

Walworth Community Council Planning

Thursday 16 February 2012
7.00 pm

Thurlow Lodge Community Hall, 1 Thurlow Street, London SE17 2US

Membership

Councillor Martin Seaton (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Catherine Bowman
Councillor Neil Coyle
Councillor Patrick Diamond
Councillor Dan Garfield
Councillor Lorraine Lauder MBE
Councillor Abdul Mohamed
Councillor Helen Morrissey

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: Tuesday 7 February 2012



Order of Business

- | Item No. | Title |
|----------|--|
| 1. | INTRODUCTION AND WELCOME |
| 2. | APOLOGIES |
| 3. | DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS |

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may have in any of the items under consideration at this meeting.

Item No.

Title

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

5. MINUTES (Pages 1 - 4)

To confirm as a correct record the minutes of the meeting held on 23 November 2011 as an accurate record.

6. LARCOM STREET CONSERVATION AREA (Pages 5 - 62)

7. LIVERPOOL GROVE WALWORTH CONSERVATION AREA (Pages 63 - 106)

Date: Tuesday 7 February 2012

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Gerald Gohler, Constitutional Officer, Tel: 020 7525 7420
or email: gerald.gohler@southwark.gov.uk
Website: www.southwark.gov.uk

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WALWORTH COMMUNITY COUNCIL - Planning -

MINUTES of the Walworth Community Council held on Wednesday 23 November 2011 at 7.00 pm at InSpire at St Peter's, Liverpool Grove, London, SE17 2HH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Patrick Diamond
Councillor Helen Morrissey

OFFICER SUPPORT: Norman Brockie (Team Leader, Design and Conservation)
Sadia Hussain (Lawyer, Planning)
Vikki Lewis (Senior Planning Officer)
Dennis Sangweme (Group Manager, Planning Enforcement)
Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillors Catherine Bowman, Dan Garfield, and Lorraine Lauder (due to mayoral duties).

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members declared interests regarding the following agenda items:

6.1 55 Cobourg Road, London SE5 0HU

Councillor Darren Merrill, personal and non-prejudicial, in relation to planning application number 11-AP-1738, as he was going to speak in his capacity as a ward councillor.

6.2 55 Cobourg Road, London SE5 0HU

Councillor Darren Merrill, personal and non-prejudicial, in relation to planning application number 11-AP-1743, as he was going to speak in his capacity as a ward councillor.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 September 2011 be agreed as a correct record of that meeting, and signed by the chair.

Agreement of the minutes of the meeting held on 27 July 2011 was deferred to the next meeting.

6. DEVELOPMENT MANAGEMENT ITEMS

NOTE: Items 6.1 and 6.2 were heard together, as they relate to the same address, but separate resolutions were taken.

6.1 55 COBOURG ROAD, LONDON SE5 0HU

At this point, Councillor Darren Merrill sat with the audience.

Planning application reference number: 11-AP-1738

PROPOSAL:

Erection of a 4 storey side extension and provision of hard landscaping and new boundary wall and railings to front of dwelling (Use Class C3).

The design and conservation officer introduced the report. Councillors asked questions of the design and conservation officer.

There were no objectors present who wished to speak.

The applicant spoke in support of the application. Councillors asked questions of the applicant.

A supporter of the application who lived within 100 metres of the site spoke in support of the application. Councillors did not ask questions of the supporter.

Councillor Darren Merrill spoke in his capacity as a ward councillor. Councillors asked questions of Councillor Merrill.

At this point Councillor Darren Merrill left the meeting room.

Members discussed the application.

RESOLVED:

That planning permission for application 11-AP-1738 be refused, as set out in the officer's report.

6.2 55 COBOURG ROAD, LONDON SE5 0HU

At this point Councillor Darren Merrill sat with the audience.

Planning application reference number: 11-AP-1743

PROPOSAL:

Erection of a 4-storey side extension, insertion of new internal doors at basement, ground, first and second floor levels to access new extension, provision of landscaping and new boundary wall and railings to front of dwelling, and refurbishment of rear courtyard and external toilet (Use Class C3).

The design and conservation officer introduced the report. Councillors asked questions of the design and conservation officer.

There were no objectors present who wished to speak.

The applicant spoke in support of the application. Councillors asked questions of the applicant.

A supporter of the application who lived within 100 metres of the site spoke in support of the application. Councillors did not ask questions of the supporter.

Councillor Darren Merrill spoke in his capacity as a ward councillor. Councillors asked questions of Councillor Merrill.

At this point Councillor Darren Merrill left the meeting room.

Members discussed the application.

RESOLVED:

That listed building consent for application 11-AP-1743 be refused, as set out in the officer's report.

7. PLANNING APPLICATION AND PLANNING ENFORCEMENT PERFORMANCE FOR PERIOD 01/04/2011 TO 31/08/2011

At this point, the chair adjourned the meeting for a three-minute comfort break, after which Councillor Darren Merrill rejoined the meeting.

Dennis Sangweme, Group Manager - Planning Enforcement, introduced the report and asked for councillors to feedback on the format and content of the report.

Responding to questions from councillors, Dennis explained that the relatively high number of outstanding enforcement cases was due to staff shortages, and that if garages were converted into self-contained dwellings without planning permission, enforcement action could be taken.

Members fed back that:

- They were happy with the format of the report
- They would like feedback on which steps officers were taking to ensure that planning applications are heard by the community council before their expiry date
- They would like officers to take steps to reduce the number outstanding planning enforcement cases
- That the report should include comparative figures from previous quarters

ACTION: Dennis Sangweme to feed back which steps officers were taking to ensure that planning applications are heard by the community council before their expiry date.

The meeting ended at 8.35 pm.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 16 February 2012	Meeting Name: Walworth Community Council
Report title:		Larcom Street Conservation Area	
Ward(s) or groups affected:		East Walworth	
From:		Head of Development Management	

RECOMMENDATIONS

1. That the Community Council comment on the proposal to carry out public consultation with local residents and businesses on the Larcom Street Conservation Area.
2. That the Community Council provides comment on the proposal to designate the Larcom Street Conservation Area
3. That the Community Council provide comment on the draft Conservation Area Appraisal and map of the proposed conservation area boundary (Appendices 1 and 2).
4. That the Community Council notes the Equality Impact Assessment (Appendix 3)

BACKGROUND INFORMATION

5. It is proposed to consult upon the Larcom Street Conservation Area based upon the attached map and conservation area assessment.
6. The proposed conservation area is notable as a surviving piece of well-enclosed mid to late 19th century urban fabric. Narrow short streets and cul-de-sacs fronted by terraced houses are interspersed with buildings associated with St. John's Church; a vicarage, school, institute and a pair of symmetrical residential properties enclosing the eastern end of the church. Building heights across the area are generally uniform.
7. The Larcom Street Conservation Area is located within the Elephant and Castle Opportunity Area (as defined by Figure 13 of Southwark's Core Strategy) to the south of the River Thames. The conservation area is situated to the east of Walworth Road and to the south-east of Elephant and Castle town centre.
8. Section 69 of the Town and Country Planning Act 1990 imposes a duty on the local Planning Authority to designate conservation areas any "areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance". There is a duty on the local planning authority under Section 69 to review areas from time to time to consider whether designation of conservation areas is called for.

9. In March 2010 the Government issued PPS 5 'Planning for the Historic Environment' replacing the guidance formerly contained within PPGs 15 and 16. PPS 5 requires, in Policy HE2.1, that Local Authorities have evidence about the historic environment and heritage assets within their area, and that this evidence is publically documented. Designation records, such as Conservation Area assessments, should also be taken into account when determining planning applications.
10. In 2011 English Heritage published guidance on conservation area appraisals, 'Understanding Place: Conservation Area Designation, Appraisal and Management'. This sets out the importance of definition and assessment of a conservation area's character and the need to record the area in some detail. The purpose is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. Conservation Area Appraisals, once they have been adopted by the Council, can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area.
11. Designation of a conservation area imposes certain duties on planning authorities. These duties are twofold. Firstly, to formulate and publish from time to time, proposals for the preservation and enhancement of the conservation areas in their district and submit them for public consultation. Then secondly, in exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation areas. In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question and therefore there is a presumption against the demolition of buildings within the area. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.
12. The area proposed for designation is defined as follows: the Larcom Street Conservation Area is situated on the southern edge of the Heygate Estate (decanted for redevelopment), it is bounded by Brandon Street to the east; Browning Street to the south; and the rears of buildings fronting Walworth Road to the west.

KEY ISSUES FOR CONSIDERATION

- 13 The proposed conservation area is characterised by typical terraces which are three-storey with canted ground floor bay windows, traditional Victorian detailing and small front gardens. The conservation area demonstrates the pressure on land during the latter half of the 19th century to accommodate the increase in population within what were previously field boundaries, partly as a result of improved transport links into the City of London.
- 14 Although the special quality of the area is the main reason for designation, rather than the individual buildings, the proposed conservation area is based around the residential streets between Walworth Road and Brandon Street, to the east and west and Wansey and Browning Streets to the north and south respectively.

Much of the conservation area today still consists of development dating from the latter half of the 19th century. The area is fine grained with small and frequent street blocks and plot subdivisions. This fine grain appears to have resulted from the need to accommodate a dense residential form (to house the rapidly expanding population) between pre-existing streets and development that generally followed existing field boundaries.

15. The key approaches into the conservation area are: east-west along Browning and Wansey Streets, north south down Brandon Street. The dense pattern of development, narrow streets, tall gaps between buildings has resulted in a very enclosed townscape that does not afford views out to the wider area. The cul-de-sac and dog-leg layout results in buildings terminating views along the streets, such as westwards along Charleston Street towards the church.

Outstanding Schemes

16. There are no significant outstanding schemes within the conservation area, however there are a number of potential development sites which contribute poorly to the character and appearance of the conservation area. These are:
 - End of Turquand Street (vacant site); and
 - No's 48/50 Wansey Street (redevelopment opportunity).

Planning Policy

17. Core Strategy 2011 (April)
Strategic Policy 12 Design and Conservation.

Southwark Plan 2007 (July)
Saved Policy 3.15 Conservation of the Historic Environment
Saved Policy 3.16 Conservation Areas
Saved Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
Saved Policy 3.19 Archaeology

London Plan 2011 (July)
Policy 7.9 Heritage-led regeneration
Policy 7.8 Heritage assets and archaeology

Planning Policy Statements
PPS5 Planning for the Historic Environment.

The draft National Planning Policy Framework (NPPF)

Community impact statement

18. The designation will be consulted in accordance with the Statement of Community Involvement. The Statement of Community Involvement sets out how and when the Council will involve the community in the alteration and development of town planning documents and applications for planning permission and was adopted in January 2008. The Statement of Community Involvement does not require the Council to consult when designating a

conservation area, but in this instance the Council proposes to follow a similar procedure.

19. It is proposed to hold a public meeting within 12 weeks of this committee and a report on this and any other consultation responses received will be made back to members for consideration.
20. The consultation will seek the views of local residents, businesses and other local interests over the definition of the boundaries and the conservation area appraisal. Notification of the consultation on the proposed designation and the supporting documents will be put in the local press, on the council's website and will be made available at the Walworth One Stop Shop. This will show how the consultation has complied with the Statement of Community Involvement.

Human rights implications

21. This conservation area engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
22. This proposal has the legitimate aim of providing for the conservation of the historic environment within the conservation area. The rights potentially engaged by this proposal, include the right to a fair trial and the right to respect for private and family life however both of these are not considered to be unlawfully interfered with by this proposal.

Resource implications

23. Notifying the public of the proposed Larcom Street Conservation Area will not result in resource implications for the staffing of the Regeneration Department.
24. Other resource implications will be the cost of publishing the Conservation Area Appraisal, which can met within the Regeneration Department's revenue budget. The cover price of the document will be fixed to cover production costs.
25. The conservation area could generate additional casework for planning staff. However, given the location and scale of many of the proposals in this area there is already an attention to the design and appearance of the proposals and the designation should not result in significant resource implications for the staffing of the Regeneration Department.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities Law & Governance

(SH0112)

26. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (*section 69(1), Listed Building Act (LBA) 1990*). A Local Planning Authority (LPA) is under a duty to designate conservation areas within its locality and to review them from time to time (*section 69(2)*).

27. There is no statutory requirement for LPAs to consult with anyone before a conservation area is designated, nor does the Councils Statement of Community Involvement require consultation in respect of designating Conservation Areas. However, English Heritage advises LPAs to consult as widely as possible, not only with local residents and amenity societies, but also with Chambers of Commerce, Public utilities and Highway authorities.
28. There is no formal designation procedure. The statutory procedure simply involves a council resolution to designate being made. The date of the resolution is the date the conservation area takes effect. The designation of conservation areas is reserved to Planning Committee under Part 3F, paragraph 3 of the constitution.
29. There is no statutory requirement on the level of detail that must be considered by an LPA before designation. However, guidance from English Heritage states that it is vital an area's special architectural or historic interest is defined and recorded in some detail. A published character appraisal is highly recommended and can be found at Appendix 1 of this report. The overall impetus for designating a conservation area must be the desire to preserve and enhance the area.
30. Notice of the designation must be published in at least one local newspaper circulating in the LPA's area and in the London Gazette (*section 70(8), LBA 1990*). The Secretary of State and English Heritage must also be notified (*section 70(5)*). There is no requirement to notify the owners and occupiers of premises in the area. The conservation area must be registered as a local land charge (*section 69(4)*).
31. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it.
32. There is no statutory right of appeal against a building being included in a conservation area. However, it is possible to seek a judicial review of an LPA's decision to designate a conservation area.

Equalities and Human Rights

33. Positive equalities obligations are placed on local authorities, sometimes described as equalities duties with regard to race, disability and gender.
34. Gender equality duties were introduced by the Equality Act 2006, which amended the Sex Discrimination Act 1975. The general duties in summary require local authorities to have due regard to the need to:
 - (a) "eliminate unlawful discrimination and harassment and;
 - (b) promote the equality of opportunity between men and women."

Race equality duties were introduced by the Race Relations Amendment Act 2000 which amended the Race Relations Act 1976. The general duties in summary require local authorities to give due regard to the need to:

- (a) "eliminate unlawful discrimination and harassment;

- (b) promote the equality of opportunity; and
- (c) promote good race relations between people of different racial groups”

Disability equality duties were introduced by the Disability Discrimination Act 2005 which amended the Disability Act 1995. The general duties in summary require local authorities to carry out their functions with due regard to the need to:

- (a) “promote equal opportunities between disabled persons and other persons;
- (b) eliminate discrimination that is unlawful under the Act;
- (c) eliminate harassment of disabled persons that is related to their disabilities;
- (d) promote a positive attitude towards disabled persons;
- (e) encourage participation by disabled persons in public life; and
- (f) take steps to take account of disabled person’s disabilities even where that involves treating disabled persons more favourably than other persons.”

Section 71 of the Race Relations Act 1976, section 49A(i) of the Disability Discrimination Act 1995 and section 76A of the Sex Discrimination Act 1975, require local authorities to act in accordance with the equalities duties and have due regard to these duties when we are carrying out our functions.

- 35. Equalities and Human Rights have been considered as part of the development conservation area appraisal and an Equalities Impact Assessment (EqIA) is in the process of being completed. EqIAs are an essential tool to assist councils to comply with equalities duties and ensure they make decisions fairly.
- 36. In accordance with part 3H, paragraph 4 of the constitution providing comments to planning committee on proposals for the designation of conservation areas including conservation area appraisals is a matter for community council.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Draft conservation area assessment for Larcom Street Conservation Area.
Appendix 2	Map of the proposed Larcom Street Conservation Area
Appendix 3	Equality Impact Assessment

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	09 December 2011	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Finance Director	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	16 January 2012	

Larcom Street

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1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1 The purpose of this statement is to provide both an account of the Larcom Street Conservation Area and a clear indication of the Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area. Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications.
- 1.1.2 The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in Planning Policy Statement 5 'Planning for the Historic Environment' (PPS 5) and the related Historic Environment Planning Practice Guidance, published by the Department of Communities and Local Government in March 2010.
- 1.1.3 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4 This statement has been prepared following guidance given by English Heritage in their note "Conservation Area Appraisals".

