

Edward III's Rotherhithe

Conservation Area Appraisal

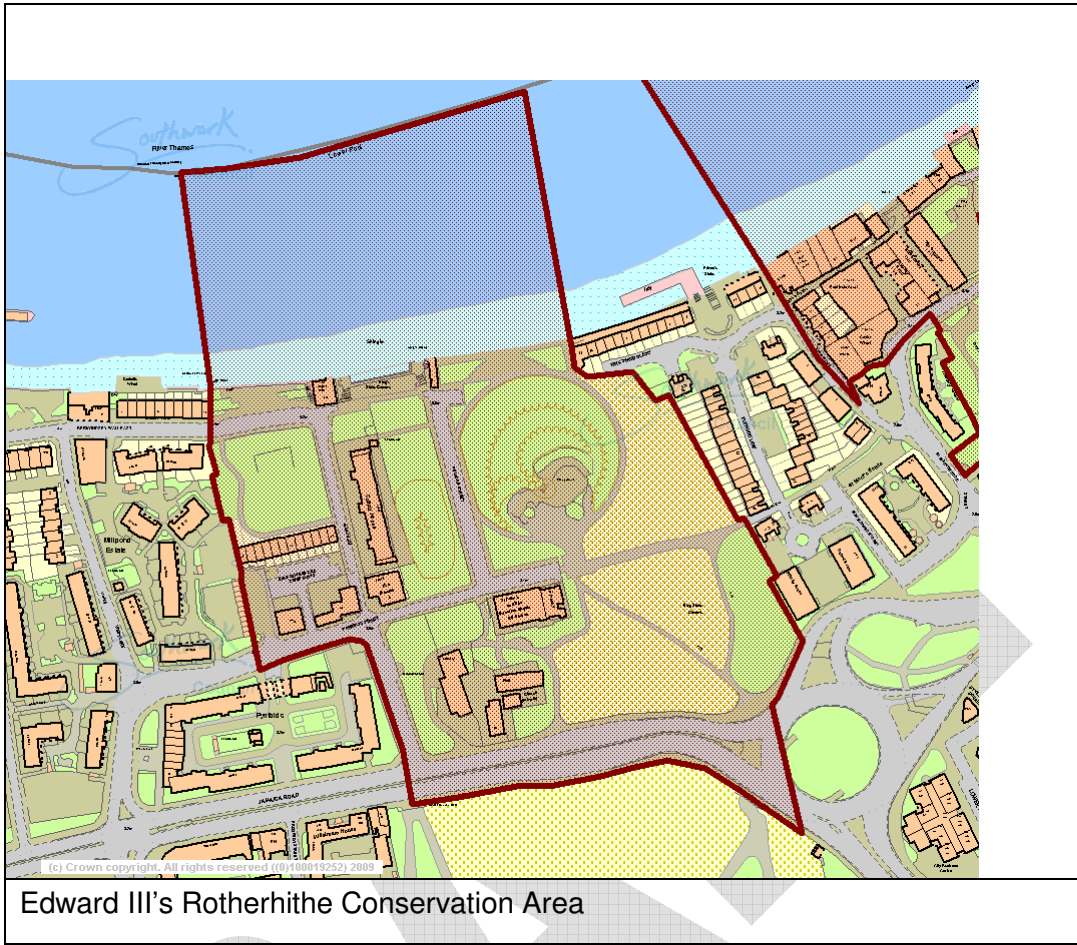
(June 2012)

