

Peckham Community Council Planning

Wednesday 7 September 2011

7.00 pm

Peckham Library, 122 Peckham Hill Street, Peckham, SE15 5JT

Membership

Councillor Cleo Soanes (Chair)
Councillor Michael Situ (Vice-Chair)
Councillor Chris Brown
Councillor Barrie Hargrove
Councillor Richard Livingstone
Councillor Catherine McDonald

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: Tuesday 30 August 2011



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 5 - 7)

To confirm as a correct record the minutes of the meeting held on 17 March 2011.

6. PECKHAM HILL STREET CONSERVATION AREA (Pages 8 - 69)

7. RYE LANE PECKHAM CONSERVATION AREA (Pages 70 - 144)

Date: Tuesday 30 August 2011

Peckham Community Council

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Haddii aad u baahan tahay macluumaadka ku saabsan Guddiyada Beelaha oo lagu tarjumay luqaddaada fadlan soo wac khadka taleefoonka 020 7525 7187 ama booqasho ugu tag hawladeennada ku sugan 160 Tooley Street, London SE1 2TZ

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I choo imata gbasara Council na asusu gi ikpoo ha n'okara igwe 020 7525 7187 ma obu igaa hu ndi oru ha na 160 Tooley Street, London SE1 2TZ

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Twi:

Kasaa ohohia,

se wopese wo hu nsem fa Community Councils ho a, sesa saakasa yie ko wo kuro kasa mu. wo be tumi afre saa ahoma torofo yie 020 7525 7187 anase ko sra inpanyinfo wo 160 Tooley Street, London SE1 2Tz.

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Alexa Coates, Principal Constitutional Officer, Tel: 020 7525 7385 or email: alexa.coates@southwark.gov.uk
Website: www.southwark.gov.uk

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BABYSITTING/CARERS' ALLOWANCES

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

DEPUTATIONS

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

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Planning at Community Council Meetings

This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council

Members of the committee will then debate the application and consider the recommendation.

Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

The arrangements at the meeting may be varied at the discretion of the Chair.



PECKHAM COMMUNITY COUNCIL

MINUTES of the Peckham Community Council held on Wednesday 28 July 2010 at 7.00 pm at Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Michael Situ
Councillor Richard Livingstone

OFFICER SUPPORT: Michele Sterry (Planning)
Nicky Bradbury (Legal)
Tim Murtagh (Constitutional)

1. INTRODUCTION AND WELCOME

The Chair welcomed everyone and asked Members and officers to introduce themselves.

2. APOLOGIES

Apologies for absence were received from Councillor Barrie Hargrove, Councillor Catherine McDonald and Councillor Tayo Situ.

3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

The minutes of the meeting held on 10 June 2010 were agreed as a correct record and signed by the Chair.

6. DEVELOPMENT CONTROL ITEMS

Item 6.1 (09-AP-2696)

35 Green Hundred Road, London, SE15 1RT

The Planning Officer drew Councillors' attention to the addendum which had been circulated and went on to introduce the report and to outline the reasons behind the recommendation to: Grant planning permission

Members asked questions of the Planning Officer.

The objectors made a statement.

Members asked questions of the objector.

The applicant made a statement.

Members asked questions of the applicant.

There were no statements made by local supporters of the application or by Members wishing to speak in their capacity as ward councillors.

RESOLVED:

That planning permission for application 09-AP-2696 be granted as per the conditions set out in the report and the following additional condition:

8. Obscured glazed screens to a minimum height of 1.8 metres shall be provided and retained on the balconies at first floor level on the sides of the balconies facing the rear of Ethnard Road (south elevation).

Item 6.2 (10-CO-0002)

Burnhill Travellers Site, Gervase Street / Leo Street, London SE15 2RT

The Planning Officer introduced the report and outlined reasons behind the recommendation to: Grant planning permission.

Members asked questions of the Planning Officer.

There were no objectors present.

The applicant made a statement.

Members asked questions of the applicant.

There were no statements made by local supporters of the application or by Members wishing to speak in their capacity as ward councillors.

RESOLVED:

That planning permission for application 10-CO-0002 be granted as per the conditions set out in the report.

The meeting ended at 8.30pm

CHAIR:

DATED:

Item No. 6	Classification: Open	Date: 7 September 2011	Meeting Name: Peckham Community Council
Report title:		Peckham Hill Street Conservation Area	
Ward(s) or groups affected:		Peckham and Livesey	
From:		Head of Development Management	

RECOMMENDATION(S)

1. That the community council considers the results of the public consultation on the proposal to designate Peckham Hill Street Conservation Area
2. That the community council comments on the proposal to designate Peckham Hill Street Conservation Area.
3. That the community council comments on the draft Conservation Area Appraisal and map of the proposed conservation area boundary (Appendix 1).

BACKGROUND INFORMATION

4. On 12 May 2011 community council considered a report recommending that public consultation be undertaken on a proposal to designate the Peckham Hill Street Conservation Area. A copy of the report is Appendix 2.
5. A public meeting was held in Peckham Library on the 28 June 2011 for the proposed Peckham Hill Street and Rye Lane Conservation Areas. The meeting was well attended and the majority positively supported the proposal to designate the conservation area. There were 14 feedback forms completed on the day and a further 12 responses received during the consultation period. The responses are analysed in more detail below.
6. Letters were sent to all of the businesses and owner/ occupiers of properties in the immediate conservation and a wider boundary around the proposed area (Appendix 4) giving a twelve week consultation period including a copy of the proposed boundary as well as letting consultees know that the Conservation Area Appraisal could be downloaded on the Council's website. Copies of the appraisal were also placed in Peckham Library. The public consultation was co-ordinated to run in conjunction with that for the Peckham and Nunhead Area Action Plan (PNAPP). Officers in the Design, Conservation and Archaeology Team and Planning Policy have attended consultation events for public meetings for the proposed conservation areas and PNAAP.
7. 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. It is considered that this area has quality and interest that merits its designation as a conservation area.

8. In 2011 English Heritage published guidance (Understanding Place: Conservation Area Designation, Appraisal and Management) which 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. These documents have the status of supplementary planning guidance and therefore 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.
9. In March 2010 the Government issued PPS5 'Planning for the Historic Environment' replacing the guidance formerly contained within PPG 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.
10. 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 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.
11. A conservation area imposes additional controls on owners of buildings. In addition to the need for applicants and the Council to pay special attention to the character and appearance of the area, consent is required for demolition and for work to trees.

POLICY IMPLICATIONS

12. Southwark Plan (2007) saved Policy 3.15, Conservation of the Historic Environment, is as follows: "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.”

13. Southwark Plan (2007) saved Policy 3.16 – Conservation Areas states that, *“within conservation areas development should preserve or enhance the character or appearance of the area”*. After setting out the criteria governing proposals for new development or alterations and designates in conservation areas, this policy continues: *“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 ... it can be demonstrated that:*
- *The 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, providing 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.*
14. Southwark Plan (2007) saved Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites states, *inter alia*, that, *“permission will not be granted for developments that would not preserve or enhance:*
- *The setting of a Conservation Area; or*
 - *Views into or out of a Conservation Area.”*
15. Strategic Policy 12 – Design and conservation of Core Strategy 2011, requires that development *‘will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. We will do this by: expecting development to conserve or enhance the significance of Southwark’s heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.’*
16. 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.

CONSULTATION

17. Fourteen feedback forms completed on the day and a further twelve responses received during the consultation period. A number of the consultation responses also provided comment on the proposed adjoining Rye Lane Peckham Conservation Area and amendment of the Holly Grove Conservation Area.

Public meeting feedback forms

18. All fourteen responses returned on the feedback forms were in favour of the proposed conservation area. Four of the responses suggested that the conservation area boundary should be extended to include three terraced mid Victorian houses (No's 37-41 Peckham Hill Street) on the eastern side of the road. Two comments were received relating to the Whitten Timber site. One suggested that the site should be included in the Rye Lane Conservation Area along with Peckham Square. The other comment was that *"care needs to be taken with the development of the old Whitten site, to ensure that the areas character is not diminished."*

Written responses

19. The twelve letters and emails in support of the designation of the conservation area included the following comments:

57 Ansdell Road and 40 Elsie Road: both wrote in support of the proposed conservation area and agreed with the main argument which the Peckham Society had brought forward:

"Restoring historic buildings is a significant way to raise the quality of building and urban design in an area so that not only are the old buildings saved for the future but their restoration raises the quality of any new developments as well... I also believe the conservation area status will avoid a further deterioration of Rye Lane and Peckham Hill Street through ugly architecture which only purpose is functionality at the cheapest price."

83-87 Bellenden Road: *"We agree that the areas mentioned would benefit from being given a conservation status, as we believe that there areas all over London which should be designated as areas of special architectural and historic interest. We also recognise the need for refurbishment of the buildings involved to bring them up to a standard worthy of being conserved. As sign makers...we also understand that shop keepers, office builders etc. need to advertise their company names and services to ensure their survival, but this should be in keeping with the general street scene you are aiming for."*

149 Chadwick Road: *"I would to express my support of the proposed conservation areas – Peckham Rye and Peckham Hill Street. I think such a move will help to improve the quality of this urban area"*.

25 Denman Road: *“Proposed Conservation Areas for Rye Lane and Peckham Hill Street. I wish to support both of these proposals as they will prevent further deterioration of the town centre. Adoption of these proposals should enable these buildings and the whole street scape and environment to be improved.”*

Elland Road: *“I would like to support the creation of Peckham Town Centre Conservation Areas – the buildings sorely need rescuing from some of the violence done to them by unthinking and uncaring commerce”*

26 Geldart Road: *“I attended the public meeting on 28th June and indicated then on the pro formas that I was in favour of the proposals for both Town Centre and the Peckham Hill Street draft conservation areas and I still am. I think the only query I would like to raise is, what assistance may be available for those existing owners affected in complying with the requirements which could sometimes prove expensive? I suspect that some businesses and owners of homes may find it expensive to comply.”*

10A Lanvanor Road: *“Yes, it's very important for the future of Peckham that they can rediscover their identity and build up.”*

71 Montpelier Road: *“...I am certain that if this is done it will raise the quality of building and urban design in Peckham generally. At the moment there are sad lapses in this. Peckham has quite special architectural and immense historic interest compared with other London areas. And it is important that we preserve the character and appearance of those few buildings that still exist. Rye Lane, Peckham High Street, Peckham Hill Street and Commercial Way have some very good old architecture and character and I consider them well worthy of designation as conservation areas.”*

60 Nutbrook Street: *“my comments on the Conservation Area proposal which I support strongly. (I support also the Peckham Hill St Conservation Area proposal, but have no detailed comments on it.)*

Peckham Society: *The Peckham Society welcomes the Draft Conservation Area Appraisal, and commends Southwark and English Heritage for their exemplary work. We have some remarks to make. Generally, we feel there are no comments to make on Peckham Hill Street, because the character of both these areas is clearly defined by the building types and street pattern.*

Summary of consultation

20. The main thrust of the comments received has welcomed the proposal to designate the conservation area with a request to include No's 37, 39 and 41 Peckham Hill Street. Having carried out a further survey it is thought that these buildings on the eastern side of the street merit being included in the conservation area. These mid 19th century houses clearly relate to the houses on the western side of Peckham Hill Street. They are; along with No's 1-23 Peckham Hill Street, the last remnant of an earlier street pattern. The Peckham Hill Street Conservation Area boundary map (Appendix 4) has been amended to include these houses and Glengall Tavern, which had been excluded. The conservation area appraisal identifies the property as a key unlisted building.

21. The Council acknowledges the consultation comments regarding the Whitten Timber Yard site and its inclusion in the Rye Lane Peckham Conservation Area and not Peckham Hill Street Conservation Area. However, the timber yard is built on the site of the former Peckham Manor House and the Peckham Hill Street Conservation Area developed on the land associated with the manor house. Due to its location, the current building on the Whitten site is read with the houses directly in front on Peckham Hill Street. Any future redevelopment of the Whitten site will need to respect and relate to these houses. It is therefore recommended that the Whitten Timber Yard site should remain in the Peckham Hill Street Conservation Area as originally proposed.

KEY ISSUES FOR CONSIDERATION

Community impact statement

21. The designation has been consulted in accordance with the Statement of Community Involvement. In line with the Council's Community Impact policies, the impact of the Peckham Hill Street Conservation Area, which is recommended in this report, has been assessed with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation.
22. The designation of a conservation area introduces some additional controls to the planning process: conservation area consent is required for the demolition or substantial demolition of unlisted buildings in the conservation area, and the Council has a duty to have regard to the special architectural or historic interest of the area in determining any planning applications affecting it. However, these controls apply equally to all members of the community and there are no less good implications for any particular communities or groups.

Human rights implications

23. 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.
24. 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 application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Resource implications

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.
26. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities Law & Governance

27. This report seeks comments on the recommendation to the Planning Committee to designate the Peckham Hill Street Conservation Area.
28. 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)*).
29. There is no statutory requirement for LPAs to consult with anyone before a conservation area being 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.
30. 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.
31. 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 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.
32. 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)*).
33. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it.
34. 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

35. 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.
36. 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.
37. 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 in the appended Equalities and Human Rights Impact Assessment (EqIA).
38. In accordance with part 3F, paragraph 3 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

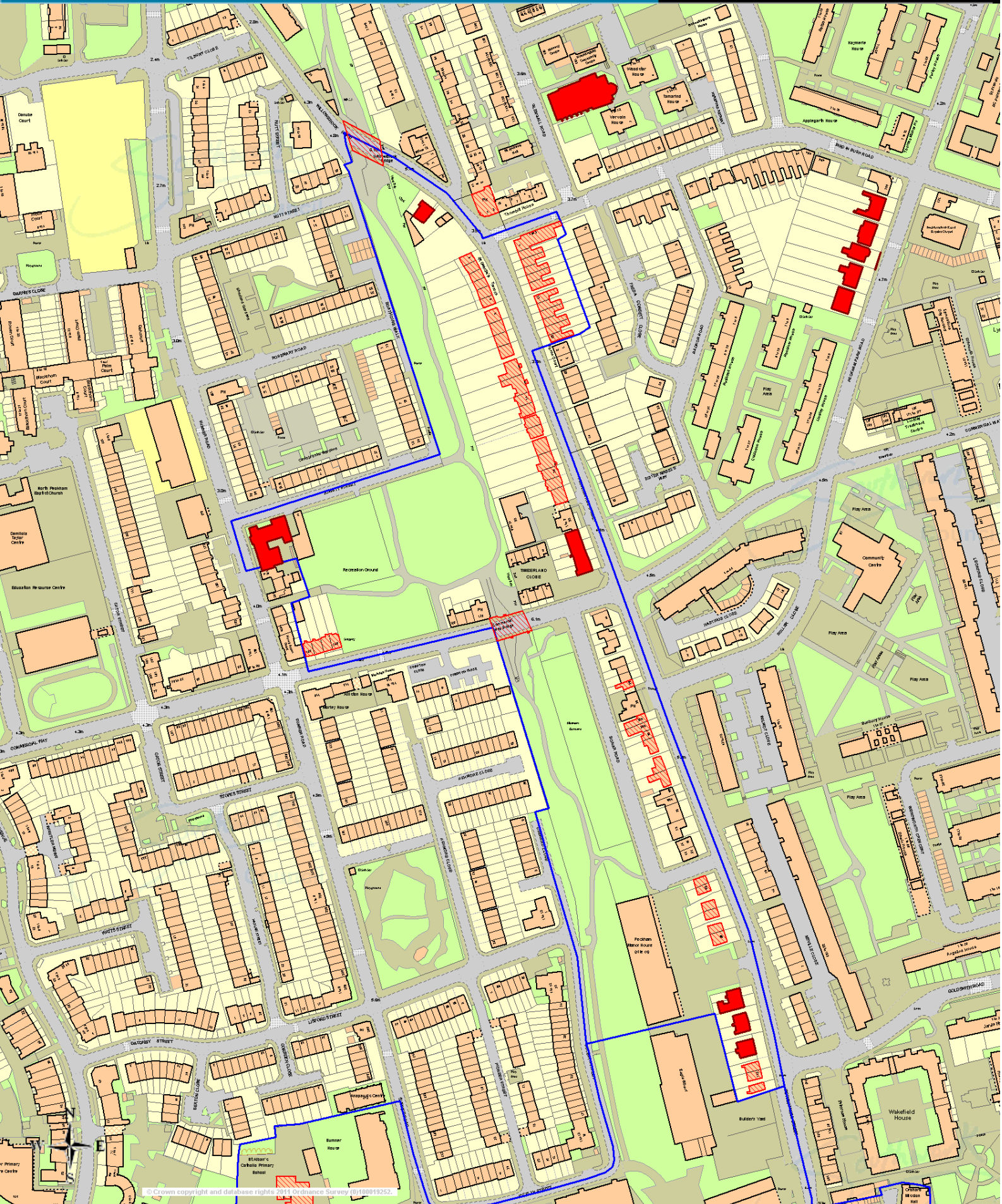
Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Map of the proposed Peckham Hill Street Conservation Area
Appendix 2	Report to the Peckham Community Council 12 May 2011
Appendix 3	Draft amended Peckham Hill Street Conservation Area Appraisal
Appendix 4	Consultation map, letter to businesses and owner/ occupiers of proposed conservation area and wider area.
Appendix 5	Equalities Impact Assessment

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	17 August 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 Community Council Team	23 August 2011	



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Item No.	Classification: Open	Date: 12 May 2011	Meeting Name: Peckham Community Council
Report title:		Peckham Hill Street Conservation Area	
Ward(s) or groups affected:		Peckham and Livesey	
From:		Head of Development Management	

RECOMMENDATION(S)

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

BACKGROUND INFORMATION

5. It is proposed to consult upon the Peckham Hill Street Conservation Area based upon the attached map and conservation area assessment.
6. The proposed conservation area is essentially the remnants of a 19th century planned suburban development with a strong landscape element, which contrast with the post-war housing immediately to the east, timber yard to the west and Peckham High Street to the south. The conservation area is largely characterised by flat yellow front stock brick houses, either in terraces or in semi-detached pairs. These buildings vary in height from two and three storeys (with attics) and one, two or three bays in width. Common features in the conservation area include: round arched windows some recessed, segmental-headed windows, blind panels and high parapets
7. The proposed conservation area is focused upon the villas and houses of Peckham Hill Street and contains the landscaped green spaces of the former Peckham branch of the Grand Surrey Canal.
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 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.
10. In 1997 English Heritage published guidance, which 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. These documents have the status of supplementary planning guidance and therefore 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. First, to formulate and publish from time to time, proposals for the preservation and enhancement of 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 designated is defined as follows: The Peckham Hill Street Conservation Area is located directly to the north of the commercial core of Peckham, two miles south of London Bridge and situated between Camberwell, to the west, and New Cross, to the east. The conservation area is principally centred on Peckham Hill Street, which connects the commercial core of Peckham with the north of the borough. The southern edge of the conservation area is bounded by the proposed Rye Lane Peckham Conservation Area; northwards the conservation area extends to Willowbrook Bridge. Essentially the Peckham Hill Street Conservation Area provides a good view of mainly early to mid 19th century housing in the borough. The Conservation Area also includes the Surrey Canal Linear Park where it backs onto Peckham Hill Street and the recreation ground between Jowlett Street and Commercial Road together with buildings associated with this space.

