



Cobourg Road

Conservation Area Appraisal

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1 Introduction

1.1 What is a Conservation Area?

1.1.1 The purpose of this statement is to provide both an account of the Cobourg Road 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 as laid down in the Planning (Listed Buildings and Conservation Areas) Act, 1990 is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

1.1.3 Under the Act the London Borough of Southwark ('the Council') has duty to decide which parts of the borough are of special architectural or historic interest and to designate these parts as Conservation Areas. The Council has designated 48 Conservation Areas to date, of which one is Cobourg Road.

1.1.4 Conservation Areas are normally centred on historic buildings, open space, or an historic street pattern. It is the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance.

1.2 Purpose of this Appraisal: conserving what's special

1.2.1 The control of change to buildings within Cobourg Road Conservation Area is via the normal planning system. All planning applications to the Council (including for small scale changes such as changing windows) will be judged as to whether they preserve or enhance the character and appearance of the Conservation Area

1.2.2 This appraisal therefore:

- describes special architectural and historic interest of Cobourg Road Conservation Area and
- defines its special character and appearance

so that it is clear what should be preserved or enhanced.

1.3 Using this document

1.3.1 The appraisal is intended to assist and guide all those involved in development and in making changes to buildings within the area. By laying down what's special about the area it will allow anyone applying for planning permission to judge whether their proposal will meet the legal test of preserving or enhancing the character and appearance of the Conservation Area. It will also be used by the Council when making its judgement on planning or listed building applications.

1.3.2 The appraisal is organised into several chapters, each with a summary of what's special. It concludes with Chapter 5 which lays down detailed planning guidelines for owners, occupiers and developers who wish to make changes to their building or to the area.

1.3.3 This appraisal has been prepared in line with the Historic England guidance report *Understanding Place: Designation and Management of Conservation Areas* (2011).

1.4 Cobourg Road: Location, description and summary of special interest

1.4.1 The Cobourg Road Conservation Area is situated to the south of the Old Kent Road, immediately to the east of Burgess Park.

1.4.2 It was designated as a Conservation Area by the Council on 25th November 1980 under the Civic Amenities Act of 1967, and extended on the 23rd November 1987.

1.4.3 It is a small area that consists of a section of Old Kent Road and two main streets, Cobourg Road and Oakley Place, both branching off the Old Kent Road. The remaining Loncroft Road runs north-south parallel to Old Kent Road but has been truncated by the formation of Burgess Park.

1.4.4 Along with the adjacent Trafalgar Avenue Conservation Area, Cobourg Road Conservation Area was one of the first parcels of formerly open land around the Old Kent Road to be developed for suburban housing in the early 19th century. This housing still exists along with later 19th-century terraced housing and landmark buildings of St. Mark's Church (now New Peckham Mosque) and St. George's Methodist Church at either end of Cobourg Road. Cobourg Road School, jutting out into Burgess Park, is another landmark.

1.4.5 The form and setting of the Conservation Area has been much altered by the formation of the Burgess Park which cleared away surrounding streets to allow views across the park and its small lake into the Conservation Area.