www.southwark.gov.uk

DRAFT

Table of Contents

| | | |
|------|---|----|
| 1. | Introduction | 4 |
| 1.1. | The Conservation Area Appraisal: Purpose..... | 4 |
| 1.2. | Arrangement of this document..... | 4 |
| 1.3. | Edward III's Rotherhithe Conservation Area | 4 |
| | Location..... | 4 |
| | Topography | 5 |
| 1.4. | Planning History..... | 5 |
| 1.5. | Local Planning Policies..... | 5 |
| 1.6. | National Planning Policy Framework (NPPF) | 7 |
| | Introduction..... | 7 |
| 1.7. | Scheduled Monument Consent..... | 9 |
| 1.8. | Further Information | 9 |
| 2. | Historical Background..... | 10 |
| 2.1. | Edward III's Manor House | 10 |
| 2.2. | Industrial and residential development | 10 |
| 2.3. | The clearance of the conservation area and creation of the open spaces..... | 11 |
| 3. | The Character and Appearance of the Area | 12 |
| 3.1. | Broad Context..... | 12 |
| 3.2. | Key Spaces and Landscape Elements | 14 |
| 3.3. | Negative elements | 14 |
| 4. | Audit..... | 16 |
| 4.1. | Scheduled Monuments | 16 |
| 4.2. | Registered Parks and Gardens..... | 16 |
| 4.3. | Listed Buildings..... | 16 |
| 4.4. | Key Unlisted Buildings and Building Groups..... | 16 |
| 4.5. | Environmental Improvements | 17 |
| 4.6. | Potential development sites..... | 17 |
| 4.7. | Boundary changes..... | 17 |
| 5. | Guidelines..... | 18 |
| 5.1. | Introduction..... | 18 |
| 5.2. | Development form and urban morphology..... | 18 |
| 5.3. | Public Realm..... | 19 |
| 5.4. | Boundaries | 19 |
| 5.5. | Trees and Street Furniture..... | 19 |
| 5.6. | Improvements and repairs | 20 |
| 5.7. | Renewable Energy | 23 |
| 6. | Useful information..... | 25 |



Edward III's Rotherhithe Conservation Area

DRAFT

1. Introduction

1.1. The Conservation Area Appraisal: Purpose

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

1.2. Arrangement of this document

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

1.3. Edward III's Rotherhithe Conservation Area Location

1.3.1 The Edward III's Rotherhithe Conservation Area is situated south of the borough boundary between Southwark and Tower Hamlets in the middle of the River Thames and north of the Registered Park and Garden of Southwark Park. The west boundary of the conservation area follows the boundary of the Scheduled Monument of Edward III's Manor House south to Paradise Street and then continues south along Cathay Street to meet the north boundary of the Registered Park and Garden. The east boundary of the conservation area follows the east boundary of King's Stairs Gardens and south to meet the north-east extent of the Registered Park and Garden of Southwark Park.

1.3.2 The conservation area contains the Scheduled Monument of Edward III's Manor House and open land to the north and east of this nationally important archaeological site. These now open areas of land were cleared of the buildings formerly occupying them after the Second World War with the Scheduled Monument displayed and the associated gardens established during the 1980s.

Topography

1.3.3 Visually the conservation area is level rising up from the River Thames to between 2 and 3.5 metres above OS Datum. Historically the riverside buildings themselves would have formed a continuous flood defence wall against the river. The only raised area within the conservation area is the artificially created mound in King Stairs Gardens.

1.4. Planning History

1.4.1 In recognition of this special character, the Edward III's Rotherhithe Conservation Area was designated by the Council on 1 February 2011, 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 or harm to trees 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. Scheduled Monument Consent

1.7.1 Much of the of the Edward III's Rotherhithe Conservation Area lies within the Scheduled Monument of Edward III's Manor House. It is a criminal offence to undertake works affecting the Scheduled Monument without Scheduled Monument Consent. Monuments are designated under the Ancient Monuments and Archaeological Areas Act 1979.