KEY ISSUES FOR CONSIDERATION

- 13 The proposed conservation area is characterised by the remnants of a 19th century planned suburban development with a strong landscape element based around the remnants, and course of the Peckham branch of the Grand Surrey Canal.
- 14 Although the special quality of the area is the main reason for designation, rather than the individual buildings, the proposed conservation area contains a number of listed buildings and a significant number of buildings included on the local list which are representative of the suburban character and significant remains of the former canal.
- 15 The vistas within and out of the conservation area are also of considerable merit. Most houses in the conservation area have generous back gardens, with much altered rear elevations. Many look out on to, and are visible from, the landscape areas such as the: Surrey Canal Walk, Commercial Way Recreation Ground and Bonar Road Allotment Gardens. The uninterrupted views of these green spaces make an important contribution to the character of the conservation area.

Outstanding Schemes

- 16 There are no significant outstanding schemes within the Conservation Area.

Planning Policy

Core Strategy 2011 (April)

Strategic Policy 12 Design and Conservation.

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 2008 consolidated with alterations since 2004

Policy 4B.11 London's Built Heritage

Policy 4B.12 Heritage Conservation

Policy 4B.15 Archaeology

Planning Policy Statements

PPS5 Planning for the Historic Environment.

Community impact statement

- 17 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.
- 18 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 in the local libraries and the Town Hall. This will show how the consultation has complied with the Statement of Community Involvement.

Human rights implications

- 19 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.
- 20 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 application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Resource implications

- 21 Notifying the public of the proposed Peckham Hill Street Conservation Area will not result in resource implications for the staffing of the Regeneration Department.
- 22 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.
- 23 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

Director of Legal & Democratic Services

- 24 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)*).
25. There is no statutory requirement for LPAs to consult with anyone before a conservation area being 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.
26. 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.
 27. 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 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.
 28. 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)*).
 29. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it.
 30. 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

31. Positive equalities obligations are placed on local authorities, sometimes described as equalities duties with regard to race, disability and gender.
32. 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.

33. 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.

34. 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 – there are no background documents.

APPENDICES

No.	Title
Appendix 1	Draft conservation area assessment for Peckham Hill Street conservation area.
Appendix 2	Map of the proposed Peckham Hill 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	26 April 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/Community Council/Scrutiny Team	N/A	

Peckham Hill Street

Conservation Area Appraisal

www.southwark.gov.uk

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Figure one: Ordnance survey Map, Showing Peckham Hill 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 the Peckham Hill 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 elements that detract from the conservation area. Section 5 provides guidelines for future management and change in the conservation area.

1.3. Peckham Hill Street Conservation Area

Location

1.3.1. The Peckham Hill Street Conservation Area is located directly to the north of the commercial core of Peckham, two miles south of London Bridge and situated between Camberwell, to the west, and New Cross, to the east. The conservation area is principally centred on Peckham Hill Street, which connects the commercial core of Peckham with the north of the borough. The southern edge of the conservation area is bounded by the Rye Lane Peckham Conservation Area; northwards the conservation area extends to Willowbrook Bridge. Essentially the Peckham Hill Street Conservation Area is based upon a group of early to mid 19th century housing with structures and open spaces associated with the former Grand Surrey Canal.

Topography

1.3.2. From the Thames the land rises gently to Peckham before climbing steeply to the high ground of Streatham and Dulwich at over 50 metres above O.S. Datum. Visually the area is effectively level. Geologically the settlement is largely built on deposits of laminated clay, peat and sand, interrupted by a ridge of clay, shell, sand and pebble beds.

1.4. Planning History

1.4.1. The Peckham Hill 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 proposals that will have an adverse effect on the historic environment will not be permitted.

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

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

Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

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

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

Demolition

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

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

Implementation

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

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

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

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

Policy 3.19 – Archaeology

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

Reasons

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

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

1.6 National Planning Policy - 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 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 For most of its history, Peckham was a small settlement without a church and administratively lay within the parish of St Giles, Camberwell. Peckham fell within the county of Surrey until 1889, when it was taken into the County of London. After 1900 the area was administered by the Metropolitan Borough of Camberwell until 1965, when the London Borough of Southwark was formed.
- 2.1.2 Peckham was first mentioned in the 11th century Domesday Book, as '*Pecheham*'. The spelling of Peckham derives from the Old English words '*peak*' and '*ham*', describing a village or homestead by a peak or hill. Peckham's origins are as a small rural hamlet, without a direct connection to the metropolis. The nearest major route to the capital from Peckham having been the Old Kent Road, to the northeast.
- 2.1.3 In the 13th century the Camberwell area was divided into eleven estates. One of these estates is in the area covered by the Peckham Hill Street Conservation Area: Peckham Manor (also known as Camberwell Manor, or Camberwell and Peckham Manor). Peckham Manor was located in the area to the west of Peckham Hill Street and to the north of Peckham High Street. Today, Whitten Timber Yard is located on the site of the former Peckham Manor House. Peckham Hill Street (formerly Hill Street) was named after Mrs Martha Hill who bought Peckham Manor House in 1732.
- 2.1.4 Most of the Camberwell parish was rural until the beginning of the 19th century and Peckham consisted mainly of meadows, arable land and gardens. It provided market gardens and pasture for animals being driven to the London markets, especially following transport improvements to the city. Peckham's location and relative proximity and access via the Old Kent Road gave it a particularly prominent position within the trade. Peckham; like Camberwell, was a location for a large fair which was held on common lands and then in the High Street, until its abolition in 1835.
- 2.1.5 From the 17th century, Peckham developed as an out-of-town residence for courtiers and merchants and then as a holiday resort. Facilities to be found at Peckham at this time, included: public houses, a theatre, schools, non-conformist chapels and an annual fair. However, in the 18th century Peckham was still officially considered a hamlet, despite these cosmopolitan and leisure-based facilities. Although from about 1722 Peckham was sometimes also referred to as a 'town'. For example, in 1722 a list of post offices includes 'deliveries to Peckham Town and Peckham Rye'; and a map dated 1739 detailing the possessions of the manor of Frierne also labels the settlement 'Peckham Town', reflecting its increasingly urbane character.
- 2.1.6 During the 18th century improved communications, brought Peckham closer to the capital and facilitated its development. Regular mail deliveries (1710) and coach services (1744) to central London, improvements in roads did not have an immediate impact on suburban development. However, the opening of Blackfriars Bridge in the late 18th century and then in 1782, the establishment of two turnpike roads linking the bridge with Peckham and Dulwich; via St George's Circus, did begin to stimulate development on the south side of the River Thames. However this was not immediately the case in Peckham. A map of

Peckham from 1797, indicates that at this time the only development to exist within the conservation area, was on the site of the Peckham Manor House. In 1672 Sir Thomas Bond built a house on the site of the former Manor House. The remainder of the land within the boundary of the conservation area was still laid out as fields, with just two roads along the line of the present Peckham Hill Street and Peckham Park Road.

2.2 19th century urban development

- 2.2.1 During the early 19th century Peckham continued to develop from satellite village to suburb. It saw the growth of new residential developments in Peckham by speculative builders, encouraged by the improvement in road links through Southwark to the Thames bridges. To the north of Peckham High Street, a new district, known as Peckham New Town, was built, centred on what is now Peckham Hill Street. Peckham Hill Street was formerly known as Lord Lane and skirted the grounds of Sir Thomas Bond's mansion. It was then named Hill Street after the Hill family, which once owned the land, which was later developed, by the Shard family after 1812.
- 2.2.2 The construction of three new bridges: Vauxhall (1816), Waterloo (1817) and Southwark (1819) significantly improved links between South London and the metropolis. The improved transport links provided a lifestyle for the relatively wealthy who wanted to be near London, but who also desired clean air and the countryside. The population of the parish of Camberwell quadrupled between 1801 and 1831. However, the process of change was not consistent, with different stages of development co-existing within the same area. A Tithe Survey (published 1842), indicated that only a quarter of the surveyed land in the parish of Camberwell had been built upon by 1837-38. However, over half of the land was still being used as pasture and approximately a fifth, as arable land and market-garden.
- 2.2.3 Another impact on suburban development was the cutting of the Grand Surrey Canal, from Rotherhithe to near to Camberwell Road (1801-1811). In 1801 the Grand Surrey Canal Company obtained an Act for a canal from Rotherhithe to Mitcham. Originally a much larger network was planned, but only the branch to Peckham was ever opened (1826). The canal here was built on part of the Peckham Manor lands, which was acquired for the purpose in around 1807. The Peckham branch ran northwards parallel to Peckham Hill Street, with the head of the canal located to the north of Peckham High Street (situated in the Rye Lane Peckham Conservation Area). Here the land was once used for: wharfs, timber yards and warehouses.
- 2.2.4 Greenwoods map from 1830 is an indicator of the change to the conservation area, following cutting of the Grand Surrey Canal. By 1830 the southern end of the conservation area had been developed southwards from Commercial Way (then known as New Road) down towards to Peckham High Street. The map shows that groups of terraces and semi-detached houses had developed along the western side of Peckham Hill Street with the long gardens (typically 40-45 metres) backing onto the canal towpath. The canal head now occupied the site of the former Peckham Manor House. To the north of Commercial Way, no development had yet taken place and open land remained.

- 2.2.5 Between 1845-7 the former St. Luke's Church of England Primary School (now community centre) was built on Sumner Road, on the edge of the conservation area. The yellow brick and stone Grade II listed school was built to provide education to Peckham's expanding population.
- 2.2.6 Between 1865-66 the railway arrived in Peckham. Firstly the Crystal Palace to South London Junction Railway, followed by the South London line connecting Victoria Station and London Bridge. Both lines shared a station Peckham Rye, which built to the west of Rye Lane. In 1869 the tram network was extended across from Camberwell, along Peckham High Street. In the mid to late 19th century development throughout Peckham continued and a network of streets were developed on the former open land and as the population increased, commercial activity intensified. During this period of development, the social cachet of Peckham changed. Whilst some upper middle-class residents remained, on the whole the genteel were replaced by: lower middle and skilled working classes.
- 2.2.7 A map from 1879 confirms that by then, most of the significant changes to the conservation area had occurred. New Road had also been renamed Commercial Way and the area to the north had become developed. At the very northern end of the conservation area, Willowbrook House had been built, set within a spacious garden. Willowbrook House is the former canal manager's house and was erected in the 1840's and now home to the Willowbrook Centre. To the south of Willowbrook Road, the 1879 map indicates that the new houses on the western side had 30 metre gardens backing on the canal towpath. Alternatively the house directly to the east; No's 1-23 Peckham Hill Street, had smaller gardens typically 20 metres. In the area now occupied by the Commercial Way Recreation Ground, small terraced house on tight plots had been constructed. This was with exception of those houses constructed onto Commercial Way itself, where the properties and gardens were comparable to those on Peckham Hill Street. At the southern end, the gardens (No's 78-110 Peckham High Street) backed onto the canal side wharfs. Elsewhere along Peckham Hill Street there were the occasional late 19th century infill developments such as No's 68-68a Peckham Hill Street. This is a pair of two storey houses at the end of a terrace. The houses have characteristic late Victorian bay windows with classical detailing around the doors and windows.
- 2.2.8 Significant late 19th century/ early 20th century interventions within the conservation area, include the remodelling of existing public house at the southern end at Peckham Hill Street, The Globe and the construction of the Glengall Tavern at the junction with Bird in the Bush Road. The Globe is an attractive Arts and Crafts former public house, now converted to housing. The Glengall Tavern dominates views at the northern end of the conservation area. These public houses were once popular places for the local working men to spend their leisure time.

2.3 20th century urban development

- 2.3.1 The early part of the 20th century was a period of stability rather than significant change in Peckham. However, a 1916 map of Southwark indicates some changes to the conservation area. For example the gardens to the Peckham Hill Street houses; south of Commercial Way, had been reduced in size for the construction of Bonar Road. This

road served the new Borough Council Depot. Between the canal and Bonar Road small terraced houses were also constructed. Other changes to the north of Commercial Way included the garden of Winterbrook Road becoming a timber yard and the Hope Wharf being constructed to the rear of No's 34-40 Peckham Hill Street.

- 2.3.2 Heavy bombing in Peckham World War II accelerated the pre-war programme of slum clearance. Large areas directly adjoining the conservation area were cleared away and estates constructed. The late 19th century housing and street patterns were eradicated as the area was redeveloped for social housing from the 1960's. The conservation area was affected post World War II with the clearance of the terrace housing on Bonar Road and the creation of the allotment gardens and the construction of Whitten Timber Yard. Elsewhere the changes were more small scale involving extensions and alterations to existing properties such as the early 20th century two storey extension between No's 24 and 26 Peckham Hill Street.
- 2.3.3 In 1971 the Peckham branch of the Grand Surrey Canal was closed, following closure of the Surrey Docks. A linear park linking Peckham with Burgess Park was subsequently created by the in filling of the canal and landscaping the areas adjacent to it. Other late 20th century changes included the demolition and clearance of Hope Wharf and the terraced houses on the site of the Commercial Way Recreation Ground. Essentially the conservation area has retained its 19th century character, with limited modern interventions despite the clearance of some areas. Late 20th century developments include: No's 1-9 Timberland Close on the former Hope Wharf and No's 35-39 Peckham Hill Street. The Peckham Hill Street development has attempted to replicate the late 19th century housing with its brick facades and bay window, although the high boundary treatment provides for a dead frontage onto the street. In contrast the Timberland Close houses have introduced a palette of materials (cladding system walls and profiled sheet roof), which are incongruous and do little to enhance the conservation area. More successful is the recent two storey residential development at No. 32 Peckham Hill Street, whilst clearly modern reflects the: proportions, linearity and materials of the neighbouring properties.

3 The Character and Appearance of the Area

3.1 Broad Context

- 3.1.1 The Peckham Hill Street Conservation Area, essentially the remnants of a 19th century planned suburban development with a strong landscape element, which contrast with the post-war housing immediately to the east, timber yard to the west and Peckham High Street to the south. The conservation area is largely characterised by flat yellow front stock brick houses, either in terraces or in semi-detached pairs. These buildings vary in height from two and three storeys (with attics) and one, two or three bays in width. Common features in the conservation area include: round arched windows some recessed, segmental-headed windows, blind panels and high parapets. Unlike other residential areas in Peckham, stucco front facades do not prevail.
- 3.1.2 Most houses in the conservation area have generous back gardens, with much altered rear elevations. Many look out on to, and are visible from, the landscape areas such as the: Surrey Canal Walk, Commercial Way Recreation Ground and Bonar Road Allotment Gardens. The uninterrupted views of these green spaces make an important contribution to the character of the conservation area. The rear gardens of the listed properties (No's 44-72 Peckham Hill Street) are accessed by paths passing through solid timber framed garden doors/gates at the sides of each pair of properties. In a number of cases additional security fencing has been placed over these gates.
- 3.1.3 Houses constructed before 1840 typically have their roofs concealed behind parapets. Those properties constructed after 1840 have overhanging roofs. A central chimneystack serving adjoining properties is a common feature of the conservation area.
- 3.1.4 The southern stretch of the conservation area starts with No. 44 Peckham Hill Street, a much altered 1820's villa. This section is characterised by early 19th century villas and semi-detached villas. Of particular note are No's 60-62 (even) and 64-66 (even) Peckham Hill Street which are two semi-detached properties, whose rears, with their elliptical bays, originally looked onto the canal. No. 64 Peckham Hill Street retains a number of original features.
- 3.1.5 No's 78-114 (even) Peckham Hill Street were built on the grounds of Peckham Manor during the early 1800's. Whilst together they appear as a single 19th century development of semi-detached villas, in fact they are a group of six pairs, two terraces of four houses and four detached houses. This group of buildings has a strong vertical emphasis. No's 78-80, 82-84, 86-88 (even) are three former semi-detached houses, 3 storeys and a basement (c.1820). These houses are characteristic of South London houses of the date, with the raised ground floor, round topped windows and recesses. No's 98-100 (even) are Grade II listed and the remaining two houses of a terrace of four (c.1820). No's 102-104 (even) and 106-108 (even) Peckham Hill Street are two pairs of semi-detached villas (c.1820) also Grade II listed. Completing the group are No's 110-114 (even) Peckham Hill Street which are comparable in date and design, but unlisted. No. 114 is two storeys and No. 110 is the only property in the conservation area with a mansard extension.
- 3.1.6 At the northern end of the conservation area is No. 48 Willowbrook Road, a former house (c.1840) which is Grade II listed. Opposite at the junction with Bird in Bush Road is

Glengall Tavern, a 3 storey late Victorian public house in a Tudor style. Continuing south No's 1-23 (odd) Peckham Hill Street are typical of the mid-Victorian residential development in Peckham. Here the proportions of the properties have changed from those built during the early 19th century and have a strong horizontal emphasis. Renaissance detailing is also evident; however stucco console bracketed cornices above ground floor windows have been lost, with the exception of No. 1. The roofline is hidden behind a pediment and No's 1-11 (odd) Peckham Hill Street retain a central tympanum, which has been lost from the second terrace group. This group of houses is comparable to those in Blenheim Grove, in the nearby Holly Grove Conservation Area. There is then a break in the conservation area (Karen Court and No's 29-35 (odd) are not included) until No's 37-41 (odd) Peckham Hill Street. This is a terrace of 3 mid Victorian houses comparable to those round on the western side of Peckham Hill Street.

- 3.1.7 On the opposite side of the road to No's 1-23 (odd) Peckham Hill Street, is St. George's Terrace. This group of 6 properties dates from c1850 are a storey taller and plainer than the other houses in this section of the conservation area. Adjacent to St. George's Terrace are No's 2-8 Peckham Hill Street, which is a terrace of 4 houses, which formerly all had projecting porches. Further along this stretch No's 18-20 (even) and 22-24 (even) Peckham Hill Street are two pairs of semi-detached mid-Victorian villas. This section of the street is completed by No's 34-40 (even) Peckham Hill Street which is a terrace of Grade II listed houses, retaining a number of original fanlights and doors.
- 3.1.8 The majority of the properties within the Peckham Hill Street Conservation Area have undergone some degree of alteration and repair. These works include: rebuilt parapets, replacement doors and windows. Whilst originally the properties within the conservation area were single dwellings, the majority have now subsequently been sub-divided into flats. However, a large number of historic windows remain to both the listed and unlisted buildings within the conservation area.
- 3.1.9 Together the buildings within the Peckham Hill Street Conservation Area constitute a significant survival of low-density 19th century developments. The conservation area contrasts with the neighbouring Rye Lane Peckham Conservation Area, where the former houses have been altered by the insertion of front extensions and shops.

3.2 Local Materials and Details

- 3.2.1 Most of the conservation area was constructed between the early 19th century and 20th century, using a relatively limited range of materials mainly to classical and, later, revivalist architectural styles. The common material palette used throughout the building period is:
- Yellow London stock brick, as the basic construction material;
 - Stucco dressings, often ornate in later buildings, although absent in earlier examples where openings are left plain and square;
 - Slate roofs to shallow pitches, with over hanging eaves and lead-rolled or tiled hips; and
 - Pitched roofs falling to eaves parapets, with stucco or brick cornices.

3.3 Views and Townscape

- 3.3.1 As the conservation area has such a homogenous character there are very few landmark buildings as termination points for views, except perhaps the former Glengall Tavern, Bird in the Bush Road. The long views to the conservation area are mainly north-south, with northward views dominated by the London Bridge Tower. The best views into the conservation area are from the eastern boundary where the front elevations of the Peckham Hill Street buildings can be viewed.
- 3.3.2 The key approaches into the conservation area are: north-south along Peckham Hill Street and east-west along Commercial Way. With generous front gardens and relatively low rise housing, the conservation area retains much of its 19th and early 20th century character. The relationship between the height of the buildings on the western side of Peckham Hill Street and the distance between them and those outside the conservation area on the eastern side presents broad prospects.
- 3.3.3 A key view within the conservation area is the one north-south along Peckham Hill Street, which is dominated by the London Bridge Tower. Along Surrey Canal Walk the views southwards are framed by the Peckham Arch, and northwards once again dominated by the London Bridge Tower. At the junction with Commercial Way views open up out of the conservation area to the neighbouring post-war housing estates.

