

Elliott's Row

Conservation Area Appraisal (October 2012)

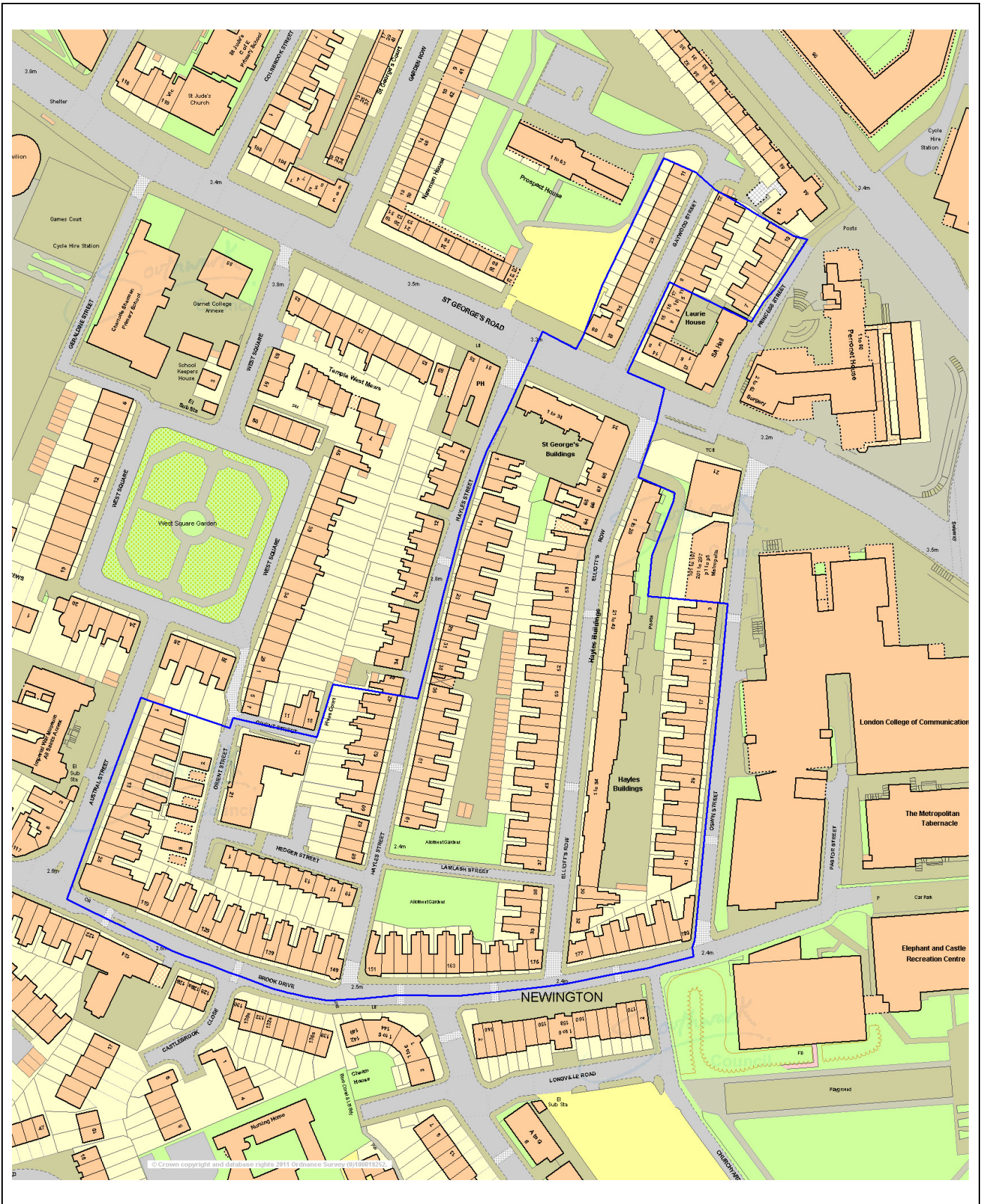
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Elliott's Row Conservation Area

1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1 The purpose of this statement is to provide both an account of the Elliott's Row 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 report *Understanding Place: Designation and Management of Conservation Areas* (2011).

1.2. Arrangement of this Document

- 1.2.1 Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces. 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. Elliott's Row Conservation Area

Location

1.3.1 The Elliott's Row Conservation Area (3.9 ha) is located within the Elephant and Castle Opportunity Area (as defined by Figure 13 of Southwark's Core Strategy), to the south of the River Thames. It is located to the south of St. George's Road and to the west of the Elephant and Castle town centre.

1.3.2 The main body of the conservation area is bounded by West Square Conservation Area to its west, Brook Drive to its south and Oswin Street and the town centre to its east. A small part of the potential conservation area extends to the north of St. George's Road. This element is bound by Prospect House to its west, London Road to its north, Perronet House to its east and Laurie House to its south.

Topography

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

Adjoining Conservation Areas

1.3.4 The adjoining West Square Conservation Area was originally designated on the 17th September 1971 by the Greater London Council under the Civic Amenities Act 1967. The Elliott's Row Conservation Area is close the boundary of the Walcot Conservation Area in the London Borough of Lambeth.

1.4. Planning History

1.4.1 The Elliott's Row Conservation Area was designated by Southwark Council on **** as a conservation area, under the Civic Amenities Act of 1967.

