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Item No. 6	Classification: Open	Date: 02 November 2021	Meeting Name: Planning Committee
Report title:		Proposed new Conservation Areas: <ul style="list-style-type: none"> • Thomas A'Becket and High Street; • Yates Estate and Victory; • The Mission; • Livesey; and • Kentish Drovers and Bird in Bush 	
Ward(s) or groups affected:		Old Kent Road; Faraday; North Walworth; and South Bermondsey	
From:		Director of Planning and Growth	

RECOMMENDATION(S)

1. That the planning committee consider that the areas, shown on the plans at Appendices 2 and 6 are of special architectural or historic interest and supports the designation of the following conservation areas:
 - Thomas A'Becket and High Street;
 - Yeats Estate and Victory;
 - The Mission;
 - Livesey; and
 - Kentish Drovers and Bird in Bush.
2. That the planning committee consider the results of the public consultation on the potential new conservation areas and draft conservation area appraisals.
3. That the planning committee adopts the conservation area appraisals for the potential new conservation areas. (at Appendix 7 to 11)
4. That the planning committee agrees to publically consult on extensions to the conservation areas as highlighted through the consultation process in para 29 and 36.
5. That the planning committee note the EQIA at appendix 1.

BACKGROUND INFORMATION

6. On 15 December 2020 the Planning Committee considered a report to carry out public consultation with local businesses on the proposed new

conservation areas on and around the Old Kent Road. Following the Planning Committee meeting letters were sent to all the owner/ occupiers of properties in the immediate area and a wider boundary around the proposed conservation areas giving a twelve week consultation period. The letters included general guidance on the implications of a conservation area and advice on how to access the conservation area appraisals which was published on the council's website

7. In addition a series of separate meetings were held with residents and businesses to discuss the proposed designations, boundaries and the implications of the conservation designation. The following meetings were held:
 - On 18 January and 15 January 2021 the proposed conservation areas were discussed at Southwark's Conservation Area Advisory Group (CAAG).
 - 22 April 2021: a meeting was held with representatives of the Pembroke Mission to discuss the Old Kent Road High Street and The Mission Conservation Areas.
 - 22 April 2021: a meeting was held with residents of the Kentish Drovers and Bird in Bush Conservation Area.
8. The proposed Thomas A'Becket and High Street Conservation Area is situated at the northern end of the Old Kent Road and extends from the former Thomas A'Beckett pub to the Peabody Estate at the junction with Mandela Way. A sub-area of the proposed conservation area extends to the west along East Street and includes a historic residential quarter around Surrey Square. (See Appendix 2 – Map of proposed Old Kent Road High Street Conservation Area)
9. The proposed Yates Estate and Victory Conservation Area is situated mainly in the north-west quadrant of the Opportunity Area and centred on the Henshaw Street/Searles Road and Chatham Street / Darwin Street groups of historic properties but also takes in a number of the open spaces in the area including Victory Park and Salisbury Row Park. (See Appendix 3 – Map of proposed Yates Estate and Victory Conservation Area)
10. The proposed The Mission Conservation Area is centred on the Grade Listed Pembroke House (The Mission) and takes in the nearby historic properties on Elstead Street and Tisdale Place as well as the listed school and other historic buildings on Flint Street. (See Appendix 4 – Map of proposed The Mission Conservation Area)
11. The proposed Livesey Conservation Area is a surviving fragment of the Old Kent Road civic townscape around the core of the Opportunity Area. It is centred on the Grade II listed Livesey Library and takes in the historic

townscape to the north of of Ethnard Road. (See Appendix 5 – Map of proposed Livesey Conservation Area)

12. The proposed Kentish Drovers and Bird in Bush Conservation Area is situated mainly on Commercial Way and Bird in Bush Road and extends from the Grade II listed former Kentish Drovers on the Old Kent Road, taking in the listed properties on Commercial Way and including the historic townscape around Bird in Bush Park. The Conservation Area also includes historic townscape to either side of the Old Kent Road (See Appendix 6 – Map of proposed Kentish Drovers and Bird in Bush Conservation Area)
13. Section 69 of the Town and Country Planning Act 1990 imposes a duty on local planning authorities to designate as a conservation area 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 local planning authorities under Section 69 to review areas from time to time to consider whether or not such areas should be designated as conservation areas.
14. The National Planning Policy Framework (2021) requires local authorities to consider when designating new conservation areas; paragraph 191 states: *‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’* The council considers that the proposed conservation areas meet this test because they includes notable surviving examples of early 19th to mid 20th century urban fabric. The historic street layout also remains as it was and this contains well defined and architecturally interesting developments along the street frontage. Paragraph 192 of the NPPF is particularly relevant with regards to conservation area appraisals and provides that ‘local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment..’ The draft conservation area appraisals provide detail as to the merits of the proposal and complies with the requirements of this paragraph.
15. In 2017 Historic England published guidance on conservation area appraisals, ‘Understanding Place: Historic Area Assessments.’ This document sets out the importance of providing a sound evidence base for the informed management of the historic environment. The purpose of this evidence base is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. Historic Area Assessments and Conservation Area Appraisals, once they have been adopted by the Council, can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area.

16. 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. Secondly, in exercising planning powers, a local authority must pay special attention to the desirability of preserving and enhancing the character and appearance of conservation areas. As such, there is also a presumption against the demolition of buildings within a conservation area.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17. In all over 87 consultation responses were received on the five proposed conservation area, the overwhelming number of these wrote in support and respondents highlighted the quality and character of the area. A summary of the specific issues raised in the responses received from the public consultation are set out below.

