

# BANKSIDE, BOROUGH & LONDON BRIDGE CHARACTERISATION STUDY

TRINITY AND TABARD ADDENDUM, JANUARY 2014





## 3.10 TRINITY AND TABARD

### 3.10.1 Location and Summary

The area is located to north-east of Elephant and Castle, south of Long Lane and north of New Kent Road and Abbey Street, which joins Long Lane at the north-east corner. Great Dover Street, which divides the area on a broadly north-west, south-east axis, was laid out as a turnpike in the 1750s. The parallel Tabard Street formalised the line of earlier Roman Watling Street. Development within the majority of the area is the result of slum clearance in the early 20th century and further redevelopment following significant bomb damage during WWII. As a result, extensive housing estates, which removed parts of the earlier street pattern, fill much of the area. In contrast, the Trinity Church Square Conservation area contains fine examples of late Georgian townhouses and garden squares.



Figure 1: Trinity and Tabard - Aerial Overview





# TRINITY AND TABARD

## 3.10.2 Historical Development

Although Roman occupation in Southwark was centred on the area around the bridgehead close to the modern day London Bridge, there have been a number of Roman finds within this area. Excavations in 2002 for example discovered a Roman temple in Tabard Square, close to where Watling Street and Stane Street merged, and evidence of a significant Roman cemetery, as Roman inhumations and cremations have been found in a number of locations in the area discussed here, most recently in Dickens Square. The line of Tabard Street is likely to reflect the earlier Roman Watling Street that linked London to the ports on the Kent coast.

The name Bermondsey derives from Beormond's Ey, an island of high ground in the marshes belonging to Beormond, a Saxon lord. There is documentary evidence that a minster was built here in the early 8th century. Bermondsey Priory was founded by the Cluniac order, probably in 1082 and the reference in Domesday to 'a new and handsome church' may refer to their building.

The priory was raised to the status of an abbey in 1399 and was the scene of the death of two English queens, Catherine de Valois in 1436 and Elizabeth Woodville in 1492. Prior to the dissolution, some of the land to the west of the area was in private hands and some belonged to St Thomas's Hospital and St Mary Overie. By the 1560s much of the land was in the possession of the Bostock family after which it passed to the Merrick family. The abbey was dissolved in 1537-8 and the buildings demolished and the stone used to build Bermondsey House.

Although Borough High Street and Bermondsey Street were occupied before the end of the medieval period the medieval road on the route of Watling Street ran through open country. It was punctuated by the presence of an occasional inn and the Lock Hospital, a leper hospital probably founded in the 12th century situated close to the modern Bartholomew Street. The road was paved in stone by Act of Parliament in 1565 as far as the Lock Hospital and was developed on both sides during the 17th century.

The first map to show any part of the area in detail is Morgan's map of 1682 which shows ribbon development along Kent Street (now Tabard Street), dense at the northern end with alleys leading off and just one building deep further south. Long Lane was densely developed at either end with fewer buildings at the centre and the occasional side street such as Wild's Rents, one of the few early streets which exists today. The section of Bermondsey Street south of its intersection with Long Lane was similarly built up at this time with infill development behind the buildings lining the street.

The land enclosed by these three streets was exclusively agricultural at this time and in 1661 Christopher Merrick conveyed the land to the east of the area to the Trinity House Corporation "for relieving comforting easing and maintaining of the poor aged sick maimed weak and decayed seamen and mariners of this Kingdom,

their wives children and widows where most need was." By 1697 the Quaker Burial Ground had opened at the eastern end of Long Lane.

Roque's map of 1746 shows that the land to the south-west of Kent Street was still almost entirely agricultural with very few buildings. The exception is the land to further north, which Trinity House had given permission to their tenant George Dunn to use as a tenter ground.

By the mid-18th century the leather making trade had become established north of the area with tanners yards behind almost every property on the north side of Long Lane. Development had spread west from Bermondsey Street and Kent Street had become developed along its length to the Lock Hospital. This can be seen on Roque's map, surrounded by the Harp Inn, the Bull Inn and St George's Burying Ground. In 1750, the Great Dover Road was created as a turnpike road to divert traffic from Kent Street.

The area was still characterised by open space by the time of Horwood's map of London, Westminster and Southwark of 1799 but development had taken place in a number of locations. Bermondsey New Road, a predecessor of the southern part of Tower Bridge Road, was built and developed with terraces and side streets and Bermondsey Square was built on the site of the former Abbey. The Lock Hospital closed in 1760 and a number of residential developments were built on and around its site in the late 18th century including The Paragon, Union Crescent and Mount Row. Further west, small streets had started to be built off Kent Street.

In addition to residential development there was also the start of a southward spread of industrial buildings with tanners yards appearing south of Long Lane. In the early 19th century much of the land in the eastern part of the area was still used for grazing and market gardening but in 1813 a programme of speculative building started that would become the Trinity House Estate. The estate comprised Great Suffolk Street East (now Trinity Street), Swan Street and Cole Street, Trinity Square (now Trinity Church Square) and Falmouth Road. The Holy Trinity Church, now Henry Wood Hall, was consecrated in 1824. In the 1850s, a second wave of development saw the building of Merrick Square, remembering the name of the area's previous owner.

With increasing industrialisation the area became fully developed by at least the 1870s. Industrial buildings appeared across the area but especially in the north including a brush manufactory, a large area given over to Pickford's Stables and a furniture warehouse on Great Dover Street. There were also stone yards, timber yards, rope walks and tanneries to the east of the area. The southern part of the area remained more residential but also saw industrial growth with a pickle factory opening between Trinity Church Square and Merrick Square in 1861. The majority of residential expansion in the area in the late 19th century was of short streets lined with small terraced houses, some with very small yards and without back additions. A number of new churches and schools were built to serve the needs of the growing community including St Stephens in St Stephen's Square, the Catholic chapel on

Trinity Street, the Congregational Chapel on Devereil Street the Methodist Chapel just north of St Stephen's, Tabard Street School and Joseph Lancaster Board School.

The social differences between the north and south of the area are shown in stark contrast on Charles Booth's poverty maps of the late 19th century. The houses in Trinity House Square, Trinity Street, Merrick Square, Falmouth Road and Great Dover Street are shown to be inhabited by the 'well-to-do middle classes and fairly comfortable families with good ordinary earnings'. Tabard Street forms a dividing line with a mix of the comfortable and the poor while the area between Long Lane and Tabard Street, now Tabard Gardens is dominated by the 'very poor in chronic want'. Two streets to the south-east end of this area, Henry Street and Etham Street are of particular interest being inhabited by what Booth describes as the 'lowest class, vicious and semi-criminal'. Those families on Etham Street were living in the poorest type of house, true back-to-backs one room deep and with a shared back wall.

By the end of the 19th century the few remaining open sites were being developed and the area had been connected to the tram network with tracks laid along Great Dover Street. In the early 19th century large buildings continued to be built including Hartley's Jam Factory on Rothsay Street, which employed 2,000 people and the Methodist Great Central Hall at the southern end of Bermondsey Street.

The early 20th century saw a major change in the northern part of the area with the streets of terraces between Tabard Street and Long Lane being swept away to be replaced in 1910 by large blocks of flats of the Tabard Gardens Estate, built by the London County Council.