1.5. Local Planning Policies

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

Strategic Policy 12 – Design and Conservation

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

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

Policy 3.15 – Conservation of the Historic Environment

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

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

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

Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

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

2. Historical Background

2.1 Origins

- 2.1.1 During the Roman period, Southwark was a suburb of Londinium, the Roman provincial capital of Britain. It spread along what is now Borough High Street, which is in approximate alignment with the original Roman Road and linked to several important roads to the south, including to outlying villages such as Walworth and Newington.
- 2.1.2 During the Middle Ages Southwark formed the bridgehead of London Bridge, which remained the only bridge across the Thames until the mid 18th century. Southwark was the only major settlement on the southern side of the river at this time.
- 2.1.3 The village of Walworth was listed in the Domesday Book (c.1086) as comprising of: a manor house, a church and 19 houses. This church is most likely to have been old St. Mary's Church, located at the northern end of Newington Butts. This indicates a medieval settlement in the vicinity of the conservation area.
- 2.1.4 During the Middle Ages the area surrounding Walworth was generally flat marshy land. Until the post-medieval period, the area to the south and west of the Thames; previously known as Southwark Fields, became known as St. George's Fields. Before being built over, the fields served a variety of purposes including: hunting for wild fowl (which gave rise to the "Dog and Duck" pleasure gardens and later spa), recreation, and as training ground for the militia.
- 2.1.5 Civil war fortifications, forming part of the chain of defences erected around London during the Civic War in 1642, were also located in the vicinity of the conservation area.
- 2.1.6 Old maps provide an understanding of the development of the land which now comprises the conservation area. The 'Plan of the Manor of Walworth', produced on behalf of the Dean and Chapter of Canterbury in 1681 shows the extent of the manor of Walworth at this time. It indicates the importance of the Elephant and Castle area as a key junction. The extract from Thomas Moore's map of 1662 indicates development hugging the banks of the River Thames. The settlements of Southwark, Lambeth and Vauxhall are indicated. Both these maps indicate that the land which now comprises the conservation area was a network of fields at the end of the 17th century.

2.2 18th Century Urban Development

- 2.2.1 Westminster and Blackfriars Bridges were built in 1739-50 and 1760-9 respectively. These new crossing points encouraged the development of land to the south of the River. John Rocque's map of 1766 shows the mid 18th century road layout. This road network, which is largely still evident today, included New Kent Road, St George's Road, Walworth Road, Newington Butts and Newington Causeway. Acts of Parliament were passed in 1719, 1751 and 1769 regarding the layout of the footpaths and roads across St. George's Fields. This resulted in Robert Mylne (surveyor to the Blackfriars Bridge Committee) laying out the area in a Parisian manner. A completely straight north-south road from Blackfriars Bridge met the road from Westminster at a circus, marked by an obelisk of 1771. Three more roads radiated from the circus - Lambeth Road, London Road and Borough Road - and a little later came St. George's Road. As an important historical

example of Georgian town planning, St George's Circus has been designated as a conservation area. The streets leading up to the circus were not fully developed with buildings until around the 1800s.

- 2.2.2 John Rocque's map shows that in 1766 the area to the south of St. George's Road remained fields and Richard Horwood's Plan of the Cities of London and Westminster, 1792-1799, shows that a little later, the area to the south of St. George's Road still remained only partially developed. In 1789 Prospect Place was the first group of terraced houses to be built. These lie in what has now been designated the West Square Conservation Area to the immediate west of the Elliott's Row Conservation Area. Of these buildings Nos. 63-83 (odd) St. George's Road survives today. In 1791 the West family granted additional building leases to Thomas Kendall and James Hedger, and, by 1794 three sides of West Square had been completed, with the south side being added in 1800-1810.
- 2.2.3 At the end of the 18th century Walworth and the area around Elephant and Castle was changing from a country village to; at that time, a high-class suburb of London. The new bridges and improved road networks made it easier for professionals to live out of London; in places like Walworth, and commute daily by carriage or coach into the City or Westminster. The development of West Square with impressive Georgian houses provides a surviving example of this early growth.
- 2.2.4 Richard Horwood's map shows that within the Elliott's Row Conservation Area, Gibraltar Row (now Hayles Street) and Elliotts Row (now Elliott's Row) had been developed by the end of the 18th century. To the east of Elliott's Row two short streets, Pitts Street and Temple Street had also been laid out. This was an example of the intensification of the area. However, to the north of St. George's Road, open land still remained at this time.

2.3 19th Century Urban Development

- 2.3.1 At the beginning of the 19th century development of the wider area intensified with a variety of uses supporting the growth of the suburbs. From 1812 the Bethlehem Hospital was constructed on St. George's Fields; to the north of the conservation area, having moved out from Moorfields. The hospital was one of the first lunatic asylums in Europe.
- 2.3.2 The Borough to Denmark Hill map of c.1830 shows how the street network had been developed southwards from St. George's Road by this time and the wider area had also been developed out with: housing, churches, schools, hospitals and asylums. By 1830, buildings front both sides of Gibraltar Row. Whilst buildings front both sides of Elliott's Row, at this time, the buildings on the western side of the road are set back significantly from their current alignment. Pitt Street (now Oswin Street) and Temple Street (a short section of which now remains as Pastor Street, outside of the conservation area) have reached their full length by this time. Development also fronts Pleasant Place (now Brook Drive). To the north of St. George's Road a street now aligned with Gaywood Street comprising frontage development has emerged by this time.
- 2.3.3 The 1863-1873 OS map still shows the terrace houses on the western side of Elliott's Row set back behind long front gardens and terrace houses fronting the eastern side. Pitt Street and Temple Street remain. Gaywood Street and Princess Street are fully developed to the north.