1.7.2 Applications for Scheduled Monument Consent should be made to the relevant English Heritage Regional Office. Such applications are determined by the Inspector of Ancient Monuments. Further details concerning Scheduled Monument Consent can be found at <http://www.english-heritage.org.uk/professional/advice/our-planning-role/consent/smc/>

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. Edward III's Manor House

- 2.1.1 The primary heritage significance of this conservation area are the archaeological remains of Edward III's Manor House. These remains have been consolidated, displayed and interpreted.
- 2.1.2 Edward III's Manor House was rediscovered during archaeological work in 1985 for the redevelopment of the site following the demolition of the 1930s bonded tobacco warehouse of Platform Wharf in the late 1970s. The site of the manor house had been known as the location of a medieval building since the north and part of the east walls had been seen during an earlier phase of redevelopment of the site in 1907. Access was gained to the site in 1985 with a programme of work stretching into seasons during 1986 and 1987. The major results of the archaeological works were the excavation of the large stone building, presently displayed on site which stood within a moat. This is interpreted as the inner court of Edward III's Manor House.
- 2.1.3 Following the results of the excavation the Manor House was included on the Schedule of Ancient Monuments as monument number LON 164.
- 2.1.4 Research undertaken on the historical evidence for the Scheduled Monument indicates lands associated with the monument were located to the east of the site, between the monument and Rotherhithe Village.

2.2. Industrial and residential development

- 2.2.1 Rotherhithe developed as an industrial area during the later 18th century, with a pattern of warehouses and wharfs to the river frontage with housing filling the gaps and spreading back from the river frontage. Horwood's map of 1806 shows the pattern of street blocks to be established north of the line of Paradise Street, which is present to today and frames the development of the area.
- 2.2.2 By the second half of the 19th century the conservation area was characterised by the major development of Platform Wharf over the area of the Scheduled Monument, south of Bermondsey Wall East. This site was redeveloped in 1907 and again in the 1930s with the building of a bonded tobacco warehouse on site. The map evidence suggests the area immediately to the north of Platform Wharf remained open to the river with access to a wharf; the built frontage starting to the east with the listed Angel public house.
- 2.2.3 The Angel Public House is grade II listed and dates from the 1830s. The listing description states that this building potentially includes material from a 17th century building formerly occupying the site. This building marked the commencement of a continuous built-up river frontage running to the east, beyond the boundary of the conservation area. Gaps in the frontage are evident providing access to the river via stairs. To the immediate west of the pub Rotherhithe Stairs were located and further to the east, within this built-up frontage King's Stairs are shown on the maps. The functions of the buildings making up this frontage are warehouses and granaries, similar to those surviving within the St Mary Rotherhithe Conservation Area. The survival of No. 1 Fulford

Street marks the memory of the former enclosed character of the river frontage and the surviving King's Stairs are one of the few remaining historic accesses to the foreshore and river.

- 2.2.4 To the south of the river frontage, by the mid 19th century, the conservation area was a dense network of tightly packed housing arranged on the existing street blocks with courtyards and smaller scale dwellings to the centre of the blocks.
- 2.2.5 Sir William Gaitskell House is located at the north-east corner of the junction between Cathay Street and Paradise Street. This is a Grade II listed building dating from 1814, which was used as a police station from 1838.
- 2.2.6 Within the area of the future King's Stairs Gardens, around the turn of the 20th century there is evidence for clearance of existing properties and the construction of Park Buildings. This is a group of four east-west oriented tenement blocks. These blocks, and the established pattern of housing and street blocks survived into the Second World War when much of the area suffered severely from bombing.
- 2.2.7 Cathay House marks some of the earliest post-war permanent housing built within the conservation area dating from the early 1960s.

2.3. The clearance of the conservation area and creation of the open spaces

- 2.3.1 Clearance of bombed properties is evident after the war with the waterfront between the Angel and the King's Stairs opened at this time with continued removal of properties over the decades to the east of Fulford Street and south of Paradise Street and along the north side of Southwark Park.
- 2.3.2 By the mid 1980s the new layout of the road network linking the Rotherhithe Tunnel to Jamaica Road and Lower Road is complete, the area of King's Stairs Gardens had been cleared of buildings and the north boundary of Southwark Park cleared of houses and opened to connect to King's Stairs Gardens.
- 2.3.3 The construction of Edward III's Mews dates to the mid 1980s, and was planned after the recognition of the archaeological significance of the Manor House.
- 2.3.4 The character of the conservation area therefore dates from the design works of the 1980s to unite Southwark Park with the river and to display the Scheduled Monument.

