

St. George's Circus Conservation area appraisal

Regeneration department

November 2005

www.southwark.gov.uk



Contents

1.0	Introduction	5
2.0	The origins and development of the area	10
3.0	Influence of uses on plan form and building types	16
4.0	Archaeological significance	17
5.0	Architectural and historic qualities	18
6.0	The contribution made by key unlisted buildings	21
7.0	Local materials and details	22
8.0	Contribution made by green spaces, hedges or trees	23
9.0	Setting of the areas significant views and landmarks	24
10.0	Negative factors – loss intrusion or damage	25
11.0	Neutral areas	26
12.0	Design guidance	27
12.1	Consulting the Council	27
12.2	Materials	27
12.3	Maintenance	27
12.4	New/Re-development	28
12.5	Windows and Doors	28
12.6	Roofs	29
12.7	Stucco/Render	30
12.8	Brickwork	31
12.9	Shopfronts	31
12.10	Extensions	32
12.11	Street Improvements	32
	Listed Buildings	33
	Useful Contacts	33
	Further Reading	34

1.0 Introduction

1.1 The purpose of this Conservation Area Character appraisal and Design Guidance Statement is to set out a definitive statement of the character of the St. George's Circus conservation area based on national criteria and to give a clear indication of the Borough Council's approach to its preservation and enhancement.

- To produce guidance for property owners and occupiers, developers and architects considering development works within the area;
- To aid Council officers in assessing the merits of proposals for development and to be used at Planning Appeals or inquiries
- To satisfy the requirement of the Government's Planning Policy Guidance Note 15 (PPG 15), which recommends that all Local Authorities make assessments of the special character and appearance of all conservation areas within their boundaries.

1.2 Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications. It will assist and guide all those involved in development and change in the area.

1.3 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 the area. It is, however, the character of areas, rather than individual buildings, that such designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 69 to 78). Guidance to the legislation is given in *Planning Policy guidance Note 15: Planning and the Historic Environment (PPG 15)*, published by the Departments of the Environment and National Heritage in September 1994.

1.4 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 or visual qualities.

1.5 This statement has been prepared following the guidance in English Heritage’s note “Conservation Area Appraisals”.

1.6 Following the introduction, Section 2 provides a brief history of the area and its development. Sections 3 and 4 assess the influence of the street layout and the area’s archaeology. Sections 5 to 9 deal with the area’s architectural and historic qualities: the contributions of listed and unlisted buildings, the local materials, and significant open spaces and views. Sections 10 and 11 deal with sites and factors that have a negative impact on the area’s appearance and those where the impact is neutral. Section 12 provides guidance on future development and change in the area and on the maintenance of the existing buildings. A plan of the area is *Figure 1*.

Location

1.7 St.. George’s Circus is located in the north west of the borough at the southern end of Blackfriars Road. The conservation area was designated on 23 October 2000 and includes the Circus, the western end of Borough Road and the northern end of London Road. On its south western side it adjoins the West Square conservation area, which was designated on 17 September 1971.

Planning Policies

1.8 The **Unitary Development Plan** for the London Borough of Southwark was adopted in 1995. In addition to specific policies dealing with proposals for individual buildings of special interest, scheduled ancient monuments and historic parks and gardens, there are three policies in the Plan dealing with conservation areas and proposals affecting them.

- **Policy E.4.1: Conservation Areas**

“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 they make to the special interest of the area”

- **Policy E.4.2: Proposals Affecting Conservation Areas**

“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 demolition or partial demolition of buildings, or parts 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 granted for the redevelopment.”

