

Rye Lane Peckham

Conservation Area Appraisal

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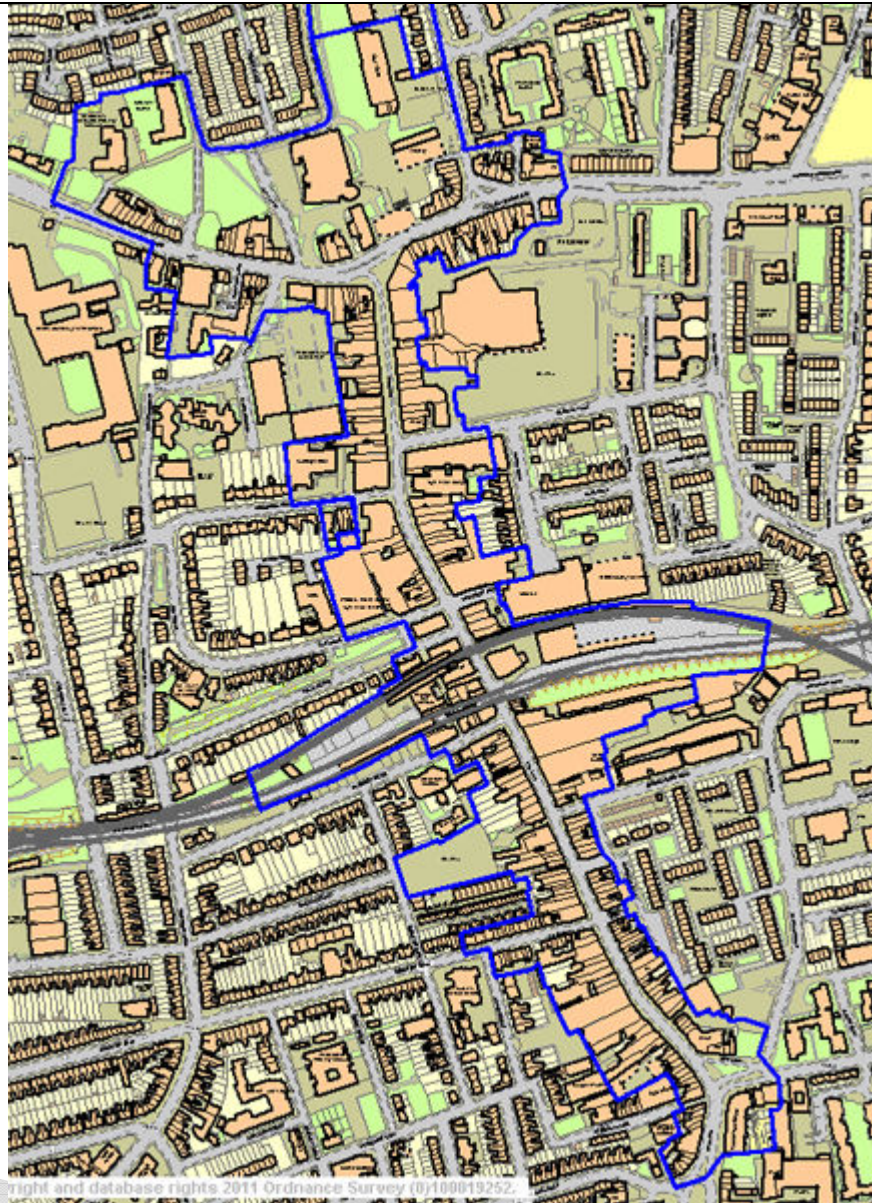


Figure one: Ordnance survey Map, Showing Rye Lane, Peckham Conservation Area

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 its 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 inappropriate 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 associated 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

- Ashurst, J and N (1988) – Practical Building Conservation, Vols. 1 to 5.
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- Charlesworth, Tim (1988) – The Architecture of Peckham.
- 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
- HMSO (2010) – Planning Policy Statement 5 [PPS 5]: Planning for the Historic Environment.
- HMSO (2010) – Planning Policy Statement 5 [PPS 5]: Planning for the Historic Environment: Historic Environment Planning Practice Guide.
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time: Maintaining your Property Makes Good Sense and Saves Money.
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.