

Nunhead Green

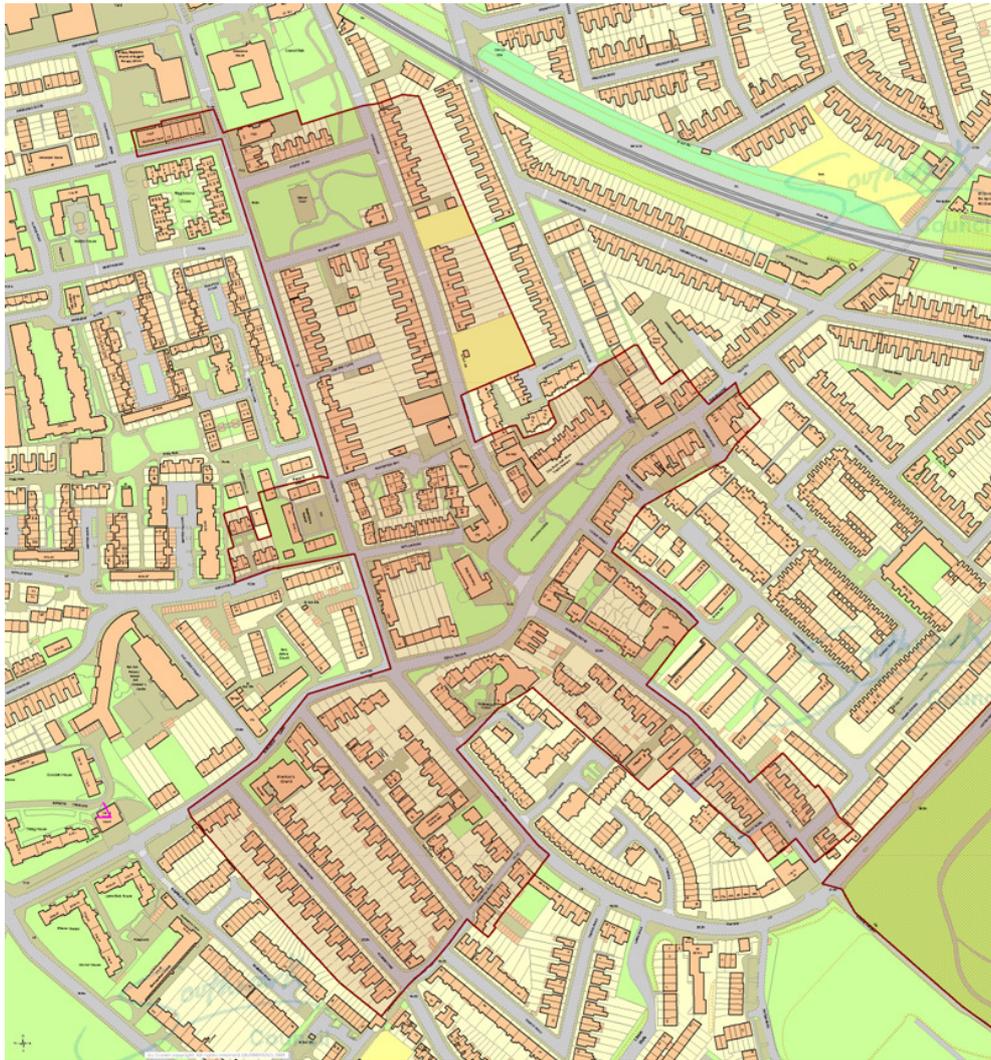
Conservation Area Appraisal

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Nunhead Green Conservation Area

1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1. The purpose of this statement is to provide both an account of Nunhead Green 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 an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in Planning Policy Statement 5 'Planning for the Historic Environment' (PPS 5) and the related Historic Environment Planning Practice Guidance, published by the Department of Communities and Local Government in March 2010.
- 1.1.3. Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4. This statement has been prepared following guidance given by English Heritage in their note "Conservation Area Appraisals".