1.2. Arrangement of this document

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

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elements that detract from the conservation area. Section 5 provides guidelines for future management and change in the conservation area.

1.3. Larcom Street Conservation Area

Location

- 1.3.1 The Larcom Street Conservation Area (3.72ha) is located within the Elephant and Castle Opportunity Area (as defined by Figure 13 of Southwark's Core Strategy) to the south of the River Thames. It is situated to the east of Walworth Road and to the south-east of Elephant and Castle town centre.
- 1.3.2 Situated on the southern edge of the Heygate Estate (decanted for redevelopment), it is bounded by Brandon Street to the east; Browning Street to the south; and the rears of buildings fronting Walworth Road to the west.
- 1.3.3 There are no other conservation areas in its immediate setting. An Archaeological Priority Zone abuts the conservation area, and slightly overlaps it, at its south-western edge.

Topography

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

1.4. Planning History

- 1.4.1 The Larcom Street Conservation Area was designated by Southwark Council on **** as a conservation area, under the Civic Amenities Act of 1967.

1.5. Local Planning Policies

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

Strategic Policy 12 – Design and Conservation

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

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

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning

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proposals that will have an adverse effect on the historic environment will not be permitted.

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

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

Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

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

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

Demolition

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

- *Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and*

- *Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- *The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

Implementation

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

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

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

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

Policy 3.19 – Archaeology

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

Reasons

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

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Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.

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

1.6 National Planning Policy - PPS5: Planning and the Historic Environment

Introduction

- 1.6.1 Planning Policy statements set out the Government's national policies on different aspects of spatial planning in England. PPS5 sets out the planning policies on the conservation of the historic environment. The policies in PPS5 are a material consideration which must be taken into account in development management decisions where relevant.
- 1.6.2 PPS5 sets out that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them. Designated assets are:
- World Heritage Sites;
 - Scheduled monuments;
 - Listed Buildings;
 - Protected wreck sites;
 - Conservation Area;
 - Registered Parks and Gardens; and
 - Registered battlefields.
- 1.6.3 PPS5 also covers heritage assets that are not designated but which are of heritage interest and thus a material planning consideration. Guidance to help practitioners implement these policies, including the legislative requirements that underpin it, is provided in Planning for the Historic Environment practice Guide. The policies and guidance under PPG15 have now been replaced by this PPS5 and the Practice Guidance.

The Policies

- 1.6.4 The value of the historic environment, and the contribution it makes to our cultural, social and economic life, is set out in the Government's Statement on the Historic Environment for England 2010. PPS5 comprises policies that will enable the Government's vision for the historic environment as set out in

this statement to be implemented through the planning system. The relevant policies to this designated heritage asset are set out below:

- Policy HE1: Heritage Assets and climate change;
- Policy HE2: Evidence base for plan-making;
- Policy HE3: Regional and local planning approaches;
- Policy HE4: Permitted development and article 4 directions;
- Policy HE5: Monitoring indicators;
- Policy HE6: Information requirements for applications for consent affecting heritage assets;
- Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets;
- Policy HE8: Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by policy HE 9;
- Policy HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets;
- Policy HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset;
- Policy HE11: Enabling Development; and
- Policy HE12: Policy principles guiding the recording of information related to heritage assets.

1.7 Article IV Directions

- 1.7.1 Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables an LPA to dis-apply certain permitted development rights, including those relating to demolition, whilst an Article 4(2) direction relates solely to the removal of such rights in relation to conservation areas. The Council is empowered to make a Direction when there is a real and specific threat to the character of an area. It will then be in force for a period of 6 months. During that period the necessary consultation will take place. Subsequently the Secretary of State will review the Direction to determine whether it will be approved and extended beyond this period or disallowed.
- 1.7.2 Though the Council is not opposed in principle to alterations and improvements it is, however, seeking to preserve or enhance the special

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architectural and historical interest of the area. Under the terms of the Direction, planning permission would have to be obtained before any of the following works could be carried out, to the unlisted properties within the conservation area:

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

1.8 Further Information

- 1.8.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.
- 1.8.2 Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2 Historical Background

2.1 Origins

- 2.1.1 The earliest archaeological evidence from the vicinity of the conservation area are the remains of flint tool production dating from the Neolithic period.
- 2.1.2 Stane Street, the Roman road running from London to Chichester, broadly follows the line of Newington Causeway, Newington Butts and Kennington Park Road, to the north-west of the conservation area. Roman remains have been identified in the area of Camberwell Green and at Peckham, but it is most likely that the conservation area lay outside areas of Roman settlements and away from known roads.
- 2.1.3 During the Middle Ages Southwark formed the bridgehead of London Bridge, which remained the only bridge across the Thames until the mid 18th century. Walworth was one of a number of outlying villages.
- 2.1.4 Walworth was listed in the Domesday book (c.1086) as comprising a manor house, a church and 19 houses. This church is most likely to have been old St. Mary's Church, located at the northern end of Newington Butts. Hence the manor of Walworth was located in the Parish of St. Mary, Newington.
- 2.1.5 Old maps provide an understanding of the development of Walworth from the mid 18th century onwards. The Plan of the Manor of Walworth, produced on behalf of the Dean and Chapter of Canterbury in 1681 indicates the extent of Walworth at this time and the importance of the Elephant and Castle area as a key junction. It shows that the land which now comprises the conservation area would have been fields at this time.

2.2 18th century urban development

- 2.2.1 John Rocque's map of 1766 shows a cluster of development either side of Walworth Road (previously known as Walworth Street), to the south of the Larcom Street area. At this time the conservation area remained open fields. Locks Field is noted to the east of Walworth Road.
- 2.2.2 Changes during the 18th and early 19th centuries, including the construction of additional bridges over the Thames in the mid 18th century (Westminster and Blackfriars Bridges) and the draining of the land in the early 19th century brought about an intensification of building, principally for residential use.
- 2.2.3 The additional bridges and new road system allowed wealthy Londoners to reside in the former villages, enjoying the cleaner air and less congested streets, whilst being close enough to London to commute to work in the city, first by coach, then, in the 1850s, by horse-drawn buses. This process caused Walworth to change from a rural village to a wealthy London suburb.

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2.3 19th century urban development

- 2.3.1 The Borough to Denmark Hill map of 1830 shows that by this time building had intensified around Elephant and Castle town centre, along Walworth Road and on Locks Fields. However, the conservation area remained as fields with scattered development only around Charles Street to the south. Walworth New Town is noted on the 1830 map. This shows the development of individual fields or parts of fields for housing, rather than wholesale change.
- 2.3.2 The 1863-73 OS map shows part of the conservation area had been built by this time with terraces fronting Wansey Street, Brandon Street, Charles Street, Cotham Street, York Buildings and York Street (later renamed Browning Street). St. John's Church and the adjacent National Schools were built at the western end of Charles Street. Fields and gardens remain to their north, between Charles Street and Wansey Street. A cooperage and timber yard is seen on the corner of Sarah Ann Street (now Larcom Street) and Brandon Street. Note, whilst outside the conservation area, the Walworth Town Hall had been constructed on the corner of Wansey Street and Walworth Road by this time. This was originally built as the Vestry Hall of the local government parish of St. Mary Newington and was officially opened in 1865.
- 2.3.3 St. John's Church was constructed between 1859 and 1860, as a result of an increase in the population of Walworth. It is likely that the adjacent school was built at a similar time. St. John's Institute on Larcom Street, not shown on the 1863-73 OS map, was constructed later than the church and school. Before the introduction of a welfare state, churches provided support to the local poor. At the end of the 19th century; Arthur Jephson, the vicar of St. John's was providing good works within the local area. A booklet published in the 1890s, *Walworth Past and Present*, noted of St. John's "*There are country homes for poor children, a day nursery, where infants are well cared for in the absence of their parents, and a registry for the unemployed, which has been the means of getting many a man, in want, the opportunity of earning a living.*" The influence of St. John's on the area remains evident today with the school and institute.
- 2.3.4 By 1896, the OS map shows that Larcom Street and Ethel Street had been laid out on the remaining open land. Mary Boast writes in *The Story of Walworth* that Edward Yates, the founder of the Yates family building firm, built Larcom Street in 1876. A building on Walworth Road was lost to accommodate the western entrance to Larcom Street. The unusual double dog-leg layout of Larcom Street appears to have arisen to respect existing garden boundaries and to give the school, and church, street frontage.
- 2.3.5 By 1896 the layout to the south of the church had also been altered. Terraces fronting the southern side of Charles Street (renamed Charleston Street) had

been constructed, Turquand Street and Colworth Grove had been laid out and York Buildings had been renamed Walcorde Avenue. With much of this new housing, particularly late Victorian building, street trees would have been planted. Many early photographs show young trees and also mature survivors of the rural past.

- 2.3.6 Charles Booth's poverty map of 1898-99 classes the area as predominantly fairly comfortable, with good ordinary earnings. The buildings fronting Walworth Road are identified as middle-class, well-to-do and the buildings fronting Brandon Street are identified as mixed, some comfortable others poor.
- 2.3.7 Outside of the conservation area, the library on Walworth Road had been constructed by 1896, immediately adjacent to the town hall. This was opened in 1893 after a public campaign was run convincing ratepayers of Newington's need for a library.
- 2.3.8 In 1900 the Metropolitan Borough of Southwark was formed by the amalgamation of four old parishes: Newington, St. Saviour's (Southwark Cathedral), St. George the Martyr and Christchurch (Blackfriars Road). Newington Vestry Hall then became Southwark Town Hall.

2.4 20th century urban development

- 2.4.1 Whilst the 1915-20 OS map is not detailed it does appear to show that a remaining piece of land fronting the eastern side of Brandon Street had been constructed on by this time.
- 2.4.2 In 1937 the Health Services Department of the Metropolitan Borough of Southwark was opened on the corner of Larcom Street, adjacent to the library and at the edge of the conservation area. The statues of the mother and child on its roof indicate its association with family health. The building is now the Walworth Clinic.
- 2.4.3 The London County Council bomb damage map shows that the conservation area suffered minor blast damage during World War II with the exception of four terraces on the southern side of Wansey Street and two on the northern side of Charleston Street which were damaged beyond repair. These do not appear on the 1952 map. Other scattered homes were marked as 'seriously damaged but repairable at cost'; these were evidently repaired and did survive to be recorded on later maps.
- 2.4.4 Other minor changes to the area seen on the 1952 OS map include: the clearance of terraces on Brandon Street between Larcom Street and Charleston Street, the indication of engineering works (just outside the conservation area) and chemical works fronting Brandon Street and the

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replacement of terraces on the corner of Larcom Street with the Health Centre.

- 2.4.5 By 1977 complete remodelling of the area to the north of Wansey Street is seen on the OS map with the introduction of the Heygate Estate. No's 8-26 on the southern side of Wansey Street had also been cleared by 1977. Garland Court, a six storey contemporary building, has recently been built in this location. A new building is being constructed on Brandon Street between Larcom Street and Charleston Street. Very little other change has taken place within the conservation area during the 20th century.

3 The Character and Appearance of the Area

3.1 Broad Context

Definition of Special Interest / Significance

- 3.1.1 The Larcom Street Conservation Area is notable as a surviving piece of well-enclosed mid to late 19th century urban fabric. Narrow streets fronted by terraced houses are interspersed with buildings associated with St. John's Church; a vicarage, school, institute and a pair of symmetrical residential properties enclosing the eastern end of the church. Building heights across the area are generally uniform. The typical terraces are three-storey with canted ground floor bay windows, traditional Victorian detailing and small front gardens.
- 3.1.2 The unique urban structure of the area comprises short streets, a number of dog-legs and cul-de-sacs and buildings placed in close proximity. The urban form exemplifies the pressure on land during the latter half of the 19th century to accommodate the increase in population within what were previously field boundaries, partly as a result of improved transport links into the City of London.

Urban Morphology

- 3.1.3 As Section 2.0 illustrates, much of the area today consists of development dating from the latter half of the 19th century. The area is fine grained with small and frequent street blocks and plot subdivisions. This fine grain appears to have resulted from the need to accommodate a dense residential form (to house the rapidly expanding population) between pre-existing streets and development that generally followed existing field boundaries.
- 3.1.4 Some of the earliest buildings in the area are St. John's Church and School dating from around 1860. Their presence seems to have influenced the unusual dog-leg alignment of Larcom Street and the predominance of cul-de-sacs (Ethel Street, Charleston Street, Walcorde Avenue and Colworth Grove) within the area. Cul-de-sacs are an unusual feature of 19th century development and in this case necessitated the provision of footpaths linking Walcorde Avenue, Charleston Street and Larcom Street, around the church. These footpaths contribute to the enclosed nature of the area.
- 3.1.5 The streets within the conservation area are characteristically short. The longer streets, Wansey Street, Larcom Street, Charleston Street and Browning Street, are aligned east to west. In contrast the shorter streets, Colworth Grove, Walcorde Avenue, Turquand Street and Cotham Street, are aligned north to south. The longest terrace comprises 29 houses; this fronts

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the north side of Larcom Street. However much shorter terraces of between five and ten dwellings are a more frequent feature of the conservation area.

- 3.1.6 Generally within the conservation area, the streets are narrow and well-enclosed by the three storey terraced housing. The narrowest streets (Charleston and Colworth) are approximately 5.5 metres wide; the widest street (Walcorde Avenue) is just over 8 metres wide.
- 3.1.7 The tightly packed buildings have resulted in extremely small rear gardens/yards to dwellings. Indeed, throughout the conservation area, including the school and church, the buildings substantially fill the plots in which they are located. Whilst the buildings are set back from the pavement, the front gardens are generally small at around 1.8 metres deep.
- 3.1.8 The narrow streets, small plots and lack of open space, even around the school and church, reflects the intense pressure on land in the area during the latter part of the 19th century.

Land use pattern

- 3.1.9 The conservation area predominantly comprises dwelling houses. In addition the following uses are evident:
- St John's Church (and vicarage);
 - St John's Walworth C of E Primary School;
 - St John's Institute; and
 - A small number of corner shops.
- 3.1.10 A description of these building types is provided below.

Buildings

- 3.1.11 Whilst the Larcom Street Conservation Area is generally homogenous as a result of development dating from the relatively narrow period of the mid to late 19th century, there is some variation in building types. The following can be found within the conservation area:
- Residential housing;
 - Corner shops; and
 - Institutional/Community buildings.

Residential housing

3.1.12 The Larcom Street area was laid out during the last half of the 19th century. A review of old maps assists with understanding the general sequence in which development took place. Three storey terraced housing is the most frequent house type in the area but as a consequence of development occurring over a 50 year period some subtle variations to residential building types are evident. The following housing types can be found:

- Three storey terraced housing with a rendered basement level, arched, rendered doors surrounds, hood moulded window surrounds and a parapet roof, this is located on Wansey Street. The old maps and building details suggest this is potentially the earliest terrace in the area.
- Three storey terraced housing with ground floor canted, rendered bay windows and rendered door surrounds with brick headers to the upper floor windows. This is the most dominant building type within the area and is seen within: Larcom Street, Ethel Street, Charleston Street, Brandon Street, Cotham Street and Turquand Street.
- Three storey terraced housing with canted ground floor bay windows with pilasters and redbrick window and door surrounds. These are seen on Walcorde Avenue and Browning Street. The old maps and building details suggest these are likely to be some of the last terraces within the area to be constructed.
- Two storey terraced housing with canted ground floor bay windows with pilasters and redbrick window and door surrounds. These are evident on Colworth Grove. As above, they were potentially some of the last terraces in the area to be constructed.

3.1.13 In addition, the following residential buildings are seen:

- Vicarage: a two and a half storey detached dwelling of red brick with a grey slate roof. It has stone headers and canted bay windows at ground level. Gables are a feature. On the eastern elevation a central portion of paler brick suggests the removal of the building's original entrance. The building abuts the adjacent terrace but is set back from it behind a wall of yellow brick.
- St. John's House and No. 16 Larcom Street (a pair); these are two storey stock brick buildings, with red brick detailing and slate roofs. Gables are a feature along with arched window and door headers.
- No. 46 Brandon Street: a two storey double fronted house of stock brick (painted at ground floor) and canted bay windows. This has a parapet roof with rendered cornice detail. It is set back from the adjacent

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buildings which a slightly larger (c.4.5 metres) front garden than seen elsewhere in the conservation area.

