

Borough High Street Conservation area appraisal

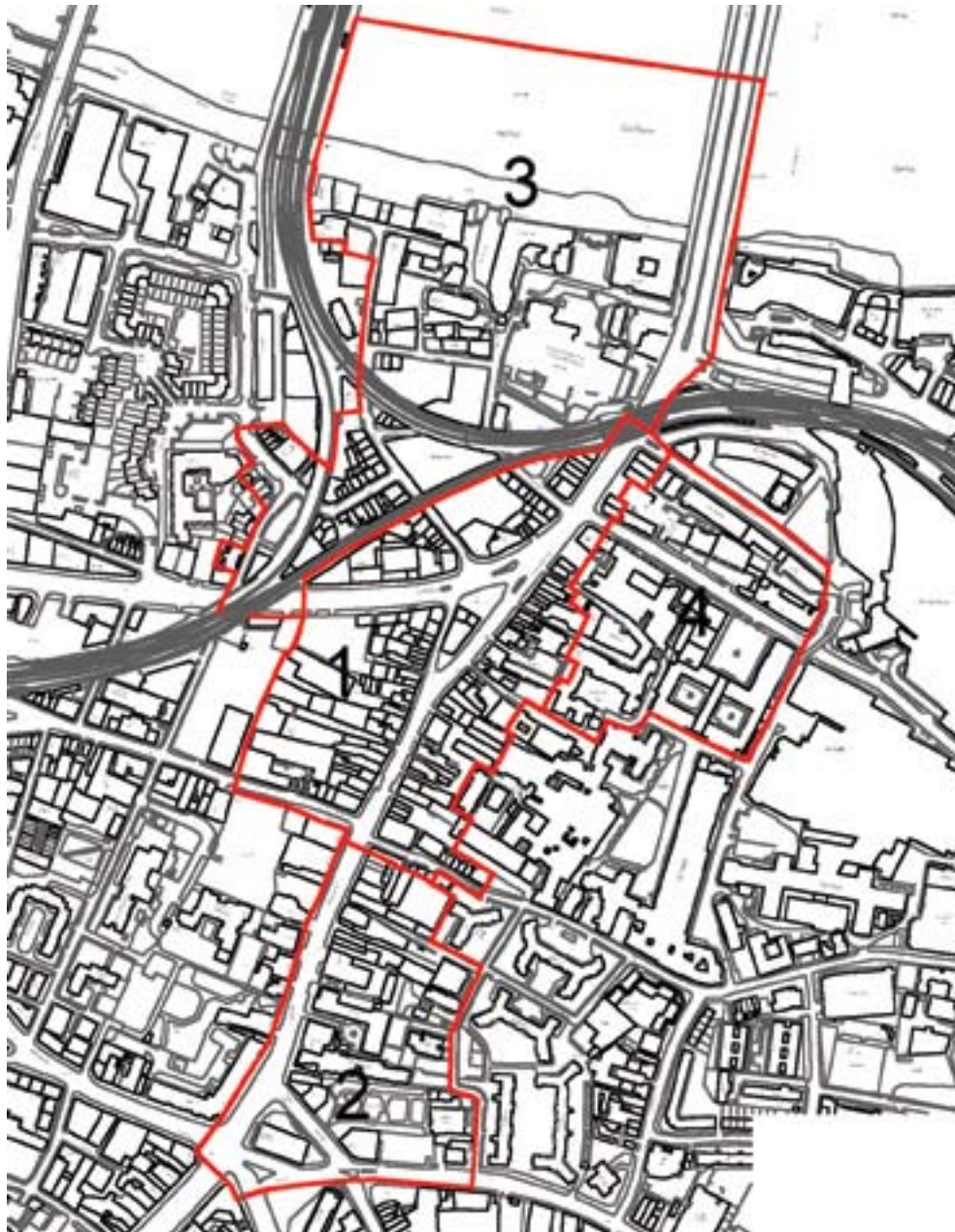
Regeneration Department

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| | | |
|----------|--|-----------|
| 1 | INTRODUCTION | 5 |
| 1.1 | The Conservation Area Appraisal | 5 |
| 1.2 | Borough High Street Conservation Area | 6 |
| 1.3 | Planning history | 8 |
| 2 | HISTORICAL BACKGROUND | 11 |
| 2.1 | General | 11 |
| 2.2 | Sub Areas 1 and 2 – Borough High Street and St. George the Martyr | 15 |
| 2.3 | Sub Area 3 – Riverside | 18 |
| 2.4 | Sub Area 4 – St. Thomas Street | 19 |
| 3 | THE CHARACTER AND APPEARANCE OF THE AREA | 21 |
| 3.1 | Broad Context | 21 |
| 3.2 | Sub Area 1 – Borough High Street | 24 |
| 3.3 | Sub Area 2 – Borough High Street south and St. George’s | 28 |
| 3.4 | Sub Area 3 – Riverside | 30 |
| 3.5 | Sub Area 4 – St. Thomas Street | 37 |
| 4 | AUDIT | 40 |
| 4.1 | Listed buildings | 40 |
| 4.2 | Archaeology | 40 |
| 4.3 | Key Unlisted Buildings and Building Groups | 42 |
| 4.4 | Streetscape audit | 51 |
| 4.5 | Environmental improvements | 51 |
| 4.6 | Improvements to buildings | 52 |
| 4.7 | Potential development sites | 53 |
| 5 | BOROUGH HIGH STREET GUIDELINES | 54 |
| 5.1 | Introduction | 54 |
| 5.2 | Development form and Urban morphology | 55 |
| 5.3 | Public Realm | 58 |
| 5.4 | Improvements and repairs | 59 |
| 5.5 | Shop Front Design | 62 |
| | Useful contacts | 62 |
| | Further reading | 63 |



- Sub Area 1: Borough High Street central area: focus of activity and vitality in the Conservation Area
- Sub Area 2: Borough High Street south and St. George's: continuation of historic street and inns, with a focus on the church of St. George the Martyr
- Sub Area 3: The Riverside, based around the Cathedral and separated by the railway viaducts; Borough Market
- Sub Area 4: St. Thomas Street and Guy's Hospital, primarily Georgian street and the Medical School precinct.

Figure 1 Borough High Street Conservation Area and sub-areas: 1:5,000

1. Introduction

1.1 The Conservation Area Appraisal

Purpose

1.1.1 The purpose of this statement is to provide an account of the Borough High Street Conservation Area and a clear indication of the Borough Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area, and will be used by the council in assessing the design of development proposals.

1.1.2 The statutory definition of a Conservation Area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space, or features of archaeological interest, may also contribute to the special character of an area. It is, however, the character of areas, 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).

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".

Arrangement of this document

1.1.5 The boundary of the Conservation Area is shown in figure 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 each sub-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 development and change in the Conservation Area.

1.2 Borough High Street Conservation Area

Location

1.2.1 The Borough High Street Conservation Area is based on Borough High Street between St. George the Martyr's church and London Bridge, a length of about half a kilometre. It is the major A3 trunk route out of the City over London Bridge south towards Portsmouth. At Great Dover Street it joins the A2 trunk road to Dover. The area includes a small network of streets between London Bridge and the Cannon Street railway bridge within which Southwark Cathedral and the Borough Market are situated. East of Borough High Street, the Conservation Area includes the surroundings of Guy's Hospital in St. Thomas Street (see Figure 1).

1.2.2 Southwark Street joins Borough High Street from the west, linking London Bridge with Blackfriars, and Tooley Street links it east to Tower Bridge. Consequently there are strong traffic flows north south and east west through it. St. Thomas Street and Long Lane link it eastwards to Bermondsey.

1.2.3 London Bridge Station lies on the north-east boundary of the Conservation Area, connecting commuter lines into south-east London and Kent. The Northern Underground Line runs below Borough High Street with stations at Borough and London Bridge, and the Jubilee Line extension gives it new east-west underground links.

Topography

1.2.4 Topographically the primary feature is the River Thames, which forms the northern boundary of the Conservation Area. Although historically Borough High Street owes its existence to slightly higher levels than its marshy surroundings, 2,000 years of development obscure the "natural" topography, and the area is more or less level at about 4 metres above average high tide on the river. Floodwalls have always been necessary as protection against exceptional tides.

1.2.5 London Bridge rises to about 15 metres above the river, from a springing point of about 10 metres. This artificial change in level is more significant than natural levels in determining the physical character of the area; particularly relative to the immediately adjacent

surroundings of the Cathedral, which are five metres lower. The railway viaducts are also a dominating engineering element that have a strong impact on the physical character of the area, dissecting it into small “walled” sectors, and creating a unique environment in their supporting arches – which Borough Market has exploited very distinctively.

Sub Areas within the Conservation Area

1.2.6 Borough High Street is a Conservation Area of great diversity, so that, while it has a clear overall identity, it is made up of sub-areas with distinct characters of their own. These are described in more detail in 3.2 to 3.5 below and indicated in Figure 1 above.

1.2.7 At the northern end of Borough High Street, movement of people and traffic dominates the environment, related especially to London Bridge, the junctions of Southwark Street and Tooley Street (Duke Street Hill) and London Bridge Station. By comparison, the environs of the Cathedral, below the busy level of London Bridge, are astonishingly quiet. Again in strong contrast, the narrow wharfside character of Clink Street lies immediately beside the Cathedral: it has now become a commercialised tourist area, popularising its sometimes grim social and industrial past. The narrow streets of the old warehouse area extend into the bustling, robust environment of Borough Market: there can be few markets left with such a powerful townscape form.

1.2.8 The north-east quarter of the Conservation Area is based on the orderly streets and closes of St. Thomas Street and Guy's Hospital. This character continues south of the historic main building, and includes the fine old Classical buildings of the medical school, and the gardens between them and the new medical school building.

1.2.9 The centre of the Conservation Area is roughly that section of Borough High Street between the war memorial and the railway bridge, including the junction with Southwark Street. Here, pubs, shops, banks and many fine commercial buildings create a city-centre quality. The street frontage is characterised by the great variety of narrow building façades and by numerous courts and alleys that connect through to buildings and yards behind them. A similar pattern extends southwards, but with less intensity of architectural form and human activity.



Figure 2 Contrasts - the Cathedral from the yards of Borough Market



Figure 3 King's Head Yard

1.2.10 On the south-eastern side of the Conservation Area, blocks of mid 20th century walk-up housing encroach on the area at its boundary along Tennis Street. This reflects the limits of historic interest in the Conservation Area, and indeed there is some degradation of visual character behind the eastern side of Borough High Street because of its usage as the service side of development. St. George the Martyr's church marks the southern end of the Conservation Area and is its visual focus.

1.3 Planning history

1.3.1 Borough High Street Conservation Area was originally designated in July 1968 under the Civic Amenities Act 1967 and was subsequently extended in 1973 and 1980.

Unitary Development Plan Policies

1.3.2 The Unitary Development Plan for the London Borough of Southwark was adopted in 1995. There are three policies in the Plan that relate to the conservation, protection and enhancement of areas of character, buildings, ancient monuments, historic areas, parks and gardens of environmental quality, architectural interest and historical importance.

POLICY E.4.1: Conservation Areas

1.3.3 'Where appropriate, the Council will designate new Conservation Areas and extend existing Conservation Areas. The Council will seek to preserve and enhance the character and appearance of Conservation Areas. The Council will prepare guidelines to identify their special qualities. Identification of the special architectural and historic qualities of an area will be based on detailed analysis of the area. This will include the architectural and historic quality, character and coherence of the buildings and the contribution which they make to the special interest of the area.'

POLICY E.4.2: Proposals Affecting Conservation Areas

1.3.4 'Conservation Area Consent for demolition in Conservation Areas will not normally be granted except where certain conditions are met. These conditions are as follows:

- i) Consent will not normally be given for the redevelopment of, or partial demolition of buildings, or part of buildings which make a positive contribution to the character or appearance of the Conservation Area;

- ii) There are acceptable and detailed plans for the site of the building to be demolished or partially demolished. Demolition is not to be undertaken before a contract for the carrying out of the works of redevelopment has been made, and planning permission has been granted for the development.

POLICY E.4.3: Conditions for Planning Permission in Conservation Areas

1.3.5 'Planning permission for proposals affecting Conservation Areas will not normally be granted except where certain conditions are met.

These conditions are as follows:

- i) The design of any new development or alteration demonstrates that a high priority has been given to the objective of positively preserving or enhancing the character or appearance of the Conservation Area;
- ii) Proposals should pay special regard to historic building lines, scale, height, and massing, traditional patterns of frontages, vertical or horizontal emphasis, plot widths and detailed design e.g. the scale and spacing of window opening, and the nature and quality of materials;
- iii) Schemes should be drawn up in detail (outline applications will normally not be accepted);
- iv) Drawings of the proposals should show the proposed development in its setting and indicate any trees to be retained, lost or replaced,
- v) A proposal for a site adjacent to or outside a Conservation Area will be unacceptable if it would have a significant adverse impact on the character and appearance of the Conservation Area;
- vi) The proposed use will not adversely affect the character or appearance of the Conservation Area.'

1.3.6 The Unitary Development Plan is currently under review. A first draft of the new plan has been placed on deposit. It is expected that the new plan may be adopted in 2006. The new draft Unitary Development Plan, known as the Southwark Plan, is supported by a number of supplementary planning guidance documents relating to different themes, including design and heritage conservation, and for different areas.

