

Thrale Street

Conservation Area Appraisal

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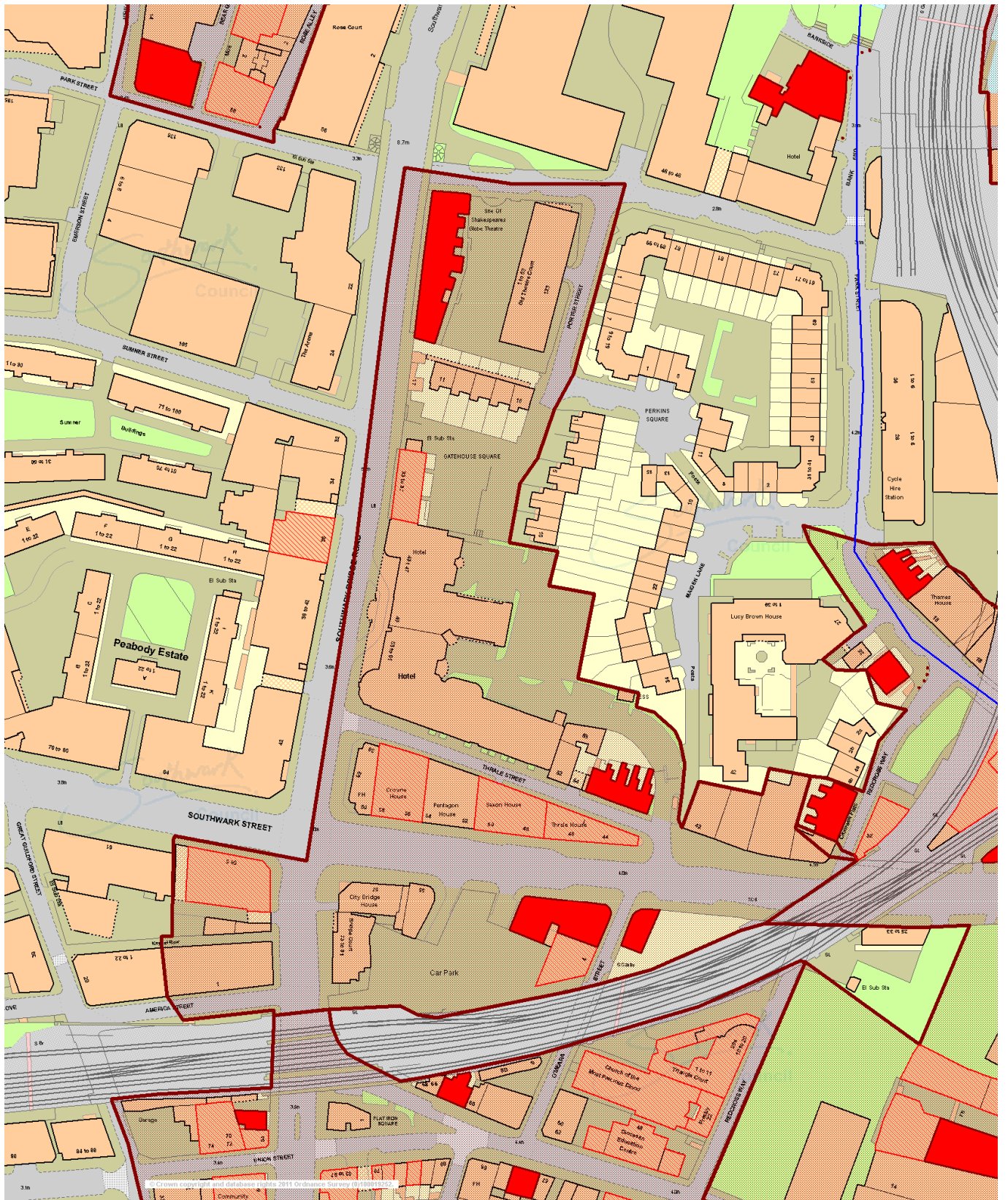


Figure one: Ordnance survey Map, Showing the Thrale Street Conservation Area.