External bodies consultees

Historic England (summarised points)

18. "Strongly support these proposals to designate these conservation areas in principle, in the interest of preserving and enhancing the rich, yet vulnerable, heritage of the Old Kent Road in the face of significant development pressure.
19. The draft appraisals clearly set out the historic and architectural interest of each area. We are pleased to see that the legislative background has been clearly stated and the character of each area has been carefully studied in line with Historic England guidance Understanding Place: Designation and Management of Conservation Areas (2011).
20. In our opinion, these appraisals provide helpful clarification for building owners and potential developers, and direction to the relevant national and local policies that proposals would be considered against."
21. Suggest: amalgamation of Thomas A'Becket and Pages Walk CA: *officer comment, these areas have two distinctive characters and we would like them to remain separate.*
22. Suggest: amalgamation of Bird in Bush CA and Caroline Gardens CA: *officer comment, these areas have two distinctive characters and we would like them to remain separate.*

23. Suggest: further identification of industrial heritage of the area, especially the Surrey Canal, through conservation areas and local listing. *Officer comment, noted, text added regarding industrial character in Thomas A'Becket and High Street CA appraisal and further consideration for local listing will be given through the draft Heritage SPD criteria, separately.*

Transport for London (summarised points)

24. "Welcome the work undertaken and the basis this should provide on conservation and heritage matters as development comes forward as set out in the OKR AAP is implemented."
25. "Lack detail on how the borough see the interaction between these CA and the significant development proposed within the AAP": *officer comment; text added to Thomas A'Becket and High Street CA appraisal to highlight the AAP.*
26. Comments regarding BLE safeguarding for the proposed stations have been noted.

Thomas A'Becket and High Street Conservation Area

27. The proposed Thomas A'Becket and High Street Conservation Area is a good example of a traditional high street, with 18th- and 19th-century townhouses, extended at ground floor to the back of footpath with retail shop units. It retains architectural remnants of a busy town centre on a major thoroughfare with a number of public houses, cinemas, fire station and department stores remaining in architectural form, albeit with new uses. It includes traditional 19th-century terraces and mansion blocks built by local developers and philanthropists.
28. In all over 24 public consultation responses were received. The responses received as a result of the public consultation raised the following points (officer comment is provided in italics).
- 23 comments in support and 1 comment in objection
 - 13 response in support of additional controls regarding windows, doors and front boundary treatments, and 1 response in objection
 - 1 extensive response from the Walworth Society suggesting changes and further information added to text: *officer comment, noted and updated where appropriate.*
 - 5 responses regarding memories and other comments of the area including memories of boxing matches and live music at the Thomas A'Becket public house, vibrancy, diversity and authenticity of the area, the garage on Mina Road was a motorcycle/scooter dealer and

attracted many Mods in the 1960s; memories of weddings in local churches and the architecture of public houses: *Officer comment, noted and added in text where appropriate.*

- Negative comments regarding proposed development, loss of character, loss of windows to listed buildings, too many fast food outlets. *Officer comment: noted and added in text where appropriate.*
- 8 responses suggesting changes to the proposed boundary:
 - Add Trafalgar Avenue, Glengall Road and Terrace. *Officer response, already designated under separate conservation areas.*
 - Add Surrey Square Park: *Officer response, Surrey Square Park was created in the 1960s and historically relates to the Aylesbury Estate, rather than Surrey Square. It is protected through the New Southwark Plan as Borough Open Land and Site of Importance of Nature Conservation.*
 - Add Darwin, Chatham Street, and Tisdall Place and Halpern Street. *Officer comment; these streets are proposed in the Yates Estate and Victory conservation area and The Mission Conservation area respectively*
 - Add Mina Road, Smyrks Road and Albany Road: *Officer comment: these roads were considered but lie too far out of the core the conservation area with no boundary connection. However they could be considered in the future.*
 - Add Yaldham House, 140 Old Kent Road and Eynesford House, East Street. Residential building designed by notable architect Peter Moro. *Officer comment: further consultation on extensions to conservation areas planned.*
 - Add 5, Congreve Street. *Officer comment: further consultation on extensions to conservation areas planned.*
 - Add 365, Old Kent Road. *Officer comment: this building lies too far outside of the boundary to be considered for this conservation area*
 - Add 276 Old Kent Road (former Green Man pub) *Officer comment: noted and text amended to highlight importance*

29. The Thomas A' Becket and High Street conservation areas consultation produced responses that require further consultation on extension to the boundaries. Officers are recommending that members adopt the conservation areas as proposed, so to not delay this process, but also continue consultation on areas highlighted through the consultation process. These areas include:

5 Congreve Street, Yaldham House, 140 Old Kent Road and Eynesford House, East Street.

Yates Estate and Victory Conservation Area

30. The proposed Yates Estate and Victory Conservation Area encompasses development that typifies that of the Old Kent Road area with a mix of residential properties, schools, churches and former churches, evidence of former industry, all in one compact neighbourhood. Its late 18th- and early 19th-century urban form includes traces of Searles's Paragon, street layouts and plot widths, and names relating to the Battle of Trafalgar and Nelson's flagship Victory. It also takes in the wholesale 19th-century residential development by local developer Edward Yates who provided purpose built 19th-century terraced housing for lower-middle and working class residents. The area includes fine and typical 'Board' schools, one former and two still in use today, former pubs on the periphery of Yates estate terraces, historic places of worship and set within contemporary green open spaces.
31. In all over 39 public consultation responses were received. The responses received as a result of the public consultation raised the following points (officer comment is provided in italics).
- 35 comments in support, 2 comments in objection, and 2 'not sure'
 - 25 responses in support of additional controls regarding windows, doors and front boundary treatments, and 5 responses in objection
 - Several extensive responses from residents groups including the Bricklayers Arms TRA and the Balfour Street Housing Project Ltd both of whom 'whole-heartedly support' the proposal; they suggested changes and further information added to text: *officer comment, noted and updated where appropriate.*
 - 17 responses regarding memories and other comments of the area including the strong sense of community of the neighbourhood, including impromptu street parties and providing meals to local people; local pubs as gathering places; the tradition of community gardening and food growing and caring for green public spaces in the area; history of the Balfour Housing co-op; Lee's Memorial, commemorating a local resident and service member killed in the Iraq War; and local community-led research carried out on the history of the area e.g. for the Walworth History Festival and intergenerational film projects: *Officer comment, noted and added in text where appropriate.*
 - Negative comments regarding proposed development, loss of character, loss of windows, narrow pavements, the Bricklayers Arms flyover. *Officer comment: noted and added in text where appropriate.*
 - 1 comment was made in regards to Southwark Stands Together, highlighting a local nomination to the Council to consider renaming Victory Community Park in view of Nelson's links to imperialism and pro-slavery stance. *Officer comment: noted and text updated where appropriate.*
 - 25 responses suggested changes to the proposed boundary. Several of these were similar in content:

- Add the community orchard on Mason Street: *Officer comment: this community green space is in keeping with the character of the area and the boundary can be extended to incorporate this.*
- Add the listed Georgian buildings and Driscoll House facing onto the New Kent Road at Balfour Street. *Officer comment: already designated as listed buildings and not directly representative of the character of this Conservation Area and so not included.*
- Add The Old School House on Pages walk. *Officer comment; Pages Walk is already a designated Conservation Area*
- Add areas near Nursery Row and Huntsman pub: *Officer comment: these areas are included within the proposed The Mission Conservation Area.*
- Add Trinity Square. *Officer comment: Trinity Church Square is already a designated Conservation Area.*
- Add 1930's Kwikfit on Rodney Place. *Officer comment: this building is not representative of the Victorian residential character of the Conservation Area.*
- Add 1-2 Munton Road. *Officer comment: these buildings are historic however as they are industrial in nature are not representative of the Victorian residential character of the Conservation Area*
- Add Peabody Buildings on Rodney Road. *Officers comment: these are too far outside the boundary to be considered for inclusion in this conservation area.*
- Add Darwin Street Maisonettes and Mardyke House and gardens. *Officer comment: while these 20th century buildings do represent the changing style of housing in the area, they are not representative of the Victorian residential character of the Conservation Area*
- Add Victory Park. *Officer comment: this is already included within the proposed Conservation Area.*

The Mission Conservation Area

32. The proposed The Mission Conservation Area includes a mix of residential properties, interspersed with municipal, educational, religious and missionary buildings, all in one compact neighbourhood constructed over a short period towards the end of the 19th century. It includes elegant streets of purpose built terraced housing for lower-middle and working class residents, fine and typical 'Board' schools, still in use today, a surviving public house and landmark buildings including the former Flint Street Police Station.
33. In all over 5 public consultation responses were received. The responses received as a result of the public consultation raised the following points (officer comment is provided in italics).

- All five consultation responses supported the proposed conservation area and that buildings generally provide positive interest (particular those around the English Martyrs RC Church. No suggested boundary changes were received.
- Four consultation responses were in favour and one unsure in relation to the imposition of additional planning controls on windows, doors, roof lines and gardens.
Officer comment: the imposition of an Article IV Direction is not proposed at this time.
- One comment suggested that Nos. 1-15 Tisdall Place should be included in the conservation area.
Officer comment: It was always the intention that Nos. 1-15 Tisdall Place and Hearn's Buildings were included within the conservation area and are described in the appraisal. The map has now been amended to include the houses and highlighted as buildings of positive interest.
- One comment suggested that the view along Rodney Road towards the former Police Station should be included.
Officer comment: The map has been amended and now includes this view of the former Police Station, which when viewed along Rodney Road is framed by the row of street trees.
- A comment was received in relation to paragraphs 1.4.3 and 1.4.4 Pembroke House and that it still functions as a charity and settlement, is it not "former", but has changed its name.
Officer comment: the text has been amended and correctly referenced Pembroke House.
- A suggestion was made the Huntsman and Hounds PH, The Former Police Station and Doubtfire Hall should be designated landmark buildings.
Officer comment: The Former Police Station has already been designated a landmark building. Although certainly of interest and worthy of inclusion within the conservation area boundaries, it is not considered that these two buildings make the same contribution to the streetscape as the former Police Station.

Livesey Conservation Area

34. The proposed Livesey Conservation Area is characterised by its high quality working class tenement housing above shops in fine terraces with largely intact original detailing, materials and architecture. It also includes landmark buildings and architectural set pieces of the Camberwell Library (now Livesey Museum) and Christ Church on Old Kent Road as well as the Royal London Friendly Society building.
35. In all over seven consultation responses were received, five from residents in the area, one from Historic England and a detailed response from the

Conservation Area Advisory Group and Peckham Society. The responses received as a result of the public consultation raised the following points and included possible enlargements (officer comment is provided in italics).

