

# Thorburn Square

Conservation Area Appraisal

(April 2012)

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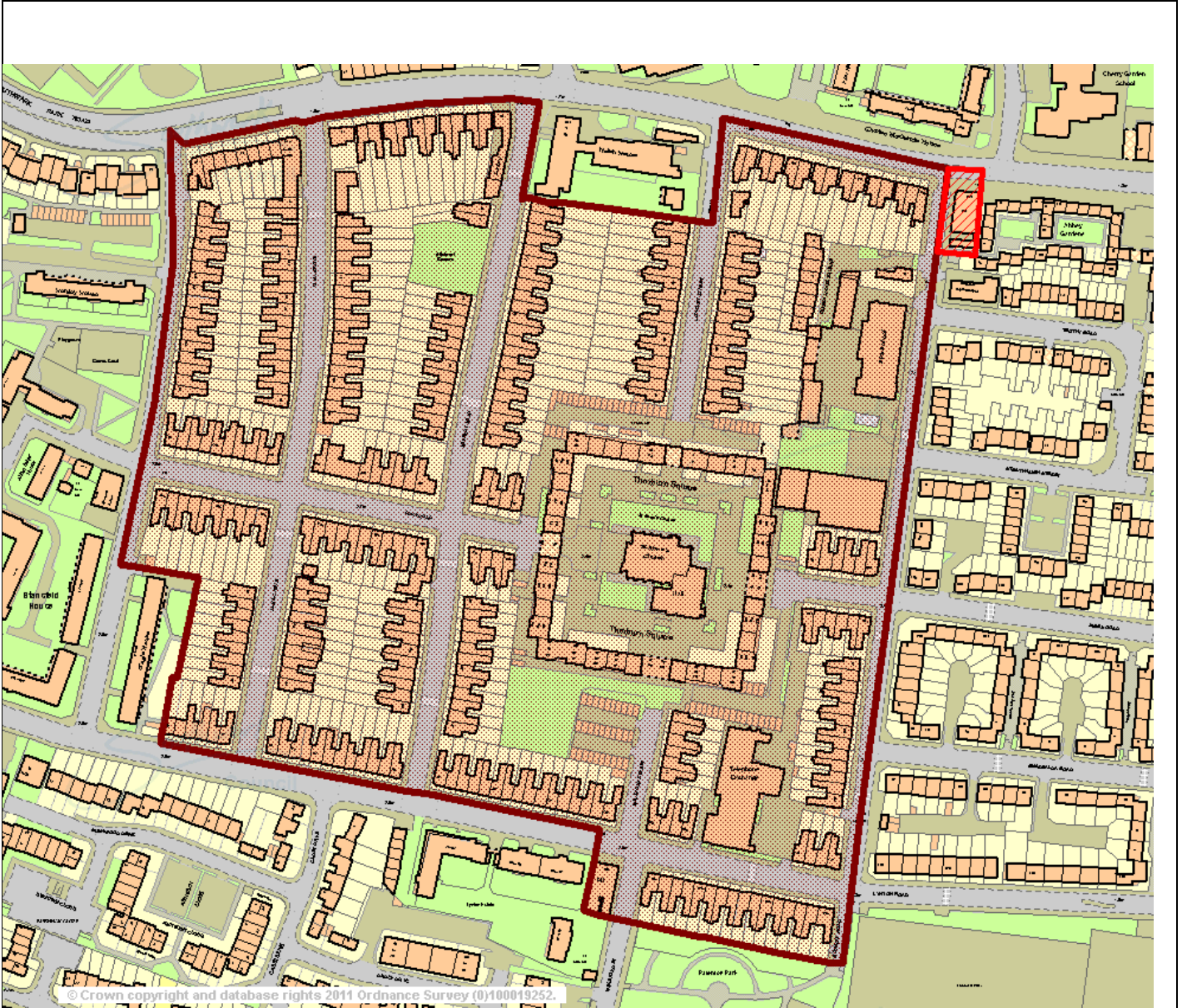