1.2. Arrangement of this document

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

1.3. Nunhead Green Conservation Area

1.4. Location

- 1.4.1. Nunhead Green is located in the south east of the borough, just to the east of Peckham Rye. The conservation area includes the Green itself, the buildings surrounding it, and some of the streets leading away from it, including parts of Gordon and Consort Roads to the north and Nunhead and Linden Groves to the south.

1.5. Planning History

- 1.5.1. In November 1980, a slightly smaller area, comprising the Green and immediately adjacent streets, was designated an Area of Special Character. The conservation area was designated on 16 January 2007. Nearby, to the south, is the Nunhead Cemetery conservation area, which was designated on 29.09.1989.

1.6. Unitary Development Plan Policies

- 1.6.1. The Development Plan for Southwark is the Southwark Plan (UDP) July 2007, which was adopted by the Council on 28 July 2007, superseding the Unitary Development Plan adopted in 1995. The new Plan contains the following policies relating to Conservation Areas.

Policy 3.15 – Conservation of the Historic Environment

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

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

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

Policy 3.16 – Conservation Areas

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

New Development, including Alterations and Extensions

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

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

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

Demolition

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

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

Implementation

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

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

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

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

1.7. PPS5: Planning and the Historic Environment

Introduction

1.7.1. Planning Policy statements set out the Government's national policies on different aspects of spatial planning in England. PPS5 sets out the planning policies on the conservation of the historic environment. The policies in PPS5 are a material consideration which must be taken into account in development management decisions where relevant.

1.7.2. PPS5 sets out that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them. Designated assets are:

- World Heritage Sites;
- Scheduled monuments;
- Listed Buildings;
- Protected wreck sites;
- Conservation Area;
- Registered Parks and Gardens;
- Registered battlefields.

1.7.3. PPS5 also covers heritage assets that are not designated but which are of heritage interest and thus a material planning consideration.

1.7.4. Guidance to help practitioners implement these policies, including the legislative requirements that underpin it, is provided in Planning for the Historic Environment practice Guide. The policies and guidance under PPG15 have now been replaced by this PPS5 and the Practice Guidance.

The Policies

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

1.7.6. The relevant policies to this designated heritage asset are set out below:

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

1.8. Further Information

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

1.8.2. Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2. Historical Background

2.1. General

Origins

- 2.1.1. The origin of the name Nunhead is uncertain. However, it may be connected with the nunnery of St. John the Baptist, Halliwell (Shoreditch), which acquired lands in Camberwell and Peckham in the 12th century, which later formed the manor of Camberwell Friern. The name is mentioned in a deed of 1583, in which Edgar Scott sold to Thomas and William Patching a fifth part of the manor of Camberwell Buckingham, including estates “lying at Nunn-head”. The name “None Head” appears on John Rocque’s Topographical Map of the County of Surrey published in 1762.
- 2.1.2. Rocque’s 1762 map shows the area as still largely rural with the settlement at None Head no more than a small group of scattered houses on the northern and western sides of what today is Nunhead Green. During the next 80 years this situation only changed slowly. In 1842, Dewhirst’s map of the parish of Camberwell shows Nunhead as still a small hamlet surrounded by market gardens and open fields. However, it also shows the recently consecrated Nunhead Cemetery, which had been laid out on a 52 acre site on Nunhead Hill to the south of the Green in 1840, and it was this that marked the beginning of the area’s urbanisation. The Cemetery and its origins are described in the Council’s Conservation Area Appraisal for the Nunhead Cemetery Conservation Area.
- 2.1.3. At this time, Nunhead was still far enough from the bustle of the Metropolis to afford a quiet retreat for the retired. Two establishments took advantage of this to erect almshouses. In 1834 the Girdlers’ Company built a range of seven houses in Albert (now Consort) Road for freemen of the Company or their wives, to commemorate Cuthbert Beeston, who had been Master of the Company in 1570; and in 1852 the Metropolitan Beer and Wine Trade Society erected a range, also of seven houses, on the north side of Nunhead Green.
- 2.1.4. The first edition of the 25” to 1 mile Ordnance Survey, surveyed in the late 1860s / early 1870s, shows the process of development under way. Linden Grove and Nunhead Grove, linking Nunhead Lane with the Cemetery, are partially lined with genteel detached and semi-detached villas with spacious rear gardens, while other streets nearby are beginning to be built up with terraces of smaller houses. By the turn of the 20th century, this process is virtually complete, as can be seen on the 2nd edition of the 25” Ordnance Survey. This shows the area as predominantly residential but with a few industrial and institutional buildings interspersed among the rows of houses. Conspicuous, in addition to the two groups of almshouses, are street corner public houses, a Salvation Army Citadel, non-conformist places of worship and church halls, and, in Gordon Road, a laundry and a Red Pottery Works. By the First World War there had been added to these the Passmore Edwards Library (1896), and a Relief Station (opened 1901 by the Camberwell Board of Guardians).