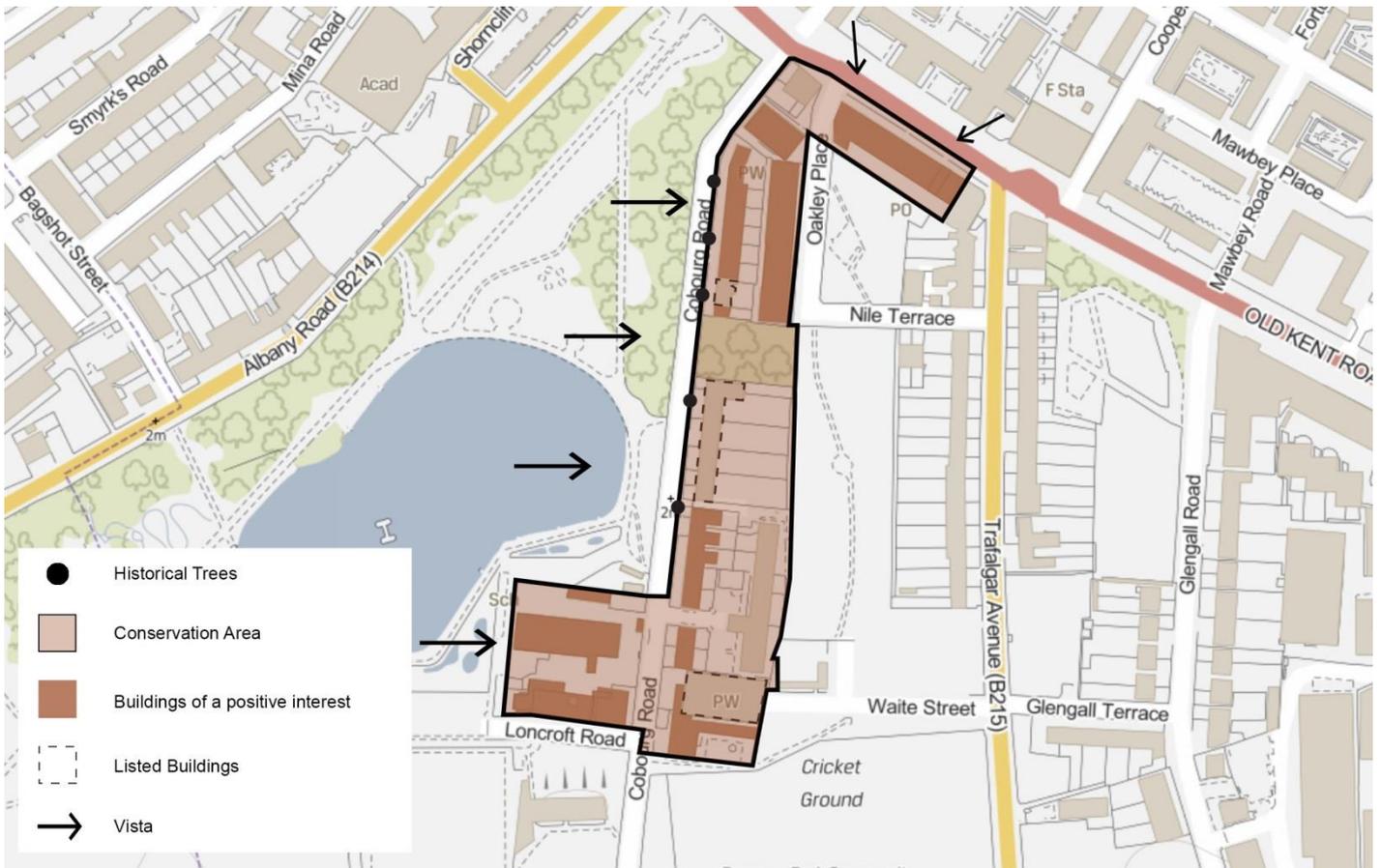


Figure 1 Location of Conservation Area

Summary of special architectural and historic interest of the conservation area

- Early residential development off the Old Kent Road
- Development that typifies that of the Old Kent Road area — mix of residential properties, schools, churches and former churches, evidence of former industry, all in one compact neighbourhood
- Intact early 19th-century terraced, semi-detached and detached properties with largely unaltered exteriors
- Typical middle class mid-19th-century terraced houses with fine detailing, again with largely unaltered exteriors
- Fine and typical 'Board' school still in use today
- Landmark buildings of St Mark's Church (Peckham Mosque) and St George's Methodist Church
- Although not the original context, picturesque open setting overlooking Burgess Park
- Historic street trees lining Cobourg Road

2 History and archaeology

2.1 Early history and archaeology

2.1.1 The development of the Cobourg Road Conservation Area has to be considered within the context of the development of the Old Kent Road area.

2.1.2 The Old Kent Road frontage of the Conservation Area lies within the 'North Southwark and Roman Roads' Tier 1 Archaeological Priority Area (APA). The APA in this area is significant for two reasons: first, the major Roman road of Watling Street; and secondly, the late glacial lake or channel known as 'Bermondsey Lake', which once occupied a large area to the north of the Old Kent Road. A range of important prehistoric sites, including some of the most significant Mesolithic sites (Middle Stone Age — 10,000–4,000 BC) in the borough and deeply buried late Neolithic (late Stone Age — transition from hunter gathers to farming — 4,000–2,000 BC) and Bronze Age (2000–650 BC) wooden platforms and trackways lie to the north of the Old Kent Road.

2.1.3 Within the general Conservation Area setting there is a significant variation in the underlying geology, and for much of its early history the area would have been mainly uninhabited open pasture with marshy zones. The formation of the Earl's Sluice, one of London's 'lost' rivers (now subterranean), and the River Peck have also affected the local landscape. Excavations within the Conservation Area in 1994 at the rear of 360–372 Old Kent Road revealed waterlain deposits possibly representing the south-eastern edge of the floodplain of the Earl's Sluice.

2.1.4 Old Kent Road follows the approximate line of the Roman Watling Street, connecting London to Canterbury. The Romans settled on the banks of the Thames just after AD43 and built a river crossing at London Bridge from Londinium to a settlement south of the river. From here, two major Roman roads Watling Street and Stane Street connected this river crossing with other Roman cities in the south of England.

2.1.5 Old Kent Road became a pilgrim route after the martyrdom of Thomas Becket in 1170. The area was sparsely populated but there was a manor house and friary. By the 18th century there were houses and coaching inns on the road with turnpikes at each end. By the early 19th century its hinterland was a mixture of market gardens, fields and commonage with small lanes spreading out east and west from Old Kent Road along old field boundaries. These lanes were subsequently some of the first to be developed.

2.1.6 Many archaeological sites in the area have produced evidence for Roman roadside settlement and land management, particularly retaining evidence of Roman drainage systems, although there has been little investigation within the Conservation Area or the immediate streets. There is some evidence that a second minor Roman road, following the alignment of Watling Street, may cross the Conservation Area, and possible fragments have been recorded at No. 41 Cobourg Road and No. 59 Trafalgar Avenue, however, further investigations on the same conjectured alignment for this road have failed to record any supportive evidence.

2.2 19th-century industry

2.2.1 The building of the Grand Surrey Canal in 1801–1811 linked Bermondsey on the eastern side of the Old Kent Road with the Thames at Surrey Docks leading to rapid change in this part of London. The hinterland of the canal was soon being developed for factories, timber yards and workshops eager to take advantage of the efficient transportation system afforded by the canal network.

2.2.2 Many of these canal-side industries were noxious, for example, lime burning, leather working and refuse collection. These coupled with the dominant presence of coal-burning gasworks of the nearby South Metropolitan Gas Company meant that the Old Kent Road was, by the late 19th and into the mid-20th centuries, associated with dirt, noise and poverty.