3. The Character and Appearance of the Area

3.1. Broad Context

Definition of Special Interest/ Significance

- 3.1.1 The Edward III's Rotherhithe Conservation Area is characterised by open land displaying the Scheduled Monument and King's Stairs Gardens connecting Southwark Park to the Thames. The area's inherent character are these open landscapes with relict features of the former built-up waterfront and juxtaposed with a range of housing dating from the 18th century through to modern buildings and religious uses. The primary character of the area and its significance are the open spaces and their relationship to the designated heritage assets within the conservation area and immediately on its boundary.

Urban Morphology

- 3.1.2 The conservation area is characterised by open spaces, clear of trees, on the river front and the scheduled monument. In other areas such as King's Stairs Gardens and to the east of Fulford Street, the south of Paradise Street and east of Cathay Street, the conservation area is heavily wooded and characterised by mounded and articulated land forms. The layout of the small number of roads in the conservation area generally dates from before 1800, although the buildings fronting the roads date from throughout the 19th and 20th centuries.

Land use pattern

- 3.1.3 The conservation area predominantly comprises dwelling houses. In addition the following uses are evident:
- St. Peter and the Guardian Angels Roman Catholic Church (and presbytery); and
 - The Angel Public House; and

- 3.1.4 A description of these building types is provided below.

Buildings

- 3.1.5 No's 5-16 King Edward III's Mews are two-storey paired cottages of modern, stock brick with slate roofs and single slate-roofed porches over the paired doors. These properties front onto a path around the displayed area of the Scheduled Monument and are within the monument. To the rear of these properties, fronting onto the mews yard Nos. 1-4 King Edward III's Mews are of a similar character.
- 3.1.6 Sir William Gaitskell House is Grade II listed and dates from 1814. The building is of three stories with an attic and basement and is built of London stock brick. It has stucco banding to the base of the ground floor, the springs of the arches of the ground floor windows and first floor cill level. The roof has a generous, moulded cornice above which are a pair of attic windows. The ground floor fenestration is set in round-headed recessed arches; the first and second floor fenestration is under gauged brick arches and are of 'six over six' form. The building has a subsidiary wing to the west with a subordinate block of four bays distributed over two stories with attic and basement constructed. This is also in London stock brick with 'six over six' fenestration.

- 3.1.7 North of the Scheduled Monument the Angel Public House is Grade II listed and marks the open former wharf north of the Scheduled Monument in having fronts to the south and west. The public house is of two stories with attic and is built of London stock brick with a timber and glazed ground floor. The entrance to the building is in the rounded return, overall the public house is an excellent example of an early example of this building type.
- 3.1.8 No. 1 Fulford Street, like the Angel, marks the presence of the former row of warehouses which occupied the river frontage. This is a narrow two-bay four storey warehouse building which has been rendered. The characteristic segmental-arch headed window survives on the east bay of the south frontage of the building. The eponymous 'King's Stairs' are located against the west side of 1 Fulford Street and are now a modern concrete feature raised in height as part of the river defences. Archaeological remains of earlier stairs may survive below this feature.
- 3.1.9 Cathay House is a major post-war housing block of four stories and multiple bays with pitched roof which has been refurbished in a post-modern style with pediments standing upon pilasters with capitals and projecting pediment porches.
- 3.1.10 The Mission stands at the corner of Cathay Street and Paradise Street. This is a modern block built from brick, render and timber of six stories.
- 3.1.11 St. Peter and the Guardian Angels Roman Catholic Church and Presbytery stands to the south side of Paradise Street. The building dates to the early 20th century and consists of a church built of stock bricks with a steeply sloping slate roof. The door, to the west end of the north wall is of multiple brick orders with round-headed lancet windows. There is a plain, round-headed west door under a major west oculus window high in the gable. At the east end of the church is a presbytery of six bays over two stories with an attic and basement.
- 3.1.12 To the south of the church stands a two storey brick hall, which has been recently extended to the west, which represents a surviving element of the St. Joseph's Catholic School. From the map evidence it is likely the surviving element of the school predates the construction of St. Peter and the Guardian Angels Church.
- 3.1.13 No. 281 Jamaica Road is a post-war brick house of Queen Anne style of four bays and two stories fronting onto Jamaica Road with canted bays to its west front. This building was originally built as the Vicarage for the, now demolished, Christ Church located at the corner of Jamaica Road and Cathay Street.
- 3.1.14 To the rear of No. 281 Jamaica Road is a small, modern private chapel built of stock brick in a 'warehouse' style with segmental-arched window heads.
- 3.1.15 West of No. 281 Jamaica Road are a range of modern brick buildings, built over two stories with slate roofs. These buildings, as with No. 281 Jamaica Road, stand in a railed property and are heavily wooded with mature trees to the margins linking these two properties to King's Stairs Gardens, to their east.