- Late 20th and early 21st century infill: Later development varies widely in type and design from infill houses (e.g. No's 48-50 Wansey Street and No. 68 Wansey Street to some replica infill properties (No's 31/33 Charleston Street) and more recent flat developments (Garland Court, Wansey Street, No. 75d Larcom Street and Brandon Mews). A four to six storey residential block is currently under construction on Brandon Street between Larcom Street and Charleston Street. In most cases the buildings are not copies of the traditional buildings but are examples of development very much located within the time that they were constructed. They may pay heed to the 19th century buildings in terms of massing, height or materials but with a generally significantly different architectural treatment. The notable exception is Garland Court which differs radically from other buildings within the potential conservation area in all ways, including in materials and colour.

Corner Shops

3.1.14 Small number of three storey corner shops are seen within the conservation area. These are constructed of yellow stock brick and follow similar designs to the adjacent terraces houses. The shop fronts are modern replacements but some original pilasters are seen. They are:

- No. 58 Larcom Street ;
- No. 52 Brandon Street; and
- No. 44 Charleston Street.

3.1.15 The shops are each located at the back edge of the pavement.

Institutional/ Community Buildings

3.1.16 There are a small number of community buildings within the area, namely:

- St. John's Church is a listed (Grade II) Anglican church dating from 1859-60. It is built of stone to the design of Henry Jarvis, District Surveyor, who resided in Trinity Church Square and designed many other local churches, in the gothic style. St. John's previously had a tower that has since been removed. It retains a steeply pitched roof and an unusual roundel at its western end. The west elevation is of an interesting design but is impossible to view except from a narrow forecourt to the west. The vestry of 1912 was designed by Greenaway and Newberry.

- St. John's Institute is a three and a half storey building, six bays wide with a row of roof dormers; terracotta brick at ground floor; white render at narrow first floor level; tall sash windows at second floor level with simple wrought iron balconies and terracotta headers; and, a projecting band below fourth floor windows. An ornate door surround reaching to second floor height features columns with decorated headers and footers, strips of patterned glass and detailed cornicing topped with a stone eagle crest.
- St. John's C of E Primary School is a three storey building of yellow brick featuring red banding and stone sills and window headers, dating from around the 1860s. The roof is pitched with a half hip on its western element. The western gable features elongated gothic arched windows with a backdrop of grey brick at upper levels. The southern elevation is located near to the back edge of Larcom Street, a high brick wall also features and it is evident that railings once in place have been removed. The playground, adjacent to the western elevation, is edged with wrought iron railings on a red brick wall, punctuated by columns with stone headers and bases.

The setting of the Conservation Area

- 3.1.17 To the north, the Heygate Estate forms a major part of the setting of the Larcom Street Conservation Area. The terrace on the southern side of Wansey Street faces onto a small area of landscaping with mature trees. Beyond which are located the slab blocks of the Heygate Estate. This area is currently hoarded for redevelopment purposes. A vacant site is also located at the eastern end of Wansey Street. The Heygate Estate chimney and roundabout on Brandon Street abuts the north-eastern corner of the conservation area. The 1970's estate (now empty) pays no regard to the 19th Century fabric of the Larcom Street area. The estate has eradicated the traditional street structure, erasing through-routes. The building types, materials, architecture and scale contrasts significantly with the high quality 19th Century townscape. The Heygate Estate forms a substantial detracting element of the setting of the conservation area.
- 3.1.18 To its east the Walter Close almshouses (late 20th century sheltered housing) are two storey dwellings arranged around internal courtyards. Whilst this development is internal facing, it does provide some enclosure to the street through a combination of buildings aligned with the back of pavement, trees and a boundary wall/fence. The materials, yellow stock brick are sympathetic to the conservation area. Walters Close forms a neutral part of the setting of the conservation area. To the south of Walters Close, the surface car parks which create a gap in the townscape form a poor setting to the conservation area.

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- 3.1.19 To the immediate south of the conservation area, the works buildings on the corner of Brandon Street/Browning Street would benefit from refurbishment or redevelopment.
- 3.1.20 Further south, development fronting the south side of Browning Street is generally low quality and does not reflect the quality of the conservation area buildings.
- 3.1.21 To the west buildings fronting the Walworth Road enclose the conservation area. The statutorily listed civic complex, which is a building of architectural and historic significance, forms a high quality element at the north-western edge.
- 3.1.22 Generally the townscape to the north and south of the area is of low quality and provides a poor conservation area setting.

3.2 Local Materials and Details**Materials**

- 3.2.1 The predominant material palette for the area is set by the 19th Century buildings. A summary is provided below:
- Buildings are predominantly of yellow stock brick generally laid in Flemish bond with red brick detailing (headers, door surrounds, string courses);
 - The Vicarage is the only example of a red brick building with stone headers;
 - The use of render on ground floor bays and door surrounds is a feature;
 - Natural slate is the characteristic material for the pitched roofs and canted bay windows; and
 - Yellow stock brick chimney stacks with clay pots are predominant.
- 3.2.2 Later infill development generally consists of yellow brick (either reclaimed stock or modern) with the exception of Garland Court, on Wansey Street and Brandon Mews that introduce modern cladding and colours including red/yellow vertical timber cladding (Wansey Street) and grey/red cladding (Brandon Mews).

Detailing

- 3.2.3 In terms of detailing the following characteristics are dominant within the area:
- Original timber sash windows are a feature throughout the area generally either two lights or two lights with margin lights. These are

generally painted white, although some black painted windows are seen (for example the Vicarage).

- Many of the doors appear to be original timber doors based around a four-panel design, although some appear to have been modified either to remove or add glazed panels. These are generally varied in colour. Fanlights are typically rectangular and of plain glass.
- The earliest terrace (Wansey Street) has a rendered basement level with rendered arched door surrounds; rendered ground floor canted bay windows and rendered upper floor window moulded heads. Rendered corncicing and a parapet roof detail is also a feature of this terrace. No. 66 Wansey Street contains the only example of a rendered arched stable entrance to the rear.
- The predominant terrace type (e.g. Larcom Street) comprises rendered bay windows at ground floor with rendered door surrounds and rendered string course between first and second floors. They have vermiculated key stones above the door and upper floor windows. Alternate red brick headers are also evident above the upper floor windows.
- The slightly later terraces: Walcorde Avenue, Browning Street and Colworth Grove have red brick door and window surrounds. Red brick key stones above the door and red brick string courses dividing floors. Canted bay windows at ground floor level are still seen in later terraces but with pilaster details.
- Overhanging eaves with console brackets are a feature of the earlier terraces (e.g. Larcom Street).
- Roofs are generally pitched (with some variation to the community building types as discussed above). Parapet party wall details are a feature of the roofline as are brick chimney stacks with 5 chimney pots.

3.2.4 With the exception of a small number of examples (e.g. the corner shops and St. John's Institute), the buildings within the area have small front gardens (approximately 1.8 metre deep from boundary to principal elevation). Very few of the boundary treatments are original. There is some consistency to treatments within streets but also variation. The following are evident:

- Solid yellow stock brick walls (approximately 1-2 metres high) are a feature of end of terraces.

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- Solid brick to boundary walls approximately 1metre high with plain, square piers are seen on Browning Street and Colworth Grove
- Hooped fencing, approximately 1metre high, is characteristic of Larcom Street and Charleston Street.
- An original low brick wall and original black metal fence are seen on Ethel Street (No's 3 and 8 respectively).
- Full height railings (approximately 1.5 metres) set in a low brick or coping stone are a feature of Wansey Street and the footpaths around St. John's Church.
- A red-brick wall with stone coping detail, blue brick base, back railings and red brick piers with stone copings, forms the boundary to St John's Church.
- The school has a solid brick boundary wall fronting Larcom Street and tall metal gates with brick piers. There is evidence of a metal fence that has now been lost.
- Throughout the area wooden fences (around 1 metre high) are an occasional feature. These interrupt the consistency to boundary treatments within streets, where walling is generally dominant.
- A modern unpainted steel fence has been introduced to the front of Garland Court on Wansey Street.

3.3 Views and Townscape

- 3.3.1 The dense pattern of development, narrow streets (from around 5.5 – 8 metres), tall gaps between buildings has resulted in a very enclosed townscape that does not afford views out to the wider area. The cul-de-sac and dog-leg layout results in buildings terminating views along the streets, such as westwards along Charleston Street towards the church.
- 3.3.2 The residential buildings are generally of a similar height (3 storeys) while the church, school and institute are not significantly taller than their neighbouring buildings. This means landmarks within the conservation area are not found. With a lack of any landmark buildings the only views of the conservation area from its surroundings are views along the narrow streets or to terrace fronts from the immediately adjacent streets. Corner shops provide a focal point in the street on the corner of Larcom Street/Brandon Street, Charleston Street and Brandon Street and within the dog-leg of Larcom Street). The Larcom Street/Brandon Street corner shop forms a particular focal point as it steps forward from the adjacent building line. Views of these focal points are more

widely available today because of the weaker urban structure of the immediately surrounding area resulting from 20th century development. Planned or significant views and landmark features are therefore not a characteristic of the conservation area.

3.4 Key Spaces and Landscape Elements

- 3.4.1 There are no open spaces within the conservation area due to the tightly defined townscape. On its northern side the church is set back by around 10 metres from the pavement. This provides a slight opening up of Larcom Street in this location.
- 3.4.2 There are no green spaces within the conservation area. The townscape of the urban environment is, however, softened by trees. These have generally been planted in more recent years although some more mature trees are seen. In summary, the following are found:
- Recently planted or semi-mature trees, generally regularly spaced and located at the front of the pavement on Browning Street, Larcom Street, Charleston Street, Cotham Street, Turquand Street, Colworth Grove, Brandon Street and Ethel Street
 - Mature trees on Walcorde Avenue. These are likely to have been planted when the street was developed.
 - A mature Plane tree and some shrubbery are planted on the eastern side of the church and a Plane tree of similarly good form is situated outside the church on the dog leg of Larcom St. In summer, these mature trees form focal points when looking along Charleston Street and Larcom Street
 - Whilst outside the conservation area, the mature trees on the northern side of Wansey Street are an attractive feature in the street and assist in screening the Heygate Estate from the conservation area
- 3.4.3 In terms of hard surfacing, some natural (but not original) flagstones are located on Ethel Street Some original coal holes are seen on Wansey Street and occasionally occur in other locations such as outside St. John's Institute on Larcom Street.
- 3.4.4 Generally the paving consists of modern materials including concrete slabs, red and grey setts towards the front edge of the pavement or tarmac.
- 3.4.5 Street lamps are generally black painted metal designs from the late 20th century. Other street furniture such as benches, litter bins or bus stops are not a feature.

4 Audit

4.1 Listed Buildings

- 4.1.1 St. John's Church (grade II) is a Kentish Ragstone Anglican church dated 1859-60 designed by Henry Jarvis, the District Surveyor. A vestry was added in 1912, designed by Greenaway and Newberry.
- 4.1.2 There are no other statutorily listed buildings in the conservation area.

4.2 Key Unlisted Buildings and Building Groups

- 4.2.1 St. John's Church C of E Primary School, dating from around the 1860s, is suggested for local listing. This is a yellow brick building featuring red banding and stone sills and lintels. The roof is pitched with a half hip on its western elevation. The western gable features elongated gothic arched windows with a backdrop of grey brick at upper levels. The southern elevation is set back slightly from the back edge of Larcom Street.
- 4.2.2 All other buildings within the conservation area are considered buildings of townscape merit (with the exception of those listed below). Buildings of townscape merit are defined as buildings that contribute to the quality of the townscape but might not meet the local listing criteria on an individual basis.
- 4.2.3 The buildings which are considered to detract from the conservation area are:
- No's 48/50 Wansey Street; and
 - No's 31/33 Charleston Street.

4.3 Archaeology

- 4.3.1 A small part of the Walworth Village Archaeological Priority Zone (APZ) falls within the western boundary of the Larcom Street conservation area, specifically, the southern side of Larcom Street, west of the primary school.
- 4.3.2 The Walworth Village APZ includes the site of the Saxon and medieval village of Walworth. The Domesday Book records a manor house, church and 19 households in Walworth. Archaeological evidence of occupation during the medieval period has been identified at a number of sites within the Archaeological Priority Zone. The Plan of the Manor of Walworth and Parish of Newington of 1681 produced by the Dean and Chapter of Canterbury, probably represents the original location of the Saxo-Norman settlement, which straddled the present Walworth Road in the vicinity of Manor Place.

4.4 Negative Elements

4.4.1 Within the conservation area the following are negative elements:

- The large rear dormer extension to the end property on Turquand Street and the timber clad extension that disrupts views across the rear gardens;
- A vacant plot at the end of Cotham Street, now occupied by a side garden;
- Satellite dishes to front elevations of properties;
- Replacement boundary treatments not in keeping with other properties;
- Meter boxes on the front elevations of properties;
- Clutter caused by wheelie bins;
- Poor quality paving materials (tarmac) (e.g. Wansey Street);
- The vacant shop unit within the ground floor of Garland Court;
- No's 48/50 Wansey Street, uncharacteristic semi detached properties which interrupt the consistency of the street;
- No's 31/33 Charleston Street, replacement buildings form part of the terrace but are highly uncharacteristic, built in modern red brick and featuring garages at ground-floor level. The pair appears especially jarring as it terminates the view into the conservation area from Cotham Street);
- The vacant Heygate Estate creates a poor setting to the north of the conservation area); and
- In its wider setting, the Wadding Street/Stead Street car parks would also benefit from development to improve the setting of the conservation area

4.5 Environmental Improvements

4.5.1 The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials such as the introduction of natural stone paving slabs and replacement of street trees where these are missing or vacant in gaps within avenues.

4.5.2 The following improvements to the buildings could be undertaken:

- Removal of clutter on elevations (satellite dishes, meter boxes);
- Consistent boundary treatments; and
- General maintenance and repairs.

4.6 Potential Development Sites

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4.6.1 The majority of the buildings within the conservation area are good quality buildings that will need to be retained and maintained for future generations. There are a small number of cases where poor elements could be replaced with buildings of a more appropriate design. There is also a single vacant site. Potential proposed sites where development may be viable are:

- End of Turquand Street (vacant site); and
- No's 48/50 Wansey Street (redevelopment opportunity).

5. Guidelines

5.1 Introduction

Purpose of this guidance section

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

Consulting the Council

- 5.1.4 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works.
- 5.1.5 Replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised works is carried out the Council can enforce against it.
- 5.1.6 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

5.2 Development Form and Urban Morphology

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In the majority of cases the existing buildings within the Larcom Street

Conservation Area are good quality townscape buildings (buildings of merit) that need to be retained and, where required, repaired and refurbished. In a small number of places poor development in relatively recent times may give the opportunity for redevelopment that can respond more sensitively to the special character of the conservation area. New development should be seen as an opportunity to enhance the conservation area.

Street and plot patterns

5.2.2 It is important that the overall form of the development remains in keeping with the morphological characteristics of the area. The urban form of the conservation area is key to its character and any change must consider the basic principles that have determined it. As the appraisal discusses, the unique pattern was shaped during the latter half of the 19th century when undeveloped land between pre-existing streets was built out with tightly packed housing to respond to the demand for housing in the area. The street layout is typified by short streets and cul-de-sacs. Buildings are generally set back behind a small front garden.

5.2.3 Development can therefore respond by:

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

Building form

5.2.4 The common building forms in the conservation area also determine the way that development and changes can take place. Through much of the area the dominant building type is 19th century terraced houses. This generates a visual rhythm in the street of relatively narrow frontages, around 5 metres, that gives a strong verticality to elevations even though they are only three storeys high. Wider or doubled plots fit into the scene where they retain this verticality. Particular characteristics which should be observed in conversion and new design are:

5.2.5 Heights are predominantly three storeys (although two-storey terraces are also seen);

5.2.6 In each situation buildings should remain within the range of heights of the block of buildings in which it is sited;

5.2.7 Roof lines are typically pitched. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane.

5.2.8 Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and

- 5.2.9 Regular residential patterns of fenestration and a strong verticality in upper floors should be maintained.

