

Page's Walk

Conservation Area Appraisal

(April 2012)

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Page's Walk Conservation Area

1.0 Introduction

1.1. The Conservation Area Appraisal: Purpose

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

1.2. Arrangement of this document

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

1.3. Page's Walk Conservation Area

Location

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

Topography

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

1.4. Planning History

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

1.5. Local Planning Policies

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

Strategic Policy 12 – Design and Conservation

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

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

Policy 3.15 – Conservation of the Historic Environment

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

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

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

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

Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

- *Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and*
- *Use high quality materials that complement and enhance the Conservation Area; and*
- *Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- *Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or UPVC or other non-traditional materials.*
- *Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.*

Demolition

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

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

Implementation

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

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

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

- *The immediate or wider setting of a listed building; or*
- *An important view(s) of a listed building; or*

- *The setting of a Conservation Area; or*
- *Views into or out of a Conservation Area; or*
- *The setting of a World Heritage Site; or*
- *Important views of or from a World Heritage Site.*

1.6 National Planning Policy Framework (NPPF)

Introduction

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

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

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

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

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

The policies:

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

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

Part 12: Conserving and enhancing the historic environment

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

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

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

Paragraph 130: Deliberate damage or neglect of a heritage asset

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

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

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

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

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

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

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

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

Paragraph 140: Enabling development.

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

Part 7: Requiring good design

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

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

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

1.7 Article IV Directions

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

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

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

1.8 Further Information

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

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

2.0 Historical Background

2.1 Origins

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

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



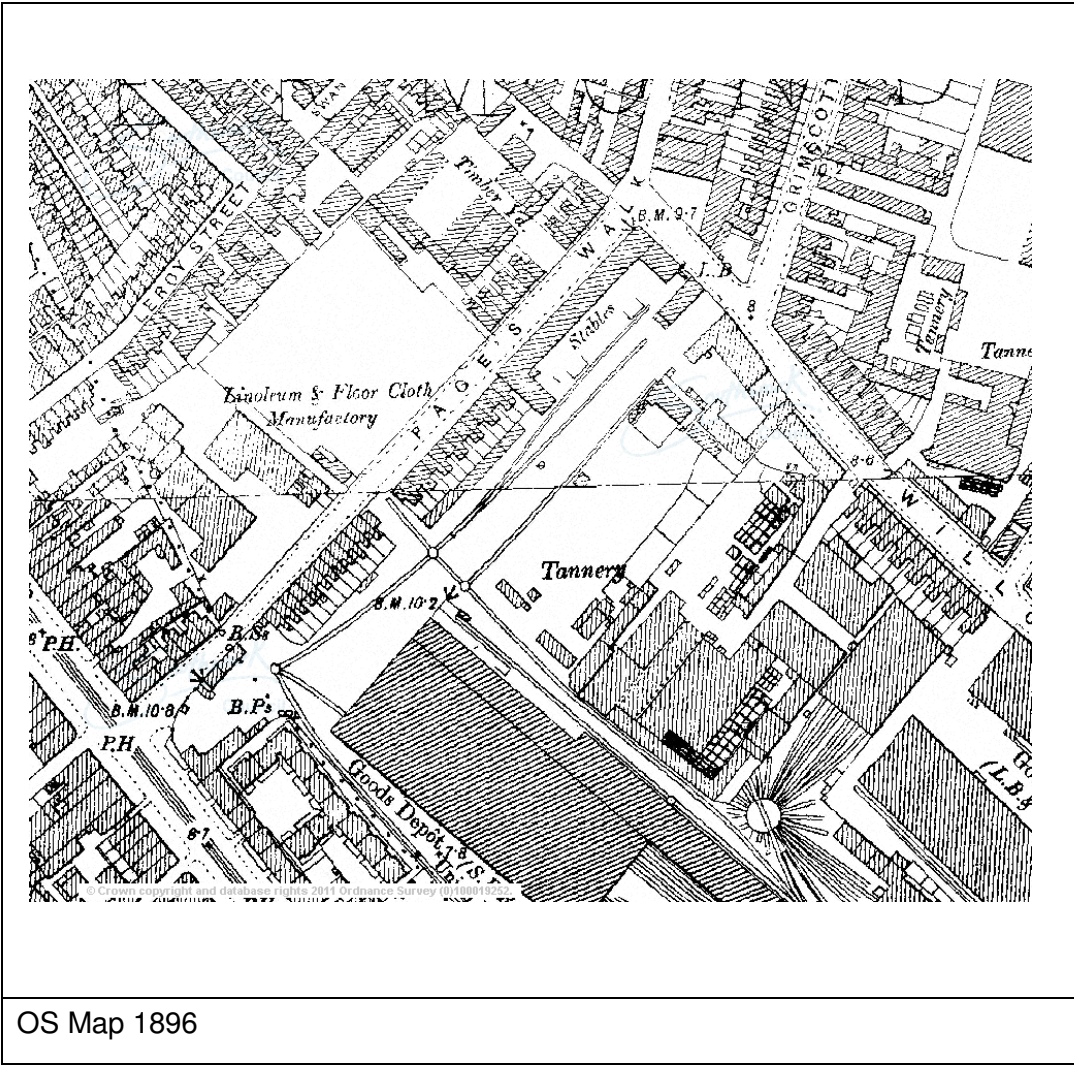
Nos. 1-8 Willow Walk (Willow Walk elevation)

