

The Gardens

Conservation Area Appraisal

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1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1. The purpose of this statement is to provide both an account of The Gardens 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. The Gardens Conservation Area

1.4. Location

1.4.1. The Gardens Conservation Area is situated in south Peckham, on the west side of Peckham Rye Common. Peckham Rye itself (the B219) forms the eastern boundary of the Conservation Area, and is an important north-south route in the area between Peckham and Honor Oak. The A2214 East Dulwich Road from Herne Hill to Nunhead runs east-west close to the northern boundary of the Conservation Area and provides access into Oakhurst Grove in the Conservation Area.

1.5. Topography

1.5.1. The area is relatively flat, with a gentle slope towards the north-east from 24m above O.S. datum in Oakhurst Grove to 19m on the corner of the Common and East Dulwich Road. This gives the buildings facing Peckham Rye a slight elevation over the Common, but otherwise topography has limited influence on the character of the Conservation Area.

1.6. Planning History

1.6.1. The Gardens Conservation Area was originally designated in June 1988 under the Civic Amenities Act 1967.

1.7. Unitary Development Plan Policies

1.7.1. 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.*

1.8. PPS5: Planning and the Historic Environment

Introduction

- 1.8.1. 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.
- 1.8.2. 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.
- 1.8.3. PPS5 also covers heritage assets that are not designated but which are of heritage interest and thus a material planning consideration.
- 1.8.4. 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

1.8.5. 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.

1.8.6. 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.

1.9. Further Information

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

1.9.2. 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 Gardens Conservation Area is situated in south Peckham, part of Camberwell parish. The name Peckham or Peac-ham means 'village by a hill'. At the time of the Domesday survey in 1086 the area was held by the Bishop of Lisieuz. The area was predominately agricultural, and remained so until the 1700s.

2.1.2. Peckham mainly consisted of meadows, arable land and gardens. This provided pasture for animals being driven to the London markets and market gardens, especially following transport improvements to the city. Peckham and Camberwell were both locations for large fairs. The Peckham fair was held on common lands and then in High Street, but was abolished before 1835.

Speculative house building

2.1.3. The early 19th century saw the growth of new residential developments in Peckham by speculative builders encouraged by the improvement in road links through Southwark to the Thames bridges. Grand houses were constructed on the main routes, of which the listed buildings on Peckham Rye in the Conservation Area are examples. They offered a lifestyle for the relatively wealthy who wanted to be near London and could afford coach travel into town, but who also wanted the clean air and countryside. Growth was generally slow, however, and the builders carried significant financial risk until their speculative developments sold, limiting the scale of their schemes.

2.1.4. Further improvements in transport around Peckham, particularly the opening of Peckham Rye Station in 1867, stimulated the area to expand very rapidly after 1870, and the cheaper public transport attracted the new middle classes. Population figures for East Dulwich and the surrounding district, which included Peckham, demonstrate the speed of growth at this time: in 1871 the population was 31,000. Only 20 years later the population was 82,000. This acceleration of growth continued into the 20th century.

2.1.5. Pressure for development raised environmental concerns, and the local government body, the Vestry, took steps to preserve important open spaces. They bought Peckham Rye Common in 1868 to safeguard it, and established Peckham Rye Park to its south in 1894.

2.1.6. Planned entirely as a residential development and completed in a relatively short space of time The Gardens is an example of 19th century speculative building growth. Its phased development relates to the land parcels occupied by the former market gardens.

Peckham Rye

- 2.1.7. During the first half of the 19th century grand houses, fronting onto Peckham Rye Common, were built from East Dulwich Road to what would become the northern access road into The Gardens and on the south side of Barry Road. Reflecting the status of their owners these early developments took plots of generous width and length and classically styled houses were set well back from the road.
- 2.1.8. The built edge to the Common that this development created was completed in the early 1870's with the construction of houses along the eastern boundary of a single land parcel that, over the course of the decade, would be developed as The Gardens. Though of a similar scale to the earlier examples, these houses depart from their classical styling and are relatively unadorned.