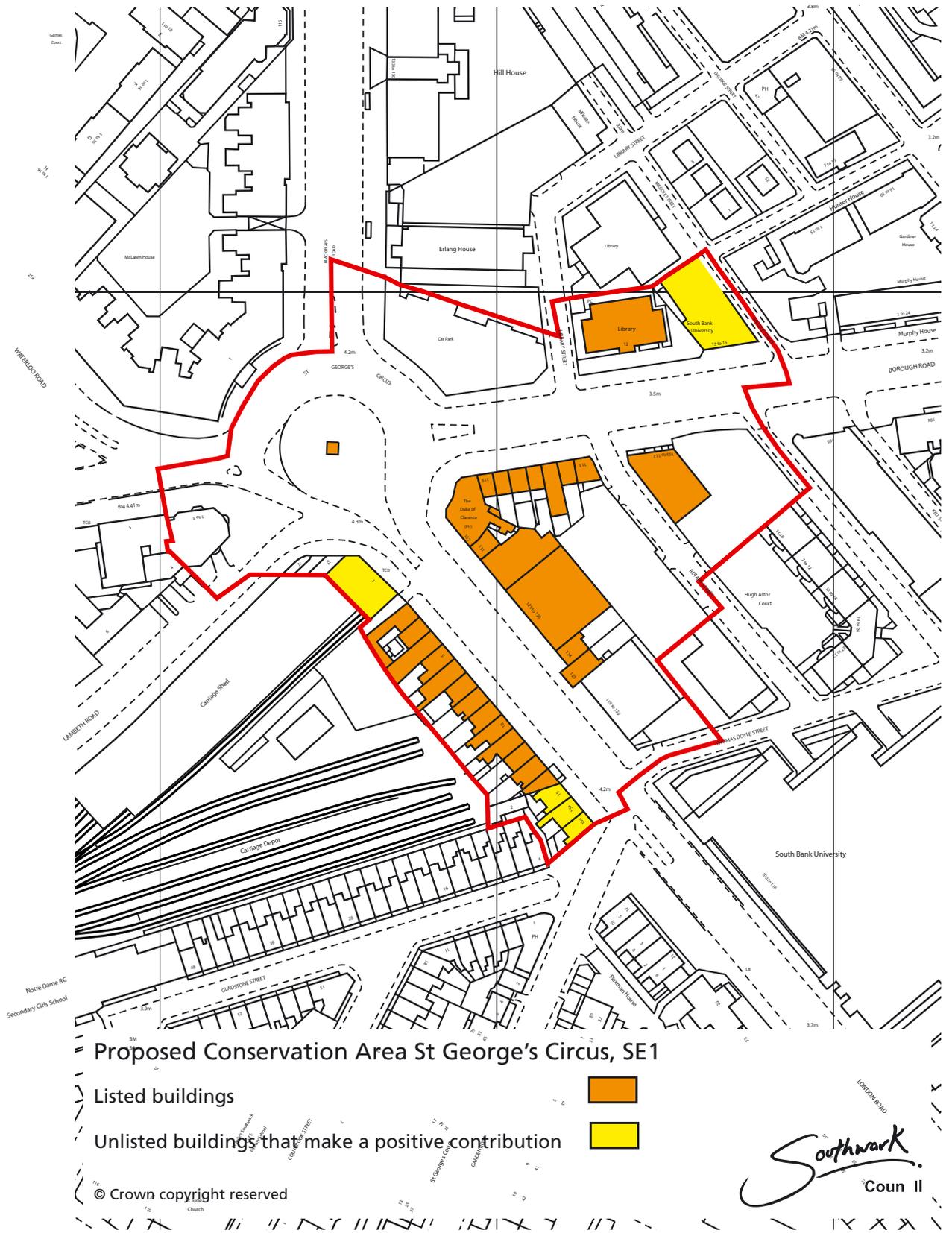


Figure 1 Plan of the Conservation Area

- **Policy E.4.3: Conditions for Planning Permission in Conservation Areas**

“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 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 openings, 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 proposal 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.”

1.9 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 will 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 Planning 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 1 of the Historic Buildings and Ancient Monuments Act 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 planning guidance and character assessments, and in the 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

