and thus a material planning consideration. Guidance to help practitioners implement these policies, including the legislative requirements that underpin it, is provided in Planning for the Historic Environment practice Guide. The policies and guidance under PPG15 have now been replaced by this PPS5 and the Practice Guidance.

The Policies

1.6.4 The value of the historic environment, and the contribution it makes to our cultural, social and economic life, is set out in the Government's Statement on the Historic Environment for England 2010. PPS5 comprises policies that will enable the Government's vision for the historic environment as set out in this statement to be implemented through the planning system. The relevant policies to this designated heritage asset are set out below:

- Policy HE1: Heritage Assets and climate change;
- Policy HE2: Evidence base for plan-making;
- Policy HE3: Regional and local planning approaches;
- Policy HE4: Permitted development and article 4 directions;
- Policy HE5: Monitoring indicators;
- Policy HE6: Information requirements for applications for consent affecting heritage assets;
- Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets;
- Policy HE8: Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by policy HE 9;
- Policy HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets;
- Policy HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset;
- Policy HE11: Enabling Development; and
- Policy HE12: Policy principles guiding the recording of information related to heritage assets.

1.7 Article IV Directions

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

necessary consultation will take place. Subsequently the Secretary of State will review the Direction to determine whether it will be approved and extended beyond this period or disallowed.

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

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

1.8 Further Information

1.8.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.

1.8.2 Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2 Historical Background

2.1 Origins

- 2.1.1 For most of its history, Peckham was a small settlement without a church and administratively lay within the parish of St Giles, Camberwell. Peckham fell within the county of Surrey until 1889, when it was taken into the County of London. After 1900 the area was administered by the Metropolitan Borough of Camberwell until 1965, when the London Borough of Southwark was formed.
- 2.1.2 Peckham was first mentioned in the 11th century Domesday Book, as *'Pecheham'*. The spelling of Peckham derives from the Old English words *'peak'* and *'ham'*, describing a village or homestead by a peak or hill. Peckham's origins are as a small rural hamlet, without a direct connection to the metropolis. The nearest major route to the capital from Peckham having been the Old Kent Road, to the northeast.
- 2.1.3 In the 13th century the Camberwell area was divided into eleven estates. One of these estates is in the area covered by the Peckham Hill Street Conservation Area: Peckham Manor (also known as Camberwell Manor, or Camberwell and Peckham Manor). Peckham Manor was located in the area to the west of Peckham Hill Street and to the north of Peckham High Street. Today, Whitten Timber Yard is located on the site of the former Peckham Manor House. Peckham Hill Street (formerly Hill Street) was named after Mrs Martha Hill who bought Peckham Manor House in 1732.
- 2.1.4 Most of the Camberwell parish was rural until the beginning of the 19th century and Peckham consisted mainly of meadows, arable land and gardens. It provided market gardens and pasture for animals being driven to the London markets, especially following transport improvements to the city. Peckham's location and relative proximity and access via the Old Kent Road gave it a particularly prominent position within the trade. Peckham; like Camberwell, was a location for a large fair which was held on common lands and then in the High Street, until its abolition in 1835.
- 2.1.5 From the 17th century, Peckham developed as an out-of-town residence for courtiers and merchants and then as a holiday resort. Facilities to be found at Peckham at this time, included: public houses, a theatre, schools, non-conformist chapels and an annual fair. However, in the 18th century Peckham was still officially considered a hamlet, despite these cosmopolitan and leisure-based facilities. Although from about 1722 Peckham was sometimes also referred to as a 'town'. For example, in 1722 a list of post offices includes 'deliveries to Peckham Town and Peckham Rye'; and a map dated 1739 detailing the possessions of the manor of Frierne also labels the settlement 'Peckham Town', reflecting its increasingly urbane character.
- 2.1.6 During the 18th century improved communications, brought Peckham closer to the capital and facilitated its development. Regular mail deliveries (1710) and coach services (1744) to central London, improvements in roads did not have an immediate impact on suburban development. However, the opening of Blackfriars Bridge in the late 18th century and then in 1782, the establishment of two turnpike roads linking the bridge with Peckham and Dulwich; via St George's Circus, did begin to stimulate development on the south side of the River Thames. However this was not immediately the case in Peckham. A map of

Peckham from 1797, indicates that at this time the only development to exist within the conservation area, was on the site of the Peckham Manor House. In 1672 Sir Thomas Bond built a house on the site of the former Manor House. The remainder of the land within the boundary of the conservation area was still laid out as fields, with just two roads along the line of the present Peckham Hill Street and Peckham Park Road.