Although bomb damage in WWII was not as severe as in other parts of Southwark there was a corridor of damage along and to the south of Great Dover Street where many buildings were either totally destroyed or damaged beyond repair. This led to the demolition of all the terraced streets in an area bounded by Falmouth Road, Great Dover Street, Bartholomew Street and Harper Road after the war and their replacement with high and low rise predominantly social housing.



# TRINITY AND TABARD

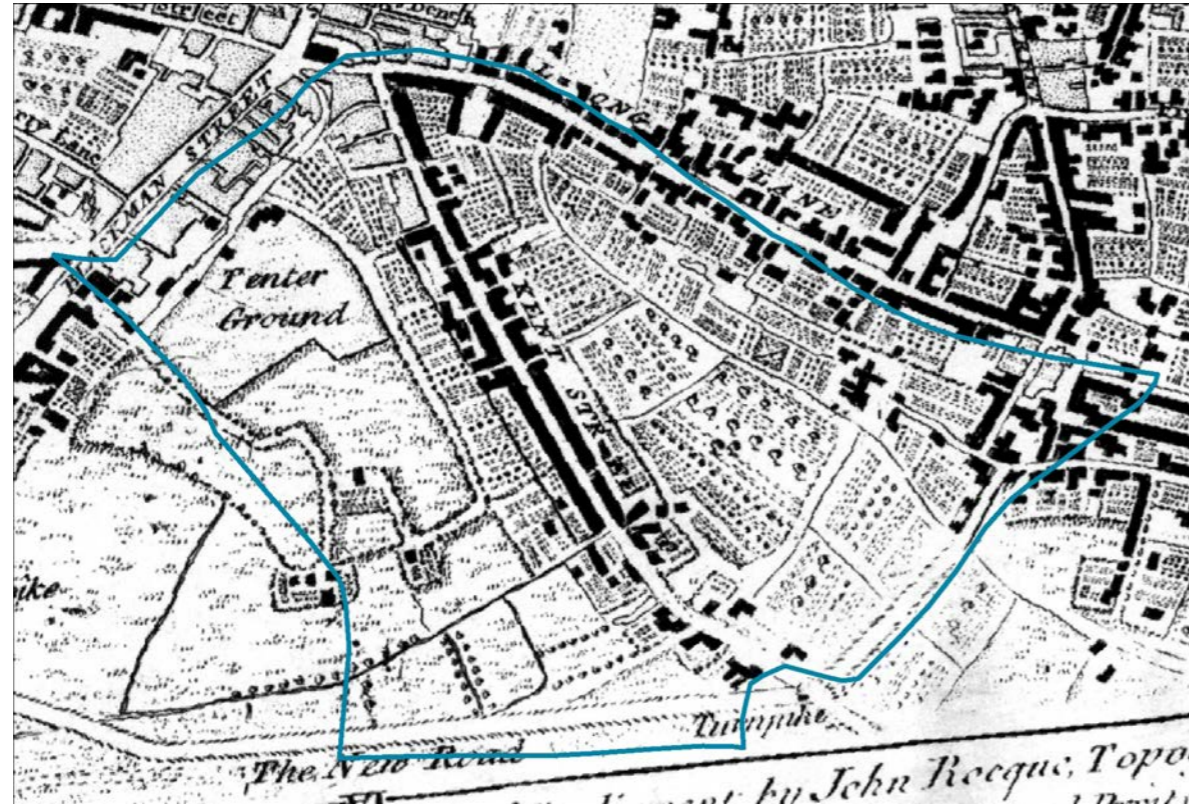


Figure 2: Trinity and Tabard - John Rocque's A Plan of London, 1766

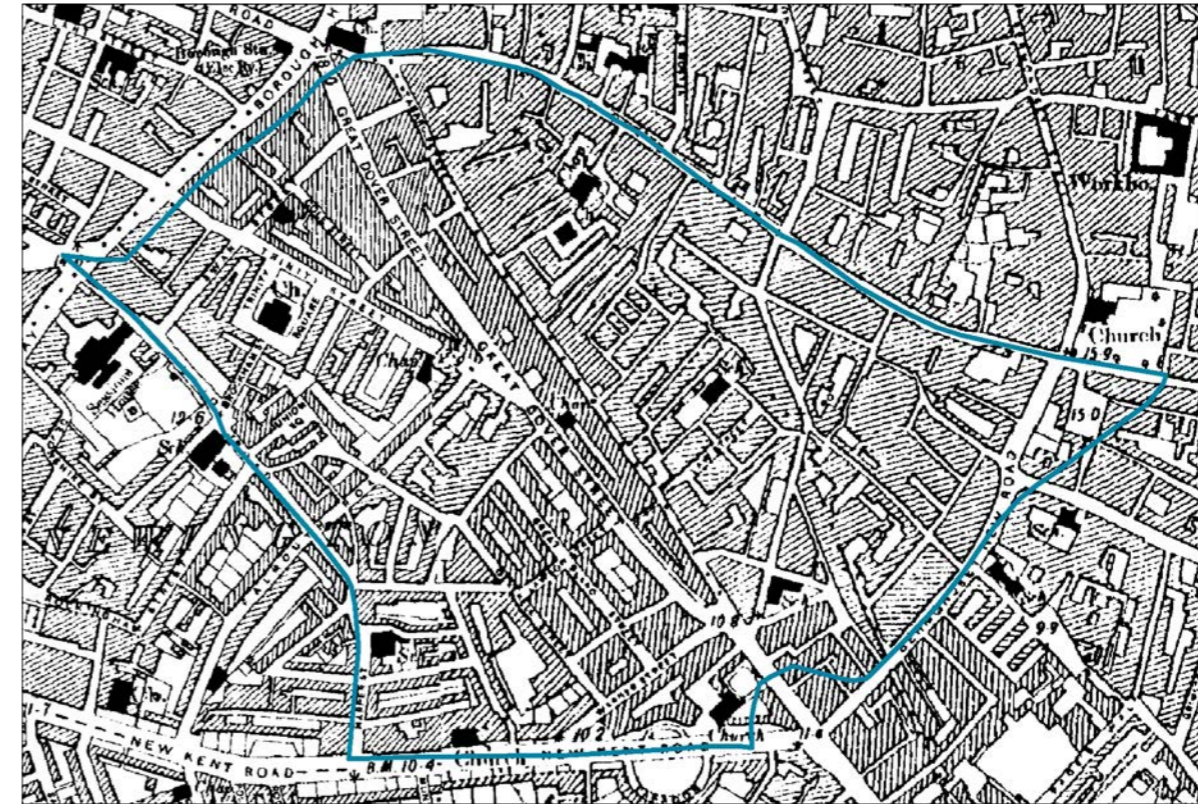


Figure 3: Trinity and Tabard - 1896 to 1899 OS



Figure 4: Trinity and Tabard - 1936-1952 OS



Figure 5: Trinity and Tabard - 2013 OS Mastermap

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# TRINITY AND TABARD

## 3.10.3 Movement

Long Lane forms the northern boundary of this area and is lined by trees set within generally wide pavements. The busy primary routes of Tower Bridge Road and New Kent Road lie to the east and south respectively. Both are Transport for London red routes with wide carriageways and pavements, accommodating on-street parking in places that serve parades of shops. Great Dover Street divides the area diagonally on a broadly north-west to south-east alignment. It forms a busy node just outside the area to the north-west where it joins Borough High Street, Long Lane and Marshalsea Road. There is also a node just outside of the area to the south-east. Here, New Kent Road, Great Dover Street and Tower Bridge Road meet at the major Bricklayers Arms roundabout where the carriageway is up to five lanes wide. The complicated network of pedestrian underpasses that passed beneath the roundabout were closed in 2013 and the entrances filled in. Opportunities for pedestrians and cyclists to cross the busy junction are now provided by pelican crossings across each of the primary roads and across the roundabout. New Kent Road is carried over this roundabout on a tall concrete viaduct, creating a strong edge and dividing the area to the south. The main focus of commercial and pedestrian activity is along Tower Bridge Road, where small independent shops line the street.