2.1.5. An inevitable consequence of the growth of the suburbs was the loss of open space and during the second half of the 19th century a number of voluntary bodies grew up with the objective of lobbying municipal authorities to preserve suburban open space. In Camberwell the first successful initiative was in 1857, when the public subscribed £3,000 to preserve Camberwell Green. In 1868 the entire interest of the lord of the manor in Peckham Rye, Goose Green and Nunhead Green was bought by the Vestry for £1,000 on condition that they remained open to the public in perpetuity. These were laid out and opened under the authority of the Metropolitan Board of Works in 1882. Through much of the 20th century the Green was an asphalt-covered playground but it was reinstated in the 1980s and improvements were made in 2001.

2.1.6. World War II bomb damage and subsequent housing renewal programmes were responsible for significant quantities of demolition in Peckham and Camberwell – the Metropolitan Borough of Camberwell was the fourth most heavily damaged borough in London. However, the immediate Nunhead Green area was less heavily damaged than some other parts of the borough, with the result that it has to a large extent managed to preserve its 19th and early 20th century appearance.



The Nun's Head public house, on the site of a monastery that was dissolved during the reformation

Beeston's Almshouses fronting onto a private open space at the centre

3. The Character and Appearance of the Area

3.1. Sub Area 1: The Green

- 3.1.1. The heart of the area is the open space of the Green and the buildings surrounding it, together with the roads immediately approaching it. These include parts of Evelina Road, Nunhead Grove, Linden Grove, Nunhead Lane, Scylla Road, Consort Road and Gordon Road.
- 3.1.2. The area includes two formal groups of listed almshouses, three prominent, street corner public houses, public buildings such as the Library in Gordon Road, and shops on the south side of the Green, but the general character and scale are domestic. The prevailing building material is stock brick, often with stucco dressings, and slate roofs; the building height is generally two or three storeys.
- 3.1.3. The Green itself is a linear space formed by the opening out of Nunhead Lane along its north side. The south side is lined with 3-storey terraces dating from the mid-later 19th century, following the alignment of the old highway. Nos. 10-22 Nunhead Green are residential but the other properties have shops on the ground floor. The terraces are faced with stock brick with stucco cornices and window dressings. This group of terraces terminates at its western end with the two-storey Man of Kent public house on the corner of Nunhead Grove, a 1930s, brown brick replacement of an earlier pub. Noteworthy also is the Edward VIII pillar box in front of No. 6 Nunhead Green, which was moved to this location in 1998.
- 3.1.4. The buildings lining the north side of the Green are more varied in character. The centre piece is the Beer and Wine Trade Homes, a Grade II listed range of almshouses dating from 1852-3, designed by the architect William Webbe in the Gothic style, in stock brick, with stone mullioned and transomed windows, high-pitched slate roofs and prominent chimney stacks. To their right is a group of five 2-storey cottages dating from the later 19th century, with stock brick upper floors above stucco bay windows on the ground floors. The group is terminated at the corner of Kirkwood Road with the Pyrotechnists Arms, a good example of a mid-19th century south London street corner pub, whose name commemorates Brock's firework factory, which was located nearby in the 1860s and 1870s. It is faced with stock brick above the pub front with moulded stucco dressings to the windows and a stucco cornice.
- 3.1.5. To the left of the almshouses is the 2-storey, 1950s brick façade of the Salvation Army Hall, which replaced the 19th century Salvation Army Citadel destroyed in World War II. To the west of Gordon Road, the northwest corner of the Green is marked by another public house, the Nunhead Tavern. This attractive, 2-storey structure dates from 1934 but occupies a site, which has contained a public house since the 17th century. Its half-timbered construction gives it a village character, which enhances the Green's domestic scale.
- 3.1.6. The east and west ends of the Green are less satisfactorily enclosed. At the wider west end is the day nursery, a low, single storey, flat-roofed, later 20th century structure, which does little to contain the space. At the east end is an unattractive small group of single-storey shops.