| | |
|--|--|
| | |
|--|--|

| | |
|--|--|
| | |
|--|--|

The setting of the conservation area

3.1.16 To the north of the conservation area is the River Thames and Tower Hamlets over on the northern bank. In contrast to the south is Jamaica Road a major east-west route on the southside of the river and Southwark Park beyond. To the east of the conservation area is housing dating from the 1980s and to the west, the 4 storey; early 20th century blocks of the Millpond Estate.

Views and Townscape

3.1.17 Landmark views to Tower Bridge and along the river exist from the northern park edge. These are framed by tree canopies which substantially enhance aesthetic appeal and act as a contrast to views taken from an apparently rustic vantage point to the heart of the City of London.

3.2. Key Spaces and Landscape Elements

3.2.1 The landscapes and open spaces of the conservation area provides it significances due to the relationships to the Registered Park and Garden of Southwark Park and the Scheduled Monument of Edward III's Manor House.

3.2.2 The Scheduled Monument is displayed with a covering of turf to ensure the preservation of the archaeological interest of this site. The site currently displays the walling of the central building and the moat which surrounded it. Planting within the area of the scheduled monument is necessarily kept to a minimum. Planting of any scale would also require scheduled monument consent and is unlikely to aid the preservation of the archaeological interest of this site.

3.2.3 King's Stairs Gardens exists as one of a few green open spaces that front directly onto the river and hence has both a high amenity and important biodiversity habitat value. The park is designated within the Core Strategy as a site of importance to nature conservation (SINC)

3.2.4 Overall, the number of large trees, which are either fully or partially visible from footpaths and other vantage points, makes a significant contribution to the character of the area which is adjacent to the St. Mary's Rotherhithe conservation area. The open spaces included within this designation are a continuation of the green infrastructure comprising Southwark Park and mature tree lined streets linking the north and south of the borough.

| | |
|--|--|
| | |
| | |

3.3. Negative elements

3.3.1 The purpose of this conservation area is to protect the open spaces within the conservation area and others in the immediate area. As such the conservation area does

not contain negative elements; however, proposals to replace buildings within the conservation area should reflect the small scale of much of the architecture and work to establish more connections between the open areas of the conservation area.

| |
|--|
| |
| |

DRAFT

4. Audit



4.1. **Scheduled Monuments**

4.1.1 The conservation area contains the Scheduled Monument of Edward III's Manor House.

4.2. **Registered Parks and Gardens**

4.2.1 Southwark Park is a Grade II Registered Park and Garden. The park is not within the Edward III's Rotherhithe Conservation Area, but meets the conservation area's south boundary.

4.3. **Listed Buildings**

4.3.1 There are two listed buildings within the conservation area:

- The Angel Public House Grade, Bermondsey Wall East, Grade II Listed; and
- Sir William Gaitskell House, 23 Paradise Street, Grade II Listed.

4.4. **Key Unlisted Buildings and Building Groups**

4.4.1 The buildings within the conservation area that are not listed are important to the setting and provide evidence for the historical character of the conservation area.

