

West Square

Conservation Area Appraisal (October 2012)

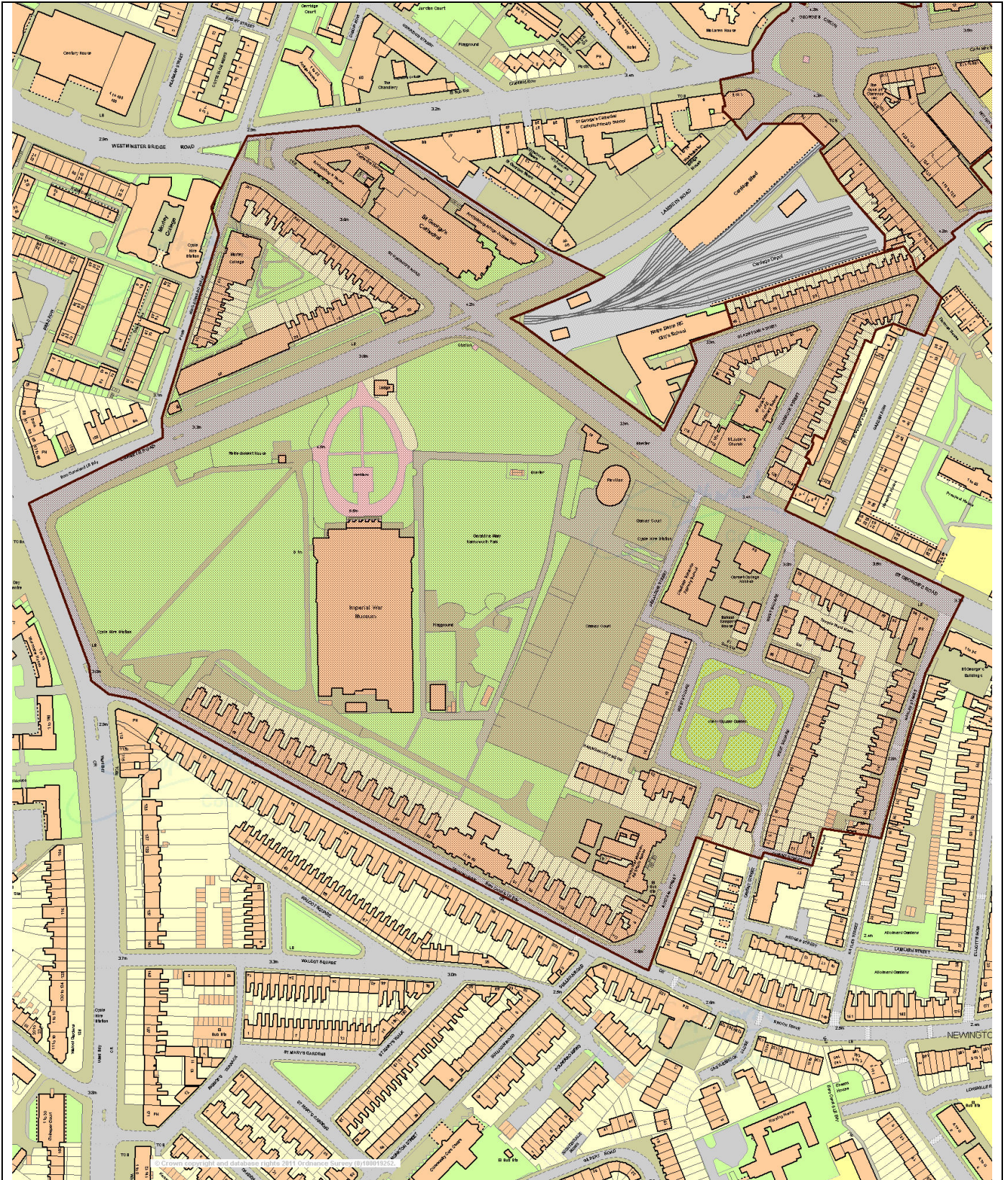
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West Square Conservation Area

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

1.2 Arrangement of this Document

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

1.3 West Square Conservation Area

Location

- 1.3.1 The West Square Conservation Area is located to the north-western edge of the Borough abutting the Lambeth-Southwark boundary and the Walcot Conservation Area. To the east is the proposed Elliott's Row Conservation Area. The area is to the south and east of the River Thames with the main distributor road, Lambeth Road, passing through the northern part of the designated area. The Elephant and Castle, to the southeast, provides the nearest tube station link, with Lambeth North station equally close for those on the western boundary of the conservation area.

Topography

- 1.3.2 The West Square 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.

1.4 Planning History

- 1.4.1 The West Square Conservation Area was designated by Southwark Council on 17th September 1971 as a conservation area, under the Civic Amenities Act of 1967.

1.5 Local Planning Policies

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

Strategic Policy 12 – Design and Conservation

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

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

Policy 3.15 – Conservation of the Historic Environment

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

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

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

Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

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

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

Demolition

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

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

Implementation

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

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

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

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

Policy 3.19 – Archaeology

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

Reasons

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

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

1.6 National Planning Policy 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 House Extensions in the Albert Triangle Leaflet (1986)

1.8.1 The 1986 '*Albert Association/ West Square Conservation Area – House Extensions in the Albert Triangle*' is not a material consideration for current planning and Listed Building Consent applications. The guidance pre-dates recent national, regional and local planning policy and the statutory listing of properties within the Albert Triangle (Colnbrook Street and Gladstone Street) in 1989. It should be noted that this appraisal provides design and conservation guidance for the West Square Conservation Area.