The Gardens

- 2.1.9. The heart of the Conservation Area, designed as a select development around a green square, was constructed within a single lot between 1870-1880. The east and south sides of the square were completed between 1870 and 1875, and the west and north sides completed the development between 1875 and 1880. The houses were considered to be of a better class than most around Peckham.
- 2.1.10. Mirroring the houses facing Peckham Rye the initial development of the east side of The Gardens provided sizeable plots, but development gradually intensified until completion of the last phase, on the smallest plots on the north side backing onto Kelmor Grove.
- 2.1.11. It is evident that there were plans to connect the square westwards. The northern arm of The Gardens stops unsatisfactorily against the back fences of later development in Oakhurst Grove and a gap left to complete the southern arm in a similar way was filled in by a group of four houses at the same time. The solution provides more houses and higher densities, but lacks the elegance of the original concept.

Oakhurst Grove and Kelmor Grove

- 2.1.12. Following the successful completion of development around the square Oakhurst Grove, to the west, was constructed during the late 19th century on two long parcels. Kelmor Grove was also developed at this time on land acquired behind the earliest buildings facing over Peckham Rye Common.

20th century

- 2.1.13. Between the two world wars, Peckham's industrial base increased. The steady outward drift of affluence that had begun in the mid-19th century continued as wealthier people moved out to less developed areas and the older housing stock was taken up by less affluent people moving in for work. The new inhabitants had more modest incomes and housing requirements than their predecessors, and many of the grand houses were subdivided over the decades into smaller units. Of the 260 or so houses in the Conservation Area at least half are now divided into flats.



Listed buildings on Peckham Rye, the oldest buildings in the Conservation Area



Dwellings fronting onto The Gardens



A long view along Kelmore Grove

3. The Character and Appearance of the Area

3.1. Broad Context

- 3.1.1. The east side of the Conservation Area bounds Peckham Rye Common and includes the south side of Barry Parade, which forms a wedge shaped block with the frontage of Peckham Rye. The core of the area is The Gardens themselves, a neat square of 3 storey brick houses around a central green space. They include the adjacent streets of Oakhurst Grove and Kelmores Grove (the latter only 2 storeys).
- 3.1.2. The most important characteristics of the setting of the Conservation Area are its relationship to the open space of Peckham Rye Common, and the inward focus of The Gardens themselves onto the green square. The contrast between the approaches beside broad open space along the Common, and the enclosed character of the Gardens is significant. The streets of Oakhurst Grove and Kelmores Grove are more typical of the surrounding pattern of urban streets, albeit with stronger architectural and townscape qualities that merit their inclusion in the Conservation Area.

3.2. Materials and Details

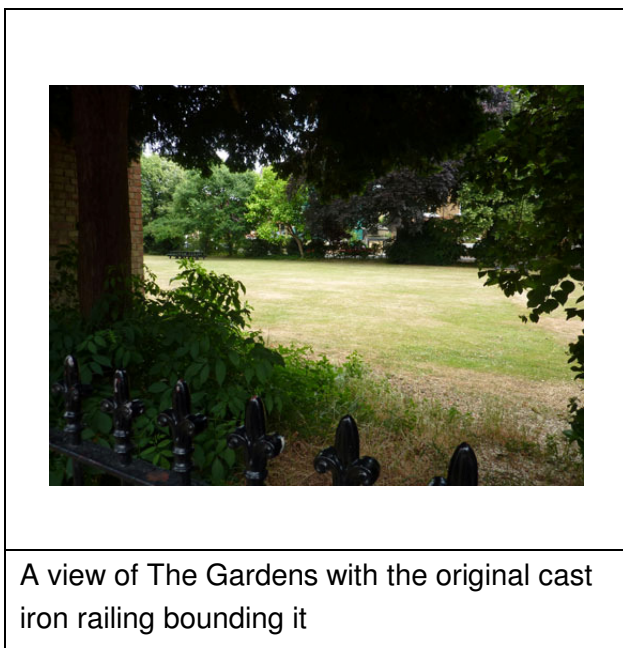
- 3.2.1. The scale of buildings in The Gardens Conservation Area varies from 2 storey terraces to large-scale 4 and 5 storey houses. However there is a good deal of consistency in materials and detailing that reflects the 60-70 year period of the 19th century when the area was developed. The common elements are:
- yellow London stock brick as the basic construction material
 - examples of brickwork with details and dressings in coloured banding of blue, buff and red bricks;
 - stucco wall finishes (on Peckham Rye), and stucco dressings, that are often ornate in later buildings although absent in earlier examples where openings are left plain and square;
 - slate roofs to shallow pitches, with overhanging eaves and lead-rolled or tiled hips, or:
 - a horizontal roof line formed by pitched roofs behind eaves parapets, with stucco or brick cornices, in some cases with slated mansard attic storeys.
- 3.2.2. Certain more individualistic details contribute to the character of key building groups. These include the stucco oriel windows and brick gabled dormers of the western side of The Gardens, and the widespread use of corbelled brackets attached to deep windowsills and eaves overhangs.
- 3.2.3. Particularly in Kelmores Grove and Oakhurst Grove, the visual texture created by stucco details (such as fine dentil courses and arch details), carved gable-boards and decorated ridge tiles is important to overall street character.