- 2.3.4 With much of this new housing; particularly late Victorian building, street trees would have been planted. Many early photographs show young trees and also mature survivors of the rural past.
- 2.3.5 By 1896 the OS map shows the majority of the western side of Elliott's Row has been replaced with terraced houses which are set forward towards the pavement (the buildings at the north-western end of Elliott's Row could date from the early 19th century). The first tenements are seen on the north-eastern side of Elliott's Row by 1896 (the date stone indicates 1891).
- 2.3.6 During the latter half of the 19th century Walworth's population increased, partly as a result of displacement of the burgeoning population from the city centre through the development of factories, houses and railways. The railway arrived at Elephant and Castle in 1862. Development was intensified to accommodate the growing population and the character of the area changed from a high-class residential suburb to a crowded part of the inner city. At this time house types changed from the more spacious Georgian villas to taller blocks of flats, to accommodate high numbers of people in small spaces.
- 2.3.7 Charles Booth's poverty map of 1898-99 classes Hayles Street, Brook Drive and the western side of Elliott's Row as mixed, some comfortable, others poor. The western side of Elliott's Row is classed as either poor (southern end) or fairly comfortable (northern end). Buildings fronting Oswin Street, Gaywood Street and Princess Street were classed as fairly comfortable with good ordinary earnings.

2.4 20th Century Urban Development

- 2.4.1 By the early 20th century the remainder of the eastern side of Elliott's Row has been developed with tenements. Date stones indicate the central tenements date from 1896 and those at the southern end date from 1902.
- 2.4.2 Following bomb damage during World War II, parts of the area immediately adjacent to the conservation area were cleared. This included the south-eastern side of Gaywood Street and to the west of Gaywood Street, Princess Street and buildings fronting the eastern side of Oswin Street.
- 2.4.3 By the late 1970s these sites had been developed with buildings typical of the period such as: Prospect House, Perronet House and the London College of Printing. These are large-scale buildings amalgamating small historic plots. They create inactive frontages at ground floor level, hinder pedestrian movement through the streets and form a poor setting to the conservation area.
- 2.4.4 A description of the character and appearance of the conservation area today is provided in the following section.

3. The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest / Significance

- 3.1.1 This is a cohesive townscape comprising development from throughout the 19th and early 20th centuries. The historic street layout remains, creating a legible and permeable environment. Well defined streets are a feature with high quality and architecturally interesting frontage development. This is a highly urban environment with little in the way of soft landscaping.

Urban Morphology

- 3.1.2 The road layout of the conservation area generally dates from around the 1800s, although buildings fronting the roads date from throughout the 19th and early 20th centuries.
- 3.1.3 Street blocks tend to be long and narrow, aligned in a north-south direction. They are fronted by terraces ranging in length from around nine to 29 houses. Short streets in an east-west alignment are located at the south of the area: Hedger Street and Lamlash Street. The latter is an early 19th century street, whilst Hedger Street; a cul-de-sac, was introduced in the late 20th century (post 1977). The narrow street blocks and frequent plot subdivisions results in a finely grained townscape.
- 3.1.4 The streets are narrow, generally between 5 to 6 metres in width, and well enclosed by housing which generally ranges in height from two to three and a half storeys, with examples of five and six storey tenement blocks. Terraces generally have small rear gardens/yards and small front gardens (approximately 2 metres from boundary to front elevation). Backland areas are located with street blocks.
- 3.1.5 There is no planned open space (albeit allotments are located to the south and north of Lamlash Street) which contributes to the overall sense of a well enclosed/confined townscape. The allotments replaced 19th century housing that were still intact on the 1977 OS map.

Land Use Pattern

- 3.1.6 The area is substantially residential. The only other uses within the conservation area are a bar on the corner of Elliott's Row and St. George's Road, and a local convenience shop on the corner of Hayles Street and Brook Drive. Another corner shop (Oswin Street/Brook Drive) and a pub (Two Eagles on Austral Street/Brook Drive) have been converted to residential use.

Buildings

- 3.1.7 The conservation area contains predominantly Victorian and Edwardian residential buildings plus a limited number of other building types such as corner shops and a pub. Occasional examples of Georgian dwellings are also seen. As the area developed incrementally throughout the 19th and very early 20th centuries (either building out undeveloped land or replacing earlier buildings) a variety of different residential building types are seen. This section provides a description of the building types found, on a street by street basis.