Heritage Conservation Supplementary Guidance:

Section 4, Conservation Areas:

Section 4.3, Preservation and Enhancement:

Paragraph 4.3.1. “In exercising its powers under the Planning Acts and Part I of the Historic Buildings and Ancient Monuments Act of 1953, the Council must pay special attention to the desirability of preserving or enhancing the character or appearance of its conservation areas. In Southwark this requirement is satisfied in a number of ways including the formulation of conservation policy, production of supplementary guidance and character assessments, and in assessment of applications for planning permission and conservation area consent.”

Paragraph 4.3.2. “The Council is required from time to time to formulate and publish proposals for the preservation and enhancement of its conservation areas, and to undertake local public consultation on such proposals.”

Section 6, Planning Applications Affecting Conservation Areas and Listed Buildings:

Section 6.2, Information Requirements:

“Outline proposals are not acceptable for any applications affecting listed buildings or conservation areas. Design statements will be required with all applications affecting listed buildings or conservation areas. The statement should describe how the proposals will preserve or enhance the conservation area or listed building. More information on design statements is available in the Council’s design and sustainability SPGs. Consent will not be granted for any demolition or alterations without detailed proposals for:

- The protection of any retained fabric;
- An acceptable replacement scheme;
- Work requiring listed building consent

without a detailed statement setting out the justification, design approach and methods for the work.”

Further Information

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

1.3.8 Information on the review of the Unitary Development Plan, including electronic versions of the plan and supplementary guidance, can be found on the Council’s website at www.Southwark.gov.uk/udp.

2. Historical background

2.1 General

Roman Origins

2.1.1 Although exploited by prehistoric communities, the development of the area commenced with the construction of a permanent bridge across the Thames built by the Romans shortly after the invasion of Britain in 43A.D. A Roman road, the forerunner of Borough High Street, lay just to the east of its present position and crossed the bridge into the provincial capital of Londinium established on the north bank of the river. A large suburb was soon established on the southern bridgehead, located on the higher sand and gravel islands surrounded by waterchannels, marsh and mudflats which typified the natural topography of north Southwark.

2.1.2 The importance of London Bridge as an access point to London drew the two important Roman Highways from the south together near to the location of the present day St. George the Martyr's church. These were Watling Street from Dover and the English Channel, and Stane Street from Chichester and the Sussex Coast. The same pattern exists today, and the overall layout of Borough was thus established at a very early date.

Middle Ages

2.1.3 'Burgh' or borough meant fortified place and Southwark was listed as a 'burgh' in 910 in the Anglo Saxon "Burghal Hideage", a list of burghs measured by area. It is referred to as "Suðringa geweorch" at this time, meaning "the defence works of the people of Surrey". By the time of the Domesday Book (1086) it was contracted to Sudwerca.

2.1.4 The Domesday Book records a Minster, or large church, known as the Priory of St. Mary Overie belonging to the Augustinian Canons. The Priory later founded St. Thomas's Hospital in the area that is now largely occupied by London Bridge Station, which displaced the hospital to its present day site at Lambeth. In the 12th-century, the Bishops of Winchester established their Palace and surrounding estate in the area around today's Clink Street. The Middle Ages saw the foundation of that other great Borough Institution, the Market. It originates from a market that was held on Old London Bridge, and then in Borough High Street from as early as 1276, selling everything from bullocks to flour.



Figure 4 Field and Son – established in 1804 in a 17th century building built on a mediaeval burgage plot.

Post 16th century

2.1.5 With the only bridge link over the river, Southwark was able to develop not only as a service centre for the City, but also as an alternative location for businesses that were not welcome in the City for whatever reason. For example, Borough became noted for its skilled craftsmen, of whom many were religious refugees and had to live outside the City to avoid restrictions that would have been placed on them there. Glass making and weaving were typical immigrant trades.

2.1.6 Other activities that would be offensive in the City were established around Southwark. It accommodated industries such as butchery and brewing, which spawned associated trades in commodities such as leather and hops; and it became particularly infamous for its entertainments.

18th century – the coaching era

2.1.7 It was not until 1750 that other bridges were built over the river in addition to London Bridge. Transport by coach had become a major feature of 18th century commercial life, and many of the coaches travelling south from London set off from Borough. Inns had been established along the High Street since the Middle Ages to service travellers, including the famous Tabard (recorded as early as Chaucer's Canterbury Tales) and The George. Many were rebuilt following Southwark's "Great Fire" in 1676.

2.1.8 Such was the congestion in Borough High Street by 1756 that the market was moved off the street to its present day site. Great Dover Street was constructed in 1814 to relieve the traffic on old Kent Street. Overcrowding had its obvious human consequences, too, and the 18th century saw the establishment of many humanitarian institutions – schools, and notably Guy's Hospital in 1725 to augment the work of St. Thomas's.

Victorian development – railways and industrialisation

2.1.9 The railway arrived in Southwark in 1836, challenging and quickly replacing the old coaching businesses. Its effects were far reaching, resulting in the loss of the inns as a physical and economic resource, and in the major impact of the viaducts on the townscape.

2.1.10 Even so, the enormous variety of commercial activity in Borough continued, often occupying premises and sites that had been established for centuries on long narrow-fronted sites – see "Burgage Plots" at 2.2.1 below. There were many different businesses

on Borough High street, including clothes and furniture shops, ironmongers, and estate agents. Field and Son, who still occupy one of the plots, have been there since 1804.

2.1.11 Certain historic trades developed prominence, such as the hop trade, and there were many hop merchants' warehouses in the area. In 1866 the Hop and Malt Exchange was built as one of the main developments on Southwark Street, which was newly cut through slum areas by the Metropolitan Board of Works (forerunner of the London County Council) in a major engineering scheme to link London Bridge and Blackfriars.

2.1.12 This and other schemes (e.g. the new Marshalsea Road south of the Conservation Area) opened up and cleared areas of very poor and overcrowded housing and were made possible by the foundation of the Metropolitan Board of Works in 1855 to address London's social and sanitation problems. Philanthropic trusts like the Peabody and the Improved Industrial Dwellings Company also began to erect tenement blocks to replace the slums. The process continued into the 20th century, establishing the character of the surrounding residential areas in medium rise apartment blocks.

20th century

2.1.13 Borough's lively mix of commercial activities continued to provide the essence of its character through the 20th century. Second World War bombing affected Guy's Hospital and residential areas south of Union Street. The east wing of Guy's was rebuilt more or less exactly, but modern redevelopment characterises the south end of Borough High Street, and most of it lies outside the Conservation Area.

2.1.14 Modern changes in industrial and trading commerce have had their effect in Borough, but perhaps not as significantly as in other riverside areas of Southwark. The move of shipping freight to containers handled at Tilbury Docks led to the decline of that business in the small area of warehouses around Clink Street, with replacement of some by office buildings such as Minerva House and No. 1 London Bridge. The Hop Exchange closed as a result of technological changes in the brewing industry towards pre-made hop pellets and essences.

2.1.15 However, Borough's proximity to the City of London and good underground links give it advantages in continuing to attract office business. Commerce continues in the area with office uses in new and converted buildings and with a lively shopping street to serve the

workforce. And the Market itself has remained, still the most distinctive element of a distinctive Conservation Area. Moreover, with the opening in 1999 of the specialist foods retail market on Fridays and Saturdays, it has become a vibrant and successful public attraction.



Figure 5 Newcourt's map of 1658, showing the establishment of key street patterns, but only frontage development along much of present-day Borough High Street



Figure 6 Borough High Street, 1794: prior to the major projects of the early and mid 19th century

2.2 Sub Areas 1 and 2 – Borough High Street and St. George's

Early street patterns and Burgage Plots

2.2.1 The street forms and layout of the Conservation Area contribute fundamentally to its character. The importance of Borough High Street as the primary route into the City of London from the south for 2,000 years is the most powerful influence on the physical evolution of the Conservation Area, and this street still forms the spine of the area.

2.2.2 By the 15th century, the northern part of Borough around St. Saviours and St. Thomas had become quite tightly packed with buildings, described around 1600 by John Stow with the words "The Borough of Southwark... consisteth of divers streets, ways and winding lanes". Newcourt's map of 1658 (Figure 5) shows this winding street pattern, leading to the ferry landing at Winchester Wharf and other wharves on the river from the market area in front of the town hall (see

below). The curving alignment of present-day Stoney Street defining the western edge of Borough is clearly evident and its junction with Borough High Street is a key location where space widens out in front of the Town Hall (now Town Hall Chambers).



Figure 7 Narrow frontages, adapted to double width plots (50-52 Borough High Street)

2.2.3 The pattern of primary streets is more or less established, with the landmark location of St. George's Church at the junction of Long Lane, Kent Street and George Street (later Great Dover Street and Borough High Street respectively). However, while Borough High Street itself had become tightly developed during this period, the map shows that the area behind it was still gardens and fields. These subsequently developed as the numerous yards and alleys that gave access to new buildings on the back-land.

2.2.4 The pattern of the mediaeval street frontage remains in most of Borough High Street and establishes one of the most important characteristics of development on the street - its tall, narrow property frontages. When first built up, premises made the most of street frontage for their commercial and public face but retained deep plots behind, on which to service the house and/or business on the street. Yards, stabling and kitchen gardens would all be accommodated in the one site, resulting in "burgage" plots characterised by a long, thin plan form.

2.2.5 The same pattern of development was adopted for the coaching inns that lined Borough High Street, with long yards accessed through carriage arches from the street. Frontages are typically 4 to 5 metres wide in Borough High Street, but some are narrower. Where ownerships have been combined, double frontages are possible (e.g. the restored Georgian house at nos. 50-52), but the distinctiveness of Borough High Street is best retained where the 4-5 metre rhythm is maintained along the street elevation.

London Bridge re-sited and Victorian Engineering Schemes

2.2.6 By the 16th century the present line of Borough High Street from St. George the Martyr's church was established to approximately the present day junction with Southwark Street. There were many lanes and alleys linking Cathedral Street (then Church Street) and Borough High Street, all tightly built up. Cathedral Street connected, as it still does, to St. Saviours Dock (now St. Mary Overie's Dock and not to be confused with the dock of the same name in Bermondsey).

2.2.7 In 1831, London Bridge was rebuilt 50 metres further west so that the previous structure could remain in place until its replacement was complete. A new section of the street was designed on a straighter alignment to the bridge, demolishing buildings immediately east of the Cathedral, creating a broader approach to the bridge, and opening up the space into the Cathedral grounds.

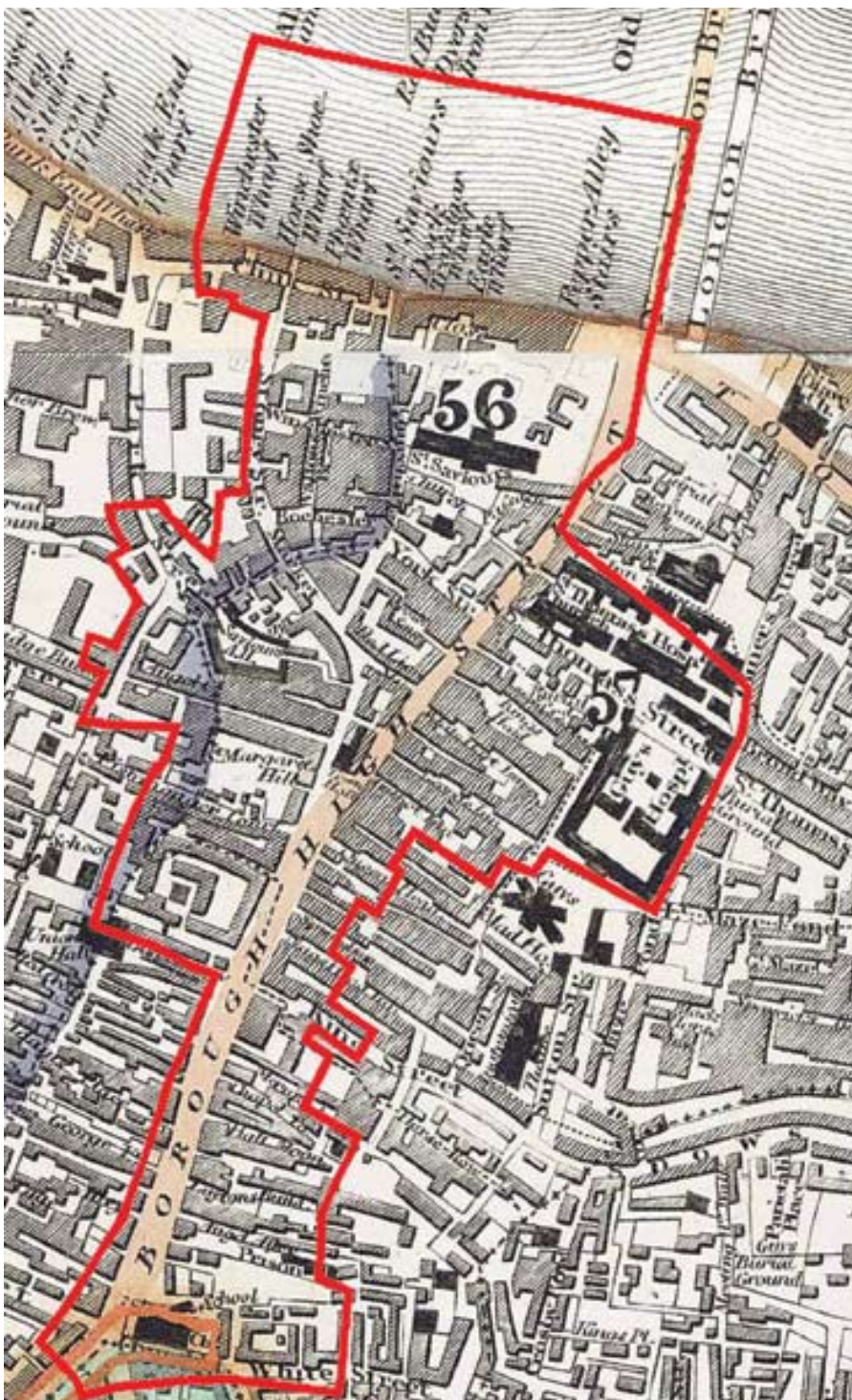


Figure 8 1830 map showing the new London Bridge under construction, prior to the major infrastructure works that introduced the railway and Southwark Street. The old Town Hall can be seen on Borough High Street, with access to Stoney Street at its western side.