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

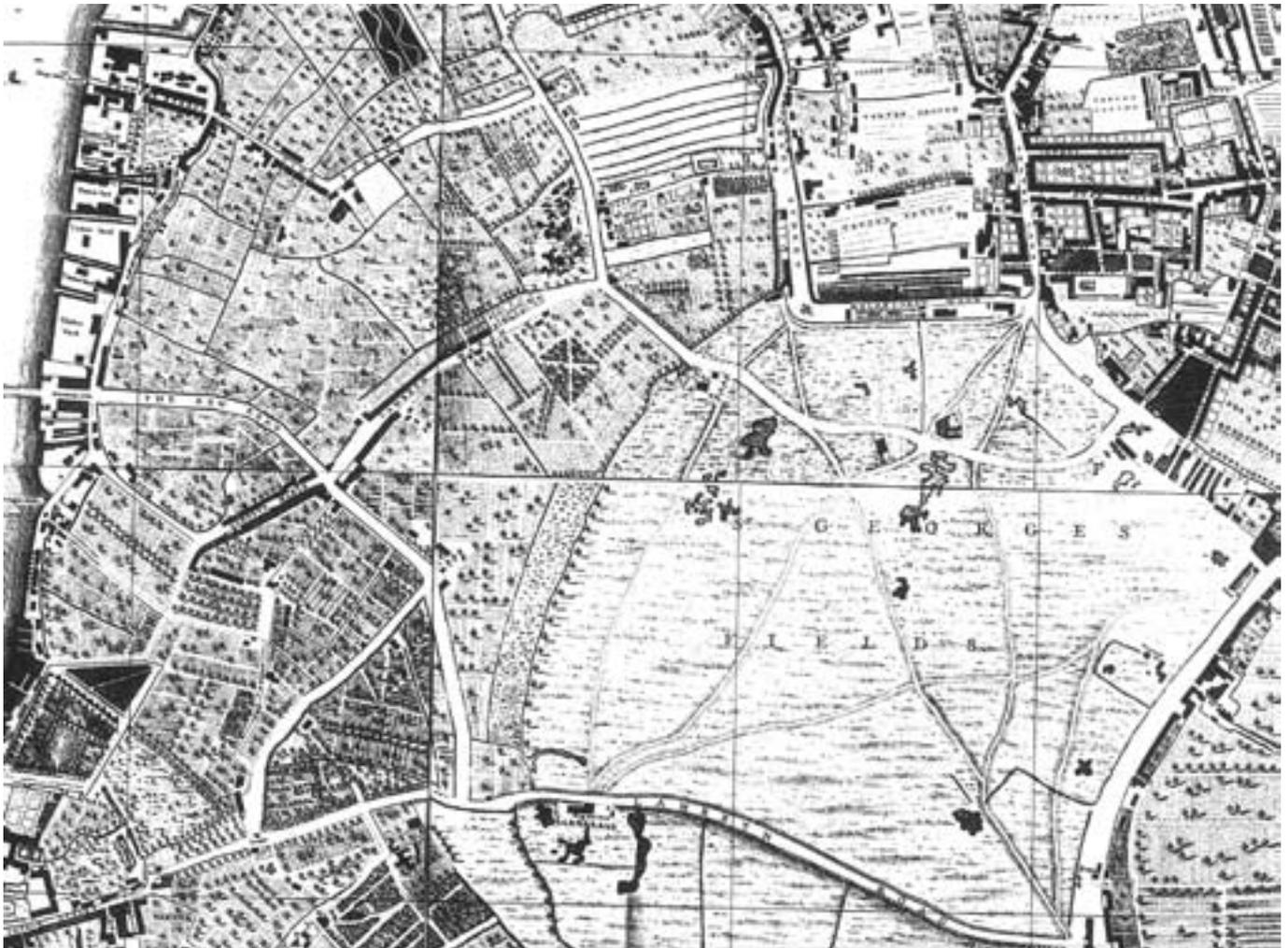
1.11 Information on the review of the Unitary Development Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk/udp

2.0 The origins and development of the area

2.1 St. George's Circus is important historically as forming part of an example of Georgian town planning on the grand scale, providing a formal termination to the broad, straight boulevard, almost a mile long, linking Blackfriars Bridge, opened in 1769, to the point where new highways diverged towards the Borough, Lambeth, Westminster and Newington, the aim of the scheme's promoters being to make a "handsome avenue" through the County of Surrey by which "Strangers from the Continent" might approach the Capital.

2.2 The site of the Circus was originally part of an area of common marshland known as Southwark Fields, agreed by Royal charter in 1377. After the 15th century, it became known as St. George's Fields after the nearby church of St. George the Martyr. The area formed the common field of the manor and borough of Southwark and remained as agricultural land until the end of the 18th century. *Figure 2* is an extract from John Rocque's map published in 1746.

Figure 2 Extract from "A Plan of the Cities of London and Westminster and Borough of Southwark with contiguous buildings" surveyed by John Rocque from 1737, published in October 1746.



2.3 By the end of the 18th century, the Corporation of London owned the freehold of the land around St. George's Circus. The "Bridge House Estate", as it was known, was originally formed from lands given to the Corporation of London by the administrators of Bermondsey Abbey to provide for the upkeep of London Bridge. Plaques bearing the Bridge House Mark can still be seen on the walls of some of the houses in Borough Road and London Road.

2.4 The development of St. George's Circus followed the opening of Blackfriars Bridge in 1769. The bridge was erected by the Bridge House Estates (Corporation of London), and built to the designs of Robert Mylne, City Architect and Surveyor to the Blackfriars Bridge Committee. Mylne was also entrusted with the layout of Blackfriars Road up to and including the circus, in the centre of which an obelisk was erected to his designs in 1771, and George Dance the younger, as surveyor to the Bridge House Estate was responsible for laying out the arterial roads, which led off the circus (see *Figure 3*, which is a plan of the area printed in 1787).