3.1.7. The terraces forming the approach to the Green from Evelina Road, Nos. 123-133; 135-147 and 116-122 Evelina Road, are of two storeys rather than three and of later 19th century date, but are of similar general character to their neighbours, with brick and stucco facades above their shop fronts.



Nunhead Green looking the Pyrotechnists Arms public house



Nunhead Green looking towards the Nun's Head public house

3.2. Sub Area 2: Consort Road / Gordon Road

- 3.2.1. Leading into the northwest corner of the Green is Scylla Road, once known as Nunhead passage, an intimate-scaled cul-de-sac lined on its north side by two terraces of 2-storey cottages. Nos. 105-115 are early Victorian, with attractive brick and stucco facades; Nos. 91-103 are later and lack the stucco dressings.
- 3.2.2. The two principal roads leading into the area from the north are Consort Road and Gordon Road, both of which were built up during the mid and later 19th century. The original terraces on the west side of Consort Road were nearly all redeveloped during the second half of the 20th century, leaving only the grade II listed Beeston's Gift Almshouses, which were the first houses in the street to be built. The original terrace of 7 almshouses was erected for the Girdlers' Company in 1834 as a balanced, 2-storeyed stuccoed composition in the Tudor style with prominent, hexagonal chimneystacks. Later, single-storey ranges have been added to the north and south to enclose the front garden.
- 3.2.3. On the east side of Consort Road 2-storey mid and later 19th century terrace housing survives between Ellery Street and Monteagle Way with, at the south end of the road, the Relief Station of 1901, a plain, but interesting structure in yellow and red brick.
- 3.2.4. In Gordon Road, similar terraced housing survives on both sides of the road, faced with brick and stucco, with a regular rhythm of bay windows. Just to the north of the Green is Nunhead Library, an attractive, red brick building built in 1896 in the Arts and Crafts style to the designs of the architect, Robert Whellock of Camberwell. Although not listed, it is a key building in the area.



Scylla Road with stucco surrounds



Nunhead Library on Gordon Road

3.3. Sub Area 3: Nunhead Lane

3.3.1. The approach to the Green along Nunhead Lane is marked by some noteworthy groups of mid 19th century houses. In particular, the elegant, asymmetrical pair, No. 54 Nunhead Lane and No. 2 Linden Grove, and, on the north side, Nos. 87-99 Nunhead Lane, a 2-storey, irregular, stock brick terrace, with richly detailed stucco dressings. Slightly later is the group at the corner of Nunhead Grove, opposite the Man of Kent. This a 3-storey terrace of shops that reads with the terraces along the south side of the Green, with similar brick and stucco facades above the shop fronts.

3.3.2. The principal roads into the area from the south, linking the Green with the cemetery, are Linden Grove and Nunhead Grove. Linden Grove was laid out in the mid 19th century with spacious detached and semi-detached villas set in large gardens. Some of these properties still survive, on the west side of the road to the north of Forester Road, though they have mostly lost their large rear gardens. 19th century terraced housing also survives in Nunhead Grove, mostly on the south west side, but it is of later date and much more modest scale than the villas in Linden Grove.