3.4 Key Spaces and Landscape Elements

- 3.4.1 The reasonably constant building line of houses coupled with greenery in front of gardens and public green spaces help create well defined street spaces. Commercial Way Recreation Ground formed from clearance sites and the Surrey Canal Walk form an attractive green backdrop to the conservation area.
- 3.4.2 The 19th century layout deliberately included green open spaces as a setting for new houses. All properties along Peckham Hill Street; within the conservation area, have retained front garden spaces laid out in varying ways and with a variety of modern front garden walls, fences, railings and hedges. There are no original boundary treatments remaining in the conservation area.
- 3.4.3 Original ground surfacing materials have been lost throughout the conservation area. The most significant surviving element is the broad, flat granite kerbstones which are still widespread. Public footways are paved with concrete paving slabs crossed by a number of vehicle crossovers and generally in a fair condition.
- 3.4.4 Street furniture is largely of the late 20th century design and consists primarily of metal municipal lighting columns painted grey and street sign poles.

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. The following buildings within the Peckham Hill Street Conservation Area are statutorily listed:

- No's 34-40 Peckham Hill Street;
- No's 98-100 Peckham Hill Street;
- No's 102-104 Peckham Hill Street;
- No's 106-108 Peckham Hill Street;
- Former St. Luke's Church of England Primary School, No. 161 Sumner Road; and
- No. 48 Willowbrook Road.

4.2 Key Unlisted Buildings and Building Groups

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

- Glengall Tavern, Bird in Bush Road;
- Canal Bridge, Commercial Way;
- 103-109 Commercial Way;
- No's 1-11 (odd) Peckham Hill Street;
- No's 13-23 (odd) Peckham Hill Street;
- No's 2-8 (even) Peckham Hill Street;
- No's 10-16 (even) Peckham Hill Street;
- No's 18-20 (even) Peckham Hill Street;
- No's 22-30 (even) Peckham Hill Street;
- No's 56-62 (even) Peckham Hill Street;
- No's 64-66 (even) Peckham Hill Street;
- No's 78-88 (even) Peckham Hill Street;
- No's 110-114 (even) Peckham Hill Street;
- No's 1-6 St. George's Terrace; and
- Canal Bridge, Willowbrook Road.

4.3 Archaeology

- 4.3.1 The Peckham Hill Street Conservation Area lies outside the Peckham Village Archaeological Priority Zone; however archaeological sites and areas of interest are present within it. The site of the Peckham manor house is of archaeological interest. Proposals for the redevelopment of this site should be informed by archaeological evaluation prior to the commencement of design work. The remains of the Grand Surrey Canal are also of interest and are worthy of preservation.

4.4 Negative Elements

- 4.4.1 Whilst the Peckham Hill Street Conservation Area remains substantially intact, the cumulative effect of small scale changes is damaging the overall character and appearance of the conservation area. Particular problems within the Peckham Hill Street Conservation Area include: replacement windows, loss of architectural details, inappropriate repair methods and materials, inappropriate front garden treatments.
- 4.4.2 The Whitten Timber Yard creates a serious gap in the street frontage. The grey painted side flank wall to No. 98 and palisade security fencing is visually intrusive. A wide vehicle access exposes a large concrete yard and a modern warehouse behind.
- 4.4.3 No's 1-9 Timberland Close is a modern two storey housing development off Commercial Way. The houses are incongruous in their design and materials and do little to enhance the conservation area.

4.5 Environmental Improvements

- 4.5.1 Piecemeal improvements to the front gardens of individual properties have degraded the public realm along Peckham Hill Street. Higher quality materials, walls, hedges need to be encouraged.
- 4.5.2 Opportunities exist within the conservation area for removal of inappropriate modern alterations such as: UPVC windows and modern doors. Consideration should also be given to the relocation of satellite dishes to the rear or roofline.

4.6 Potential Development Sites

- 4.6.1 There are few potential development sites within the conservation area. An opportunity exists for redevelopment of the Whitten Timber Yard. The introduction a building of no more than 3 storeys on Peckham Hill Street, would re-establish the street frontage.
- 4.6.2 Replacement of listed structures will usually prove unacceptable and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. A number of potential redevelopment sites adjoin the conservation area. Proposals for such sites will need to demonstrate that there is no detrimental effect on the character or appearance of the adjoining conservation area.

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 Peckham Hill 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.

Consulting the Council

- 5.1.3 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. 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 It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The urban form of the conservation area is key, and any change must consider the basic principles that have determined it.
- 5.2.3 Development can therefore respond by:

- Maintaining the established or historic building line on the street – in most of the conservation area this means setting building frontages back to provide front property boundaries defined by railings, low walls and fences. It is important to restore and continue the street definition these create;
- 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;
- Maintaining the mature trees and hedges that add to the amount of soft landscaping in the conservation area, complementing the Surrey Canal Walk and Commercial Way Recreation Ground.

Building form

5.2.4 The common building forms in the conservation area also determine the way development and changes can take place. The predominant building type is 19th century speculative housing development that contributes to the cohesive character of the place. These generate a visual rhythm in the street or relatively narrow frontages, 5 to 6 metres that gives a strong verticality to elevations even though they may be only two or three storeys (with basements) high. Wider or doubled plots fit into the scene where they retain this verticality. Most properties have now been converted into flats but this should not detract from the character of the conservation area through the need for increased parking spaces and other factors related to over-development. Particular characteristics which should be observed in conversion and new design are:

- Heights of two or three storeys and not less than two – in each situation buildings should remain within the range of heights of the block of buildings in which it is sited;
- Roof lines are typically seen as parapets behind which the roof structure is not visible from the street level or low pitched roofs. Given the cohesive nature of the roofscape to properties within the conservation area, mansard roof extensions would not be considered appropriate;
- Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and
- Regular residential pattern of fenestration and a strong verticality in upper floors.

5.3 New design in the Conservation Area

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

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

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

5.4 Public Realm

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

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

5.5 Boundaries

5.5.1 In most parts of the conservation area, front gardens for the boundary of the public realm and the retention of strong delineation are of paramount importance. Where boundary walls and railing have been lost or constructed of inappropriate materials, the Council will encourage their replacement or reinstatement in order to re-create the original character of the streets within the Peckham Hill Street Conservation Area.

5.5.2 The rear elevations to properties within the conservation area are of a poor quality: mainly brick walls, timber fences and gates. These poor boundary treatments detract from the character and appearance of the conservation area, particularly when viewed from the Surrey Canal Walk or the recreation ground off Commercial Way.

5.6 Trees and Street Furniture

5.6.1 Trees, important in greening the public realm, softening hard built edges and enclosing spaces, are for the most part confined to Surrey Canal Walk or the recreation ground off Commercial Way itself. 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.

5.6.2 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 Peckham Hill 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 Peckham Hill 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 Peckham Hill 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 Replacement windows to listed buildings need to match the original glazing bars and detail of the originals. Where the existing windows or doors are however later alterations they determinably affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate timber sash window as a double glazed units and not acceptable on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features.
- 5.7.6 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original windows in terms of detail design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area.

5.7.7 Similarly, original front doors would have been timber panelled, in many cases with glazing in the upper panels, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights (i.e. where the fanlight is within the design of the door) are likely to prove unacceptable.

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

Roofs

5.7.9 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Peckham Hill 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.

5.7.10 Given the low pitches and/or parapet design of most of the roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials. Furthermore, given the cohesive nature of the existing roofscapes within the Peckham Hill Street Conservation Area, mansard extensions would be considered inappropriate.

5.7.11 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

5.7.12 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the Peckham Hill Street Conservation Area. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.

5.7.13 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken

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

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

Stucco and render

- 5.7.15 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.7.16 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.
- 5.7.17 Where features such as capital, pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Ornamental ironwork

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

Rainwater goods

5.7.19 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

5.7.20 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.

DRAFT

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/>

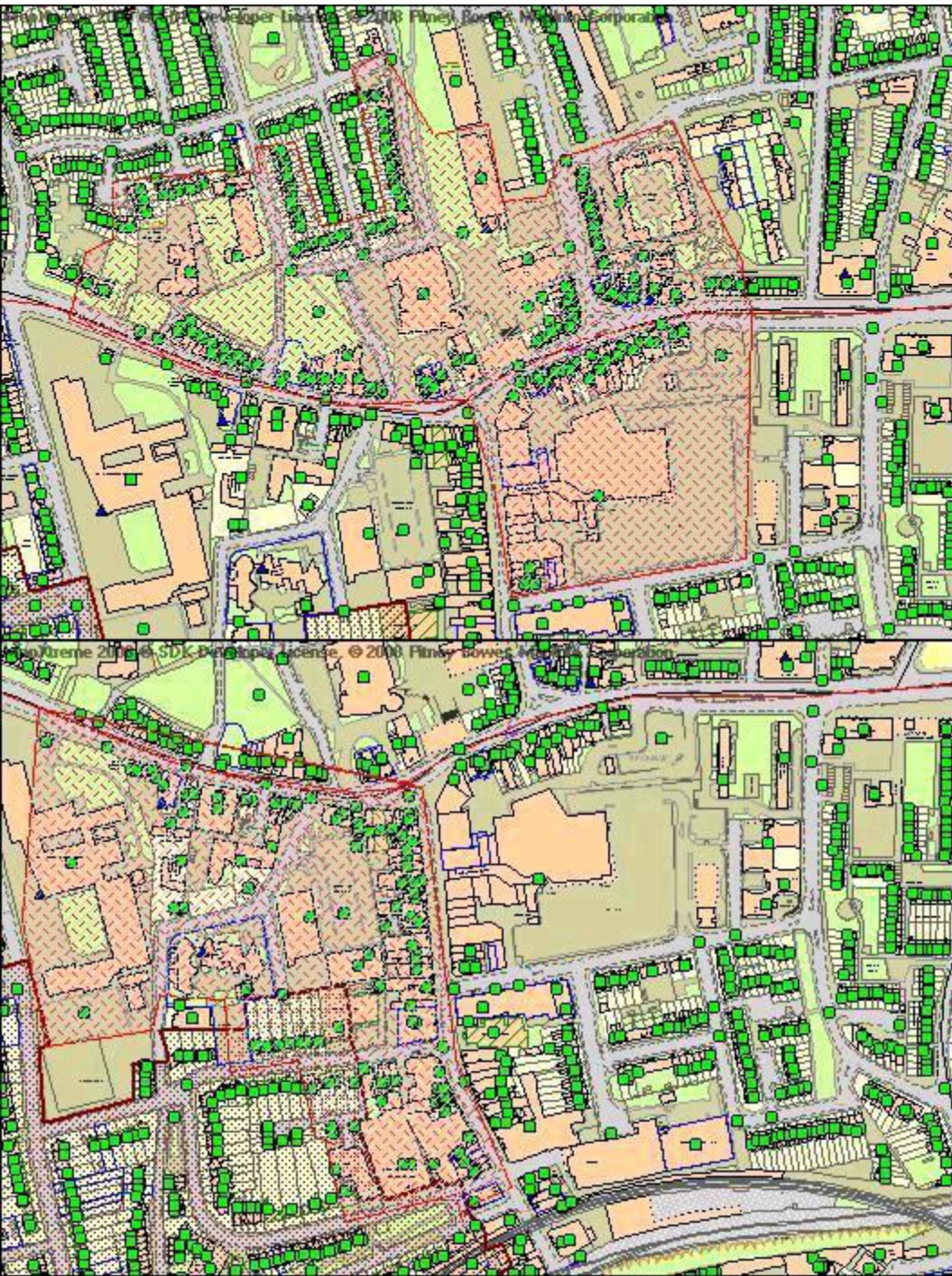
The Georgian Group 08717502936
<http://www.georgiangroup.org.uk/>

The Twentieth Century Society 020 7250 3857
<http://www.c20society.org.uk/>

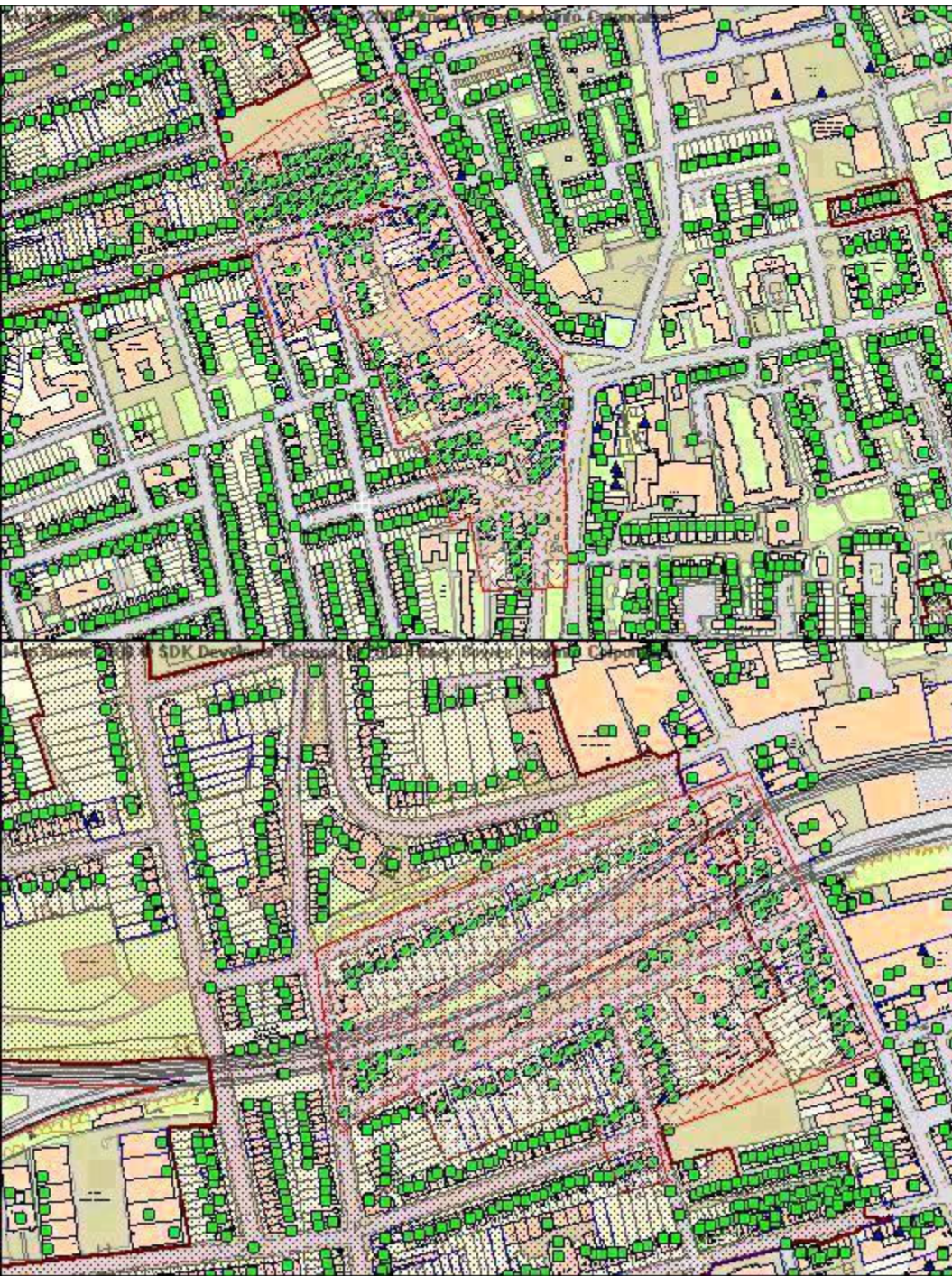
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- Cherry, B and Pevsner, N (1983) – The Buildings of England, London 2: South.
- English Heritage (2009) – Central Peckham, London Borough of Southwark: Historic Area Assessment.
- English Heritage (2008) – Climate Change and the Historic Environment
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APPENDIX 5 EqIA

MEETING:	Peckham Community Council and Nunhead and Peckham Community Council	Date:	11 and 12 May 2011
ITEM TITLE:	Peckham Hill Street conservation area		
REPORT AUTHOR: Contact name, number and email address	Michael Tsoukaris 020 7525 5392 michael.tsoukaris@southwark.gov.uk		
JOB TITLE & DEPARTMENT	Group Manager, Design & Conservation Regeneration and Neighbourhoods		

SUMMARY OF CONTENT

A description of the effect of a new conservation area in Peckham and Nunhead.

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 Peckham Hill Street conservation area needs to be accessible to all.
- The designation of the proposed new Peckham Hill 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.

PECKHAM HILL STREET CONSERVATION AREA EQUALITIES IMPACT ASSESSMENT

Stage One: Scoping

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

The proposed new Peckham Hill Street conservation area will designate parts of the Peckham and Nunhead 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 Peckham Hill Street conservation areas 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 Peckham Hill 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 Peckham Hill Street conservation area appraisal will be noted in the Peckham and Nunhead Area Action Plan will be prepared as a development plan document, which forms part of the council's statutory development plan. An existing planning policy for Peckham exists in the Southwark Plan (the council's Unitary Development Plan). The Peckham and Nunhead Area Action plan will replace this policy.

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 however, in preparing the Peckham and Nunhead Area Action Plan which will include the Peckham Hill Street conservation area, 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 the proposed Peckham Hill 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 Peckham Hill 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 Peckham Hill 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 Peckham and Nunhead Area Action plan. 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 Peckham Hill 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.

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

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 Peckham Hill 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 Peckham Hill Street conservation area in the Peckham and Nunhead Area Action Plan. 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 Peckham Hill Street conservation area will be part of Southwark's Local Development Framework. This will be set out in the Peckham and Nunhead area action plan which will be an important document which will be used for deciding what sort of development should take place within the Peckham and Nunhead area, and when, where and how it should happen.

3. What are its aims?

The aim of the Peckham Hill Street conservation area is to designate the area around Peckham Hill 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

- 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 Peckham.

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 Peckham Hill 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 Peckham Hill 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 Peckham Hill 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

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. The AMR includes a section on the area of the Peckham Area Action Plan in its report on development outcomes

Monitoring of the AAP

The council monitors participation in the AAP preparation process to ensure that all groups have the opportunity to be involved. Where there is evidence that some groups have not been engaged, the council can seek to address this at the next stage. The consultation that has been carried out will be reported in the consultation statement to be submitted to the secretary of state.

The council's team in the Analytical Hub prepares periodic updates on demographic changes in the population, including changes relating to ethnicity, age, and faith. The council also monitors economic activity, health and pupil attainment in schools. Biannually the council also commissions a residents' survey to ascertain how local people feel about their area and whether it is improving. These analyses are carried out at community council level. These analyses will be useful in determining the success of the AAP.

These analyses are also reported in the council's annual monitoring report which assesses the impact of all development in the borough. Once the AAP has been adopted, the AMR will report annually on the implementation of the AAP, using indicators such as new housing completed in the AAP area, social rented and intermediate housing completed, new retail and business space completed, including small business units, average household income, and the percentage of residents who feel safe at night business start ups and the local employment rate.

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.