1. Introduction

1.1. The Conservation Area Appraisal: Purpose

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

1.2. Arrangement of this document

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

1.3. Thrale Street Conservation Area

Location

- 1.3.1 The Thrale Street Conservation Area is based on Southwark Street and Southwark Bridge Road, which respectively run east-west and north-south through the area. Thrale Street itself runs diagonally from Southwark Street to Southwark Bridge Road. The conservation area is adjacent to two other conservation areas: Union Street to the south and Borough High Street to the east. It is mostly contained within the 'L' formed by Southwark Bridge Road and the railway line between London Bridge and Charing Cross.
- 1.3.2 The conservation area covers an area of approximately 3.2 hectares. It is a mixed area of predominantly 19th century commercial on the main streets; Southwark Street and Southwark Bridge and smaller late 18th century at Anchor Terrace and on Thrale Street.
- 1.3.3 The Thrale Street Conservation Area falls within an Archaeological Priority Zone. Within this area the Council will seek to conserve and protect the Borough's Archaeological heritage and enhance the understanding of its historical development.

Topography

- 1.3.4 The current topography of the area is generally flat; however there is a dramatic change in level from the north end of Anchor Terrace to Park Street. Historically, the south bank of the Thames was formed by higher islands or eyots of sand and gravel interspersed with mudflats, marshes and water channels. The conservation area lies mostly above the now reclaimed palaeochannel known as the 'Bankside Channel' and consequently the underlying geology is probably alluvium and riverine deposits overlying London Clay. The railway viaduct is a dominating engineering element that has had a strong impact on the physical character of the southern end of the conservation area

1.4. Planning History

- 1.4.1 The Thrale Street Conservation Area was designated by Southwark Council on 23rd March 1988 as a conservation area, under the Civic Amenities Act of 1967.

1.5. Local Planning Policies

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

Strategic Policy 12 – Design and Conservation

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

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

Policy 3.15 – Conservation of the Historic Environment

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

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

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

Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

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

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

Demolition

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

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

Implementation

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

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

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

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

Policy 3.19 – Archaeology

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

Reasons

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

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

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

Introduction

- 1.6.1 Planning Policy statements set out the Government's national policies on different aspects of spatial planning in England. PPS5 sets out the planning policies on the conservation of the historic environment. The policies in PPS5 are a material consideration which must be taken into account in development management decisions where relevant.
- 1.6.2 PPS5 sets out that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them. Designated assets are:
- World Heritage Sites;
 - Scheduled monuments;

- Listed Buildings;
- Protected wreck sites;
- Conservation Area;
- Registered Parks and Gardens; and
- Registered battlefields.

1.6.3 PPS5 also covers heritage assets that are not designated but which are of heritage interest and thus a material planning consideration. Guidance to help practitioners implement these policies, including the legislative requirements that underpin it, is provided in Planning for the Historic Environment practice Guide. The policies and guidance under PPG15 have now been replaced by this PPS5 and the Practice Guidance.

The Policies

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

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

1.7 Further Information

- 1.7.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.
- 1.7.2 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 The Thrale Street area is on the western edge of the Roman settlement of Southwark, which extended southwards from the riverbank at the site of the Old London Bridge. The extent of Roman Southwark has been established in the north of the conservation area by the archaeological discovery of evidence for a series of: timber houses, roads and workshops as well as a 1st century timber warehouse.
- 2.1.2 During the Medieval period, much of the area was within the estate of the Bishops of Winchester. Ribbon development grew along the Thames and on radial routes to the south, such as Borough High Street, which had been established by the Romans. However, much of the conservation area remained as fields until the 17th century, when the Bankside area of north Southwark became the entertainment centre of London. This happened because, in 1574, the City of London sought to limit theatrical uses by licensing them, and this caused them to migrate south of the river beyond the City's jurisdiction. With the theatres came bull and bear baiting, inns and brothels. There were four theatres in the area, of which the Rose was the first, but perhaps the best known is the Globe, built in 1599. Excavations have established the original site of the Globe Theatre, just south of Park Street in the north of the conservation area, and it is now a scheduled ancient monument.
- 2.1.3 In 1642, theatres were banned by the Puritans but, by then, the area had become a major centre for industry to service the expansion of London. Brett-James' maps of 1660 and 1708 show dramatically the pace of urbanisation in the Thrale Street area. The first Anchor Brewery on the site was established in 1710 by James Child to serve his public house on Bankside, which is still called The Anchor. Ralph Thrale worked there, and eventually became the owner. His son Henry, an MP for Southwark, let the business go into debt and in 1781 it was sold to Barclays, who's Russian Stout was marketed extensively across north and eastern Europe. By 1840, the Anchor Brewery had eclipsed its rivals, Truman's and Whitbread's. The extent of the brewery is shown on the First Edition Ordnance Survey plan of 1873. It was taken over by Courage's in 1955 and finally closed in 1982.