2.2 19th century urban development

- 2.2.1 During the early 19th century Peckham continued to develop from satellite village to suburb. It saw the growth of new residential developments in Peckham by speculative builders, encouraged by the improvement in road links through Southwark to the Thames bridges. To the north of Peckham High Street, a new district, known as Peckham New Town, was built, centred on what is now Peckham Hill Street. Peckham Hill Street was formerly known as Lord Lane and skirted the grounds of Sir Thomas Bond's mansion. It was then named Hill Street after the Hill family, which once owned the land, which was later developed, by the Shard family after 1812.
- 2.2.2 The construction of three new bridges: Vauxhall (1816), Waterloo (1817) and Southwark (1819) significantly improved links between South London and the metropolis. The improved transport links provided a lifestyle for the relatively wealthy who wanted to be near London, but who also desired clean air and the countryside. The population of the parish of Camberwell quadrupled between 1801 and 1831. However, the process of change was not consistent, with different stages of development co-existing within the same area. A Tithe Survey (published 1842), indicated that only a quarter of the surveyed land in the parish of Camberwell had been built upon by 1837-38. However, over half of the land was still being used as pasture and approximately a fifth, as arable land and market-garden.
- 2.2.3 Another impact on suburban development was the cutting of the Grand Surrey Canal, from Rotherhithe to near to Camberwell Road (1801-1811). In 1801 the Grand Surrey Canal Company obtained an Act for a canal from Rotherhithe to Mitcham. Originally a much larger network was planned, but only the branch to Peckham was ever opened (1826). The canal here was built on part of the Peckham Manor lands, which was acquired for the purpose in around 1807. The Peckham branch ran northwards parallel to Peckham Hill Street, with the head of the canal located to the north of Peckham High Street (situated in the Rye Lane Peckham Conservation Area). Here the land was once used for: wharfs, timber yards and warehouses.
- 2.2.4 Greenwoods map from 1830 is an indicator of the change to the conservation area, following cutting of the Grand Surrey Canal. By 1830 the southern end of the conservation area had been developed southwards from Commercial Way (then known as New Road) down towards to Peckham High Street. The map shows that groups of terraces and semi-detached houses had developed along the western side of Peckham Hill Street with the long gardens (typically 40-45 metres) backing onto the canal towpath. The canal head now occupied the site of the former Peckham Manor House. To the north of Commercial Way, no development had yet taken place and open land remained.

- 2.2.5 Between 1845-7 the former St. Luke's Church of England Primary School (now community centre) was built on Sumner Road, on the edge of the conservation area. The yellow brick and stone Grade II listed school was built to provide education to Peckham's expanding population.
- 2.2.6 Between 1865-66 the railway arrived in Peckham. Firstly the Crystal Palace to South London Junction Railway, followed by the South London line connecting Victoria Station and London Bridge. Both lines shared a station Peckham Rye, which built to the west of Rye Lane. In 1869 the tram network was extended across from Camberwell, along Peckham High Street. In the mid to late 19th century development throughout Peckham continued and a network of streets were developed on the former open land and as the population increased, commercial activity intensified. During this period of development, the social cachet of Peckham changed. Whilst some upper middle-class residents remained, on the whole the genteel were replaced by: lower middle and skilled working classes.
- 2.2.7 A map from 1879 confirms that by then, most of the significant changes to the conservation area had occurred. New Road had also been renamed Commercial Way and the area to the north had become developed. At the very northern end of the conservation area, Willowbrook House had been built, set within a spacious garden. Willowbrook House is the former canal manager's house and was erected in the 1840's and now home to the Willowbrook Centre. To the south of Willowbrook Road, the 1879 map indicates that the new houses on the western side had 30 metre gardens backing on the canal towpath. Alternatively the house directly to the east; No's 1-23 Peckham Hill Street, had smaller gardens typically 20 metres. In the area now occupied by the Commercial Way Recreation Ground, small terraced house on tight plots had been constructed. This was with exception of those houses constructed onto Commercial Way itself, where the properties and gardens were comparable to those on Peckham Hill Street. At the southern end, the gardens (No's 78-110 Peckham High Street) backed onto the canal side wharfs. Elsewhere along Peckham Hill Street there were the occasional late 19th century infill developments such as No's 68-68a Peckham Hill Street. This is a pair of two storey houses at the end of a terrace. The houses have characteristic late Victorian bay windows with classical detailing around the doors and windows.
- 2.2.8 Significant late 19th century/ early 20th century interventions within the conservation area, include the remodelling of existing public house at the southern end at Peckham Hill Street, The Globe and the construction of the Glengall Tavern at the junction with Bird in the Bush Road. The Globe is an attractive Arts and Crafts former public house, now converted to housing. The Glengall Tavern dominates views at the northern end of the conservation area. These public houses were once popular places for the local working men to spend their leisure time.