Away from the primary routes, the area is quieter. Harper Road meanders along the western boundary. The carriageway and pavements vary in width and this, together with traffic calming measures, slows vehicular traffic. There are numerous places for pedestrians to cross including pedestrian refuges and zebra crossings.

The majority of local routes in the east are broadly parallel or perpendicular to Great Dover Street, proving access to the commercial areas further to the north. The current street pattern reflects a period of redevelopment in the 20th century which led to a large number of earlier streets being removed or severed, reducing legibility. Examples include the modern Pardoner Street and Prioress Street, which are no-through routes to traffic but which lead into complex networks of footpaths through residential estates.

To the west of Great Dover Street and north of Falmouth Street much of the street pattern is defined by the layout of the Trinity House Estate. Trinity Street runs east from Borough High Street but the junction with Great Dover Street has been closed and pedestrianised and gates restrict access for vehicles. As a consequence, it is much quieter than the busier routes it connects. The road is wide and accommodates on-street parking and is a popular route with cyclists and pedestrians. South of Falmouth Street, further rationalisation of the street pattern in the post-war period limits east-west connections.

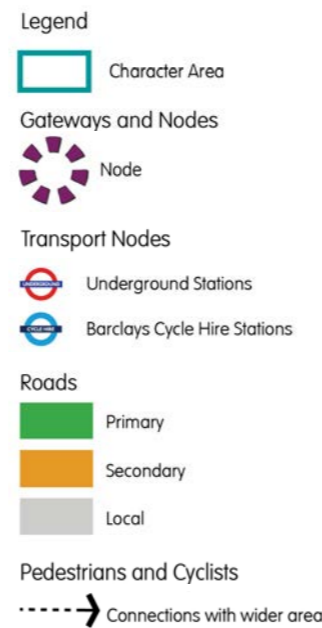


Figure 6: Trinity and Tabard - Movement

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Trinity Street, a popular cyclist route



Tower Bridge Road, a busy high street



Long Lane, Barclays cycle hire station



# TRINITY AND TABARD

## 3.10.4 Urban Structure and Built Form

There is a high degree of variability in the age, scale and style of the buildings which front Long Lane. The majority of buildings address the street, although there are a number of gaps in the frontage currently occupied by car parks, open space and vacant land. There is an increase in active frontages towards the junction with Borough High Street in the north. Building height ranges from single storey shops and restaurants to modern six and seven storey office buildings and mixed-use developments. In contrast, the typically Victorian buildings which line Tower Bridge Road and New Kent Road are generally small scale and tend to respect the narrow plots of the original layout, although in places single-storey buildings create obvious gaps in the roofline. Bermondsey Central Hall is a prominent, late Victorian building on the corner of Bermondsey Street and Decima Street. It forms a local landmark due to its ornate architectural detailing and prominent brick tower, complete with spire, which is taller than surrounding buildings. It lies close to the modern and contemporary mixed-use buildings of steel, glass and timber which contribute to the enclosure of Bermondsey Square. The buildings which line Great Dover Street date mostly from the post-war period and are predominantly blocks of flats. In contrast to the original layout, most of these buildings are large in scale and set back from the street, particularly south of Spurgeon Street.

Away from the primary routes, blocks are generally large as a result of the clearance of slums at the beginning of the 20th century and extensive post-war redevelopment, particularly in the east. As a result of the rationalisation and amalgamation of plots, much of the earlier pattern of development has been over-written. Large residential estates now cover approximately a third of the area, including much of the space between Long Lane and Tabard Street. Blocks of flats, 10 to 16m in height, which are similar in style and mostly constructed in brick with pitched, tiled roofs, are set back from the street within shared open space. The chimneys which adorn the majority of the older buildings are locally distinctive. It is enclosed by blocks of flats within the Tabard Gardens estate and lining Tabard Street. There are also pockets of private housing to the south, at Potier Street for example, where the scale of the buildings is smaller. Modern buildings are limited with occasional plots along Long Lane redeveloped for housing or mixed-uses. Examples include the Empire Square development, at the corner of Long Lane and Tabard Street, which includes a 82m, 21-storey residential tower. Other contemporary developments include the colourful Baitul Aziz Islamic Cultural Place Mosque at Harper Road and the vacant Matthew Hall at the junction of Swan Street and Great Dover Street. Three, 20m tall red brick buildings of the former Hartley's Jam factory fill the block between Alice Street, Prioress Street and Rothsay Street. They were converted into a high quality housing scheme in the early 21st century with the addition of a contemporary extension of between two and four floors to each building and an additional building to the north.

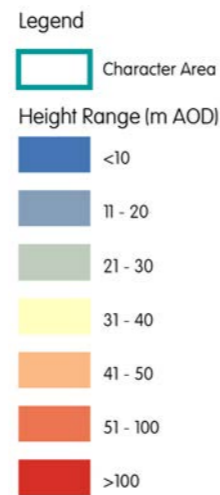


Figure 7: Trinity and Tabard - Urban Structure and Built Form

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# TRINITY AND TABARD

The area to the west of Great Dover Street and south of Falmouth Street comprises principally post-war estate developments. The tallest building here is the substantial 31m tall Brutalist slab-block of Symington House. This building lies within the Lawson Estate where there tends to be more space between buildings than the areas to the east of Great Dover Street and therefore a higher degree of openness. This area also includes St Savior's & St Olave's School, Joseph Lancaster Board School and the modern and extensive Globe Academy. The latter is bounded to the west and south by a locally distinctive wall constructed from rubble arising from the clearance of earlier buildings within the area.

Smaller blocks tend to be found where the historic pattern of development has been retained, around Swan Street, Cole Street and Trinity Street in the north-west for example. The finer grain and smaller scale of development is evidenced in the narrow plots with buildings which address the street. Late Georgian townhouses on the eastern side of Trinity Street form an almost unbroken façade between Swan Street and Great Dover Street. Although there is some variation in architectural detailing, the scale, mass, rhythm and continuity of horizontal lines of the buildings and roofs contributes to a high degree of unity and cohesion. Trinity Church Square and Merrick Square are rare survivals of Georgian and early Victorian planned squares in south London and are fronted by equally continuous frontages of Georgian townhouses. The intricately detailed Henry Wood Hall, which forms an impressive centrepiece to Trinity Church Square, retains its original setting, although the railings which surround it are a modern replacement. At the northern end of Trinity Street, there is a row of shops, a number of which which retain their original frontage. Older buildings are also commonly found close at the ends of side roads where they meet the primary routes, at Wild's Rents and Rothsay Street for example.

## 3.10.5 Land Use

Land use is predominantly residential, typically laid out as private houses with gardens or as local authority housing estates set within public green space. There are small pockets of light industrial uses principally in the east, close to Long Lane and in the south adjacent to New Kent Road. Commercial uses commonly line the primary routes with parades of shops found either end of New Kent Road and on Harper Road and Pilgrimage Street for example. Offices are most commonly found in the north, close to Long Lane and Borough High Street. Educational uses are also common, particularly in the south-west where the Globe Academy is located.