1.9 Further Information

- 1.9.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.
- 1.9.2 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 In the Roman period, development was concentrated around the only river crossing, now London Bridge, to the northeast of the present conservation area. Apart from Roman roads leading southwards, the area comprised generally flat marshy land, the area of the conservation area being located away from the line of the roads, which broadly follow modern Newington Causeway, Newington Butts and Kennington Park Road. Whilst no evidence of Roman occupation of this area has been identified there are numerous references to antiquarian finds within this part of the borough. Until the post-medieval period, the surrounding 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.
- 2.1.2 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. It is most likely that an artillery fort was located on the site of the 'Dog and Duck', now the location of the Imperial War Museum, with the defensive line running east to a fortification at the south end of the Newington Causeway and west to Lambeth Palace.
- 2.1.3 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, includes: 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 indicates that in 1766, the area to the south of St. George's Road still remained fields. 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. Whilst Gibraltar Row (now Hayles Street) had been developed, but the area to the north had not. In 1789 Prospect Place became one of the first groups of terraced houses to be built in the present conservation area, of which Nos. 63-83 St. George's Road survive today. By 1791 the West family had granted 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. Darton and Harvey's map of 1800 clearly illustrates the partially developed area.

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. New developments were mainly residential, in terraces and interspersed with market gardens and fields. West Square with its impressive Georgian houses provides a surviving example of this early growth.

2.3 19th Century Urban Development

2.3.1 The beginning of the 19th century saw the development of the wider area intensified with a variety of uses supporting the growth of the suburbs. Land was gradually built on: by churches, institutions and schools, which occupied larger sites and provided a degree of open space around the new buildings in contrast with the terraced housing.

2.3.2 Improvements in transport such as the new trams and trains also made a mark on the development in the area as the suburbs became more accessible from the city. Between 1825-35 there was significant change in the area, including the straightening of Lambeth Road and St. George's Road, resulting in the loss of a number of older streets.

2.3.3 From 1812 the Bethlehem Hospital was constructed on St. George's Fields, having moved out from Moorfields. The hospital, one of the first lunatic asylums in Europe, popularly known by the corruption 'Bedlam,' originated in 'the priory of the star of Bethlehem,' founded at Bishopsgate Without by Simon Fitzmary, Sheriff of London in 1247.

2.3.4 The new building, the hospital's third home, was constructed during the period 1812–1815 to the designs of James Lewis. Alterations took place in 1835 and 1844-46 by Robert Smirke, these included: two new wings, two new galleried blocks to the rear and the construction of two lodges in the grounds. Smirke also designed the replacement for the building's original cupola (1844-46), resulting in the current copper covered dome. Smirke was also responsible for the adjustments to Lambeth Road during this period. Smirke's wings were subsequently removed in 1930 by Lord Rothermere to create a park in memory of his mother, Geraldine Mary Harmsworth. The surviving central section; of the former hospital, became the Imperial War Museum in 1936.

2.3.5 The Borough to Denmark Hill map of c.1830 shows how the street network had been developed in the conservation area. By 1830, buildings front both sides of Brook Street (now Brook Drive) although the street had existed since before 1800, it did not take urban

form for more than half a century. The 1830 map also indicates a development; Moore Place, at the junction of Brook Street and Lambeth Road on the edge of the Bethlehem Hospital. West Square and the southern side of St. George's Road (Prospect Place) had been developed by this time. South Street (now Austral Street) and East Street (now Orient Street) had only been partially built on. On the northern side of St. George's Road a chapel building is identified. The area now known as the "Albert Triangle" is indicated as land belonging to the Philanthropic Society. The map also shows that the land to the north of Lambeth Road; leading up to Westminster Bridge Road, had not yet been developed and remained open land until the 1840s.

- 2.3.6 Laurie Terrace (now Nos. 105-147 (odd) St. George's Road and Barkham Terrace, Lambeth Road) were built in 1842, the latter with the Union Baptist Chapel at its centre. The chapel and the western half of the terrace no longer exist, having been replaced by the private Gainsborough Nursing Home after World War II.
- 2.3.7 Between 1841 and 1849 St. George's Roman Catholic Cathedral was built in St. George's Road, to the north of the Bethlehem Hospital. The cathedral was designed by A.W.Pugin. and built to replace a smaller church in London Road, and to provide a larger place of worship for the many Irish labourers and their families who continued to flood into London to work on the railways and new buildings constructed around the capital.
- 2.3.8 From 1848 the terraces comprising 'The Albert Triangle' were built on the site of the earlier Philanthropic Society building which occupied this site from 1792. The Philanthropic Society was founded to provide for the children of criminals, to teach them a trade and make them useful citizens. In 1849 they decided to relocate to Redhill and most of the land they owned was sold off as small building plots. Other parts of this site were leased and later sold to the School for the Indigent Blind, and the Notre Dame School. Historical maps indicate that between 1879 and 1896 the streets in the Albert Triangle were renamed, by the Metropolitan Board of Works. Colbrook Street, originally known as Richmond Street (named after the Duke of Richmond). Albert Street (named after the Prince Consort) was partly renamed Gladstone Street, a section of which already existed east St. George's Road.
- 2.3.9 A section of the hospital grounds, abutting Ely Place (now Geraldine Street) and the rear of West Square, were leased in 1828 by the Hospital Governors to the Governors of the sister institution of Bridewell, for the erection of a "house of occupations for the employment and relief of destitute of both sexes." These premises, known as King Edward's Schools, remained on this site until 1931, when the children were removed to a more rural setting. The buildings were pulled down soon after. The OS map of 1879 indicates these buildings and terraced houses on Ely Place. The subsequent development of the St. George's Road School (now the Charlotte Sharman Primary School) led to the eventual loss of Nos. 1-5 (consec.) West Square.
- 2.3.10 In the late 19th century Charles Booth undertook a scientific social survey of London life. The poverty map of 1898-99 which includes the West Square Conservation Area classes the majority of the area as fairly comfortable with good ordinary earnings. Hayles Street, Brook Drive and Orient Street were classed as mixed, some comfortable, others poor. In