Figure 9 Southwark Street – illustrating the scale of the street envisaged by the Metropolitan Board of Works

2.2.8 This was the first of a number of major nineteenth-century infrastructure projects that introduced a more metropolitan character into what is now the Conservation Area. Previously most streets in the Conservation Area had been narrow and congested, and the only space of significant width was in front of the Town Hall where historic routes to London Bridge and Winchester Wharf had previously converged. A phase of concerted urban renewal was completed in 1864 with the construction of Southwark Street (engineered by Sir Joseph Bazalgette) to a grand scale, sweeping into London Bridge, and including a planned drainage system and some of the finer building façades in the Conservation Area (e.g. the Hop Exchange). The priority of streets through the area changed significantly, moving the focus of the street pattern away from the market area in front of the old Town Hall. The Town Hall itself was redeveloped as Town Hall Chambers (The Slug and Lettuce pub) in 1862-3, and lost prominence as an island site. Nevertheless, the later war memorial marks the location as a significant location in the street scene.

2.3 Sub Area 3 – Riverside

Mediaeval core and 19th century wharves

2.3.1 The Priory of St. Mary Overie was rebuilt in 1106, and again in the thirteenth century following a fire. The present tower was completed in 1520. On the dissolution of the monasteries by Henry VIII, the priory became the parish church of St. Saviour. The cloisters passed to the Montague family: hence Montague Close. Only in 1905 did it become the Cathedral of St. Saviour and St. Mary Overie, serving the new diocese of Southwark and preserving both its former names.

2.3.2 An early feature of the south bank of the Thames was the presence of large houses and palaces where influential people could live independently of the City, but with easy access by water. The prime example in the Conservation Area was the Palace of the Bishops of Winchester who had their London residence at Winchester House on the riverside until 1626. The Clink prison was established to serve the Bishops' court of justice, and in the Civil War the Palace itself was used as a Parliamentary prison. Subsequently it was divided up for other uses, until a fire destroyed it in 1814: the ruin of its Great Hall and Rose Window in Clink Street is all that remains above ground. The inner court of the palace is the basis for Winchester Square. The Clink Prison building survived till 1780. The remains of Winchester Palace are a scheduled ancient monument.

Development of Warehousing

2.3.3 Religious and political upheavals of the 16th and 17th centuries led to the demise of Winchester Palace as the Bishops' residence, and its use turned over largely to warehousing for river based trade. In time, much of the area was redeveloped with purpose-built warehouses and, although limited in area, the small quarter of riverside warehousing around Clink Street retains characteristics of 19th century London dockland streets that are so typical of areas east of Borough. The urban form is characterised by very narrow streets hemmed in by tall building elevations and is a response to the practical and economic need to maximise building areas for the business of storing goods coming in off the ships. The streets themselves are reduced to minimal widths and warehouses were linked to one another with catwalks and bridges overhead.

2.3.4 The map at Figure 6 shows the area behind the riverside densely developed in a mix of tenements, small works and warehouses, with the market in Stoney Street. A tight and distinctive urban pattern, generated by the angles of street intersections, extends to Borough High Street - when the market was relocated to available land here in 1756, the site was known as "the Triangle". In 1866, the viaduct link between London Bridge and Cannon Street Stations was built, and the urban form was further complicated by the network of arches and structures that is now occupied by Borough Market. Elements remain of the earlier street character in 18th and early 19th century shops and houses in Park Street, Bedale Street and Stoney Street.

2.4 Sub Area 4 – St. Thomas Street

Georgian Southwark and Guy's Hospital

2.4.1 The establishment of the St. Thomas Hospital at an early date under the auspices of the Priory of St. Mary Overie strongly influenced the pattern of development east of Borough High Street. Development was restricted to the yards and inns typical of the main street frontage of the Borough and to the hospital precinct behind, and only Tooley Street led eastwards from Borough as a through-route. Newcourt's map (Figure 5) shows how areas to the north of the hospital had become more intensively built up during the sixteenth century; but it was not until the further development of Guy's Hospital on adjacent land that St. Thomas Street was connected right through to Bermondsey Street in the east. The early 18th century character of the street remains well preserved from its junction with Borough High Street.

2.4.2 Land behind St. Thomas Street was requisitioned in 1862 to enlarge the London Bridge Station terminus, leaving only the buildings on the north side of the street. The rest was redeveloped, and new commercial buildings were erected on London Bridge Street. St. Thomas's Hospital had to move out but its later neighbour, Guy's, was unaffected and grew steadily through the 19th century with a medical school and associated development creating a distinctive collegiate character of contained closes and quads.

3. The character and appearance of the area

3.1 Broad Context

3.1.1 The focus of the Borough High Street Conservation Area is Borough High Street from London Bridge to St. George the Martyr. It covers some of the most historic parts of Southwark, and includes some of the most significant structures and developments in south London: Southwark Cathedral, London Bridge and Guy's Hospital. West of Borough High Street it extends along the riverfront to the railway bridge over the river into Cannon Street Station. This section of the river (as far as Southwark Bridge) is known as King's Reach. Between the Cathedral and Southwark Street, it includes the arching railway viaducts and, threading below them, the vaults and lanes of Borough Market. On the eastern side, the Conservation Area includes the area of Guy's Hospital and the former St. Thomas's Hospital.

Views and approaches

3.1.2 The Conservation Area includes the south bank of the Thames for a short section west of London Bridge, and here it has a strong relationship with the open aspect over the river. It forms a key urban edge right onto the water with no public promenade as there is elsewhere on the riverside, but there are open areas between blocks of riverside buildings that give views out of the Conservation Area across the river to the City.

3.1.3 Away from the river, the Conservation Area is knitted tightly into the urban fabric of Southwark. To the east are redevelopment areas of London Bridge, Hays Wharf and Tooley Street, and to the west the rejuvenating attractions of Bankside. Surrounding most of the southern half of the area are post-war housing estates of medium rise blocks.

3.1.4 The key approach into the Conservation Area is over London Bridge, passing the gateway formed by Glazier's Hall and No. 1 London Bridge. East-west connections are provided by Tooley Street at London Bridge Station and Southwark Street further south, creating a special intensity of activity in the section of Borough High Street between the two.

3.1.5 Borough High Street continues south-westwards beyond the Conservation Area with a commercial character of lesser quality, which also extends southwards and eastwards along Great Dover Street and Long Lane.



Figure 10 London Bridge: gateway between the City and Borough

Local Materials and Details

3.1.6 The townscape of the Borough High Street Conservation Area is an eclectic mix of materials and details, reflecting its evolution over a long period. Consequently its overall identity is to do as much with scale and form as with materials and detail. With some obvious exceptions, like the Cathedral, the George and late modern intrusions, the building stock is of the 18th, 19th and early 20th century, designed on Classical principles. The common elements are:

- Yellow London stock brick as the basic construction material, or red facings in some buildings.
- Façade elements arranged in Classical proportions, usually with parapet roofs to provide a horizontal cornice line.
- Portland/artificial stone or stucco dressings.
- Terracotta or rubbed brick decorations.
- Rusticated or arcaded ground floor elevations.
- Painted timber shop-fronts and fascias.

Simple Classical proportions

3.1.7 The majority of buildings in the Conservation Area that define its character are 18th and 19th century buildings that follow Classical design principles. The earliest examples (e.g. St. Thomas Street, Park Street), are houses designed simply and without decoration, with a careful balance of wall area to window area, and a slightly decreasing scale at each floor level that gives a subtle emphasis to the ground and first floors. Windows and doors have vertical proportions, which are balanced by the introduction of plain horizontal string and parapet courses. Compositions are arranged in terraces of limited length, so that overall effect is rhythmic and not monotonous.



Figure 11 Georgian proportions at Nos. 20-26 Park Street

Building types

3.1.8 The Conservation Area covers an area that is in effect Southwark's town centre, and inevitably the main building elements that contribute to its unique character are very diverse. They include:-

- the Cathedral and St. George the Martyr;
- 5 and 6 storey warehouse buildings on and around Clink Street;
- the railway arches and walls of Borough Market;
- narrow fronted commercial premises on Borough High Street;
- grander Classical buildings of Southwark Street and St. Thomas Street (Guy's Hospital);
- Buildings in the old inn courtyards.

Commercial Buildings

3.1.9 The Conservation Area has very many buildings that use Classical traditions to express the prestige of the companies or public organisations that built them. An enormous variety of elaboration and invention gives each building unique identity but a sense of continuity with its neighbours because, underlying the wealth of detail, is a very strong and ordered form that is composed on simple geometric principles. Both Classical and revivalist styles (e.g Gothic) are used, with decorative features related to horizontal and vertical structural elements such as lintels, floor levels, columns and buttresses.

3.1.10 In some instances, the constraints of historically narrow building frontages have forced delightfully ingenious concoctions to achieve as much design as possible in a limited vertical area, e.g. W. H. & H. LeMay's Hop Factors' offices at 67 Borough High Street (Figure 15). Much is made of the corners of buildings where possible, exploiting the greater potential for three-dimensional inventiveness that they offer.

Warehouse buildings

3.1.11 The area around Clink Street and Borough Market retains some of its small warehouses. They are typically three or four storeys, often only three bays wide, as at New British Wharf. Generally the centre bay will be designed as a vertical "slot" of loading doors, with a swinging gantry at the top for hoisting goods. Often this is expressed as a gabled elevation: in Stoney Street the format is used to infill railway arches for warehouse use. There is a consistency of other details, such as large squarely proportioned windows in the outer bays with arched brick or flat steel lintels, with small-paned steel or timber windows.

Shops and Pubs

3.1.12 Shops and pubs are a vital element of Borough's distinctive commercial and social buzz. Many of the smaller 19th century shops and pubs in the Conservation Area are early conversions from houses – 1-11 Park Street is a good example. This gives them an essentially residential scale, which is often still evident in the window patterns of upper floors. A smaller scale is carried through to the shop-fronts themselves, traditionally based on the following elements:

- Painted fascias between end consoles
- Dividing pilasters, between separate frontages
- The glazing area divided by slim painted mullions
- Panelled stall risers at ground level



Figure 12 Park Street – early 19th century houses were soon converted to shops

3.1.13 Pubs tend to be on similar lines, but with higher windowsills and decorative acid-etched obscured glazing. Some of the later purpose-built pubs venture to a grander style, following the kinds of principles described for commercial and municipal buildings.

Railway arches and structures

3.1.14 In the north of the Conservation Area, the brick arches and steel bridge structures of the railway line have an imposing effect on its character. They create a high degree of enclosure and a heavy weight of engineering detailing. Against their dark solidity, the brightness and liveliness of market activity, pub and shop fronts, goods for sale and hanging flower baskets make vibrant and colourful contrasts.

Street surfaces and furniture

3.1.15 Earlier street surfaces throughout the Conservation Area have generally been replaced with tarmac paving to roadways and concrete flags to pedestrian pavements. However, granite kerbstones are still widespread, and there are some important areas of more complete historic groundscape. Of particular note are areas of St. Thomas Street, Clink Street, Montague Square and the Cathedral environs. Throughout the area are occasional items of historic interest, in particular street bollards adapted from cannons or relocated from elsewhere: these are noted in the audit (section 4).

3.2 Sub Area 1 – Borough High Street

North of Southwark Street

3.2.1 The very northern part of Borough High Street is visually separated from the rest by the railway bridge into London Bridge Station at London Bridge Street. This part of the street is discussed with the riverside at 3.4 below. The bridge is thus very important in providing closure of views northwards along Borough High Street and in marking a transition between the large scale of the London Bridge approach to the City of London and the more local character of Borough High Street. While the bridge is of very modest design aesthetically, simplicity mitigates its visual impact and allows the character and quality of adjacent buildings to come through. In particular, the group between nos. 16 and 26 (listed grade II) were completed in 1832 to designs by Robert Smirke as part of a more comprehensive plan for the approaches to the new London Bridge. It has many of the key characteristics of building on Borough High Street in its four-storey height, unbroken parapet and roof line, and subtle modulation of façades that reflect a 17th century ground plan (partially preserved in Green Dragon Court, behind).



Figure 13 The railway bridge makes a visual break between the local scale of Borough High Street and London Bridge beyond: its simple appearance mitigates its impact on adjacent listed buildings.

3.2.2 Looking southwards, the junction of Southwark Street and Borough High Street is a landmark location in the Conservation Area. The buildings strongly define public space, with the landmark features of the apex building at 28 Borough High Street (HSBC Bank) and the formal entrance into Borough Market. The bank is part of a key group of listed buildings that includes Frederic Chancellor's 1862 Town Hall Chambers (formerly a bank, now the Slug and Lettuce pub) all in Italianate style. Again, there is a consistency of height, with a parapet at 3 – 4 storeys and a roof storey set back behind it. At street level, intense pedestrian activity is essential to the character of the street, with people passing by and using the buildings. Among the multiplicity of minor elements in the street, entrances to the London Bridge Underground station are just one example that make a distinctive contribution to an archetypal London scene.