2.5 The development of housing commensurate with such civic dignity took longer than expected, owing to legal problems caused by part of the area being common land. Some poor quality housing was erected along the east side of London Road and the south side of Borough Road by James Hedger, one of the City Corporation's main leaseholders, but when his lease was not renewed in 1810, he and his tenants rioted, demolished the buildings and sold off the materials. *Figure 4*, from Richard Horwood's Map of London and Southwark, published in 1799, shows the area before the riot.

2.6 In 1810 an Act was obtained which extinguished all rights of common in St. George's Fields, thereby enabling the wholesale development of the area to take place. A further Act for Improving St. George's Fields was passed in 1812, which enabled the Corporation to spend £20,000 on the redevelopment of the estate. This Act stated that all new building around the circus should have concave fronts and should be consistent with a minimum diameter across the Circus of 240 ft. It also specified that no houses "inferior to the 3rd building rate should be erected on the frontages of Borough Road and St. George's Circus".

2.7 The present Georgian buildings in the conservation area were erected 1820-28 under various building leases but to standard elevational designs almost certainly provided by William Mountague,

Figure 4 Extract from Richard Horwood's Map of London and Southwark, surveyed from 1792, published on 1799.

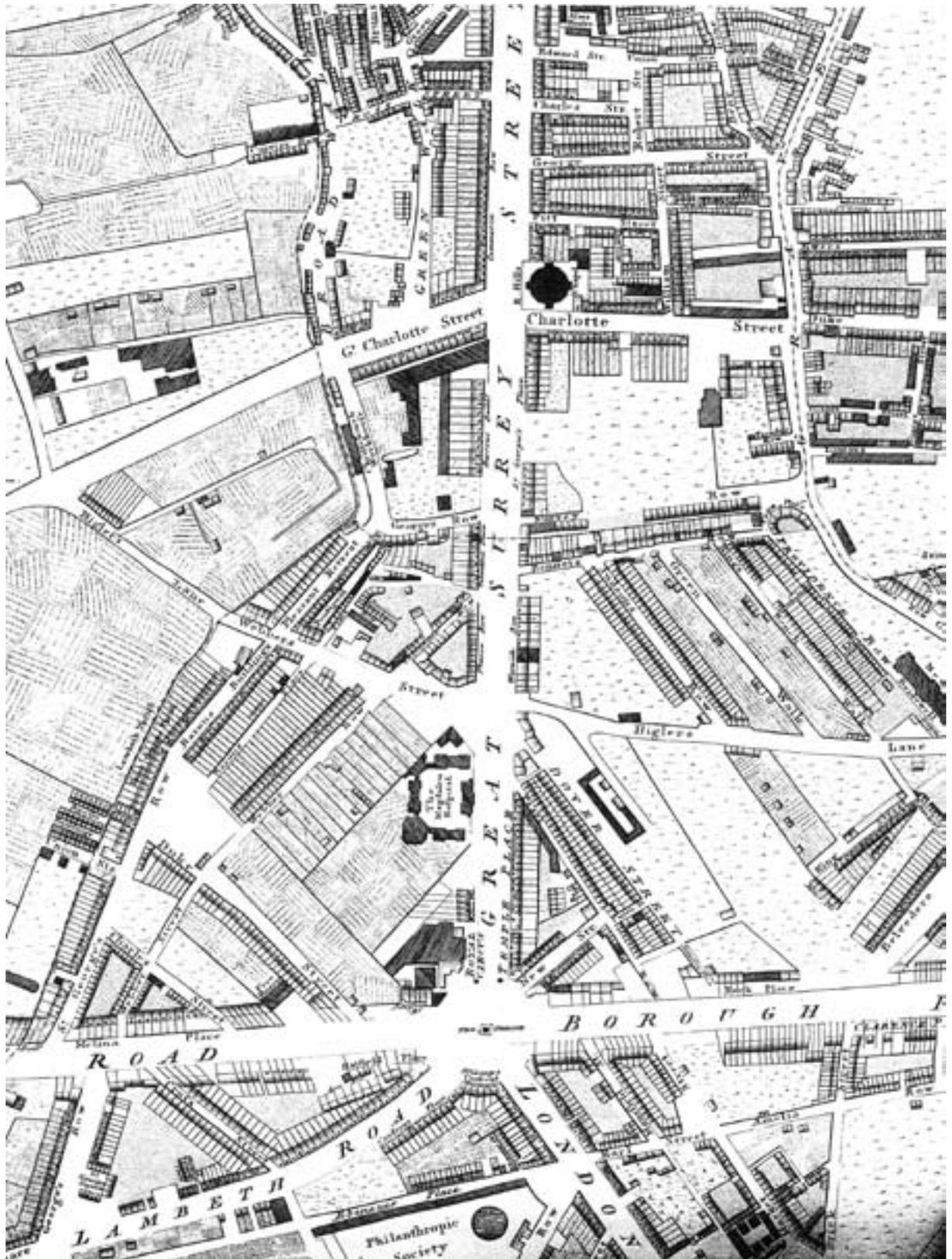


Figure 5 Extract from the 5 feet to 1 mile Ordnance Survey, surveyed in 1872, published in 1876