2.3 20th century urban development

- 2.3.1 The early part of the 20th century was a period of stability rather than significant change in Peckham. However, a 1916 map of Southwark indicates some changes to the conservation area. For example the gardens to the Peckham Hill Street houses; south of Commercial Way, had been reduced in size for the construction of Bonar Road. This

road served the new Borough Council Depot. Between the canal and Bonar Road small terraced houses were also constructed. Other changes to the north of Commercial Way included the garden of Winterbrook Road becoming a timber yard and the Hope Wharf being constructed to the rear of No's 34-40 Peckham Hill Street.

- 2.3.2 Heavy bombing in Peckham World War II accelerated the pre-war programme of slum clearance. Large areas directly adjoining the conservation area were cleared away and estates constructed. The late 19th century housing and street patterns were eradicated as the area was redeveloped for social housing from the 1960's. The conservation area was affected post World War II with the clearance of the terrace housing on Bonar Road and the creation of the allotment gardens and the construction of Whitten Timber Yard. Elsewhere the changes were more small scale involving extensions and alterations to existing properties such as the early 20th century two storey extension between No's 24 and 26 Peckham Hill Street.
- 2.3.3 In 1971 the Peckham branch of the Grand Surrey Canal was closed, following closure of the Surrey Docks. A linear park linking Peckham with Burgess Park was subsequently created by the in filling of the canal and landscaping the areas adjacent to it. Other late 20th century changes included the demolition and clearance of Hope Wharf and the terraced houses on the site of the Commercial Way Recreation Ground. Essentially the conservation area has retained its 19th century character, with limited modern interventions despite the clearance of some areas. Late 20th century developments include: No's 1-9 Timberland Close on the former Hope Wharf and No's 35-39 Peckham Hill Street. The Peckham Hill Street development has attempted to replicate the late 19th century housing with its brick facades and bay window, although the high boundary treatment provides for a dead frontage onto the street. In contrast the Timberland Close houses have introduced a palette of materials (cladding system walls and profiled sheet roof), which are incongruous and do little to enhance the conservation area. More successful is the recent two storey residential development at No. 32 Peckham Hill Street, whilst clearly modern reflects the: proportions, linearity and materials of the neighbouring properties.