5.3 New design in the Conservation Area

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

Extensions

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

Shop front design

- 5.3.7 There are only three shops within the conservation area (including the original pub front of Two Eagles House). Where original features are evident (e.g. fascias and pilasters) they should be retained. Replacement shop fronts should:
- Wherever a framework of pilasters, columns, piers, fascias or frieze and cornice remains, this should be preserved and the new shop front inserted within it. Important architectural or historic features of the building should not be altered, defaced or obscured.

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

Advertisements

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

Suitability for the building and the conservation area is considered more important than uniformity between branches of a firm, and company motifs can usually be successfully adapted with a little thought.

5.4 Public Realm

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

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

5.4.2 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. Natural (non-original) flagstones are only seen at Walcorde Avenue, these should be retained. Granite kerbs continue to be a widespread element in the local streetscape and should also be retained.

5.5 Boundaries

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

5.6 Trees and Street Furniture

5.6.1 There is some opportunity for the introduction of additional trees within the public realm. If space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.

5.6.2 A more co-ordinated approach to the design and siting of street furniture, such as bus shelters, lamp standards and highway signs, is required. Simple designs appropriate to the Larcom Street Conservation Area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate.

5.7 Improvements and Repairs Materials

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

5.7.2 The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC

windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged. The use of cement mortars and renders are discouraged on historic buildings.

Maintenance

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

Windows and doors

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

Roofs

- 5.7.8 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Larcom Street Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.
- 5.7.9 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

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

Stucco and render

- 5.7.13 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Traditionally stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.

- 5.7.14 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building Consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.
- 5.7.15 Where features such as capital, pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Rainwater goods

- 5.7.16 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic

Satellite dishes

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

5.8 Renewable Energy

- 5.8.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.
- 5.8.2 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and

character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:

- equipment should be installed away from principal elevations or dominant roof slopes;
- the cumulative visual impact of the equipment on one or group of buildings within the conservation area;
- wherever possible panels which sit flush with the roof covering should be used rather than framed systems;
- ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;
- structural impact on the historic building of the installation of a micro-generation system; and
- new pipe work, cables or excavations association with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible.

Useful information

General advice

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

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

Useful telephone numbers

General Planning Enquiries 0207 525 5438

Conservation & Design Team 0207 525 5448

Planning Enforcement 0207 525 5419

Building Control 0207 525 5582

Tree Protection Officer 020 7525 2090

Other useful contacts

English Heritage 0870 333 1181

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

The Society for the Protection of Ancient Buildings 0207 377 1644

www.spab.org.uk

The Victorian Society 0208 9941019

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

The Council for British Archaeology 0190 467 1417

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

Ancient Monuments Society 0207 236 3934

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

The Georgian Group 08717502936

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

The Twentieth Century Society 020 7250 3857

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

Further Reading

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- English Heritage (2008) – Climate Change and the Historic Environment
- HMSO (2010) – Planning Policy Statement 5 [PPS 5]: Planning for the Historic Environment.
- HMSO (2010) – Planning Policy Statement 5 [PPS 5]: Planning for the Historic Environment: Historic Environment Planning Practice Guide.
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Larcom Street Conservation Area

Date 13/12/2011



Scale 1/1250

APPENDIX 3 EqIA

MEETING:	Walworth Community Council	Date:	16 February 2012
ITEM TITLE:	Larcom Street Conservation area		
REPORT AUTHOR: Contact name, number and email address	Tracy Chapman 020 7525 2289 tracy.chapman@southwark.gov.uk		
JOB TITLE & DEPARTMENT	Senior Design & Conservation Officer Regeneration and Neighbourhoods		

SUMMARY OF CONTENT

A description of the effect of a new conservation area in Walworth. The ways that equalities issues may impact on different groups of people have been highlighted.

KEY ISSUES

- The methods used to involve and engage people affected by the proposed new Larcom Street Conservation Area needs to be accessible to all.
- The designation of the proposed new Larcom Street Conservation Area may impose additional planning requirements for those seeking to make alterations to their properties, which may have an impact on those on lower incomes such as lone parents, disabled people, the BME community and the elderly.

DECISIONS REQUIRED:

- Comment on the main issues raised in this assessment
- Comment on the areas to be focused on at stage two.

**LARCOM STREET CONSERVATION AREA
EQUALITIES IMPACT ASSESSMENT
Stage One: Scoping**

APPENDIX 3 EqIA

1. What policy, strategy or plan is this assessment addressing?

The proposed new Larcom Street conservation area will designate parts of the Walworth area under the powers of the Planning (Listed Buildings and Conservation Areas) Act 1990 as areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

The proposed new Larcom Street Conservation Area will be assessed in accordance with statutory regulations and in close consultation with the local community and English Heritage. The conservation area appraisals that will accompany the designation must be in general conformity with national and regional guidance and policy and contribute towards meeting local needs. The council's policies and strategies must also be evidenced to ensure that they are robust, meet local needs and can be justified.

2. Is this a new or an existing policy/strategy?

This is a new policy. The proposed new Larcom Street Conservation Area when it is designated, together with the published conservation area appraisal will form part of the council's Local Development Framework, which contains all of the council's planning policies and will be used to guide the design and appearance of development in the designated area and in the determination of planning applications.

The proposed new Larcom Street Conservation Area appraisal will form part of the council's Local Development Framework, along with the Elephant and Castle SPD which is currently out for public consultation. The Elephant and Castle SPD provides detailed policies based on the vision and strategic policies set out in the Core Strategy and the saved Southwark Plan (2007). Current planning policy for Elephant and Castle exists in the Southwark Plan (the council's Unitary Development Plan) and the Core Strategy (2011).

3. If existing, has the policy/strategy already been reviewed under the previous EqIA programme? If so, what were the findings to come out of this and has the agreed action plan been implemented? What has changed since the last assessment was undertaken (in terms of context, nature of the policy/strategy or the type of people affected by the policy/ strategy).

- No, this policy has not been previously reviewed under a previous EqIA.

This EqIA has been carried out in accordance with the Equalities Act (2010) which identifies the following groups with protected characteristics:

- Age.
- Disability.
- Gender reassignment.

APPENDIX 3 EqIA

- Marriage and civil partnership
- Pregnancy and maternity.
- Race.
- Religion or belief.
- Sex.
- Sexual orientation.

4. What do you think are the main issues for your policy or strategy in relation to equality, diversity and social cohesion?

Community and Stakeholder Involvement

The Planning (Listed Buildings and Conservation Areas) Act 1990 does not oblige the council to consult on its decision to designate a conservation area however; the council will consult with the occupants of properties in the designated area in accordance the council's adopted Statement of Community Involvement (SCI). The SCI sets out how and when Southwark Council will involve the community in the preparation of planning documents and on applications for planning permission in the borough.

National policy states that if the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community.

The council will endeavour to do this, however there are a number of issues to be considered in this regard:

Considerations:

- Certain groups may not be able to access information and consultations as easily as others i.e. disabled people, those who do not have English as their first language, young people, those who support vulnerable people such as women who are more likely to care for children, older people and those with limiting illnesses.
- Certain groups may not feel comfortable expressing their views in public due to fear of discrimination such as people from the LGBT community, faith groups, young people and the BME community.
- People may not feel safe in attending public information or consultation events at certain times of the day, in particular after dark, such as older people and women
- Events may clash with times of religious observance and therefore we need to take into account people's faiths.

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- Information may not be presented in a way that engages people effectively, such as material only printed in English, or information presented in a complicated format or language.
- Certain groups may not understand the relevance of the proposed Larcom Street Conservation Area and the conservation area appraisal to them and therefore they do not become involved in the process.
- Certain groups may have a negative perception of the council or disappointing experiences of community consultations which stop them becoming involved in the process.
- If people do not feel that they can access information at an early stage or have problems accessing it, they may become disillusioned in the process and lose interest i.e. BME groups, young and elderly people and disabled people.
- Some people may not be aware how to express their views or how these will feed into the process i.e. children and young people.
- There may be differences in the needs and aspirations between different groups which may result in conflict.
- People may feel as though certain groups are having a greater influence on how development of the Larcom Street Conservation Area.

We propose to consult in a way that will prioritise the needs of people in the area including public meetings and direct communication with the occupants of properties in the proposed conservation area, local groups and businesses in the area

Design and Heritage

The designation of the proposed new Larcom Street Conservation Area may impose additional planning requirements for those seeking to make alterations to their properties. The wider area is expected to undergo significant change through the development and implementation of the Elephant and Castle SPD. This will see increased investment and development activity, which provides significant opportunities to improve the built environment in the area.

We see the designation of the proposed new Larcom Street Conservation Area as contributing to the enhancement of the area because we value its distinctive historic character. Consideration should be given to the following issues in the development and implementation of policies for design and heritage:

Considerations

The pattern of development

- The conservation of features of the area for heritage and conservation purposes may change the pattern of development because, in addition to new development within the conservation area, traditional features and existing buildings will need to be preserved which may provide a different range of opportunities for creating new jobs and housing for those that are seeking employment or better quality housing.

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Improved quality of design

- High quality design standards will improve the appearance of the area but may result in higher costs for SME businesses i.e. by having to provide high quality shop fronts.

Improved public realm and environmental quality

- Improvements to the public realm and the environmental quality of the area will widen access to the area and will help to address the needs of people who continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, disabled people, older people and women.

The proposal to designate the area as a conservation area places a higher priority on the quality and design of the built environment which we feel will help to drive forward wider improvements for residents and businesses in the area

APPENDIX 3 EqIA

Stage two: Assessment of Impacts

Part A: Feedback from the Equalities and Diversity panel

1. What feedback did the panel give you at stage one

The designation of the Larcom Street Conservation Area has not been presented to the Equalities and Diversity panel as it was not considered to be a necessary requirement. There is no statutory obligation on the council to consult on the designation of a new conservation area, however as discussed earlier we are proposing to include the designation of the Larcom Street Conservation Area and accompanying appraisal will form part of the council's Local Development Framework, along with the Elephant and Castle SPD. This document will be consulted on in line with the council's adopted SCI and will also be subject to its own equalities impact assessment.

Part B: Purpose and aims of policy/strategy

2. What is the overall purpose of the policy/ strategy?

The Larcom Street Conservation Area appraisal will be part of Southwark's Local Development Framework. This will be an important document which will be used for deciding what sort of development should take place within the conservation area.

3. What are its aims?

The aim of the Larcom Street Conservation Area is to designate the area around Larcom Street as defined by the map, as an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance

4. Could these aims be in conflict with the Council's responsibility to:

- Eliminate discrimination
- Promote equality of opportunity
- Promote community cohesion and good relations between different groups

Stage 1 of this EQIA identifies a number of key considerations which have been acknowledged and addressed in the stage two assessment as follows:

The pattern of development

APPENDIX 3 EqIA

- The built environment and the public realm may continue to ignore the needs of disabled people which results in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. The designation of a conservation area will not restrict improvements to buildings and the public realm to meet the needs of disabled people from the wider community.
- Existing larger houses within the proposed conservation area will be protected helping to ensure that families can stay within the area alongside its wider regeneration

Improved quality of design

- The protection of areas for heritage and conservation purposes may limit development which may limit the opportunities for creating new jobs and housing for those that are seeking employment or better quality housing. The purpose of the conservation area is to maintain a wide choice in housing stock and will help to ensure all people will have access to suitable housing stock and this includes all groups with protected characteristics.

Improved public realm and environmental quality

- i.e. If the public realm and the environmental quality of the area remain poorly designed, certain groups may continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, older people and women.
- Different groups may have different priorities for how buildings and the public realm is designed to meet their needs. Tensions could arise if there is the perception that one groups needs are being prioritised over others i.e. older people and young people. The designation of a conservation area will mean that public realm improvements will need to be more widely consulted and will require better quality materials and finishes which will benefit all local residents including all groups with protected characteristics

5. Does the documentation relating to this policy/strategy include specific reference to the Council's responsibility (as set out above) and a commitment to work to meet this?

While the council's responsibility for eliminating discrimination and promoting equality of opportunity and social cohesion are not specifically referred to as part of the process for designating a new conservation area, the aim of this process is to create attractive and distinctive places for all which are safe, easy to get around and a pleasure to be in by valuing the distinctive historic environment of Walworth.

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The consultation strategy for the AAP will refer specifically to the need to ensure that in accordance with Southwark's Equalities and Human Rights Scheme 2008-2011, the Equalities priorities groups involved and the arrangements made to include under-represented groups and individuals.

Part C: Application of this policy/strategy

6. What steps are you taking or will you take to ensure that the policy is or will be implemented consistently and fairly?

Designation of the Larcom Street Conservation Area will mean that planning applications for developments within the conservation area, will need to 'preserve or enhance' the character and appearance of the conservation area. New development will need to respect the context of the conservation area, having regard to the content of the conservation area appraisal, propose appropriate materials, preserve traditional features of the area and do not introduce design features or materials that are out of character with the area. In addition, Conservation Area Consent will be required for the substantial demolition of a building within the designated area.

7. Could the way that this policy/strategy is being or will be implemented be discriminating against any particular individuals or groups or be potentially damaging to relations between different groups?

Designation of the Larcom Street Conservation Area will contribute to eliminating discrimination, promoting equality of opportunity and promoting social cohesion and good community relations.

8. What changes could you make to either the policy/strategy itself or the way it is applied to improve the positive outcomes for all groups and to reduce or eliminate any negative outcomes?

The findings of the EqIA scoping have been considered and this has informed the stage 2 assessment. The stage 2 assessment sets out those areas where the designation of the Larcom Street Conservation Area may have differential impacts and where appropriate mitigation measures are proposed to address these.]

9. What information do you collect or do you plan to collect to monitor the impact of this policy/strategy on different groups?

Monitoring of planning applications

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Planning applications are monitored by the council in its Annual Monitoring Report (AMR). This includes, among other things, the area of the borough that is designated as a conservation area.

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Annex 3: Related projects and EQIAs

The Southwark Plan

Key findings:

- Provision of small local businesses which are easily accessible by local communities encourages the closure of development gaps for the local communities through an increased sense of belonging, redressing disadvantage and equality of access to services.
- By ensuring that new developments are safe and secure, disadvantage is addressed, community relations are improved and equality of opportunity is promoted.
- Protection of residential accommodation reduces discrimination and promotes equality of opportunity through providing inclusive and accessible housing for communities within the borough.
- Provision of accommodation other than houses and flats recognises the diverse needs of communities within the borough and promotes equality of opportunity since communities that will benefit are frequently the marginalized.
- The protection of transport impacts creates a sustainable, inclusive and accessible borough for its residents, future residents, users and occupiers.
- Public transport improvements assist in the creation of an accessible and inclusive borough by focusing on sustainable forms of transport as well as being socially inclusive. Accessible and inclusive transport links promote equality of opportunity and prevent barriers of exclusion and discrimination.
- Mini cab offices in the borough make transportation in the borough accessible to those who may not have access to public transport or private car use.

Core strategy

Key findings:

- By requiring the maximum amount of affordable housing possible across the whole of the borough, this should have a positive impact on all equality groups and help to promote equality of opportunity by offering affordable housing across the whole of Southwark.
- Allowing student housing only in the town centres and in areas with good access to public transport services, this may promote cohesion between different groups as student housing will be located in the areas most suitable to accommodate it.
- Setting out criteria for how we may allocate gypsy and traveller sites in the future may improve community cohesion and good relation by making sure that new sites are located in suitable areas.
- Protecting employment sites should have a positive impact on discrimination and opportunity by increasing the amount of jobs in the borough and protecting the jobs already there. Through our employment and enterprise strategies we will work to ensure that these jobs are suitable for all of the different groups in the community.