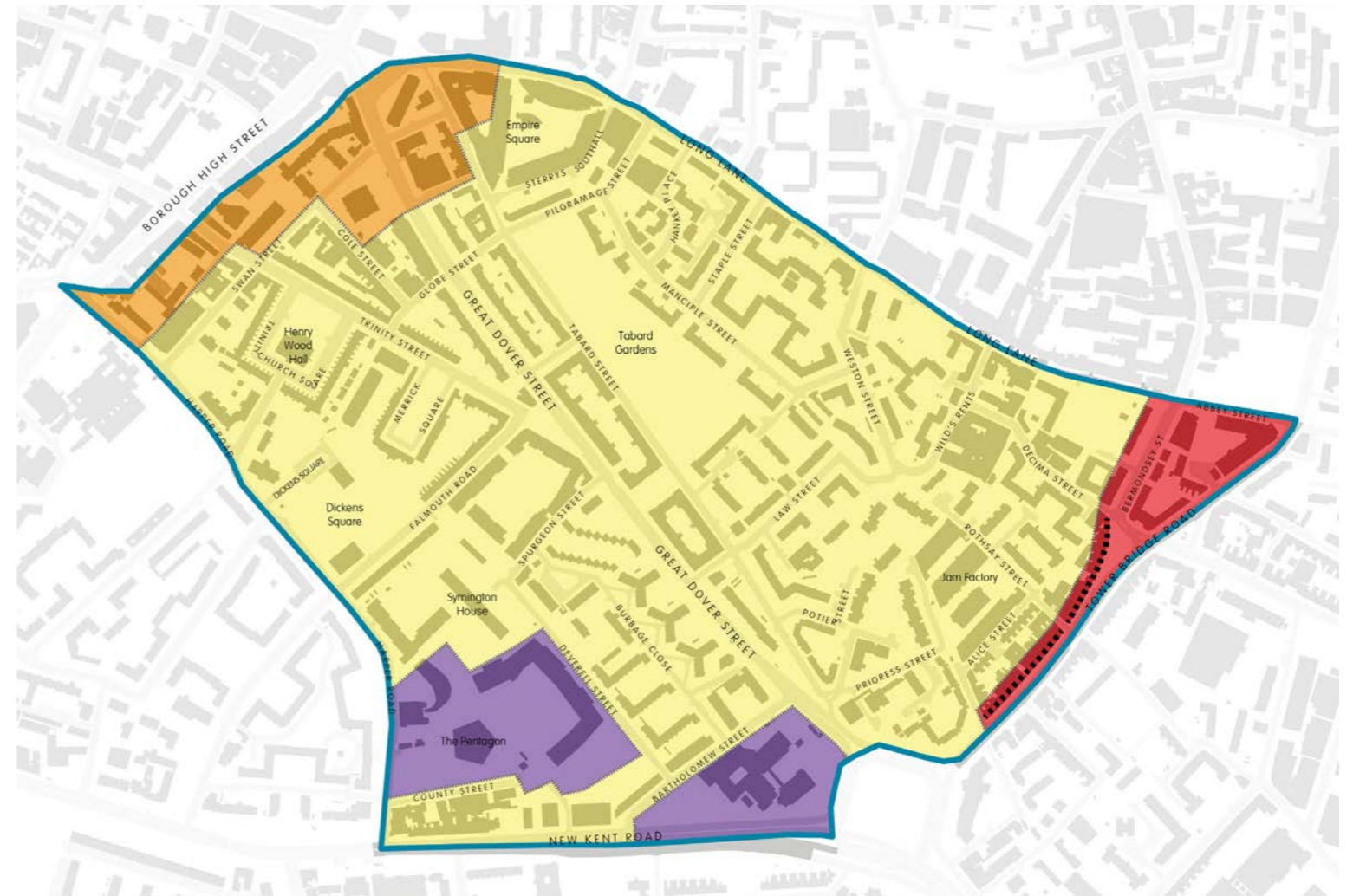


Figure 8: Trinity and Tabard - Land Use

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Retail along Tower Bridge Road



Commercial and retail properties on Trinity Street



Local authority housing set within public green space



# TRINITY AND TABARD

## 3.10.6 Heritage Assets

The most significant heritage asset in this area is the Scheduled Ancient Monument of Abbey Buildings, Bermondsey. Early medieval burials were discovered during excavations of the abbey prior to the construction of Tower Bridge Road. It is possible that a small monastery or minster preceded the priory in the 8th century. The abbey church lay on the line of Abbey Road to the north of its cloister. Bermondsey Square now lies on the site of the abbey cloistral buildings. The late 17th century listed buildings at No. 5-7 Grange Walk just outside the area retain elements of the abbey's medieval gatehouse. Excavations in the 1960's and 1980's uncovered remains of the abbey church and other buildings within the precinct while excavations in 2006 prior to the redevelopment of Bermondsey Square uncovered significant archaeology from the pre-historic, Roman, Saxon, and Medieval to late Post Medieval periods.

The oldest heritage assets to survive above ground in the area demonstrate the ribbon development along the major roads that started in the sixteenth century and continued throughout the seventeenth and eighteenth centuries. Part of the perimeter wall of the Quaker burial ground built in 1697 still stands to the south of Long Lane at its eastern end. It has been rebuilt a number of times and now forms the boundary of a public recreation ground. Towards the other end of the street No. 142, graded II\* was built in c. 1732 as two houses of stock brick with red brick dressings and gauged red brick segmental arches over sash windows. Although the building has completely lost its 18th century setting it is a reminder of the quality of building in the area at the start of the Georgian period and has links to the local leather making trade.

Nos. 2-5 Bermondsey Square and Nos. 1-19 Bartholomew Street are survivors of early 19th century speculative development in the east of the area in the wake of the slightly earlier Paragon and Union Crescent. The three storey terraces of stock brick with gauged brick arches, red brick dressings and round-headed openings to the ground floor would have been representative of this part of the area in the early 19th century. Although Bermondsey Square has lost its 19th century setting it is now complemented by a set of interesting late 20th century buildings. Bartholomew Street also retains some of its 19th century setting as it faces the late 19th century St Saviour's and St Olave's School.