Linden Grove



Carden Road

Views and Townscape

3.3.3. Because the Conservation Area is primarily based on streets, most views are contained vistas between street frontage rather than broad prospects. In this context Nunhead Green is an important focal point in the area, fronted to the south by higher buildings, three stories high across the main road. The northern boundary of the Green is of a smaller scale as the road separating the buildings from the Green is of lesser width to Nunhead Lane

Key spaces

3.3.4. The principal open spaces in the area are first, the Green itself, together with the garden in front of the Beer and Wine Trade Homes, secondly, the garden in front of Beeston's Gift Almshouses and thirdly, the open space recently created between Consort Road and Gordon Road between Sturdy Road and Ellery Road.

Landscape elements

3.3.5. Much of the Conservation Area is of a relatively dense urban character, with rows of dwellings fronting the street across narrow front gardens, sparsely punctured by mature trees. The Green therefore forms a welcome open space in the centre of the area, bounded by railings to provide safety from the street.

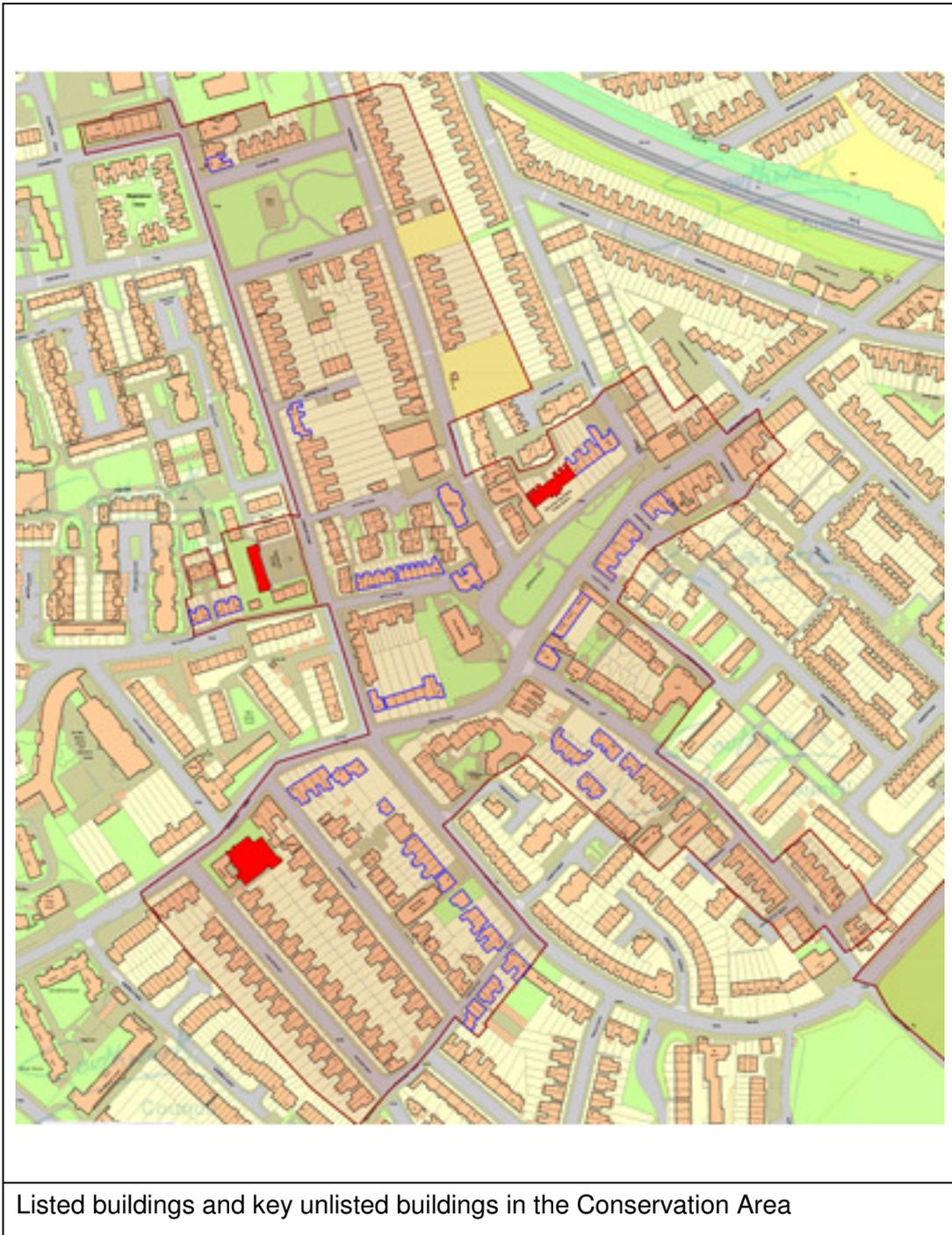
3.3.6. To the north of the Conservation Area, the open land bounded by Sturdy Road, Gordon Road and Ellery Street is an important amenity space which incorporates a Games Court in the centre and a large area of open space for use by the community. The space is not enclosed by railings but has a significant change of level towards the edges that provides a level of safety.