3 The Character and Appearance of the Area

3.1 Broad Context

- 3.1.1 The Peckham Hill Street Conservation Area, essentially the remnants of a 19th century planned suburban development with a strong landscape element, which contrast with the post-war housing immediately to the east, timber yard to the west and Peckham High Street to the south. The conservation area is largely characterised by flat yellow front stock brick houses, either in terraces or in semi-detached pairs. These buildings vary in height from two and three storeys (with attics) and one, two or three bays in width. Common features in the conservation area include: round arched windows some recessed, segmental-headed windows, blind panels and high parapets. Unlike other residential areas in Peckham, stucco front facades do not prevail.
- 3.1.2 Most houses in the conservation area have generous back gardens, with much altered rear elevations. Many look out on to, and are visible from, the landscape areas such as the: Surrey Canal Walk, Commercial Way Recreation Ground and Bonar Road Allotment Gardens. The uninterrupted views of these green spaces make an important contribution to the character of the conservation area. The rear gardens of the listed properties (No's 44-72 Peckham Hill Street) are accessed by paths passing through solid timber framed garden doors/gates at the sides of each pair of properties. In a number of cases additional security fencing has been placed over these gates.
- 3.1.3 Houses constructed before 1840 typically have their roofs concealed behind parapets. Those properties constructed after 1840 have overhanging roofs. A central chimneystack serving adjoining properties is a common feature of the conservation area.
- 3.1.4 The southern stretch of the conservation area starts with No. 44 Peckham Hill Street, a much altered 1820's villa. This section is characterised by early 19th century villas and semi-detached villas. Of particular note are No's 60-62 (even) and 64-66 (even) Peckham Hill Street which are two semi-detached properties, whose rears, with their elliptical bays, originally looked onto the canal. No. 64 Peckham Hill Street retains a number of original features.
- 3.1.5 No's 78-114 (even) Peckham Hill Street were built on the grounds of Peckham Manor during the early 1800's. Whilst together they appear as a single 19th century development of semi-detached villas, in fact they are a group of six pairs, two terraces of four houses and four detached houses. This group of buildings has a strong vertical emphasis. No's 78-80, 82-84, 86-88 (even) are three former semi-detached houses, 3 storeys and a basement (c.1820). These houses are characteristic of South London houses of the date, with the raised ground floor, round topped windows and recesses. No's 98-100 (even) are Grade II listed and the remaining two houses of a terrace of four (c.1820). No's 102-104 (even) and 106-108 (even) Peckham Hill Street are two pairs of semi-detached villas (c.1820) also Grade II listed. Completing the group are No's 110-114 (even) Peckham Hill Street which are comparable in date and design, but unlisted. No. 114 is two storeys and No. 110 is the only property in the conservation area with a mansard extension.
- 3.1.6 At the northern end of the conservation area is No. 48 Willowbrook Road, a former house (c.1840) which is Grade II listed. Opposite at the junction with Bird in Bush Road is

Glengall Tavern, a 3 storey late Victorian public house in a Tudor style. Continuing south No's 1-23 (odd) Peckham Hill Street are typical of the mid-Victorian residential development in Peckham. Here the proportions of the properties have changed from those built during the early 19th century and have a strong horizontal emphasis. Renaissance detailing is also evident; however stucco console bracketed cornices above ground floor windows have been lost, with the exception of No. 1. The roofline is hidden behind a pediment and No's 1-11 (odd) Peckham Hill Street retain a central tympanum, which has been lost from the second terrace group. This group of houses is comparable to those in Blenheim Grove, in the nearby Holly Grove Conservation Area. There is then a break in the conservation area (Karen Court and No's 29-35 (odd) are not included) until No's 37-41 (odd) Peckham Hill Street. This is a terrace of 3 mid Victorian houses comparable to those round on the western side of Peckham Hill Street.

- 3.1.7 On the opposite side of the road to No's 1-23 (odd) Peckham Hill Street, is St. George's Terrace. This group of 6 properties dates from c1850 are a storey taller and plainer than the other houses in this section of the conservation area. Adjacent to St. George's Terrace are No's 2-8 Peckham Hill Street, which is a terrace of 4 houses, which formerly all had projecting porches. Further along this stretch No's 18-20 (even) and 22-24 (even) Peckham Hill Street are two pairs of semi-detached mid-Victorian villas. This section of the street is completed by No's 34-40 (even) Peckham Hill Street which is a terrace of Grade II listed houses, retaining a number of original fanlights and doors.
- 3.1.8 The majority of the properties within the Peckham Hill Street Conservation Area have undergone some degree of alteration and repair. These works include: rebuilt parapets, replacement doors and windows. Whilst originally the properties within the conservation area were single dwellings, the majority have now subsequently been sub-divided into flats. However, a large number of historic windows remain to both the listed and unlisted buildings within the conservation area.
- 3.1.9 Together the buildings within the Peckham Hill Street Conservation Area constitute a significant survival of low-density 19th century developments. The conservation area contrasts with the neighbouring Rye Lane Peckham Conservation Area, where the former houses have been altered by the insertion of front extensions and shops.

3.2 Local Materials and Details

- 3.2.1 Most of the conservation area was constructed between the early 19th century and 20th century, using a relatively limited range of materials mainly to classical and, later, revivalist architectural styles. The common material palette used throughout the building period is:
- Yellow London stock brick, as the basic construction material;
 - Stucco dressings, often ornate in later buildings, although absent in earlier examples where openings are left plain and square;
 - Slate roofs to shallow pitches, with over hanging eaves and lead-rolled or tiled hips; and
 - Pitched roofs falling to eaves parapets, with stucco or brick cornices.