3.2.3 As important to the visual characteristics of this vista, are the ground floor uses of shops, pubs and cafés each side, which maintain essential liveliness in the street scene. The western side, sweeping into Southwark Street, forms part of the Metropolitan Board of Works' grander concept for the approach to London Bridge, with four storey elevations topped by parapets and prominent mansard roofs. They include the 1932 addition of the entrance to Borough Market.

3.2.4 A pre-nineteenth century scale survives on the eastern side, however, which retains narrow fronted buildings in three and four storeys, including early 18th century houses and shops at. 53-55. Some nineteenth century redevelopment occurred on individual plots, with occasionally elaborate efforts to make modest buildings stand out, such as WH and H LeMay's Hop Factors at 67 with its fantastic decorative frieze. Narrow ways through to King's Head, White Hart and George Inn Yards underscore this variety of visual stimulus.

South of Southwark Street

3.2.5 The same group of bank buildings that marks the focus of views at the junction of Southwark Street holds a key position in views north. Town Hall Chambers, named after the earlier building they replaced, face southwards over the space made by the angle of flanking buildings on the western side: this was the historic market place of The Borough. It is the setting for Philip Lindsay Clark's War Memorial, which enhances the significance of this small public space. The passage to the left of Town Hall Chambers is an important reminder of the logic that formed the space in the first place, when it



Figure 14 The junction of Southwark Street and Borough High Street is a landmark location for the centre of activity in the Conservation Area.



Figure 15 W. H. & H. LeMay: nineteenth century redevelopment of an earlier burgage plot frontage, and an expression of commercial confidence.



Figure 16 Looking towards Town Hall Chambers: once the site of St. Margaret's Church, the historic market place, and now the setting for the Southwark War Memorial.



Figure 17 Western side of Borough High Street, showing the inherited characteristics of burgage plots and the controlled variety that they introduce. At roof level this is particularly important, each building differing from its neighbour in height.

extended as Church Lane through the present site of Borough Market, linking to Stoney Street and the riverside.

3.2.6 Buildings both on the western side and on the opposite side of Borough High Street developed on historic burgage plots, with narrow three to four storey frontages of varied architectural treatments and frequent entries into yards and courts that reflect their origins in former inns in both form and name. On the western side, the whole length of the block from Southwark Street to Union Street still shows the burgage plot layout, including several listed buildings, many of which have later façades to much earlier plans. Calvert's Buildings, for example, is a 16th century inn, still retaining a jettied timber framed upper floor behind the restored Georgian frontage of 50-52. Other access ways through the building façade, such as St. Margaret's Court and Maidstone Buildings, remain.

3.2.7 A similar pattern survives on the eastern side of the street, with listed buildings of 18th century origin at 91-95, 101-103 and 121-127. The pattern of inn yards remains here, with the best-known example at the George. Only the southern range of the original quadrangle survives, its balustraded gallery the model for the popular image of the 17th century coaching inn. The building was constructed following the Southwark fire of 1676. George Inn Yard remains an active space with the inn itself continuing in lively use, but the surrounding modern office buildings and urban detail do little to contribute to this character. Other yards and alleys have generally been reduced to no more than utility and service accesses for frontage buildings, but retain potential for more active use.

Southwark Street

3.2.8 The section of Southwark Street in the Conservation Area is the eastern end of the major 19th century town planning initiative to provide an east-west link (see 2.1.11). Its grand metropolitan character is set by the long crescent of the Hop Exchange on the northern side (R.H.Moore, 1862). Close to Borough High Street, where key frontages remain on both sides, the intended character of the planned street is evident. It is built to a controlled height of 4 storeys plus an attic storey on each side of the street (the Hop Exchange achieves this in two double-height storeys and originally had two attic storeys until a fire in 1920). The street width is about 22 metres, or a proportion of roughly 2 to 1.

3.2.9 The integrity of the street is broken on the southern side by a large vacant plot formerly occupied by the mid 19th century warehouse complex of Calvert's Buildings, a listed building demolished in the 1970s following a fire, and used as a work site for the Jubilee Line extension between 1997-1999. This is partly in the Conservation Area.

Views and Townscape

3.2.10 The linear character of Borough High Street creates contained vistas rather than broad prospects. The most notable views focus on landmark locations, generated by the angles of street intersections. The prime example is Town Hall Chambers which are prominent in views from both north and south (3.2.2 above). The closure of key views by railway bridges at London Bridge Station and Southwark Street is also important in defining the visual envelope of the street. A variation on the linear street theme is the broader view of the curve of the Hop Exchange in Southwark Street from the south side.

3.2.11 At another level, glimpses into the numerous alleys and yards that open off Borough High Street are part of its visual interest and a reminder of Borough's historic legacy: King's Head Yard, White Hart Yard, George Inn Yard, Queen's Head Yard all survive in name if not form. In many instances they remain bridged by the upper storeys of buildings on the High Street, and in others have developed as narrow slots in the street frontage.

Negative features

Loss and damage

3.2.12 Throughout Borough High Street's long history, there has been constant change, and inevitably not all has been good. Today, the variety and contrasts within the area are accepted as a vital aspect of its character, but commercial pressures have in many places led to loss and damage to the historic fabric. The major gap in the central part of the Conservation Area is the vacant site at 17-23 Southwark Street, which adjoins the former Jubilee Line work site. Another is at Nos. 31-37 Borough High Street, above the single storey Northern Line entrance to London Bridge underground station.

Intrusion

3.2.13 The area has also suffered from the intrusion of modern development, particularly office buildings in Borough High Street from the 1960s and 70s. While the now fashionable area of the riverside docks below London Bridge were in decline and neglect through this



Figure 18 177 Borough High Street: only the right hand half is listed, the remainder is restored, and 19th and 20th century buildings flank it.

period, Borough High Street's more wide-ranging commercial character gave impetus for redevelopment. Many of the modern blocks are therefore of the plainer and more utilitarian character of the post-war period and lack the colour and individuality of more recent buildings in Southwark. They also tend to be less responsive visually to their historic neighbours.

3.2.14 Key examples are:

- 75 – 81 Borough High Street: George House, a flat-roofed office building, with a very unsympathetic brick elevation to The George itself;
- 109-111 Borough High Street; a clumsy brick commercial building, that protrudes above the general building line, and forward of it with an ungainly first floor bay window.

3.2.15 A further major intrusion into the area is currently anticipated if Network Rail's proposals for the "Thameslink 2000" scheme are approved and implemented. This involves a new railway viaduct and bridge over Borough High Street alongside the existing viaduct, for which several historic buildings would have to be demolished, including the listed 16-26 Borough High Street and 11-15 Borough High Street, as well as significant groups in Bedale and Stoney Streets. A decision on this scheme is still awaited.

3.3 Sub Area 2 – Borough High Street south and St. George the Martyr

Borough High Street south

3.3.1 South of Union Street, modern buildings replace the burgage plot pattern on the western side, but it remains evident on the eastern side of Borough High Street. There is more replacement by modern buildings here, and only 151 and 177 are listed. The pattern of yards and courts remains, however, and Newcomen Street, Mermaid Court and Angel Place link through to areas behind.

3.3.2 Newcomen Street has some good remaining buildings and Chapel Court has some interesting elements. While frontage development on Borough High Street has been allowed to rise to five and six storeys, lower heights are more typical of the former inn yards and secondary streets, where three storeys plus an attic storey is the norm. A good example of the original scale and form restored for new office and employment use is at 70 Newcomen Street, using



Figure 19 Newcomen Street: three storeys plus an attic storey is the norm in areas behind Borough High Street.

a remaining 19th century warehouse building and preserving the intimate scale and cobbled surfacing of the original yard (Figures 19 and 20).

St. George the Martyr

3.3.3 St. George the Martyr is at an important gateway into the Conservation Area, coming both from the many road routes that meet here, and from Borough underground station. The spire of the church is one of the most important landmarks in the area, and is visible within the Conservation Area along Borough High Street from as far as its junction with Southwark Street. Rebuilt in 1734 by John Price to replace its mediaeval predecessor, it is the oldest surviving parish church building in Southwark. Pevsner describes it as “A sound, sturdy church, uncommonly well sited...”, and its strength of form and position certainly dominate surrounding buildings.

3.3.4 The church stands in a significant urban space at the meeting point of several major streets. The dominating highway layout gives the impression that it is a corner site, but in fact it stands equally apart from Borough Station, the western side of Borough High Street and the northern side of Tabard Street. A large and indeterminate area of highway and weak landscape occupies space to the south of the church between it and the 1960s Conoco office block. This location has great potential as a major city space.

3.3.5 The gardens are separated from the church by Tabard Street formerly Kent Street, detaching them from their general context. They thus form a little sub-area of their own. The wall on the northern side is long and high and well weathered, providing a solid but mellow backdrop to the quiet of the space: it is an 18th century remnant of the Marshalsea Prison. A single gateway through the wall gives access to Angel Place, itself a relatively inaccessible long passage off the eastern side of Borough High Street. The gardens lie behind undramatic brick office buildings, built in the early 20th century, providing further quiet enclosure and a neutral backdrop to views of the church.



Figure 20 Original scale of yard retained in conversion of warehouses and workshops to new use: Axe and Bottle Court



Figure 21 Church of St. George the Martyr: the most prominent landmark in the south of the Conservation Area, its tower and spire are visible from all the key approach roads



Figure 22 The King's Arms, Newcomen Street, and its neighbour

Views and Townscape

3.3.6 The single visual focus of the southern end of the Conservation Area is the church of St. George the Martyr. Only the eastern side of Borough High Street is within the Conservation Area in this section, but the western side does provide useful containment of the street space. A number of former inn yards remain, with glimpsed views and the potential for enclosed, intimate space, although most areas behind the street frontage are utilitarian in use and appearance.

Negative features

3.3.7 As a general point, the south-eastern boundary of the Conservation Area includes the sites of many of the historic inn yards, although now most of the areas are used as utilitarian service areas and original buildings are lost. As elsewhere on Borough High Street, there are also a number of modern developments that detract from the local appearance of the Conservation Area, including:

1. 145-149 Borough High Street: Corner building on Newcomen Street;
2. 66-68 Newcomen Street: a flat-roofed group with dominant garaging etc. – a poor neighbour to the King's Arms listed pub;
3. 201-211 Borough High Street: St. Dunstan's House, office building with featureless street level, strongly horizontal elevation clashing with earlier narrow façade at no. 213;
4. Traffic engineering, St. George the Martyr;
5. 96-104 Borough High Street: 1960s concrete framed building, unsympathetic scale and over-dominant rear service tower (adjacent to Conservation Area boundary).

3.4 Sub Area 3 – Riverside

London Bridge

3.4.1 North of London Bridge Station, Borough High Street is distinct from the main length of the street because of its strong visual relationship to London Bridge and the station precinct and, in addition, the railway bridge creates a clear visual break. Of the modern London Bridge, built in 1967-72 to replace Rennie's stone-arched structure, the best that can be said is that it affords an open and uncluttered approach to Southwark from the City. As a gateway into Southwark, the quality and continuity of the building façades on its western side and the views into the Cathedral Close are of great significance. At river level, a Victorian character remains in a single granite arch of the old bridge, which allows access between Montague Close and London Bridge Walk.

3.4.2 The eastern side of the area around London Bridge Station is outside the Conservation Area, but nevertheless has an important bearing on its character. Any development related to the station should take into account the relationship to the Conservation Area, in particular views to the Cathedral and the street character contributed by the listed buildings between No. 2 and No. 10 Borough High Street. Of these, Bridge House, No. 4, is contemporary with Rennie's London Bridge (1823-31) and Hibernia Chambers, No. 2, was built some 20 years later. Together the two buildings provide a landmark element of the streetscape related to London Bridge in 3 large storeys. The frontage forms a barrier between the Cathedral Close area and Borough High Street. The opening between it and the railway viaduct frames an excellent view of the eastern end of the Cathedral from the elevated level of Borough High Street.

Cathedral Area

3.4.3 The Cathedral still retains much of its medieval fabric, the earliest phase of which is 12th century in origin. The significance of the Cathedral in its wider historical context is not to be underestimated as it is an extant relict of medieval townscape, set within the ever-changing environment of its modern setting. Once dominant over small lanes and buildings packed around it, it is now crowded by modern structures - the office buildings, railway viaduct and London Bridge approach that surround it. The transition from the upper level of Borough High Street to the lower level of the riverside is remarkable. Although at basement level relative to Borough High Street, the area around the Cathedral forms a comfortable, quiet and sheltered space enclosed by walls and steps to the elevated bridge approach, and by the lower levels of buildings on the upper street. The plane trees in the gardens provide cover and greenery that express the quiet churchyard setting of the Cathedral: it is hard to credit that just a few metres above there is the noise and congestion of a major London street.



Figure 23 Quiet Cathedral precinct of Montague Close just metres below Borough High Street.



Figure 24 London Bridge "gateway", between no. 10 and London Bridge House.



Figure 25 Stairs to Borough High Street from Montague Close: the change in level represents an abrupt change in character too.

3.4.4 Each of the four sides of the Cathedral has a different spatial characteristic. The gardens on the south are the most direct public access, down steps from London Bridge. The eastern end is a quiet close - a cobbled lane under the rampart of London Bridge, with the stone churchyard wall and railings and a canopy of plane trees overhead. The lane and the façade of the lower floors of no. 10 Borough High Street overlooking it create a typical 19th century townscape. The west end of the Cathedral stands hard on Cathedral Street and is approached through the railway viaducts over Bedale Street. It lies in close proximity to yards and open areas of Borough Market, and this severely urban character is in contrast to that of the sheltered gardens and spaces of the other sides of the Cathedral.