Negative elements

3.3.7. Nunhead Green is a very consistent Conservation Area that has retained its residential character focussed on the central Green. Common issues that can over time degrade this consistency are:

- Significant changes to or loss of front garden boundaries to provide hard paved areas and parking areas for cars, degrading the frontage and overall character of the streets;
- Inconsistent street furniture and clutter, especially within and around the Green and the roads bounding it.
- New development with materials that are not in keeping with the predominant materials of the Conservation Area, such as the timber clad 17 Nunhead Green, adjacent to the historic Library.

4. Audit



Listed buildings and key unlisted buildings in the Conservation Area

4.1. Listed Buildings and Features

4.1.1. The list of buildings of special architectural or historic interest for Southwark was updated in 2010. Detailed list descriptions are available from the Council. There are three listed buildings in the area. All three are listed at grade II::

- Beeston's Gift Almshouses, Consort Road, including the water pump in the garden in front of the almshouses and gates, piers and railings.
- K2 telephone kiosk in front of No. 119 Consort Road.
- Beer and Wine Trade Homes, Nunhead Green.
- St. Antony's Church, Nunhead Lane.

	
Beer and Wine Trade Homes	St. Anthony's Church

4.2. Key Unlisted Buildings

4.2.1. There are a number of buildings in the area, which, though not listed, are nevertheless considered to make a positive contribution to its character and appearance. In accordance with policy 3.16 of the Southwark Plan, there is a general presumption in favour of their retention. These include the following:

- Consort Road: No. 119 [The Spotted Frog]; Nos. 177-181; the former Relief Station.
- Forester Road: Nos. 1-7.
- Gordon Road: Nunhead Library; No. 187.
- Linden Grove: No. 2; No. 4; Nos. 10-20; Nos. 22 & 24; Nos. 26-40.
- Nunhead Green (north side): No. 15 [the Nun's Head Tavern]; Nos. 29-37; No. 39 [the Pyrotechnists Arms public house].
- Nunhead Green (south side): Nos. 2-4 [the Man of Kent public house]; pillar box in front of No. 6; Nos. 10-22; Nos. 26-38; Nos. 40-44.
- Nunhead Grove: Nos. 6-42.

- Nunhead Lane: Nos. 44-52; No. 54; Nos. 87-99.
- Scylla Road: Nos. 69-89; Nos. 91-103; Nos. 105-113.

	
Nos 26 to 38, Nunhead Green, south side	Nos 10 to 22, Nunhead Green, south side

4.3. Trees and planting

4.3.1. The dense urban development of the Conservation Area precludes much planting outside Nunhead Green and the open space to the north of Ellery Sreet. However, there are some elements of “secondary” planting that contribute, to a varying degree, to the quality of the Conservation Area:

- Shallow front gardens relating to properties along Carden Road, Barforth Road, Nunhead Grove, Consort Road and Gordon Road;
- Deeper front gardens and denser planting along Nunhead Lane ;
- Semi-private open spaces such as those in front of The Beer and Wine Trade Homes and Beeston’s Almshouses.

5. Guidelines

5.1. Introduction

Purpose of this guidance section

- 5.1.1. This section of the report draws out from the appraisal those themes that are essential to the Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.1.2. It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.