3.3 Views and Townscape

- 3.3.1 As the conservation area has such a homogenous character there are very few landmark buildings as termination points for views, except perhaps the former Glengall Tavern, Bird in the Bush Road. The long views to the conservation area are mainly north-south, with northward views dominated by the London Bridge Tower. The best views into the conservation area are from the eastern boundary where the front elevations of the Peckham Hill Street buildings can be viewed.
- 3.3.2 The key approaches into the conservation area are: north-south along Peckham Hill Street and east-west along Commercial Way. With generous front gardens and relatively low rise housing, the conservation area retains much of its 19th and early 20th century character. The relationship between the height of the buildings on the western side of Peckham Hill Street and the distance between them and those outside the conservation area on the eastern side presents broad prospects.
- 3.3.3 A key view within the conservation area is the one north-south along Peckham Hill Street, which is dominated by the London Bridge Tower. Along Surrey Canal Walk the views southwards are framed by the Peckham Arch, and northwards once again dominated by the London Bridge Tower. At the junction with Commercial Way views open up out of the conservation area to the neighbouring post-war housing estates.

3.4 Key Spaces and Landscape Elements

- 3.4.1 The reasonably constant building line of houses coupled with greenery in front of gardens and public green spaces help create well defined street spaces. Commercial Way Recreation Ground formed from clearance sites and the Surrey Canal Walk form an attractive green backdrop to the conservation area.
- 3.4.2 The 19th century layout deliberately included green open spaces as a setting for new houses. All properties along Peckham Hill Street; within the conservation area, have retained front garden spaces laid out in varying ways and with a variety of modern front garden walls, fences, railings and hedges. There are no original boundary treatments remaining in the conservation area.
- 3.4.3 Original ground surfacing materials have 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.
- 3.4.4 Street furniture is largely of the late 20th century design and consists primarily of metal municipal lighting columns painted grey and street sign poles.

4 Audit

4.1 Listed Buildings

4.1.1 The list of buildings of special architectural or historic interest for Southwark was updated in 2010. Detailed list descriptions are available from the Council. The following buildings within the Peckham Hill Street Conservation Area are statutorily listed:

- No's 34-40 Peckham Hill Street;
- No's 98-100 Peckham Hill Street;
- No's 102-104 Peckham Hill Street;
- No's 106-108 Peckham Hill Street;
- Former St. Luke's Church of England Primary School, No. 161 Sumner Road; and
- No. 48 Willowbrook Road.

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:

- Glengall Tavern, Bird in Bush Road;
- Canal Bridge, Commercial Way;
- 103-109 Commercial Way;
- No's 1-11 (odd) Peckham Hill Street;
- No's 13-23 (odd) Peckham Hill Street;
- No's 2-8 (even) Peckham Hill Street;
- No's 10-16 (even) Peckham Hill Street;
- No's 18-20 (even) Peckham Hill Street;
- No's 22-30 (even) Peckham Hill Street;
- No's 56-62 (even) Peckham Hill Street;
- No's 64-66 (even) Peckham Hill Street;
- No's 78-88 (even) Peckham Hill Street;
- No's 110-114 (even) Peckham Hill Street;
- No's 1-6 St. George's Terrace; and
- Canal Bridge, Willowbrook Road.

4.3 Archaeology

- 4.3.1 The Peckham Hill Street Conservation Area lies outside the Peckham Village Archaeological Priority Zone; however archaeological sites and areas of interest are present within it. The site of the Peckham manor house is of archaeological interest. Proposals for the redevelopment of this site should be informed by archaeological evaluation prior to the commencement of design work. The remains of the Grand Surrey Canal are also of interest and are worthy of preservation.

4.4 Negative Elements

- 4.4.1 Whilst the Peckham Hill Street 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 Peckham Hill Street Conservation Area include: replacement windows, loss of architectural details, inappropriate repair methods and materials, inappropriate front garden treatments.
- 4.4.2 The Whitten Timber Yard creates a serious gap in the street frontage. The grey painted side flank wall to No. 98 and palisade security fencing is visually intrusive. A wide vehicle access exposes a large concrete yard and a modern warehouse behind.
- 4.4.3 No's 1-9 Timberland Close is a modern two storey housing development off Commercial Way. The houses are incongruous in their design and materials and do little to enhance the conservation area.