Elliot's Row/St. George's Row

- 3.1.8 Together with Hayles Street, Elliott's Row is one of the more varied streets in terms of building types. It contains what are likely to be early 19th century buildings on the north-western side (Nos. 61-64 (consec.)), located at the back edge of pavement. These are three storey rendered terraces with rendered architraves and cornicing. Nos. 65-68 (consec.) are also located at the back edge of pavement. These three are varied, stock brick terrace buildings each of three storeys. Nos. 65-66 has replacement windows and heavy rendered architrave and string courses that create an inelegant facade. No. 67 is very simple, with brick headers to the door and window, No. 68 is slightly more decorative using contrasting brick detailing (red and blue brick) and sills with brackets and this also has replacement windows.
- 3.1.9 Also on the western side of Elliott's Row, Nos. 37-60 (consec.) are three storey stock brick terraces with two storey canted, rendered bay windows and rendered door surrounds. These have a decorative eaves detail and the upper windows are sashes with side panels. They have a vertical set back in brick between terraces.
- 3.1.10 Further south, on the western side of Elliott's Row, Nos. 33-36 (consec.) are three storey stock brick terraces with two storey brick canted bays and brick window and door headers. They have a decorative red brick eaves detail. These are a slightly more unusual building type as they have recessed brick panels to the upper floors.
- 3.1.11 On the eastern side of Elliott's Row, and at its northern end, fronting St. George's Road, are late Victorian and Edwardian mansion tenement blocks; Hayles Buildings and St. George's Buildings. Hayles Buildings is five storeys and St. George's Buildings is six storeys. St. George's Buildings (dating from 1900) is ten bays wide, whilst Hayles Buildings comprises one continuous block built incrementally between 1891 and 1902. They are constructed of a mixture of red and yellow brick with terracotta detailing. Whilst their detailing varies they all have either flat parapets or ornate terracotta pediments at roof level defining the stairwell and providing a rhythm to the elevations.
- 3.1.12 A late 20th century two storey, flat roofed bar is located on the corner of Elliott's Row and St. George's Road. This is uncharacteristic of the conservation area and is of no historic interest.
- 3.1.13 Front gardens enclosed by low brick walls, around 1 metre high, are a feature of Elliott's Row. St. George's building has a low brick wall topped by a black iron railing and brick piers.

Hayles Street

- 3.1.14 Only part of Hayles Street falls within the Elliott's Row Conservation Area (the remaining part is covered by the West Square Conservation Area). At the north-eastern end (Nos. 1-5 (odd) are examples of early to mid 19th century two storey, stock brick, single fronted terraces with rendered door and window surrounds and a wide rendered cornice. The central terrace has a mansard roof with dormer windows.
- 3.1.15 Remaining on the eastern side, Nos. 7-25 (odd) comprises three storey stock brick terraces with two storey square or canted bay windows in red brick and red brick and terracotta detailing. The materials and detailing of these suggest they are late Victorian in

origin. Adjoining these, Nos. 29-35 (odd) are two storey stock brick buildings with parapet roofs; these are likely to be early 19th century in origin. They have six-over-six sash windows and a rendered door surround. A three storey terrace is attached (No. 37) that has a mews entrance to the rear of the terrace. Nos. 39-61 (odd) are three storey, stock brick terraces with two storey canted rendered bay windows and rendered door surrounds. The upper floor windows are sashes with side panels and are similar to a terrace type seen on Elliott's Row.

3.1.16 On the south-western side, Nos. 42-60 (even) is predominantly a two storey stock brick terrace with red brick door and window headers, similar in form and date to the earlier two-storey terraces remaining on the north-eastern side of Hayles Street. Anomalies within the terrace include a three storey building protruding above the adjoining roof level (No. 48) and a double fronted, rendered version of the two storey terraces (No. 56).

3.1.17 All the buildings on Hayles Street that fall within the Elliott's Row Conservation Area have small front gardens set back behind boundaries which frequently comprise around 1 metre high solid brick walls.

Brook Drive

3.1.18 The section of Brook Drive that falls within the Elliott's Row Conservation Area contains a single residential building type. These are three storey, stock brick terraces with single storey canted rendered bay windows and rendered door surrounds. They date from the mid/late 19th century. These are generally quite simple buildings, with simple brick headers and vermiculated key stones a feature. These have small front gardens with generally low brick but occasionally black metal fence boundary treatments.

3.1.19 The two corner shops are located on the corner of Oswin Street/Brook Drive and Hayles Street/Brook Drive. Only the shop to the corner of Hayles Street remains in shop use. These are both three storey stock brick terraced buildings consistent with other buildings on Brook Drive with shop fronts at ground floor. Early fascias, cornicing and pilasters survive.

3.1.20 The Two Eagles House on the corner of Austral Street/Brook Drive was originally built as a pub but has since been converted to a residential use. It is a three storey, red brick building with original pub windows at ground floor. It has stone detailing and gabled dormers at roof level.

Oswin Street

3.1.21 Oswin Street comprises three and a half storey stock brick terraces, each with three storey canted bay windows and gabled dormers. Each pair has a pedimented string course at ground floor level, simple red brick headers to central bay windows and rendered parapets to upper bay windows. These have small front gardens; generally with solid brick boundary walls (around 1 metre high) although some have black metal fencing. This building type is also seen on the eastern side of Austral Street. These date from the late 19th century.

Austral Street

3.1.22 Austral Street comprises two separate terraced building types. The three and a half storey type (Nos. 17-25 (consec.)) also seen on Oswin Street (described above) and a

three storey red brick terrace with two storey-canted bay windows (Nos. 1-15 (consec.)). These have slightly more ornate window and door surrounds with decorative mouldings and console brackets under windows. The more ornate nature of these buildings suggests they are late Victorian in origin. These are seen on Austral Street only within the Elliott's Row Conservation Area, although this building type is also a feature of the western end of Brook Drive located within the West Square Conservation Area.