2.2 18th and 19th centuries

- 2.2.1 Critical to the success of north Southwark's industries was the improvement of its road connections. Blackfriars Bridge opened in 1769 and Sir John Rennie's Southwark Bridge was completed in 1819. The latter was constructed of cast-iron arches on granite piers and, at 240 ft, the central span was the largest ever achieved in cast iron. It was eventually replaced in 1921.
- 2.2.2 John Rocque's map of 1746 indicates significant development in the Southwark area. Thrale Street was then known as Castle Street and ran northwest to southeast, intersecting with Redcross Street. The road is lined with buildings on either side, to the north are gardens or allotments and beyond these a Tenter Ground.
- 2.2.3 In 1862, some 400 properties were demolished to make way for Southwark Street, which cut through from London Bridge to Blackfriars Road. This was engineered by Sir Joseph

Bazalgette, best known for his pioneering work on London's sewerage. It was the first street to be developed by the Metropolitan Board of Works and was the first to have a common duct underneath to take gas, water and drain pipes, and telegraph wires. Stanford's Map of the same year depicts that the gardens and Tenter Ground to the north of Thrale Street (still known as Castle Street) have been replaced by the Anchor Brewery.

- 2.2.4 Also in the 1860s, the railway was extended from London Bridge Station to Blackfriars and Charing Cross on the arches, which form the southern boundary of the conservation area. On the 1879 OS map Southwark Street is clearly visible. The eastern end of Castle Street has been removed to make way for the railway viaduct. The railway also had a significant impact on Southwark Square and Winchester Street (now O' Meara Street) on the southside of Southwark Street. The southern end of both South Street leading from Southwark Square and Winchester Street are disrupted by the new railway lines to Charing Cross. Warehouses are also found on the triangular piece of land between Castle Street and Southwark Street, the footprint of these buildings is still discernable today.
- 2.2.5 There is some change to the conservation area on the 1896 OS map, although some buildings at the western end of Castle Street have been demolished and Southwark Square is no longer shown. The Charles Booths poverty map of London; two years later, describes the houses in Castle Street as being '*fairly comfortable*' and occupied by people with '*good ordinary earnings*'. In contrast on the eastern side of Southwark Bridge Road the houses are described as 'middle class' and 'well-to-do.' Whilst the road layout to Southwark Square is shown on Booths map, the houses are not indicated nor were they surveyed. By the 1916 OS map Southwark Square has completely disappeared.

2.3 20th century

- 2.3.1 The post Second World War maps indicate; by then, that a number of the streets in the conservation area had been renamed: Castle Street had become Thrale Street, Winchester Street had become O' Meara Street and Redcross Street, Redcross Way. Buildings at the southern end of Thrale Street had suffered significant damage during the Second World War. Also the area to the north of Thrale Street had lost a number of buildings. During the 1960s and 1970s, new buildings: No's 69 and 73-81 Southwark Bridge Road and No's 60 and 57 Southwark Street were introduced into the conservation area.
- 2.3.2 In the 1980's the buildings of the Anchor Brewery site were replaced by housing. Further changes to the conservation occurred in the 2000s with the construction of No's 39-61 Southwark Bridge Road (Novotel) and Old Theatre Court on site of Shakespeare's Globe Theatre.