Consulting the Council

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

5.2. Development form and urban morphology

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

Street and plot patterns

- 5.2.2. The character of the Nunhead Green conservation area is created primarily by the Green itself and the residential streets leading onto it. It is dependant on the continuity of building frontages and of front boundary treatments on the street itself. The impact of the car creates many pressures on this established pattern and conversion of front gardens or forecourts to car parking can seriously disrupt the historic streetscape. It is important that the integrity of building frontages is retained, and that street boundaries are retained and enhanced: the loss of front gardens for car parking is not acceptable.
- 5.2.3. Any new buildings within the conservation area must observe the same building lines and set-backs as the historic street, and, similarly, the same plot width and rhythms of historic development.

Building form

- 5.2.4. The common building forms in the conservation area also determine the way development and changes should take place. Apart from the public buildings and shops mentioned in paragraph 3.1.2 above, the predominant building type is the 19th century, 2-storey, terraced house. Particular characteristics that should be observed in conversion and new design include:
- Heights generally of two storeys. In each situation buildings should remain within the range of heights of the block of buildings in which it is situated.
 - Rooflines characteristic of particular blocks in the conservation area should be maintained. Extensions and changes to the basic roof form are generally unacceptable, even where set back from parapet lines.

5.3. New design in the Conservation Area

- 5.3.1. Opportunities for new development in the conservation area are limited. However, there may be opportunities for sensitive adaptation or restoration. Though new design would need to be sympathetic to the existing characteristics of the area, modern design is not necessarily to be precluded. Success of contemporary design in conservation areas comes not from aping the style of the 19th century houses, but in building on the unique townscape opportunities of density and height that the historic development pattern affords.

Extensions

- 5.3.2. Where rear extensions are proposed, they should normally be no more than one storey in height, 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 the 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 merits.

5.4. Public Realm

5.4.1. In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. The essential components of the public realm that development and improvement should address are:

- Boundaries and frontages that define its edges;
- The surfaces and design of the space itself; and
- Trees, street furniture and other artefacts in the space.

Boundaries

5.4.2. In the conservation area, front boundary railings, walls and planting to properties define the extent of the public realm and the quality of such boundaries is therefore of great importance. Loss of boundaries is unacceptable and the Council will encourage the reinstatement of front garden walls, gates and railings where these have been lost.

Ground surfaces

5.4.3. There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. With the exception of granite kerbs, original pavings have mostly been replaced with modern materials.

Trees and street furniture

5.4.4. Trees, important in greening the public realm, softening hard built edges and enclosing spaces, are for the most part confined to Camberwell Green itself. There may 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, to have greater resistance to damage and a stronger visual impact.

5.4.5. A more co-ordinated approach to the design and siting of street furniture, such as bus shelters, lamp standards and highway signs, is required. Simple designs appropriate to the Conservation Area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate.

5.5. Improvements and repairs

Materials

- 5.5.1. Choice and use of materials can have a significant effect on the character and appearance of the Conservation Area. It is therefore important that materials are appropriate for the building and for the Conservation Area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.5.2. The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, 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

- 5.5.3. Repair works can prove costly and may require authorisation, which can cause delays. It is therefore far better to ensure that regular maintenance is undertaken, thus preventing unnecessary decay and damage and the resultant costs and problems. Works such as the regular opening of woodwork and timber, clearing out of debris in rainwater pipes and gutters, cutting back of vegetation in close proximity to buildings, repointing of failed mortar and re-fixing of loose roof slates are all in themselves relatively minor tasks that will not require authorisation but which may lead to much more complex and expensive works if left unattended.

Windows and Doors

- 5.5.4. Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the 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.
- 5.5.5. At the same time, there is the opportunity to introduce more colour, in the repainting of doors, shop fronts and retained mechanical features. Subdued and darker shades of red, green or blue can provide a highlighting theme, without being garish.
- 5.5.6. 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 they determinally affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design. The use of modern materials such as aluminium or UPVC is inappropriate and not acceptable on historic buildings.