2.2 Residential development

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

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

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



3.0 The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest / Significance

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

Urban Morphology

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

Land use pattern

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

Buildings

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

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

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

The setting of the Conservation Area

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

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

3.2 Local Materials and Details

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

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

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

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

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

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

3.3 Views and Townscape

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

3.4 Key Spaces and Landscape Elements

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

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

	
<p>Original parapet detail and rebuilt serrated profile.</p>	<p>Chimneys provide interest at roof level.</p>

4.0 Audit

4.1 Listed Buildings

4.1.1 There are no listed buildings within the Page's Walk Conservation Area.

4.2 Key Unlisted Buildings and Building Groups

4.2.1 The main defining elements of the conservation area are groups of buildings that combine into frontages that define street and views. The scale, containment and background character that they provide is essential to the character of the conservation area. The following are of unlisted buildings and building groups within the Page's Walk Conservation Area:

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

4.3 Archaeology

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

4.4 Negative elements

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

4.4.2 No. 101 Page's Walk is in a poor state of repair and is on the Council's Buildings at Risk Register for unlisted buildings within conservation areas. The building has the potential to become an asset to the area and should be restored and brought back into beneficial use.

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

4.5 Environmental improvements

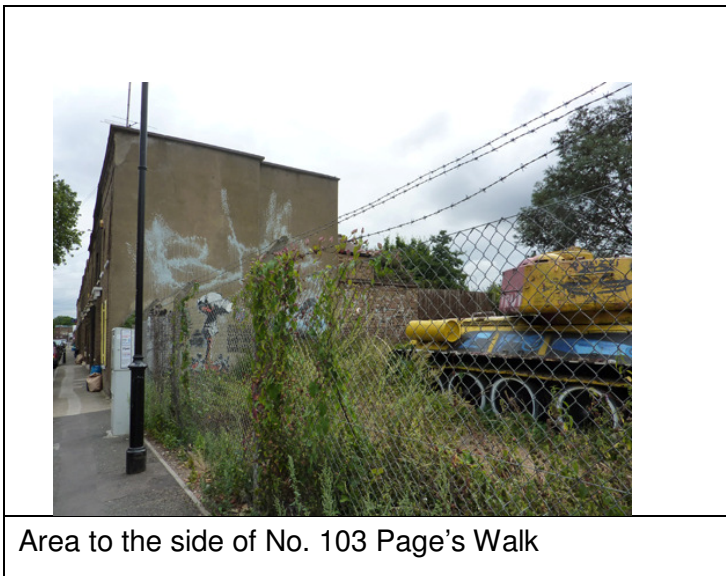
4.5.1 Piecemeal "improvements" to the front gardens of individual properties should be controlled and assessed against the overall character of the street. There is some limited potential for street tree planting along the northern side. The conservation area could benefit from a consistent treatment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

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

4.6 Potential development sites

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

4.6.2 Replacement of buildings will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. Proposals will need to demonstrate that there is no detrimental effect on the character or appearance of the conservation area.