4.5 Environmental Improvements

- 4.5.1 Piecemeal improvements to the front gardens of individual properties have degraded the public realm along Peckham Hill Street. Higher quality materials, walls, hedges need to be encouraged.
- 4.5.2 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. An opportunity exists for redevelopment of the Whitten Timber Yard. The introduction a building of no more than 3 storeys on Peckham Hill Street, would re-establish the street frontage.
- 4.6.2 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.

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 Peckham Hill 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.

5.2 Development Form and Urban Morphology

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

Street and plot patterns

- 5.2.2 It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The urban form of the conservation area is key, and any change must consider the basic principles that have determined it.
- 5.2.3 Development can therefore respond by:

- Maintaining the established or historic building line on the street – in most of the conservation area this means setting building frontages back to provide front property boundaries defined by railings, low walls and fences. It is important to restore and continue the street definition these create;
- Keeping utility areas behind the street frontage and retaining the front garden boundary line, as opposed to creating parking areas to the front of the properties;
- Maintaining the mature trees and hedges that add to the amount of soft landscaping in the conservation area, complementing the Surrey Canal Walk and Commercial Way Recreation Ground.

Building form

5.2.4 The common building forms in the conservation area also determine the way development and changes can take place. The predominant building type is 19th century speculative housing development that contributes to the cohesive character of the place. These generate a visual rhythm in the street or relatively narrow frontages, 5 to 6 metres that gives a strong verticality to elevations even though they may be only two or three storeys (with basements) high. Wider or doubled plots fit into the scene where they retain this verticality. Most properties have now been converted into flats but this should not detract from the character of the conservation area through the need for increased parking spaces and other factors related to over-development. Particular characteristics which should be observed in conversion and new design are:

- Heights of two or three storeys and not less than two – in each situation buildings should remain within the range of heights of the block of buildings in which it is sited;
- Roof lines are typically seen as parapets behind which the roof structure is not visible from the street level or low pitched roofs. Given the cohesive nature of the roofscape to properties within the conservation area, mansard roof extensions would not be considered appropriate;
- Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and
- Regular residential pattern of fenestration and a strong verticality in upper floors.

5.3 New design in the Conservation Area

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

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

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

5.4 Public Realm

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

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

5.5 Boundaries

5.5.1 In most parts of the conservation area, front gardens form the boundary of the public realm and the retention of strong delineation are of paramount importance. Where boundary walls and railing have been lost or constructed of inappropriate materials, the Council will encourage their replacement or reinstatement in order to re-create the original character of the streets within the Peckham Hill Street Conservation Area.

5.5.2 The rear elevations to properties within the conservation area are of a poor quality: mainly brick walls, timber fences and gates. These poor boundary treatments detract from the character and appearance of the conservation area, particularly when viewed from the Surrey Canal Walk or the recreation ground off Commercial Way.

5.6 Trees and Street Furniture

5.6.1 Trees, important in greening the public realm, softening hard built edges and enclosing spaces, are for the most part confined to Surrey Canal Walk or the recreation ground off Commercial Way itself. 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 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 Peckham Hill 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 Peckham Hill 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 Peckham Hill 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 Peckham Hill 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 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 Peckham Hill Street Conservation Area, mansard extensions would be considered inappropriate.
- 5.7.11 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.7.12 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the Peckham Hill 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.
- 5.7.13 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building’s structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime:

sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.

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

Stucco and render

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

Ornamental ironwork

- 5.7.18 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

- 5.7.19 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

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

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

5.8 Renewable Energy

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

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

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

Useful information

General advice

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

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

Useful telephone numbers

General Planning Enquiries 0207 525 5438

Conservation & Design Team 0207 525 5448

Planning Enforcement 0207 525 5419

Building Control 0207 525 5582

Tree Protection Officer 020 7525 2090

Other useful contacts

English Heritage 0870 333 1181

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

The Society for the Protection of Ancient Buildings 0207 377 1644

www.spab.org.uk

The Victorian Society 0208 9941019

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

The Council for British Archaeology 0190 467 1417

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

Ancient Monuments Society 0207 236 3934

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

The Georgian Group 08717502936

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

The Twentieth Century Society 020 7250 3857

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

Further Reading

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- English Heritage (2008) – Climate Change and the Historic Environment
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