- No. 1 Fulford Street, is a four-storey former warehouse building of narrow form and, other than the Angel Public House, is the sole survivor of the former built-up river frontage;

- St. Peter and the Guardian Angels Roman Catholic Church and presbytery on Paradise Street; and
- No 281 Jamaica Road and the associated nursery and training centre, stand within open wooded grounds.

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. Granite setts and modern cobbles exist on by the Angel Public House. Elsewhere there is a mixture of public realm treatments and materials. Consideration should be given to the re-introduction of traditional paving materials throughout the conservation area.

4.5.2 Should proposals for replacement buildings be presented these should follow the scale of the buildings to be replaced. Proposals should also seek to preserve and enhance the open character of the conservation area and provide a suitable setting for the Scheduled Monument.

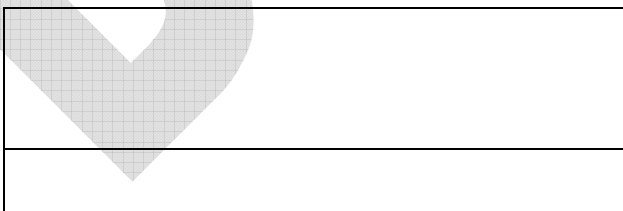
4.6. Potential development sites

4.6.1 There are currently no potential development sites within the conservation area. The preservation of the open character in the area of the Scheduled Monument and the heavily wooded character of King’s Stairs Gardens is the objective of this document.

4.6.2 Should proposals for replacement buildings be presented these should follow the scale of the buildings to be replaced. Proposals should also seek to preserve and enhance the open character of the conservation area and provide a suitable setting for the Scheduled Monument.

4.7. Boundary changes

4.7.1 Consideration should be given to extending the conservation area westwards to include: Cherry Gardens on the riverfront, Nos. 1-10 Bermondsey Wall West. The extended conservation area would also include two Grade II listed buildings: the former Thames Water Authority Office on Farncombe Street and former Corbett’s Wharf on Bermondsey Wall West. Cherry Gardens and the section of the river front in the proposed extension, as well as the contribution to the townscape in Bermondsey the listed buildings make, are comparable to that found within the Edward III’s Rotherhithe 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 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 English Heritage

5.1.3 Works to the area of the Scheduled Monument which would affect the Scheduled Monument require Scheduled Monument Consent. Effectively any excavation or groundworks, including, for example tree planting or road resurfacing would require Scheduled Monument Consent. Scheduled Monument Consents are managed by English Heritage.

Consulting the Council

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

5.1.5 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building working, including that which may affect trees and landscaping.

5.2. Development form and urban morphology

Street and plot patterns

5.2.1 It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The conservation area is predominantly open land divided and bounded by buildings, with views to the north, across the river and west

to a panorama of central London focused upon Tower Bridge. The framework of the landscape is the result of the historical development of the conservation area and the paths and building plots broadly, have been established from, at least, the mid 18th century onwards.

5.3. Public Realm

5.3.1 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.

5.3.2 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. Most of the original surfaces have been lost and the predominant surfacing material in the area at the moment is tarmac. Within the area of the Scheduled Monument the road is presently surfaced with modern sets. The paths within King's Stairs Gardens are predominantly tarmac with some separation marks where cycle ways share paths.

5.4. Boundaries

5.4.1 The built forms within the conservation area have a range of boundary treatments. The Angel Public House and Fulford Street directly abut the pavements. Cathay House is set within a low-walled, grassed area. Sir William Gaitskell House and the presbytery of St Peter and the Guardian Angels Roman Catholic Church both have railed areas to their primary frontages. The main body of the church abuts the pavement. 281 Jamaica Road stands within railed, heavily-tree planted grounds.

5.4.2 King Edward III's Mews have no boundary treatment separating them from the open area of the scheduled monument, except for a path providing access around the outer lip of the moat.