who had succeeded Dance as City Surveyor in 1816. The layout of the Circus can be seen on the Ordnance Survey plan, surveyed in 1872, which is *Figure 5*.

2.8 The layout of St. George's Circus was an important formal composition in Georgian planning terms. The houses that were eventually built realised the original intentions and provided the intended backdrop for the obelisk. The obelisk was replaced in 1905 with an ornate clock tower (which can be seen in *Figure 6*) and was relocated in Geraldine Mary Harmsworth Park. The clock tower seems to have been disposed of by the Council in the late 1930s on the grounds that it was "a nuisance to traffic" and the obelisk was eventually returned to the Circus in 1998.

2.9 The original terrace forming the north east quadrant was demolished in the 1960s and its site remains vacant. Moorfields Eye Hospital (1890-1, on the north west side) was demolished in the 1990's to accommodate McLaren House, new hall of residence building, which has not been included in the conservation area.



Figure 6 Photograph of the St George's Circus clock tower in 1907

3.0 Influence of uses on plan form and building types

3.1 The layout resulted from the urbanisation of this part of south London with the development of the new road system following the opening of Blackfriars and Westminster Bridges in the mid 18th century.

3.2 The use of these properties clearly influenced the form of the development based on Georgian custom. The houses are of a relatively small domestic scale built for working people. Every single house, except the pub, has a shopfront and it can be assumed from entries in the Post Office directories that they have been in commercial use almost from the date of building.

3.3 The plan form still reflects the layout of the original design with the concave frontages to the circus.

4.0 Archaeological significance

4.1 St. George's Circus lies outside the archaeological priority zone but is in an area where Roman finds and a burial have been recorded.

4.2 During the Roman period, the area was located 800m to the south-east of the settlement in North Southwark. One Roman Road passed close to St. George's Circus – Stane Street from Chichester to London.

4.3 Roman artefacts have been found in the area. Archaeological conditions are likely to be imposed on major developments in this area.

5.0 Architectural and historic qualities

5.1 Although much of the early 19th century development around the Circus itself no longer survives, its planned, Georgian origins are still apparent in the terraces in London Road and on the south side of Borough Road, in the layout of the roads around the obelisk, and in the curved façade of the Duke of Clarence public house.

5.2 The obelisk provides a focus to the views from the roads leading into the Circus. It was included on the statutory list in 1950 and up-graded to grade II* on 14 June 2000. It was erected in 1771 to the designs of Robert Mylne. It is built of Portland stone, with a tapering shaft rising from a square plinth. Inscriptions on the four faces of the plinth record the date of its erection; the name of Brass Crosby Esquire, who was the Lord Mayor at the time; and the distances from Fleet Street (S. face), London Bridge (W. face) and Palace Yard, Westminster (E. face). Sidney Shepherd's painting of the obelisk in 1839 is *Figure 7*.

Figure 7 The obelisk, St George's Circus. Painting by Sidney Shepherd, 1839



5.3 The Duke of Clarence PH, Nos. 113–119 Borough Road and Nos. 2-14 and 123–131 London Road (*Figure 8*) are grade II listed buildings dating from 1820–27: Nos 2-14 London Road being listed on 24 June 2004, the others on 14 June 2000. The Duke of Clarence (*Figure 9*) was erected c1820, and is a four-storey building plus basement. It is brick-faced with painted stucco dressings and parapeted roofs. It has a later 19th century pub front with Corinthian pilasters and entablature. The terraced buildings are of three storeys with basements, and slate roofs. Mansard attics have been erected on Nos. 2-14 and 130 London Road. The upper floors are 2 windows wide, with most of the 1st floor windows set in round-arched recesses. No. 131 London Road is treated differently from the rest of the terrace, having three plain storeys above its shopfront and no first floor arcading. Nos. 118 and 119 Borough Road also lack the first floor arcading. Some evidence of the original shopfronts remains, particularly in Borough Road. No. 118 Borough Road's shopfront can be seen in *Figure 10*.