contrast, the eastern side of West Square northern side of St. George's Road were classed as middle class, well-to-do.

2.4 20th Century Urban Development

- 2.4.1 During World War II some parts of the conservation area were affected by bombing, these include sites on: Brook Drive, King Edward Walk and Barkham Terrace. The 19th century buildings destroyed were temporarily replaced with pre-fab housing and then redeveloped at a later stage in the 20th century.
- 2.4.2 Between 1964 and 1970, Nos. 23–26 and then Nos. 19–22 Colnbrook Street, and Nos. 37–43 Gladstone street were demolished for extensions to St. Jude's School. The site adjacent to St. Jude's School on Colnbrook Street was ultimately not used for building and eventually became a community garden.
- 2.4.3 Post War developments immediately around West Square include; to the north west, Temple West Mews and Nos. 46-50 West Square and Harmsworth Mews. The later being developed on land belonging to All Saints Hospital in the far south western corner of the square.
- 2.4.4 With much of this new development street trees have been planted, including along St. George's St, Lambeth Road, Westminster Bridge Road and London Road. London Plane trees in particular are a characteristic feature of major roads throughout central London and many mature specimens may date to the 1870s.

3. The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest/ Significance

- 3.1.1 The West Square Conservation Area is a notable example of high quality late Georgian and mid-19th century townscape, with a number of significant public buildings. The Imperial War Museum, with its surrounding parkland; Geraldine Mary Harmsworth Park, is the centrepiece of the conservation area. St George's Roman Catholic Cathedral is another important building.

Urban Morphology

- 3.1.2 As Section 2.0 illustrates, much of the area today consists of development dating from the 18th and 19th centuries. The layout of this area is largely derived from its rapid growth through the urbanisation of 18th century London and from the construction of Blackfriars Bridge in particular. Robert Mylne's plan of roads radiating from St George's Circus followed the Parisian example, but the geometric layout of his "dissection of the fields" was pure Georgian. West Square is one of the best Georgian set pieces in the borough, complete with formally laid out central gardens and trees. The area is bisected by two busy main roads: Lambeth Road and St George's Road, where some street trees help to diminish the effect of the traffic.

Land Use Pattern

- 3.1.3 The conservation area predominantly comprises of dwelling houses. In addition the following uses are evident:

- Educational;
- Religious;
- Community;
- Museum;
- Public Houses; and
- Restaurant.

Due to its size and variety of townscape, the West Square Conservation Area has been divided into character areas (sub-areas) containing groups of similar buildings. A more detailed description of these buildings and their uses is provided in sections 3.3-3.7.

Setting of the Conservation Area

- 3.1.4 To the south-west, designated conservation areas in the London Borough of Lambeth provide a high quality setting for the West Square Conservation Area. Similarly to the north-east lies the surviving planned Georgian townscape of the St. George's Circus Conservation Area.
- 3.1.5 To the east lies the cohesive townscape of the streets around Elliott's Row. The area comprises of well defined street with quality 19th and 20th century houses. Further east is

the Elephant Castle town centre, large town centre buildings contrast with the historic townscape further westwards.

3.2 Local Materials and Details

- 3.2.1 The materials used in the West Square Conservation Area are typical of most London buildings of the 18th and 19th centuries. The brown brick facades of the earlier Georgian terraces are succeeded by yellow stock bricks laid in a Flemish bond with flush mortar joints, with rubbed brick arches to the windows and door, such as can be seen on Nos. 43 and 44 West Square. After about 1840 rendered architraves, string courses, parapets, and other architectural embellishments were added to the brickwork. For better quality buildings, stucco was used to replicate stone in lined or rusticated forms.
- 3.2.2 From the mid-19th century onwards, buildings tend to include more variety of materials and detailing and this was achieved by using an interplay of different coloured brickwork. In addition to the local brown and yellow bricks, soft reds and gault whites were imported to provide detailing such as string courses, plinths and quoins.
- 3.2.3 Roofs of the Georgian buildings were generally pitched and concealed behind parapets. While the earlier buildings may originally have been roofed with clay tiles, Welsh slate has been almost universal throughout the conservation area since the railways made them easily available from the 1840s. Some roofs have been altered to provide attic rooms in mansard roofs with dormers. Most of the 18th and 19th century buildings have substantial chimneys with distinctive red clay pots.
- 3.2.4 Most windows are double-hung vertically sliding timber sashes. In accordance with by-laws introduced after the Fire of London, the windows are set back in their openings, rather than being flush with the façade. They tend to have six-over-six panes with narrow glazing bars, often reducing to three-over-three panes on the second floor. In Colnbrook and Gladstone Streets, a typical variation is the introduction of a narrow pane; margin light, at the edges. After the mid-19th century, the introduction of plate glass made larger panes possible and these are evident in the windows of the orphanage on Austral Street.
- 3.2.5 Historical doors are always made of solid timber. Georgian doors generally have six moulded and fielded panels but, from about the 1840s, local doors often had two long moulded panels rounded at the top. Fanlights above the doors vary from plain glazed rectangles to the semi-circular lights with delicate leadwork patterns that can be seen in West Square.
- 3.2.6 Original boundary treatments are a significant feature of many parts of the West Square Conservation Area, these include: piers, walls, cast iron railings and gates. A number of properties on Gladstone Street, King Edward Walk, West Square and St. George's Road retain good examples. Elsewhere original boundary treatments have been lost or replaced, for example on Brook Drive. Outside the Notre Dame School on the north side of St George's Road, there are unusually heavy gothic cast-iron railings.
- 3.2.7 A number of original wrought iron first-floor balconies have survived, such as those on Laurie Terrace. There are also original cast-iron railings and window guards, particularly in the Albert Triangle area.