The Bermondsey Street Conservation Area contains a large number of buildings of historical significance, including the Church of St. George the Martyr, just to the north-west of the area. The majority of listed heritage assets in the area are contained within the Trinity Church Square Conservation Area which largely covers the area of the Trinity House Estate. Many of the streets that comprised the estate were developed by the mason William Chadwick to whom there is a memorial in Holy Trinity Church, the centre piece of the development. The church, now a concert hall, was built in 1823-4 an austere rectangle of Bath stone with a Corinthian portico

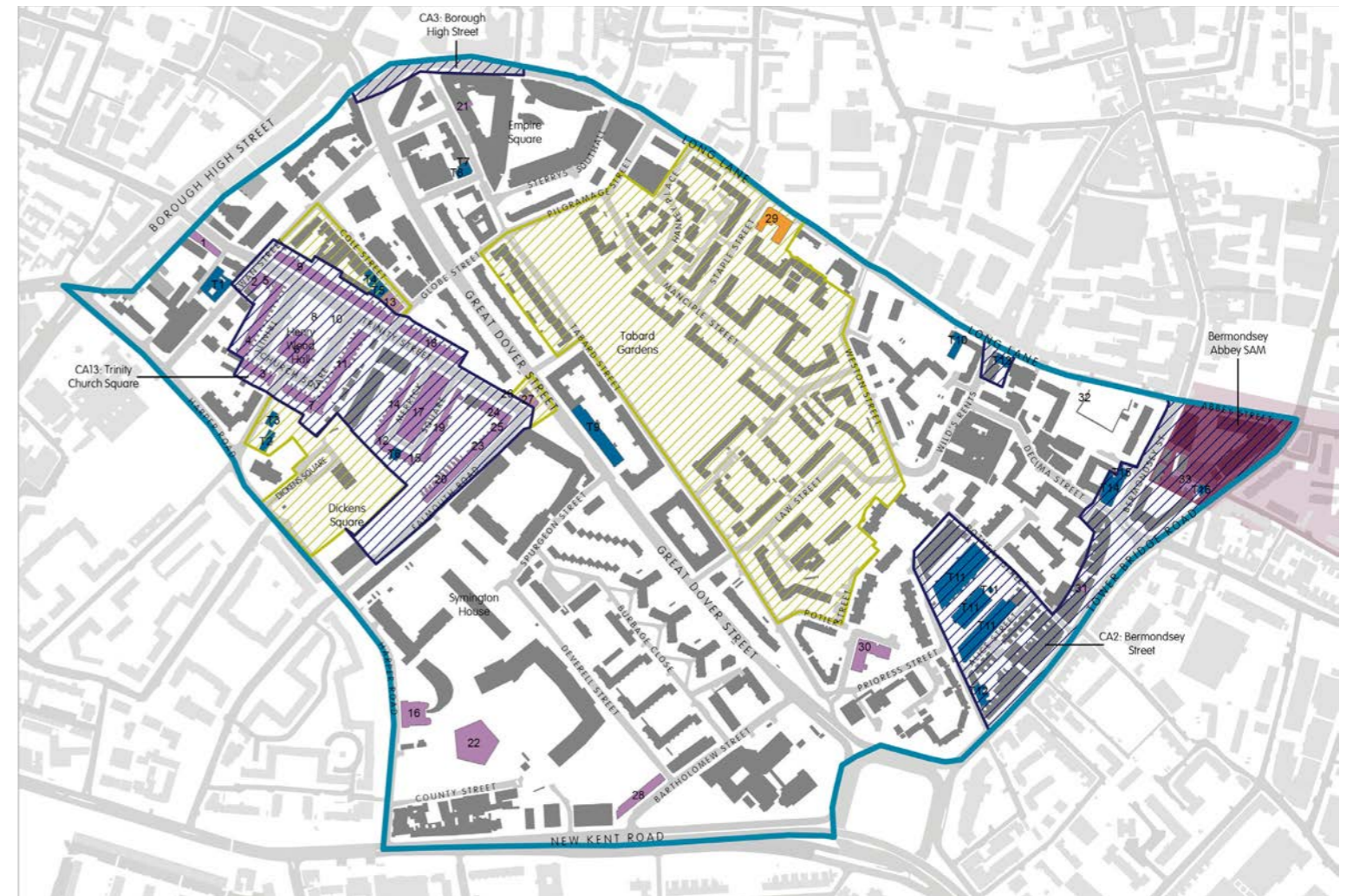


Figure 9: Trinity and Tabard - Heritage Assets

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# TRINITY AND TABARD

to the north with a tower over, a porch to the south and gables to the east and west elevations. The façade faces a garden in which stands a listed statue, generally assumed to be King Alfred. The whole church is surrounded by cast iron railings replacing those removed in World War II. The stone construction contrasts with the brick and stucco of the surrounding houses and serves to point up the status of the estate.

The houses in the square were built between 1824 and 1832. They are three storeys above basements and of stock brick with later attic rooms set into the slate mansard roofs above a stuccoed cornice. The ground floors and basements are stuccoed, and the majority of the houses have retained their original six-panelled front doors with panelled pilasters and fanlights above. Some however have been replaced with windows as a result of lateral extension internally. Most houses retain their cast iron railings to the area and steps. The houses were built to the same design on the instruction of Trinity House, the exceptions being Nos. 51-53 and 60-62 on the north side which have rounded brick arches to the first floor windows and lack the pilasters to the front doors. The view from the south porch of the church looks down Brockham Street, originally Church Street. This was once lined on both sides with terraces, those on the east side survive and are contemporary with the square and are noted as being of townscape merit.

Nos. 25-47 Trinity Street are contemporary with Trinity Church Square and are very similar although they also lack the pilasters to the front doors and have suffered more from lateral extension and the consequent blocking of front doors. With the exception of Nos. 1-12 Trinity Street, which have acquired shop fronts and are now surrounded by modern development, the listed buildings in Trinity Church Square and Trinity Street retain their early to mid-19th century setting almost completely intact and are a remarkable survival in south London of early 19th century speculative building.



Grade II\* listed No. 142 Long Lane



19th century industry and houses, Cole Street

Slightly later than the Trinity Church Square and Trinity Street houses are those of Nos. 4, 10, 12 and 18 and 20-40 Falmouth Road just to the east and all listed Grade II. These houses of 1835-41 are of stock brick with two storeys and basement, stucco is not used although the bricks to the basements are painted. Window openings on the ground floor are round headed and the first floor rooms are lower than those of the earlier buildings. Originally facing similar terraces their setting is now provided by not unsympathetic modern apartments with channelled stucco to the ground floor and classical details to the porches.

The next phase of development in the area is demonstrated by the Grade II listed houses in Merrick Square. The houses have stuccoed basements and ground floors. Changes in fashion can be discerned in the four-panelled front doors with plain overlights and pedimented cases. The houses retain their area railings and the original railings remain around the square itself, which is about half the width of Trinity Church Square. The square's intimate 19th century setting is almost complete apart from the loss of the terrace at the eastern end of Trinity Street after World War II which gives a view of the back of a post war apartment block from some viewpoints.

The speed with which industry spread into this newly suburban area is demonstrated by the presence of Nos. 26 and 28 Cole Street, just to the rear of Trinity Street. This four-storey, eight bay warehouse of stock brick was built in 1826-27 by William Chadwick and is contemporary with both Trinity Street and Trinity Church Square. The warehouse forms a group with 26a Cole Street, a former Independent Chapel and Nos. 18-24, a terrace of four late 19th or early 20th century cottages, both noted as being of Townscape Merit. Many of the other listed buildings and buildings of Townscape Merit in the area are connected with the industrial expansion and consequent population growth of the area. Industrial buildings include the Grade II listed No. 19 Tabard Street, a three storey single bay building in stock brick with stone plaques and other stone decoration. Of Townscape Merit is No. 165 Great Dover Street, a long warehouse five storeys high with a wide arched entrance with spandrels decorated in moulded brick depicting industry and commemorating Queen Victoria's Diamond Jubilee in 1897. Larger still was the Hartley's Jam factory, a building of Townscape Merit on Green Walk consisting of three large blocks in red brick and now remodelled as apartments.