- 5.5.7. As the traditional window in most of the area is the double hung sliding sash, other designs such as tilt and turn or double-glazed sealed units are invariably unacceptable. Modern casements and “picture windows” that increase the size of the original panes are also not acceptable.
- 5.5.8. Similarly, original front doors would have been timber panelled, often with the upper panels glazed, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights [i.e. where the fanlight is within the fabric of the door] are unlikely to prove acceptable.
- 5.5.9. All external joinery should be painted. Stained or varnished timber finishes are not appropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been the original colour. However, repainting in garish colours would be inappropriate. Darker colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

- 5.5.10. Where possible, original roof coverings should be retained and if necessary repaired with matching materials. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural materials will usually be required. The use of more modern materials such as concrete tiles or artificial slates is unacceptable and the greater weight of concrete tiles can lead to damage to the roof structure if inappropriately used.
- 5.5.11. Given the low pitches and/or parapet design of most of the roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where a roof is already altered or hidden from view, some alteration may be possible. In such cases the Council will normally seek low-key solutions, minimising any adverse visual impact through the use of sympathetic designs and appropriate materials.
- 5.5.12. Where they exist, original chimney stacks and pots should always be retained, and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

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

Stucco and render

- 5.5.16. 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.
- 5.5.17. Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours *buttermilk*, *parchment*, *ivory* and *magnolia* are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and '*brilliant white*' should be avoided, as should paints that do not allow the wall to 'breathe'.
- 5.5.18. Where features such as capital, pilasters and porches have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Ornamental ironwork

5.5.19. Original iron railings, balustrades and balconies should be retained and protected through regular painting and maintenance. The reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged.

Shop fronts

5.5.20. Terraces of shops make a valuable contribution to the appearance of the conservation area along the south side of the Green. The condition of many of the shop fronts is beginning to appear rather run-down but some traditional features, such as console brackets, still survive. These should be retained and repaired. Any alterations should respect the design of the originals and encouragement will be given to the reinstatement of missing architectural features. 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 the street.

6. Useful information

General advice

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

http://www.southwark.gov.uk/info/200023/design_conservation_and_archaeology

Useful telephone numbers

General Planning Enquiries 0207 525 5438

Conservation & Design Team 0207 525 5448

Planning Enforcement 0207 525 5419

Building Control 0207 525 5582

Tree Protection Officer 020 7525 2090

Other useful contacts

- English Heritage
0870 333 1181 <http://www.english-heritage.org.uk>
- The Society for the Protection of Ancient Buildings
0207 377 1644 www.spab.org.uk
- The Victorian Society
0208 994 1019 <http://www.victoriansociety.org.uk>
- The Council for British Archaeology
0190 467 1417 <http://www.britarch.ac.uk/>
- Ancient Monuments Society
0207 236 3934 <http://www.ancientmonumentsociety.org.uk/>
- The Georgian Group
087 1750 2936 <http://www.georgiangroup.org.uk/docs/home/index.php>
- The Twentieth Century Society
020 7250 3857 <http://www.c20society.org.uk/>

Further reading

- Ashurst, J and N – *Practical Building Conservation, Vols. 1 to 5* (1988)
- Beasley, John D (1999, London Borough of Southwark) – *The Story of Peckham and Nunhead*.
- 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)
- Department for Communities and Local Government - *Planning Policy Statement 5, Planning for the Historic Environment* [2010)
- Dyos, HJ (1961) – *Victorian Suburb: a study in the growth of Camberwell*.
- English Heritage – *Streets for All* (2000)
- Institute of Historic Building Conservation [IHBC] – *A Stitch in Time: Maintaining your Property makes Good Sense and Saves Money* (2002)
- London Borough of Southwark – *Neighbourhood History No. 4: The Story of Walworth* (1993)
- Reilly, L – *Southwark: an Illustrated History* (London Borough of Southwark, 1998)
- *Survey of London, Vol. 25 – St. George's Fields, the parishes of St. George the Martyr, Southwark and St. Mary Newington* (London County Council, 1955).