- 3.1.23 Small front gardens are a feature. Nos. 17-25 (consec.) are enclosed by a black metal fencing whilst low solid brick walls, up to around 1 metre tall, enclose Nos. 1-15 (consec.).

Gaywood Road/Princess Street

- 3.1.24 A pair of four storey residential buildings front the northern side of St. George's Road and define the opening to Gaywood Street (Laurie House on the opposite corner of Gaywood Street is post-war development and lies outside the boundary of the Elliott's Row Conservation Area). These have rendered door surrounds, a rendered string course at ground floor level and a rendered cornice and parapet roof. A pilaster is seen on the side elevation to Gaywood Street.

- 3.1.25 Flat fronted three storey stock brick terraces plus rendered basements are seen on Gaywood Street and the part of Princess Street that falls within the conservation area. Rendered door surrounds and window headers and vermiculated key stones are a feature. Sash windows with side panels are a feature at upper ground floor level. Metal railings enclose the basement level and stairs to the front door.

Hedgar Street/Orient Street

- 3.1.26 Late 20th century residential buildings occur infrequently throughout the conservation area. These are seen on Hedgar Street and Orient Street but are also evident on Hayles Street (Nos. 62-68 (evens)). They are generally two storey yellow brick terraces that are a modern interpretation of the earlier building types.

The Setting of the Conservation Area

- 3.1.27 To west of the conservation area lies a large swath of high quality townscape of architectural and historic interest. This is the designated West Square Conservation Area.
- 3.1.28 To the north-west, Prospect House is an 11 storey, 1960s modular residential block with a concrete frame set in a large plot of gardens/car parking which Gaywood Road backs on to. Prospect House contrasts with the conservation area in layout, scale, appearance and materials. Similarly Perronet House to the east is a large scale block, with blank frontages set back from Princess Street. These two large-scale buildings form overbearing and negative elements within the setting of the conservation area to the north.
- 3.1.29 To the east lies the western edge of Elephant and Castle town centre. Large footprint, town centre buildings, and contrast to the historic townscape further westwards, some elements, such as left-over space surrounding the larger scale buildings, provide a poor setting to the eastern side of the conservation area.
- 3.1.30 To the south, development on Brook Drive and Dante Road is of a standard late 20th century type that is of limited architectural interest. Housing is generally set back behind large front gardens and the well defined and enclosed townscape of the conservation area is eroded, forming a poor southern setting.

3.1.31 To the south-west, designated conservation areas in the London Borough of Lambeth (e.g. Walcot Square) provide a high quality setting for the Elliott's Row Conservation Area.

3.2 Local Materials and Details

Materials

3.2.1 The predominant material palette for the area is set by the Georgian, Victorian and Edwardian buildings. A summary is provided below:

- Buildings are predominantly faced in either red or stock brick. These are typically laid in Flemish bond with flush mortar joints;
- Detailing is predominantly provided through the use of contrasting brick, in some instances blue brick (e.g. Hayles Buildings), render and terracotta. Some stone detailing is also evident (Two Eagles House);
- Roofs are mainly in natural slate;
- Brick chimney stacks with clay pots are predominant; and
- More recent development tends to use light coloured brick.

Detailing

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

- Original double-hung vertically sliding timber sash windows have generally survived. These vary between six-over-six lights on the earlier 19th century two storey buildings and two or four lights or six-over-two lights on the later Victorian terraces. Other variations are also seen, for instance the use of side panels to sash windows on Elliott's Row and Hayles Street.
- Many of the doors appear to be original timber doors based around a four-panel design, although some appear to have been modified either to remove or add glazed panels. Simple plain glazed rectangular fan lights are typical of the area. Arched plain glazed fanlights are occasionally seen (e.g. early 19th century, two storey terraces on Hayles Street).
- Due to the variety of building types (summarised above), architectural detailing throughout the area varies. The earlier buildings (e.g. two-storey terraces on Hayles Street) generally display rubbed brick arches to windows and doors. The mid to late 19th century buildings tend to include more varied materials and detailing such as rendered door and window surrounds. Rendered or contrasting brick string courses are typical.
- The later Victorian and Edwardian buildings are the most ornate, employing details such as decorative terracotta panels and a greater variety of contrasting materials within each building.
- The Victorian terraces tend to have shallow pitched slate roofs (Welsh slate is a feature). Some of the earlier buildings (generally pre-1840) have parapet roofs. An occasional mansard with dormers is evident (Hayles Street) but is not a predominant feature of the area.
- Parapet party walls across roofs, providing central chimney stacks serving adjoining properties are a feature. These provide an interesting roofline to the terraces.

Boundaries

- 3.2.3 With the exception of a small number of buildings (e.g. north-west end of Elliott's Row) the buildings within the area have small front gardens (approximately 2 metres deep).
- 3.2.4 Very few, if any, of the boundary treatments are original. Whilst low brick walls approximately 0.5-1 metre tall, are the predominant boundary type, these tend to lack consistency in terms of colour of brick, height and detailing. Other boundary treatments are also evident such as metal railings and, very occasionally, timber fences. The most dominate boundary wall is totally plain, with simple brick piers and brick coping stones.