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- The Core Strategy aims to facilitate a network of community facilities that meet the needs of local communities. This should help to improve community cohesion and ensure that community facilities are easily accessible so that everyone can benefit from access to a range of community facilities.

Southwark 2016

Key findings:

- Migration in and out of the borough is high: this makes it difficult to measure the success of interventions (because the beneficiaries may have moved on and another, more disadvantaged group, taken their place). It also makes it more difficult to predict the composition of the borough over the next 10 years.
- Southwark's population will continue to grow so that by 2016 it could be between 286,000 and 301,000. That means anything from 14,000 to 20,000 more households than in 2001.
- By 2016 around 43% of the population is expected to be from black and minority ethnic backgrounds, with many different faiths and cultures.
- Southwark's population ranges from those who enjoy significant affluence to those in severe poverty. Southwark is becoming more socially and geographically divided.
- We have a 10% gap in the numbers of people of working age (16-74) in Southwark who are in employment compared to the national average. In that age group, 65% have no or first level NVQ qualifications, rising to over 80% for people of Bangladeshi and Black Caribbean origin.
- 39% of local authority homes and 40% of private rented properties do not yet meet the decent homes standard.

Elephant and Castle SPD

Key findings (Scoping report only)

- Redevelopment and regeneration of areas may result in potential displacement of local businesses from the Elephant and Castle shopping centre and surrounding area. This may have a disproportionate impact on black and ethnic minorities of which a larger percentage work in the existing SME businesses. This could also have a negative impact on older people who have less opportunity to re-train in other areas and would be forced to move elsewhere if their current employment was removed.
- Transport improvements could have a disproportionate impact on different groups with protected characteristics. The EqIA identified that the needs of those with disabilities, young families and older people will need careful consideration to ensure safe and accessible routes through new development. Increased pedestrian and cycle routes can have a positive impact on those with lower incomes, promoting more sustainable means of travel for no cost which can lead to health improvements and

APPENDIX 3 EqIA

increased access to employment. Safe and reliable public transport can also have a beneficial impact on more vulnerable groups such as older people, women and black and minority ethnic groups.

- Improvements to the public realm and open spaces is likely to have a positive impact on all groups with protected characteristics however the needs of disabled people and people with young families will need to be considered to ensure everyone has equal access to these spaces.

Item No. 7.	Classification: Open	Date: 16 February 2012	Meeting Name: Walworth Community Council
Report title:		Liverpool Grove Conservation Area	
Ward(s) or groups affected:		Faraday	
From:		Head of Development Management	

RECOMMENDATIONS

1. That the Community Council comments on the proposal to carry out public consultation with local residents and businesses to obtain their view on the draft appraisal for the Liverpool Grove Conservation Area.
2. That the Community Council provides comment on the draft Liverpool Grove Conservation Area Appraisal (Appendix 1) and map of the Liverpool Grove Conservation Area boundary (Appendix 2).
3. That the Community Council notes the Equality Impact Assessment (Appendix 3).

BACKGROUND INFORMATION

4. The Liverpool Grove Conservation Area was designated on 12th January 1982, under the Civic Amenities Act 1967.
5. Liverpool Grove is located in the Faraday Ward east of Walworth Road and west of Dawes Street. The conservation area's most significant heritage assets are St Peters Church designed by Sir John Soane with its churchyard and the arts and crafts Edwardian housing which is prominent throughout the area and consists of two storey terraced cottages and three storey tenemented flats. These are a social housing development begun in the 1890's with the backing of Octavia Hill.

KEY ISSUES FOR CONSIDERATION

6. Section 69 of the Town and Country Planning Act 1990 imposes a duty on the local Planning Authority to designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance". There is a duty on the local planning authority under Section 69 to review areas from time to time to consider whether designation of conservation areas is called for.
7. In March 2010 the Government issued PPS5 'Planning for the Historic Environment' replacing the guidance formerly contained within PPGs 15 and 16. PPS5 requires, in Policy HE2.1, that Local Authorities have evidence about the historic environment and heritage assets within their area, and that this evidence is publically documented. Designation records, such as Conservation Area assessments, should also be taken into account when determining planning

applications.

8. In 2011 English Heritage published guidance on conservation area appraisals, 'Understanding Place: Conservation Area Designation, Appraisal and Management'. This sets out the importance of definition and assessment of a conservation area's character and the need to record the area in some detail. The purpose is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. Conservation Area Appraisals, once they have been adopted by the Council, can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area.

Outstanding Schemes

9. There are no significant outstanding schemes within the conservation area, however future developments outside the Liverpool Grove Conservation Area could potentially impact its setting.

Planning Policy

Core Strategy 2011 (April)

Strategic Policy 12 Design and Conservation.

Saved Southwark Plan 2007 (July)

Policy 3.15 Conservation of the Historic Environment

Policy 3.16 Conservation Areas

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

Policy 3.19 Archaeology

London Plan 2011 (July)

Policy 7.9 Heritage-led regeneration

Policy 7.8 Heritage assets and archaeology

Planning Policy Statements

PPS5 Planning for the Historic Environment.

The draft National Planning Policy Framework (NPPF)

Community impact statement

10. The draft appraisal will be consulted in accordance with the Statement of Community Involvement. The Statement of Community Involvement sets out how and when the Council will involve the community in the alteration and development of town planning documents and applications for planning permission, and was adopted in January 2008. The Statement of Community Involvement does not require the Council to consult when designating a Conservation Area, but in the interests of good practice the Council proposes to follow a similar procedure here.
11. The consultation will seek the views of local residents, businesses and other local interest groups over the conservation area appraisal. Notification of the consultation on the proposed appraisal and the supporting documents will be, on

the council's website. This will show how the consultation has complied with the Statement of Community Involvement.

Human rights implications

12. This conservation area engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
13. This proposal has the legitimate aim of providing for the conservation of the historic environment within the conservation area. The rights potentially engaged by this proposal, include the right to a fair trial and the right to respect for private and family life however both of these are not considered to be unlawfully interfered with by this proposal.

Resource implications

14. Notifying the public of the proposed Liverpool Grove Conservation Area Appraisal will not result in resource implications for the staffing of the Regeneration Department.
15. Other resource implications will be the cost of publishing the Conservation Area Appraisal, which can be met within the Regeneration Department's revenue budget. The cover price of the document will be fixed to cover production costs.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities Law & Governance (RM0112)

16. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (*section 69(1), Listed Building Act (LBA) 1990*). A Local Planning Authority (LPA) is under a duty to designate conservation areas within its locality and to review them from time to time (*section 69(2)*). Section 69(2) of the Act imposes a further duty on local planning authorities to review the extent of their functions and if need be to designate any further parts of their area as conservation areas. It is this section of the Act which is being triggered here within this conservation area appraisal.
17. As stated above in paragraph 10 of this report there is no statutory requirement for LPA's to consult with anyone before a conservation area is designated and nor does the Council's Statement of Community Involvement require consultation in respect of designating Conservation Areas. However, English Heritage advises LPA's to consult as widely as possible, not only with local residents and amenity societies, but also with Chambers of Commerce, Public Utilities and Highway Authorities.
18. Once adopted the Conservation Area Appraisal will provide additional guidance to be taken into account in determining applications for developments affecting Liverpool Grove Conservation Area.
19. The draft appraisal for the Conservation Area Appraisal is brought before the

Community Council in accordance with Part 3H paragraph 4 of the Constitution under the heading “Consultative/non-decision making” which requires the Community Council to comment to Planning Committee on the adoption of Conservation Area Appraisals and also designations of Conservation Areas.

Equalities and Human Rights

20. The Equality Act 2010 introduced a single public sector equality duty (PSED). This duty requires us to have due regard in our decision making processes to the need to:
- (a) Eliminate discrimination, harassment, victimisation or other prohibited conduct;
 - (b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not
 - (c) Foster good relations between those who share a relevant characteristic and those that do not share it.
21. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The PSED also applies to marriage and civil partnership, but only in relation to (a) above.
22. There has been compliance with the Council’s Equalities and Human Rights Scheme 2008-2011 as well as the public sector equality duty as contained within section 149 of the Equality Act 2010. All six equality strands have been duly considered and assessed, this is evidenced at in the Equalities and Human Rights Impact Assessment (EqIA).
23. In accordance with part 3H, paragraph 4 of the constitution providing comments to planning committee on proposals for the designation of conservation areas including conservation area appraisals is a matter for community council.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Draft conservation area appraisal for the Liverpool Grove Conservation Area.
Appendix 2	Map of the Liverpool Grove Conservation Area
Appendix 3	Equality Impact Assessment (EqIA)

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	15 December 2011	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Finance Director	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	16 January 2012	



Liverpool Grove

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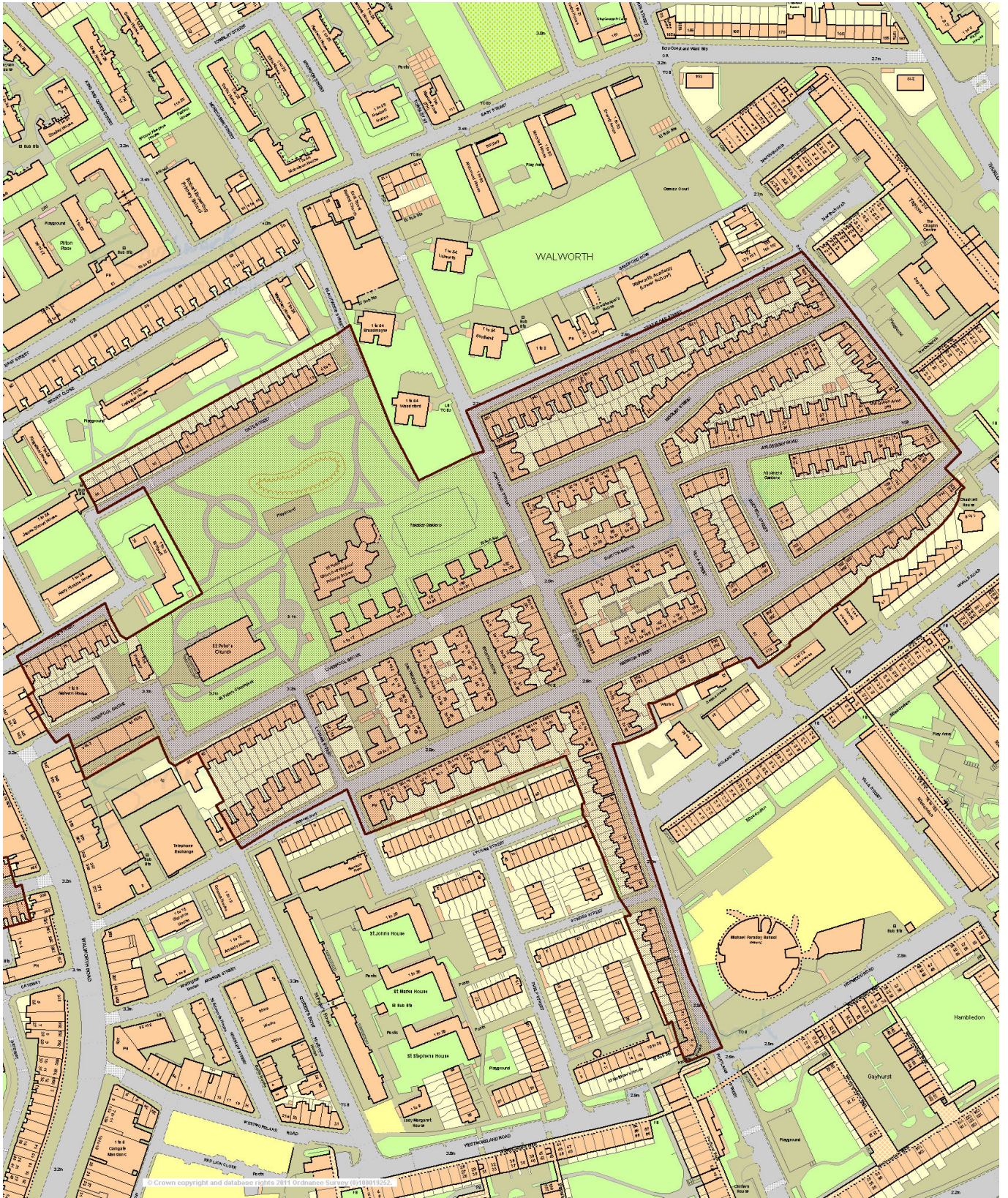


Figure one: Ordnance survey Map, Showing the Thrale Street Conservation Area.

1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1. The purpose of this statement is to provide both an account of Liverpool Grove Conservation Area and a clear indication of the Borough Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area, and will be used by the Council in assessing the design of development proposals.
- 1.1.2. The statutory definition of a Conservation Area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in Planning Policy Statement 5 'Planning for the Historic Environment' (PPS 5) and the related Historic Environment Planning Practice Guidance, published by the Department of Communities and Local Government in March 2010.
- 1.1.3. Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4. This statement has been prepared following guidance given by English Heritage in their note "Conservation Area Appraisals".

1.2. Arrangement of this document

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

1.3. Liverpool Grove Conservation Area

Location

1.3.1. Liverpool Grove is located in the Faraday Ward east off Walworth Road and west of Dawes Street. The conservation area's most significant heritage assets are St Peters Church designed by Sir John Soane with its churchyard and the arts and crafts Edwardian housing which is prominent throughout the area and consists of two storey terraced cottages and three storey tenemented flats. These are a social housing development begun in the 1890's with the backing of Octavia Hill.

Topography

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

1.4. Planning History

1.4.1. The Liverpool Grove Conservation Area was first designated on the 12 January 1982 and its present boundary has remained unaltered since that date.

1.5. Unitary Development Plan Policies

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

Saved Policy 3.15 – Conservation of the Historic Environment

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

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

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

Saved Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

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

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

Demolition

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

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

Implementation

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

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

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

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

1.6. PPS5: Planning and the Historic Environment

Introduction

1.6.1. Planning Policy statements set out the Government's national policies on different aspects of spatial planning in England. PPS5 sets out the planning policies on the conservation of the historic environment. The policies in PPS5 are a material

consideration which must be taken into account in development management decisions where relevant.

1.6.2. PPS5 sets out that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them.

Designated assets are:

- World Heritage Sites;
- Scheduled monuments;
- Listed Buildings;
- Protected wreck sites;
- Conservation Area;
- Registered Parks and Gardens;
- Registered battlefields.

1.6.3. PPS5 also covers heritage assets that are not designated but which are of heritage interest and thus a material planning consideration. These include buildings that are not nationally listed but are recognised by the local authority for their historic significance – often by including them on the local list.

1.6.4. Guidance to help practitioners implement these policies, including the legislative requirements that underpin it, is provided in Planning for the Historic Environment practice Guide. The policies and guidance under PPG15 have now been replaced by this PPS5 and the Practice Guidance.

The Policies

1.6.5. The value of the historic environment, and the contribution it makes to our cultural, social and economic life, is set out in the Government's Statement on the Historic Environment for England 2010. PPS5 comprises policies that will enable the Government's vision for the historic environment as set out in this statement to be implemented through the planning system.

1.6.6. The relevant policies to this designated heritage asset are set out below:

- Saved Policy HE1: Heritage Assets and climate change;
- Saved Policy HE2: Evidence base for plan-making;
- Saved Policy HE3: Regional and local planning approaches;
- Saved Policy HE4: Permitted development and article 4 directions;
- Saved Policy HE5: Monitoring indicators;
- Saved Policy HE6: Information requirements for applications for consent affecting heritage assets;

- Saved Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets;
- Saved Policy HE8: Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by policy HE 9;
- Saved Policy HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets;
- Saved Policy HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset;
- Saved Policy HE11: Enabling Development;
- Saved Policy HE12: Policy principles guiding the recording of information related to heritage assets.

1.7 Article IV Directions

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

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

1.7.1 The enlargement, improvement or other alteration of a dwelling house (including changes to windows, doors, roofs and front boundary hedges) insofar as such development would alter the external appearance of the house, as viewed from a public highway;

- The rendering or use of stone or other cladding to external walls;
- The erection or construction of a porch outside any external door at the front of a dwellinghouse
- The construction within the curtilage of a dwelling house of a hardstanding for vehicles;
- The erection or construction of gates, fences or walls or other means of enclosure;
- Erection of satellite dishes;
- Installation of solar panels; and

- The painting of external walls.