## Table of Contents

2.1	1. Introduction .....	5
1.1.	The Conservation Area Appraisal: Purpose.....	5
1.2.	Arrangement of this document.....	5
1.3.	Thornburn Square Conservation Area.....	6
	Location.....	6
	Topography .....	6
1.4.	Planning History.....	6
1.5.	Local Planning Policies.....	6
1.6	National Planning Policy Framework (NPPF) .....	8
	Introduction.....	8
1.7	Article IV Directions .....	10
1.8	Further Information .....	11
2.0	Historical Background .....	13
2.1	Origins .....	13
2.2	20 <sup>th</sup> century urban development .....	14
3.0	The Character and Appearance of the Area.....	16
3.1	Broad Context .....	16
	Definition of Special Interest / Significance.....	16
3.2	Local Materials and Details.....	17
3.3	Views and Townscape.....	18
3.4	Key Spaces and Landscape Elements .....	19
2.2	Audit.....	20
4.1	Listed Buildings.....	20
4.2	Key Unlisted Buildings and Building Groups.....	20
4.3	Archaeology.....	21
4.4	Negative Elements.....	21
4.5	Environmental Improvements .....	22
4.6	Potential Development Sites.....	22
4.7	Extension to the Conservation Area .....	23
2.3	Guidelines .....	24
5.1	Introduction.....	24
5.2	Development Form and Urban Morphology .....	24
5.3	New design in the Conservation Area.....	25
5.4	Public Realm.....	25
5.5	Boundaries .....	26
5.6	Trees and Street Furniture.....	26
5.7	Improvements and Repairs Materials .....	27
5.8	Renewable Energy .....	31
2.4	Further Reading .....	32





Thorburn Square Conservation Area and proposed boundary change

## 1. Introduction

### 1.1. The Conservation Area Appraisal: Purpose

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

### 1.2. Arrangement of this document

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

### **1.3. Thornburn Square Conservation Area**

#### **Location**

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

#### **Topography**

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

### **1.4. Planning History**

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

### **1.5. Local Planning Policies**

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

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

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

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

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

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

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

*In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees*

*that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.*

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

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

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

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

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

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

### **Demolition**

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

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

### **Implementation**

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

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

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

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

### **Policy 3.19 – Archaeology**

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

#### **Reasons**

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

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

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

### **Introduction**

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



- Registered Parks and Gardens; and
- Registered Battlefields.

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

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

**The policies:**

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

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

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

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

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

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

Paragraph 130: Deliberate damage or neglect of a heritage asset

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

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

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

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

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

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

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

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

Paragraph 140: Enabling development.