Peckham and Nunhead AAP – Issues and Options

Key findings (Stage one scoping stage only)

- Redevelopment and regeneration of areas may result in the disruption of communities.
- A significant concern in Peckham and Nunhead is the issue of crime and safety. Safety and security is one of the key concerns for local businesses and residents in the area. The Peckham and Nunhead Area Action Plan will endeavour to incorporate deliverable policies that will improve perceptions of the area and act to prevent crime.
- Consideration needs to be given to identifying sites and developing policies to accommodate a range of employment premises and opportunities of different types, sizes and costs to meet the different needs of the community.
- Local people may not have the skills to access job opportunities that are created through the regeneration of Peckham and Nunhead and therefore will not benefit from these new opportunities. This could act to create tensions in the community if there continues to be a high level of

- unemployment in the area and resentment towards new people coming into the area and being successful in securing employment.
- Encouraging investment into the area may result in higher rents, which may push existing businesses out of the area and limit the opportunities for smaller and medium size enterprises. This could have a detrimental effect on current BME businesses that operate in the area and their retention in the long term. This may cause tensions in the community if through the regeneration of the area; the needs of big businesses are prioritised over SME businesses.
 - The poor design of open spaces may make them feel unsafe and result in the mis-use of the space. This may exclude certain groups from using open spaces as they may fear for their personal safety, such as women, members of the BME community, the LGBT community, different faith groups, and older people. Poor design may also result in poor access and limit the use of these spaces for disabled people and mothers with children.
 - A lack of adequate, accessible and affordable community facilities could act to isolate certain members of the community, such as women who may need a respite from supporting others such as children and those with limiting illnesses or older people who may live alone and need to interact with others.
 - Tensions between certain groups may remain resolved if there are no facilities for people to come together and interact in informal surroundings. Social cohesion may be threatened by a deficit of community facilities in the area I.e. between different faith groups, BME groups and those who are not able to speak English.
 - People on lower incomes may feel isolated from the rest of the community if they are unable to access affordable leisure and community facilities. This may result in isolation and social exclusion.

Item No. 7	Classification: Open	Date: 7 September 2011	Meeting Name: Peckham Community Council
Report title:		Rye Lane Peckham Conservation Area	
Ward(s) or groups affected:		The Lane and Peckham	
From:		Head of Development Management	

RECOMMENDATION(S)

1. That the community council considers the results of the public consultation on the proposal to designate Rye Lane Peckham Conservation Area and revision to the Holly Grove Conservation Area boundary as shown in Appendix 5.
2. That the community council comments on the proposal to designate Rye Lane Peckham Conservation Area .
3. That the community council comments on the draft Conservation Area Appraisal and map of the proposed conservation area boundary (Appendices 1 and 3).

BACKGROUND INFORMATION

4. On 12 May 2011 the community council considered a report recommending that public consultation be undertaken on a proposal to designate the Rye Lane and Peckham Hill Street Conservation Areas. A copy of the report is Appendix 2.
5. A public meeting was held in Peckham Library on the 28 June 2011 for the proposed Rye Lane Peckham, Peckham Hill Street Conservation Areas and boundary changes to Holly Grove. The meeting was well attended and the majority positively supported the proposal to designate the conservation area. There were 13 feedback forms completed on the day and a further 43 responses received during the consultation period. The responses are analysed in more detail below.
6. Letters were sent to all of the businesses and owner/ occupiers of properties in the immediate conservation and a wider boundary around the proposed area (Appendix 4) giving a twelve week consultation period including a copy of the proposed boundary as well as letting consultees know that the Conservation Area Appraisal could be downloaded on the Council's website. Copies of the appraisal were also placed in Peckham Library. The public consultation was co-ordinated to run in conjunction with that for the Peckham and Nunhead Area Action Plan (PNAPP). Officers in the Design, Conservation and Archaeology Team and Planning Policy have attended consultation events for public meetings for the proposed conservation areas and PNAAP.

7. 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. It is considered that this area has quality and interest that merits its designation as a conservation area.
8. In 2011 English Heritage published guidance (Understanding Place: Conservation Area Designation, Appraisal and Management) which 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. These documents have the status of supplementary planning guidance and therefore 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.
9. In March 2010 the Government issued PPS5 ‘Planning for the Historic Environment’ replacing the guidance formerly contained within PPG 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.
10. 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 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.
11. A conservation area imposes additional controls on owners of buildings. In addition to the need for applicants and the Council to pay special attention to the character and appearance of the area, consent is required for demolition and for work to trees.

POLICY IMPLICATIONS

12. Southwark Plan (2007) saved Policy 3.15, Conservation of the Historic Environment, is as follows: “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.”

13. Southwark Plan (2007) saved Policy 3.16 – Conservation Areas states that, *“within conservation areas development should preserve or enhance the character or appearance of the area”*. After setting out the criteria governing proposals for new development or alterations and designates in conservation areas, this policy continues: *“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 ... it can be demonstrated that:*

- *The 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, providing 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.*

14. Southwark Plan (2007) saved Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites states, *inter alia*, that, *“permission will not be granted for developments that would not preserve or enhance:*

- *The setting of a Conservation Area; or*
- *Views into or out of a Conservation Area.”*

15. Strategic Policy 12 – Design and conservation of Core Strategy 2011, requires that development *‘will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. We will do this by: expecting development to conserve or enhance the significance of Southwark’s heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.’*

16. 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.

CONSULTATION

17. Thirteen feedback forms completed on the day and a further 43 responses received during the consultation period. A number of the consultation responses also provided comment on the proposed adjoining Peckham Hill Street Conservation Area and amendment to the Holly Grove Conservation Area boundary.

Public meeting feedback forms

18. All thirteen responses returned on the feedback forms were in favour of the proposed conservation area. It was generally considered that the designation would preserve the character of the area. Six of the responses suggested that the conservation area boundary should be extended south towards Peckham Rye, to include Philip Walk and Scylla Road. Another response suggested that the conservation area could extend further west along Peckham High Street. One suggested that the Whitten Timber site should be included in the Rye Lane Conservation Area along with Peckham Square and not in Peckham Hill Street Conservation Area, as currently proposed.
19. An observation was made on the proposed conservation area appraisal, in particular 5.3.12 'Advertisements'. It was considered that the guidance was too heavy handed. Another response suggested that the area in front of the station should be opened up even if it meant the demolition of the 1930's building fronting on to Rye Lane.

Written responses

20. The 43 letters and emails (8 with no address given) in support of the designation of the conservation area included the following comments:

Email 1: *"There are many wonderful architectural buildings of note along the street, sadly many hidden by hideous shopfronts... I hope the proposals get approval and Peckham gets the face lift it deserves."*

Email 2: *"...we would like to add our support to the proposals for Rye Lane to become a conservation area.... Having seen photographs of Rye Lane early in the 20th century, we can see how much has been lost already, so it is vital that what is left is protected and given the respect it deserves. We believe that in becoming a conservation area, this can only help to achieve this aim."*

Email 3: *"It is incredibly important that as much as possible of Peckham be given Conservation Area status."*

Email 4: *"... we are writing to express our appreciation of the current proposals to extend the Peckham Conservation area, with particular interest in Rye Lane...ensuring that the commercial/ retail character of Rye Lane does not intrude on the residential calm of Holly Grove which is vulnerable to encroachment due to shops, such as McDonald's and Iceland taking up the*

corner positions, as well as being the entrance (and exit) to Station Way. There is one building (I believe it is 2-4 Holly Grove) that is at present not in use, designated light industrial, and that remains vulnerable to planning application for change of use to retail..It was not simply the inappropriate nature of the intended business (a fish shop) but the fact of extending any form of retail use into a residential area to which we objected. As there is no shortage of retail outlets in Rye Lane, this exclusion from retail use of the buildings in Holly Grove would be in no way detrimental to the amenity of the area, or to any programme of diversification. We are therefore writing to ask that in the current considerations, this building be adopted into the designated conservation area, in order to protect the character of this unique street.”

Email 5: “I would like to support the creation of Peckham Town Centre Conservation Areas - the building sorely need rescuing from some of the violence done to them by unthinking and uncaring commerce.”

Email 6: “This is great news about the conservation area. Its such a shame we have lost some of the amazing historic department stores of Peckham Rye Lane like the Cooperative House. I do hope this goes ahead”.

57 Ansdell Road, 40 Elsie Road, 33 Consort Road: wrote in support of the proposed conservation area and agreed with the main argument which the Peckham Society had brought forward:

“Restoring historic buildings is a significant way to raise the quality of building and urban design in an area so that not only are the old buildings saved for the future but their restoration raises the quality of any new developments as well... I also believe the conservation area status will avoid a further deterioration of Rye Lane and Peckham Hill Street through ugly architecture which only purpose is functionality at the cheapest price.”

Astbury Road Area Residents Association: “When I first heard about the conservation of buildings in our town centre, at our Community council meeting, I believe, I was very excited and could not wait to report this to the ARARA general meeting. Of course, it was met with great enthusiasm but also with a lot of doubt. One of the questions was, why are we conserving these buildings when Rye Lane is such an eyesore and not at all pleasureable to visit. Why has the Lane been allowed to deteriorate, it was such a great place to visit and shop with a mixture of store to visit, not the plethorare of chicken, fish, so called beauty shops etc. I am totally in agreement with these sentiments and we are of the belief that the council has to address these things before embarking on what can only be good for Peckham and bring it back to life as it was in the 70's and early 80's.”

83-87 Bellenden Road: “We agree that the areas mentioned would benefit from being given a conservation status, as we believe that there areas all over London which should be designated as areas of special architectural and historic interest. We also recognise the need for refurbishment of the buildings involved to bring them up to a standard worthy of being conserved. As sign makers...we also understand that shop keepers, office builders etc. need to advertise their company names and services to ensure their survival, but this should be in keeping with the general street scene you are aiming for.”

98 Bellenden Road: *“Peckham town centre needs attention and the only way to upgrade its poor condition of today is to create the Rye Lane conservation area which is closely connected to the Holly Grove Conservation Area. Raising awareness about the natural beauty of some of our remaining period buildings, whether Georgian or modernist, is something I think can change attitude towards public space. That influence will then contaminate private developers or simple house owners who also could well be interested in preserving the character of our little run-down town. Lastly, some great damages have already been done to some iconic buildings on Rye Lane and that is down to the lack of control from Southwark Council Planners. This Conservation Area that has been greatly praised by English Heritage is the only real tool for us to go forward and possibly bring back the glorious, the quirky and the precious architectural gems of the past that deserve historical respect”*

149 Chadwick Road: *“I would to express my support of the proposed conservation areas – Peckham Rye and Peckham Hill Street. I think such a move will help to improve the quality of this urban area”.*

25 Denman Road: *“Proposed Conservation Areas for Rye Lane and Peckham Hill Street. I wish to support both of these proposals as they will prevent further deterioration of the town centre. Adoption of these proposals should enable these buildings and the whole street scape and environment to be improved.”*

Elland Road: *“I would like to support the creation of Peckham Town Centre Conservation Areas – the buildings sorely need rescuing from some of the violence done to them by unthinking and uncaring commerce”*

26 Geldart Road: *“I attended the public meeting on 28th June and indicated then on the pro formas that I was in favour of the proposals for both Town Centre and the Peckham Hill Street draft conservation areas and I still am. I think the only query I would like to raise is, what assistance may be available for those existing owners affected in complying with the requirements which could sometimes prove expensive? I suspect that some businesses and owners of homes may find it expensive to comply. Grants are probably available in theory but would they be available in practice given probable continuing constraints to both central and local authority budgets. There is a risk that otherwise there may be a loss of some owners/businesses who just couldn't afford to comply which could have a harmful affect on achieving the conservation area proposals in practice. If this occurred, this could also affect the current town centre proposals under the Peckham and Nunhead Area Action Plan. Whilst I remain committed to both plans in their entirety, should either fail to be adopted, is there any 'plan B' for urgently protecting the 'best bits' in both areas, for instance comparatively few buildings are individually listed as yet and all others would remain at risk. Section 4.2 'Key unlisted buildings and groups' of the Rye Lane Peckham Conservation Area Draft proposals document would perhaps be a good point to start. The Peckham and Nunhead Area Action Plan (appendix B) also lists several proposed new ones in Peckham Hill Street, Rye Lane and Peckham High Street and a few in adjoining streets within both draft conservation proposed areas.”*

10A Lanvanor Road: *“Yes, it's very important for the future of Peckham that they can rediscover their identity and build up.”*

88 Lyndhurst Grove: *“It would be wonderful if you could agree to this Conservation area as anything to make things better is strongly to be encouraged and a Conservation area might make a pleasant counter point to the modern library and Peckham Pulse. I'm sure you've had many communications of a similar nature”.*

71 Montpelier Road: *“I am delighted to see that Peckham's historic town centre is under consideration for Conservation Status. I am certain that if this is done it will raise the quality of building and urban design in Peckham generally. At the moment there are sad lapses in this. Peckham has quite special architectural and immense historic interest compared with other London areas. And it is important that we preserve the character and appearance of those few buildings that still exist. Rye Lane, Peckham High Street, Peckham Hill Street and Commercial Way have some very good old architecture and character and I consider them well worthy of designation as conservation areas.”*

60 Nutbrook Street: *“my comments on the Conservation Area proposal which I support strongly...I think the draft Rye Lane Appraisal brings out very well the special architectural character of Peckham town centre and why it is really important to designate a conservation area there to protect it...This conservation is important for Peckham, and its future development, as it will help to raise the quality of design in the town centre. But it is also important for our London architectural heritage as it is such an important collection in one town centre of architectural styles and buildings showing the evolution of London from village to 21st century cosmopolitan inner urban city. In the section 3.4 Sub Area 1 - Rye Lane, there is no mention of the important industrial buildings at 133 Rye Lane. The proposed boundary line is drawn to include the post war building attached to the station buildings at 1-4 Holly Grove. I wish to propose that the line be drawn to include that building in the adjusted Holly Grove Conservation Area and not in the new Rye Lane Conservation Area. The reason for this is that in an appeal in relation to a Planning Application to develop 1-4 Holly Grove into a big retail store, two years ago, the Application was refused and appeal rejected, partly because of the need to keep the shopping area tightly constrained, and that these premises were outside the 'defined town centre...I am disappointed to see that the most southern end of Rye Lane numbers 275 - 295 between Heaton Road and Phillip Walk are not included in the proposed Conservation Area. I understand that this is because they are seen as part of a potential Peckham Rye CA rather than the Rye Lane CA. If there is to be a Peckham Rye Conservation Area, which I would fully support, I would be content for them to be included in that.’*

20 Howard Court, Peckham Rye: *“A conservation area in Peckham and restoration of valuable historic buildings, rather than replacing them with soulless modern concrete, is crucial for improving the spirit of the town. Benefits will be for all of us.”*

163 Peckham Rye: *“I am responding to the consultation on establishing a conservation area in Peckham Town Centre...Restoring historic buildings is a significant way to raise the quality of building and urban*

design in an area, so that not only are the old buildings saved for the future but their restoration and improved quality and appearance also raises the quality of any new development in the vicinity....I am therefore in full support of the designation of Peckham Town Centre as a conservation area."

Peckham Society: *The Peckham Society welcomes the Draft Conservation Area Appraisal, and commends Southwark and English Heritage for their exemplary work. We have some remarks to make... For us, consideration must be given to the thriving nature of Rye Lane, as described in the Draft Appraisal (3.1.4 and 3.4.4) we believe this lively variety must be supported, and so we are wary of superimposing hypothetical shop front standards on it and the approach suggested in paragraph 5.3.7 might weaken the cheap and cheerful aspect of Rye Lane, which we believe, is part of its current character. This is not to say that future trends will not be different, but we do not want to create a desert, or a street with the phoniness of Brick Lane. A possibility would be selective, probably grant-aided, re-introduction, say, for example, on the fronts of 26-28 Rye Lane, where the shops were introduced perhaps at the turn of the last century, as an exemplar. We would also like to suggest a number of additions to the group of key unlisted buildings: No's 26, 65, 110, 179-181, 152-154, 162-164, 170 Rye Lane and No's 100-104 Peckham High Street.*

189 Upland Road: *"I would like to lend my support to this proposal. In particular the series of very old buildings (possibly 300 years) should be preserved and restored."*

Summary of consultation

20. The main thrust of the comments received has welcomed the proposal to designate the conservation area. Several requests were made to include No's 275-295 Rye Lane and extend the boundary of the conservation area further south towards Peckham Rye. However Members should note that the boundary of the proposed conservation area reflects that of the original English Heritage study area, at the southern end of Rye Lane. It is proposed that the Design, Conservation and Archaeology Team will undertake an assessment of the area around in Peckham Rye in 2012, with a view to recommend the designation of a separate Peckham Rye Conservation Area. No's 275-295 Rye Lane would form part of this new conservation area.
21. Two objections were received regarding the proposed relocation of No's 1-4 Holly Grove to the Rye Lane Peckham Conservation Area. The objections referred to an Appeal decision in 2009, for a new retail store at No's 1-4 Holly Grove. The Inspector recommended that new shopping facilities should be restricted to the defined town centre and the Appeal was dismissed. It is therefore recommended that No's 1-4 Holly Grove remain in the Holly Grove Conservation Area and the boundary has been amended to reflect this (Appendix 1).
22. The Peckham Society has suggested a number of additional buildings to be included on the key unlisted buildings under section 4.2 of the conservation area appraisal. The list contained under section 4.2 of the appraisal, is based on the Council's draft local list, due to go out for public consultation late 2011. Buildings on the list have to meet established criteria. Whilst good examples of unlisted

buildings are eligible for consideration, where original detailing consistently survives intact, buildings whose integrity has been excessively compromised by unsympathetic modern alteration will be unlikely to be selected. Whilst it is accepted that these buildings make a positive contribution to the townscape; with the exception of No. 61-63 Rye Lane (Former Sainsburys) and No. 26 Rye Lane, they have been heavily altered and therefore do not meet these criteria. The shop front to Nos 61-63 Rye Lane is largely intact and No. 26 Rye Lane forms a pair with No. 28 Rye Lane, which is already on the local list. The conservation area appraisal has been updated to include these two properties under section 4.2. Furthermore another section has been added to include buildings of positive townscape merit, which the Peckham Society's other suggested properties now form part.

23. The Peckham Society raised concerns about paragraph 5.3.7 'shop front design' of the conservation area appraisal and the negative impact this could have on the character of Rye Lane. Members should note that this is general guidance common to all of Southwark's conservation areas which have retail premises. The guidance is considered to be good practice when making alterations to shop fronts within a conservation area. Whilst the Peckham Society's concerns are noted it is considered that the Council's guidance should be consistent across all the borough's conservation areas. In any event, planning applications for change are always dealt with on an individual site basis, taking into account the prevailing townscape and existing detailing and age of the property.
24. Similarly a comment was returned on the feedback form with regards the guidance within the conservation area appraisal on advertisements (paragraph 5.3.12). It was considered that the guidance on signage was heavy handed and that it was the frontage or upper floors, which is most important to preserve. The guidance again is common to all our conservation areas and appraisals and applications for new and additional signage will be assessed on an individual basis.
25. A comment was received regarding the fact that No. 133 Rye Lane (Bussey building) had not been mentioned in the appraisal. The conservation area appraisal has been revised to include a brief description and history of No. 133 Rye Lane and the building has been added to section 4.2, as a key unlisted building.

KEY ISSUES FOR CONSIDERATION

Community impact statement

26. The designation has been consulted in accordance with the Statement of Community Involvement. In line with the Council's Community Impact policies, the impact of the Rye Lane Peckham Conservation Area, which is recommended in this report, has been assessed with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation.
27. The designation of a conservation area introduces some additional controls to the planning process: conservation area consent is required for the demolition or substantial demolition of unlisted buildings in the conservation area, and the Council has a duty to have regard to the special architectural or historic interest of the area in determining any planning applications affecting it. However, these controls apply equally to all members of the community and there are no less good implications for any particular communities or groups.