1.8 Further Information

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

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

2 Historical Background

2.1 General

Origins

- 2.1.1 The earliest archaeological evidence from the vicinity of the conservation area are the remains of flint tool production dating from the Neolithic period.
- 2.1.2 The modern Old Kent Road broadly marks the line of Roman Watling Street, the main road connecting London with Rome. Evidence of Roman settlement, burials and land management has been found in the vicinity of this road and it is thought that a branch of the Old Kent Road, leading through to Westminster may run through the Conservation Area.
- 2.1.3 Walworth was listed in the Domesday Book (c.1086) as comprising a manor house, a church and 19 houses. This church is most likely to have been old St. Mary's Church, located at the northern end of Newington Butts. Hence the manor of Walworth was located in the Parish of St. Mary, Newington.
- 2.1.4 Old During the Middle Ages Southwark formed the bridgehead of London Bridge, which remained the only bridge across the Thames until the mid 18th century. Walworth was one of a number of outlying villages. The Conservation Area was located within fields to the rear of the village, on the edge of Walworth Common.
- 2.1.5 Maps provide an understanding of the development of Walworth from the mid 18th century onwards. The Plan of the Manor of Walworth, produced on behalf of the Dean and Chapter of Canterbury in 1681 indicates the extent of Walworth at this time and the importance of the Elephant and Castle area as a key junction. It shows that the land which now comprises the conservation area would have been fields at this time.

2.2 19th century urban development

- 2.2.1 The area of Liverpool Grove was first developed in the early years of the nineteenth century. Before that time, no significant urban development existed away from Walworth Road with only open field to the east of these. However, the 1787 map already shows a number of track ways which later became modern roads, including East Street (then East Lane) north of the conservation area and Merrow Street (then Kings Row) to the south.
- 2.2.2 The first significant development appears to have begun during the later years of, or immediately after the end of, the Napoleonic Wars, as the street names suggest. As well as Trafalgar Road, Cadiz Street, Liverpool Grove and Portland Street take their names from this period. The Duke of Liverpool and The Earl of Portland both being Tory prime ministers during the last years of the war and the Siege of Cadiz was the turning point of the Peninsular War, though Cadiz Street does not appear as a separate street from Trafalgar Road until post-war maps.

- 2.2.3 Though the street pattern was determined by the rapid development of the early years of the nineteenth century, and that pattern survives little changed since then, the majority of the housing from that period has been lost. Only the terraced houses on the south side of Cadiz Street and a number of houses on the west side of Dawes Street are possible survivors of that first phase of development.
- 2.2.4 The rapid increase the population resulted in the nearest church of St Mary's in St Georges Road being unable to cope with the increasing numbers of nearby poor. The population of Newington having grown from 14,847 to 44,526 between 1800 and 1820. The rapidity of population growth and of the building development in the area during this period meant that by the 1820's all of the road of the modern street plan had been developed including some which have since been lost.
- 2.2.5 St Paul's Church was central to the development of the area and its principal facade faces onto the entrance into the conservation area. Originally it was located between Liverpool Grove and Trafalgar Road which then formed straight routes between Walworth Road and Portland Street.
- 2.2.6 Sir John Soane 1753-1837 was appointed to design St Paul's Church (Soane also designed art gallery of the Old College, Dulwich (both buildings are Grade I listed). The foundation stone was laid in 1823, and the completed building consecrated by the Archbishop of Canterbury in 1825.
- 2.2.7 During the 19th century regular redevelopment resulted in a range of different housing around the original street pattern. Examples of later nineteenth century housing still survives, but like the housing of the earliest phase of development this too has been mainly lost and replaced at the beginning of the twentieth century. Examples of where the still survive are 28 to 58 Liverpool Grove which perhaps date from the 1840's.
- 2.2.8 Other than the estate building the Church Commissioners the architecture of the 19th century housing in the conservation area varies depending on when they were built. The earliest being Georgian small scale housing ranging from the small cottages on Cadiz Street or the rather more substantial small houses on the south side of Liverpool Grove. Later Victorian houses in the conservation area are to an arts and Crafts design in a very similar character to the later estate houses and maisonettes which they are closest to
- 2.2.9 Much of the land around St Paul's Church belongs to the Church of England and in 1904, the Ecclesiastical Commissioners asked Octavia Hill to help in the redevelopment and management of the area. Octavia Hill, 1838-1912, was one of the most important housing reformers of the time. Her work of improving housing conditions began in the mid-1860's, with the support of John Ruskin. She also founded the National Trust. This request provided her with a great opportunity to realize her ideas and to set new housing standards for the working class people. Octavia Hill's proposals replaced some of London's worst rookeries (the densely populated slums where many of the poorest Londoners lived), with cottage style terraces, small blocks of flats and a recreation ground. She was not only closely involved in the re-planning of the area and the design of the dwellings, but she was also responsible for the management of the property during rebuilding.

- 2.2.10 The arts and craft language of the housing chosen by the Church Commissioners in the early twentieth century development still dominates much of the character of the area. It is the unifying architectural and historic character that is most prevalent in the area and is the principle justification for the designation of the conservation area.
- 2.2.11 As well as being associated with the Arts and Crafts movement Octavia Hill was also worked with Patrick Geddes and the Garden City movement. Though the estate is built with a higher density plan than was mostly favored by The Garden City Movement and the street plan is restricted to the historic street, its influences on the townscape is evident in the avenues of trees, the design of affordable cottages with a village architectural language.
- 2.2.12 With much of this new Housing, particularly the late Victorian building street trees would have been planted. Many early photographs show young trees and also mature survivors of the rural past
- 2.2.13 The majority of the original estate appears very little altered over the last century with few demolitions or additions to Octavia Hill's plan. The largest area of demolition has been at the western end of Trafalgar Road and southern side of Date Street. This has now mostly become an extension of Faraday Gardens. The extreme south western end of Trafalgar Street remains however and is now part of Cadiz Street.
- 2.2.14 That part of the original Estate developed in the ten year before the First World War appears intact. It remains a very complete example of early twentieth century social housing.
- 2.2.15 The damage done to the estate buildings by bombing of WW II and by the post-war demolition which followed it was limited to 12 flats in Saltwood Grove. These were in two blocks which were both rebuilt in the 1960's to a design that closely followed that of the original buildings. Much more demolition took place in the 1980's when much of the south side of Date Street and all of Trafalgar Street west of Portland Street were demolished to make space for the enlargement of St Peters School playing fields.

3 The Character and Appearance of the Area

3.1 Early Twentieth 20th Century Housing.

- 3.1.1 The townscape of the area has a number of important elements. These elements most significantly include St. Peter's Church together with its churchyard, the early nineteenth century housing on Liverpool Grove and Cadiz Street, the late nineteenth century houses on Date Street, St Peter's Church of England Primary School and Faraday Gardens, but the strongest feature across this conservation area is the early Twentieth Century dwellings east of the church. These are the housing developed by the Church Commissioners with Octavia Hill and these support a general coherent architectural character across the majority of the conservation area.
- 3.1.2 The early twentieth century Church Commissioners housing developments to the east of St. Peter's Church are laid out on a small scale and fairly formal pattern of streets. Interest and curiosity are stimulated by changes in alignments such as the dog-leg of Liverpool Grove around the churchyard, and the eastern sections of Wooler Street and Merrow Street.
- 3.1.3 The dwellings are two-three storey brick built terraces and blocks of flats. There are two dominant styles: rustic and neo-Classical. The rustic style, which may be an influence of the 'garden city' movement, pertains mostly to the terraces and is expressed primarily through front door canopies on wooden braces. In addition there is a use of upper storey plasterwork and half-timbered gables.
- 3.1.4 The neo-Classical style pertains to the block of flats and is expressed primarily through strongly modeled doorways of various designs. Some buildings combine a dominant rustic style with a simple neo-Classical porch. This conscious design-linking helps to unify the area identity.
- 3.1.5 Some of the housing to the east on Wooler Street and Aylesbury are of a slightly different character. These are maisonettes with more conventional late Victorian/Edwardian architectural detail with none of the timber features that housing with its "village", "Garden City" character. They do however appear to be of the same period are most likely part of the same development.

3.2 St Peter's Church

- 3.2.1 St. Peter's Church and churchyard as well as being most important historic building in the conservation area and central to the street views and street pattern is the most formal of the area's elements. Formality is expressed primarily through the design of the building; the rectangular churchyard, which is marked clearly by regularly spaced, peripherally planted London Planes; and, by the symmetrical location of the building and churchyard on the axis of Liverpool Grove to Walworth Road
- 3.2.2 By the early Nineteenth Century the population of the part of London had increased considerably and the old parish church of St. Mary's Newington was proving inadequate for the increased congregation. Thus two new parishes were created one centered in Holy Trinity, Trinity Square, and one on St. Peter's, Walworth. The Commissioners for the

building of New Churches engaged Sir John Soane to design St. Peter's. The foundation stone was laid in 1823, and the completed building consecrated by the Archbishop of Canterbury in 1825.

3.2.3 St. Peter's Church presents a strong formality on its western facade expressed primarily through its neo classical facade; the rectangular churchyard, which is marked clearly by regularly spaced, peripherally planted London Planes; and, by the symmetrical location of the building and churchyard on the axis of Liverpool Grove to Walworth Road. St. Peter's Church is an elegant brick built building that would be of considerable interest anywhere. The west front has four giant Ionic columns with tall round-headed windows on either side, a key-patterned architrave, and a square clock tower surmounted by a round tower and small dome.

3.2.4 Along each wall there are eight round-headed windows similar to those of the west front. The west front provides both an eye-catching closure to the view from Walworth Road, and a marker of the change of development between the shopping centre and the residential areas. The round-head motif of the windows is an important design link that appears again in the windows of the Sutherland Chapel, the windows and doorways of the Liverpool Grove terrace, and in the doorways of the Salt Grove and Worth Grove. The churchyard itself now combines two functions: an alternative pedestrian route to Liverpool Grove, and a quiet sitting-out place for residents. In the second function it links the formality of the public church building with the private domesticity of the dwellings. The dwellings to the east of St. Peter's Church are laid out on a small scale and fairly formal pattern of streets. Interest and curiosity are stimulated by changes in alignments such as the dog-leg of Liverpool Grove around the churchyard, and the eastern sections of Wooler Street and Merrow Street.

3.3 Other Buildings of Significance in the Conservation area

3.3.1 The most important and dominant housing form in the area and the one that dominates the character and appearance of this conservation area are the 1900's social housing commissioned from Octavia Hill of the Church Commissioners, both the blocks of tenements and the terraces of cottages and maisonettes.

3.3.2 Other earlier housing appears mostly in small terraces and though different in period and form is complementary to the historic character and appearance of the Church Commissioners estate. These are generally terraces of two storey houses, whether they are the early nineteenth century cottages on the south side of Cadiz Street and Dawes Street or the Late Victorian terraces on Trafalgar Street Merrow Street. As well as all being two storey such houses are uniformly in yellow stock brick with only occasional detail in other materials such as red brick lintels or rendered quoins in some of the later nineteenth century houses.

3.3.3 Some individual buildings that are less uniform few but mostly only appear toward the west. These tend to be individual and one of buildings such as Malvern House, which is now converted to flats but was originally built as a Congregationalist Chapel and Sunday School, though also converted to a Picture house in the early twentieth century. This is on the proposed local list of building and is of local architectural historic significance being a heritage asset in its own right. Opposite Malvern House is a three storey block of

tenements dating from 1927 and owing something to the language of some of the original estate, but it is built on a more generous scale and with a rather neo-Jacobean formality. This tenement along with Malvern house relates relatively well to the character of the conservation area in that they are essentially yellow stock bricks of a scale that is appropriate to the western end of the estate, but they disrupt the most important view of the most important building, hemming in and obscuring part of the view of principle facade of St Peter's Church.

3.3.4 Similarly the Rectory has some architectural historic interest in its own right, but it is not well located in relation to the Church. Its western facade is especially ill-conceived and detrimental to the setting of St Peter's Church.

3.3.5 Other individual buildings of more modest architectural or historic merit in their own right are better located in the local townscape. These include post-war buildings such as The Queen Elizabeth PH on Merrow Street.

3.4 Local Materials and Details

3.4.1 The predominant material palette for the area is set by the early 20th Century Church Commissioners' estate itself. But there are also many remaining 19th Century buildings that survive in the conservation area and these are mostly of very similar materials

- Buildings are predominantly of yellow stock brick generally laid in Flemish bond with some red brick detailing (headers, door surrounds, string courses);
- White painted render or stone detailing appears on many building on cornices, headers and cills.
- Some mock-Tudor building have half timber details
- Natural slate is the characteristic material for the pitched roofs and canted bay windows though a few examples of clay tiled roof exist; and
- Yellow stock brick chimney stacks with clay pots are predominant.

3.4.2 Later infill development generally and larger non-residential buildings such as St Peter's Church also are in yellow brick.

Detailing

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

- Original timber sash windows are a feature throughout the area generally either two lights or two lights with margin lights. These are generally painted white.
- Many of the doors appear to be original timber doors including many of the Church Commissioners' estate buildings and the earlier Georgian housing which are often probably original such as the four panel door that still exist on some of Cadiz Street. Elsewhere doors and windows have sometimes been replaced with UPVC, including on some of the houses on the north side of Date Street.
- The Church Commissioners estate houses vary in detailing, some being in a more simple neo classical style in yellow stock brick with white painted masonry courses, cills, lintels and window surround on bays. Elsewhere on the more Arts and Craft

style of building there are red brick lintels and courses, but these styles are mixed fairly freely and others added such as the half timber upper storeys on the blocks of flats on Liverpool Grove.

- The earlier terraces houses from the first half of the 19th Century have a smaller range of materials being all in brick with slate roof and with the decorative element only consisting of the form of the brickwork such as the arched window heads.
- A variety of roofline details is a feature of the area with parapets, eaves and gables all used freely on street frontages, The sometimes also interspersed with chimney stack at the building line.
- Roofs are generally pitched (with some variation to the community building types as discussed above). Parapet party wall details are a feature of the roofline as are brick chimney stacks.

3.5 Views and Townscape

- 3.5.2 The conservation area mainly consists contained more local views restricted by the small domestic urban character of the area and by the intensity of the tree planting in the area. However, a more significant view includes that from Walworth Road to St Paul's Church.
- 3.5.3 The Liverpool Grove Conservation Area does, when approached from the west have a processional series of changes that naturally develop from harsh urban character that dominate around Walworth Road with a refuge St Peter's Church and Trafalgar Gardens beyond. This introduction to green space with a formal religious/civic and high status facade that precedes the churchyard and gardens and the residential development beyond. Soane uses an almost identical facade in his design of Holy Trinity Church where it faces across Euston Road down Bolsover Road with Regents Park beyond.
- 3.5.4 Further east from Walworth Road the scale of the development becomes less dense with the blocks of tenements giving way to terraces of cottages and a less inner-city, almost suburban character of housing.
- 3.5.5 As a result of the relatively low roofs, their steep pitches and the generous chimney stacks the rooflines within Liverpool Grove Conservation Area are an essential feature of the urban character. They are especially important in their contribution to the Garden City aesthetic which predominates east of Villa Street.

3.6 Key spaces

- 3.6.2 The two principal open spaces are in the church yard which fully surrounds the church and is accessible to the public from Liverpool Grove, including through the main entrance through the Grade II listed gates.

3.7 Landscape Elements

- 3.7.2 Though designed with some of the early new town arts and crafts principles and with significant open spaces in St Paul's churchyard and Michael Faraday Gardens, much of the Conservation Area is of a relatively dense urban character, with rows of dwellings

fronting close the street. However the streets also have many mature trees whose canopies overshadow many of these quite narrow streets and providing these roads with a pleasant calm pastoral character.

- 3.7.3 St Paul's Churchyard especially is dominated by many mature trees on its north and south elevations.