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

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

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

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

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

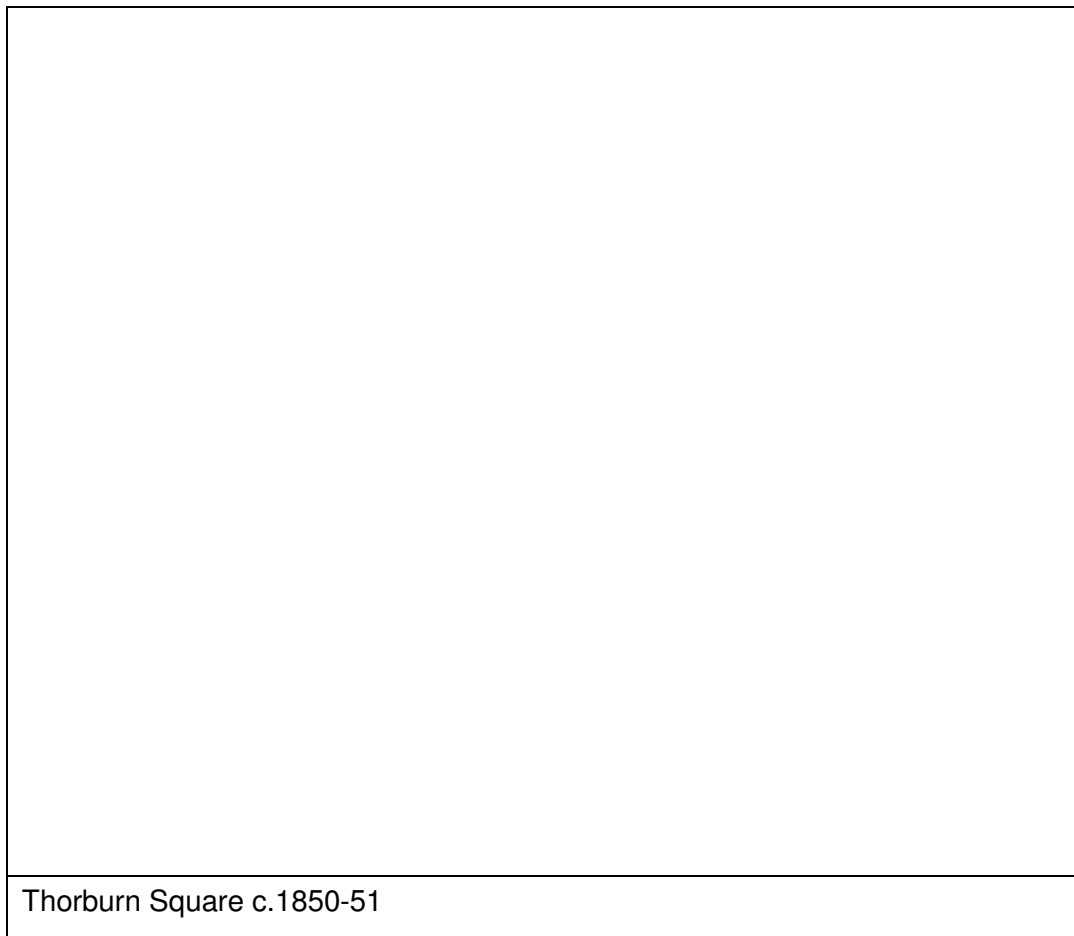
### **1.7 Article IV Directions**

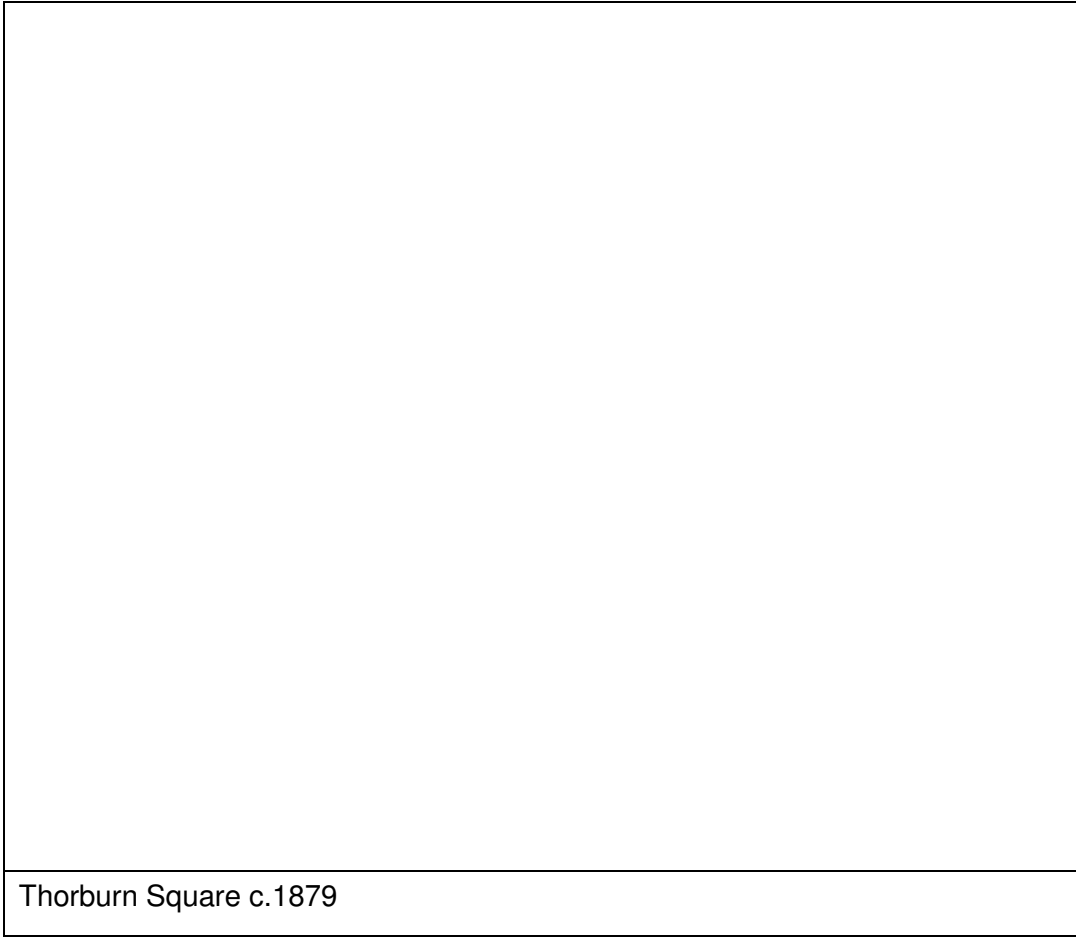
- 1.7.1 Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables an LPA to dis-apply certain permitted development rights, including those relating to demolition, whilst an Article 4(2) direction relates solely to the removal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