2.3 19th-century commerce, transport and housing

2.3.1 The success of the late Georgian economy resulted in upper class suburbs slowly spreading along the Old Kent Road itself and being laid out in squares and streets just off it. Examples include Surrey Square (1796) and the Paragon (built in 1789 and demolished in 1898 to make way for a school).



Figure 2 Early 19th-century buildings on Cobourg Road



Figure 3 1896 OS map of Cobourg Road and surrounding area.

2.3.2 The coming of industry also meant more intensive development of Old Kent Road itself with shops, pubs and houses. Middle class suburbs with generous streets began to be laid out from the 1820s. Development accelerated with the coming of the railways in the 1840s when the surrounding area began to be filled with more densely packed terraces. Many of the original houses on Old Kent Road became shops with extensions built over their former front gardens.

2.3.3 The railway terminal at the Bricklayers Arms later became a vast goods station. In the 1860s horse-drawn trams began running along the Old Kent Road, replaced

by electric trams by the end of the century. The whole area became one of vibrant industry, commerce and housing.

2.4 20th-century decline

2.4.1 Bombing during WWII led to slum clearance and the establishment of large housing estates in the 1950s and 1960s along with the establishment of retail and storage sheds in place of much of the former industry. The Surrey Canal was filled in in 1972. However, pockets of middle class late 18th-/ early 19th-century housing, including Cobourg Road, remain, as do some large Victorian workshops.

2.5 Cobourg Road: The suburbs

2.5.1 The development of the Cobourg Road Conservation Area mirrors that of the wider Old Kent Road area. Cobourg Road was one of the first new middle class streets off the Old Kent Road. Begun around 1820, it was more or less complete by 1870. It connected the Old Kent Road to the Surrey Canal to the south.

2.5.2 Alongside housing, the Alpha Works collar manufacturers was established by the 1870s on Cobourg Road. A laundry was built just to the north by the 1890s and was itself replaced by a pickle factory by the 1950s. This mixture of industry and housing along one road was typical of the development of the Old Kent Road area.

2.5.3 Other streets, principally the adjacent Trafalgar Avenue and Glengall Road (both now Conservation Areas) were also laid out with middle class terraced and semi-detached dwellings. By the middle of the century, the wider area had been developed, this time with more densely packed streets of smaller terraced houses which were built to accommodate the local workforce.

2.5.4 Today there is little evidence of the former Surrey Canal. Instead Cobourg Road now terminates at Burgess Park. A modern replication of 19th-century houses has replaced the former Alpha Works and pickle factory.

2.6 Burgess Park

2.6.1 Burgess Park is not within the Cobourg Road Conservation Area. However, it provides a setting for the Conservation Area and is hence included here.

2.6.2 Following WWII, the London County Council's Abercrombie Plan proposed clearing a large area (220 acres) of bomb-damaged and slum buildings in North Camberwell to create a new park. Construction began in 1951 and was finally completed to its present 56-hectare area in 1995.

2.6.3 The construction of Burgess Park meant the loss of houses on the west side of Cobourg Road. The houses on the east side remain and form a single-sided street overlooking the Park.

3 Appraisal of special character and appearance of the area

3.1 Historic significance

3.1.1 The Coburg Road Conservation Area has some historic significance as being one of the earliest 18th-century residential suburbs to be developed adjacent to Old Kent Road. Its subsequent further development of a mix of later 18th-century houses, schools, churches and workshops mirrors and tells the storey of the development of the wider Old Kent Road area.

3.1.2 Unlike much of historic Old Kent Road (which has been largely cleared) this area remains as a typical late Georgian and Victorian suburb with its surviving buildings largely unaltered.

3.2 Layout and form

What's special?

- Grid iron street form much altered by formation of Burgess Park
- Historic street trees
- Coherent rows of houses, each from different periods, interspersed with landmark buildings

3.2.1 Within the context of the wider area, the layout of the Conservation Area is part of a typical 'grid iron' pattern with east—west streets often laid out along the line of former field boundaries intersecting with the more ancient Old Kent Road. The grid iron has been altered by the formation of Burgess Park which left Cobourg Road itself as a mainly one-sided street overlooking the Park, along with its adjoining Loncroft Road. Another small area of open space fronts onto Oakley Place dwellings within the Conservation Area. This space was formed by the demolition of a school and is now a leafy play area.

3.2.2 The general character of the area is one of coherent rows of mid- and late Victorian houses. The pattern is broken a little at Cobourg Road by slightly earlier development which stands out as being more individualistic, by the large bulk of the two churches at either end, and by the typically bulky 'board school' of Cobourg Road Primary School which stands forward of Cobourg Road. At one time these large buildings would have been joined by factory buildings between Cobourg Road and the former Surrey Canal to the south, but these have long since been removed.

3.2.3 The south side of Old Kent Road between its junctions with Cobourg Road and Oakley Place is also within the Conservation Area. It is lined with a single, grand commercial terrace of shopfronts with houses above. Like the rest of the Conservation Area its historic features are largely intact, thus allowing it to stand out as unaltered and of obvious architectural worth.



Figure 4 Early 19th-century buildings on Cobourg Road, as viewed across Burgess Park



Figure 5 The late 19th-century Cobourg Road Primary School, as viewed across Burgess Park

3.3 Landmarks, views and setting:

What's special?