- 3.2.8 Historic features such as cast iron insurance plaques, coal holes and boot scrapers remain throughout the conservation area. Where these exist they should be retained and repaired where necessary.
- 3.2.9 Street surfaces generally comprise modern tarmac carriageways with concrete slab pavements and concrete kerbs. However, granite kerbs have survived in a number of stretches and in the Albert Triangle, much of the original Yorkstone paving still exists with inset cast-iron coalholes. This paving has been carefully set out so that the slabs align with the entrances to the houses.

3.3 Sub Area 1 – West Square and St. George’s Road

- 3.3.1 The earliest Georgian residential buildings in the area are Nos. 63-83 (odd) St. George's Road (Prospect Place) of 1794. This terrace comprises houses of three storeys plus basements, set well back from the street with well-defined and contained gardens. The buildings are constructed of brown and yellow brick with plain brick coped parapets of a generally uniform height. Within this terrace, No. 81 has rusticated stucco to the ground floor with stucco cornicing to the parapet and one solitary pilaster. The details of doorways include round arched openings with stucco-lined recesses, moulded stucco impost blocks and breakfront cornice heads or stucco architraves. Some doorways are more decorative with reeded columns, foliage capitals and reeded cornices. Some original six-panelled doors remain *in-situ* as do recessed sash windows with glazing bars and flat gauged brick arches above. The front gardens to this terrace are defined by low brick walls surmounted with metal railings (not original) with entrances and boundaries indicated by substantial brick piers with decorative stone caps.
- 3.3.2 The layout of West Square was started in 1794 and was completed in about 1810. It is one of the earliest surviving Georgian squares in south London. The terraces around the square are generally uniform, arranged around a central green. This uniformity was interrupted with the construction of the Charlotte Sharman School of 1884, which replaced Nos. 1-5 (consec.) West Square on the north-west side. The north-east side of the square is a reconstruction in a neo-Georgian style following war damage.
- 3.3.3 The buildings are mostly of three storeys with basements, although in some cases a fourth storey has been added to the roof in the form of mansard roof extensions, which break the continuity of the skyline. On the westside, the centre of the terrace is signified by a slightly projecting central pediment extending over four bays (two dwellings), with flanking houses and end pairs also projecting. This rhythm was mirrored on the opposite side but has been weakened through later alterations caused in part by the use of No. 36 as a semaphore station in the early 19th century. One of the later terraces on the south side rises to four storeys.
- 3.3.4 West Square is built of yellow stock bricks with stucco dressings, dentil cornicing to parapet roofs, and recessed sash windows with gauged flat brick arches. From street level there are steps leading up to six-panelled wooden doors with semi-circular fanlights. On the westside the two buildings flanking the central projection have first floor windows set back into tall semi-circular arched recesses. On the eastside, this is repeated to the central feature. Other details include stucco banding and keystones, and iron railings, although most of these are replacements.