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

## **1.8 Further Information**

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





Thorburn Square c.1879



## 2.0 Historical Background

### 2.1 Origins

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

19th century pattern of development around Thorburn Square. Ownership of land lying to the south of Southwark Park Road is known to have belonged to the Steavens/West Estate from the mid 18th century until as recent as 1960. When the West family began developing this area for residential use during the 1860's, as the freeholders they leased much of the land to a Mr. Drake, master builder. He was responsible for the construction of the original Thorburn Square, as well as many of the surrounding streets.

- 2.1.8 Charles Booth's poverty map of 1898-99 classes the majority of the terraced houses within the Thorburn Square Conservation area were classed as fairly comfortable. In contrast, the properties on Southwark Park Road and fronting onto Thorburn Square were classed as middle class, well-to-do. The majority of the housing surrounding the conservation area; at that time, were also classed as fairly comfortable, with isolated pockets of housing classed as poor.
- 2.1.9 The area immediately surrounding the conservation area would once have been high-density, tightly packed residential streets of a similar nature to the remaining section around Thorburn Square. After suffering greatly from bomb damage during the Second World War, the Thorburn Square Conservation Area is the only surviving section of mid Victorian housing which once typified North Bermondsey. The area surrounding this site including the railway tracks to the south has been intensely redeveloped. Also, many derelict industrial sites to the North have since been removed and the space in-filled with low-density modern housing estates. This leaves the Thorburn Square Conservation Area as a unique site, typical of the urban form that formerly covered most of this area of South London.

## **2.2 20<sup>th</sup> century urban development**

- 2.2.1 The post war maps of Thorburn Square indicate that some bomb damage had occurred, but this was largely in Reverdy Road and Alma Grove. However, the area around St. Anne's Church; with the exception of the school, remained intact. As a result of post war slum clearance, the former Thorburn Square was replaced by a fashionably 'brutal' housing re-development of 1968 by Southwark Borough Council. The new 3 storey development enclosed St Anne's from all sides and truncating views of the church and totally transforming its original setting. In the choice of design and materials and by the fact that it is now a wholly pedestrian precinct, Thorburn Square stands at odds both with the original planned layout of the area and its mid/late 19th century domestic architectural character. Thorburn Square has less relevance to the general character of the area than formerly would have been the case. Considering its own re-development, along with the clearance and subsequent re-development to the east of Monnow Road, the square has further shifted from the central position that it formerly enjoyed over a surrounding homogeneous area of housing. The 1968 version of Thorburn Square is however not without merit. The internal space creates a quiet enclave and is a reasonable alternative setting for the church. Its external integration, at the junctions with Fort, Longley and Welsford Streets are however much less successful.
- 2.2.2 There has been a limited amount of infilling during the 20th century, developments include along Alma Street and Fort Road. On the whole these new terrace properties have attempted to reflect the overall design and materials of adjoining properties. However, these new houses are plainer than their 19th century neighbours. Furthermore the proportions of the openings to these new houses (No's 127-131 Fort Road) are not identical to their historic neighbours and therefore visually unsatisfactory. In contrast the bomb site on Reverdy Road is occupied by allotment gardens.