- Two churches (one now a mosque) and a school as prominent landmarks
- Parkland setting for parts of the conservation area.

3.3.1 Cobourg Road itself consists of mainly early 19th-century houses which gain much from their modern setting by Burgess Park. Trees line the boundary of Burgess Park with Cobourg Road. Older trees sit within the small front gardens of the houses. They date from the same era as the houses and thus are of some historic interest in themselves. Overall the tree-lined nature of Cobourg Road is such that only glimpses of the houses can be obtained in middle and distant views.

3.3.2 Nevertheless, views towards the Conservation Area across the lake of Burgess Park with the delicate timber spire of St Mark's Church rising above trees and buildings and the picturesque Cobourg School in the foreground are quite idyllic.

3.3.3 New Peckham Mosque (formerly St Mark's Church) was designed as a gothic revival church by celebrated architect Richard Norman Shaw. It presents its tall elongated gable to the street and to Burgess Park. Just to the west are the rectory and meeting hall. These stand out on account of their generous proportions and their Arts and Crafts style. The Mosque is listed as a building of national importance. The former rectory and meeting hall can be regarded as listed by way of being within the curtilage of the Mosque.



Figure 6 North Peckham Mosque (former St Mark's Church)



Figure 7 Peckham Mosque with former hall and rectory

New Peckham Mosque: The changing face of religion

The rapid expansion of North Peckham in the 1870s led the then Bishop of London Samuel 'Soapy Sam' Wilberforce (1805–1873) with his benefactor Adelaide Thrupp to establish a new church in the area. Wilberforce was a charismatic preacher who is now best remembered for his speeches against Charles Darwin's 'The Origin of Species'.

Wilberforce's choice of architect was interesting — Richard Norman Shaw, then a leading proponent of the Arts and Crafts movement. This movement encouraged craftsmanship and was, ironically given Old Kent Road's dependence on industry, a reaction against mass production and industrialisation.

St Mark's Church was consecrated in 1880. It is in a mid gothic style and has an arcane hall form with its side aisles the same height as its central nave. It has an elaborate timber roof, fine stone tracery to its windows and 'timber' panelling which is, again rather ironically, formed in cast concrete.

The church closed in 1965. The building has had various subsequent uses, including as a grocers shop. It reopened as North Peckham Mosque in 1982. The Mosque follows Turkish Sufism, a mystical form of Islam.

3.3.4 Cobourg Road Primary School dominates adjacent houses on Loncroft Road which itself juts out like a peninsula into Burgess Park. The school is a large and bulky building with three very tall storeys in a London stock brick with a steeply pitched (and hence dominant and picturesque) clay tile roof. It retains its original timber casement windows. It is a typical example of a mid-Victorian 'London Board' school.

3.3.5 Within the grounds of the school and standing at the end of the run of terraced houses on Loncroft Road is a small gatehouse. In style, this is a miniature version of the school

3.3.6 The other landmark on Cobourg Road is St George's Methodist Church. It presents a squat rear elevation to the Old Kent Road/ Cobourg Road junction and is almost hidden in views from there, at least in summer, by mature street trees. It fronts onto Oakley Place at an angle with an almost Italianate pediment supported by paired pilasters either side of a decorative entrance. It rather suffers from a mix of styles, but its pedimented gable end is a powerful feature which adds to the street scene.



Figure 8 Cobourg Road Primary School.



Figure 9 St George's Methodist Church, main front as viewed from Oakley Place.

London Board schools

The School Board for London was the first directly elected body covering the whole of London. Between 1870 and 1904 it was the single largest educational provider in London and the infrastructure and policies it developed were an important influence on London schooling long after the body was abolished.

Its school buildings are instantly recognisable on account of their tallness relative to their suburban surroundings and their grand architectural style (variously labelled 'English Free Renaissance' or 'Queen Anne Revival').

3.4 Character areas

What's special?

- Coherent and intact early/ mid Victorian terraces, with typical features: round headed ground floor windows, gauged brick arches over windows, butterfly roofs behind parapets.
- More individualistic mid/ late Georgian houses, all listed, some with particularly fine detailing.

Late Georgian / early Victorian domestic architecture

3.4.1 The background architecture of the Conservation Area is domestic with rows of late Georgian and early Victorian terraced, detached and semi-detached properties, and equally distinctive mid-Victorian terraced houses.

3.4.2 Nos 1–27 Cobourg Road is a coherent set of well detailed brick-built terraced houses. With two storeys plus a semi basement, the buildings feel almost cottagey compared to the three-storey townhouse form that typifies many buildings of this era. This feel is emphasised by the narrow width of each house — two bays (i.e. two windows) across each façade, except for Nos 1 and 2 which have three bays to stretch around a slight bend in the road.

3.4.3 With round-headed ground floor windows, gauged brick arches over windows elsewhere, the buildings are typical of terraced houses of between 1830 and 1850. Their original joinery in the form of elegant front doors (sometimes complete with chunky bolection mouldings) and two-over-two sash windows remains largely in place. Parapets (mainly complete with cornices) hide butterfly roofs behind and again give the terrace a typical late Georgian/ early Victorian flat fronted appearance.

3.4.4 The largely intact and matching detailing of each house plus the uniformity of the architecture gives this terrace real elegance. It is marred somewhat by the wide-scale removal of front walls and railings from the front gardens of the properties, plus the replacement of some doors.