3.3 Views and Townscape

- 3.3.1 The corner shops and the Two Eagles House, provide interesting focal points within the street. A view out of the conservation area into West Square is gained when looking north along Austral Street.
- 3.3.2 The enclosed townscape created by relatively tall buildings in comparison to the width of streets and the lack of any landmark features within the conservation area means that planned views are not a feature of the townscape.
- 3.3.3 When looking eastwards along Brook Drive and St. George's Road the tall buildings of the Elephant and Castle town centre are seen. These assist with locating the conservation area in its wider context.

3.4 Key Spaces and Landscape Elements

- 3.4.1 There are no planned open spaces within the potential conservation area. The allotments are not a traditional feature of the area. They were created in the late 20th century as a result of clearance of buildings fronting Lamlash Street.
- 3.4.2 The lack of open space creates a dense urban environment.
- 3.4.3 Trees are not a significant feature of the area. The only mature tree that may have been planted at the same time as the buildings were erected is on the eastern side of Austral Street. This complements the row of mature trees to the front of the former orphanage now a part of the Imperial War Museum, outside the conservation area. There is also a single mature tree within the allotments to the south side of Lamlash Street.
- 3.4.4 Elliott's Row is unique within the potential conservation area, in that some young trees have been introduced to soften the townscape. Whilst young trees have been planted further west on Brook Drive they do not feature on the stretch of Brook Drive that falls within the Elliott's Row Conservation Area.
- 3.4.5 On the eastern side of Oswin Street (outside the conservation area) trees provide enclosure to Oswin Street and screening of the larger scale town centre buildings to the east.
- 3.4.6 Street surfaces generally comprise modern tarmac carriageways with concrete slab pavements. However, granite kerb stones have generally survived.

- 3.4.7 Original cobble and flag stones survive at mews entrances on Elliott's Row (No. 63) and Hayles Street (No. 37).
- 3.4.8 The only examples of street furniture in the area are the street light columns and street signs on poles. The street lamps are generally standard grey or black painted metal late 20th century designs with street sign poles primarily grey. A more traditional style black metal street lamp with bell-shaped lamp is seen on Hayles Street, with taller versions on St. George's Road.

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4. Audit

4.1 Listed Buildings

4.1.1 There are no statutory listed buildings within the Elliott's Row 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 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 Elliott's Row Conservation Area:

- Nos. 1–5 (odd) Hayles Street. Early / mid C19 terrace of 3, 2-storey houses, each 2 bays wide. Stock brick with stucco surrounds to the ground floor doors and windows. The doorways are round arched with cornices. The ground floor windows have stucco architraves with cornices. On the 1st floor the window arches are stuccoed.
- Nos. 29–35 (odd) Hayles Street. Early / mid C19 terrace of 4 2-storey houses, each 2 bays wide. Plain stock brick facades with stucco doorcases with pilasters, frieze and cornice.
- Nos. 42–46, 50, 52, 54, 58, 60 (even) Hayles Street. Terrace of mid C19 2-storey houses, each 2 bays wide. (Nos. 48 and 56 appear to have been refaced.) Plain stock brick fronts with red brick voussoirs to round arched doorways and square-headed window openings.
- Two Eagles House, Austral Street. Former street corner pub. Late C19. 3 storeys and attic. 3 bays to Austral Street, 4 bays to Brook Drive, with 1-bay chamfered corner. Pilastered pub front survives with fascia and cornice. The corner bay has an elliptical arched former doorway with swags above the arch. Red brick upper floors with stucco bands. The attic has pedimented dormers surmounted by stone gryphons.

4.3 Archaeology

4.3.1 Elliott's Row Conservation Area is not located within an Archaeological Priority Zone (APZ) but is situated approximately 60 metres from the boundary of the Kennington Road and Elephant and Castle APZ.

4.3.2 This APZ follows the likely route of Stane Street, the Roman road from London to Chichester. It is likely that Roman buildings and burials may be located in areas adjacent to the line of the road. The zone also includes the site of the Saxon and Medieval village of Newington Butts.

4.3.3 Southwark Council has policies to protect the Borough's archaeology and APZ's and a dedicated archaeology officer ensures that these are considered as part of the planning process. Depending upon the likely impacts of proposals, applicants may be required to supply a desk-based assessment to the Council and conduct archaeological trial investigations (evaluations) that take place before the application is determined. If the

impact of the development is detrimental to the preservation of archaeological significance then the application may be refused. If archaeological remains are found, there may be a requirement to preserve the significance of such remains in situ or conduct partial or total archaeological excavation if remains do not merit *in situ* preservation.

4.4 Negative Elements

4.4.1 Within the conservation area the following are negative elements:

- The Thai Bar on the corner of Elliott's Row and St. George's Road. It is a post-war two-storey building that does not respect the character and appearance of other buildings within the conservation area and is of no architectural or historic interest in itself.
- The façade of No. 29 Hayles Street has been altered that has disrupted the symmetry of the elevation (a new window inserted, poor brick work joining to adjacent building, electricity box on elevation and disabled access point).
- A small number of properties on Oswin Street have had their ground floor bay windows replaced with integral garages. This has resulted in a disruption to the repetition of the elevations and also loss of front boundary walling.
- Satellite dishes to front elevations of properties
- Replacement boundary treatments not in keeping with other properties (e.g. rendered walling on Brook Drive).
- Elements in the wider setting of the conservation area (e.g. Prospect House and buildings to the east of Oswin Street) are considered to be detracting elements of the setting of the conservation area.