3 The Character and Appearance of the Area

3.1 Broad Context

- 3.1.1 A significant part of the Thrale Street Conservation Area has the grand scale of industrial and commercial building, which has largely overlaid the earlier pattern. The domestic qualities found in Thrale Street itself are very much a survival from around 1800.
- 3.1.2 The two main roads in the conservation area: Southwark Street and Southwark Bridge Road have had a major impact on the character of the area. Southwark Bridge Road ramps up to its bridge causing a dramatic change in level. At the northern end of Anchor Terrace, Southwark Bridge Road is two levels above Park Street directly below. Being newly planned in the 1860s, Southwark Street attracted large commercial buildings typically of four to six storeys. Only recently has any domestic scale returned with the housing development of Gatehouse Square on the former Anchor Brewery site.
- 3.1.3 The earliest surviving property in the Thrale Street Conservation Area is a short terrace at No's 55-59 (consec.) Thrale Street. These two-bay, three-storey houses have 12-pane sash windows in a yellow stock brick façade and date from c1800. It is thought, however, that this may be a refronting of an earlier terrace. No. 55 has a semicircular arch and fanlight above the door, while all the other openings have flat arches of gauged brick. Unusually, the doorways to No's 56-59 are flanked by reeded pilasters supporting a bracketed timber fascia and cornice in the manner of shop fronts.
- 3.1.4 Anchor Terrace, on Southwark Bridge Road, is a set-piece design built as eight houses in 1834 of yellow stock brick with stucco embellishments. It has three storeys, rising to four for the central five bays, which also break forwards. Windows are arched to the ground floor and 12-pane sashes above. There is a balcony to the first floor and a full set of spearhead railings to the basement areas and entrances. In the mid 20th century, the whole terrace was converted into offices for Courage's Brewery and later to residential.
- 3.1.5 On the south side of Southwark Street, No's 49 and 51/53 are two warehouses built in the late 1860s in a flamboyant Gothic style. They are four and five storeys in stock brick with ornate stone dressings, large arched windows and stepped and bracketed cornices. The plan form includes curved corners leading to recessed hoist bays in the side elevations.
- 3.1.6 The late 19th century Gothic theme continues on the north side of Southwark Street with No's 56-58 and No's 44-50, the latter forming a dramatic rounded 'nose' out of the acute angle with Thrale Street. No's 56-58 Southwark Street (Crowne House) is a five storey commercial building, five bays wide (1:2:1:3:1 window arrangement). The ground floor is modern, which contrasts with the yellow brick and stucco colonnettes on the upper floors. No's 44-46 Southwark Street is a four storey building on a wedge shaped site. The building is seven bays wide with windows that are alternatively paired and tripled. Whilst the ground floor has been heavily altered the upper floors retain the Italianate yellow stock brick facade with elaborate stucco dressings. The main cornice is bracketed over the triple windowed bays. The Italianate treatment includes the rounded end to the wedge; however the Thrale Street elevation is plainer. No's 48-50 Southwark Street (Saxon House) is a four storey late 19th century commercial block with a modern two level, attic. The yellow stock brick building is 13 windows wide (3:7:3) in an Italianate style, with

elaborate dressings and dentil main course. No's 48-50 is comparable with No's 44-46 and is also altered at ground floor level. No. 34-36 also has arcaded arched windows, but is severely derelict. Between these, No.40 has an Art Deco front of brick and tile with decorative ironwork.