- All consultation responses supported the creation of the proposed conservation area. One consultation response suggested that the proposed boundary be extended to Peckham Park Road, around the corner and then to the start of One Hundred Lane.
Officer response: see comment below on boundaries.
- One respondent suggested that the mural at No. 1 600-608 Old Kent Road should be kept.
Officer response: the building is not within the Conservation Area and is to be redeveloped. However, the mural will be kept as a part of the redevelopment.
- Four consultation responses were in favour and one unsure in relation to the imposition of additional planning controls on windows, doors, roof lines and gardens.
Officer comment: the imposition of an Article IV Direction is not proposed at this time. However, the conservation area appraisal re-iterates the strong planning controls that exist for the alteration of commercial buildings and flats (which are far stricter than for single family houses) and the Council's determination to enforce these controls
- One comment recommended that the key diagram altered to denote 644-672 Old Kent Road as 'BUILDING OF POSITIVE INTEREST' and that the western end 'The Royal London Buildings' be denoted as A LANDMARK

Officer Comment: Agreed- Conservation Area Appraisal key diagram to be altered to reflect these comments.

- Respondents noted that the Christ Church was designed by E Bassett Keeling 1867-8 (Pevsner London South. p613, and not listed), Bassett Keeling was an important High Victorian gothic revival architect who designed a number of churches in London; the Livesey Museum, designed as public library 1890 by R P Whellock; and the Royal London Buildings. The design of No. 644- 672 Old Kent Road may be attributable to architects Holman and Goodram –based on similarities with their design for the Royal London Offices at 32 Junction Road, Hornsey. These were a London based practise who seem to have been designed many commercial buildings in London- their most famous building was probably the National Hall at Olympia of 1923 (listed grade II).

Officer comment: Information noted- to be included in the final Conservation Area Appraisal.

Historic England and CAAG comments re boundaries:

- Historic England: ...

‘We would encourage the inclusion of the early 19th century butterfly roof terraces at the northern end of Peckham Park Road as well as the former North Peckham Civic Centre (although we accept that consented redevelopment might present challenges to their inclusion). Additionally, we would encourage the inclusion of the Victorian residential terraces at 1-27 (odd nos.) and 2-35 (even nos.) Ethnard Road within the conservation area boundary’.

- CAAG and Peckham Society:

‘The rows of shops on both sides of the north end of Peckham Hill Street must be included in this new conservation area. They are shown on maps dating from the 18th century and later. This includes a significant stretch of the surviving townscape forming the setting of the Western Wharf of the late Georgian Surrey Canal on the north side of this road.

The attractive, historic rows of shops are both a handsome and historic local commercial centre for North Peckham. They have a real vitality to them with some great surviving buildings. This commercial frontage is also a vital shopping centre for the several large of housing estates that surround this site, including the Friary Estate. These shopping frontages and historic building are rapidly being eroded and would benefit considerably from the protection of this Conservation Area designation. One of the shops, the butcher has been on this site since 1821.

We would also like to see the inclusion of the historic Georgian Houses on the North Side of The Old Kent Road 633 to 641 Old Kent Road and 681 to 695 Old Kent Road’.

Officer response:

- *Peckham Park Road: The buildings on Peckham Park Road form a small commercial centre that derives a reasonably attractive character from its surviving typical early / mid Victorian commercial buildings. The butterfly roofs referred to by Historic England are a little unusual in that the ‘V’ profile of the roofs is presented to the Road, instead of being hidden behind parapets as is more normal for the period and as is the case with the rest of the historic building stock in this location. However, the buildings are no more remarkable than the vacant other buildings of this era on Old Kent Road. They have all been much altered by the addition of modern pvc windows and concrete lintels and the addition of render to the*

facades (mainly the north side). With the exception of the butcher's shop, historic shopfronts have been lost.

Although the area is more altered and does not stand out as having quite the same quality as the rest of the proposed conservation area, it still stands out as attractive and distinct in its own right. The Conservation Area Appraisal and the proposed Conservation Area boundary are not proposed to be altered at this stage. However, further consideration will be given to this matter in due course along with further consultation with the affected properties, as required.

There are no plans to alter the retail/ commercial role of this group of buildings. The modern building of the former North Peckham Civic centre is to be replaced.

- *Ethnard Road: The uniform building form of gable ends along the length of both sides of the Road give this two storey Victorian terraced road a distinct character. However, original sash windows have been replaced with a variety of modern windows, roof coverings have been changed, historic doors lost, and in some cases buildings have been rendered. A very ordinary row of four modern terraced houses, (Nos 4-11) interrupts the Victorian pattern on one side. The Road does not stand out as remarkable. No change to the draft appraisal or boundaries are proposed as a result of this representation*
- *Nos. 633 to 641 Old Kent Road and 681 to 695 Old Kent Road. Two isolated and small fragments of much altered late Georgian / early Victorian buildings of different types. They do not add up to a coherent overall character. Of the buildings, No. 639 Old Kent Road stands out as a small three storey warehouse with largely intact features. It could be worthy of retention as a part of a replacement scheme.*

No change to the draft appraisal or boundaries are proposed as a result of this representation

- *Overall: No boundary changes are proposed as a result of these representations at this stage.*

36. The Livesey conservation areas consultation produced responses that require further consultation on extension to the boundaries. Officers are recommending that members adopt the conservation areas as proposed, so as to not delay this process, but also continue consultation on areas highlighted through the consultation process. These areas include:

Nos 1-21 (odd) Peckham Park Road

Kentish Drovers and Bird in Bush Conservation Area

37. The proposed Kentish Drovers and Bird in Bush Conservation Area is typical of early residential development off the Old Kent Road with a mix of urban buildings fronting onto the main road with smaller scale cottages, industry and school buildings located on side streets. It includes intact early 19th-century terraced, semi-detached and detached properties with fine detailing and largely unaltered exteriors. The area encompasses a fine and typical 'Board' school still in use today and open space with trees, landscaping and sports facilities the form of which preserves historic streetscapes.
38. Fifteen consultation responses were received and analysed by the council. Historic England also supplied comments focusing upon the 'at risk' Kentish Drovers public house. Thirteen of the responses supported the creation of the conservation area, two were unsure. The positive responses, where comment was made, were satisfied with the boundaries of the proposed conservation area. Suggestions were made for conservation areas beyond the boundary within other areas of Peckham New Town. Comment was made that Credenhill House should be included within the conservation area. This was considered in the initial survey work for the conservation area and had been discounted from the proposed area.
39. Eleven out of the fifteen respondents supported additional controls to preserve the character and appearance of the area, three were not sure and one respondent opposed. The text of the appraisal was broadly supported with comments made concerning proposed developments outside the Conservation Area within the Old Kent Road Area Action Plan. Comments received from one respondent included the following:
- Traffic and development leading to more traffic is the greatest issue impacting the conservation area. What would the results of the designation be to help control traffic and anti-social behaviour in the area.
 - Could views of the gasometer be protected with the conservation area designation?
 - Concern is expressed over how the baseline for original features of historic buildings would be determined and, in specific buildings, such as Williams Terrace, where there are two type of early window, which is likely to be considered original. More specific guidance is needed to help inform applications.
40. Another respondent suggested Williams Terrace should be designated as 'Buildings of Positive Interest' together with most houses within the Conservation Area not of modern construction on Commercial Way. The individual buildings were considered and the appraisal adapted. Some textual corrections were also offered to improve the document these will be considered and actioned where appropriate.

41. The gasometer is distant from the conservation area and at early stages in the consideration of boundaries its inclusion was considered and discounted, due to the volume of townscape necessary to include that would not meet the threshold of designation. The view of the gasometer is defined in the conservation area appraisal which is a material consideration in planning decisions.
42. There was one general objection comment to all the proposed conservation areas. Summarised points: Proposing conservation areas is NIMBYism and the council should be facilitating development; the area is not unique and can be found all over London; the proposal highlights listed buildings with no obvious architectural value, they should not be listed; the council should be working on re-evaluating all the conservation areas and listed buildings in Southwark with the aim of un-listing bounteous building examples and de-registering conservation areas. *Officer comment: objection noted. Officers are of the opinion that the appraisals highlight appropriate buildings and areas of historic value, and does not overstate or highlight buildings that are not unique or special to the Old Kent Road area. Officers have worked with local groups and historians to finely balance conservation and development and it is appropriate that areas that are of special character are preserved in this manner. Conservation does not stop development and the Council is not proposing to list any further buildings, as this is the role of Historic England.*

Planning Policy

43. Core Strategy 2011 (April)
Strategic Policy 12 Design and Conservation.
- Southwark Plan 2007 (July)
Saved Policy 3.15 Conservation of the Historic Environment
Saved Policy 3.16 Conservation Areas
Saved Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
Saved Policy 3.19 Archaeology
- London Plan 2021
Policy HC1 - Heritage conservation and growth
- Planning Policy Statements
PPS5 Planning for the Historic Environment.
- The National Planning Policy Framework (NPPF) July 2021

Conclusion on planning issues

44. The Planning (Conservation Areas and Listed Buildings Act) 1990 allows Local Planning Authorities (LPA) to designate conservation areas. Section 71 (1)(2) and (3) of the Act require the LPA to formulate and publish proposals for the preservation and enhancement of conservation areas.

“(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.

(3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.”

45. The National Planning Policy Framework (NPPF) 2021 highlights that the LPA should set out a positive strategy for the conservation and enjoyment of the historic environment. Under the Planning Policy Guidance (PPG), it notes that conservation area appraisals can be used to help local planning authorities develop a management plan and that good appraisals will consider what features make a positive or negative contribution to the significance of the conservation area. The Historic England guidance note “Conservation Area Appraisals, Designation and Management – Historic England Advice Note 1 (Second Edition)” (February 2019) sets out best practice for appraisals. The conservation area appraisals have been prepared in accordance with this guidance.

46. The NPPF (2021) continues this policy imperative and stresses in paragraph 191 that: *“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its **special architectural or historic interest**, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”* The council considers that the proposed conservation areas meets this test because it includes notable surviving examples of early 19th to mid-20th century urban fabric and historic street layouts.

47. 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.

Outstanding Schemes

48. There is one significant outstanding scheme within the proposed conservation areas:
 - 634-636 Old Kent Road London SE15 1JB (Livesey CA)
49. The council has prepared conservation area appraisals for each of the proposed conservation areas which include details of the consented schemes within each historic area. At the moment the historic fabric remains largely intact and warrants consideration. Proposed development has been piecemeal and, in the main, complemented the historic townscape.

Community impact statement

50. The designations have been consulted upon 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.
51. A number of separate public meetings was held and residents and businesses consulted, following the planning committee meeting on 15 December 2020. (see para 7)
52. The consultation sought the views of local residents, businesses and other local interest groups in respect of the proposed designation, the draft Conservation Area Appraisals and the boundary maps.

Human rights implications

53. This conservation area may engage 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.

54. This proposal has the legitimate aim of providing for the conservation of the historic environment within the conservation area. The rights potentially engaged by this proposal, include the right to a fair trial and the right to respect for private and family life however both of these are not considered to be unlawfully interfered with by this proposal.