The area's 19th century working class houses were cleared away in the early 20th century but some of the pubs the workers visited, the schools their children attended and one of the churches in which they worshipped remain. The Roebuck is a late 19th century public house at the apex of Great Dover Street and Trinity Street. The building is of red brick with a green copper pavilion roof and is highly decorated with Jacobean, Dutch and Classical influences. The pub retains much of its 19th century setting, not least in that it faces the warehouse at 165 Great Dover Street. Two local pubs are noted as being of buildings of townscape merit; the mid-19th century Marigold and the late 19th century Royal Oak, both with glazed brick pilasters. Not licensed but also a place of refreshment is the Grade II listed Manze's Eel, Pie and

Mash Shop at 87 Tower Bridge Road with a largely unaltered interior of 1895.

Though many of the area's 19th century places of worship have gone the façade of the Methodist South London Mission survives. The main feature of the three storey red brick building is the huge entrance arch in cream terracotta on the ground floor of the Tudor style tower. A number of 19th century school buildings also survive including two built shortly after the Education Act of 1870 and now listed Grade II. These are the former Tabard Street School by Frederick W Roper, opened in 1874 and converted to residential use in 1990 and the Joseph Lancaster Primary School, formerly the Harper Road School by R W Edis. Though both buildings are in stock brick they are notable for being early London School Board schools built with individual styles before the Board's overriding 'Queen Anne' style became preferred.

The land just outside of the area to the west has connections to law and order dating back to Surrey County Gaol on Horsemonger Lane, now Harper Road in 1791. This tradition continued into the 20th century with Southwark's Crown Court building, built in the 1930s on the site of the previous County Court on Swan Street. The building is of townscape merit and is a two storey neo-Georgian courtyard building, the Swan Street façade is of red brick with a stone door surround supporting the Royal crest and two stone lamp pillars either side of the entrance. The early 20th century blocks of the Tabard Garden Estate form a strong and consistent group and a largely intact example of early social housing. The most modern listed building in the area is the Geoffrey Chaucer School in Harper Road built in 1959-60 to a design by Chamberlin, Powell and Bon. The concrete, glass and brick building includes a pentagonal assembly hall roofed by five concrete hyperbolic paraboloids separated by roof lights. The building has a largely modern urban setting and is not easily viewed from the surrounding streets.



Grade II listed properties at Merrick Square



Trinity Church Square



# TRINITY AND TABARD

## 3.10.7 Open Space and Public Realm

There are a wide variety of open spaces within the area ranging from public places for recreation to private gardens, communal gardens and squares and green spaces around buildings. Tabard Gardens is the largest public open space in the area and is part of the original LCC design of the Tabard Gardens Estate. It was laid out in the early part of the 20th century as a breathing space for residents. It is divided into three spaces: a children's play-facility and multi-use games area; a formal square with trees and seating; and an open parkland area with amenity grass, shrubs and mature trees. The gardens form a distinct break in the urban fabric, increasing openness locally and providing the setting for surrounding residential blocks. Lime trees along the southern boundary of the park line Tabard Street.

Trinity Church Square and Merrick Square form part of the original layout of the Trinity Estate. They comprise private gardens enclosed by iron railings and are laid out with lawns, shrubs, ornamental planting and mature London Plane trees. The consistent use of high quality materials in the public realm unifies the character of the area. Dickens Square is a small local park situated at the corner of Falmouth Road and Harper Road. It lies to the south of the Trinity Church Square Conservation Area, occupying land which was formerly laid out as houses surrounding Union Square. It is a site of local importance for nature conservation and comprises mature trees and shrubs set within an area of amenity grass. Whilst the square remains, its original setting had been lost.

Mature trees are also common throughout the wider area within the many small areas of grass between buildings. They also line many of the streets, including Harper Road, Long Lane, Trinity Street and Great Dover Street. Pavements are surfaced with a range of materials including in-situ concrete, concrete slabs and asphalt. In some cases, along Tabard Street, Trinity Street and Rothsay Street for example, these are mixed. In contrast, there is a higher degree of unity where materials have been consistently applied to the pavements, along Harper Road, Great Dover Street and Long Lane for example. In the case of Harper Road, the tree lined pavements are very wide. The pavements surrounding the Bricklayers Road Roundabout are also now very wide as a result of the closure of the underpasses.

In addition to many small parks and gardens, including Hankey Place Gardens and Swanmead, there are also a number of small areas of public space. For example, high quality paving, seating and tree planting has been applied to the closed junction of Trinity Street and Great Dover Street. There is also a small area of surfaced space at the junction of Tower Bridge Road and Bermondsey Street, which was previously the location of a market but now appears to have limited public use. In contrast, there is a higher degree of activity within the larger Bermondsey Square to the north. The square compliments the surrounding buildings, with restaurants spilling out into the space and provides seating, public art and tree planting.



Figure 10: Trinity and Tabard - Open Space and Public Realm

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Tabard Gardens



Merrick Square



Dickens Square



# TRINITY AND TABARD

## 3.10.8 Views

The alignment of Great Dover Street, the proximity of buildings and the avenues of mature trees creates a series of linear views through the centre of the area. Views open out to the busy nodes at the junction with Borough High Street in the north and the Bricklayer's Arms Roundabout in the south. Side streets provide local interest, for example the former Harding and Sons Hardware Merchants building which terminates the view along Silvester Street with the Empire Square tower rising above. The Roebuck public house at the junction with Trinity Street is also important in views travelling north from the Bricklayers Arms junction.

With the exception of Tabard Gardens, longer distance views to the east of Great Dover Street are largely contained by the many large blocks of flats within the Tabard Garden Estate. The height and proximity of the buildings means that views are focussed along narrow alleys or into courtyard spaces between buildings, with occasional views out the Long Lane to the north. Within the gardens and along Tabard Street, there are more open views of the buildings surrounding the park and of more distant landmarks above the roofline. The Church of St. George the Martyr for example is framed in views looking north along Tabard Street.

The size and scale of Symington House compared to the surrounding buildings mean it is prominent in many views in the south-west. The residential blocks and chimney stack of the former Hartley's Jam Factory to the north of Tower Bridge Road also feature in views in the south, particularly from the Bricklayers Road Roundabout where the distinctive lettering of the former factory's name is visible.

The straight alignment and continuous frontage of Trinity Street creates a strong linear focus to views. To the north-west however, views are interrupted slightly by a post-modern building occupying the corner of Swan Street and Trinity Street which is out of scale and position with the surrounding buildings. Henry Wood Hall is a strong focal point in views from Trinity Street in proximity to the square and is framed in views north-west along Brockham Street.

The Shard (304m) to the north-east and Strata (148m) to the south-west, both of which are located outside of the area, are distinctive landmarks and form the focal point of some views. They are prominent in views along some side streets which are perpendicular to Great Dover Street, such as Swan Street, where they appear above the roofline of surrounding buildings. In some views, from the eastern side of Trinity Church Square for example, The Shard appears to form a cluster with Empire Square and Guy's Tower (143m), although the buildings are geographically quite separate. Strata is also prominent above the roofline of houses on the western edge of Trinity Church Square in views from Trinity Street. These distinctive landmark buildings help with orientation and wayfinding through the character area.

The western part of the area lies within the Background Wider Setting Consultation Area (BWSCA) of LVMF strategic view 1A.2. This defines a threshold plane of 52.1m above which specific consultation and referral requirements apply to development proposals. The southernmost part of the area lies within the BWSCA of LVMF strategic view 23A.1 where the threshold plane is 48.5m.