4.7 Boundary changes

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

5.0 Guidelines

5.1 Introduction

Purpose of this guidance section

- 5.1.1 This section of the report draws out from the appraisal those themes that are essential to the conservation area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation. The guidance is intended for unlisted buildings within conservation areas. Listed buildings will require separate Listed Building Consent for all but minor 'like for like' repairs and for these buildings there are additional considerations to take into account. There are no listed buildings within the Page's Walk Conservation Area.
- 5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.

Consulting the Council

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

5.2 Development form and urban morphology

Street and plot patterns

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

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

Building form

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

Ground Surfaces

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

Trees and street furniture

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

5.3 Improvements and repairs

Materials

- 5.3.1 Choice and use of materials can have a significant effect on the character and appearance of the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials and detailing are chosen to match the originals as closely as possible in both appearance and performance.
- 5.3.2 The use of natural, traditional materials will be encouraged. Artificial modern materials such as concrete tiles, artificial slates, Upvc windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may

exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged. The use of cement-based mortars and renders are discouraged on historic buildings.

Maintenance

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

Windows and Doors

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

Roofs

- 5.3.9 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural or good quality reconstituted slate should be used in the Page's Walk Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.
- 5.3.10 Where the historic 'v' shaped valley or butterfly roofs exist these should be retained and it is the council's intention to preserve these surviving details wherever possible. Given the design of most of the roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. Furthermore, given the cohesive nature of the existing roofscapes within the Page's Walk Conservation Area, mansard extensions would be considered inappropriate.
- 5.3.11 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

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

Stucco and render

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

Rainwater goods

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

Satellite dishes

- 5.3.19 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Multiple dishes on the facade of buildings are considered harmful to the conservation area. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always be required. To minimise the visual impact of the equipment on the conservation area, the acceptable locations for siting a satellite dish are as follows:
- concealed behind parapets and walls below ridge level;
 - set back on side and rear extensions;
 - set back on rear roofs below ridge level;
 - located on the rear or garden elevation; or
 - installed where interference can be expected by trees.

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

Renewable Energy

- 5.3.20 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.
- 5.3.21 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:
- equipment should be installed away from principal elevations or dominant roof slopes;
 - the cumulative visual impact of the equipment on one or group of buildings within the conservation area;
 - wherever possible panels which sit flush with the roof covering should be used rather than framed systems;
 - ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;
 - structural impact on the historic building of the installation of a micro-generation system; and
 - new pipe work, cables or excavations association with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible; wherever possible be fully reversible; and
 - equipment should not be installed where interference can be expected by trees.

Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. The growth potential and increase in size of adjacent trees must be taken into consideration when determining the location of any equipment, including the presence of tree roots where heat pumps are proposed.

Extensions

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

the dwelling-house. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits.

- 5.3.23 Where trees are within the immediate vicinity of a proposed extension an arboricultural report showing the root protection area will be required together with a consideration of suitable foundations such that the future likely effect of rooting is accommodated. The risk of potential subsidence damage must be specifically addressed.

6.0 Useful information

General advice

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

http://www.southwark.gov.uk/info/200023/design_conservation_and_archaeology

Useful telephone numbers

General Planning Enquiries 0207 525 5438

Conservation & Design Team 0207 525 5448

Planning Enforcement 0207 525 5419

Building Control 0207 525 5582

Urban Forester 020 7525 2090

Other useful contacts

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

Further reading

- Ashurst, J and N – Practical Building Conservation, Vols. 1 to 5 (1988)
- Boast, Mary (1998, London Borough of Southwark) – The Story of Bermondsey
- 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)
- Communities and Local Government – National Planning Policy Framework (2012)
- English Heritage (2008) – Climate Change and the Historic Environment
- Institute of Historic Building Conservation [IHBC] – A Stitch in Time: Maintaining your Property makes Good Sense and Saves Money (2002)
- Reilly, L – Southwark: an Illustrated History (London Borough of Southwark, 1998)