Figure 8 Nos. 3-14 London Road (No 3 on the right) and Nos 119-131 London road (No 131 on the left)

Figure 9 The Duke of Clarence public house



Figure 10 Shopfront to No 118 Borough Road





Figure 11 Detail of the former St George the Martyr Library, Borough Road

5.4 The former St. George the Martyr Library, (*Figure 11*, now a day nursery) was built in 1897-1899 by C.J. Phipps and Arthur Jackson for Passmore Edwards. It is in Art Nouveau Style in red brick with terracotta details and was added to the statutory list at grade II on 17 September 1998. It is a two storey building over a basement, and has a main double height central entrance bay with a very lively relief of St. George slaying the dragon within the gable.

5.5 The former Presbyterian Chapel in Borough Road (*Figure 12*) was listed at grade II on 27 September 1972. It was erected in 1846 and has an elaborate, stuccoed, classical main elevation to Borough Road, with a plainer, stock brick façade to Rotary Street. It has been empty for several years and its interior is in a poor state of repair. It is included on English Heritage's Buildings at Risk register.

5.6 The descriptions of the above buildings in the statutory list clearly state that they all form a significant group.



Figure 12 Former Presbyterian Chapel, Borough Road

6.0 The contribution made by key unlisted buildings

6.1 The proposed conservation area contains a number of unlisted buildings, which are considered to make a positive contribution to the character of the area.

6.2 The southern end of the listed terrace comprising Nos. 2-14 London Road terminates with a group of three slightly later properties, Nos. 15, 15A and 16A, also of three storeys with ground floor shops but without attics. Their fronts are plainly detailed but the corner with Gladstone Street is elegantly turned with a sunk quadrant and the flank elevation is crowned with a stucco cornice.

6.3 The Bakerloo Line's London Road Depot at 1 London Road, which can be seen to the right of the clock tower in *Figure 6*, is also of some interest. It occupies the site of the School for the Indigent Blind, the first such institution in London, which was erected in 1811 and extensively altered in the 1830s. The depot replaced the school in 1901 and displays some attractive red brick detailing. Its two tall storeys match the parapet height of the adjoining listed terrace.

6.4 The South Bank University Library building, Nos. 13-16 Borough Road (*Figure 13*), is an early-mid 20th century block with neo-classical influences. It is of red brick with metal windows and stucco dressings and was designed by the architect E.J.Williams of Leicester.



Figure 13 Caxton House, Borough Road .
(Undated photograph in the Southwark Local
History Library)

7.0 Local materials and details



Figure 14 Stucco detailing to No 128 London Road

7.1 The predominant building material in the area is brick, in a variety of colours and textures ranging from yellow stocks to 20th century red brick. Some of the brick facades in London Road have been painted, which has detracted from their appearance, and some have been rendered, most noticeably Nos. 126-128, which were stuccoed in the mid-19th century with the addition of vermiculated quoins (*Figure 14*). Stucco has also been used as a facing material for the Chapel. The former library in Borough Road makes conspicuous use of terracotta dressings, with decorative panels of high quality.

7.2 Roofs are mostly slated, some with timber dormers. Windows are usually timber double hung sashes, although many of the first floor window openings in Borough Road and London Road are blocked up and on the west side of London Road there are a number of unsympathetic late 20th century replacements. Very little survives of traditional floorscape materials other than granite kerbs, except for the new stone paving associated with the Council's relocation of the obelisk. Some old granite setts remain in Rotary Street, and York Stone to the forecourts of property in London Road.

8.0 Contribution made by green spaces, hedges or trees

8.1 As an urban area, there is no open space within the conservation area. However, the stone paving around the obelisk reflects the open space created by Mylne and Dance in the 18th century.

8.2 The conservation area contains a number of fine mature London Plane trees in Borough Road and around the Circus. Small trees have been planted in London Road and on the south side of the Circus. These are a major characteristic of the conservation area and should be retained. Conservation Area status helps to protect the trees, as permission is required for their removal.

9.0 Setting of the area (significant views and landmarks)

9.1 The *raison d'être* for the planned layout of the circus was to provide a grand road layout to link the new river crossings and the growing urban development of south London. The scheme was conceived with the obelisk forming a landmark and visual focus for travellers approaching the Circus from all directions.

9.2 The obelisk has been restored to its original position, and has reintroduced this important focal point at the end of terminating views into the circus from the radiating roads.