Thorburn Square	No's 127-131 Fort Road

## 3.0 The Character and Appearance of the Area

### 3.1.1 Broad Context

#### **Definition of Special Interest / Significance**

- 3.1.1 The Thorburn Square Conservation Area is a notable surviving example of mid to late 19<sup>th</sup> terraced housing which once occupied this area of Bermondsey. Narrow streets fronted by terraced house of a strong unified character with traditional Victorian detailing and small front gardens. Building heights across the area are generally uniform and typically two storeys. The urban form exemplifies the pressure on land during the latter half of the 19<sup>th</sup> century to accommodate the increase in population within what were previously field boundaries, partly as a result of improved transport links into the City of London.

#### **Urban Morphology**

- 3.1.1 As Section 2.0 illustrates, much of the area today consists of development dating from the latter half of the 19<sup>th</sup> century. The area is fine grained with small and frequent street blocks and plot subdivisions. This fine grain appears to have resulted from the need to accommodate a dense residential form (to house the rapidly expanding population) between pre-existing streets and development that generally followed existing field boundaries.
- 3.1.2 Generally within the conservation area, the streets are narrow and well-enclosed by the two storey terraced housing. Whilst the buildings are set back from the pavement, the front gardens are generally small at around 1.8 metres deep, with no consistent boundary treatment. To the rear the gardens are long and thin between 10 and 14 metres.

#### **Land use pattern**

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

#### **Buildings**

- 3.1.4 The essential 'character' of Thorburn Square Conservation Area derives from the almost continuous terraces of small-scale two storey domestic development dating from a similar period and from the consistency of the overall treatment throughout the several streets and roads. These terraces survive almost as intended, despite some alterations and additions.



3.1.5 The variety of shop frontages and pubs play an important role within the streetscape of breaking up the terraces of housing and providing a visual relief and variety, as well as providing a community focus and amenity. These are located at; the corner of Sims Road and Monnow Road, the corner of Monnow Road and Southwark Park Road, the corner of Southwark Park Road and Balaclava Road, and on Lynton Road in the proximity of Welsford Street.

Balaclava Road	Fort Road

3.1.6 The conservation area contains no listed buildings. The quality of its character is instead derived from the arrangement of the unlisted buildings, their density and location making this an unusual and interesting ‘pocket’, worthy of statutory protection. The ‘architecture’ is modest and appropriate. It is quality speculative development over a large area rather than a development that might be credited to the hand of a named architect. The ‘design’ of the development will have been the decision of Drake the builder in consultation with the land-owners (the Steavons/West Estate). Architectural detail and embellishments would have been found in catalogues and selected for use on different streets, in order to give a degree of personality within an otherwise homogeneous development formula.

3.1.7 At the junction of Alma Grove with Fort Road the essence of the conservation area is tangible. This junction and the lengths of Alma Grove, Longley Street, Fort and Reverdy Roads are very much the quieter internal spaces of the conservation area. At the boundary of the conservation area with the surroundings of Bermondsey the character ‘falls off’ to a measurable extent on account of the noise and dirt of traffic and the lack of complementarily sympathetic modern development on opposite sides of the roads. These external roads are Balaclava, Southwark Park, Monnow and Lynton. It follows that the heightened unique character of the conservation area may only be found in the combination of a consistency of quality buildings and trees with the quiet and delightful street spaces that they line.

3.1.8 Historical maps indicate that J. Porter’s, St Anne’s Church [1869/70] in yellow brick with red brick and stone dressings following a distinctly Gothic form, appears to have been the first building erected along Fort Road. A tower and spire in coursed stonework rises in the south west corner. A carved stone panel sits above the main west door in the tympanum of the Gothic arch. A feature of some interest in a worthy but otherwise rather dull building.