Figure 26 Montague Close provides a quiet, modern setting for the north side of the Cathedral.

3.4.5 Modern development in the 1970s opened up spaces on the north side of the Cathedral with views to and from the City. Subsequently the Cathedral precinct has undergone a significant programme of building and landscape works. New ancillary buildings to provide visitor and other facilities have been built using the knapped flint and stone materials of the Cathedral itself, and they keep a low roofline so that views are not compromised even from close range. Work by Richard Griffiths Architects has included the construction of a garden and improvements in the streetscape on Montague Close, creating a well-detailed space linking the north doors of the Cathedral to the river. Original street surfaces remain or have been reinstated, and the space makes a quiet interlude between the activity of London Bridge and the tourist area of St. Mary Overie's Dock and Clink Street.

Winchester Square

3.4.6 Cathedral Street still winds through to St. Mary Overie's Dock and, although now flanked by tall modern office buildings, its cobbled surfaces, narrow width and incidental street features (e.g. cannon-post bollards) maintain a mediaeval flavour. Winchester Square, once the courtyard of Winchester House, is now effectively a service area to Palace House, overlooking the dock. Winchester Walk is the more significant east-west link - a narrow street of restored cobbled surfaces with characteristics of the warehouse era. Buildings such as New Hibernia House are modern four-storey offices built in a 19th century industrial style. The tight containment of the street is temporarily lost on the south side to an open yard serving Borough Market, but it is easy to envisage a similar scale of building continued in the gap.

3.4.7 At the western end, the simple industrial group of Blows Yard (15 Winchester Walk) forms a strong corner onto Stoney Street: the buildings have a pleasant consistency of detail using parapet gables and arched warehouse windows in a two and three storey composition, and they contain Stoney Street tightly, facing the railway arches. Beside Blows Yard, 16 Winchester Walk is a squarely built three storey brick warehouse of simple proportions and details, which similarly establishes the strong building line, height and containment of the street.

Clink Street

3.4.8 Clink Street retains the character of 19th century London riverside warehouse areas, typified by a combination of streets of minimum width and 4-5 storey buildings that creates a canyon-like effect. This is most marked in Clink Street itself, and is heightened by the relationship of the Cannon Street railway viaduct, through which the street passes in a tall, narrow arch to emerge into the relatively open space of Bankside west of the Conservation Area. Clink Street has a vitality generated by visitors to the attractions of the area, the local office population and by some good architectural examples: notably the extensive refurbishment schemes at Pickford's Wharf, Clink Wharf and New British Wharf. Relaid, setted street surfaces in Clink Street promote its historic urban quality.



Figure 27 Blows Yard, 15 Winchester Walk, forms a strong corner onto Stoney Street, facing the railway arches on the western side, and enclosing a narrow vista to Clink Street northwards.



Figure 28 Winchester Walk is the main east-west link in the Cathedral area, with buildings such as no 16 defining a narrow street proportion and glimpsed views of the Cathedral.



Figure 29 The canyon-like quality of the eastern end of Clink Street as it passes below the railway into Bankside.



Figure 30 The visual impact of the rose window of Winchester House in Clink Street is crucially enhanced by its silhouette against the sky.

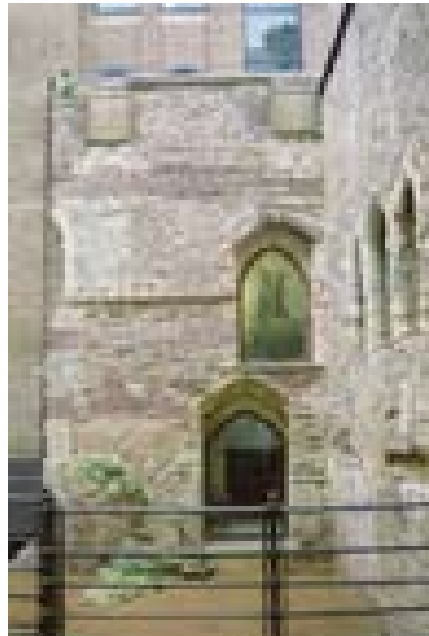


Figure 31 Detail of the remaining wall built into modern warehouses on Winchester Square / Stoney Street.

3.4.9 An industrial character extends part-way into Stoney Street running between modern warehouses and arches supporting railway structures. These are notable for the 3 storey infill in the arches that form the western boundary of the Conservation Area, built in warehouse manner with a central bay of loading doors and flanking windows, complete with swinging goods hoists.

3.4.10 Within the narrow confines of Clink Street, the space of the former great hall of Winchester Palace has been opened for its archaeological interest. The remaining west wall with its 14th century rose window rises as a stunning silhouette above warehouses on the corner of Stoney Street into which it is incorporated. The open space that the site creates into Clink Street is something of an incidental surprise - an unexpected mediaeval element in an intense industrial townscape. It is fortunate that the design of the Palace House office development retained a direct view of the remains from the east, below the upper floors but the consequence of this is the erosion of the sense of enclosure, characteristic of this area.

3.4.11 St. Mary Overie's Dock is similarly unexpected: here it is not the dock itself but the Golden Hind replica, floating in the dock, that is the focus for the space and the considerable tourist activity of the area.

Borough Market

3.4.12 The functioning market influences every aspect of the physical character of the area between Southwark Street and Borough High Street. It contributes fundamentally to the special quality of Park Street, Stoney Street and Bedale Street. It generates the atmosphere of the pubs, the early morning cafés, the lock-up shop-fronts and street activity. Only this active market function can truly preserve its unique structures and setting and the character they create.

3.4.13 Borough Market's special character comes partly from the apparent randomness of its layout. The crooked alignments of all the streets derive from the pattern of mediaeval lanes. The overlay of the railway viaducts further complicates the plan to produce a physical environment that seems to match the ad hoc character of the market trading itself. Certainly it has generated a variety of nooks and crannies, which have been colonised by business for storage and trading.

3.4.14 The built form of the market itself is distinctive, although it appears as an untidy assembly of canopies and open sided sheds. The market is structured around an internal "street" that meets Stoney Street roughly opposite Park Street. Light curved steel trusses support a glazed roof on cast iron columns, in contrast to the dark vaults of the railway viaduct in other parts. Traders' areas are contained in the open space in fenced compounds. The roof structure of the market is visually interesting, but the trading activity provides the atmosphere, and it is hard to envisage it in anything other than this unique environment. The Market's setting has recently been positively enhanced by the re-erection alongside it in Stoney Street of elements of the cast iron framed Floral Hall from Covent Garden.



Figure 32 Interior of Borough Market – an internal street environment.

Park Street

3.4.15 West of the market, the angular street pattern continues into Stoney Street and Park Street, and Park Street is crossed by the western arc of the railway viaduct. On the south side, Park Street has a particularly good line of early 19th century houses (designed by Henry Rose, 1831), converted later in the 19th century to shops: these include some good traditional shop fronts. The strong line of the three-storey façade turns sharply and passes below the railway, closing the westward view, and the viaduct completes the enclosure of the street space. Lively retail businesses related to the market occupy shops on both sides of the street, and the corner buildings onto Stoney Street are particularly strong (no. 9 is the Market Porter pub, brightly decorated and decked out in flowering hanging baskets).

3.4.16 West of the railway viaduct, Park Street extends into the Bankside area. Here it is a more open residential street predating the railway, and the remaining houses are simple terraced buildings that provide a good quality to this section of the street. Thames House (number 16) is an early 20th century brick commercial building, which reinforces the building line of the northern side of the street to the railway arch. To the south, in Redcross Way, Cromwell Buildings are a 5-storey balconied tenement block, notable as the oldest “model” development remaining in the area, built in 1864 as one of the earliest housing improvement projects in the Borough.

Views and Townscape

3.4.17 The riverside location of the Conservation Area creates viewing opportunities over the river and to the frontage and skyline of the City of London, from public areas on the river embankment and London Bridge. Conversely there are innumerable views to the area from the northern side of the river. Into and out of the area, the most significant are from St. Mary Overie’s Dock and from Montague Close to the north bank of the river and to the City skyline, and to Southwark Cathedral from the north bank of the river, through Montague Close. Views to and from the City along London Bridge are also important to Borough’s “gateway” position. Views along the river are relatively limited since there is little direct access to the riverside, except for the city panoramas from London Bridge.

3.4.18 Southwark Cathedral, notably its central square tower with 4 corner pinnacles, is the major landmark within the northern Conservation Area. Immediate views to it are relatively limited because



Figure 33 King’s Reach and the City of London from St. Mary Overie’s Dock

of the tight surrounding street pattern, making those glimpses that there are all the more significant. Its tower is, however, visible in certain long views from outside the area.

Negative features

3.4.19 While the eastern side of the sub-area, close to London Bridge, had undergone extensive renewal and redevelopment in the 1970s and 80s, gap sites and vacant and underused buildings remained in other parts. A number of key locations are now being redeveloped, such as the corner of Clink Street and Stoney Street. Some buildings remain at risk, e.g. the derelict building at 15 Park Street.

3.4.20 Elsewhere, some gaps or poorly developed sites remain, e.g.

1. 1-3 Stoney Street: single storey shop units forming gap in 3-4 storey street elevation,
2. 1-3 Rochester Walk, single storey buildings adjacent to the market area,
3. Vacant site, corner of Redcross Way and Park Street.

3.5 Sub Area 4 – St. Thomas Street

3.5.1 St. Thomas Street has a particularly distinguished historic character, centred on several Grade II* listed buildings from the tower of the former St. Thomas' church to the main buildings of Guy's Hospital. It does not have the frenetic commercial activity of the rest of the Conservation Area, and its character is partly determined by the offices that occupy most of the buildings with professional businesses and administration for Guy's Hospital and Medical School. The restrained quality and consistency of its Georgian and Regency houses and the formality of the Hospital and Medical School buildings add to the conservative, established tone of the area.

St. Thomas Street

3.5.2 The entrance into St. Thomas Street is tight, between strong corner buildings at 21 and 27 (Barclays Bank) Borough High Street. The change in character from Borough High Street is thus quite marked. The immediate landmark is the tower of the former Parish Church of St. Thomas on the northern side of the street: its plain Queen Anne style and simple square plan form are particularly distinctive. It stands at one end of a slightly tapering street space in front of the fine brick terrace of houses between 9 and 15, which is then closed by the elevation of number 17 facing back along the street. Here the western wing of the original Guy's Hospital closes

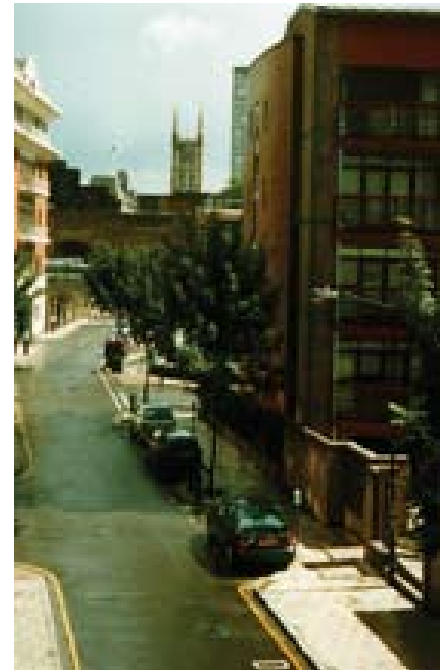


Figure 34 Southwark Cathedral from west of the Conservation Area, looking along Park Street from Southwark Bridge Road.



Figure 35 St. Thomas Street.

the street to a pinch point, emphasising the special identity of this length of the street. Beyond this point at the eastern boundary of the Conservation Area, the footbridge from London Bridge Station crosses the street relatively unobtrusively, while the 25-storey block of no 35 St. Thomas Street (Price Waterhouse Coopers) and the 30-storey block of Guy's both dominate the view.

3.5.3 St. Thomas Street is a relatively complete late 18th/early 19th century setting, which retains most buildings from that era, and street features such as railings and surface materials. The complete setting of Nos. 9-17 and their forecourt (the railings are listed Grade II* with the houses), is of special note. Similarly, the forecourt and buildings of Guy's Hospital are of note as a complete late 18th century piece of townscape.

3.5.4 Behind St. Thomas Church, one ward block of the former St. Thomas's Hospital remains. It is now a Post Office, accessed from Borough High Street, and it was built in 1842 with a second similar block to the north as part of the new approach to London Bridge. The rest of the St. Thomas hospital site was demolished shortly after to make way for the expansion of London Bridge Station, and later buildings in London Bridge Street obscure the qualities of the remaining building.

Guy's Hospital

3.5.5 Thomas Dance designed the core of the hospital buildings in the 1720s and the east and west wings, extending to St. Thomas Street, were added between 1738 and 1777. The resulting main entrance square is a very formal space, linked, via an open sided loggia through the original building and courts to the hospital garden behind. On each side of the loggia is a quiet, rectangular courtyard with a central lawn. The sequence of spaces is quite exceptional and the intervisibility of the courtyards is a key characteristic. The entrance square is a well-proportioned space, its height approximately one third its width. Thomas Guy's statue stands in the centre and the St. Thomas Street front is enclosed by wrought iron gates and railings with rusticated stone gate piers.



Figure 36 Guy's Hospital loggia

Kings Head Yard

3.5.6 King's Head Yard and White Hart Yard provide a pedestrian link between Guy's Hospital and Borough High Street. An elaborate gateway, a relic of LeMay's Hop Factors, remains from the yard behind the offices in Borough High Street. The King's Head itself is a listed Victorian pub dated 1881 and the approach to it through an arch from Borough High Street is evocative of its origins but, except for the street pattern, little remains of early significance and most of the development is modern offices.