Resource implications

55. Notifying the public of these five proposed new conservation areas will not result in resource implications for the staffing of the Department of the Chief Executive.
56. Other resource implications will be the cost of publishing the conservation area appraisal, which can met within the Department of the Chief Executive's revenue budget. The cover price of the document will be fixed to cover production costs.
57. 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 Department of the Deputy Chief Executive.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities Law & Governance (SH0212)

58. 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), Planning (Listed Buildings and Conservation Areas) 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)*).
59. There is no statutory requirement for LPAs to consult with anyone before a conservation area is designated, nor does the Councils Statement of Community Involvement require consultation in respect of designating Conservation Areas. However, Historic England 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.
60. 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, and consultation of Community Council members will take place before the designation is confirmed.

61. There is no statutory requirement on the level of detail that must be considered by an LPA before designation. However, guidance from Historic England states that it is vital an area's special architectural or historic interest is defined and recorded in some detail. A published character appraisal is highly recommended and can be found at Appendix 1 of this report. The overall impetus for designating a conservation area must be the desire to preserve and enhance the area.
62. 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)*).
63. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it and has the following consequences;
 - control of demolition of buildings - all demolition will require conservation area consent
 - any new development will need to enhance or preserve the conservation area –
 - protection of trees – certain criminal offences arise if trees in the conservation area are cut down or wilfully damaged without the consent of the LPA
 - duty of LPA to formulate and publish from time to time proposals for the conservation and enhancement of conservation areas (e.g, by updating conservation area appraisals)
 - certain permitted development rights are more restricted
 - specific statutory duties on telecommunications operators
 - exclusion of certain illuminated advertisements [although not very relevant in this context]
 - publicity for planning applications affecting the conservation area must be given under Section 73(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
64. 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

65. Positive equalities obligations are placed on local authorities, sometimes described as equalities duties with regard to race, disability and gender.
66. 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.”
67. 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”
68. 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.”
69. 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.

70. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Equality Impact Assessment
Appendix 2	Map of proposed Thomas A'Beckett and High Street Conservation Area
Appendix 3	Map of proposed Yates Estate and Victory Conservation Area
Appendix 4	Map of proposed The Mission Conservation Area
Appendix 5	Map of proposed Livesey Conservation Area
Appendix 6	Map of proposed Kentish Drovers and Bird in Bush Conservation Area
Appendix 7	Thomas A'Beckett and High Street Conservation Area Appraisal https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=42
Appendix 8	Yates Estate and Victory Conservation Area Appraisal https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=54
Appendix 9	The Mission Conservation Area Appraisal https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=41
Appendix 10	Livesey Conservation Area Appraisal https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=25
Appendix 11	Kentish Drovers and Bird in Bush Conservation Area Appraisal

	https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=20
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AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Michael Tsoukaris, Group Manager Design and Conservation Officer		
Version	Final		
Dated			
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			20 October 2021

Appendix 1: EqIA

Meeting:	Planning Committee	Date:	02 November 2021
Item Title:	Consultation on proposed new Conservation Areas: Thomas A'Becket and High Street Yates Estate and Victory The Mission Livesey Kentish Drovers and Bird in Bush		
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 Officer Chief Executive's Department		

SUMMARY OF CONTENT

A description of the effect of 5 new conservation areas in the Old Kent Road AAP area of the borough. 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 **Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush** Conservation Areas and how this needs to be accessible to all.
- The adoption of the **Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush** Conservation Area Appraisals and Management Plans 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 BAME 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.

OLD KENT ROAD AAP CONSERVATION AREAS EQUALITIES IMPACT ASSESSMENT

Stage One: Scoping

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

The proposed new Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans assesses the significance of each conservation and provides advice on proposed changes to existing buildings and new development within each area.

The proposed Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans will be assessed in accordance with statutory regulations and in close consultation with the local community and Historic England.

The conservation area appraisals are in general conformity with national and regional guidance and policy and contribute towards meeting local needs. The council's policies and strategies are 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 Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisal and Management Plan will form part of the council's Local Development Framework, which contains all of the council's planning policies and will be used to guide the design and appearance of development in the designated area and in the determination of planning applications.

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

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

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

- Age.
- Disability.
- Gender reassignment.

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

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

Community and Stakeholder Involvement

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

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

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

Considerations:

- Certain groups may not be able to access information and consultations as easily as others i.e. disabled people, those who do not have English as their first language, young people, those who support vulnerable people such as women who are more likely to care for children, older people and those with limiting illnesses.
- Certain groups may not feel comfortable expressing their views in public due to fear of discrimination such as people from the LGBT community, faith groups, young people and the BAME 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 Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Areas and the conservation area appraisals 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. BAME 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 Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Areas.

We have consulted 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. These methods are:

- Draft appraisal available on the website for comment
- Mailshot inviting comment to all addresses in the conservation area
- Public meeting
- Gathered consultation responses from statutory bodies and local amenity and community groups

Design and Heritage

The adoption of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisal and Management Plan 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. 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 Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Areas as contributing to the enhancement of the Old Kent Road AAP 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 and other alterations including windows and doors.

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 BAME 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 adoption of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans have 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 adoption of a new conservation area appraisal however as discussed earlier the appraisal will form part of the council's Local Development Framework. 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 Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area appraisals and Management Plans will be part of Southwark's Local Development Framework. This will be an important document which will be used for deciding what sort of development should take place within the conservation area.

3. What are its aims?

The aim of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans is to assess the significance of the area, and advise on the appropriateness of further development in the area around Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush as defined by the maps, being 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. One purpose of the conservation area appraisal is to help 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 appraisal 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 the Borough.

Part C: Application of this policy/strategy

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

The Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans 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 and be in broad compliance with the document. New development will need to respect the context of the conservation area, having regard to the content of the conservation area appraisal, propose appropriate materials, preserve traditional features of the area and do not introduce design features or materials that are out of character with the area.