### 3.2 Local Materials and Details

3.2.1 Overall there is a consistency with the 19<sup>th</sup> century residential buildings within the conservation area, in terms of height, materials and design. The dominant building material is yellow London stock brick, with rendered window and door dressings. Predominantly detailing is limited to the inclusion of small white painted keystones in many of the door and window openings. Round-headed doorway openings are embellished with dentilled cornices or with bracketed hoods. Many window heads feature simple rough cambered brickwork and little else. The facades consist of single window openings, two on the first floor and a single sash and doorway on the ground.

- 3.2.2 The later properties on Southwark Park Road are grander 3 storey properties with a raised ground floor and entrance steps leading up from the pavement. These buildings are Italianate in design with tripartite sashes and stucco console bracketed cornices.
- 3.2.3 An important feature of the Thorburn Conservation Area is the serrated outline of the London or 'butterfly' roof profile which still exists. On Southwark Park Road the roof profile is hidden on the street elevation by stuccoed parapets but on Alma Grove the roof profile is clearly visible. The existence of chimneys provides interest within the conservation area at roof level.
- 3.2.4 Shop fronts/pub frontages survive at the Havelock Arms, the Finish Public House, and at No. 163 Monnow Road. A particularly fine frontage to the Rose and Crown at the junction of Alma Grove with Southwark Park Road once enhanced the area, but has been lost to a poorly executed conversion.
- 3.2.5 Whilst the former Monnow Road School is contemporary to the surrounding buildings it does not reflect the predominant palette of materials with its stock brick facades and red rubber brick dressings.
- 3.2.6 Due to the consistency of the conservation area where non-matching bricks are employed for extensions or alteration the difference is all the more noticeable. New or more recent buildings infilling the areas where different materials have been selected are generally successful and sympathetic compared to the 1960's Thorburn Square development.

Trees in the conservation area	Southwark Park Road

### 3.3 Views and Townscape

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

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

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

## 4.0 Audit

### 4.1 Listed Buildings

- There are no statutorily listed buildings within the Thorburn Square Conservation Area.

### 4.2 Key Unlisted Buildings and Building Groups

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

- Nos. 114 – 130 (even) Fort Road: a terrace of 10 2-storey, mid 19th century houses, each 2 bays wide. Plain, parapeted stock brick fronts [No. 118 stuccoed] with round arched doorways and flat headed window openings with gauged brick voussoirs.
- The Finish public house, No. 142 Lynton Road: a 3rd ¼ 19th century street corner pub. Tall 3-storey front with plain parapet. Stucco pub front with pilasters, fascia and cornice. Stock brick upper floors with stucco 2nd floor band and stucco window dressings. Round arched 1st floor windows.
- No. 144 Lynton Road: a mid 19th century 2-storey corner shop, 2 bays wide. Painted timber shop front with fascia and cornice. Stock brick upper floor with stuccoed, cambered arches to the window openings and stucco cornice. The windows have 2-paned, horn-less sashes.

144 Lynton Road	The Finish Public House

- Spa School, Monnow Road: was erected in the late 19th century for the London School Board as the “MONNOW ROAD SCHOOL”. 2 storeys with 12 bays facing Monnow Road, with later, gable-ended cross wing at the south end. Yellow brick with red dressings and 4 gabled semi-dormers rising through the parapet.
- Nos. 54 – 66 (even) Southwark Park Road: a terrace of 7 early/mid 19th century 2-storey houses with Mansard attics, each 2 bays wide. Parapeted stock brick fronts with stucco surrounds to the paired doorways; stucco ground floor window surrounds and stucco main cornice. Slated attics with one dormer per house.
- No. 68 Southwark Park Road: a former street corner pub at the junction with Alma Grove. Mid 19th century 3 storeys, 3 by 3 bays wide with a rounded bay to the corner. Pub front altered but retains Ionic pilasters, fascia and dentil cornice. Stock brick upper floors with flattened stucco window surrounds and stucco cornice. Margin bars to the sash windows.