Human rights implications

28. 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.
29. 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 application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Resource implications

30. 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.
31. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**Strategic Director of Communities Law & Governance**

32. This report seeks comments on the recommendation to the Planning Committee to designate the Rye Lane Peckham Conservation Area.
33. 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)*).
34. There is no statutory requirement for LPAs to consult with anyone before a conservation area being designated, nor does the Council's 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.
35. 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.
36. 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

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.

37. 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)*).
38. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it.
39. 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

40. 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.
41. 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.
42. 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).
43. In accordance with part 3F, paragraph 3 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

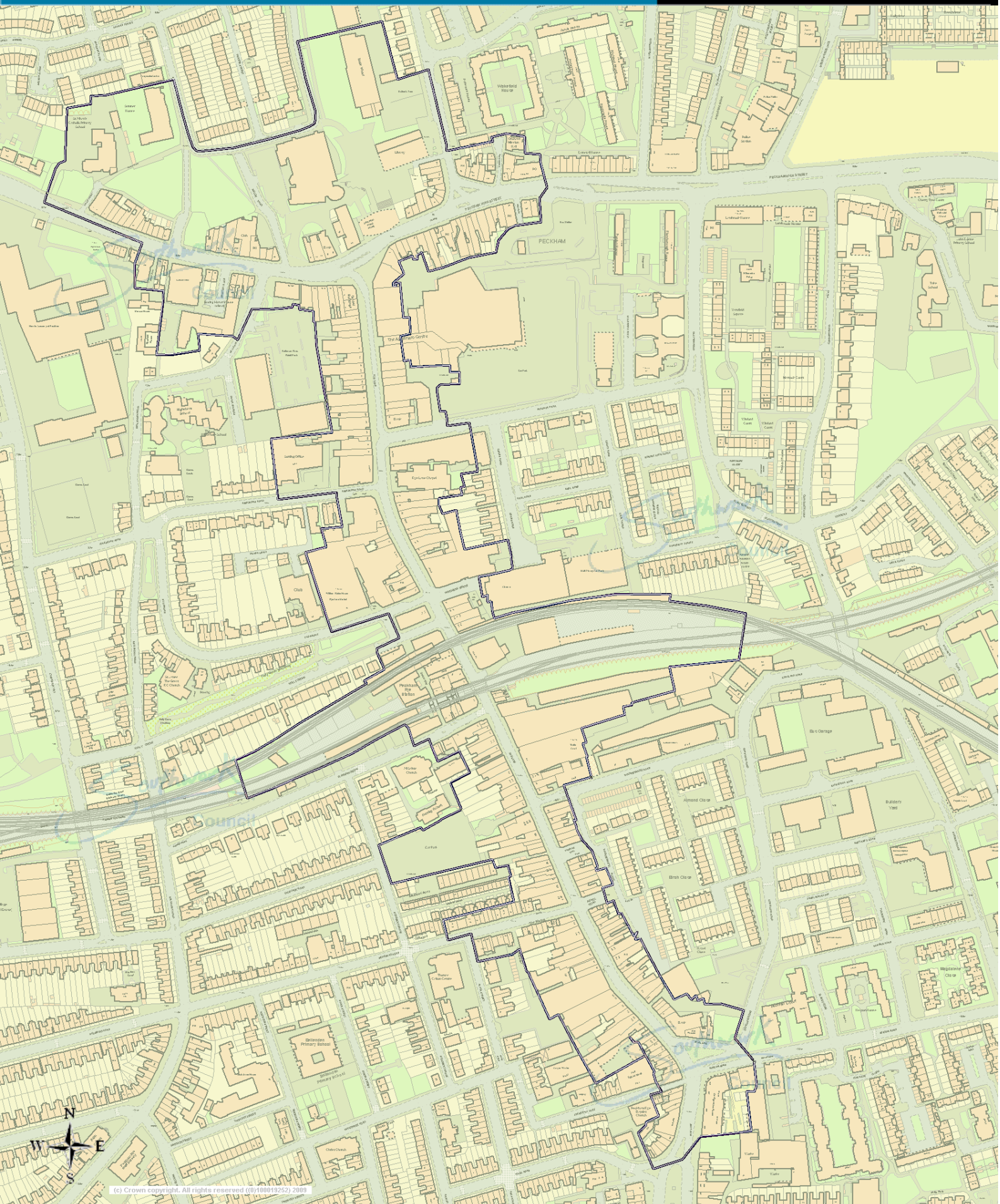
Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Map of the proposed Rye Lane Peckham Conservation Area
Appendix 2	Report to the Peckham Community Council 12 May 2011
Appendix 3	Draft amended Rye Lane Peckham Conservation Area Appraisal
Appendix 4	Consultation map, letter to businesses and owner/ occupiers of proposed conservation area and wider area.
Appendix 5	Map of the proposed revision to the boundary of the Holly Grove Conservation Area.
Appendix 6	Equalities Impact Assessment

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	17 August 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 Community Council Team		22 August 2011



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Item No.	Classification: Open	Date: 12 May 2011	Meeting Name: Peckham Community Council
Report title:		Rye Lane Peckham Conservation Area	
Ward(s) or groups affected:		The Lane and Peckham	
From:		Head of Development Management	

RECOMMENDATION(S)

1. That Members authorise the proposal to carry out public consultation with local residents and businesses on Rye Lane Peckham Conservation Area .
2. That Members provide comment on the proposal to designate Rye Lane Peckham Conservation Area
3. That Members provide comment on the draft Conservation Area Appraisal and map of the proposed conservation area boundary (Appendices 1 and 2).
4. That Members note the Equality Impact Assessment (Appendix 3)

BACKGROUND INFORMATION

5. It is proposed to consult upon the Rye Lane Peckham Conservation Area based upon the attached map and conservation area assessment.
6. The proposed conservation area is focused upon the busy commercial streets; Rye Lane and Peckham High Street. These streets reflect the characteristics of the different periods of the area's growth. The conservation area is largely characterised by a mixture of 18th century to mid 20th century buildings. The pattern of development of each is broadly characterised by different phases of the area's commercial and retail growth.
7. The Rye Lane Peckham Conservation Area is located in the commercial core of Peckham, two miles south of London Bridge and situated between Camberwell, to the west, and New Cross, to the east. The conservation area is principally centred on three streets: Rye Lane (A2215), Peckham Hill Street and Peckham High Street (A202).
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 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.
10. In 1997 English Heritage published guidance, which 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. These documents have the status of supplementary planning guidance and therefore 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 conservation area is principally centred on three streets: Rye Lane (A2215), Peckham Hill Street and Peckham High Street (A202). To the west of the proposed conservation is the Holly Grove Conservation Area, to the north the proposed Peckham Hill Street Conservation Area. The east boundary of the proposed conservation area is broadly the backs of the buildings fronting onto Rye Lane.

KEY ISSUES FOR CONSIDERATION

- 13 The proposed conservation area is characterised the busy commercial streets; Rye Lane and Peckham High Street, which contrast with the residential streets of the adjoining conservation areas of Holly Grove and the proposed Peckham Hill Street. These streets reflect the characteristics of the different periods of the area's growth. The conservation area is largely characterised by a mixture of 18th century to mid 20th century buildings.
- 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 upon Rye Lane, one of the busiest shopping streets in south east London. In

many ways has more of a “high street” character than Peckham High Street. The central section of Rye Lane in a particular has a good selection of inter-war purpose built retail buildings. This contrast elsewhere in the conservation area are either extended early 19th century houses or purpose built late Victorian retail premises with residential accommodation on the upper floors. The ground floors of the majority of the properties within the conservation area have been changed, however the upper floors largely remain unaltered. Unlike neighbouring conservation areas there is no predominate architectural style or palette of materials. The character of the Rye Lane Peckham Conservation Area is attributed to the eclectic architectural styles and materials.

- 15 The key approaches into the conservation area are: east-west along Peckham High Street, south down Peckham Hill Street or north along Rye Lane. The junctions between Peckham High Street, and Peckham Hill Street and Rye Lane create a special intensity of activity. A key view within the conservation area is the view east along Peckham High Street. Here the contained view at the entrance of the conservation area opens up to the broader aspect of Canal Head Square (Peckham Arch) and Rye Lane. Along Rye Lane the views are contained vistas between street frontages (2-4 storeys) rather than broad prospects. These views provide a good sense of enclosure, opening up to a wide vista; to the north, at the junction with Peckham High Street and at the southern end to Peckham Rye. Views along the entire length of Rye Lane are prevented by the bend in the street at the junction with Highshore Road.

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:
- Peckham Rye Station Environs including: No’s 2-10 Blenheim Grove, No. 3 Holly Grove, No’s 74-82a Rye Lane and all Station Way. Opportunity exists to improve the listed building’s setting and frontage onto Rye Lane, with the creation of a new public square. This would restore the station’s relationship with the street, as originally conceived.
 - Aylesham Centre, improvements to the frontage onto Rye Lane by redevelopment of the 1980’s shopping centre.
 - Gap site adjacent to No. 239 Rye Lane, opportunity exists to introduce a corner building.
 - No’s 215-229 Rye Lane opportunity exists for the introduction of a new 3 storey building to provide containment to the street.
 - Individual sites presenting redevelopment possibilities include: No’s 32-36 Rye Lane, No’s 38-44 Rye Lane, No’s 97-101 Rye Lane,

- The modern Job Centre Building on Peckham High Street, contributes little to the conservation area and there is an opportunity here for the introduction of a new 3-4 storey building;

Planning Policy

Core Strategy 2011 (April)

Strategic Policy 12 Design and Conservation.

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 2008 consolidated with alterations since 2004

Policy 4B.11 London's Built Heritage

Policy 4B.12 Heritage Conservation

Policy 4B.15 Archaeology

Planning Policy Statements

PPS5 Planning for the Historic Environment.

Community impact statement

- 17 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.
- 18 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.
- 19 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 in the local libraries and the Town Hall. This will show how the consultation has complied with the Statement of Community Involvement.

Human rights implications

- 20 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.

- 21 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 application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Resource implications

- 22 Notifying the public of the proposed Rye Lane Peckham Conservation Area will not result in resource implications for the staffing of the Regeneration Department.
- 23 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.
- 24 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

Director of Legal & Democratic Services

- 25 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)*).
26. There is no statutory requirement for LPAs to consult with anyone before a conservation area being 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.
27. 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.
28. 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 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.
29. 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)*).
 30. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it.
 31. 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

32. Positive equalities obligations are placed on local authorities, sometimes described as equalities duties with regard to race, disability and gender.
33. 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

Appendix 2

- (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.

34. 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.
35. 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 – there are no background documents.

APPENDICES

No.	Title
Appendix 1	Draft conservation area assessment for Rye Lane Peckham Conservation Area.
Appendix 2	Map of the proposed Rye Lane Peckham 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	26 April 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/Community Council/Scrutiny Team	N/A	

Rye Lane Peckham

Conservation Area Appraisal

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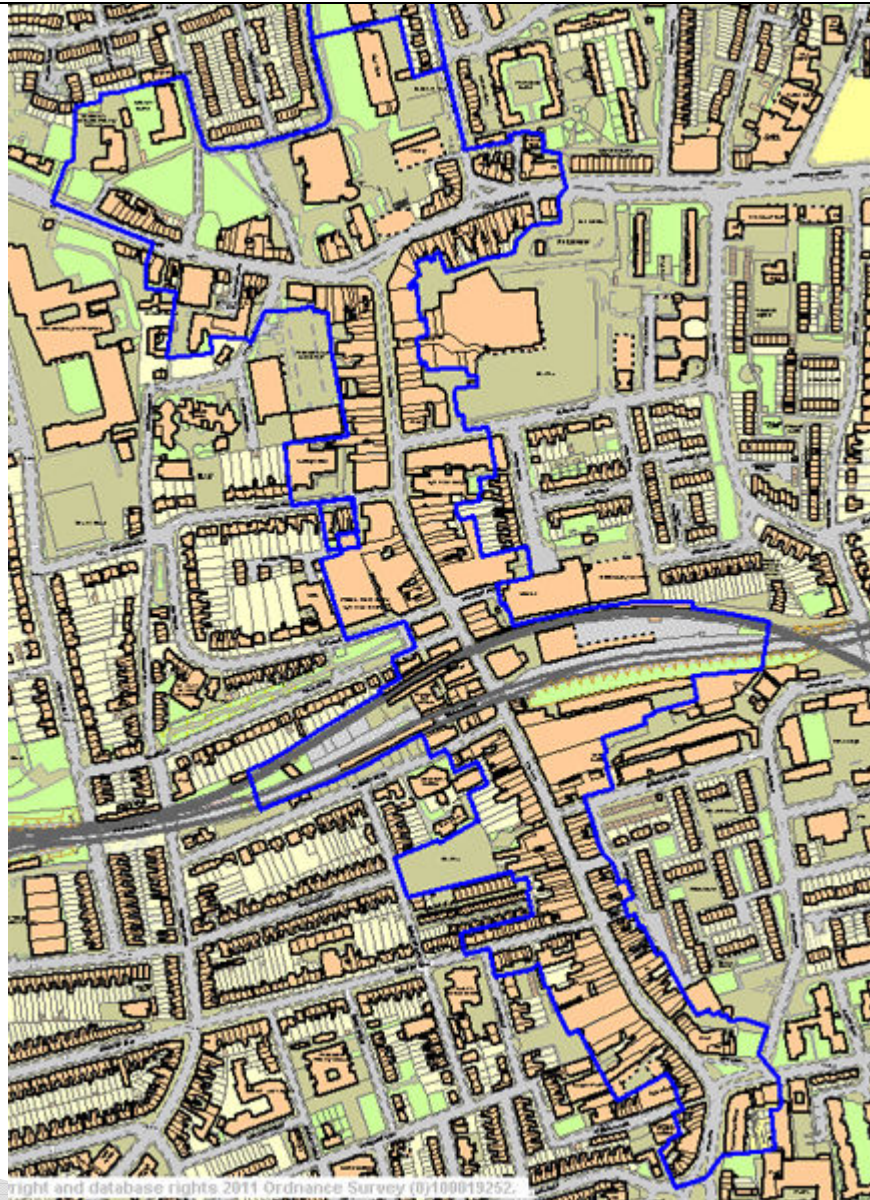


Figure one: Ordnance survey Map, Showing Rye Lane, Peckham Conservation Area

1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1. The purpose of this statement is to provide both an account of the Rye Lane Peckham 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". For the purpose of this statement, the conservation area is divided into two sub-areas shown on figure 1.

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. Rye Lane Peckham Conservation Area

Location

1.3.1. The Rye Lane Peckham Conservation Area is located in the commercial core of Peckham, two miles south of London Bridge and situated between Camberwell, to the west, and New Cross, to the east. The conservation area is principally centred on three streets: Rye Lane (A2215), Peckham Hill Street and Peckham High Street (A202). Rye Lane is the main route to Honor Oak, Peckham Hill Street connects Peckham with the north of the borough and Peckham High Street is the through route between Camberwell and Blackheath.

Topography

1.3.2. From the Thames the land rises gently to Peckham before climbing steeply to the high ground of Streatham and Dulwich at over 50 metres above O.S. Datum. Visually the area is effectively level. Geologically the settlement is largely built on deposits of laminated clay, peat and sand, interrupted by a ridge of clay, shell, sand and pebble beds.

Adjoining Conservation Areas

1.3.3. The adjoining Holly Grove Conservation Area was originally designated in October 1973 by the Greater London Council under the Civic Amenities Act 1967 and later extended in November 1984, in January 1990, and in September 2008. With the designation of the Rye Lane Peckham Conservation Area the eastern boundary of the Holly Grove will be amended (refer to figure *). Properties such as the Sorting Office on Highshore Road and Peckham Rye Station will now be located in the Rye Lane Peckham Conservation Area.

1.3.4. The northern end of the Rye Lane Peckham Conservation Area abuts the Peckham Hill Street Conservation Area (refer to figure *). The Peckham Hill Street Conservation Area extends from No. 114 Peckham Hill Street, north towards Willowbrook Bridge.

1.4. Planning History

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

1.5. Local Planning Policies

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

Strategic Policy 12 – Design and Conservation

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

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

Policy 3.15 – Conservation of the Historic Environment

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

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

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

Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

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

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

Demolition

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

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

Implementation

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

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

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

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

Policy 3.19 – Archaeology

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

Reasons

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

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

1.6 National Planning Policy - 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.

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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 Area of Special Control of Advertisements

- 1.7.1 An area of Special Control of Advertisements is an area specifically designated by the Council because they consider that it's historic, architectural and cultural features are so significant that a stricter degree of advertisement control is justified in order to conserve visual amenity within that area.
- 1.7.2 Legislation requires that Areas of Special Control to be an area which appear to the Secretary of State to require 'special protection on the grounds of amenity'. Before any Area of Special Control defined by the Local Planning Authority can be effective, the Secretary of State must approve it.
- 1.7.3 In any Area of Special Control 3 main categories of outdoor advertisements are permitted, they are:

- Public notices;
- Advertisements inside a building; and
- Advertisements for which there is deemed consent.

The main consequence for advertisements which can be displayed with deemed consent in an Area of Special Control, is that there are stricter limits on permitted height and size of the advertisement than elsewhere in Southwark.

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.

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2 Historical Background

2.1 Origins

- 2.1.1 For most of its history, Peckham was a small settlement without a church and administratively lay within the parish of St Giles, Camberwell. Peckham fell within the county of Surrey until 1889, when it was taken into the County of London. After 1900 the area was administered by the Metropolitan Borough of Camberwell until 1965, when the London Borough of Southwark was formed.
- 2.1.2 Peckham was first mentioned in the 11th century Domesday Book, as '*Pecheham*'. The spelling of Peckham derives from the Old English words '*peak*' and '*ham*', describing a village or homestead by a peak or hill. Peckham's origins are as a small rural hamlet, without a direct connection to the metropolis. The nearest major route to the capital from Peckham having been the Old Kent Road, to the northeast.
- 2.1.3 In the 13th century the Camberwell area was divided into eleven estates. Two of these estates are in the area covered by the Rye Lane Peckham Conservation Area: Basing Manor and Peckham Manor (also known as Camberwell Manor, or Camberwell and Peckham Manor). Peckham Manor was located in the area to the west of Peckham Hill Street and to the north of Peckham High Street. Whereas, Basing Manor, was located west of the junction with Rye Lane and to the south of Peckham High Street. Basing Manor is thought to be named after the family who held the land in the 13th century.
- 2.1.4 Most of the Camberwell parish was rural until the beginning of the 19th century and Peckham consisted mainly of meadows, arable land and gardens. It provided market gardens and pasture for animals being driven to the London markets, especially following transport improvements to the city. Peckham's location and relative proximity and access via the Old Kent Road gave it a particularly prominent position within the trade. Peckham; like Camberwell, was a location for a large fair which was held on common lands and then in the High Street, until its abolition in 1835.
- 2.1.5 From the 17th century, Peckham developed as an out-of-town residence for courtiers and merchants and then as a holiday resort. Facilities to be found at Peckham at this time, included: public houses, a theatre, schools, non-conformist chapels and an annual fair. However, in the 18th century Peckham was still officially considered a hamlet, despite these cosmopolitan and leisure-based facilities. Although from about 1722 Peckham was sometimes also referred to as a 'town'. For example, in 1722 a list of post offices includes 'deliveries to Peckham Town and Peckham Rye'; and a map dated 1739 detailing the possessions of the manor of Frierne also labels the settlement 'Peckham Town', reflecting its increasingly urbane character. Rye Lane itself is a historic thoroughfare and was known as South Street in the eighteenth century.
- 2.1.6 During the 18th century improved communications, brought Peckham closer to the capital and facilitated its development. Regular mail deliveries (1710) and coach services (1744) to central London, improvements in roads did not have an immediate impact on suburban development. However, the opening of Blackfriars Bridge in the late 18th century and then in 1782, the establishment of two turnpike roads linking the bridge with Peckham and

Dulwich; via St George's Circus, did have an impact on development on the south side of the River Thames.