Views and Townscape

3.5.7 Views in the area of Guy's Hospital are all well contained between buildings. St. Thomas' Church and the narrowing of the street between 17 St. Thomas Street and Guy's Hospital are the focal features of views along St. Thomas Street. Within the Guy's Hospital precinct, the broad prospect into the north courtyard from St. Thomas Street is a primary element of the original architectural design, although it is now compromised by car parking. Within the complex, the axial view through the gardens from the main building to the memorial arch is a key part of the setting of the building, although these features lie outside the Conservation Area boundary.

3.5.8 In St. Thomas Street, there is a very complete combination of buildings and street space located between the tower of the former St. Thomas' Parish Church and the return end of number 17. Iron railings separate the semi-private space in front of the terrace of houses from the street, where stone flags neatly define pedestrian routes contrasting with diagonally laid setts over the rest of the area (see Figure 39). The elevation of the terrace relates in scale to the buildings on the southern side of the street and together they form a wider urban space. The slight angle of the terrace from the tower to number 15 is vital to the form of the space, allowing number 17 to turn at right angles and enclose it (see 3.5.7 above).



Figure 37 Forecourt of Guy's Hospital: the prospect to the entrance and flanking wings of the original hospital is very fine, but car parking is intrusive.



Figure 38 North side of St. Thomas Street between the former parish church and number 17.



Figure 39 Detail of streets surfaces on the north side of St. Thomas Street.

4. Audit



Figure 40 The George

4.1 Listed buildings

4.1.1 The list of buildings of special architectural or historic interest for Southwark was updated in September 1998. Detailed list descriptions are available from the Council. The Borough High Street Conservation Area includes over 60 listed buildings and street artefacts. Of these there are two Grade I listed buildings - Southwark Cathedral (the Cathedral Church of St. Saviour and St. Mary Overie and The George Inn.

4.1.2 The following are listed grade II*

Clink Street:

- Remains of Winchester Palace: the ruin is a Scheduled Ancient Monument.

St. Thomas Street:

- Former St Thomas' Church / Southwark Cathedral Chapter House and Chapter House annexe (Nos. 9 and 9A).
- 11 and 13 St. Thomas Street and railings.
- Guy's hospital main building:

Borough High Street

- St. George the Martyr Church

4.1.3 In addition, there are numerous listed street artefacts; notably cannon-bollards in the Cathedral area and a red K2 telephone kiosk in St. Thomas Street.

4.2 Archaeology.

4.2.1 All of the Conservation Area lies within the archaeological priority zone of Borough/Bermondsey/Riverside, as designated in the Unitary Development Plan adopted in July 1995. Such non-statutory designations act as alerts to planners, developers and other interested parties of the presence of concentrations of known, significant archaeological deposits, features, structures or artefacts.

4.2.2 The archaeological priority zone covering the Conservation Area comprises the oldest urban area in the UK outside the City of London. Before urbanisation in the Roman period, the area was made up of tidal creeks and channels separated by shifting gravel islands. This environment provided rich sources of fish and waterfowl for prehistoric hunters, evidence of which has been recovered in the area.

4.2.3 The Roman settlement of Southwark radiating from London Bridge lies within the Conservation Area. Previous excavations have revealed evidence of Roman roads and buildings. The medieval settlement of Long Southwark is similarly within the Conservation Area and structural remains of many buildings including Winchester Palace and the Priory of St Mary Overie have been discovered. Post-medieval structures such as delftware potteries and the buried remains of inns, industrial and domestic buildings have been revealed in the area.

4.2.4 The remains of Winchester Palace are designated as a scheduled monument. Any works which have an effect on the palace require scheduled monument consent from the Secretary of State for Culture, Media and Sport (as advised by English Heritage).

4.2.5 The Council's policy on archaeology and the planning process concentrates on the request for sufficient, appropriate archaeological information in support of applications within an archaeological priority zone and on the preservation in situ of important archaeology.

4.2.6 When proposals for planning, listed building and/or conservation area consent for sites within an archaeological priority zone are submitted to the Council, an applicant may need to supply a desk-based archaeological assessment and the findings of an intrusive archaeological evaluation with the application. These will allow the Council to make an informed decision in regard to a proposal's impact on archaeology. Such information should include a model of the site's archaeology and indicate the proposal's impact on that archaeology. The Council should then be in the position to determine the measures, if any, that may be required to mitigate a development's impact on archaeology.

4.2.7 If important remains are found, these may be required to be preserved in situ. In such circumstances an application can be refused on archaeological grounds, but engineering solutions and design alterations may also provide the appropriate level of protection. Total or partial archaeological excavation may be acceptable, to 'preserve by record', if remains do not merit preservation in situ and such investigations can be secured by an appropriately worded condition to a planning consent.

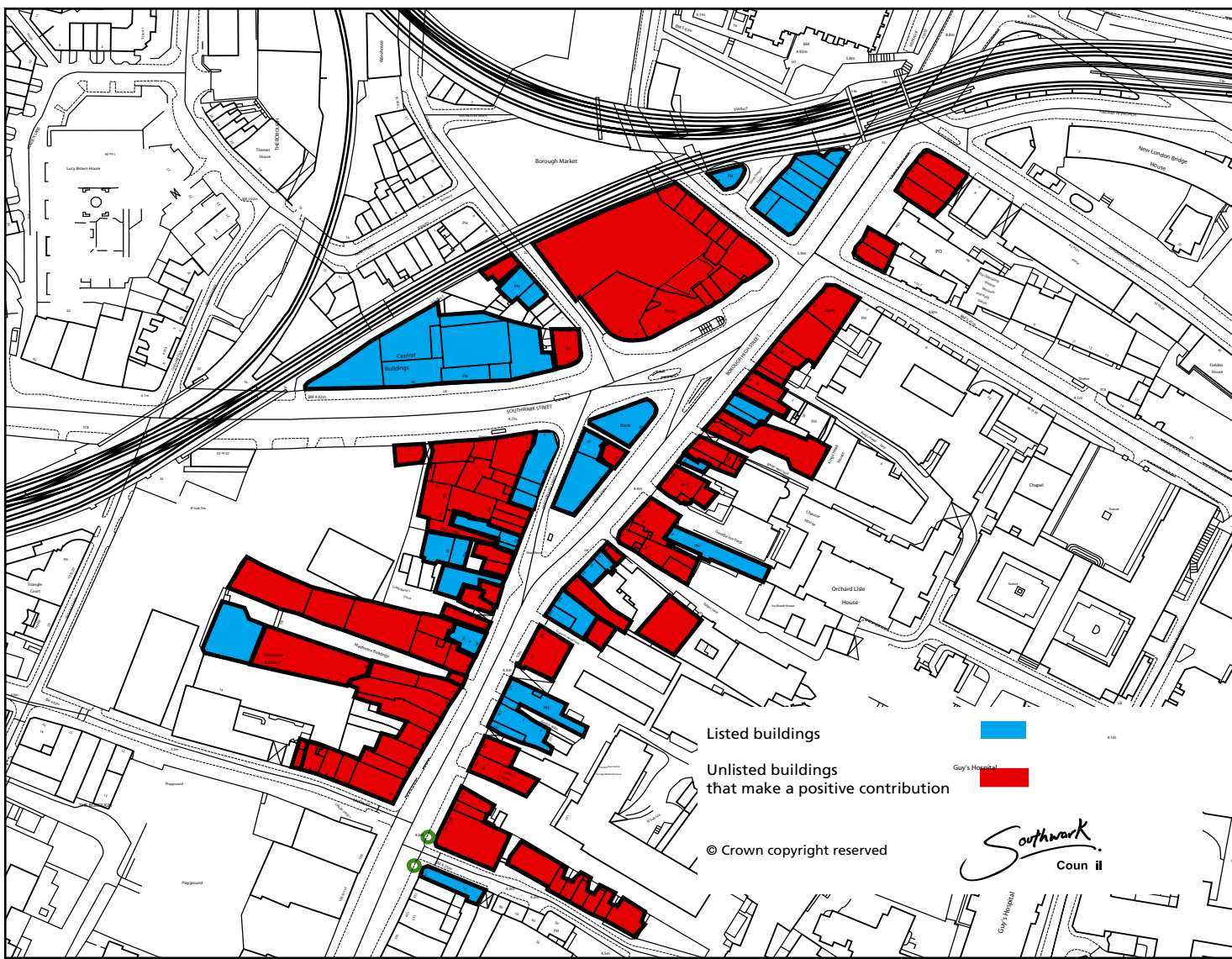
4.2.8 The Council's Archaeology Officer should be consulted at the earliest stages of project development.

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 descriptions include listed buildings in key groups.

Figure 41 Sub Area 1,1:2,500

Sub Area 1 - Borough High Street



Southwark Street

4.3.2 Southwark Street/Stoney Street: One of the most important frontages in the central area is the Hop Exchange (listed) at no 24 Southwark Street – see 3.2.8. It adjoins the Southwark Tavern pub on the corner of Stoney Street, which forms a curved elevation linking to Stoney Street.

4.3.3 5-7 Stoney Street: 3 storey group including listed buildings at no 5 (house and shop) and no 6, the Wheatsheaf pub.

4.3.4 3-15 Southwark Street: 4 storey mid/late 19th century commercial buildings. No. 3 is listed, nos. 5-7 are 1970s redevelopment in 5 storeys, plus mansard. There is an important relationship with the Hop Exchange opposite as part of the original city planning concept for Southwark Street.

4.3.5 Southwark Street, Stoney Street to Bedale Street: a key block, with the monumental portal to Borough Market in the centre. Flanked by 4-5 storey commercial buildings in decorated Italianate and French Classical styles. Consistent building line maintains street scale and curving alignment. Strong corner building on Bedale Street especially related to 16-26 Borough High Street and to the Borough Market entrance building at Nos. 6-8 Southwark Street.

4.3.6 Southwark Street/Borough High Street: Key group formed by island development at 28-34 Borough High Street and 1-3 Southwark Street. It encloses the passage-like end of Borough High Street and marks views northwards up Borough High Street and south westwards from London Bridge Station. 3-4 tall storeys, with attics, all, except 30 Borough High Street, listed buildings.



Figure 42 Hop Exchange, Southwark Street



Figure 43 Portal of Borough Market and adjacent corner building, extending the curved building line of Southwark Street towards London Bridge.

Borough High Street

4.3.7 Borough High Street/Bedale Street North Corner: important corner including The Globe pub and 16-26 Borough High Street (all listed) commercial premises. 4 storey, with well-detailed corner. Provides strong street definition and focal point in views along Borough High Street and from St. Thomas Street.

4.3.8 39-149 Borough High Street: varied frontage of generally 3 and 4 storeys with some attic storeys, and a strong rhythm generated by narrow burgage plot widths. The ground floors of older buildings were originally houses, converted to shops and some later to business premises. The high proportion of listed buildings in this section gives it strong architectural identity. The retail element gives vital activity and street character. Frequent yards and alleys break through the frontage, sometimes as carriage arches, but do not interrupt the continuity of the street facade.

4.3.9 38-72 Borough High Street: north of Maidstone Buildings, the western side of Borough High Street includes a high proportion of older and listed buildings. The group features narrow frontages: 3 storey heights at the north end rising to 5 storeys at the south, mostly with additional attic storeys and interspersed with modern additions and alterations. Provides typical Borough High Street character, with shop activity at street level.

4.3.10 76-92 Borough High Street: generally modern and modernised commercial buildings, with a regular but wider plot frontage (typically 8 metres, occupying 2 original plots). Heights are 5 and 6 storeys. Development follows the original street plan and the higher facades relate to a wider street width.

4.3.11 92 Borough High Street/2-14 Union Street: 92 is a 4 storey, late 19th or early 20th century commercial building, forming the corner of Union Street. The return (north) frontage of Union Street continues to no. 14 giving this side solidity compared to the open aspect of the southern side. Nos. 2-6 are 3 storey, early 19th century houses, converted to shops. 8-14 is a recent 4 storey commercial development with a "blind" ground floor of arches filled with louvred screens.

Former Inn Yards

4.3.12 The yards and inns on the eastern side of Borough High Street are all completely contained by buildings. In many instances the buildings are of limited architectural note, but certain groups have strong townscape value in containing narrow spaces:

- Northern side of King's Head Yard: 2 storey colonnaded commercial buildings 19th/20th century.
- Southern side of White Hart Yard, modern 3 storey development incorporating recovered stone archway.
- George Inn Yard is well enclosed by adjacent modern office buildings, although neither they nor the surface finishes of the space relate well to the character and setting of The George.