- No. 70 Southwark Park Road: a mid 19th century house, 2 storeys, 5 bays wide [2:1:2] with central entrance bay set forward. Stock brick with stucco pilastered and corniced doorcase and stucco main cornice. Round arched ground floor windows with flattened surrounds; 1st floor windows with cambered heads.
- Nos. 72 & 74 Southwark Park Road: an early/mid 19th century, semi-detached pair of houses, each 3 storeys and 2 bays wide. Stock brick with stucco main cornice, stucco doorcase with pilasters, frieze and cornice and stucco surrounds to the ground floor window openings with bracketed cornices.
- Nos. 76 – 90 (even) Southwark Park Road: 4 semi-detached pairs of 2-storey, early/mid 19th century houses. Each pair 6 bays wide [2:2:2] with the 2 centre bays set forward and containing the paired doorways. Stock brick with stucco doorcases, ground floor window surrounds and main cornice.
- No. 92 Southwark Park Road: a mid 19th century 2-storey house, 4 bays wide. Stock brick with stucco dressings: ground floor window surrounds and main cornice. Round arched ground floor windows, flat headed 1st floor windows, all with stucco keys. Entrance in side elevation facing Reverdy Road, with bracketed cornice.
- Nos. 118 – 146 (even) Southwark Park Road: a group of 7 early/mid 19th century 2-storey houses, each 6 bays wide [2:2:2] the 2 centre bays with paired doorcases. Stock brick with stucco dressings: doorcases; stucco ground floor window surrounds with bracketed cornices; bracketed cornices to the outer 1st floor windows; and stucco main cornice.
- St. Anne's Church & Church Hall, Thorburn Square: built by J. Porter between 1869–70. Stock brick Geometrical Decorated Gothic with stone plate traceried windows. Church Hall added to the south east in 1894.

### 4.3 Archaeology

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

Widening of window openings	Inappropriate replacement windows and doors

### 4.4 Negative Elements

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

- Loss of the original street pattern;
  - Intrusion of the concrete and calcium silicate brick structure across the field of view from adjacent streets;
  - Damage to the setting of neighbouring houses (such as survive within its proximity);
  - The size of span of the opening and the hard bottom edge of the structure are quite alien to the domestic scale of the surrounding; and
  - The view down Longley Street from the north where the opening appears to have been considered for its impact on the surrounding townscape is much more successful.
- 4.4.2 The character of the Thorburn Square Conservation Area is being eroded by the widening of existing window openings, removal of existing single sashes and insertion of picture windows with a horizontal emphasis. Unfortunately some of these unacceptable alterations are over four years old and therefore now immune from enforcement action.
- 4.4.3 The removal of original painted timber two light vertical sliding sash windows and original 4 panel doors has occurred in some properties. Their replacement by flush fitted 'Tudor style'; 'Carolina/Kentucky' or 'Bulls eyed bowed' plastic or varnished hardwood replacements are always going to look ridiculous. The fashion appears to be passing with the realisation of the reduced market values of badly restored properties.
- 4.4.4 The threat posed to the continued survival of the London roofs is very real from the pressure to add additional floors. Any attempt must be forcefully resisted for the damage it would cause to the group value.
- 4.4.5 The pedestrian precinct at St Anne's comes at the expense of the barren parking courts at the ends of Longley Street, Simms Road (ex Fort Road east) and Welsford Street. The telephone exchange in Lynton Road is an unsympathetic building, bearing little reference through scale, materials or presence to the surrounding area.
- 4.4.6 Front boundaries in their original form have been generally destroyed. Some fake concrete stone replacements are probably the most detrimental to the character of the conservation area.

#### **4.5 Environmental Improvements**

- 4.5.1 The reinstatement of the Ada Street, street planting would benefit the conservation area. These were planted as part of Dr Alfred and Ada Salter's campaign to tackle air pollution and improve endemic poor health generally, whereby "A Borough Gardens Superintendent was employed and ordered to plant elms, poplars, planes and acacias in the streets of Bermondsey". The trees therefore have an important cultural and environmental value to the conservation area.
- 4.5.2 Piecemeal improvements to the front gardens of individual properties have degraded the public realm in the Thorburn Square Conservation Area. Higher quality materials, walls, hedges need to be encouraged.
- 4.5.3 Opportunities exist within the conservation area for removal of inappropriate modern alterations such as: UPVC windows and modern doors. Consideration should also be given to the relocation of satellite dishes to the rear or roofline.