4.5 Environmental Improvements

4.5.1 The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials. Original granite setts exist on Elliott's Row, the partial tarmac covering should be removed and consideration should be given to the re-introduction of traditional paving materials.

4.5.2 Where appropriate street trees could be introduced following the example of those on Elliot's Row.

4.5.3 The boundary treatment around the Lamlash Street allotments is poor. There is an opportunity to improve this by replacing the wide gauge mesh and barbed wire fence.

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

4.5.5 The following improvements to the buildings could be undertaken.

4.5.6 Removal of clutter on elevations (satellite dishes, electricity boxes).

4.5.7 Consistent boundary treatments.

4.5.8 General maintenance and repairs.

4.6 Potential Development Sites

- 4.6.1 The only potential development site within the conservation area is the Thai bar on the corner of St. George's Road and Elliott's Row. Here there is the opportunity to introduce a three-six storey building to reinforce the corner. The building would need to respect the adjacent St. George's Building.
- 4.6.2 The Lamlash Street allotments could be considered prime for re-development; the recommendation of this document is that this should be resisted. This area is a valuable asset to the conservation area and the small break in the streetscape provides welcome variation in a densely populated and highly used area.

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5. Guidelines

5.1 Introduction

Purpose of this guidance section

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

Consulting the Council

- 5.1.4 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works. 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 works is carried out the Council can enforce against it.
- 5.1.5 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

5.2 Development Form and Urban Morphology

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In the majority of cases the existing buildings within the Elliott's Row Conservation Area are good quality townscape buildings (buildings of merit) that need to be retained and, where required, repaired and refurbished. In a small number of places poor development in relatively recent times may give the opportunity for redevelopment that can respond more sensitively to the special character of the conservation area. New development should be seen as an opportunity to enhance the conservation area.

Street and Plot Patterns

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

5.2.3 Development can therefore respond by:

- Maintaining the established or historic building line on the street, in most of the conservation area this means setting buildings back by approximately 2m and establishing a consistent boundary treatment;
- Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality;
- Ensuring building footprints do not fill the whole of the plot but respect the historic building to ground ratio; and
- Keeping utility areas behind the street frontage and retaining the front garden boundary line, as opposed to creating parking areas to the front of the properties.

Building Form

5.2.4 The common building forms in the conservation area also determine the way that development and changes can take place. Through much of the area the dominant building type is 19th century terraced houses or late Victorian/Edwardian tenement blocks.

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

- Heights range between two and six storeys (although the majority of buildings are three storey terraces).
- Where new development is proposed buildings should respect the adjacent building heights;
- Roof lines are typically pitched, although some parapet roofs are evident. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane;
- Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and
- Regular residential patterns of fenestration and a strong verticality in upper floors should be maintained.

5.3 New Design in the Conservation Area

- 5.3.1 Where new buildings are introduced, whilst they will need to respect the scale and mass of their immediate surrounds, they may introduce contemporary designs. Designs should respect fenestration and opening patterns and materials.
- 5.3.2 New building design should be sympathetic to existing characteristics of the conservation area and modern design is not necessarily precluded. However, new buildings should observe the scale of the earlier buildings by reference to ordering elements such as string-courses and structural spacing. Overall heights of buildings and their position on the street need also to conform to the established street “envelope”, but the manner of expression can be entirely modern. In each situation buildings should remain within the range of heights of the block of buildings in which they are sited.
- 5.3.3 Elsewhere in Southwark, the success of modern design in conservation areas comes not from aping the style of earlier buildings, but in building on unique townscape opportunities of density and height that the development pattern affords. The most effective modern designs are those which employ a crisp simplicity of form and materials, echoing the functionality of the earlier environment in a modern idiom. By consciously adopting a clear design ethos, such examples will sit more happily in the conservation area.
- 5.3.4 New buildings within or sites adjoining the conservation area should respect the character and appearance of the area. New buildings within the conservation area should respect prevailing building heights.

Extensions

- 5.3.5 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.
- 5.3.6 Where roof extensions are proposed they should not involve the loss of an historic roof structure and visually dominate the existing or neighbouring buildings.

Shopfront Design

- 5.3.7 There are a small number of ground floor shopfronts within the conservation area (including the original pub front of Two Eagles House). Where original features are evident (e.g. fascias and pilasters) they should be retained. Replacement shopfronts should:
- Wherever a framework of pilasters, columns, piers, fascias or frieze and cornice remains, this should be preserved and the new shop front inserted within it. Important architectural or historic features of the building should not be altered, defaced or obscured.
 - Any new fronts should be contained within the width of the building and if any premises occupy more than one existing building, the front should be divided to reflect the divisions of these buildings and the traditional plot sizes of streets.