Sub Area 2 – Borough High Street south

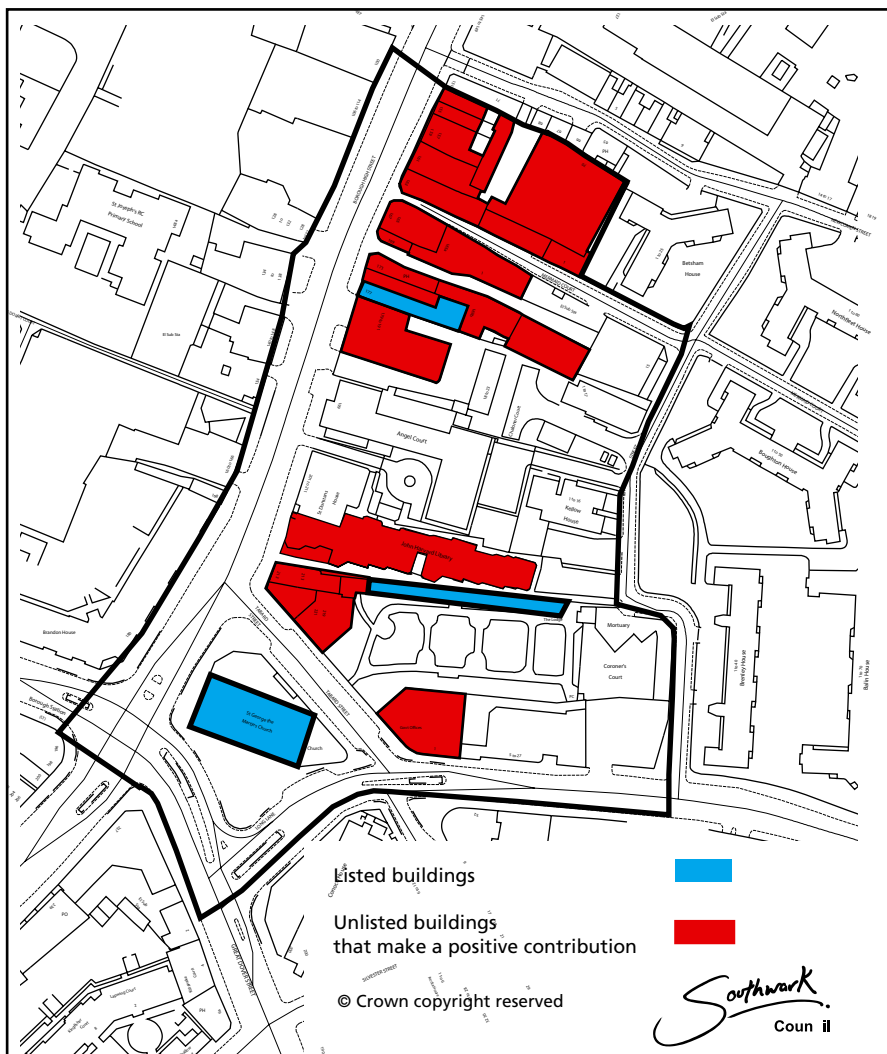


Figure 44 Sub Area 2

4.3.13 Newcomen Street: Nos. 3-9 (Emily Dawson House) on the northern side, and the King's Arms pub opposite: 19th/20th century 3 storey buildings, no. 9 with basement railings, which provide tight street scale and historic character in a street otherwise spoiled by modern redevelopments.

4.3.14 151-177 Borough High Street: average 4 storey street frontage, similar to 39-103, but with fewer listed buildings and more modern redevelopments and office buildings. It again provides strong definition of street space.

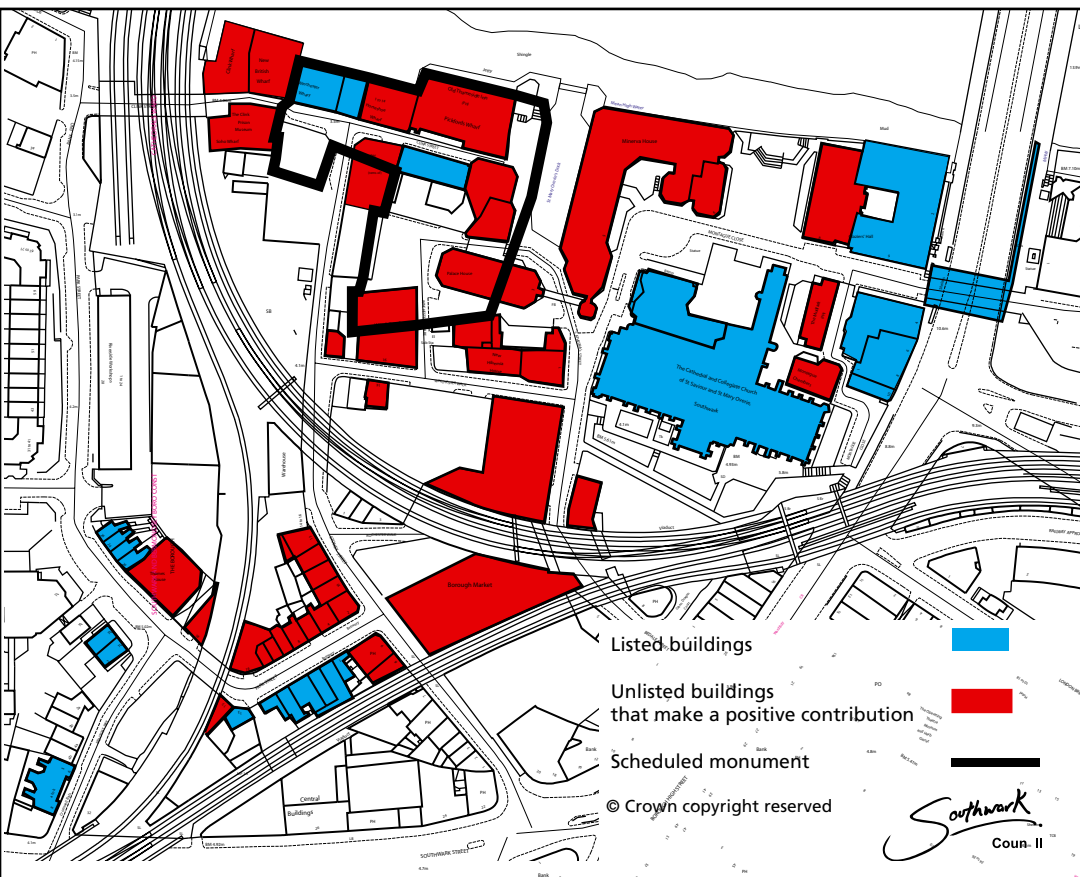
4.3.15 179-211 Borough High Street: Modern office buildings, generally 5 storeys with attic storey. Provide strong definition of street space, but lack architectural character or activity.

4.3.16 213-221 Borough High Street: 4-storey block forming the corner with Tabard Street. Forms a secondary focus behind St. George the Martyr, providing a sympathetic backdrop to the church.

Sub Area 3 – Riverside

Figure 45 Sub Area 3

4.3.17 1 Long Lane: plain brick early 20th century office building, 5 storeys, forming the corner with Tabard Street.



Bankside/Cathedral Area

4.3.18 River Frontage, Clink Wharf to Hibernia Chambers: key section of the south riverside, visible in long views from the north embankment and London Bridge. The western end comprises 4, 5 & 6 storey 19th century brick warehouses, now converted to office, residential and commercial uses. They retain much of their original riverside character, rising sheer from the tideway. The central section was redeveloped in the 1970s with the 6 storey Minerva House, which maintains the general scale of the riverfront without the architectural character of the earlier buildings. Development has opened up an excellent axial view from the north embankment of the river to the Cathedral tower. The eastern end of the group is well terminated by Hibernia Chambers, providing an excellent abutment to London Bridge (see below).

4.3.19 Nos. 2 and 4 Borough High Street (Hibernia Chambers and Bridge House, both listed) and Montague Chambers (see 3.4.2): very significant point of focus in the approach into Southwark over London Bridge. With no 1 London Bridge, Price-Waterhouse-Cooper's monolithic marble-faced office block on the eastern side of the bridge, it forms a gateway of immense significance.

4.3.20 Clink Street (northern side): 4, 5 & 6 storey warehouses effectively enclose the street on the northern side with the railway arch at its west end and the frontage of the Clink Prison Museum on the southern side. Includes Pickford's, Winchester, New British, Clink and Soho Wharves. Clink and New British Wharf are on a typical 3 bay plan (see below). Pickford's is more Classically designed with a heavy stucco cornice and is much modernised. Winchester Wharf, which is listed, is a very simple 4-storey building, its utilitarian façade unfortunately painted over. The Clink Museum now occupies Soho Wharf, a 5 storey brick block with a mansard attic storey.

4.3.21 Clink Street (southern side): a discontinuous frontage. The remains of Winchester Palace within a warehouse on the corner of Stoney Street are significant and distinctive in the streetscape. The return elevation to Stoney Street is a severe modern concrete framed and brick panelled structure, facing the railway arches.



Figure 46 Corner of Park Street and Stoney Street.

4.3.22 Minerva House/Montague Close: undistinguished modern building, but it provides important containment for St. Mary Overie's Dock and Montague Close. With the modern rear wing of Hibernia Chambers, it also frames the new square onto the riverside at Montague Close.

4.3.23 Winchester Walk - New Hibernia House: northern side of Winchester Walk consists of two 4 storey early 20th century office/warehouse buildings overlooking the yards of Borough Market. They close the approach to the Cathedral, limiting the impact that the market yards have on its setting, and create a strong, albeit one-sided, street.

4.3.24 Winchester Walk - 15 (Blows Yard) and 16: simple industrial buildings of modest scale and detailing that very strongly define the building line and proportions of the street. Blows Yard is particularly important as a corner group onto Stoney Street, and is neatly and consistently detailed.

Borough Market

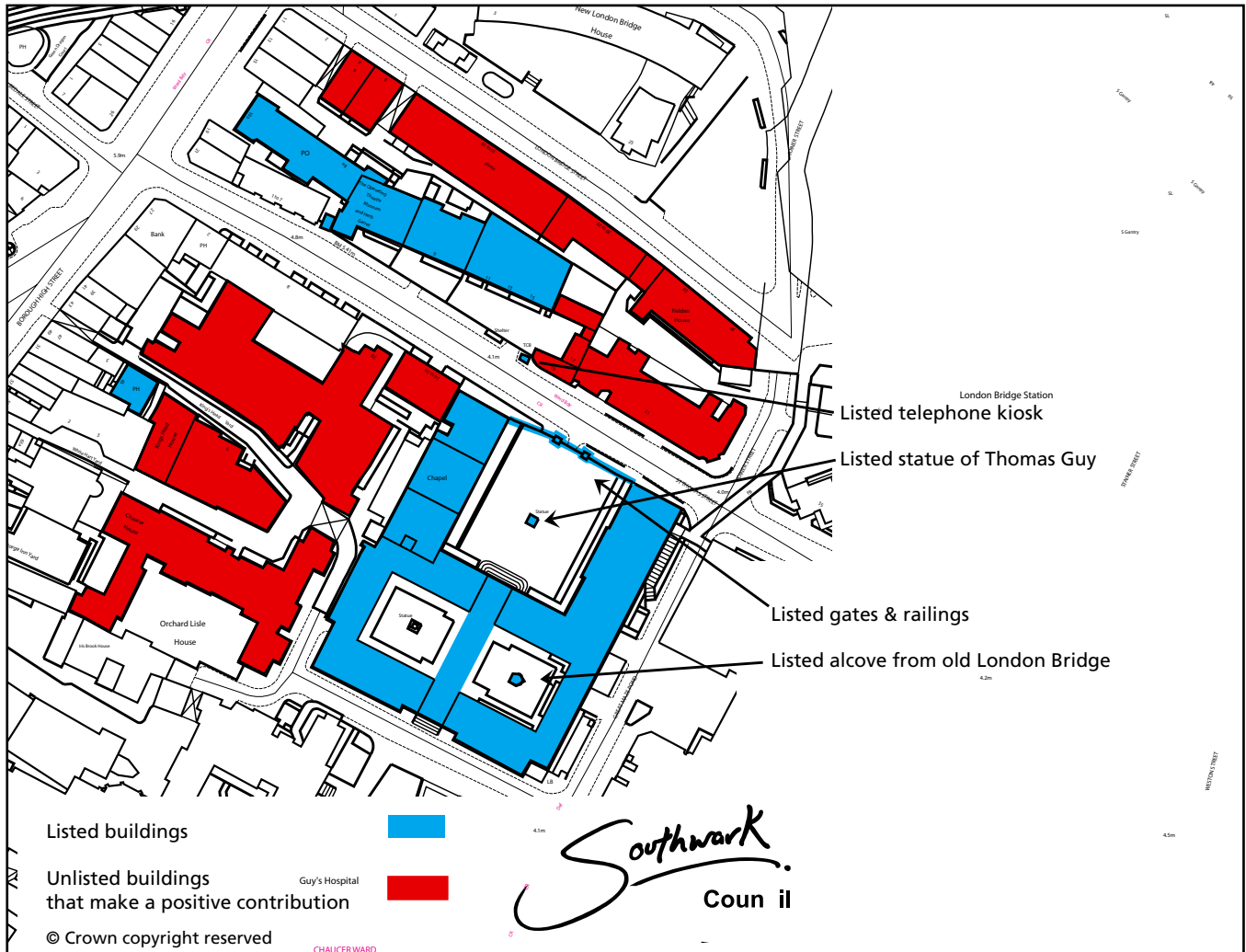
4.3.25 8 Park Street to 13 Stoney Street: a strong 3 storey single corner group, in red brick, with moulded brick and stone dressings above the shop fronts. There is an elaborate chimney to Park Street, and distinctive brick gables on the main elevations. With the southern side of Park Street, the group creates a very strong townscape.

4.3.26 Park Street/Stoney Street: 1-11 Park Street is a listed terrace of early 19th century 3 storey houses, now shops, with no. 13 a separate member of the group in the same style. No 15 is an idiosyncratic 3 storey warehouse, rendered with full height Corinthian pilasters, but in very poor condition. The Market Porter pub forms the corner with Stoney Street in 3-storey brick construction similar to the terrace in Park Street. With the northern side of Park Street, the group creates a very strong townscape.

4.3.27 21-23 and nos. 20-26 Park Street West: listed early 19th century 3 storey houses remaining from the pre-railway era. Features such as street trees and the listed street bollards enhance the urban quality. The flank of nos. 21-23 is an important brick wall, defining the street edge.