3.4.5 The exception to this uniformity is Nos 15–17 Cobourg Road which jumps in scale to three storeys plus a semi basement. Despite being shown as two separate buildings on street maps, it has only one entrance door and thus appears as a single building on a double-width plot (i.e. four bays in width).



Figure 10 No.15 Cobourg Road with more typical early Victorian terraced houses on either side



Figure 11 Nos 29–31 Cobourg Road. No.33 to the right.



Figure 12 Late Georgian houses: Nos 47–59 Cobourg Road

Listed buildings

Nos 29-31, 47-63 and Peckham Mosque (former St John Church) are listed. This means that they are on the national list of historically or architecturally important buildings.

Listed building consent is required before carrying out any work that could affect their importance. This applies to the outside of the buildings, to their grounds, and to the inside.

3.4.6 Nos. 29–31 also stand out as being considerably grander. These form a tall three-storey building (plus semi-basement) with adjoining two-storey wings at either end. The detailing is restrained and clearly from an earlier era. The doors are larger and are flanked by miniature pillars supporting the grand fanlights above. Other than this, stress-relieving arches over the first-floor *piano-nobile* windows are the main feature. The buildings are Grade II listed and are given a date of c. 1800 in the list description.

3.4.7 At the end of this continuous terrace is No. 33. It matches the other two-storey houses in the road but stands out in that it has been painted white. The terrace terminates at the open space created by bomb damage during WWII, now labelled a wildlife area. This open space contributes little to the historic character of the Conservation Area although it is well laid out with a small pathway to Oakley Place.

3.4.8 Beyond, to the west of the open space, Cobourg Road continues, this time with a range of more individualistic buildings: No 47–59. Although they are joined by small wings well set back from the main façades, they are grouped into a range of detached and semi-detached forms, all with slightly different features and detailing, thus indicating that they were built by different developers at slightly different times. Once again original features remain largely intact. Together, they form a picturesque if rather blocky composition. No. 59 has a date plaque on it which says ‘Rosetta Terrace, 1822’.

3.4.9 The western end of this run of houses is marked by a pair of typical Regency semi-detached houses, No.61–63, with, uniquely for this area, a shared gable-ended roof turned to face the road. Their stuccoed white form stands out as conspicuous in views across Burgess Park.

Late Victorian terraced housing

What’s special?

- Typical terraces of Victorian houses, but with a uniformity of detailing and with original features intact to create attractive streets

3.4.10 Between Nos. 63 and 77 Cobourg Road is a complete row of late Victorian terraced houses complete with typical double height semi-hexagonal bay windows, and paired entrance doors. Although not particularly remarkable of their type they again largely retain original joinery in the form of sash windows and original doors. This gives the terrace a degree of uniformity and attractiveness that is worthy of preservation.



Figure 13 Late Victorian terraced houses: Nos. 63–77 Cobourg Road



Figure 14 Late Victorian terraced houses: Oakley Place



Figure 15 Late Victorian terraced houses: Loncroft Road (detail)



Figure 16 Original front door complete with bolection mouldings

3.4.11 Oakley Place is set back-to-back with Cobourg Road. Historic maps show that the houses within it were constructed within the rear gardens of the earlier Cobourg Road properties. This has resulted in very short gardens for back-to-back Oakley Road and Cobourg Road properties.

3.4.12 Oakley Place would have formed a coherent mid-Victorian street of identical terraced houses of impressive length. However, it has been truncated (and Peplar Road which once adjoined it completely replaced) by the insertion of a long and narrow strip of parkland (also called Burgess Park) between it and the rear of Trafalgar Avenue to the east. It would seem that the intention was that the main park would be rather bigger; encompassing what is now the entire Conservation Area. However, Cobourg Road and Oakley Place have survived to isolate this thin sliver of space from the main park.

3.4.13 Together with the vestiges of terraced houses on the north side of Cobourg Road and those on Loncroft Road the Oakley Place buildings are modest in size and have typical Victorian terraced house features of two storey bay windows and paired entrance doors/ porches. However, they stand out from more ordinary terraced houses on account of their distinctive creamy white gault brick used for the front façades with exaggerated curved gauged arches over each window, plus a surfeit of stone detailing. Boundaries walls mostly remain in place, as do

slate roofs, chimneys and chimney pots. They were all clearly built by the same developer.

3.4.14 The consistent detailing between buildings together with the wide-scale retention of original doors, windows, slate roofs, and other detailing give each terrace a strong, consistent and attractive overall presence. This effect must have been particularly powerful prior to the truncating of streets caused by the formation of Burgess Park and its smaller satellite at Oakley Place. However, the parkland setting of these buildings adds to their attractiveness.

3.4.15 The collection of buildings is marred a little by the loss of original front doors.

Modern buildings

3.4.16 A further run of terraced buildings exist from No. 77–93 Cobourg Road (just to the north of the former St Mark’s Church) on the site of the former Alpha Works. These are modern and two storeys in height but are a close copy of (if a little plainer) of the early Victorian buildings at Nos. 1–27. They have more ordinary pitched roofs behind parapets instead of the butterfly roof form of Nos. 1–27. but continue the overall terraced house form of Cobourg Road in a very convincing way and thus add to its character and appearance.

3.4.17 Splitting Nos. 77–93 is an access way to Peplar Mews Estate. This is a group of modern houses at the rear of the former Alpha Works site. They are completely unremarkable.



Figure 17 Modern buildings in a convincing historic style: 77–93 Cobourg Road

Old Kent Road

What's special?