5.4.3 The two public faces of The Mission both directly abut the pavement.

5.5. Trees and Street Furniture

5.5.1 Trees are a primary feature of the conservation area given the predominance of parkland and open space within its boundaries. King's Stairs Gardens exists as one of a few green open spaces that front directly onto the river and hence has both a high amenity and important biodiversity habitat value. The park is proposed within the Core Strategy as a site of importance to nature conservation (SINC).

5.5.2 Landmark views to Tower Bridge and along the river exist from the northern park edge. These are framed by tree canopies which substantially enhance aesthetic appeal and contrast with the apparently rustic vantage point to the heart of the City of London. The park and nearby riverside open spaces have a varied collection of mature specimen trees which provide an important mix of habitats important to local wildlife. Large planes,

poplars, maples and native species have high biodiversity value and act as potential habitat for protected species. They also provide major visual amenity due to their size, age, condition and rarity.

5.5.3 The open spaces are a continuation of the green infrastructure comprising Southwark Park and mature tree lined streets linking the north and south of the borough. Historically, trees were planted as part of Dr Alfred and Ada Salter's campaign to tackle air pollution and improve endemic poor health generally, whereby "A Borough Gardens Superintendent was employed and ordered to plant elms, poplars, planes and acacias in the streets of Bermondsey" (<http://www.spartacus.schoolnet.co.uk/PRsalterAD.htm>) They therefore have an important cultural and environmental value.

5.5.4 There is some opportunity for the introduction of additional trees within the public realm. If space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects. New and replacement planting must therefore have regard to the historical context of the site, such as the date of plant introductions. The form, growth habit and foliage colour of trees and shrubs need to be carefully chosen so as not to detract from the character of the park, with its high central canopy, the setting of the scheduled monument or adjacent boundaries.

5.5.5 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.

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

5.6. Improvements and repairs

Materials

5.6.1 Choice and use of materials can have a significant effect on the character and appearance of the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.

5.6.2 The use of natural, traditional materials will be encouraged. 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

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

5.6.4 The displayed Scheduled Monument requires a regular programme of maintenance as a displayed ruin. Walls and other exposed stonework will require re-pointing and capping with suitable mixes of lime-based mortars. The archaeological remains and much of the stonework are secured and protected by the soft turf capping which should be maintained. It would be advised to reach a management agreement with English Heritage concerning the monument.

5.6.5 Maintenance work in other areas of the Scheduled Monument may well require Scheduled Monument Consent.

Windows and doors

5.6.6 Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Most window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate. Darker “heritage” colours should be considered for doors, such as navy, maroon, dark green, black, etc.

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

Roofs

5.6.8 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable on 19th century buildings, 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 the 19th century/ early 20th century unlisted buildings in the Edward III's Rotherhithe Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.

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

Brickwork

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

Rainwater goods

- 5.6.13 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 on the 19th and 20th century buildings. 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

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

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

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

5.7. Renewable Energy

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

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

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

DRAFT

6. Useful information

General advice

General advice concerning works in conservation areas and the planning process can be obtained by visiting the Southwark Council website at http://www.southwark.gov.uk/info/200023/design_conservation_and_archaeology

Useful telephone numbers

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

Other useful contacts

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

Further reading

- Ashurst, J and N – *Practical Building Conservation, Vols. 1 to 5* (1988)
- Blatherwick, S and Bluer R – *Great Houses, Moats and Mills on the South Bank of the Thames* (Museum of London Archaeology Monograph 47 2009)
- Brereton, C – *The Repair of Historic Buildings: Advice on Principles and Methods* (English Heritage, 1991)
- Campbell-Culver, M – *The Origin of Plants* (2001)
- Cherry, B and Pevsner, N – *The Buildings of England, London 2: South* (1983)
- Department for Communities and Local Government - *Planning Policy Statement 5, Planning for the Historic Environment* [2010]
- English Heritage – *Streets for All* (2000)
- Institute of Historic Building Conservation [IHBC] – *A Stitch in Time: Maintaining your Property makes Good Sense and Saves Money* (2002)
- Reilly, L – *Southwark: an Illustrated History* (London Borough of Southwark, 1998)