The Roebuck public house on Great Dover Street



Views along Trinity Street



Views towards Strata from Falmouth Road



Tall buildings visible from Trinity Church Square



### 3.10.9 Understanding Quality, Issues and Sensitivity

#### Qualities to be sustained, reinforced or enhanced

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to persevered late Georgian and early Victorian streets and squares, examples of early 20th century social housing schemes and the abundance of mature trees within open space and lining the streets.

- Preserved pattern of streets and squares, uncommon in this part of the Borough, fronted by late Georgian townhouses within the Trinity House Estate
- Extensive areas of early 20th social housing within the Tabard Gardens Estate set within mature grounds and enclosing the high quality Tabard Gardens public open space
- Materials applied consistently to the wide pavements and public realm along Harper Road, Great Dover Street and surrounding the Bricklayers Arms Roundabout which ease pedestrian movement
- High quality public space at Bermondsey Square
- Mature trees throughout the area contribute to the quality of open spaces such as Trinity Church Square, housing estates and streets including Long Lane, Great Dover Street and Harper Road
- Varied retail use along Tower Bridge Road including shops, bars and restaurants which enlivens the street with active frontages

#### Issues to be addressed

There are also some aspects which should be addressed through active management. These relate primarily to issues of permeability within the housing estates and the quality and condition of certain open spaces and buildings fronting some of the primary routes and nodes.

- Issues of permeability, legibility and wayfinding due to the complex layout of housing estates and the lack of visual connections between buildings
- Poor condition and accessibility of Dicken's Square with evidence of anti-social behaviour
- Poor condition of Swanmead open space
- Lack of definition to the node at Bricklayers Arms with no active frontage and blank walls facing the street
- Variability in the quality and condition of buildings and shop fronts fronting Tower Bridge Road, including long inactive frontages.

#### Sensitivity to change

There are also certain elements of the character area which are particularly sensitive to change. These relate to the distinctive historical character of the Trinity House Estate and its setting and examples of early 20th century social housing.

- Setting of heritage assets including the Trinity Square Conservation Area, listed buildings and buildings and features of townscape merit
- Cole Street, which includes a largely intact row of late 19th century former industrial buildings and houses, which are rare within this part of the Borough
- Examples of extensive, early 20th century planned social housing development and open space within the Tabard Gardens Estate

### 3.10.10 Character Area Management Principles

Managing change in this area should focus on sustaining or enhancing those places which provide an understanding of its history, whilst accommodating development which improves the quality, permeability and vibrancy of the area. This will be achieved through a range of measures including selective improvements to the movement network, public realm and nodes as part of development proposals.

#### Heritage

The quality, condition and setting of Trinity Square Conservation Area should be sustained and enhanced through further interpretation of the historical development of the area. Improvements to Dickens Square should contribute to a greater understanding of its history and relationship with the Walworth Manor Estate. Any future redevelopment of Matthew Hall should contribute positively to the setting of the historic buildings fronting Cole Street. Southwark Council has identified a number of potential extensions to the Trinity Square Conservation Area due to the architectural and spatial quality of nearby areas. These are illustrated in Fig 9.

Development proposals within and surrounding the Tabard Gardens Estate should be sensitive to the scale, density and setting of the estate and contribute to enhancing permeability and legibility. Southwark Council is currently considering the potential designation of a new conservation area covering the Tabard Garden Estate due to its architectural and spatial qualities. This is illustrated in Fig 9.

#### Movement

Opportunities to address potential conflicts between pedestrians, cyclists and vehicles along and across Great Dover Street should be considered. Connections through the surrounding housing estates could also be enhanced by implementing a signage and wayfinding strategy.

#### Urban Structure and Built Form

Any future development along Great Dover Street should address the street and provide direct and visual connections to the east and west. Buildings should step down in height from the street to reinforce its prominence as a primary route. Proposals surrounding the Bricklayers Arms Roundabout should reinforce its status as a key node, incorporating active frontages which animate the street and encouraging greater use of the wide public realm. New development should have regard to London and Southwark Council policies and guidance for tall buildings, particularly those which would fall within LVMF strategic views.

Proposals along Tower Bridge Road should be of a high architectural standard, enhancing the quality and condition of the street. They should respect the height, scale and original plot widths and roof line and should incorporate active frontages with commercial units on the ground floor, complimented by high quality signage.

#### Land Use

The predominantly residential land use should be sustained but mixed use development should be encouraged along primary routes and at the key node at the Bricklayers Arms Roundabout.

#### Open Space and Public Realm

A strategy should be developed to sustain and reinforce the mature tree stock within the area and building upon the strong network of existing green links. This should include the replacement of weak or over-mature trees and identifying opportunities to fill gaps in avenues.

There should be a focus on enhancing the condition and accessibility of Dickens Square and Swanmead open spaces. Removing some trees within Dickens Square for example would increase natural surveillance and incorporating permanent, surfaced footpaths would improve access across the space.

The wide pavements of Harper Road, Great Dover Street and surrounding the Bricklayers Arms Roundabout could accommodate a range of greening measures. Rain gardens for example could enhance the quality of the streetscape and mitigate environmental issues including storm water run-off and urban heat island effects whilst providing benefits to wildlife and air quality.



# APPENDIX A - SCHEDULE OF HERITAGE ASSETS

TRINITY AND TABARD CHARACTER AREA								
Asset No.	Asset Name	Street No.	Street Name	Grade	Date of Listing	Easting	Northing	Notes
SAM	Abbey Buildings		Bermondsey Street	N/A	-	-	-	
CA7	Bermondsey Street			N/A	-	-	-	
CA4	Borough High Street			N/A	-	-	-	
CA14	Trinity Church Square			N/A	-	-	-	
1		2 - 12	Trinity Street	II	29/07/1996	533178.4	179227	
2	Trinity Arms Public House		Swan Street	II	17/09/1998	532365.6	179527.9	
3	Numbers 16-22 and attached railings	16 - 22	Trinity Church Square	II	27/09/1972	532366.1	179440	
4	Numbers 1-15 and attached railings	1 - 15	Trinity Church Square	II	27/09/1972	532369.5	179492.6	
5	Number 22 and attached railings	22	Trinity Church Square	II	27/09/1972	532375.2	179529.6	
6	The Henry Wood Hall, including gate piers and railings		Trinity Church Square	II	02/03/1950	532405.1	179462.1	
7	Numbers 23-29 and attached railings	23 - 29	Trinity Church Square	II	27/09/1972	532411.5	179413.5	
8	Stature in centre of Trinity Church Square		Trinity Church Square	II	02/03/1950	532423.2	179493.4	
9	Numbers 45-68 and attached railings	45 - 68	Trinity Church Square	II	27/09/1972	532441.8	179522.6	
10	K2 telephone kiosk to north-east of Henry Wood Hall		Trinity Church Square	II	24/12/1986	532445	179491	
11	Numbers 30-44 and attached railings	30 - 44	Trinity Church Square	II	27/09/1972	532450.4	172444.9	
12	Numbers 17, 18 and 19 and attached railings	17, 18, 19	Merrick Square	II	27/09/1972	532491.2	179366.4	
13		26 and 28	Cole Street	II	23/10/1995	532498.3	179508.2	
14	Numbers 20-32 and attached railings	20 - 32	Merrick Square	II	27/09/1972	532502.6	179407.4	
15	Numbers 14,15 and 16 and attached railings	14, 15, 16	Merrick Square	II	27/09/1972	532513.8	179354.9	
16	Joseph Lancaster Primary School		Harper Road	II	17/09/1998	532521.1	179103.6	
17	Railings to Merrick Square Garden		Merrick Square	II	27/09/1972	532528.6	179405.3	
18	Numbers 25-47 and attached railings	25 - 47	Trinity Street	II	27/09/1972	532537.2	179467.3	
19	Numbers 1-13 and attached railings	1 - 13	Merrick Square	II	27/09/1972	532545.3	179385.3	
20	Numbers 20-40 and attached railings	20 - 40	Falmouth Road	II	17/09/1998	532549.1	179333.6	
21		19	Tabard Street	II	11/05/2010	532569.2	179700.9	
22	Geoffrey Chaucer School		Harper Road	II	30/03/1993	532581.2	179075.4	
23	Numbers 4, 10, 12 and 18 and attached railings	4, 10, 12, 18	Falmouth Road	II	17/09/1998	532584.4	179366.1	
24	Numbers 32-42 and attached railings	32 -42	Trinity Street	II	27/09/1972	532599.7	179399.9	
25	Surrey Dispensary		Falmouth Road	II	17/09/1998	532603.2	179385.1	
26	K2 telephone kiosk at junction with Great Dover Street		Trinity Street	II	24/12/1986	532613	179418	
27	The Roebuck Public House	50	Great Dover Street	II	09/03/2010	532633	179412.7	
28	Numbers 1-19 including handrail	1 - 19	Bartholomew Street	II	27/09/1972	532742.8	179023.2	
29	Number 142 and attached railings	142	Long Lane	II	06/12/1949	532874.9	179584.4	
30	Tabard Street Centre (formally Tabard Street School)		Hunter Close	II	12/03/1996	532968.4	179162.1	
31	Manzes eel, pie and mash shop	87	Tower Bridge Road	II	17/09/1998	533178.4	179227	
32	Wall of recreation ground		Long Lane	II	30/09/1977	533198	179399.4	
33	Numbers 2-5 and attached railings	2 - 5	Bermondsey Square	II	17/09/1998	533279.5	179330.4	