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

The adoption of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area appraisals and management plans will contribute to eliminating discrimination, promoting equality of opportunity and promoting social cohesion and good community relations.

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

The findings of the EqlA scoping have been considered and this has informed the stage 2 assessment. The stage 2 assessment sets out those areas where the designation of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Areas may have differential impacts and where appropriate mitigation measures are proposed to address these.

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

Monitoring of planning applications

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

Annex 3: Related projects and EQIAs

The Southwark Plan

Key findings:

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

Core strategy

Key findings:

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

community cohesion and ensure that community facilities are easily accessible so that everyone can benefit from access to a range of community facilities.

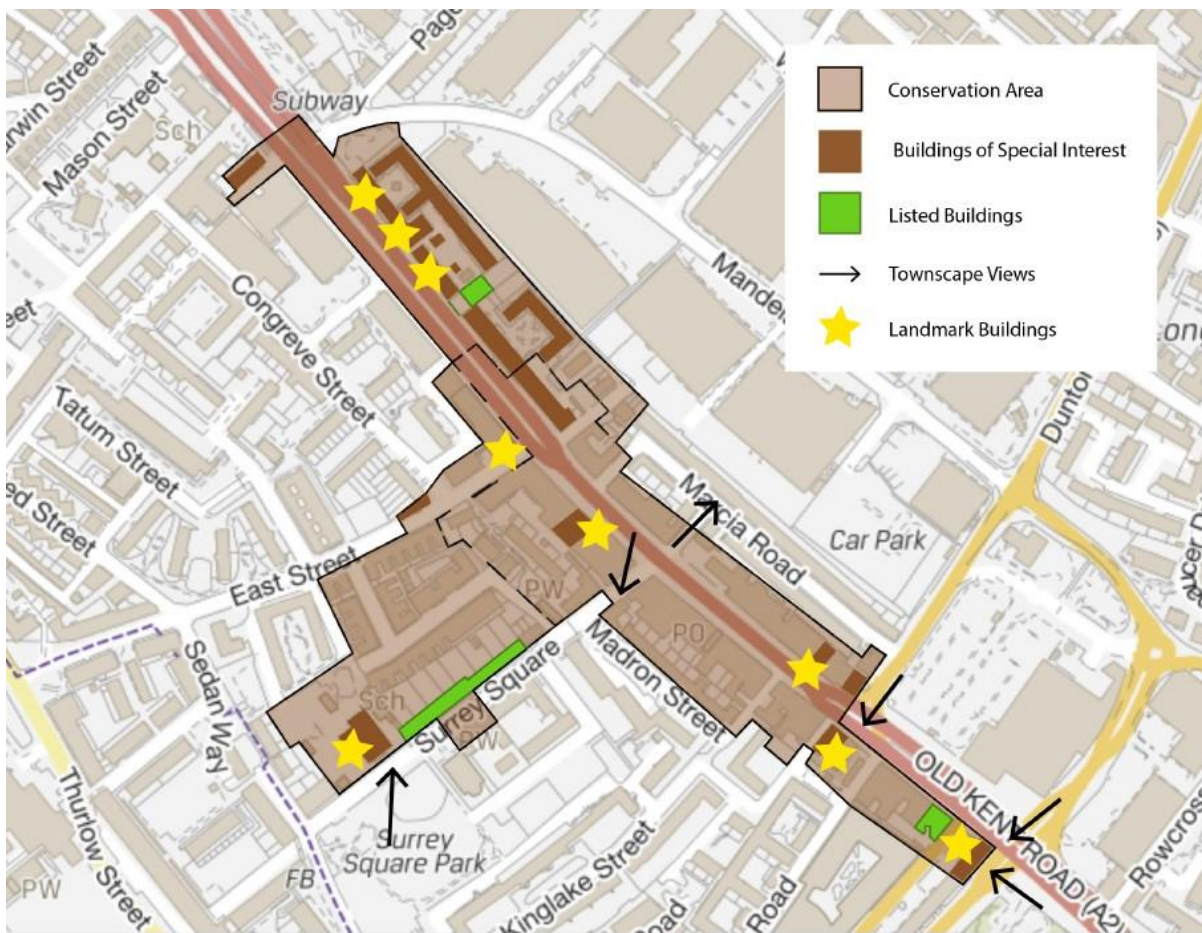
Southwark 2016

Key findings:

- Migration in and out of the borough is high: this makes it difficult to measure the success of interventions (because the beneficiaries may have moved on and another, more disadvantaged group, taken their place). It is 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.