- 2.1.7 By the 18th century Shard's Terrace (No's 91-107 Peckham High Street and No's 126-130 Peckham Hill Street) had been developed. The terrace of shops with residential accommodation above stands within the site of the medieval village of Peckham. It formed part of the wider transformation of the area from the mid 18th century, with the Shard family owning the land around Peckham Hill Street.

2.2 19th century urban development

- 2.2.1 During the early 19th century Peckham continued to develop from satellite village to suburb. It saw the growth of new residential developments in Peckham by speculative builders encouraged by the improvement in road links through Southwark to the Thames bridges. The construction of three new bridges: Vauxhall (1816), Waterloo (1817) and Southwark (1819) significantly improved links between South London and the metropolis. The improved transport links provided a lifestyle for the relatively wealthy who wanted to be near London, but who also wanted clean air and the countryside. The population of the parish of Camberwell quadrupled between 1801 and 1831. However, the process of change was not consistent, with different stages of development co-existing within the same area. A Tithe Survey (published 1842), indicated that a quarter of the surveyed land in the parish of Camberwell was built upon by 1837-38. However, over half of the land within the parish was still being used as pasture and approximately a fifth as arable land and market gardens.
- 2.2.2 Another impact on suburban development was the cutting of the Grand Surrey Canal, from Rotherhithe to near to Camberwell Road (1801-1811). In 1801 the Grand Surrey Canal Company obtained an Act of Parliament for a canal from Rotherhithe to Mitcham. Originally a much larger network was planned, but only the branch to Peckham, and an extension to Camberwell Road were opened (1826). The canal here was built on part of the Peckham Manor lands, which were acquired for the purpose around 1807. The Peckham branch ran northwards parallel to Peckham Hill Street, with the head of the canal located to the north of Peckham High Street. Here the land was once used for: wharfs, timber yards and warehouses. Today the public spaces around Peckham Library, the 'Canal Head Public Space and Surrey Canal Walk' and Eagle Wharf are a reminder of the 19th century canal heritage of Peckham.
- 2.2.3 In the mid to late 19th century development in Peckham continued. A network of street were developed on the former open land and as the population increased, commercial activity intensified. During this period of development, the social cachet of Peckham changed. Whilst some upper middle-class residents remained, on the whole the genteel were replaced by: lower middle and skilled working classes.
- 2.2.4 Although the coming of the Surrey Canal introduced a significant commercial element into Peckham, it did not immediately trigger development on the massive scale that was stimulated by the arrival of the railways in Peckham, between 1865 and 1866. Firstly the Crystal Palace to South London Junction Railway, followed by the South London line connecting Victoria Station and London Bridge. Both lines shared a station Peckham

Rye, which was built to the west of Rye Lane. In 1869 the tram network was extended across Camberwell and along Peckham High Street. Although the narrow width of Rye Lane prevented the tram route from being extended along it.

- 2.2.5 Towards the close of the 19th century a range of different industries developed in Peckham. Also during this period Peckham developed into an independent town centre with its own: amenities, transportation, employment, shops, chapels, churches and leisure facilities.
- 2.2.6 With the widening of Peckham High Street in late 1870's Rye Lane became established as a major shopping street, and attracted many chain stores by the 1890's. By this time the last traces of Peckham's rural origins had been largely erased. The changing structure of suburban retailing was a significant factor in shaping central Peckham. The decline of small enterprises requiring skilled shop keeping and craftsmanship was replaced by new methods of organisation and management. This saw the emergence of large emporiums, multiple or chain stores and banks, which congregated, along with the local shops. The most prestigious of the shopping premises was Messrs. Jones and Higgins department store, which was established in 1867 at No. 3 Rye Lane. With its prominent clock tower of the 1930's, the building is still an important landmark, despite the store closing down in 1980.

2.3 20th century urban development

- 2.3.1 The early part of the 20th century was a period of stability rather than significant change in Peckham. Rye Lane and Peckham High Street continued to prosper as a shopping centre, which resulted in commercial redevelopment, as retail premises sought to maintain fashionableness or gain advantage over their competitors. During this period a number of arcades and covered markets were built. In 1911 the first purpose-built cinema was built in 1911 and this was followed in the 1930s, with two grand picture palaces on Peckham High Street.
- 2.3.2 For central Peckham, the second half of the 20th century was a period of economic decline. The contributory factors were: a decreasing population, as older residents moved out they were replaced by a younger population, which included immigrants from overseas. Another impact on Peckham was industrial decline, which was exemplified by the closure of the Peckham Branch of the Grand Surrey Canal (1971). The fall in employment and poor state of Peckham's economy impacted on local spending power. Peckham's status as a shopping centre was challenged by the reduction in local spending power and the change in shopping patterns, as supermarkets began to replace precincts and malls.
- 2.3.3 To the north east of the conservation area, the late 19th century housing and street patterns were eradicated as the area was redeveloped for social housing from the 1960's onwards. Further changes occurred in the 1980's when the multi-storey car park, shopping mall and supermarket were constructed on the eastern side of Rye Lane.
- 2.3.4 Today, Rye Lane is a busy shopping centre having specialised in ethnic and bargain shopping. The upper floors of the retail premises are occasionally occupied by non-traditional churches serving the multi-cultural population. The most significant change has been the creation of Canal Head Square, a new public space to the north of Peckham

High Street and the junction with Rye Lane. The square on the former canal head is linked by a linear park along the line of the former Surrey Canal. New public buildings form two sides of the square, on the north side Peckham Library (Allsop and Sturmer) and Peckham Pulse (Southwark Building Design Services) to the west

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3 The Character and Appearance of the Area

3.1 Broad Context

- 3.1.1 The Rye Lane Peckham Conservation Area is defined by its three principal roads: Peckham High Street, Peckham Hill Street and Rye Lane, and the staggered crossroads where they meet. Whilst these three roads share the same pattern of development, each is broadly characterised by different phases of the area's commercial and retail growth. Therefore, for the purposes of this assessment, the town centre has been divided into two sub-areas: Rye Lane and, Peckham High Street and Peckham Square.
- 3.1.2 The busy commercial streets; Rye Lane and Peckham High Street, contrast with the residential streets of the adjoining conservation areas of Holly Grove and Peckham Hill Street. These commercial streets reflect the characteristics of the different periods of the area's growth. The conservation area is largely characterised by a mixture of 18th century to mid 20th century buildings.
- 3.1.3 Until the early 19th century Peckham High Street formed part of a minor country road connecting New Cross and Camberwell. With the opening of Vauxhall Bridge (1817) and of Camberwell New Road (1820) Peckham High Street had increased importance in the capital's highway network. Despite road widening on the northern side during the late 19th century, the winding alignment still reveals the street's medieval origins. Whilst the buildings on the north side mainly date from the mid to late 19th century, on the south side small 18th century properties still survive.
- 3.1.4 Rye Lane is one of the busiest shopping streets in south east London and in many ways has more of a "high street" character than Peckham High Street itself. The central section of Rye Lane in a particular has a good selection of inter-war purpose built retail buildings. This contrasts with other parts of the conservation area, where the buildings are either extended early 19th century houses or purpose built late Victorian retail premises, with residential accommodation on the upper floors. The ground floor facades of the majority of the properties within the conservation area have been changed, however the upper floors largely remain unaltered. Unlike neighbouring conservation areas there is no predominate architectural style or palette of materials. The character of the Rye Lane Peckham Conservation Area is attributed to the eclectic architectural styles and materials.
- 3.1.5 Within the conservation area building heights largely vary from two to four storeys. Peckham Pulse and Peckham Library at the northern end of the conservation area are taller buildings and stand at a height of four storeys. Along Rye Lane and despite some variation in the number of storeys, there is a general consistency in the heights of the building eaves/ parapet level. Buildings are predominantly built to front boundary alignment along Rye Lane, as they are in Peckham High Street.

3.2 Local Materials and Details

- 3.2.1 Most of the conservation area was constructed between the early 19th century and 20th century. There is a wide range of materials and architectural styles, namely: classical, revivalist and art deco. This is in direct contrast to the limited material palette and classical themes found in the adjoining Holly Grove and Peckham Hill Street Conservation Areas. The common material palette for the earlier buildings is:

- Yellow London stock brick, or occasional red facing bricks;
- Portland/ artificial stone or stucco designs;
- Slate roofs to shallow pitches, with over hanging or parapeted eaves, or;
- Slated mansard attic storeys;

In later buildings the palette varies to:

- Painted renders;
- Concrete;
- Brickwork decorated with coloured banding in buff and red bricks; and
- Dressings in stone, stucco and faience.

3.3 Street Surfaces and Furniture

3.3.1 Original ground surfacing materials have been lost throughout the conservation area. Tarmac has replaced sett roadways, and concrete slabs have replaced stone flags: and the condition of such materials is generally poor. Modern municipal street lighting exists everywhere. In Rye Lane the street lighting, furniture and surfaces have been frequently renewed over time. For example there are no traces of the early 20th century wood paving. However, a section of cobbles and stone setts survive at the side and rear of No's 117-125 Rye Lane and Bull Yard.

3.3.2 The conservation area consists of a mismatch of uninspiring street furniture. This disparity is largely attributed to isolated Council streetscape enhancement works of the past. The opportunity exists within the conservation area for creating uniformity between streetscape elements and assessing their placement and provision.

3.4 Sub Area 1 – Rye Lane

3.4.1 The built environment of Rye Lane is a fusion of development over two centuries. The eclectic mix of 19th century properties, in a variety of architectural styles and materials but with a consistent vertical emphasis. This contrast strongly with the inter-war buildings in the centre of the Rye Lane, with their simple lines and palette of materials and contrasting horizontal emphasis.

3.4.2 A significant component of the character of the area is the group of late- Georgian villas and terraces, rising up behind later often 19th century shop extensions. Whilst they represent a notable survival, on the whole these late Georgian villas have been much extended and are in a poor condition. Dewhirst's map of 1842 still shows some open land on the east side and houses with front gardens on the west side. Ordnance survey maps at the end of 19th century show that there were no open land and hardly any front gardens remaining. No's 6-8 (even) Rye Lane are a pair mid-Victorian classical terrace properties with pediments to first floor windows. No's 14-16 (even) Rye Lane is a pedimented former semi-detached house dating from c. 1820's. Similarly No. 28 Rye Lane is a former villa with Soane style detailing, from the same period. In contrast within this run, is a pair of four storey gabled buildings, No's 22-24 (even) Rye Lane. This group from 1900 occupy a site that previously contained a large detached house.

- 3.4.3 This residential character of early 19th century development is well represented by a number of semi-detached and terrace houses on Rye Lane. Often occupying generous plots with substantial gardens, these survivals are almost exclusively on the western side of the road, reflecting the irregularity of its initial development. Distributed along almost the entire length of Rye Lane, those buildings to the south of the railway belong in the main, to the wider development of the Choumert Estate. These follow a particularly erratic building line. Other evidence of the generous scale of early development survives in the form of plot widths that are still discernible despite re-development, such as: No's 18a-b Rye Lane. One consequence is a notable irregularity to some of the street numbers, despite wholesale renumbering in 1869 and again in 1889.
- 3.4.4 As the main shopping street of the district, a role it has served since the late-19th century, Rye Lane constitutes one of inner London's 'High Streets'. In the last few decades it has developed as a low-cost shopping centre with a strong ethnic character, reflected in both its shops and churches, often occupying the upper floors of converted premises. Its present vibrant and undisciplined character is not without precedence. Although once genteel and semi-rural, since the mid-19th century the street has experienced erratic growth and piecemeal development producing a dense and varied urban landscape.
- 3.4.5 The commercial character of Rye Lane is expressed through a wide variety of premises. The oldest examples are front and side extensions to the existing buildings, built from the 1860s onwards. These remain in abundance, although most have been serially renewed. Purpose-built speculative developments are also quite numerous. One form is the shop and dwelling, built from the late-19th century to the mid-20th century and now back in favour. Such developments are usually three or four storeys high, and built of brick, often with stone dressings in an eclectic mix of architectural styles. Late 19th or early 20th examples include: Central Buildings (1912) a reworking of the former Hanover Chapel, No's 18a-b, No's 22-24 (even) , No. 163 (with a return on Parkstone Road), No's 164-170 (even), No's 185-187 (odd), No's 190-192 (even) and No's 194-204 (even) Rye Lane. The eastern side of Rye Lane; on the corner with Hanover Park, is characterised by a group of mostly 19th century buildings in a variety of architectural styles. Commonly their articulated facades contribute positively to the character and appearance of Rye Lane, of particular note is the HSBC Bank a prominent late Victorian bank.
- 3.4.6 At the southern end of Rye Lane a group of mainly 19th century buildings represent some of the most distinctive buildings in this part of the conservation area. No's 194-204 (even) Rye Lane were built between 1881 and 1888 as purpose built retail accommodation with residential on the upper floors. The buildings were built in an eclectic manner with an oriental influence.
- 3.4.7 Rye Lane's two department stores have left a significant legacy, although neither site survives in its entirety. The most substantial remnant of Jones and Higgins is the 1890s stone-faced block (No. 1 Rye Lane/No's 68-72 Peckham High Street) with its landmark clock tower (truncated in the 1950s). More of Holdrons had until recently survived, including two blocks of late 19th century/ early 20th century shops at No's 143-147 Rye Lane and No's 1-15 Bournemouth Road (now demolished) and the striking 1930s building at No. 135 Rye Lane.

- 3.4.8 Single shops, sometimes built by their owners or by chain stores, are also numerous. Early 20th-century buildings in the Arts and Crafts and neo-Georgian manner include: No's 20 and 110-112 Rye Lane. A more overtly modern approach arrived in the 1920's with the former RACS building at No. 176-178 Rye Lane. Several multiple retailers developed standardised designs or new contemporary forms; surviving inter-war examples include Marks and Spencer (No's 54-58), Sainsbury's (No's 61-63), and, most impressively, C&A (No's 72-74). There are also post-war examples of a second C&A (No's 117-125), British Homes Stores (No's 51-57) and a Woolworths (No's 87-95). The Rye Lane area is also characterised by covered markets and arcades such as Rye Lane Market and the Aylesham Centre, which was built in the late 20th century.
- 3.4.9 Overall the predominance of commercial architecture along Rye Lane reflects the streets long-term status as a major south London shopping area. Whilst individually the architectural quality of the buildings along Rye Lane varies, together they form an eclectic and varied streetscape, contributing to the vibrant and cosmopolitan character of Peckham.
- 3.4.10 Historically industry has also been found in central Peckham. Whilst industrial development was mainly concentrated around the Grand Surrey Canal; at the northern end of the conservation area, elsewhere it was found around the railway and viaduct arches. No. 133 Rye Lane (George Bussey's gun manufactory and rifle range) was redeveloped as a sporting goods factory at the beginning of the 20th century. This brick and concrete building is part 5/ part 3 storeys in height and is now occupied by: a church, artist studios and light industry.
- 3.4.11 Today, Rye Lane is also busy traffic highway that is a narrow, densely developed and heavily used thoroughfare. It is also a public transport hub, with a railway station and a frequent flow of buses. At the midway point Rye Lane is crossed by two railway bridges, connecting London Bridge with Streatham and Croydon.
- 3.4.12 The presence of the railway continues to exert a strong influence over its immediate surroundings, with its huge structures and a greater prevalence of industrial premises and a rather ad hoc character to some of the surrounding properties. This includes the creation of shops within the railway arches, inter-war retail units wrapped around the station and railway lines, and an improvised scaffolding yard. Peckham Rye Station (c. 1865) was originally known as Cow Lane Junction, is an elaborate building in the Continental Renaissance style.
- 3.4.13 Further evidence of the railway's impact include Rye Lane Baptist Chapel, forced to move to its present location in advance of the railway's construction, and the surviving sections of much plainer, standardised development (of the 1870's and 1880's) on the south east side of the road. The classically designed Chapel (c.1863) is one of Rye Lane's most architecturally significant buildings and is now the only property to be set back from the road behind a forecourt.
- 3.4.14 Whilst few entertainment facilities remain in Rye Lane today they were an important feature of Rye Lane. Built at the rear of No. 164 Rye Lane in 1883-4, the former Peckham Public Hall is a reminder. Following conversion to the Tower Annex Cinema the building is now the home of the Church Apostolic Centre. The former cinema entrance on

Rye Lane is all that has been retained. Elsewhere the Peckham Multiplex Cinema; just outside the conservation area, on Moncrieff Street dates from 1982 and was originally built as a supermarket.

- 3.4.15 The post World War II developments along Rye Lane have failed to respond to the characteristics of the earlier buildings within the sub-area. These buildings lack the richness of the architectural detailing of either the 19th century or early 20th century buildings. The exception being No's 51-57 (odd) Rye Lane which was built in 1956 as a British Homes Stores and is now occupied by Primark. The building was constructed on a former bomb site and was designed by George Coles, who is better known for his inter-war cinema buildings. The bold faience clad facade on Rye Lane reflects George Coles' earlier cinema work. However, the infilling of original openings at ground floor level; on the Hanover Park elevation, does little to enhance both the conservation area and this key local building. Elsewhere an opportunity exists to redevelop the indifferent post World War II buildings, these include: The Aylesham Centre, No's 32-36 (even) Rye Lane, No's 38-44 (even) Rye Lane and No's 97-101 (odd) Rye Lane. New buildings should be in accordance with guidance in Section 5.3.

3.5 Sub Area 2 – Peckham High Street and Peckham Square

- 3.5.1 This sub-area comprises both sides of Peckham High Street between Sumner Avenue and the Bus Station, together with Peckham Square and embraces buildings ranging in date from the 17th to the late 20th century.
- 3.5.2 Peckham High Street forms part of the A202 and is a major east/ west route, carrying high volumes of traffic. Historically congestion has been a concern along Peckham High Street and even in the late 19th century a programme of street widening was undertaken (1880-92). Motor traffic still exerts a major threat through pollution, congestion and the physical impact of highway design. Despite previously being widened, Peckham High Street is still relatively narrow
- 3.5.3 In contrast to the more ordered Georgian development of Camberwell, Peckham's early houses were irregularly constructed along Peckham High Street. This was a piecemeal encroachment rather than the product of formal estate development, which resulted in a heterogeneous and undisciplined mix.
- 3.5.4 The south side of Peckham High Street has a vernacular and eclectic character and retains great deal of earlier development. The most notable of these are No's 58-62 Peckham High Street, which still observes the Georgian building line. They originally formed part of a larger group located just to the west of the former Hanover Chapel at the northern end of Rye Lane and now set well back from the street behind single storey shop extensions. No. 54 forms part of the group with No's. 58-62 Peckham High Street, is set back from the street on the same alignment. No. 58 Peckham High Street (c.1730), with a large bay window at first floor level, is a timber framed building with a Palladian facade. No's 60 and 62 appear to have originated as a one room deep, 17th century timber framed cottage. No. 58 is taller and is the last survivor of a development of circa 1730 comprising two mirrored pairs of three storey houses flanking the earlier cottage, also one room deep. Another group of one room deep early 18th century cottages, albeit much altered

and rebuilt, is to be found at No's 98-104 (even) Peckham High Street. No's 16 and 18, also appear to be of 18th century origin with a two storey pair with attics.