- 3.1.7 On the south side of Southwark Street, Lambert House at No. 55 is an unaltered example of a 1930s commercial building, and No. 4 O'Meara Street a modest mid 19th century four-storey brown stock brick warehouse, discreetly converted to offices. The O'Meara Street elevation is two bays wide, with a loading bay on the left. The building retains its timber flaps and bracketed canopy and a steel crane jib. The windows are set in segmental arched openings and have 10/10 paned timber sashes without horns. On the south and west elevations most of the windows have been replaced with metal framed plate glass.
- 3.1.8 No's 59 and 59½ Southwark Street is a large, late 19th century, stuccoed corner building, almost cubic in volume, at the western edge of the conservation area. The building is defined by paired bays with three superimposed orders of pilasters and a tall ionic order embracing the two top floors and a strong modillion main cornice. This four-storey commercial block has five bays to Southwark Street and three bays to Southwark Bridge Road, each bay two windows wide. The chamfered bay to the corner contains the main entrance, which has an Ionic pilastered doorcase with an open, segmental pediment framing a pair of putti supporting an oval plaque depicting a marker buoy. Behind it is an equally substantial red brick warehouse, No. 1 America Street.
- 3.1.9 On Southwark Bridge Road, No's 33-37 are a much-altered mid 19th century terrace of five houses. The houses are three-storey with modern attics and entrances at the rear. The ground floor is rendered with round arched windows set in round arched recesses.

3.2 Local Materials and Details

- 3.2.1 The majority of the conservation area was constructed during the 19th century. The mid to late Victorian commercial character of the main streets contrasts with the late Georgian terraces on Thrale Street and Anchor Terrace. The predominant building material in the area is brick. The yellow London stocks, used in Thrale Street and Anchor Terrace gave way in the later 19th century, to the red brick found at No.1 America Street and the warehouse at No.4 O'Meara Street. Cream-coloured bricks were used at No's 49 and 51-53 Southwark Street. These were commonly imported from East Anglia after railway transport had been established.
- 3.2.2 The use of stone and stucco for dressings and decorative elements is also important. Stucco makes an elegant contribution to Anchor Terrace, while at No. 59 Southwark Street it shapes the whole façade. Stone dressings are used extensively at No's 49 and 51-53 Southwark Street, the former also having engaged columns of Scottish granite either side of its ornately detailed entrance.
- 3.2.3 Roofs tend to be mansard or low-pitched and covered with slate. Windows are generally timber double-hung sashes, although some later buildings have steel casements.

- 3.2.4 The cast-iron railings at Anchor Terrace are important in the streetscape of Southwark Bridge Road. However, very little survives of the traditional street surfaces other than granite kerbs and some Yorkstone paving in Thrale Street.

3.3 Views and Townscape

- 3.3.1 Views in the south of the Thrale Street Conservation Area are contained by the elevated railway line, although the tower of Guy's Hospital and London Bridge Tower rises above the railway bridge in views eastwards along both Thrale Street and Southwark Street. Arriving in the area from the opposite direction, the most dramatic landmark is the bullnose of Thrale House on the corner of Thrale Street and Southwark Street.
- 3.3.2 A key view within the conservation area is the one south-north along Southwark Bridge Road. The City of London can be viewed beyond the approach to the Grade II listed Southwark Bridge. Views north-south along Southwark Bridge Road are also contained by the elevated railway line, with Strata Tower in the Elephant and Castle, rising above.
- 3.3.3 On the eastern side of the conservation area around Gatehouse Square, views are contained vistas between street frontages (two to four storeys) rather than broad prospects. These views provide a sense of enclosure, with views of London Bridge Tower and Guy's Hospital rising above roof lines. Similarly the views along Thrale Street are contained by the narrow street and building rising three to seven storeys on either side. In contrast the wider widths of both Southwark Street and Southwark Bridge Road create broader views.

3.4 Key Spaces and Landscape Elements

- 3.4.1 Pedestrian movement and heavy traffic, particularly at the junctions of Southwark Bridge Road and Southwark Street give the conservation area a busy urban character. As a functional working district, the area has little in the way of open space or trees. There are two exceptions; the first is Gatehouse Square, the recent housing development on the former brewery site. This has created an open square, with a modern landscape of Yorkstone paving, trees and overgrown raised planters. The second is the area immediately behind Anchor Terrace, on the site of Shakespeare's Globe Theatre. Further investment in the landscape would raise their local amenity value.
- 3.4.2 Within the conservation area urban interest at the junction of Thrale Street and Southwark Street is created by the distinctive wedge shape building, Thrale House. There is an opportunity here to improve the public realm in this part of the conservation area, with the introduction of additional street trees, traditional paving materials and quality street furniture.