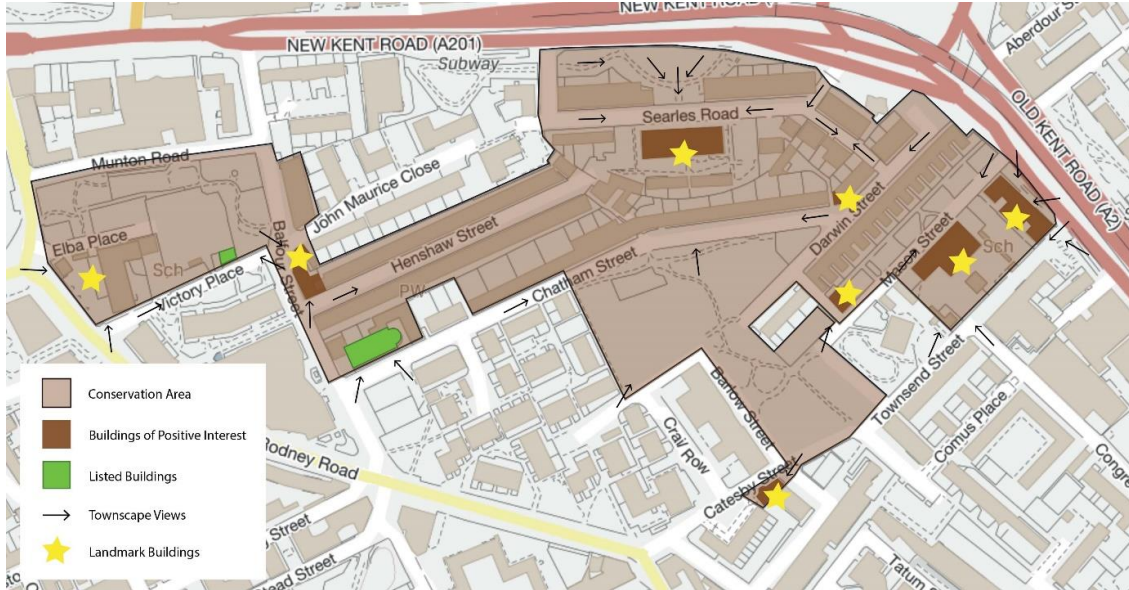
Appendix 2

Appendix 2	Map of proposed Thomas A'Beckett and High Street Conservation Area
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Appendix 3

Appendix 3	Map of proposed Yates Estate and Victory Conservation Area
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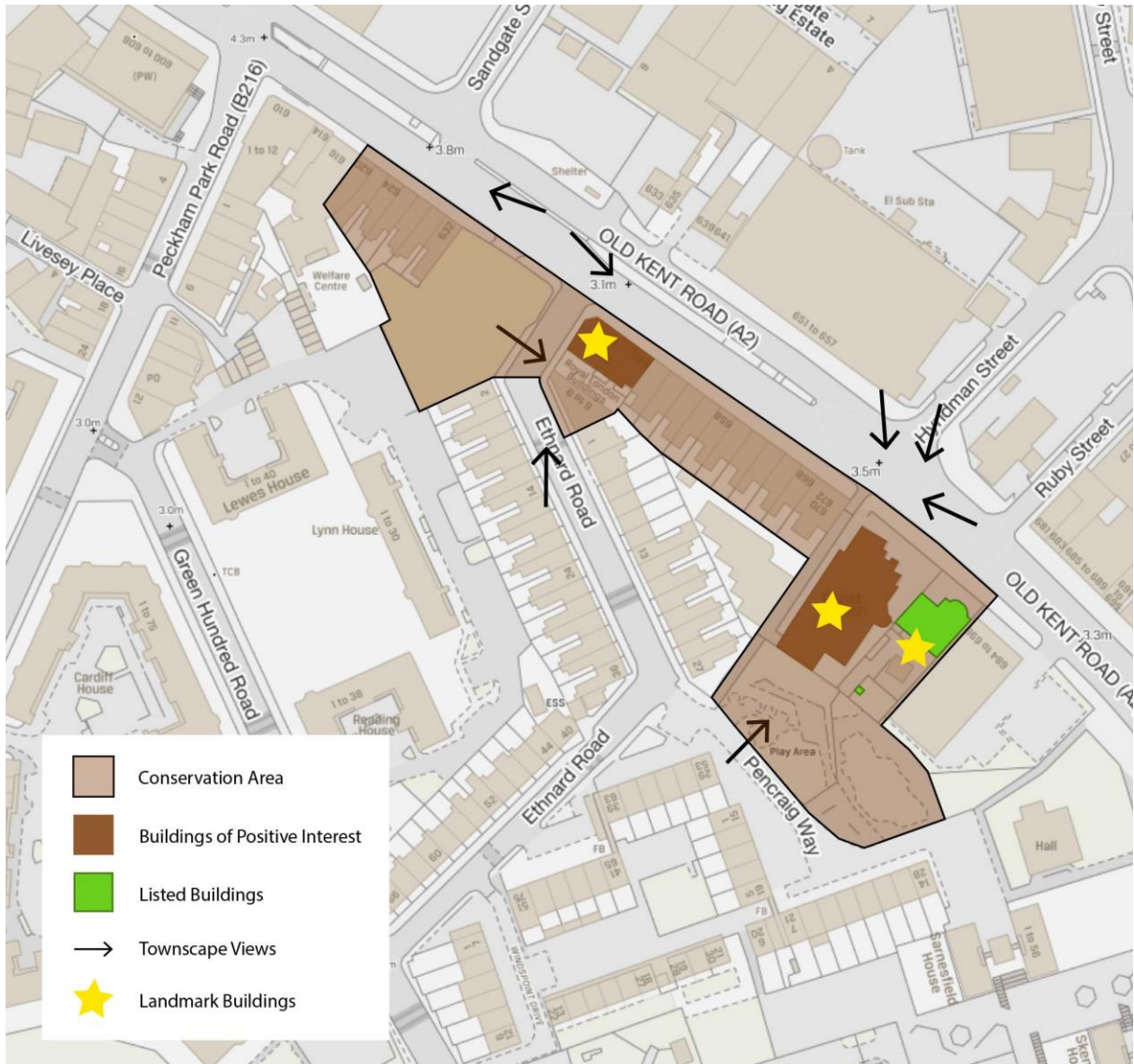
Appendix 4

Appendix 4	Map of proposed The Mission Conservation Area
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Appendix 5

Appendix 5	Map of proposed Livesey Conservation Area
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Appendix 6

Appendix 6

Map of proposed Kentish Drovers and Bird in Bush Conservation Area