3.8 Negative Elements

3.8.2 There are very few sites within the conservation area which are immediately obvious locations for development or redevelopment and those undeveloped sites form part of the environment with some value as areas of open space which are put to good use. The main one being the enlarged Faraday Gardens but there is also the bomb site at the junction of Brettell Street and Aylesbury Road. Though this now forms a gap in the streetscape it is utilised to provide an area for local allotments.

3.8.3 Liverpool Grove is a very consistent Conservation Area that has retained its residential character focussed on the green spaces and avenues of trees on most of its road. Common issues that can over time degrade this consistency are:

- Inconsistent street furniture and clutter, especially within and around the Green and the roads bounding it.
- Many houses have had all their windows replaced inappropriately with uPVC double glazing, such as many of those on Date Street.

4 Audit

4.1 Listed Buildings

4.1.1 The list of buildings of special architectural or historic interest for Southwark was updated in 2010. Detailed list descriptions are available from the Council. There are six listed buildings in the Liverpool Grove Conservation Area, these are:

- St Paul's Church: Grade I
- The Gates and Gate Piers to the west of St Paul's Church: Grade II
- 28 – 52 Liverpool Grove and attached railings.
- 54 – 58 Liverpool Grove and attached railings
- 13 – 23 Portland Street.
- 1, 1a 3 – 11 Portland Street.

The list of buildings of special architectural or historic interest for Southwark was updated in 2010.

4.1.2 A Tree Preservation Order is recorded at the open space on the junction of Morecombe and Browning Street with reference number 245.

4.2 Locally Listed Buildings

4.2.1 The draft local list of buildings has been identified by the council as making a significant contribution to the historic character of the area and should be considered as heritage assets. Those identified within the Liverpool Conservation Area are:

- The Queen Anne public house, 126 Aylesbury Road
- 4 – 24 Cadiz Street
- 110 – 116 (even) Dawes Street
- 118 – 124 (even) Dawes Street
- 1 – 9 Malvern House, Liverpool Grove
- 47 Villa Street

4.3 Key Unlisted Buildings

4.3.1 The conservation area is dominated by the early twentieth century Church Commissioners housing and though this varies in character with both Arts and Crafts and neo-classical themes recurring throughout the development there is unity in the scale detail and character across the area. These include the majority of the housing in the conservation area and are in two basic types: The tenemented flats and the terraced houses or maisonettes.

4.3.2 Single entrance tenemented flats in groups of 4, 6 & 8 on Liverpool Grove, Portland Street, Merrow Street, Burton Grove, Saltwood Grove and Worth Grove dominate most of the west of the estate, Each group varied slightly from all the others with Arts & Crafts, Neo-Classical and Tudor themes recurring throughout.

4.3.3 Further to the east and south individual cottages and maisonettes predominated on the south-eastern end and north eastern end of Portland Street, on Wooler Street, Aylsbury Street, Brettell Street the south side and east end of Merrow Street and the east side of Villa Street

4.3.4 Other buildings key unlisted building, which are of significance in the Liverpool Grove Conservation Area townscape and which contribute to the character and appearance of the area, though they are not part of the dominant early twentieth century social housing typology include:

- St Peters Church Rectory, Liverpool Grove.
- 2 – 18 Liverpool Grove
- 122 – 190 Trafalgar Avenue
- St Peter's Church of England School

4.4 Trees and Planting

4.4.1 An extensive planting of mature trees is a characteristic of the conservation area, both in its narrow residential streets and the principle open spaces of St Peters Church Yard and Faraday Gardens. Every effort should be made to ensure that planting continues this characteristic continues especially with its distinctive dense growth of mature Planes.

5 Guidelines

5.1 Introduction

Purpose of this guidance section

- 5.1.1 This section of the report draws out from the appraisal those themes that are essential to the Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.

Consulting the Council

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

5.2 Development form and urban morphology

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In some cases poor development in relatively recent times will give the opportunity for redevelopment that can respond more sensitively to the special character of the Conservation Area. New development should be seen as an opportunity to enhance the Conservation Area.

Street and plot patterns

- 5.2.2 The character of the Liverpool Grove Conservation Area is created primarily by the developing street pattern as it developed with the housing at the beginning of the nineteenth century. This street plan was then pretty much retained unchanged at the beginning of the twentieth century when a new era of social housing took its place in the same streets.
- 5.2.3 Later in the twentieth century some changes to the street plan have been made, but the only significant one is the cutting short of Trafalgar Street to allow the enlargement of Faraday Gardens.
- 5.2.4 Any new buildings within the conservation area must observe the same building lines and set-backs as the historic street, and, similarly, the same plot width and rhythms of historic development.

Building form

- 5.2.5 The common building forms in the conservation area also determine the way development and changes should take place. Apart from the exceptional larger individual buildings to the west of the conservation area, the principle of which is St Peter's Church, the predominant building type is a mix of early twentieth century, 2-storey, terraced houses and 3 storey tenements. Particular characteristics that should be observed in conversion and new design include:
- Heights generally of two storeys where terraces and maisonettes predominate and three storeys where tenement predominate. In each situation buildings should remain within the range of heights of the block of buildings in which it is situated.
 - Rooflines characteristic of particular blocks in the conservation area should be maintained. Extensions and changes to the basic roof form are generally unacceptable, even where set back from parapet lines.

5.3 New Design in the Conservation Area

- 5.3.1 Opportunities for new development in the conservation area are limited. However, there may be opportunities for sensitive adaptation or restoration. Though new design would need to be sympathetic to the existing characteristics of the area, modern design is not necessarily to be precluded. Success of contemporary design in conservation areas comes not from aping the style of an architectural precedent, but in building on the unique townscape opportunities of density, height and materiality that the historic development site affords.

Extensions

- 5.3.2 Though much of the conservation area is low rise it remains dense housing development with limited scope for further extensions and additions. For this reason as well as the sensitivity of this historic environment there will be few opportunities for extensions on to existing buildings

- 5.3.3 Extensions and additions to roof will be in danger of disrupting the distinctive historic roof line of this estate and the lack of generous rear gardens make rear extensions difficult to develop without undermining the amenity of neighbouring properties.
- 5.3.4 Any extension which is developed should be clearly subservient to the main part of the building and not add appreciably to the building's bulk, but in some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its merits.
- 5.3.5 Care must be taken to consider the retention of existing trees particularly in relation to adequate foundation design and prevention of damage to roots.

5.4. Public Realm

In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings.

- 5.4.1 Liverpool Grove Conservation Area's public spaces are dominated by its green planting and especially its avenues of mature plane trees.
- 5.4.2 The area is fortunately not excessively cluttered by street signs. However, there is some scope for rationalisation of such signage such as on Merrow Street near the junction with Villa Street, where three posts for three signs are located within 5m of each other. There is also scope for the reduction of the number of bollards – there at present at least 36 in this residential area with comparatively low vehicle flow.
- 5.4.3 A more co-ordinated approach to the design and siting of street furniture, such as bollards, pedestrian railings, lamp standards and highway signs, is required. Simple designs appropriate to the conservation area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate. Wherever, it is not and as

Boundaries

- 5.4.4 Boundaries and frontages that define the edges of public space are especially important. In the residential street they are a uniform steel railing which appears to have been installed since the war. Some domestic boundaries, such as those in front of the houses on have low timber fences, sometimes with brick dwarf walls.
- 5.4.5 The railings of St Peter's Church are modern and not in keeping with the building, but the gates are of historic significance and listed in their own right. These original iron railings should be retained and protected through regular painting and maintenance. Elsewhere the reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged.

Ground surfaces

- 5.4.6 Footways have been subject to a range of uncoordinated repairs which in should be improved and repaired with materials which respond to the surviving historic fabric. An example is the south side of Cadiz Street which retains much of its historic broad granite curbs should be greatly improved by a coherent York stone paving.

Street Trees

- 5.5.7 Street trees are a crucial element of the conservation areas townscape. They contribute to the soft urban character, and give the area its green "garden city" look. Trees also contribute to the softening of boundaries with St Peter's Churchyard and Faraday Gardens. There is scope for new street trees in relation to new development and public realm improvement. Where space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.
- 5.5.8 New trees should be planted wherever mature ones are lost and there should be scope for additional planting where new trees would relate to existing patterns of historic avenues or potential new avenues, gateway and feature planting

5.5 Improvements and repairs

Materials

- 5.5.1 Choice and use of materials can have a significant effect on the character and appearance of the conservation area. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.5.2 The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged.

Maintenance

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

Windows and Doors

- 5.5.4 Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Conservation Area. Most window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate.
- 5.5.5 At the same time, there is the opportunity to introduce more colour, in the repainting of doors, shop fronts and retained mechanical features. Subdued and darker shades of red, green or blue can provide a highlighting theme, without being garish.
- 5.5.6 Replacement windows to listed buildings need to match the original glazing bars and detail of the originals. Where the existing windows or doors are however later alterations they determinally affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design. The use of modern materials such as aluminium or UPVC is inappropriate and not acceptable on historic buildings.
- 5.5.7 Both the early twentieth century Church Commission houses and the nineteenth century housing before them would mainly have been fitted with traditional double hung sliding sash windows. Replacing these with other designs such as casement windows, tilt and turn or double-glazed sealed units are invariably unacceptable. Modern casements and “picture windows” that increase the size of the original panes are also not acceptable, this is especially the case in the earlier nineteenth century houses such as those on Dawes Street or Cadiz Street.
- 5.5.8 Similarly, original front doors would have been timber panelled, often with the upper panels glazed, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights [i.e. where the fanlight is within the fabric of the door] are unlikely to prove acceptable.
- 5.5.9 All external joinery should be painted. Stained or varnished timber finishes are not appropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white; although white may not have been the original colour. However, repainting in garish colours would be inappropriate. Darker colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

- 5.5.10 Steeply pitched slate roof predominate in the area with many apparently in an original condition. Where possible, original roof coverings should be retained and if necessary repaired with matching materials. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural materials will usually be required. The use of more modern materials such as concrete tiles or artificial slates is unacceptable and the greater weight of concrete tiles can lead to damage to the roof structure if inappropriately used.

- 5.5.11 Many of the original chimney stacks remain and are a distinctive feature of these rooflines that contribute to the estates garden city characteristics. The pots should always be retained, and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.5.12 A high quality of brickwork is a consistent feature of the whole of the estate and every effort must be made to retain this in good condition. Where brick work repair is required it must be carried out with matching material including the use of soft mortar gauged rubbed lintels, matching bonds and pointing details. All bricks must match those existing on texture, size and colour.
- 5.5.13 The most dominant visual components of the brick façade are the bricks themselves, and the pointing in these is often rather more sparing than in modern brickwork and the bricks are generally the larger imperial gauge of brick which is a slightly larger format than metric bricks and were often laid in softer lime based mortar and the thinner bed, reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.5.14 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building and may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task, but in most cases brick cleaning should not be undertaken.

Stucco and render

- 5.5.15 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match, taking care to avoid the use of hard cement renders. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.5.16 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details)

is unacceptable. Generally the use of the colours *buttermilk*, *parchment*, *ivory* and *magnolia* are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and '*brilliant white*' should be avoided, as should paints that do not allow the wall to 'breathe'.

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

Retail Frontages

5.5.18 Shopfronts do not constitute a substantial amount of the Liverpool Grove Conservation Area, but a traditional corner shop is well integrated into the corner of Merrow Street and Villa Street and forming a traditional historic environment

5.5.19 Terraces of shops make a valuable contribution to the appearance of a townscape. Dawes Street originally had a significant amount of retail frontage, but much of this is now lost with the conversion shops to residential frontages, including the Queen Anne PH. Further alterations to this frontage should be sensitive to the historic retail and prominence of the ground floor frontage.

5.5.20 The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available.

Rainwater goods

5.1.1 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic

Satellite dishes

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

- concealed behind parapets and walls below ridge level;
- set back on side and rear extensions;
- set back on rear roofs below ridge level; or
- located on the rear or garden elevation.

5.2 Renewable Energy

5.2.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems.

Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.

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

- equipment should be installed away from principal elevations or dominant roof slopes;
- the cumulative visual impact of the equipment on one or group of buildings within the conservation area;
- wherever possible panels which sit flush with the roof covering should be used rather than framed systems;
- ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;
- structural impact on the historic building of the installation of a micro-generation system; and
- new pipe work, cables or excavations associated with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible.

6 Useful information

General advice

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

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

Useful telephone numbers

General Planning Enquiries	0207 525 5438
Conservation & Design Team	0207 525 5448
Planning Enforcement	0207 525 5419
Building Control	0207 525 5582
Urban Forester	020 7525 2090

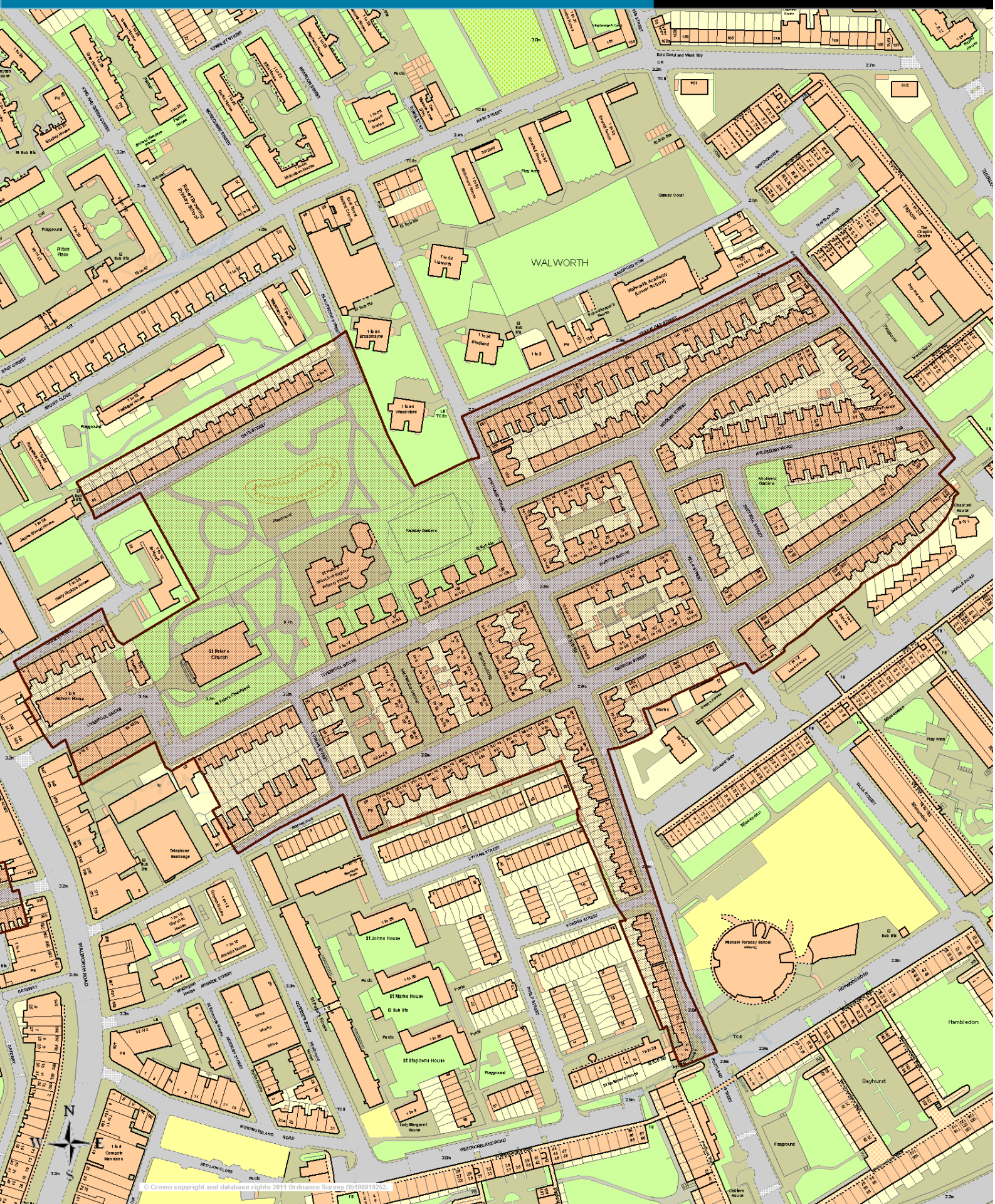
Other useful contacts

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

Further reading

- Ashurst, J and N – *Practical Building Conservation, Vols. 1 to 5* (1988)
- Brereton, C – *The Repair of Historic Buildings: Advice on Principles and Methods* (English Heritage, 1991)
- Cambell-Culver, M – *The Origin of Plants* (2001)
- Cherry, B and Pevsner, N – *The Buildings of England, London 2: South* (1983)
- Department for Communities and Local Government - *Planning Policy Statement 5, Planning for the Historic Environment* [2010]
- Department for Transport - *Manual for Streets*
<http://www.dft.gov.uk/pgr/sustainable/manforstreets/>
- Dyos, HJ (1961) – *Victorian Suburb: a study in the growth of Camberwell.*
- English Heritage – *Streets for All* (2000)
- Institute of Historic Building Conservation [IHBC] – *A Stitch in Time: Maintaining your Property makes Good Sense and Saves Money* (2002)
- London Borough of Southwark – *Neighbourhood History No. 4: The Story of Walworth* (1993)
- Reilly, L – *Southwark: an Illustrated History* (London Borough of Southwark, 1998)
- *Survey of London, Vol. 25 – St. George's Fields, the parishes of St. George the Martyr, Southwark and St. Mary Newington* (London County Council, 1955).