- Early Victorian commercial development.
- Coherent and grand composition of Nos 384–358 Old Kent Road with intact original features.

3.4.18 To the east of the Oakley Place junction is a fine terrace of shops with two domestic storeys above (Nos 384–358, east to west) along the Old Kent Road. These are typical of the commercial architecture of the 1830s and 40s and were designed as a single set piece. As might be expected, the terrace is rather taller than domestic properties in the rest of the Conservation Area with elaborate stucco window surrounds and cornices to its parapets. The end blocks of this terrace (Nos 384, 382 and Nos 358,356) jut out slightly, as does the central portion of the terrace, to form symmetrical end and central 'pavilions'. They have slightly more elaborate detailing with entablatures in place of windows surrounds, along with a plat band.

3.4.19 The shopfronts of this terrace are largely complete and have original pilasters, consoles, and dentil cornices with fascias below. Some of the doors, complete with beaded panelling, are original. The stall risers have been replaced probably sometime in the 1950s although they have the merit of matching each other. Roller shutters plus a single aluminium shopfront harm the rhythm and uniformity of the composition to an extent.

3.4.20 It is obvious that great care was taken with the uniformity of the composition. This extends to the installation of false windows in the western flank wall at the end of the terrace which continue the window pattern around the corner to Oakley Place. The effect is slightly spoiled at the east end of the terrace where it is joined to The Trafalgar pub (within Trafalgar Avenue Conservation Area) which, although it is a fine Victorian pub in its own right, is asymmetrical and individual as compared to the rest of the terrace.

3.4.21 The back of the terrace is on view from the open space adjacent to Oakley Place. From here views to the rear of this saw-tooth series of butterfly roofs are particularly powerful.

3.4.22 Overall, this terrace stands out a single and largely unaltered run of buildings that remains as a grand and unified single composition.

3.4.23 To the west of No.358 and between Oakley Place and Cobourg Road junctions is a further row of Victorian commercial buildings Nos 356–352. These are three storeys in height and have shop fronts that project forward of the domestic façades above. They were

probably built as town houses but had their ground floors extended over their former front gardens to form shops. Unfortunately, these buildings have lost almost all of their original detailing. However, they remain of historic interest and form a continuation and termination of the run of historic buildings along the street from No. 384 Old Kent Road.



Figure 18 A fine terrace: Nos358–384 Old Kent Road



Figure 19 Shopfronts: Nos358–384 Old Kent Road



Figure 20 Shopfront detail: No. 360 Old Kent Road

Architectural terms

Sash window:

- A sash window is made of movable panels, or 'sashes', that form a frame to hold panes of glass, which are often separated from other panes by glazing bars. 'Two over two' refers to the pattern of each window — in this case one sliding sash one above the other, each divided into two panes of glass separated by a glazing bar. The ground floor window of No. 27 Cobourg Place has an unusual pattern of 3 over 2. This may well be the original configuration of the ground floor windows in this terrace.

Gauged brick arches:

- Brick arches over each window opening. Each brick is wedge-shaped to keep the arch in place. They can be flat across the bottom, with reliance on the wedged shape of each brick to support the arch (as is typical along Cobourg Road, or with a pronounced curve (as at Oakley Place).

Bolection moulding:

- A bolection is a decorative moulding which projects beyond the face of a panel or frame in raised panel walls and doors. They give a particularly 3-dimensional effect to the entrance doors along Cobourg Road.

Butterfly roof:

- A butterfly roof is a form of roof characterised by an inversion of a standard roof form, with two roof surfaces sloping down to a valley near the middle of the roof. It is so called because its shape resembles butterfly's wings. Butterfly roofs are commonly used in Georgian and Victorian terraced architecture of British cities, particularly London. On front facades they are usually hidden behind parapet walls. This gives a uniform and rectilinear character to the streets they stand in.

Piano nobile:

- The *piano nobile* (Italian for 'noble floor' or 'noble level') is the principal floor of a large house, usually built in one of the styles of classical architecture. This floor contains the principal reception of the house.



4 The conservation area today

4.1 Audit of designated and undesignated features

Listed buildings within the Conservation Area:

- Nos 29–31 Cobourg Road: fine pair of c. 1800 townhouses.
- Nos 47–63 Cobourg Road: individualistic mid/ late Georgian houses
- Peckham Mosque (former St Mark's Church), former hall and vicarage (curtilage listed) designed by Arts and Crafts architect Norman Shaw.

Listed buildings

Listed Building Consent is required before carrying out any work that could affect their importance. This applies to the outside of the buildings, to their grounds, and to the inside.

Key Unlisted Buildings and Building Groups

The main elements of the Conservation Area are groups of buildings that combine into frontages that define streets, spaces and views. This group value is as important as the individual characteristics of buildings. The following groups are of particular note:

- Nos 1–27 Cobourg Road: Coherent and intact early/ mid-Victorian terrace with some grander buildings of the same general era
- No. 77–93 Cobourg Road: a modern terrace in a convincing mid-Victorian style and detailing
- Late Victorian terraced houses 2a–18 Oakley Place, 65–75 Cobourg Road, 98–104 Cobourg Road, 39–49 Loncroft Road
- 384–358 Old Kent Road: grand early Victorian commercial terrace.
- Cobourg Road Primary School complete with gatehouse on Loncroft Road
- St George's Methodist Church

Other features

- Open setting of Cobourg Road and Loncroft Road to Burgess Park. Open setting of Oakley Place houses.
- Views into the Conservation Area and to landmark buildings
- Some historic street trees within Cobourg Road

Neutral buildings

- 352–356 Old Kent Road

4.2 The conservation area today

4.2.1 The historic buildings within the Conservation Area remain surprisingly intact with most historic features still in place. This very much adds to the special character and appearance of the area. Nevertheless, there have been some unsympathetic alterations:

- replacement of windows and doors to late Victorian terraced houses;
- addition of satellite dishes;
- loss of boundary walls and railings along Cobourg Road;
- poor façade repairs and unsightly and damaging repointing to some listed buildings along Cobourg Road;
- minor alterations to shopfronts of No.384–358 Old Kent Road;
- loss of almost all architectural features, 352–356 Old Kent Road.