4 Audit

4.1 Scheduled Ancient Monuments

- 4.1.1 The archaeological remains of the Globe Theatre are located within the Conservation Area. This is included on the schedule of ancient monuments.

4.2 Listed Buildings

- 4.2.1 The list of buildings of special architectural or historic interest for Southwark descriptions are available from the Council. The following buildings within the Thrale Street Conservation Area are statutorily listed:

- Anchor Terrace, No's 1-15 (odd) Southwark Bridge Road;
- No. 49 Southwark Street;
- No's 51, 53 Southwark Street; and
- No's 55-59 (consec.) Thrale Street.

4.3 Key Unlisted Buildings and Building Groups

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

- No. 4 O'Meara Street;
- No's 33 – 37 (consec.) Southwark Bridge Road;
- No's 44, 46 Southwark Street;
- No's 48 – 50 Southwark Street, Saxon House;
- No's. 56, 58, Southwark Street, Crowne House; and
- No's 59, 59½ Southwark Street.

4.4 Archaeology

- 4.4.1 The Thrale Street Conservation Area contains significant archaeological remains relating to the post-medieval and Roman periods. The most significant individual site with the Conservation Area are the remains of the Globe Theatre which are included on the schedule of ancient monuments.

- 4.4.2 Significant Roman archaeology has been identified in the area to the north of Thrale Street and Roman burials have been found in this area and south of Southwark Street. It should be noted that Roman archaeology will be expected across the area of the Conservation Area. Specific archaeological remains of interest have been found north of Thrale Street, these are the preserved remains of timber-framed Roman warehouses. Most significantly floors and structural timbers survived at these sites. Remains of this nature are of great significance and potentially of national importance. The preservation

of the archaeological significance of such remains is challenging. In line with saved policy 3.19 of the Southwark Plan and Core Strategy policy 12 development proposals should be accompanied by an archaeological assessment and an archaeological evaluation.

- 4.4.3 Deadman's Place burial ground is a significant historic burial ground. The site of the burial ground is presently occupied by the car park for the Southwark Rose Hotel, to the rear of Thrale Street. The history of the burial ground at Deadman's Place is obscure, but it is marked as a significant place name on Newcourt's 1658 map of London, although the location would seem to be different to the burial ground marked on both Roque and Horwood's maps. Traditionally the burial ground was used during the Plague. Post medieval mapping shows the development of this area

4.5 Negative Elements

- 4.5.1 The conservation area includes vacant sites, adjacent to No. 49 Southwark Street and between No's 53 and 55, which detract from the built-up urban character of the area. They are fronted by close-boarded fences, but these are not enhanced by advertisement hoardings and plastic recycling bins.
- 4.5.2 No's 36-38 Southwark Street is in an advanced state of dereliction and is on the Council's Buildings at Risk Register for unlisted buildings within conservation areas. The building has the potential to become an asset to the area and should be restored and brought back into use.
- 4.5.3 No's 39-61 Southwark Bridge Road (Novotel) is a modern part 6/ part 7 storey building on the corner of Southwark Bridge Road and Thrale Street. The building has failed to enhance the conservation area.
- 4.5.4 Buildings which, by their design and materials, do not contribute to the area's character include: No's 69 and 73-81 Southwark Bridge Road and No's 60 and 57 Southwark Street.

4.6 Neutral Areas

- 4.6.1 No. 52-54 Southwark Street is a late 20th century building which has taken its design cue from its neighbours and whilst it does not particularly enhance the area, equally it does not offend. Similarly, the Gatehouse Square development makes little impact on the overall character of the Thrale Street Conservation Area.

4.7 Environmental Improvements

- 4.7.1 There is an opportunity to improve the public realm within the Thrale Street Conservation Area. Property redevelopments should include the improvement to the adjacent public realm wherever possible.
- 4.7.2 Original 19th century street surfaces remain in Thrale Street. The use of material is simple: broad granite upstand kerbs and natural flagstone pavements. Natural flagstones are also found in Gatehouse Square, to the rear of No's 33-37 Southwark Bridge Road. Future repaving schemes should respect historic paving materials and patterns.