- 3.3.5 Orient Street is a short narrow street leading off the south-eastern corner of West Square. Nos. 1, 3, 5 and 7 Orient Street are all Grade II listed buildings. No. 1 is a two storey terraced house over a basement and with an attic. The house steps up to the porch, with reeded columns with acanthus capitals, and corresponding pilasters to rear supporting canopy. Sash windows have glazing bars and gauged brick segmental arches. Nos. 3, 5 and 7 are early 19th century brick houses in Flemish bond, two storeys over a basement with one window each. Iron railings enclose areas, stucco faces the ground floor, and mansard roofs of slate are later 20th century rebuild. Ground floor openings are flat-arched, the entrances with plain over-lights, shallow pilasters and shallow canopies. Plain brick parapets have stone copings and each property has two dormers.
- 3.3.6 Nos. 105-145 (odd) St George's Road (formerly Laurie Terrace) were constructed in 1842. They continue the Georgian tradition of three-storey 'second-rate' housing. The terrace, attributed to W R Glasier and T J Crawley, provides a marked contrast to the scale of St. George's Cathedral opposite. This terrace is of yellow stock brick with stucco to the ground floor. The end pairs break forward slightly with stucco quoins. The first floors have French windows with moulded stucco architraves and cast iron balconies, while the second floor windows have gauged brick flat arches. A notable feature is the heavy cast-iron railings to the basement areas, which have panels of stacked semi-circles forming a fishscale pattern.
- 3.3.7 The listed buildings of King Edward Walk (Nos. 15-31 (odd)); to the rear of Laurie Terrace, are of a lesser height and style. They are of two storeys with a basement constructed of stock brick with stucco pilasters, frieze and cornice. Some original doors survive comprising two long panels echoing the round arched recesses containing the first floor sashes. Sash windows are generally set within reveals with flat gauged brick arches. Some area railings survive and all of the dwellings have fire insurance signs between the windows. An OS map from around 1830 clearly shows the King Edward Walk properties. Originally the terrace stretched between Lambeth Road and St. George's Road, however post World War II maps indicate that the properties at the northern of King Edward Walk had been replaced by prefab housing. The Nancy Seear Building (Morley College) now occupies the site.
- 3.3.8 Barkham Terrace, Lambeth Road is a surviving terrace of 3-storey Gothic styled stucco houses. The houses are relieved by shallow bay projections through the ground and first floors of each house. Each bay has a balcony at first floor level. An uncommon feature of the terrace is the chamfering of all the door and window openings. Iron area railings. Barkham Terrace is named after Edward Barkham, an 18th century benefactor of Bethlehem Hospital. It was built in 1842 by Henry Heard of Castle Street and Ann Hewett of the New Kent Road. Originally at the centre of Barkham Terrace was a chapel, the Union Baptist Chapel. The ends of this group are marked by stucco lodges, which provide a visual link with the lodge to the Imperial War Museum.
- 3.3.9 Although the sub-area has a predominantly suburban residential character, it comprises a number of buildings that are important nationally as well as locally. The Imperial War Museum, formerly the Bethlehem Hospital, lies at the centre of the area and is set in spacious grounds. To the east lies West Square, this is one of the oldest surviving Georgian squares on the south side of London. To the north of the Museum sits the

unfinished St. George's Roman Catholic Cathedral Church, designed by A W Pugin in 1841-1848 in a Victorian "Gothick" style. This was later altered by Walters in 1885-1905 and damaged during World War II.

3.4 Sub Area 2 – Albert Triangle

- 3.4.1 On the north eastern side of the West Square Conservation Area is the "Albert Triangle", which is bounded by St. George's Road and London Road. This area contains a number of terraces of local architectural importance, built during the mid-19th century when London expanded rapidly. Although bounded by main roads, the area unfolds to reveal a pocket of calm, for instance.
- 3.4.2 Within the Albert Triangle the terraces of Gladstone Street and Colnbrook Street are listed. They were built between 1849 and 1852 by architects Garland and Christopher. Originally constructed as two storey houses, over a basement, the majority now have mansard extensions of varying designs. Typically the houses have rusticated stucco at the lower levels and yellow stock brick with stucco details above. The north side of Gladstone Street is the set piece with three four-bay sections breaking forward under pediments. Some of the ground floor sash windows retain their original margin lights and most of the basement areas have spearhead railings. These cast iron railings are a significant feature of the Albert Triangle and many have properties retained these original features.
- 3.4.3 All the houses have steps up to the ground floor from the street, bridging across the basement areas. Large Yorkstone flags in the pavement, some historic flags survive intact and today identify the entrances to the properties. The reinstatement of traditional paving in recent years has enhanced this part of the conservation area. The cohesion of the Albert Triangle is particularly strong even though a number of features, such as the majority of the parapet cornice and pediments in Colnbrook Street have been lost.
- 3.4.4 Within this area is the St. Jude's Primary School and the adjacent Church of St. Jude. The church was built in 1803-1806 but was largely rebuilt in 1888-1890, after the construction of the school between 1870 and 1874. Both of these buildings are predominantly of the gothic revival style, constructed of Flemish-bond brickwork with stone dressings and slate roofs with emphatic gables. The church has an octagonal bell turret rising to a stone capped roof, filling the angle between the south transept and the flank of the chancel. The Philanthropic Society, dedicated to the training of young offenders, occupied these sites from 1793 to 1848. As the church was not cardinaly orientated it was given over to Anglican use and, in 1871, a scheme for re-orientating and extending it was approved with works that eradicated much of the earlier building, which was in a poor state of repair. Having been deconsecrated in the 1980s, the main body of the church fell into disrepair, with only the crypt in use as a community space. In recent years the church has been restored is once again being used as a place of worship.
- 3.4.5 Just outside the conservation area is the Notre Dame RC Secondary School for Girls. The complex of buildings date from the late 19th century/ early 20th century and was partly built on land occupied by terraced houses on Gladstone Street. The school is four storeys and is an important back drop to the conservation area. Consideration should be given to including the school building within the West Square Conservation Area.

3.4.6 Directly opposite the Church of St. Jude on St. George's Road, is Charlotte Sharman School. Originally built in 1884-5 for the School Board for London, the complex interrupts the uniformity of West Square on the north-west side. The school is named after the christian philanthropist. The main block of the school fronts onto Geraldine Street, between West Square and St. George's Road. Fronting onto St. George's Road is the Siobhan Davies Dance Studios. The school annexe building has been refurbished and extended to provide dance rehearsal space. The 19th century building is now topped with dramatic curved roof ribbons.