4.2.2 The Council's policy is to stop the further loss of original features and to refuse permission for unsympathetic alterations.

4.2.3 The Conservation Area Area is largely built out with few development opportunities. Most buildings contribute positively to its special character and appearance with only the Peplar Mews Estate houses and Nos 352–356 Old Kent Road as buildings which detract from the area.

4.2.4 Nos 352–356 Old Kent Road are nevertheless historic buildings that fit in with the established scale of the Conservation Area and which are capable of being restored. The Council's policy is to seek the restoration of these buildings.

4.2.5 The public realm (road, pavements etc.) is in reasonable condition. Traditional granite kerbs remain throughout the Conservation Area and are an important part of its character and should be retained. Those on Old Kent Road are quite chunky and arranged in tiers to form steps. They are topped by rather utilitarian metal guard rails. Pavements are covered with a mixture of concrete paving slabs or tarmac.

5 Management and development guidelines

5.1 What changes can you make to your building or your development site? What about trees?

5.1.1 This section lays down guidelines to ensure that the character and appearance of Cobourg Road Conservation Area is maintained. Building owners and the Council in its capacity as Highways authority and other stakeholders will be expected to follow these guidelines.

5.2 What needs permission?

5.2.1 The control of change to buildings within Cobourg Road Conservation Area is in most cases via the normal planning system. Planning permission is not needed for all changes although the regulations in Conservation Areas are stricter than elsewhere:

- Only very small extensions can be built at the rear of a house without the need to apply for planning permission. There are restrictions on roof lights and satellite dishes.
- Replacement windows and doors to houses do not require planning permission as long as they are similar in appearance to the existing windows. However, you should note that the Council interprets this rule very strictly in Conservation Areas — i.e. uPVC windows and doors are not similar in appearance to original timber windows. Even double-glazed timber sash windows often have a different appearance than that of single-glazed originals. Planning permission will be required for these items and will not be forthcoming for uPVC windows.
- The rules applying to flats and commercial premises are stricter than those applying to single houses. Small changes, such as changing shop fronts, windows or doors almost always require planning permission.
- In addition, 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.

5.2.2 The list above is not comprehensive. Further advice on what requires planning permission is available: <https://interactive.planningportal.co.uk/>

If in doubt, check with the Council before carrying out any work.

If work is carried out without planning permission, the Council can take legal action to require the work to be removed or put right. In the case of listed buildings, owners and builders can be prosecuted. Always check before starting any building project — even replacing windows or doors.

5.3 Trees

5.3.1 Where pruning of privately-owned trees is required, a notice must be submitted to the Council setting out the work to be done. The Council then has 6 weeks to reply. Your tree surgeon should be able to provide further advice on this matter.

5.4 How will be the Council judge planning applications?

5.4.1 In accordance with the Planning (Listed Buildings and Conservation Areas) Act, 1990, all changes that require planning permission will be judged as to whether they preserve or enhance the character or appearance of the area. It should be noted that even small changes such as replacing windows can affect character and appearance.

5.4.2 In line with the Government's National Planning Policy Guidance (the NPPF) the Council will ask three questions about your proposals:

- a) What is important about your building(s)? How does it/they contribute to the special character and appearance of the Conservation Area?
- b) How does your proposal affect the special character and appearance of the Conservation Area?
- c) If your proposal causes harm to the character and appearance of the area, can it be justified when weighed against the public benefits of your proposal? (Public benefits may include alterations to make your building more usable such that it has a long term future).

5.4.3 When you submit a planning application, you should provide a Heritage Statement along with drawings that answers the three questions above.

5.5 Advice on common building projects:

5.5.1 The following guidance provides an indication of the most appropriate approach to common problems and development pressures within the area.

New development, extensions

5.5.2 There is little scope for new development in the area.

5.5.3 The terraced form of existing houses and the commercial buildings on Old Kent Road is such that (with a few exceptions) only rear extensions are possible. However, streets are quite close together, creating short gardens. The scope for all but the smallest single-storey rear extensions is therefore very limited.

5.5.4 The rear gardens of Nos 47–63 are rather larger. However, these buildings are listed. Any extension will therefore be expected to be designed such that they compliment the special architectural interest of each building. This will demand skilful bespoke architecture.

5.5.5 The uniformity of roof forms is an important characteristic of buildings within the Conservation Area. This precludes roof extensions, dormers or other alterations. Similarly, front façades are generally intact and require to be retained.

5.5.6 The area is within an area of archaeological potential. You may have to carry out an archaeological assessment before submitting an application for a new extension to your building. Contact the Council archaeologist at design.conservation@southwark.gov.uk for further advice.