4.8 Potential Development Sites

- 4.8.1 An opportunity exists for redevelopment of the gap sites adjacent to No's 49 Southwark Street and between No's 53 and 55 Southwark Street. The introduction a building of four storeys on Southwark Street and no more than seven storeys against the railway on the

southern edge of the conservation area. A key consideration is the relationship of the new development to its listed neighbours, both on Southwark Street and on Flat Iron Square (Union Street Conservation Area). Furthermore, historic maps illustrate a Georgian square in this location, before the railway line cut off the south west corner. No's 53 and the former building at No. 55 Southwark Street once bounded each side of Southwark Square and this historic arrangement should be to preserved.

- 4.8.2 Replacement of listed structures will usually prove unacceptable and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. A number of potential redevelopment sites adjoin the conservation area. Proposals for such sites will need to demonstrate that there is no detrimental effect on the character or appearance of the adjoining conservation area.

4.9 Conservation Area Boundary Review

- 4.9.1 Consideration should be given to reviewing the boundaries of the Thrale Street Conservation Area along with the neighbouring Borough High Street Conservation Area. It is recommended that a Southwark Street East Conservation Area should be created from the existing Thrale Street Conservation Area and the Southwark Street section of the Borough High Street 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 Thrale Street Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.

Consulting the Council

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

5.2 Development Form and Urban Morphology

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

Street and plot patterns

- 5.2.2 It is important that the overall form of development remains in keeping with the morphological characteristics of the area. A "metropolitan townscape" on Southwark Street and Southwark Bridge Road, in which the line of a broader street, building façades and some trees express their importance as a major city routes. There is the potential for reinstatement of city blocks on the southern end of Southwark Bridge Road and the gap

sites on Southwark Street, restoring the rhythm of the earlier street frontage. The urban form of the conservation area is key, and any change must consider the basic principles that have determined it.

5.2.3 Development can therefore respond by:

- Maintaining the established or historic building line on the street – in most of the conservation area this means building on the boundary between the plot and the street;
- Keeping utility areas behind the street frontages, accessed from the rear this includes: car parking, garaging, service areas and private amenity space; and
- Design 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. The predominant building type is late 18th/early 19th century speculative housing and 19th century commercial development based on Classical principles of proportion and decoration. The style varies but there are consistent characteristics which should be observed in conversion and new design:

- Underlying the architectural detail is a very strong and ordered form, which maintains a strict balance between the horizontal and vertical elements of the façade.
- Cornices and friezes express the horizontal levels of floors, lintels and parapets, while columns and pilasters imply the structural support. Openings are grouped orthogonally within this grid, and decoration is used to emphasise the important elements, such as entrances or significant rooms.
- The proportions of the main elevational elements and groups of elements tend to be taller than they are wide. The proportion of window to wall area is controlled visually by the detail of surrounds and pediments, helping to exaggerate the apparent area of windows without losing the visual strength of masonry. Thus the impressive weight of some buildings is balanced by a lightness of detail.
- Roof lines are typically seen as parapets behind which the roof structure is not visible from street level. Extensions and changes to the basic roof form are likely to be unacceptable where they do not relate to the building below or would be visible from public areas or result in the loss of historic fabric.
- Depending on the location in the Conservation Area building heights range from a minimum of three storey elevations to the main street frontages up to four to five storeys with attic storeys behind the parapet line. It is important to respect prevailing building heights within the conservation area.

5.3 New design in the Conservation Area

- 5.3.1 There is no reason why new building design should not follow these basic disciplines, observing 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.
- 5.3.2 The conservation area defined in 1988 reflected the distinctiveness the range of characters described in section 3, and the reasons for designating it broadly remain applicable. The Thrale Street Conservation Area has throughout its history had to accommodate change, and part of its character is due to the immense variety that change has brought.
- 5.3.3 Economics and technology have tended to be the main drivers of change. In recent times these have come together in the pressure for city centre offices fit for the IT environment, threatening major alterations to and even redevelopment of the older building stock. Some of the most intrusive office developments were in the 1960s and 70s, 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 conservation area.
- 5.3.4 Economic changes have altered the role of some of the most significant buildings, such as No’s 49 and 51-53 Southwark Bridge Road. Technology brought the enormous impact of the railway and its huge structures. Motor traffic now exerts a major threat through pollution, congestion, and the physical impact of highway design.
- 5.3.5 Elsewhere in Southwark, the success of modern design in conservation areas comes not from aping the style of 18th and 19th century buildings, but in building on the 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 sit more happily in the conservation area.