10.0 Negative factors - loss, intrusion or damage

10.1 The conservation area includes vacant sites to the north east quadrant of St. George's Circus and adjacent to 109 Borough Road. These detract from the built up urban character of the area.

10.2 The building, which, by its design and materials does not contribute to the area's character, is 1-3 Westminster Bridge Road built between 1973-5. Notwithstanding this, it has been included in the conservation area as it forms part of the important frontage to St. George's Circus and because its scale still respects the scale of the Circus's original buildings. McLaren House, however, which occupies the adjacent, north west, quadrant, although its front follows the curve of the Circus, has not been included in the designated area, as its 9/10 storey height and overpowering mass seriously detract from the character and appearance of the area. This oppressive bulk and mass should on no account be allowed to set a precedent for the conservation area's key vacant site at the Circus's north east quadrant between Blackfriars Road and Borough Road.

10.3 The lack of maintenance and cumulative effect of change has resulted in the some of the character of the building being slightly eroded. This includes inappropriate replacement windows, loss of doors and shopfronts and painting of brickwork.

10.4 The one storey scale of numbers 7a, b & c St. George's Circus detracts from the sense of enclosure around the circus, from the original 4-storey scale.

10.5 The presence of unsympathetic fascias, traffic signs and hoardings detracts from the quality of the urban realm.

11.0 Neutral areas

11.1 There are no neutral areas identified in the conservation area.

12.0 Design guidance

12.1 Consulting the Council

12.1.1 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and/or conservation area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. If unauthorised work is carried out the Council can enforce against it. The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area, but the guidance contained in English Heritage leaflet *London terrace houses 1660-1860* should also be adhered to. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

12.2 Materials

12.2.1 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. 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 affects the roof trusses and internal stud partitions of houses. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged.

12.3 Maintenance

12.3.1 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 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.

12.4 New/Re-Development

12.4.1 There are a number of prominent development sites in the conservation area and opportunities for redevelopment will be dealt with on their own merits. The setting of the obelisk, the retention of existing building lines and the sensitivity to the existing scale are the primary criteria when assessing new development. The detailed design of any new development need not follow the original slavishly but should remain sympathetic and respect the townscape setting. 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.

12.5 Windows and Doors

12.5.1 Where originals exist these should be retained in situ wherever possible and repaired. Most properties have retained traditional, although not always original, timber framed double hung sash windows, and a number of properties have also retained traditional/original timber panelled front doors. Such windows and doors which remain appear mostly to be in reasonable condition and require no more than regular maintenance. In cases where joinery has deteriorated through neglect and subsequent decay, more drastic solutions may be required. In most instances, however, it will be possible for a suitably skilled carpenter or joiner to repair damage and prolong the life of the window or door.

12.5.2 Where repair is impossible, sensitive replacement is necessary. There are a number of firms able to produce faithful copies of existing timber framed windows and doors, and this will usually be the correct approach to replacement. New replacement windows to listed buildings, for which listed building consent will be required, need to match the original glazing bars and detail of the originals. Where

the existing windows or doors are however later alterations which detrimentally affect the character or appearance of a building, the Council will encourage their replacement with appropriate traditional designs. The use of modern materials such as aluminium or uPVC is inappropriate and not acceptable on listed buildings and should also be avoided on all historic buildings.

12.5.3 As the traditional window within the area is the double hung sliding sash, other designs such as hinged casements, tilt and turn, and various double glazed sealed units are invariably unacceptable. Similarly, original front doors would have been timber panelled and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights are likely to prove unacceptable, that is where the fanlight is within the design of the door. Not many of the buildings have their original window pattern left, but with time they could revert to the original design. This would retain the homogeneity of the architecture and contribute to the harmony of the overall composition of the area.

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

12.6 Roofs

12.6.1 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable, due to 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 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 area. Natural slates have a better appearance and weather gradually and evenly over time, whereas most artificial slates weather badly with streaking and leaching of colour resulting in the overall appearance of the building being adversely affected.

12.6.2 As mentioned in paragraph 5.3 above, a number of properties have acquired “Mansard” attics. Most of these are on the terrace, Nos. 2-14 London Road, along which their form is consistent and traditional. The piecemeal addition of further roof extensions and changes to the basic roof form will generally be unacceptable. Where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials.

12.6.3 Original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed chimney pots where these have been lost will be encouraged. The reinstatement of the missing chimney stacks at Nos. 2-5 London Road will also be encouraged.