3.5 Sub Area 3 – Hayles Street and Brook Drive

3.5.1 Only part of Hayles Street falls within the West Square Conservation Area (the remaining part is covered by the Elliott's Row Conservation Area). The properties on Hayles Street date from the 19th century, although the road itself pre-dates this. Unlike elsewhere in the conservation area, the Hayles Street properties do not have front gardens. Nos. 2-10 (even) Hayles Street date from the mid 19th century and a terrace of two storey houses. These houses are constructed of stock brick with stucco dressings. Nos. 12-24 (even) Hayles Street are comparable to Nos. 2-10, but are 3 storeys in height. The end properties formerly housed shops but more recently have been converted to residential use. They feature a stucco main cornice and blocking course with a raised panel, on which is inscribed "Hayles Terrace 1853".

3.5.2 Hayles Street continues with a terrace of four, two storey houses Nos. 26-32 (even). The stock brick paired houses have round arched doorways with stucco surrounds and date from the mid 19th century. No. 34 Hayles Street is dated 1894 on central pedimented plaque to the Lambeth Hayles Estate. The building is three storeys and constructed of yellow stock brick with red brick pilaster strips, frieze, cornice and parapet. Between Nos. 34 and 38; is Five Court, an historic narrow road, now providing access to garages behind. Nos. 38, 40 Hayles Street is a pair of early to mid 19th century of two storey cottages, each one bay wide. Faced with stock brick with a stucco cornice, No. 40 has a stucco Doric doorcase. The doorway to No. 38 is in the side elevation and has a plain surround.

3.5.3 Brook Drive shares a boundary with the Walcot Conservation Area (London Borough of Lambeth) and the Elliott's Row Conservation Area. The residential properties along Brook Drive; that fall within the West Square Conservation are comparable to those in the adjoining conservation areas. Although part of the Georgian layout, the north side of Brook Drive was not developed until the late 19th century. The three storey terraced houses were built with the Walcot Estate, much of which lies in the London Borough of Lambeth. The terrace, with alternating groups of square (stock brick) and canted bays (red brick). The ornate rendered detailing around the doors and windows is typical of late Victorian residential properties. Small front gardens with a low are a feature, but typically original boundary treatments have been lost. The terrace is interrupted by Nos. 71-79 (odd) Brook Drive by a 1970s, three storey yellow brick development, which fills in a former bomb site. The western end of Brook Drive terrace continues to Geraldine Mary Harmsworth Park. Eastwards Brook Drive turns into Austral Street, which is the southern approach to West Square.

3.5.4 Originally Austral Street was known as South Street, but during the later part of the 19th century the road was renamed. Also during this time a large detached house of the western side of Austral Street was replaced by an orphanage. This three storey building with raised basement, prominent chimney stacks, has end bays set forward and a central pedimented Ionic porch at the head of a flight of steps. The building is yellow brick with red brick basement and bands and is now an annexe building to the Imperial War Museum.

3.6 Views and Townscape

3.6.1 The West Square Conservation Area is generally flat and terraces largely line the streets, so the scope for long vistas is limited. Views are either along the streets or across the Geraldine Mary Harmsworth Park.

3.6.2 The major landmarks within the area are the Imperial War Museum, St George's Cathedral and St. Jude's Church. All of these benefit from being in longer views across the park, as does the Notre Dame School.

3.6.3 Corner public houses feature on three gateways into the conservation area. The Albert Arms No. 1 Gladstone Street, The Prince of Wales No. 51 St. George's Road and No. 147 St. George's Road. The view into the conservation area from London Road is dominated by the Albert Arms; the building occupies a triangular site at the junction of Garden Row and Gladstone Street. The Prince of Wales Public House is on the corner of Hayles Street and St. George's Road and the former pub; No. 147 St. George's Road, on the corner with King Edward Walk.

3.6.4 Views westward along Brook Drive and Austral Road are of the adjoining Elliott's Row Conservation Area. The tall buildings of the Elephant Castle can be seen in these western views.

3.6.5 Outside the area, landmarks are less positive. View in both directions along St. George's Road; for instance, are terminated in the east by 20th century developments in the Elephant and Castle town centre. To the west distance views are terminated by modern developments in neighbouring Lambeth.

3.7 Key Spaces and Landscape Elements

3.7.1 The conservation area contains two important areas of green space, which make a significant contribution to the spatial character of the area. The Geraldine Mary Harmsworth public park surrounds the Imperial War Museum and is contained within area railings, providing a pleasant refuge from the surrounding streets and traffic. The park is well endowed with trees, which appear dwarfed when viewed against the museum. From certain aspects, the trees help to mask the less interesting elevations of the building. Formality is restricted to the rose beds in front of the museum.

3.7.2 West Square on the other hand is a completely formal square with limited access from the north and south, which gives it a sense of privacy despite public ownership. It is enclosed by railings and overlooked by the surrounding terraces. The square is dissected by a cross pattern of paths with trees and flowerbeds planted within the quarters. The Mulberry trees display a typical reclining habit and are of especial importance due to their

likely planting date coterminous with the square itself. The enclosure of a central bed with a fence of rustic poles is entirely at odds with the Georgian elegance of the square.