- 3.5.5 Elsewhere along the south side of Peckham High Street the properties are of a later date but still occupy characteristic irregular, narrow fronted plots. Together they present a wide variety of 19th century urban vernacular styles, punctuated by more extrovert public houses (or former public houses). In height the buildings are mostly two to three storeys, often with attics, with shops on the ground floor. No's 98-104 (even) Peckham High Street are a group of early buildings which retain the small scale of the village, but have been significantly altered. Along this stretch there are a number of public houses or former public houses. The Red Bull (No. 116) is late Victorian, the Old Bun House (No. 96) was built in 1900 and the former Kentish Drovers (No. 74) dates from 1750 but has been much altered and is currently a shop on the ground floor.
- 3.5.6 Also worthy of mention are: No's. 28-34 Peckham High Street, two 3-storey, mid-19th century pairs flanking Collyer Place with stock brick upper floors crowned with a stucco cornice. Collyer Place was once the entrance to the Basing Manor House. No's. 36-38 (even) Peckham High Street are a group of later buildings, faced with red brick, with Dutch gables fronting the attics.
- 3.5.7 East of Rye Lane, the key building on the south side of the High Street is the surviving block of the former Jones & Higgins department store (1894), whose tall, stone faced elevation, with its elaborate Renaissance detailing and prominent 1930s clock tower, is one of Peckham's most important landmarks.
- 3.5.8 Whereas the north side has a series of landscape interruptions. The character of the road is primarily commercial, with the buildings are occupied by shops and offices. To the north of Peckham High Street is a group of modern civic buildings.
- 3.5.9 Today, little remains of the pre-18th century settlement in Peckham, with its large houses set within gardens. The irregular alignment of both Rye Lane and Peckham Hill Street with Peckham High Street; evident in the historic maps of 1828 (Wyld), 1830 (Greenwood) and 1862 (Weekly Dispatch map of 1862), are an indication of the origins as country lanes. The narrow fronted, irregular plot sizes are also surviving examples of the smaller 18th century houses on the south-eastern side of Peckham High Street.
- 3.5.10 As with the neighbouring Peckham Hill Street Conservation Area, large-scale speculative development in the late 18th century/ early 19th century influenced the character of this part of Peckham. No's 91-107 (odd) Peckham High Street (Shard's Terrace) and No's 126-130 (even) Peckham Hill Street are surviving examples of this speculative development. Until the road widening in 1882 these properties had small front gardens. Overall these are simply designed buildings with little articulation to the facade. Whilst the shop fronts have been mostly altered, the best surviving is No. 105 Peckham High Street (Manze's Eel and Pie House) which was established in 1911 and still retains its shop front and marble sill.
- 3.5.11 On the eastern edge of the conservation area the character is mixed. On the northern side there are two good late 19th century public houses: The Greyhound and the former Crown (now Payday Loans). Directly opposite the former Crown on Mission Place is a former early cinema and billiard hall (No's 121a-b Peckham High Street). A remnant from

the area's low character and slum housing is the Orchard Mission Hall on Mission Place, built by the Ragged School Union in 1906.

- 3.5.12 The north side of Peckham High Street, west of Shard's Terrace the buildings date from after the road widening and the late 19th century. The buildings share the character of a metropolitan street improvement rebuilding. Of particular note is the former London and South Western Bank No. 77 Peckham High Street, with its elaborate Doric piers at ground floor and superimposed pilasters supporting moulded storey bands on the upper floors. No. 43 Peckham High Street was built as the Central Hall of the People's League (c.1894) and designed by Robert P. Wellock, who was also responsible for Nunhead Library and the Livesay Museum. The property is now a bar and nightclub. No. 45 Peckham High Street (former Britannia Public House) was built in 1881 by architect and pub specialist, George Treacher. The pub front has been lost and property is now a men's clothes shop. No's 1-27 (odd) Peckham High Street is a terrace of three storey buildings dating from the late 19th century. Whilst the original shop fronts have been lost, many retain original console brackets, pilasters and sash windows on the upper floors.
- 3.5.13 Inter-disposed between the buildings on the north side of Peckham High Street are a number of clear sites. Peckham Square is bounded by two public buildings: Peckham Library and Peckham Pulse. The other significant cleared space lies between Sumner Road and Melon Road. Despite a number of unrealised redevelopment proposals the site remains a potential development site. A landmark building on the north-west edge of the conservation area is the St. James the Great R.C. Primary School (c.1906).

3.6 Views and Vistas

- 3.6.1 The key approaches into the conservation area are: east-west along Peckham High Street, south down Peckham Hill Street or north along Rye Lane. The junctions between Peckham High Street, and Peckham Hill Street and Rye Lane create a special intensity of activity.
- 3.6.2 A key view within the conservation area is the vista east along Peckham High Street. Here the contained view at the entrance of the conservation area opens up to the broader aspect of Canal Head Square (Peckham Arch) and Rye Lane. The former Jones and Higgins department store (now Mark One) acts as a full stop to eastern views. However southerly views of this building from the former Surrey Canal and Canal Head Square are restricted by the Peckham Arch.
- 3.6.3 Looking west along Peckham High Street; at the junction of Peckham Hill Street, views widen out. Northwards out of the conservation area, along Peckham Hill Street and the former Surrey Canal, views open up and contrast with the good sense of enclosure found around the junction.
- 3.6.4 Along Rye Lane the views are contained vistas between street frontages (2-4 storeys) rather than broad prospects. These views provide a good sense of enclosure, opening up to a wide vista; to the north, at the junction with Peckham High Street and at the southern end to Peckham Rye. Views along the entire length of Rye Lane are prevented by the bend in the street at the junction with Highshore Road.

3.7 Key Spaces and Landscape Elements

- 3.7.1 Pedestrian movement and heavy traffic, particularly at the junctions of Peckham High Street, Rye Lane and Peckham Hill Street, the area's role as a transport hub and the presence of street markets give the conservation area a busy town centre character.
- 3.7.2 Urban interest in the area around the former Jones and Higgins Department Store and Canal Head Square is defined by the four storey modern developments on the northern and eastern side of the Canal Head Square, and by the Peckham Arch on the southern side. The modern, highly visible buildings, structures and square, have local identity as a focal space. The clock tower of the former Jones and Higgins Department Store is also a key focal point and this landmark building dominates views looking eastwards.
- 3.7.3 Also to the north side of Peckham High Street; around Sumner Road and Melon Road, is another key space. Like Canal Head Square this is a cleared site, but one which has remained undeveloped. Today the space is a characterless grassed area, nevertheless the only green open space within the boundaries of the conservation area. Investment in a landscape and quality development would raise its local amenity value.

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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. The following buildings within the Rye Lane Peckham Conservation Area are statutorily listed:

- Post Office Depot, Highshore Road;
- 57 Peckham High Street;
- Baptist Chapel, Rye Lane; and
- Peckham Rye Station, Station Way.

4.2 Key Unlisted Buildings and Building Groups

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

- No. 14 Peckham High Street;
- No. 32 Peckham High Street;
- No's 65-67, 71 and 77 Peckham High Street;
- Shard's Terrace, No's. 91–107 (odd) Peckham High Street and No's. 126–130 (even) Peckham Hill Street;
- No. 109 Peckham High Street (The Greyhound Public House);
- No. 116 Peckham High Street;
- No. 119 Peckham High Street;
- Peckham Library, No. 122 Peckham High Street;
- The former Jones & Higgins Department Store, Rye Lane;
- No's 12 -14 (even), 16 Rye Lane;
- No's 26-28 (even) Rye Lane;
- No. 47 Rye Lane;
- No's 51-57 (odd) Rye Lane;
- No's 61-63 (odd) Rye Lane;
- No's 114, 116 Rye Lane;
- No's 117–125 (odd) Rye Lane;

- No. 133 Rye Lane (Bussey Building);
- No. 135 Rye Lane;
- No. 213 Rye Lane; and
- No. 231, The Nag's Head Public House, Rye Lane.

4.2.2 The following buildings are identified as making a positive contribution to the townscape:

- No's 100-104 (even) Rye Lane;
- No. 110 Rye Lane;
- No's 179-181 (odd) Rye Lane;
- No's 152-154 (even) Rye Lane;
- No's 162-164 (even) Rye Lane; and
- No. 170 Rye Lane.

4.3 Archaeology

4.3.1 The archaeological priority zone of Peckham Village is based upon the extent of the settlement as shown in the mid 18th century map attributed to John Roque. The focus of the archaeological priority zone reflects the locations of Basing Manor and the core historic settlement. The Archaeological Priority Zone therefore focuses on a different, earlier area of settlement, rather than the 19th century expansion of Peckham along Rye Lane.

4.4 Negative Elements

- 4.4.1 The proliferation of advertisements, wholesale removal of shopfronts, installation of roller shutters and replacement shopfronts with in appropriate designs and materials are detracting from the architectural quality of the conservation area.
- 4.4.2 On the eastern side of the conservation area, the car parks and business units create breaks in the rhythm of the established street scene.
- 4.4.3 The Aylesham Centre has an indifferent character which does little to enhance the conservation area. Here an opportunity exists to redevelop the building centre along with the car park site and bus station just outside the conservation area.
- 4.4.4 The key buildings and sites that detract from the character and appearance of the conservation area are listed below (section 4.5).
- 4.4.5 No's 1-27, No's 31-51 Peckham High Street have poor rear elevations and boundary treatments, and therefore provide an unattractive focal from the open space behind. The rear of No's 32-36 Rye Lane is having a negative impact on the views from the Holly Grove Conservation Area onto Rye Lane. The flank elevation of No's 51-57 Rye Lane; fronting onto Hanover Park, has a poor relationship with the street at ground level. An opportunity exists here to remove the brick in filling and reintroduce a more active frontage.

- 4.4.6 The wider setting of the Grade II listed Peckham Rye Station is adversely affected by the poor architectural quality of the buildings immediately in front of the station (No's 74a-80 Rye Lane).
- 4.4.7 The widespread removal of shop fronts throughout the conservation area is having a detrimental impact on the character of the area. The conservation area would benefit from the re-introduction of shop fronts in accordance with guidance set out in 5.3.7.

4.5 Potential Development Sites

- 4.5.1 The Rye Lane Peckham Conservation Area includes many buildings in need of re-use and/ or repair. In the main, the buildings themselves should remain, and any changes considered in the light of the guidance set out above. In some instances there is a case to be made for new buildings, either to fill gaps in the urban fabric, or to replace poor elements with more appropriate design.
- 4.5.2 There are a number of sites located throughout the conservation area that contribute poorly to the character and appearance of the area. As such, it is recommended that they be nominated for redevelopment:
- Peckham Rye Station Environs including: No's 2-10 Blenheim Grove, No. 3 Holly Grove, No's 74-82a Rye Lane and all of Station Way. Opportunity exists to improve the listed building's setting and frontage onto Rye Lane, with the creation of a new public square. This would restore the station's relationship with the street, as originally conceived.
 - Aylesham Centre, improvements to the frontage onto Rye Lane by redevelopment of the 1980's shopping centre.
 - Gap site adjacent to No. 239 Rye Lane, opportunity exists to introduce a corner building.
 - No's 215-229 Rye Lane opportunity exists for the introduction of a new 3 storey building to provide containment to the street.
 - No. 193 Rye Lane opportunity exists for the introduction of a new 3-4 storey building;
 - Individual sites presenting redevelopment possibilities include: No's 32-36 Rye Lane, No's 38-44 Rye Lane, and No's 97-101 Rye Lane.
 - The modern Job Centre Building on Peckham High Street, contributes little to the conservation area and there is an opportunity here for the introduction of a new 3-4 storey building.
- 4.5.3 Sites adjacent the conservation area that would benefit from sensitive enhancement and redevelopment include the areas immediately to the east: cinema site and multi-storey car park and the Morrison's supermarket and adjacent car park. New buildings should respect prevailing building heights and not unnecessarily dominate views out of the conservation area.

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 Rye Lane Peckham 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. The character of the conservation area is defined by buildings of different periods. Irrespective of age these buildings, which make a positive contribution, have the fine detailing, modelling and decorative elements, shop fronts and fenestration, which give the buildings depth and interest.
- 5.1.3 In the Rye Lane Peckham Conservation Area the main development pressures relate to changes of use of buildings and the renovation and re-use of architecturally valuable, but currently redundant, buildings. There should be no objection in principle to good new building design in the conservation area in contemporary styles and the following guidance seeks to promote modern design of quality, and to preserve and enhance the historical character of the area.

Consulting the Council

- 5.1.4 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. 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.
- 5.1.5 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

5.2 Development Form and Urban Morphology

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In 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 It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The urban form of the conservation area is key to its character and any change must consider the basic principles that have determined it. As the appraisal discusses, the pattern was shaped during the late 18th and 19th century, when it became a key transport node in south London and is typified by building frontages positioned directly onto the street and following its alignment.

- 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 building on the boundary line between the plot and the street;
- Keeping utility areas behind the street frontage, accessed from the rear or through narrow passages under and between buildings – this includes car parking, garaging, service areas and private amenity space;
- Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality.

Building form

- 5.2.4 The common building forms in the conservation area also determine the way development and changes can take place. Through much of the area the dominant building type is 19th century shop frontages, both where the former houses have been converted and where they were purpose built. In most cases there remains a domestic scale, related to residential use of the upper floors. This generates a visual rhythm in the street that gives a strong verticality to elevations even though they may be only three or four storeys high. Particular characteristics which should be observed in conversion and new design are:

- Heights of three or four storeys and not less than two – in each situation buildings should remain within the range of heights of the block of buildings in which it is sited;
- Roof lines are typically seen as parapets behind which the roof structure is not usually visible from the street level. Occasionally roofs are viewed obliquely along the street. Extensions and changes to the basic roof form are generally unacceptable even where set back from parapet lines;

- Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks, particularly at street level; and
- Regular residential pattern of fenestration and a strong verticality in upper floors.

5.3 New Design in the Conservation Area

- 5.3.1 The commercial character of the Rye Lane Peckham Conservation Area places particular pressure on its appearance. Shop fronts are the most sensitive element, and are often the subject of poor design or alteration. Sections 5.3.7-5.3.11 sets out guidance for the design of new shop fronts, and improvements whenever they can be made.
- 5.3.2 Frequently upper floors fall into disuse or change to office uses. New uses for upper floors are to be encouraged, but the residential scale and details of upper level elevations should always be retained. Should redevelopments be considered, it is important that upper floors are designed to the same scale, even though the planned use is not for living accommodation.
- 5.3.3 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.
- 5.3.4 Some of the intrusive developments were in the 1960’s and 70’s (e.g. 38-44 Rye Lane) and these have quickly passed through their life cycle to the point where they, too cannot perform technically in the modern environment. There may now be the opportunity for better development that more sensitively addresses the issues of the Rye Lane Peckham Conservation Area.
- 5.3.5 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.
- 5.3.6 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 be between three to four storeys. However, new tall buildings within or to the west of the conservation area are unlikely to be appropriate. Whilst opportunities for buildings of eight to ten storeys maybe appropriate to the east of Rye Lane (refer to 4.5.3) these should not dominate views or overshadow the conservation area.

Shop front design

- 5.3.7 The majority of commercial properties within the Rye Lane Peckham Conservation Area have retail units at ground floor. However, there are a large number which have no

shopfronts and are completely open during the hours of business and secured by roller shutters when closed. The wholesale removal of shopfronts is unacceptable and is not a historic characteristic of the conservation area. The roller shutters necessary when the premises are closed are visually detrimental to the character of the area. Where shopfronts have previously been removed then consideration should be given to the reintroduction of a shop with a window that folds away, fixed transom glazing and a stall riser.

- 5.3.8 Entrances to upper floors were a common feature of 19th century shopfronts and where they exist should be retained to facilitate the use of the upper floors. Where new shopfronts are proposed they should be incorporated into the design.
- 5.3.9 A great number of buildings which have poorly designed modern replacement shopfronts, fascias, projecting signs are to be found in the conservation area. These modern alterations detract from the character and appearance of the conservation area. Other modern additions which are having a detrimental impact on the character and appearance of the conservation area include: solid external roller shutters and associated housing. These roller shutters often have blank solid appearance and create a dead frontage onto Rye Land and Peckham High Street. 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.
- 5.3.10 The objective is that shop fronts and advertisements should harmonise with and enhance the character of the street as well as the buildings in which they are contained; it is not the intention to inhibit imaginative and sensitive design, but to offer a general guide illustrating solutions that have been found acceptable. Non-shopping commercial frontages, as well as retail shops, pose similar problems at ground floor level.
- 5.3.11 Proposals for new shop fronts or alterations to existing ones should be sympathetic to the design and materials of the standard shop front elements and their proportions, adjoining shop fronts and building itself. Original shop front elements should be retained and where possible restored, where they contribute to the character of the building or street. The following design principles relating to shop fronts should be adopted:
- New shopfronts should be designed to respect the age and status of the host building. With a terrace of 19th century retail premises, each owner would have installed their own shop front. However, in contrast with a 20th century department store a more unified design would have been adopted. These design principles should be respected when introducing new shopfronts into the conservation area;
 - 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 the street;
- In traditional Georgian, Victorian or Edwardian 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 45cm high, materials should be mostly traditional: shiny, reflective material or lurid colouring should be avoided;
- On the upper floors continuous horizontal glazed shop windows will be discouraged. The exception to this being where the work involves replacement of an existing continuous window on the upper level. Where the window to be replaced, then the new work should match existing: design, detailing and materials;
- 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; and
- 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.

Advertisements

5.3.12 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. Section 1.7 provides the planning policy background to the Area of Special Control of Advertisements, which will apply to the conservation area.

- 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.

5.3.13 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 realm that development and improvement should address are:

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

5.4.2 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. Virtually no original street surfaces remain in the conservation area, with the exception of a section of cobbles and stone setts surviving at the side and rear of No's 117-125 Rye Lane and Bull Yard.

Boundaries

5.4.3 In most parts of the conservation area, the boundary of the public realm is the building façade, and the quality of design is of paramount importance. Interesting places are generally characterised by “active edges”, i.e. where there is stimulus and interaction between the public realm and buildings. This can be by direct access or through visual connection (windows, and shop fronts for example). Windows and doors at street level provide a level of activity and promote better surveillance of the street.

5.4.4 The rear of properties within the conservation area are often of a poor quality: brick walls, timber gates, palisade fences e.g. No's 31-91 and 91-126 Peckham High Street. These poor boundary treatments detract from the character and appearance of the conservation area.

Trees and street furniture

5.4.5 Trees are important in greening the public realm, softening hard built edges and enclosing spaces. 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.

- 5.4.6 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 Conservation Area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate.

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 Rye Lane Peckham Conservation Area. There is a wide palette of materials within the conservation area, the details of which are set out in section 3.2.1. 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 on the 18th – early 20th century buildings, 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.
- 5.5.3 The mid-late 20th century buildings within the conservation area vary considerably in the design, construction type and materials. For these more modern buildings the use of concrete and cementitious renders and mortars may be more appropriate. Where repairs are intended to these buildings, the advice of the Council's conservation officer on appropriate materials should be sought.