Alterations and repairs

5.5.7 The survival of original features plus the uniformity of detailing from house to house are key characteristics to preserve.

General

5.5.8 Original doors, windows, roof coverings and other historic details should all be repaired wherever possible, rather than replaced. Artificial modern materials such as concrete tiles, artificial slates, and [UPVC-uPVC](#) windows generally appear out of place, and may have differing behavioural characteristics to natural materials. Where inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials will be encouraged.

Windows and doors

5.5.9 Double-glazed windows may be allowed on non-listed buildings within the Conservation Area. On front elevations and on elevations that face highways and public footpaths or spaces, these should be timber sash windows to exactly match original patterns. Features like glazing bars (which divide each sash into smaller panes) should have a similar profile to existing single glazed windows.

5.5.10 Original doors and doorframes should always be retained. Where repair is impossible, or where modern doors are to be replaced, the replacement should exactly match original doors within the streets. This will in general demand bespoke joinery rather than off-the-shelf items.

5.5.11 All external joinery should be painted, which is the traditional finish. Window frames should normally be painted white although darker colours may be acceptable where there was previous evidence of this. Darker 'heritage' colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

5.5.12 Where possible, original roof coverings should be retained and if necessary repaired with slate to match existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later work, natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Conservation Area.

5.5.13 The greater weight of concrete tiles can lead to damage and deterioration of the roof structure and will usually be unacceptable.

5.5.14 Clay tiles are used on the Cobourg Road Primary School and Peckham Mosque. These should be retained, along with other original features.

5.5.15 Where they exist, original chimney stacks and pots should be retained and repaired if necessary.

Brickwork

5.5.16 Brick is the predominant facing material in the Conservation Area. The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size [and](#) colour and should be laid in an appropriate bond to match the existing.

5.5.17 Some buildings in the area have suffered from the unsympathetic repointing of brickwork. This should only be done where necessary, and only following with advice from a conservation officer at the Council. Gauged brick arches should not be repointed.

5.5.18 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. Advice should be sought from the Council.

Rainwater goods

5.5.19 Gutter and downpipes are of a standard style, originally in cast iron. Repairs and renewal should preferably be in cast iron (or cast aluminium) on the 19th- and 20th-century buildings. This is readily available and

provides a better long-term investment than fibreglass or plastic.

Boundaries and driveways

5.5.20 Front boundaries within the Conservation Area in general consist of brick walls (late Victorian houses) or walls with railings (earlier houses). Walled gardens still exist at the listed buildings of Nos 47–63 Cobourg Road. These traditional boundary features are an important part of the architectural significance of the area and should be retained. Their loss to make way for driveways or parking will not be acceptable.

5.5.21 The reinstatement of traditional boundary walls and railings, where these have been lost, is strongly encouraged. It should be noted that modern copies of traditional details, for example, mild steel railings in place of cast iron, are rarely acceptable.

Shopfronts (Nos 358–384 Old Kent Road)

5.5.22 The uniformity and traditional detailing of the shopfronts along Old Kent Road is a key characteristic to preserve. Planning permission is required to make even small changes and will not usually be granted.

5.5.23 Similarly, the installation of roller shutters to the outside of shopfronts is strongly discouraged.

Satellite dishes

5.5.24 Satellite dishes on buildings, particularly on front façades, can harm the appearance of the Conservation Area.

5.5.25 Planning permission is always required if you wish to install an antenna or satellite dish that exceeds 70cm in diameter and which will be placed in a visible location to the front elevation or on the chimney. 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 on side and rear extensions;
- set back on rear roofs below ridge level; or
- located on the rear elevation.

Renewable Energy

5.5.26 Most renewable energy installations (solar or photovoltaic panels, micro generators) require planning permission. Panels and other equipment will not be acceptable on the front elevations or front facing roof slopes of buildings. Wiring and pipework should be kept to a minimum.

Trees

5.5.27 Trees form a significant part of the street scene within Cobourg Road Conservation Area. Where trees are protected by a Tree Preservation Order (TPO) or have a positive impact on the character of the area they should be retained.

5.5.28 The growth potential and increase in size of adjacent trees should be taken into consideration when determining the location of any equipment, including the presence of tree roots where heat pumps are proposed.



Figure 21 Cobourg Road: trees within Burgess Park

6 Boundary alteration and extension to conservation area

6.1 Boundary changes:

6.1 Consideration was given to including the substantive part of Burgess Park in the conservation area, however its form is not contemporary to the character area of the conservation area and is protected through other means of designation. It does however form an important part of the setting of the conservation area and views from and across it are part of the experience of the conservation area.

6.2 Management of the Conservation Area

6.2.1 There has been loss of original features such as windows, doors and boundary walls amongst other features. Whilst changes can be controlled by the Council to an extent via the normal planning process, the Council can implement an 'Article 4 Direction'. These additional regulations mean that planning permission would be needed for some small-scale changes to the appearance of buildings within the Conservation Area. Of particular concern are the boundary walls and hardstanding to front garden which erode the experience of the buildings and the quality of the street scene. The loss of timber windows and doors to UPVC is also harming the special character of the conservation area. An article 4 direction is proposed for these issues.

Consulting the Council

For small inquiries email designconservation@southwark.gov.uk .

If you are planning a more major project — for example a new building or an extension — you can use the Council's pre-application advice service <http://www.southwark.gov.uk/planning-and-building-control/planning-applications/pre-application-advice-service> There is normally a small charge for this service.