- 3.7.3 The generous width of St George's Road and Lambeth Road enable them to be lined with London plane trees, which help to soften the effect of the high volumes of traffic. The width of both Lambeth Road and St. George's Road also add to the spatial quality of this part of the conservation area.
- 3.7.4 Elsewhere the streets tend to be generously wide, but the predominance of the terraced form gives only occasional glimpses of private gardens behind the frontage buildings, which contributes to the character of the conservation. Small triangular gardens can also be seen behind Barkham Terrace and in the Albert Triangle.
- 3.7.5 On the western side of Austral Street, mature trees are to be found outside the former orphanage, which is now an annexe to the Imperial War Museum. The trees are likely to have been planted at the same time as the buildings on Austral Street. Further along Brook Drive young trees have been planted, to soften the townscape.
- 3.7.6 Except in Gladstone Street, original ground surfacing materials have generally been lost throughout the conservation area. The most significant surviving element is the broad, flat granite kerbstones which are still widespread. Public footways are paved with concrete paving slabs crossed by a number of vehicle crossovers and generally in a fair condition.
- 3.7.7 Street furniture is largely of the late 20th century design and consists primarily of traditional style metal street lamps with a bell-shape lamp. On Brook Drive the street lamps are the standard grey municipal type.

4. Audit

4.1 Listed Buildings

4.1.1 The lists of buildings of special architectural or historic interest for Southwark are available from the Council. The following buildings within the West Square Conservation Area are statutorily listed:

- Nos. 2-18 (consec.) Colnbrook Street;
- St. Jude's Church of England School, Colnbrook Street;
- Nos. 15-31 (odd) King Edward Walk;
- Lodge to the Imperial War Museum, Lambeth Road;
- Roman Catholic Cathedral of St. George, Lambeth Road;
- Imperial War Museum, Lambeth Road;
- Former Church of St. Jude, St. George's Road;
- Nos. 63-83 (odd) St. George's Road;
- Nos. 105-145 (odd) St. George's Road;
- Nos. 3-11 (odd) Gladstone Street;
- Nos. 13-35 (odd) Gladstone Street;
- Nos. 4-48 (even) Gladstone Street;
- Nos. 1, 3, 5, and 7 Orient Street;
- Nos. 20-24 (consec.) West Square;.
- Nos. 25-28 (consec.) West Square;
- Nos. 29-45 (consec.) West Square; and
- Charlotte Sharman School (block fronting Geraldine Street) West Square.

4.2 Key Unlisted Buildings and Building Groups

4.2.1 The main defining elements of the conservation area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the conservation area. The following building groups are of particular note:

- Imperial War Museum, All Saints Annexe, Austral Street;
- No. 1 Gladstone Street;
- Nos. 2-10 (even) Hayles Street;
- Nos. 12-24 (even) Hayles Street;

- Nos. 26–32 (even) Hayles Street;
- No. 34 Hayles Street;
- Nos. 38, 40 Hayles Street;
- Barkham Terrace, Lambeth Road;
- No. 51 St. George's Road, The Prince of Wales Public House;
- Nos. 57, 59 St. George's Road;
- Siobhan Davies Studios, St. George's Road;
- No. 147 St. George's Road, The Morley Gallery;
- Nos. 104-108 (even) St. George's Road;
- Nos. 110–116 (even) St. George's Road;
- Railings to Notre Dame RC Secondary Girls' School, St. George's Road;
- No. 150 St. George's Road (N side), Archbishop's House; and
- Cathedral House, Westminster Bridge Road.

4.3 Archaeology

4.3.1 The primary archaeological interest within the conservation area relates to the presence of the Civil War Defences. The site of the Imperial War Museum is likely to be the location of the former fort located at the site of the Dog and Duck. Lines of defences running from the fort east to a fort at Newington Causeway and west to a further fortification at Lambeth Palace may well survive as buried archaeological features.

4.3.2 Antiquarian observations have also recorded the presence of Roman and prehistoric artefacts within the vicinity of the conservation area indicating some exploitation of the landscape at these times.

4.4 Negative Elements

4.4.1 Whilst the West Square Conservation Area remains substantially intact, the cumulative effect of small scale changes is damaging the overall character and appearance of the conservation area. Particular problems within the West Square Conservation Area include: replacement windows and doors, loss of architectural details, satellite dishes, inappropriate repair methods and materials.

4.4.2 Replacement front garden boundary treatments not in keeping with other properties in the conservation area (e.g. rendered walling and modern walling blocks on Brook Drive) are having a negative impact.

4.4.3 War damage or later demolition resulting in the erection of some buildings that do not enhance the character of the West Square Conservation Area and has affected the consistency of the residential areas. These areas include: Temple West Mews, Nos. 71-89 (odd) Brook Drive and the Nancy Sear Building, King Edward Walk.

4.4.4 In the streets, poorly maintained surfaces, loss of traditional materials, and inappropriately designed and sited street furniture often detract from the townscape. In West Square, the car is a significant detractor: the one-way system simply creates more signage, while the sub-division of houses increases the demand for parking space.

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 kerbs exist throughout the West Square Conservation Area and consideration should be given to removal of tarmac and replacement with traditional materials.

4.5.2 Continuation of street trees along St. George's Road and Lambeth Road and improved planting to the Lambeth Road side of Geraldine Mary Harmsworth Park would benefit the conservation area.

4.5.3 Piecemeal improvements to the front gardens of individual properties have degraded the public realm particular along Brook Drive. Higher quality materials, walls and railings need to be encouraged.

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.

4.6 Potential Development Sites

4.6.1 There are few potential development sites within the conservation area. Replacement of listed structures will usually prove unacceptable and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. A number of potential redevelopment sites neighbouring the conservation area. Proposals for such sites will need to demonstrate that there is no detrimental effect on the character or appearance of the West Square Conservation Area.