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

4.6.1 The most unsuccessful sites within the conservation area are those prime for redevelopment. These are the garage sites for Thorburn Square (most notably to the west of Welsford Street, which would greatly benefit from a rearrangement of space and the development of a small terraced row to mirror the east side of the street) and also the site of the telephone exchange. As this is still operational, the best suggestion can be to rearrange the street frontage to allow the building more of a connection to the surrounding architecture.

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

#### **4.7 Extension to the Conservation Area**

4.7.1 Following public consultation the Thorburn Square Conservation Area, was extended to include the Queen Victoria Public House on Southwark Park Road. Visually, this building forms a legible end to the terrace of No's 118–146 Southwark Park Road, as it is stepped forward from the building line. It is also of good condition with many original features including its glazed brick decoration to the external walls.

Thorburn Square garages	The Queen Victoria Public House

## 5.0 Guidelines

### 5.1 Introduction

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

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

#### **Consulting the Council**

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

### **5.2 Development Form and Urban Morphology**

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

#### **Street and plot patterns**

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

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

### **Building form**

5.2.4 The common building forms in the conservation area also determine the way development and changes can take place. The predominant building type is 19th century speculative housing development that contributes to the cohesive character of the place. These generate a visual rhythm in the street or relatively narrow frontages, 5 to 6 metres that gives a strong verticality to elevations even though they may be only two storeys high. Wider or doubled plots fit into the scene where they retain this verticality. Particular characteristics which should be observed in conversion and new design are:

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

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

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

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

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

### **5.4 Public Realm**

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

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

## **5.5 Boundaries**

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

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

## **5.6 Trees and Street Furniture**

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

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

5.6.3 The spacing of the trees, particularly in Fort Road and Balaclava Road, is a cause of concern. They are particularly close together. One recommendation could be to remove every other tree at points where they are planted at their densest. This would remove some of the overshadowing problems whilst still maintaining the majority of trees to keep the area's character as it is. Suitable replacement trees would need to be planted at appropriate locations elsewhere to offset the loss of total tree numbers.

5.6.4 The problem of leaf litter blocking gutters can be solved through the implementation of wire mesh guards on gutters. This initiative has been successful in a number of other

locations across the borough, is simple, cheap and easy to implement, and will solve the problem effectively.

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

## **5.7 Improvements and Repairs Materials**

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

### **Maintenance**

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

### **Windows and doors**

- 5.7.4 The removal of existing single sash windows and replacement with a picture window or bay is considered unacceptable. Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Thorburn Square Conservation Area. Most window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate.



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

### **Roofs**

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

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

Rear elevations and roof profiles	Picket fences

### **Brickwork**

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

### **Stucco and render**

- 5.7.16 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when

damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.

5.7.17 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.

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

### **Ornamental ironwork**

5.7.19 Original ironwork should be retained and protected through regular painting (black) and maintenance. The reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged. Given the untidy nature of some current boundary treatments, the Council would encourage the reinstatement of boundaries.

### **Rainwater goods**

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

### **Satellite dishes**

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

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

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

## **5.8 Renewable Energy**

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

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

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

The Victorian Society 0208 9941019

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

The Council for British Archaeology 0190 467 1417

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

Ancient Monuments Society 0207 236 3934

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

The Georgian Group 08717502936

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

The Twentieth Century Society 020 7250 3857

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

### Further Reading

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- Brereton, C (English Heritage, 1991) – The Repair of Historic Buildings: Principles and Methods.
- Cherry, B and Pevsner, N (1983) – The Buildings of England, London 2: South.
- Dyos, H.J. (1961) – Victorian Suburb
- English Heritage (2008) – Climate Change and the Historic Environment
- HMSO (2010) – Planning Policy Statement 5 [PPS 5]: Planning for the Historic Environment.
- HMSO (2010) – Planning Policy Statement 5 [PPS 5]: Planning for the Historic Environment: Historic Environment Planning Practice Guide.
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time: Maintaining your Property Makes Good Sense and Saves Money.
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.