Sub Area 4 – St. Thomas Street

Figure 47 Sub Area 4



4.3.28 Cromwell Buildings, Redcross Way: 5 storey balconied tenement block, notable as the oldest “model” development remaining in the area, built 1864 for the Improved Industrial Dwellings Company. Its neighbour, Nos. 34-36 Southwark Street, lies just outside the conservation area. It is a commercial building of about the 1860s, which turns the corner into Southwark Street and therefore occupies a potentially important location in the streetscape. However, it has been ruinous for some years and its condition noticeably detracts from the character and appearance of this part of the conservation area.



Figure 48 St. Thomas Street, southern side

Guys Hospital Area

4.3.29 London Bridge Street: strong street elevation, especially the 5 storey red brick and stucco “Telephone House” (no 10- 18, now the London Bridge Hotel) that occupies a long section of the frontage. Nos 4-6 and 8 are 2 and 3 storey, with a mansard and Dutch gabled attic roof respectively. The bank at the corner of Borough High Street is a strong element.

4.3.30 9 - 17 St. Thomas Street (northern side): a complete group, including the landmark tower of St. Thomas’s Church, now a museum. 9 - 15 are listed buildings (see 3.5.3). No 21 is a 1980s/90s 4 storey block with ground floor shops that maintains the building line. Similarly, nos. 1-7, west of St. Thomas’ Church, are a modern (1970s/80s) office block that maintains the street line and link to the important corner of Borough High Street.

4.3.31 2-16 St. Thomas Street (southern side): key building frontage on the southern side; the terrace of 4 storey houses and the Bunch of Grapes pub at no 2 are listed; the group includes the corner bank building at Borough High Street. The sequence is very intact, with a continuous roof parapet line at 4 storeys, although the bank fits 3 taller storeys into the same height. With basement railings, it provides a classic early 19th century street frontage.



Figure 49 New Medical School frontage, Great Maze Pond, extending the strong building line of the east wing of the original Guy’s Hospital buildings.

4.3.32 Guy’s Hospital Forecourt: Guy’s is the focus of St. Thomas Street, and with Nos. 24-26 is the primary element of the south eastern side of the street. The gateposts and railings maintain the street line, while the court itself is completely contained by 3 storey buildings. The use of the forecourt for car parking seriously detracts from its setting.

4.3.33 Great Maze Pond: eastern side of Guy’s Hospital, forming the boundary of the Conservation Area, is a 3-4 storey frontage including the 1740 east wing of the main building (rebuilt following the second world war) and the 1990s Medical School block. It retains heavy wrought iron railings from a previous building. The two buildings now form a strong and impressive single building line, although the new building lies outside the Conservation Area.

4.4 Streetscape audit

4.4.1 Where older street character is retained, the presence of features such as bollards, lamp standards, telephone kiosks, etc. can contribute to the quality of the streetscape. In the Conservation Area, many of these elements are listed, although they may have been repositioned.

4.4.2 Borough's importance as a historic metropolitan centre is reflected in monuments and memorials that stand independently in public spaces. Again, some are listed. The key ones are:

- The War Memorial in front of Town Hall Chambers, Borough High Street;
- The statue of Thomas Guy, in the entrance courtyard to Guy's Hospital.

4.4.3 In almost all streets in the Conservation Area buildings are built right to the edge of the footway. Nevertheless, there are a number of situations where property boundaries have significant impact. Iron railings mounted on low brick or stone walls are the most typical treatment in these locations, and some are sufficiently significant in their own right to be listed. Key locations are:

- Guy's Hospital Main Front;
- 9-17 St. Thomas Street;
- Southwark Cathedral, boundary to Montague Close eastern side;
- St. George the Martyr north and eastern sides, St. George's Gardens, Tabard Street boundary,
- Great Maze Pond, eastern boundary to Hospital and Medical School.

4.5 Environmental improvements

Public Realm

4.5.1 The Conservation Area is seeing continued improvement of both buildings and street environment. Possible improvement schemes in the Conservation Area include work to be undertaken by private owners, by the local authority, and possibly in partnership. Property redevelopments should include the improvement to the adjacent public realm wherever possible.

4.5.2 Fuller development briefs may be appropriate in some instances: the following notes summarise their potential.

- Redesign of highway layout around St. George the Martyr, to provide more usable pedestrian space in Tabard Street, and an improved setting for the church ;
- Winchester House (Scheduled Ancient Monument): improvement of street environment and interpretation of remains;
- 17-23 Southwark Street, restoration of building line in conjunction with redevelopment of vacant site;
- London Bridge Station: Environmental improvements to Duke Street junction to create a more memorable pedestrian space, with improved visual and physical linkages to Southwark Cathedral (adjacent to Conservation Area boundary);

4.6 Improvements to buildings

4.6.1 The 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 analysis 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.

4.6.2 The following examples are noted:

- No. 15 Park Street: renovation and reinstatement of original features;
- Nos. 129-131 Borough High Street: empty and derelict. Need to be refurbished and brought back into use.
- Nos. 141-143 Borough High Street: as Nos. 129-131, unlisted buildings which make a positive contribution but which are empty and badly in need of refurbishment.

4.7 Potential development sites

4.7.1 Redevelopment may in some instances be a solution to the problem of poor and indifferent buildings in the Conservation Area, which are nevertheless viable and occupied. The following opportunities relate to vacant sites and buildings.

- Newcomen Street: redevelopment opportunities on the northern side, to improve street appearance (adjacent to Conservation Area boundary)
- Southwark Street: Major redevelopment site on the southern side following completion of Jubilee Line works, with reinstatement of a building frontage to the scale of no. 15, as originally planned;
- Park Street / Redcross Way: Redevelopment of car lot for corner development – possibly residential, to reinstate derelict site;
- Vacant site, corner of Stoney Street and Winchester Walk
- Vacant site, corner of Stoney Street and Rochester Walk (Borough Market)
- 1-3 Stoney Street: single storey shop units forming gap in 3-4 storey street elevation.
- 31-37 Borough High Street: the gap above the single storey entrance to the Northern Line station needs to be in-filled.

5. Borough High Street: guidelines

5.1 Introduction

Purpose of this guidance section

5.1.1 This section of the report draws out from the appraisal those themes that are essential to the Conservation Area's historical character, which new development and improvement should pay heed to. It is not intended to provide a prescriptive 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 preservation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.

5.1.3 While some of the more recent buildings in the Conservation Area make only a limited contribution to its special character, there is no objection in principle to good new building design in the Conservation Area in contemporary styles. The following design guidance seeks to promote modern design of the highest quality, as well as to preserve and reflect the historical character of the area.

Consulting the Council

5.1.4 The Council's conservation team should be consulted prior to undertaking any alterations to the exterior of buildings within the Conservation Area and it is likely that planning permission and / or Conservation Area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. Replacement of listed structures will usually prove unacceptable, and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the Conservation Area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised work is carried out the Council can enforce against it.

5.1.5 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, conservation and, if appropriate, archaeology officers before considering any building work.

5.2 Development form and urban morphology

5.2.1 Renovation is constantly taking place throughout the area. 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. It is important that the overall form of the development is in keeping with the morphological characteristics of the area.

Street and plot patterns

5.2.2 The most significant morphology that has been identified is typified by narrow plot frontages – “burgage plots” - directly onto the street, which originate from mediaeval times. The north of the area around Borough Market and the cathedral has developed with many interconnections to blocks behind the main streets. The street form that results is typified by angles and changes of direction that are indicative of gradual evolution from the mediaeval period.

5.2.3 Borough High Street remains as a primary through route, with historic burgage plots lining each side. These gave access to inn yards, which still remain to service the interior of street blocks, sometimes linking to form narrow mews lanes. Carriage arches and narrow entrances puncturing the street frontage are still typical.

5.2.4 Development therefore can respond to the character that is created by this urban pattern 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, or following the lines of set-back areas, such as in St. Thomas Street;
- Keeping utility areas behind the street frontages, accessed from the rear or through narrow passages under and between buildings – this includes car parking, garaging, service areas and private amenity space;
- Designing façades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality

Building form

5.2.5 The common building forms in the Conservation Area also determine the way development and changes should take place. Through much of the area the dominant building type is 18th and 19th century commercial development, based on Classical principles of proportion and decoration. The style varies widely 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, that 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 retain the variation of building heights that is characteristic of this area.

5.2.6 Similar principles apply to other building types in the Conservation Area, from the specialised warehouse buildings of Clink Street (which vary from four to six storeys: see 3.1.11) to the residential scale of buildings in Park Street and St. Thomas Street. Shops are a very important component of the Conservation Area. Some are purpose built as an element of commercial development, while others are adapted from 19th century houses (e.g. Park Street). The principles of appropriate shop front design are discussed in the appraisal at paragraph 3.1.12 above.

New Design in the Conservation Area

5.2.7 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.

5.2.8 The Conservation Area defined in 1968 reflected the distinctiveness the range of characters described in section 3, and the reasons for designating it broadly remain applicable. Borough High Street has throughout its history had to accommodate change, and part of its character is due to the immense variety that change has brought.

5.2.9 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.

5.2.10 Economic changes have altered the role of some of the most significant buildings, such as the Hop Exchange, and even Borough Market. Warehousing left the area as the role of the Pool of London was transferred down-river to Tilbury - itself driven by technological change. 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.

5.2.11 Elsewhere in Southwark, the success of modern design in Conservation Areas comes not from aping the style of 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 than more complex and self-consciously wharf-style designs.

5.3 Public Realm

5.3.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and private gardens and 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
- Trees, street furniture and other artefacts in the space.

Street Surfaces

5.3.2 Original 19th century street surfaces remain in Montague Close and St. Thomas 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: the paving in front of nos. 11-17 St. Thomas Street is an excellent example. 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. In areas where warehousing was prevalent, cast iron valve box covers sometimes survive where buildings were formerly connected to the London Hydraulic Power Company's system of mains. Examples survive towards the north end of Stoney Street and in Clink Street outside Clink Wharf.

Boundaries

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

Trees and street furniture

5.3.4 Apart from the surroundings of the Cathedral and in St. George's gardens, 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.

5.3.5 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 Conservation Area's industrial heritage, and avoiding "Victoriana" clichés.

5.4 Improvements and repairs

Materials

5.4.1 Choice and use of materials can have a significant effect on the character and appearance of the Conservation Area. It is therefore important that materials are appropriate for the building and for the Conservation Area. Care should be taken to ensure that original materials are retained wherever 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.

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

Maintenance

5.4.3 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 repainting 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 refixing 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

5.4.4 Where original elements exist they should wherever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Conservation Area. Most window frames are painted white, although white may not have been their original colour; however repainting in garish colours would be inappropriate.

5.4.5 At the same time, there is the opportunity to introduce more colour, in the repainting of doors, shopfronts and retained mechanical features. Subdued and darker shades of red, green or blue can provide a highlighting theme, without being garish.

5.4.6 Replacement windows to listed buildings need to match the original glazing bars and detail of the originals. Where the existing windows or doors are however later alterations that detrimentally affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional designs. The use of modern materials such as aluminium or UPVC is inappropriate and not acceptable on historic buildings.

Roofs

5.4.7 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 the greater weight of the former 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 Conservation Areas where the roof is not visible from public areas. 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.

5.4.8 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

5.4.9 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 in texture, size and colour and should be laid in an appropriate bond to match the existing.

5.4.10 The most dominant visual components of the brick façades 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. Re-pointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually a 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.

5.4.11 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.

5.5 Shop Front Design

5.5.1 Shop fronts are a significant feature of the conservation area, particularly in Borough High Street and the Borough Market area, where a number of notable examples are to be found. Generally they are characterised by traditional shop front features such as:

- Shallow, painted fascias between end consoles
- Dividing pilasters between separate properties
- Some division of window glazing with glazing bars
- Panelled stall risers.

5.5.2 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 the building itself. Original shop front elements should be retained and, where possible, restored, where they contribute to the character of the building or street.

Useful Contacts:

General advice concerning conservation areas and the planning process can be obtained by calling in person at the following address:

Planning Enquiries,
Southwark Regeneration,
Chiltern,
Portland Street,
London SE17 2ES

Or by phoning for advice on:

- General Planning Enquiries 0207 525 5403
- Conservation & Design Team 0207 525 5448
- Archaeology Officer 0207 525 2963
- Planning Enforcement 0207 525 5449/5435
- Building Control 0207 525 2400
- Tree Section 0207 525 2000

Other Useful Contacts:

English Heritage, London Region,
1 Waterhouse Square,
138-142 Holborn
London EC1N 2ST 0207 973 3000

The Society for the Protection of Ancient Buildings,
37 Spital Square,
London E1 6DY 0207 377 1644

The Ancient Monuments Society,
St. Ann's Vestry Hall,
2 Church Entry,
London EC4V 5HB 0207 236 3934

The Georgian Group,
6 Fitzroy Square,
London W1T 5DX 0207 523 8920

The Victorian Society,
1 Priory Gardens,
Bedford Park,
London W4 1TT 0208 994 1019

Further Reading:

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- HMSO – Planning Policy Guidance Note 15[PPG 15]: Planning and the Historic Environment (1994)
- HMSO – Planning Policy Guidance Note 16 [PPG 16]: Archaeology and Planning (1990)
- Institute of Historic Building Conservation [IHBC] – A Stitch in Time: Maintaining your Property Makes Good Sense and Saves Money (2002)
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- Survey of London, Vol. 25 – St. George's Fields (London County Council, 1955)
- Kim Wilkie Associates (for English Heritage) – The Borough at London Bridge: an Urban Study (1999).