4.7 Conservation Area Boundary Review

4.7.1 Consideration should be given to reviewing the boundaries of the West Square Conservation Area, particularly along the western and southern boundaries. Consideration should also be given to the extension of the conservation area to include: Notre Dame School, Bakerloo Sidings and the former Coach House, Colnbrook Street.

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 West Square Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.
- 5.1.3 There are limited development pressures in the West Square 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. 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.
- 5.1.5 Replacement of listed structures will usually prove unacceptable, and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised work is carried out the Council can enforce against it.
- 5.1.6 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 West Square 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 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 building frontages back to provide front property boundaries defined by railings, low walls and fences. It is important to restore and continue the street definition these create;
- Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality;
- Allowing sufficient space for the continuation or addition of street trees;
- Ensuring building footprints do not fill the whole of the plot but respect the historic building to ground ratio;
- 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; and
- Maintaining the mature trees and hedges that add to the amount of soft landscaping in the conservation area, complementing the Geraldine Mary Harmsworth Park and West Square Garden.

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 are 18th and 19th century terraced houses.

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 mainly between two and four storeys.
- Where new development is proposed buildings should respect the adjacent building heights;
- Roof lines are typically hidden behind parapets. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane.

Given the cohesive nature of the roofscape to properties in some parts of the conservation areas, mansard extensions would not be considered appropriate.

- Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and
- Regular residential patterns of fenestration and a strong verticality in upper floors should be maintained.

5.3 New Design in the Conservation Area

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

5.3.2 Although new design should be sympathetic to the existing characteristics of the area modern design is not necessarily to be precluded. Success of contemporary design in the conservation area will not come from aping the style of 18th and 19th century houses, but in building on the unique townscape opportunities of building height, set back, plot width (visual rhythm) and continuity that the development pattern affords.

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

Advertisements

5.3.4 The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. Increased visibility of advertisement signs and hoardings is not a valid reason for pruning of publically owned or managed trees.

5.4 Public Realm

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

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

5.5 Boundaries

- 5.5.1 In most parts of the conservation area, front gardens for the boundary of the public realm and the retention of strong delineation are of paramount importance. Where original boundary treatments remain they should be retained in their entirety and repaired where necessary. In streets where boundary walls and railings have been lost or constructed of inappropriate materials, the Council will encourage their replacement or reinstatement in order to re-create the original character of the streets within the West Square Conservation Area.

5.6 Trees and Street Furniture

- 5.6.1 Street trees are a significant feature within this conservation area and provide a tangible quality to the area's character and appeal. The trees here are protected in two ways. Particular trees in private ownership may benefit from Tree Preservation Orders. Trees on publically owned land such as streets, estates and parks are managed by Southwark Council and are deemed to be maintained in the public benefit. In effect, this means they are regularly inspected and pruned in order to keep them in a safe and healthy condition whilst also minimising nuisance. In addition, as they are within a conservation area, trees are identified as providing a positive character element to the Area, as reflected in this appraisal. Any proposal to fell or remove trees, whether they are publically or privately owned, must be authorised by the Planning Department. There is no requirement for the council to authorise its own pruning to ensure good maintenance practices. However, pruning of privately owned trees above a certain size does need permission in order to ensure amenity is not damaged or lost. Where trees do have to be removed on publically owned land they will be replaced at or near the same location, in agreement with the Planning Department.
- 5.6.2 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.
- 5.6.3 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.
- 5.6.4 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 West Square Conservation Area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate.

5.7 Improvements and Repairs Materials

- 5.7.1 Choice and use of materials can have a significant effect on the character and appearance of the West Square Conservation Area. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.

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

- 5.7.8 All external joinery should be painted. Stained or varnished timber finishes are inappropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been their original colour: however repainting in garish colours would be inappropriate. Darker “heritage” colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

- 5.7.9 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the West Square Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.
- 5.7.10 Given the low pitches and/or parapet design of most of the roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials. Furthermore, given the cohesive nature of the existing roofscapes within the West Square Conservation Area, mansard extensions would be considered inappropriate on some terraces.
- 5.7.11 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. If this is the case and the ‘v’ is still in situ the rear wall to the loft extension should rise up from behind the existing brickwork. The rear elevation of the loft extension should also be sloping and slate clad, like the front.
- 5.7.12 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.7.13 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the West Square Conservation Area. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.
- 5.7.14 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the

appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.

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

Stucco and Render

- 5.7.16 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.7.17 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. 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.
- 5.7.18 Where features such as capital, pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Ornamental Ironwork

- 5.7.19 Original iron railings, balustrades and balconies should be retained and protected through regular painting (black) and maintenance. The reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged. Some original balustrades and balconies remain, and historically faithful copies can be made and installed (subject to the Council's approval). Given the untidy nature of some current boundary treatments, the Council would encourage the reinstatement of boundaries.

Rainwater Goods

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

Satellite Dishes

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

- Concealed behind parapets and walls below ridge level;
- Set back on side and rear extensions;
- Set back on rear roofs below ridge level;
- 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.

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; 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.

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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
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 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 London Tree Officers Association	020 7974 4124
http://www.ltoa.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.
- Brereton, C (English Heritage, 1991) – The Repair of Historic Buildings
- Campbell-Culver, M – *The Origin of Plants* (2001)
- Cherry, B and Pevsner, N (1983) – The Buildings of England, London 2: South.
- English Heritage (2008) – Climate Change and the Historic Environment.
- Godely, R J (1996) – A History of Bankside, Bermondsey and Borough.
- 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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