TRINITY AND TABARD CHARACTER AREA

T1	Southwark County Court		Swan Street		19/07/2011	532326	179526.1	'1930s, neo-Georgian 2-storey court building with 7-bay centre and 1-bay, 2-storey set back side wings. Red brick with moulded cill band to the 1st floor windows. Central doorway surmounted by the Royal arms with a pair of stone lamp columns at the foot of the steps terminating the iron area railings.
T2		4 - 12	Brockham Street		18/07/2011	532375.4	179371.3	'1820s. 3 storeys, 2 bays wide each. Stock brick with stucco 1st floor band. Round arched ground floor door and window openings. Upper floor openings flat arched. Butterfly parapets.
T3		14 - 18	Brockham Street		18/07/2011	532380.5	179393.5	'As 4 - 12, but the front elevations have been partially rebuilt and the ground floor openings are segmental arched.
T4		18 - 24	Cole Street		18/07/2011	532478.8	179531.6	'Earlier C20. Terrace of 4 3 storey cottages. 18 1 bay wide, 20 - 24 2 bays wide. Plainly detailed in stock brick. Ground floor openings flat arched Upper floor openings segmental arched. 6/6-paned sashes to the windows.
T5	The Chapel		Cole Street		21/07/2011	532485.8	179519.8	'Early/mid C19. Former chapel, later a meeting hall. Now in office/residential use. 2 storey symmetrical front, 3 bays wide, with a plain, pedimented gable. Stock brick with a 1st floor cill band. On the ground floor flat arched doorways flank a segmental arched window with 10/10 paned sashes. The 1st floor windows are round arched, metal framed. The pediment has a central round oculus.
T6	The Rectory		Merrick Square		30/03/2009	532501.8	179358.9	'Third quarter C19. Henry Jarvis & Son, architects. Red brick and stucco in Gothic style.
T7		42	Tabard Street		19/07/2011	532568.8	179643.1	'Early / mid C19. 3 storeys, 1 bay wide. Painted timber shop front on the ground floor with pilasters, fascia and cornice. Plain parapeted upper floors faced with stock brick. The window openings are flat headed with skew-backed gauged brick arches.
T8	The Royal Oak Public House		Tabard Street		20/07/2011	532569	179636.5	'Later C19 3-storey street corner pub. The pub front has red glazed tiled pilasters, fascia and cornice. The upper floors are faced with stock brick with stucco window dressings, 2nd floor cill band, frieze and main cornice. The 1st floor window openings have segmental pediments. The 2nd floor and staircase windows have blocked architraves.
T9		165	Great Dover Street		21/07/2011	532700.7	179377.3	'Dated 1897. Long 4 storey red brick range to Great Dover Street with a 2-bay, 5 storey block at the left-hand end containing the main entrance via a wide archway with richly decorated moulded brick spandrels and a steep pitched chateau roof. The 4-storey range is more plainly detailed, with a continuous fenestration on the 3rd floor divided by pilasters.
T10		208	Long Lane		19/07/2011	533053.8	179466.1	'Later C19 warehouse. 4 storeys with basement, 3 bays wide. Polychrome brick with paired, segmental arched metal framed windows.



TRINITY AND TABARD CHARACTER AREA								
T11	The Jam Factory	27	Green Walk			533070	179214.7	Former factory, built for Sir William Pickles Hartley of Liverpool between 1901 and 1909. Comprises three substantial red brick blocks and a prominent chimney. A good example of Edwardian industrial architecture, reminiscent of contemporary Lancashire textile mills. Recently converted into apartments and live/work units by Ian Simpson Architects with distinctive 21st century additions at roof level.
T12		1 - 5	Green Walk		19/01/2011	533078.7	179123	Terrace of 5 2-storey mid C19 cottages, each 2 bays wide. Stock brick with a corbelled brick cornice below a high parapet. Round headed door and window openings on the ground floor. Flat headed window openings on the first floor with gauged brick arches and plain window guards.
T13		220 - 226	Long Lane		20/01/2011	533100	179450.8	Mid C19, altered. Terrace of four 2-storey houses with "Mansard" attics. Stuccoed ground floors, stock brick 1st floors. 226 painted. Windows are modern except for 224's, which have margin bars to the sashes.
T14	The South London Mission	256	Bermondsey Street		19/01/2011	533206.2	179325.1	Rebuilt 1968, retaining the front dated 1899 and 1900 by Charles Bell. Tudor gatehouse motifs in red brick and terracotta. The square 3 storey tower with its slated pyramidal roof with fleche is a local landmark. Broad, glazed archway on the ground floor with richly decorated spandrels.
T15	The Marigold Public House	244	Bermondsey Street			533217.5	179341.2	Mid C19 pub. 2 storeys with attic. 4 bay front. Pub front with glazed brick pilasters carrying 4 round arches. Stock brick first floor with 6/6 sash windows and stucco frieze, cornice and blocking course. Slated Mansard garret with 4 dormers.
T16		1	Bermondsey Square		19/01/2011	533295.9	179324.2	Later C19 3-storey warehouse at the corner with Tower Bridge Road. 4 x 4 bays with a 1 bay chamfered corner. Painted brick with brick bands at 1st floor and cornice level and segmental arched window openings with metal windows. Loading bay to the north elevation and street entrance on the chamfered corner.



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