Maintenance

- 5.5.4 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, re-pointing 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

- 5.5.5 Where original timber or metal windows and doors 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 Rye Lane Peckham 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. The advice of the Council's conservation officer should be sought when changing external paint schemes within the conservation area.

- 5.5.6 At the same time, there is the opportunity to introduce more colours, 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.
- 5.5.7 Replacement doors, windows and shopfronts to listed buildings need to match the materials, detail, including glazing bars of the originals. Where the existing shopfronts, windows or doors are however later alterations they detrimentally 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.
- 5.5.8 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original windows in terms of detail design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area.

Roofs

- 5.5.9 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and wither natural or good quality reconstituted slate on unlisted buildings in the Rye Lane Peckham 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.
- 5.5.10 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

- 5.5.11 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.
- 5.5.12 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.

- 5.5.13 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

- 5.5.14 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based found predominantly on the 18th and 19th century buildings within the conservation area. 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.
- 5.5.15 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.
- 5.5.16 Where features such as capitals or pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Ornamental ironwork

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

Satellite dishes

- 5.5.18 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. 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. However, should the location be:

- concealed behind parapets and walls below ridge level;
- set back on side and rear extensions;
- set back on rear roofs below ridge level;
- located on the rear garden elevation; and
- such as to minimise the visual impact of the equipment on the conservation area character in terms of the size, location and appearance of the proposed installation; planning permission will not be required.

Extensions

- 5.5.19 Where rear extensions are proposed, they should not be full height, 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.
- 5.5.20 Where roof extensions are proposed they should not involve the loss of an historic roof structure and visually dominate the existing or neighbouring buildings.

5.6 Renewable Energy

- 5.6.1 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.
- 5.6.2 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/>

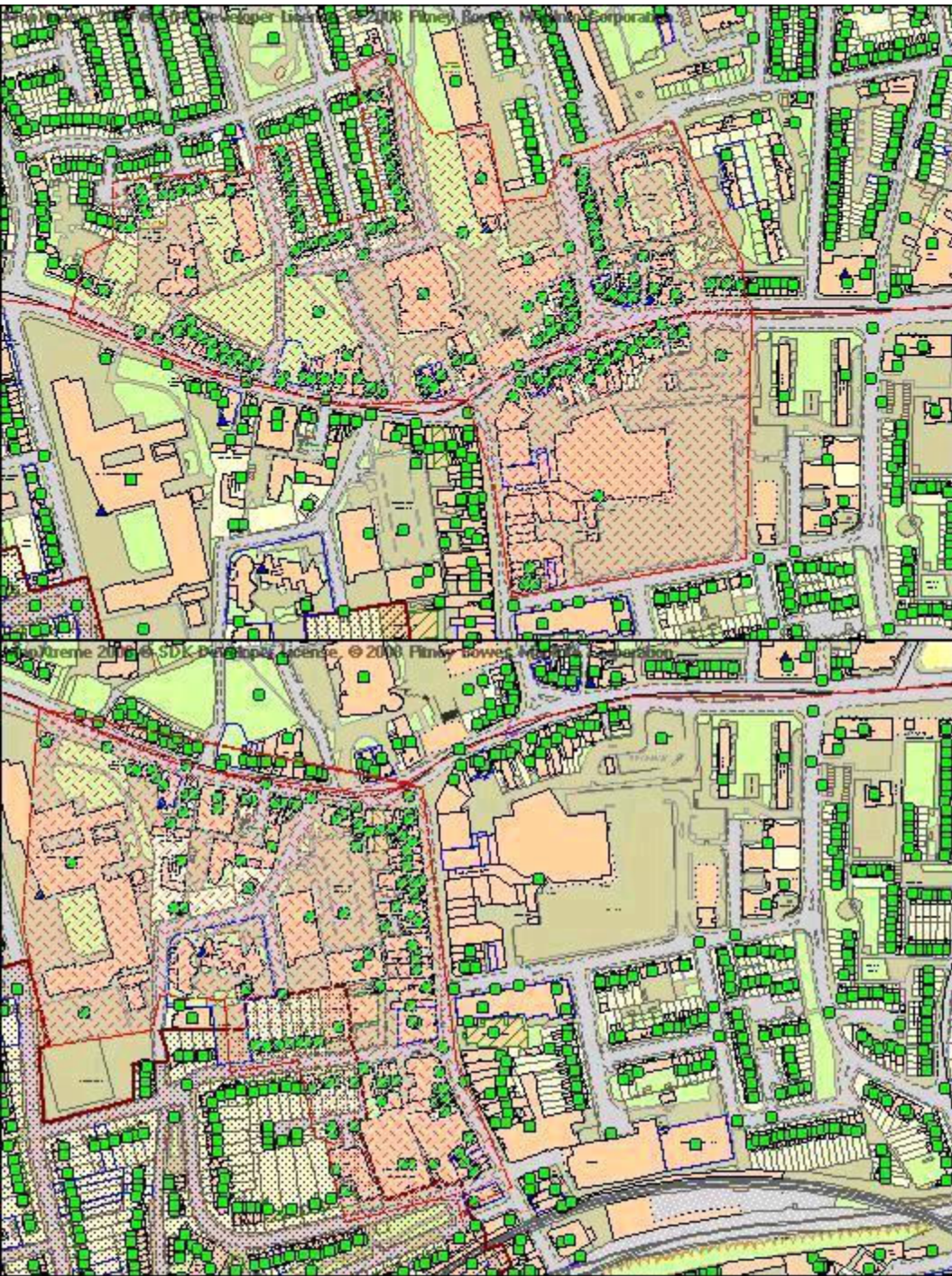
The Twentieth Century Society 020 7250 3857

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

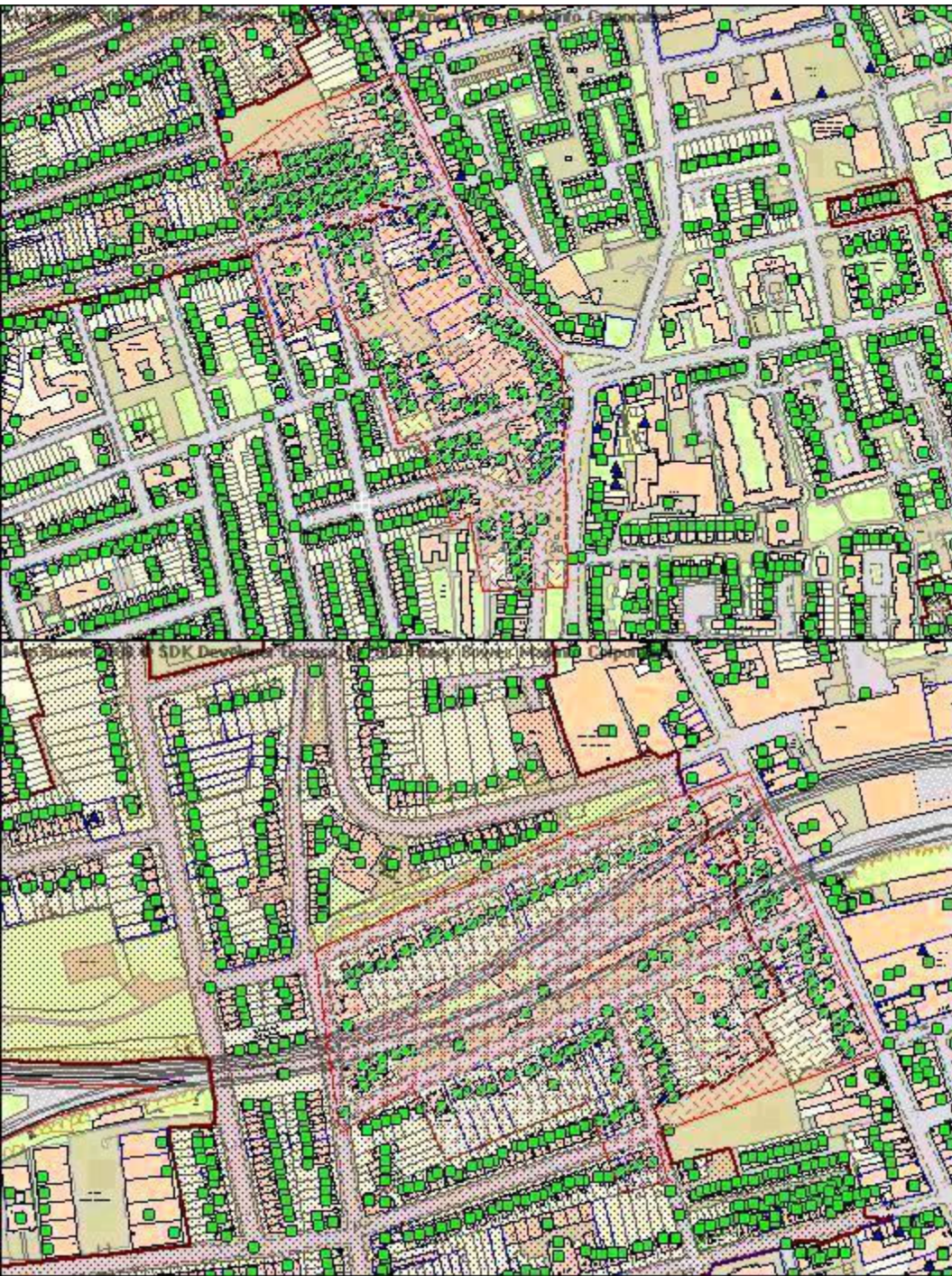
Further Reading

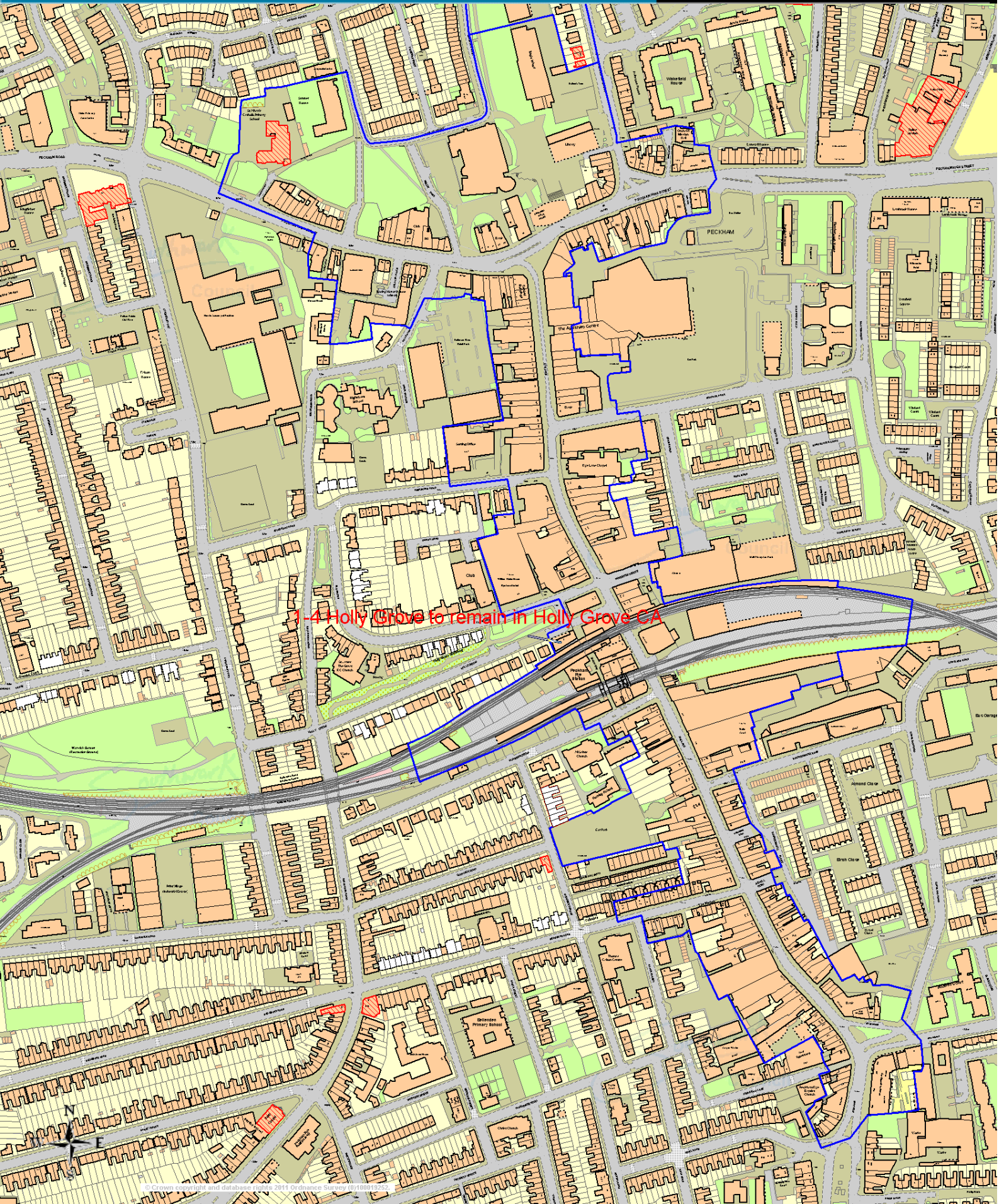
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APPENDIX 6 EqIA

MEETING:	Peckham Community Council and Nunhead and Peckham Community Council	Date:	11 and 12 May 2011
ITEM TITLE:	Rye Lane Peckham conservation area		
REPORT AUTHOR: Contact name, number and email address	Michael Tsoukaris 020 7525 5392 michael.tsoukaris@southwark.gov.uk		
JOB TITLE & DEPARTMENT	Group Manager, Design & Conservation Regeneration and Neighbourhoods		

SUMMARY OF CONTENT

A description of the effect of a new conservation area in Peckham and Nunhead.

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 Rye Lane Peckham conservation area needs to be accessible to all.
- The designation of the proposed new Rye Lane Peckham 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.

RYE LANE PECKHAM CONSERVATION AREA EQUALITIES IMPACT ASSESSMENT

Stage One: Scoping

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

The proposed new Rye Lane Peckham conservation area will designate parts of the Peckham and Nunhead 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 Rye Lane Peckham conservation areas 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 Rye Lane Peckham 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 Rye Lane Peckham conservation area appraisal will be noted in the Peckham and Nunhead Area Action Plan will be prepared as a development plan document, which forms part of the council's statutory development plan. An existing planning policy for Peckham exists in the Southwark Plan (the council's Unitary Development Plan). The Peckham and Nunhead Area Action plan will replace this policy.

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 however, in preparing the Peckham and Nunhead Area Action Plan which will include the Rye Lane Peckham conservation area, 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 the proposed Rye Lane Peckham 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 Rye Lane Peckham 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 Rye Lane Peckham 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 Peckham and Nunhead Area Action plan. 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 Rye Lane Peckham 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.

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

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 Rye Lane Peckham 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 Rye Lane Peckham conservation area in the Peckham and Nunhead Area Action Plan. 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 Rye Lane Peckham conservation area will be part of Southwark's Local Development Framework. This will be set out in the Peckham and Nunhead area action plan which will be an important document which will be used for deciding what sort of development should take place within the Peckham and Nunhead area, and when, where and how it should happen.

3. What are its aims?

The aim of the Rye Lane Peckham conservation area is to designate the area around Rye Lane and Peckham High 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

- 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 Peckham.

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 Rye Lane Peckham 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 Rye Lane Peckham 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 Rye Lane Peckham 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. The AMR includes a section on the area of the Peckham Area Action Plan in its report on development outcomes

Monitoring of the AAP

The council monitors participation in the AAP preparation process to ensure that all groups have the opportunity to be involved. Where there is evidence that some groups have not been engaged, the council can seek to address this at the next stage. The consultation that has been carried out will be reported in the consultation statement to be submitted to the secretary of state.

The council's team in the Analytical Hub prepares periodic updates on demographic changes in the population, including changes relating to ethnicity, age, and faith. The council also monitors economic activity, health and pupil attainment in schools. Biannually the council also commissions a residents' survey to ascertain how local people feel about their area and whether it is improving. These analyses are carried out at community council level. These analyses will be useful in determining the success of the AAP.

These analyses are also reported in the council's annual monitoring report which assesses the impact of all development in the borough. Once the AAP has been adopted, the AMR will report annually on the implementation of the AAP, using indicators such as new housing completed in the AAP area, social rented and intermediate housing completed, new retail and business space completed, including small business units, average household income, and the percentage of residents who feel safe at night business start ups and the local employment rate.

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.

Peckham and Nunhead AAP – Issues and Options

Key findings (Stage one scoping stage only)

- Redevelopment and regeneration of areas may result in the disruption of communities.
- A significant concern in Peckham and Nunhead is the issue of crime and safety. Safety and security is one of the key concerns for local businesses and residents in the area. The Peckham and Nunhead Area Action Plan will endeavour to incorporate deliverable policies that will improve perceptions of the area and act to prevent crime.
- Consideration needs to be given to identifying sites and developing policies to accommodate a range of employment premises and opportunities of different types, sizes and costs to meet the different needs of the community.
- Local people may not have the skills to access job opportunities that are created through the regeneration of Peckham and Nunhead and therefore will not benefit from these new opportunities. This could act to create tensions in the community if there continues to be a high level of

- unemployment in the area and resentment towards new people coming into the area and being successful in securing employment.
- Encouraging investment into the area may result in higher rents, which may push existing businesses out of the area and limit the opportunities for smaller and medium size enterprises. This could have a detrimental effect on current BME businesses that operate in the area and their retention in the long term. This may cause tensions in the community if through the regeneration of the area, the needs of big businesses are prioritised over SME businesses.
 - The poor design of open spaces may make them feel unsafe and result in the mis-use of the space. This may exclude certain groups from using open spaces as they may fear for their personal safety, such as women, members of the BME community, the LGBT community, different faith groups, and older people. Poor design may also result in poor access and limit the use of these spaces for disabled people and mothers with children.
 - A lack of adequate, accessible and affordable community facilities could act to isolate certain members of the community, such as women who may need a respite from supporting others such as children and those with limiting illnesses or older people who may live alone and need to interact with others.
 - Tensions between certain groups may remain resolved if there are no facilities for people to come together and interact in informal surroundings. Social cohesion may be threatened by a deficit of community facilities in the area i.e. between different faith groups, BME groups and those who are not able to speak English.
 - People on lower incomes may feel isolated from the rest of the community if they are unable to access affordable leisure and community facilities. This may result in isolation and social exclusion.

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**MEMBERS & EXTERNAL DISTRIBUTION LIST MUNICIPAL YEAR 2011-2012
PECKHAM COMMUNITY COUNCIL PLANNING**

Note: Original held by Constitutional Team (Community Councils)
(Tel: 020 7525 7385)

	Copies		Copies
To all members of the community council			
Councillor Cleo Soanes (Chair)	1	Audit Manager	1
Councillor Michael Situ (Vice-Chair)	1	Ground Floor	
Councillor Barrie Hargrove	1	160 Tooley Street	
Councillor Richard Livingstone	1		
Councillor Catherine McDonald	1		
Councillor Chris Brown	1		
Libraries (Newington, Dulwich)	2		
Local History Library	1		
Press			
Southwark News	1	Housing Offices	
South London Press	1	Peckham Area Housing Office	1
Peckham Newsletter	1	Raj Sarda	
African Voice	1	1 Housing Office 170 Sumner Road Peckham, SE15	
Members of Parliament			
Harriet Harman M.P.	1		
Simon Hughes M.P.	1		
Tessa Jowell M.P.	1		
		Total	38
Constitutional Officer (Community Councils) (at CLG, Tooley Street – Second Floor – Hub 4)	20		