Date 9/1/2012



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APPENDIX 3

MEETING:	Walworth Community Council	Date:	16 February 2012
ITEM TITLE:	Liverpool Grove Conservation Area		
REPORT AUTHOR:	Tracy Chapman 020 7525 2289 tracy.chapman@southwark.gov.uk		
JOB TITLE & DEPARTMENT	Senior Design & Conservation Officer Regeneration and Neighbourhoods		

SUMMARY OF CONTENT

A description of the effect of an existing designation of the Liverpool Grove Conservation Area. The ways that equalities issues may impact upon different groups of people have been highlighted.

KEY ISSUES

- The methods used to involve and engage people affected by the Liverpool Grove Conservation Area need to be accessible to all.
- The existing Liverpool Grove Conservation Area may impose additional planning requirements upon those seeking to make alterations to their properties, which may have an impact on those on lower incomes such as lone parents, disabled people, the BME community and the elderly.

DECISIONS REQUIRED:

- Comment on the main issues raised in this assessment
- Comment on the areas to be focused on at stage two.

**LIVERPOOL GROVE CONSERVATION AREA
EQUALITIES IMPACT ASSESSMENT****Stage One: Scoping****1. What policy, strategy or plan is this assessment addressing?**

The Liverpool Grove Conservation Area designated part of Walworth under the powers of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest the character or appearance of which was desirable to preserve or enhance.

The conservation area appraisal that is under consideration and that accompanies a designation must be in general conformity with national and regional guidance and policy and contribute towards meeting local needs. The council's policies and strategies must also be evidenced to ensure that they are robust, meet local needs and can be justified.

2. Is this a new or an existing policy/strategy?

This is a new policy. The published Liverpool Grove Conservation Area appraisal will form part of the council's Local Development Framework, which contains all of the council's planning policies and will be used to guide the design and appearance of development in the designated area and in the determination of planning applications.

3. If existing, has the policy/strategy already been reviewed under the previous EqIA programme? If so, what were the findings to come out of this and has the agreed action plan been implemented? What has changed since the last assessment was undertaken (in terms of context, nature of the policy/strategy or the type of people affected by the policy/ strategy).

- No, this policy has not been previously reviewed under a previous EqIA.

This EqIA has been carried out in accordance with the Equalities Act (2010) which identifies the following groups with protected characteristics:

- Age.
- Disability.
- Gender reassignment.
- Marriage and civil partnership
- Pregnancy and maternity.
- Race.
- Religion or belief.
- Sex.
- Sexual orientation.

4. What do you think are the main issues for your policy or strategy in relation to equality, diversity and social cohesion?

Community and Stakeholder Involvement

The Planning (Listed Buildings and Conservation Areas) Act 1990 does not oblige the council to consult on its decision to designate a conservation area or an appraisal document however, the council will consult with the occupants of properties in the designated area in accordance the council's adopted Statement of Community Involvement (SCI). The SCI sets out how and when Southwark

Council will involve the community in the preparation of planning documents and on applications for planning permission in the borough.

National policy states that if the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community.

The council will endeavour to do this, however there are a number of issues to be considered in this regard:

Considerations:

- Certain groups may not be able to access information and consultations as easily as others i.e. disabled people, those who do not have English as their first language, young people, those who support vulnerable people such as women who are more likely to care for children, older people and those with limiting illnesses.
- Certain groups may not feel comfortable expressing their views in public due to fear of discrimination such as people from the LGBT community, faith groups, young people and the BME community.
- People may not feel safe in attending public information or consultation events at certain times of the day, in particular after dark, such as older people and women
- Events may clash with times of religious observance and therefore we need to take into account people's faiths.
- Information may not be presented in a way that engages people effectively, such as material only printed in English, or information presented in a complicated format or language.
- Certain groups may not understand the relevance of Liverpool Grove Conservation Area appraisal to them and therefore they do not become involved in the process.
- Certain groups may have a negative perception of the council or disappointing experiences of community consultations which stop them becoming involved in the process.
- If people do not feel that they can access information at an early stage or have problems accessing it, they may become disillusioned in the process and lose interest i.e. BME groups, young and elderly people and disabled people.
- Some people may not be aware how to express their views or how these will feed into the process i.e. children and young people.
- There may be differences in the needs and aspirations between different groups which may result in conflict.
- People may feel as though certain groups are having a greater influence on how development within the Liverpool Grove Conservation Area.

We propose to consult in a way that will prioritise the needs of people in the area including direct communication with the occupants of properties in the proposed conservation area, local groups and businesses in the area

Design and Heritage

The existing Liverpool Grove Conservation Area may impose additional planning requirements for those seeking to make alterations to their property. The Liverpool Grove Conservation Area was originally designated because we value its distinctive historic character. Consideration should be given to the following issues in the development and implementation of policies for design and heritage:

Considerations

The pattern of development

- The conservation of features of the area for heritage and conservation purposes may change the pattern of development because, in addition to new development within the conservation area, traditional features and existing buildings will need to be preserved which may provide a different range of opportunities for creating new jobs and housing for those that are seeking employment or better quality housing.

Improved quality of design

- High quality design standards will improve the appearance of the area but may result in higher costs for SME businesses i.e. by having to provide high quality shop fronts.

Improved public realm and environmental quality

- Improvements to the public realm and the environmental quality of the area will widen access to the area and will help to address the needs of people who continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, disabled people, older people and women.

Stage two: Assessment of Impacts

Part A: Feedback from the Equalities and Diversity panel

1. What feedback did the panel give you at stage one

The Liverpool Grove Conservation Area has not been presented to the Equalities and Diversity panel as it was not considered to be a necessary requirement. There is no statutory obligation on the council to consult on the designation of a new conservation area. This document will be consulted on in line with the council's adopted SCI and will also be subject to its own equalities impact assessment.

Part B: Purpose and aims of policy/strategy

2. What is the overall purpose of the policy/ strategy?

The Liverpool Grove Conservation Area Appraisal will be part of Southwark's Local Development Framework. This will be an important document which will be used for deciding what sort of development should take place within the conservation area.

3. What are its aims?

The purpose of the statement is to provide an account of the Liverpool Grove Conservation Area and is 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, and will be used by the Council in assessing the design of development proposals.

4. Could these aims be in conflict with the Council's responsibility to:

- Eliminate discrimination
- Promote equality of opportunity
- Promote community cohesion and good relations between different groups

Stage 1 of this EQIA identifies a number of key considerations which have been acknowledged and addressed in the stage two assessment as follows:

The pattern of development

- The built environment and the public realm may continue to ignore the needs of disabled people which results in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. The designation of a conservation area will not restrict improvements to buildings and the public realm to meet the needs of disabled people from the wider community.
- Existing larger houses within the conservation area will be protected helping to ensure that families can stay within the area alongside its wider regeneration

Improved quality of design

- The protection of areas for heritage and conservation purposes may limit development which may limit the opportunities for creating new jobs and housing for those that are seeking employment or better quality housing. The purpose of the conservation area is to maintain a wide choice in housing stock and will help to ensure all people will have access to suitable housing stock and this includes all groups with protected characteristics.

Improved public realm and environmental quality

- i.e. If the public realm and the environmental quality of the area remain poorly designed, certain groups may continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, older people and women.
- Different groups may have different priorities for how buildings and the public realm is designed to meet their needs. Tensions could arise if there is the perception that one groups needs are being prioritised over others i.e. older people and young people. The designation of a conservation area will mean that public realm improvements will need to be more widely consulted and will require better quality materials and finishes which will benefit all local residents including all groups with protected characteristics

5. Does the documentation relating to this policy/strategy include specific reference to the Council's responsibility (as set out above) and a commitment to work to meet this?

While the council's responsibility for eliminating discrimination and promoting equality of opportunity and social cohesion are not specifically referred to as part of the process for preparing a conservation area appraisal, the aim of this process is to create attractive and distinctive places for all which are safe, easy to get around and a pleasure to be in by valuing the distinctive historic environment of Walworth.

Part C: Application of this policy/strategy

6. What steps are you taking or will you take to ensure that the policy is or will be implemented consistently and fairly?

The appraisal sets out how planning applications for developments within conservation area, will need to 'preserve or enhance' the character and appearance of the Liverpool Grove Conservation Area. New development will need to respect the context of the conservation area, having regard to the content of the conservation area appraisal, propose appropriate materials, preserve traditional features of the area and do not introduce design features or materials that are out of character with the area.

7. Could the way that this policy/strategy is being or will be implemented be discriminating against any particular individuals or groups or be potentially damaging to relations between different groups?

The existing Liverpool Grove Conservation Area will contribute to eliminating discrimination, promoting equality of opportunity and promoting social cohesion and good community relations.

8. What changes could you make to either the policy/strategy itself or the way it is applied to improve the positive outcomes for all groups and to reduce or eliminate any negative outcomes?

The findings of the EqlA scoping have been considered and this has informed the stage 2 assessment. The stage 2 assessment sets out those areas where the extension of the Liverpool Grove Conservation Area may have differential impacts and where appropriate mitigation measures are proposed to address these.

9. What information do you collect or do you plan to collect to monitor the impact of this policy/strategy on different groups?

Monitoring of planning applications

Planning applications are monitored by the council in its Annual Monitoring Report (AMR). This includes, among other things, the area of the borough that is designated as a conservation area.

Annex 3: Related projects and EQIAs

The Southwark Plan

Key findings:

- Provision of small local businesses which are easily accessible by local communities encourages the closure of development gaps for the local communities through an increased sense of belonging, redressing disadvantage and equality of access to services.
- By ensuring that new developments are safe and secure, disadvantage is addressed, community relations are improved and equality of opportunity is promoted.
- Protection of residential accommodation reduces discrimination and promotes equality of opportunity through providing inclusive and accessible housing for communities within the borough.
- Provision of accommodation other than houses and flats recognises the diverse needs of communities within the borough and promotes equality of opportunity since communities that will benefit are frequently the marginalized.
- The protection of transport impacts creates a sustainable, inclusive and accessible borough for its residents, future residents, users and occupiers.
- Public transport improvements assist in the creation of an accessible and inclusive borough by focusing on sustainable forms of transport as well as being socially inclusive. Accessible and inclusive transport links promote equality of opportunity and prevent barriers of exclusion and discrimination.
- Mini cab offices in the borough make transportation in the borough accessible to those who may not have access to public transport or private car use.

Core strategy

Key findings:

- By requiring the maximum amount of affordable housing possible across the whole of the borough, this should have a positive impact on all equality groups and help to promote equality of opportunity by offering affordable housing across the whole of Southwark.
- Allowing student housing only in the town centres and in areas with good access to public transport services, this may promote cohesion between different groups as student housing will be located in the areas most suitable to accommodate it.
- Setting out criteria for how we may allocate gypsy and traveller sites in the future may improve community cohesion and good relation by making sure that new sites are located in suitable areas.
- Protecting employment sites should have a positive impact on discrimination and opportunity by increasing the amount of jobs in the borough and protecting the jobs already there. Through our employment and enterprise strategies we will work to ensure that these jobs are suitable for all of the different groups in the community.

- The Core Strategy aims to facilitate a network of community facilities that meet the needs of local communities. This should help to improve community cohesion and ensure that community facilities are easily accessible so that everyone can benefit from access to a range of community facilities.

Southwark 2016

Key findings:

- Migration in and out of the borough is high: this makes it difficult to measure the success of interventions (because the beneficiaries may have moved on and another, more disadvantaged group, taken their place). It also makes it more difficult to predict the composition of the borough over the next 10 years.
- Southwark's population will continue to grow so that by 2016 it could be between 286,000 and 301,000. That means anything from 14,000 to 20,000 more households than in 2001.
- By 2016 around 43% of the population is expected to be from black and minority ethnic backgrounds, with many different faiths and cultures.
- Southwark's population ranges from those who enjoy significant affluence to those in severe poverty. Southwark is becoming more socially and geographically divided.
- We have a 10% gap in the numbers of people of working age (16-74) in Southwark who are in employment compared to the national average. In that age group, 65% have no or first level NVQ qualifications, rising to over 80% for people of Bangladeshi and Black Caribbean origin.
- 39% of local authority homes and 40% of private rented properties do not yet meet the decent homes standard.

Elephant and Castle SPD

Key findings (Scoping report only)

- Redevelopment and regeneration of areas may result in potential displacement of local businesses from the Elephant and Castle shopping centre and surrounding area. This may have a disproportionate impact on black and ethnic minorities of which a larger percentage work in the existing SME businesses. This could also have a negative impact on older people who have less opportunity to re-train in other areas and would be forced to move elsewhere if their current employment was removed.
- Transport improvements could have a disproportionate impact on different groups with protected characteristics. The EqIA identified that the needs of those with disabilities, young families and older people will need careful consideration to ensure safe and accessible routes through new development. Increased pedestrian and cycle routes can have a positive impact on those with lower incomes, promoting more sustainable means

of travels for no cost which can lead to health improvements and increased access to employment. Safe and reliable public transport can also have a beneficial impact on more vulnerable groups such as older people, women and black and minority ethnic groups.

- Improvements to the public realm and open spaces is likely to have a positive impact on all groups with protected characteristics however the needs of disabled people and people with young families will need to be considered to ensure everyone has equal access to these spaces.

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(Tel: 020 7525 7420)

	Copies		Copies
To all members of the community council			
Councillor Martin Seaton (Chair)	1	Audit Manager	1
Councillor Darren Merrill (Vice-Chair)	1	Ground Floor	
Councillor Catherine Bowman	1	160 Tooley Street	
Councillor Neil Coyle	1		
Councillor Patrick Diamond	1		
Councillor Dan Garfield	1		
Councillor Lorraine Lauder MBE	1		
Councillor Abdul Mohamed	1	Borough Commander	1
Councillor Helen Morrissey	1	Southwark Police	
		Station	
		323 Borough High Street	
		London SE1 1JL	
Libraries (Newington, Brandon)	2		
Local History Library	1		
Press			
Southwark News	1	Housing Offices	
South London Press	1	Walworth Area Housing Office	1
		One Stop Shop Walworth	1
		151 Walworth Road	
		London, SE17 1 RY	
Members of Parliament			
Harriet Harman M.P.	1		
Simon Hughes M.P.	1		
Constitutional Officer (Community Councils) (at CLG, Tooley Street – Second Floor – Hub 4)	15	TOTAL	37
Rob Bristow, Planning Group Manager (Tooley St - Fifth Floor, Hub 2)	1		
Sadia Hussain, Planning Lawyer (Tooley St - Second Floor, Hub 2)	1		