- In traditional buildings with regular window openings, the front should be made up of traditional elements: pilasters and frieze, incorporating a fascia. Within this framework the window should be constructed of mainly traditional forms, with a brick, panelled, or rendered stall riser at least 45 centimetres high, materials should be mostly traditional: shiny, reflective material or lurid colouring should be avoided.
- In new buildings that include shop or commercial fronts some of these principles can be adapted: architectural elements of the building should be brought to ground, with a firm frame defining the shop front or the area of commercial frontage, at ground level. The traditional appearance of shopfronts at ground floor should be continued.
- Where a new building occupies more than one original plot, the building itself and the ground floor frontage should be subdivided to reflect the width of the individual plots.
- Other modern additions which can have a detrimental impact on the character and appearance of the conservation area include: solid external roller shutters. These roller shutters often have blank solid appearance and create a dead frontage. Acceptable alternatives include the use of high performance glass and open retractable lattice shutters, which can be fixed back during opening hours. The shutter box should be fitted above the window head internally. Recessed shop entrances can be secured by well designed gates, which can be lifted away or left open when the premises are open for business.

Advertisements

- 5.3.8 Signage is a key component of shopfronts and the shopping street; however it can have the most damaging impact on the character of the conservation area. Careful consideration needs to be given to type, design, materials and location of new signage.
- 5.3.9 In a traditional building, the existing fascia or a timber fascia is most appropriate. Fascia signs should convey the name or trade of the premises and should not carry any extraneous advertising. Fascia signs might be externally lit from a concealed source or other discreet form of lighting;
- The preferred form of projecting sign is a traditional hanging sign, possibly externally illuminated. Fascia or projecting signs that consist of large internally illuminated boxes are not acceptable, especially where they obscure architectural features or are too visually dominant for the overall elevation;
 - The use of upper floors for businesses should not be allowed to result in a proliferation of signs on the elevation: however, simple lettering perhaps on a screen behind the window or affixed direct to the window pane, need not spoil the elevation; and
 - The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Redundant signage should be taken down and the building behind made good.
- 5.3.10 The standard company signs of national retail and service businesses may not be appropriate either to individual buildings or the setting of the conservation area. Suitability for the building and the conservation area is considered more important than uniformity between branches of a firm, and company motifs can usually be successfully adapted with a little thought.

5.4 Public Realm

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

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

5.4.2 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. Virtually no original street surfaces remain in the conservation area, with the exception of a section of cobbles, flagstones and stone setts surviving on Elliott's Row and Hayles Street.

5.5 Boundaries

5.5.1 In most parts of the conservation area, the public and private realms are separated by a garden boundary treatment. Original boundary treatments have generally been lost. The most common replacement treatment is a simple brick wall. Where new boundary treatments are required these should generally be simple brick walls of around 1m in height.

5.6 Trees and Street Furniture

5.6.1 There is some opportunity for the introduction of additional trees within the public realm. If space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects. Street trees provide a tangible quality to the conservation 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 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.
- 5.6.4 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.
- 5.6.5 A more co-ordinated approach to the design and siting of street furniture, such as bus shelters, lamp standards and highway signs, is required. Simple designs appropriate to the Elliott's Row 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 Elliott's Row Conservation Area. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.7.2 The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged. The use of cement mortars and renders are discouraged on historic buildings.

Maintenance

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

Windows and Doors

- 5.7.4 Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Elliott's Row 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 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original windows in terms of detail design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate timber sash window as a double glazed units and not acceptable on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features. Where the existing windows or doors are however later alterations they determinably affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design.
- 5.7.6 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.
- 5.7.7 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

- 5.7.8 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, 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 Elliott’s Row 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.
- 5.7.9 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 Elliott’s Conservation Area, mansard extensions would be considered inappropriate.

- 5.7.10 Where butterfly or 'v' shape roofs exist they 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 these streets.
- 5.7.11 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

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

Stucco and Render

- 5.7.15 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Traditionally stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.7.16 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building Consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively.

Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.

- 5.7.17 Where features such as capital, pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Rainwater Goods

- 5.7.18 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

Satellite Dishes

- 5.7.19 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; or
- located on the rear or garden elevation.

5.8 Renewable Energy

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

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

- equipment should be installed away from principal elevations or dominant roof slopes;
- the cumulative visual impact of the equipment on one or group of buildings within the conservation area;
- wherever possible panels which sit flush with the roof covering should be used rather than framed systems;

- ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area) is minimised by the: location, size, colour and reflectivity of the system selected ;
- structural impact on the historic building of the installation of a micro-generation system; and
- new pipe work, cables or excavations associated with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible.

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6. Useful Information

General advice

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

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

Useful telephone numbers

General Planning Enquiries 0207 525 5438

Conservation & Design Team 0207 525 5448

Planning Enforcement 0207 525 5419

Building Control 0207 525 5582

Tree Protection Officer 020 7525 2090

Other useful contacts

English Heritage 0870 333 1181

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

The Society for the Protection of Ancient Buildings 0207 377 1644

www.spab.org.uk

The Victorian Society 0208 9941019

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

The Council for British Archaeology 0190 467 1417

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

Ancient Monuments Society 0207 236 3934

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

The Georgian Group 08717502936

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

The Twentieth Century Society 020 7250 3857

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

7. Further Reading

- Ashurst, J and N (1988) – Practical Building Conservation, Vols. 1 to 5.
- Boast, M. - The Story of Walworth, Southwark Council (2005).
- 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.
- English Heritage (2008) – Climate Change and the Historic Environment
- Communities and Local Government – National Planning Policy Framework (2012)
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.

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