5.4 Public Realm

- 5.4.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. The essential components of the public real that development and improvement should address are:
- Boundaries and frontages that define its edges;
 - The surfaces and design of the space itself; and
 - Trees, street furniture and other artefacts in the space.
- 5.4.2 Original 19th century surfaces remain in Thrale Street. The use of material is simple: stone setts laid stretcher-bond in carriageway areas, broad granite upstand kerbs to

protect footways, and natural flagstones in pedestrian areas. Typically dished drainage channels are formed in setts along kerb lines, at right angles to the laying pattern of the main carriageway surface. Such changes in laying patterns, related to the functional use of the surface, create simple visual interest and diversity. Repaving schemes, as well as respecting historic paving materials and patterns, should also have regard for other historic surface features, such as coal hole covers.

5.5 Boundaries

5.5.1 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 shopfronts for example). Windows and doors at street level provide a level of activity, and promote better surveillance of the street.

5.6 Trees and Street Furniture

5.6.1 Apart from the Gatehouse Square, trees are not a primary feature of the conservation area. There may, however, be some scope for new street trees in relation to new development and public realm improvement. Semi-mature specimens planted with tree guards are to be preferred to saplings, having greater resistance to damage and a stronger visual impact.

5.6.2 A modern street furniture range has been adopted for the conservation area, and its use should be extended throughout the area. Simple street lamp designs will usually be most effective, practical yet not utilitarian in style, appropriate to the Thrale Street Conservation Area’s heritage, whilst avoiding “Victoriana” clichés would be appropriate.

5.7 Improvements and Repairs Materials

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

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

Maintenance

5.7.3 Repair works can prove costly and may require authorisation, which can cause delays. It is therefore far better to ensure that regular maintenance is undertaken, thus preventing

unnecessary decay and damage and the resultant costs and problems. Works such as the regular opening of woodwork and timber, clearing out of debris in rainwater pipes and gutters, cutting back of vegetation in close proximity to buildings, repointing of failed mortar and re-fixing of loose roof slates are all in themselves relatively minor tasks that will not require authorisation but which may lead to much more complex and expensive works if left unattended.

Windows and doors

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

Roofs

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

buildings and either natural or good quality reconstituted slate on unlisted buildings in the Thrale Street Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.

- 5.7.10 Given the low pitches and/or parapet design of most of the roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials.
- 5.7.11 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.7.12 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the Thrale Street Conservation Area. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.
- 5.7.13 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.7.14 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Stucco and render

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

5.7.16 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.

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

Ornamental ironwork

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

Rainwater goods

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

Satellite dishes

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

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

5.8 Renewable Energy

5.8.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.

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

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

Useful information

General advice

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

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

Useful telephone numbers

General Planning Enquiries	0207 525 5438
Conservation & Design Team	0207 525 5448
Planning Enforcement	0207 525 5419
Building Control	0207 525 5582
Tree Protection Officer	020 7525 2090

Other useful contacts

English Heritage 0870 333 1181
<http://www.english-heritage.org.uk>

The Society for the Protection of Ancient Buildings 0207 377 1644
www.spab.org.uk

The Victorian Society 0208 9941019
<http://www.victoriansociety.org.uk>

The Council for British Archaeology 0190 467 1417
<http://www.britarch.ac.uk/>

Ancient Monuments Society 0207 236 3934
<http://www.ancientmonumentsociety.org.uk/>

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

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

Further Reading

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- English Heritage (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.
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- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time: Maintaining your Property Makes Good Sense and Saves Money.
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