12.7 Stucco/render

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

12.7.2 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours *buttermilk*, *parchment*, *ivory*, *magnolia* or “broken” white in breathable paints or distempers are acceptable under British Standard Colours: BS 4800, these are BS10B15, BS08B17 and BS08B15 respectively. Use of a gloss or eggshell finish is recommended and will not require consent. Textured or highly glossy paints and ‘brilliant white’ should be avoided and so should highlighting moulded stucco details in a different colour.

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

12.8 Brickwork

12.8.1 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Where the brickwork has been painted and the paint is flaking off, as on some of the properties in London Road, consideration can be given to its careful removal. However, removing paint and cleaning brickwork are specialist tasks and some techniques can cause irreversible damage. On listed buildings, listed building consent will be required for such work and the Council's advice should always be sought before attempting it. 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.

12.8.2 The most dominant visual feature of the brick facades are the bricks rather than the pointing which should remain subservient in appearance. 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.

12.9 Shopfronts

3.9.1 The form and design of shopfronts and advertisements can influence the character of the area significantly. The design of shopfronts should not only harmonise with and enhance the townscape but also the buildings which they are part of. In this conservation area many of the shopfronts in Borough Road and London Road have either been unsympathetically altered or are hidden behind hoardings. Original Victorian shopfronts should be preserved, particularly those attached to listed buildings. Wherever a framework of pilasters, columns, piers, fascias or frieze remains, this should be preserved and the new shopfront inserted within it. New shopfronts should be sympathetic to the architectural features of the existing

building and should follow the existing vertical emphasis; be contained within the width of the building; have a distinctive fascia; appear to carry load the of the floors above; and the door and windows details should be articulated to reflect the scale and style of the building.

12.10 Extensions

12.10.1 Where rear extensions are proposed, they should normally be no greater than a floor below eaves level, be low key in design and as unobtrusive as possible. Full width rear extensions will normally prove unacceptable. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building's bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits. Roof extensions are dealt with in paragraph 12.6.2 above.

3.11 Street Improvements

12.11.1The Council will make efforts to avoid unnecessary street clutter, to ensure that regular maintenance and repair is undertaken, and where replacement is necessary that a co-ordinated approach is taken to ensure consistent and appropriate design throughout the area. The Council has a policy of retaining traditional black and white street nameplates in the conservation area, and of undertaking highway repairs to match the existing materials. Resources permitting, other positive ways of enhancing streets and public spaces within the conservation area will be explored, such as the planting of suitable street trees and the reinstatement of traditional street furniture and paving materials.

Buildings within the St. George's Circus Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest:

Grade II* Listed Buildings	The Obelisk, Centre of St. George's Circus
Grade II Listed Buildings	The former St. George the Martyr Library, 12 Borough Road, The former Presbyterian Chapel, 109-112 Borough Road, Nos. 113-119 (consec.) Borough Road, Nos. 2-14 (consec.) London Road, Nos. 123-131 (consec.) London Road, The Duke of Clarence Public House, 132 London Road.
Unlisted buildings considered to make a positive contribution to the character or appearance of the conservation area	The London Road Depot (Bakerloo Line), 1 London Road, Nos. 15, 15A & 16A London Road, Caxton House, 13-16 Borough Road.

Useful contacts

General advice concerning works in 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	020 7525 5404/5/6
Conservation Officers	020 7525 5443/5433
Planning Enforcement	020 7525 5449/5435
Building Control	020 7525 2400
Tree Protection Officer	020 7525 5435

Other Useful Contacts

English Heritage
London Division
23 Savile Row
London W1S 2ET 020 7973 3000

The Society for the Protection of Ancient Buildings
37 Spital Square,
London E1 6DY 020 7377 1644

The Georgian Group
6 Fitzroy Square
London W1T 5DX 020 7529 8920

Further Reading

- Ashurst, J and N – *Practical Building Conservation, Vols. 1 to 5* (1988)
- Brereton, C – *The Repair of Historic Buildings: Advice on Principles and Methods* (English Heritage, 1991)
- Cherry, B and Pevsner, N – *The Buildings of England, London 2: South* (1983)
- English Heritage – *Streets for All* (2000)
- Godely, R.J. – *Southwark: A History of Bankside, Bermondsey and The Borough* (1996)
- 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)
- Reilly, L – *Southwark: an Illustrated History* (London Borough of Southwark, 1998)
- Reilly, L and Marshall, G – *The Story of Bankside* (London Borough of Southwark, 2001)
- Survey of London, Vol. 25 – *St. George's Fields* (London County Council, 1955).

English Heritage, The Georgian Group and the Society for the Protection of Ancient Buildings produce useful guidance leaflets and other publications concerning repairs and other works to historic buildings, and should be contacted for their latest publications lists.