	
<p>Stucco oriel windows and brick gabled dormers of the western side of The Gardens</p>	<p>Typical ornamental details on Kelmore Grove</p>

Street Surfaces and Furniture

3.2.4. Relatively few original street details remain in the Conservation Area, tarmac and concrete surfaces having replaced original elements. Nevertheless, throughout the area, original wide granite kerbstones remain.

3.2.5. It is important that The Gardens has retained its original cast iron railings, and street features such as the red pillar box at the north east corner of The Gardens are valuable in supporting historic character. Except on Peckham Rye where modern highway lighting has been installed, street lighting is low key, using fluted cast iron columns surmounted by adapted lamp brackets for electric lighting.



A view of The Gardens with the original cast iron railing bounding it

3.3. Sub Area 1 – Peckham Rye

3.3.1. The dominating feature of the east side of the Conservation Area is the broad open space of Peckham Rye Common. The block form of the original three storey (with basement) houses, now all divided into flats, is imposing in its own right, but against the scale of the Common the buildings are significant primarily as a backdrop to it. They are assisted in this role by mature trees that line the Common on each side of the road.

3.3.2. The earliest phase of building dates to the 1820s -1830s (contemporary with other listed buildings on the east side of Peckham Rye), and the houses are built to a grand scale with three storeys and a half basement, creating impressive elevations from the Common. Classical styles are employed, expressed with uncomplicated cornice mouldings to parapetted roofs and simply detailed porches. The scale of each storey follows classical principles of a raised ground floor, a tall first floor, and a lower attic storey in some cases defined by an entablature above the first floor. The design of the houses north of the northern access to The Gardens in semi-detached pairs enhances their visual impact, and the use of lower linking ranges gives the impression that the development is of larger single units. Both full stucco treatments and stock brickwork with stuccoed dressings are used, and individual houses vary subtly in their details.

3.3.3. Houses facing Peckham Rye built contemporaneously with development on the eastern side of The Gardens follow a similar scale to the earlier houses, but do not follow their classical styling. They are notably unadorned, in plain stock brick with simple well-proportioned fenestration using vertical sash windows and limited red brick detailing. Cantilevered windowsills at upper ground and first floor levels give the opportunity for colour in planting boxes. Roofs are shallow hipped slate, with a deep chimney stack and sloping parapet upstand dividing the pairs along the party wall. Because of the height of the buildings, their roofs are prominent in views across the Common, and the regularity of their outline is important.

3.3.4. Peckham Rye itself is a major traffic route. Again, while a number of the older houses are individually distinctive, the buildings are most significant as a more or less continuous frontage containing the street, while the visual impact of the road, the dominance of traffic flows and the avenue effect of the trees are the defining elements. On the street, front boundary planting, railings and walls provide the immediate visual impact, with the buildings themselves rising behind front gardens with steps up to raised ground floor entrances. Solid 2 metre high brick gate-piers remain to a number of houses, indicating the robust character of the original boundary treatments.



Properties facing Peckham Rye, parallel to The Gardens

Views and Townscape

- 3.3.5. The west side of Peckham Rye was exploited by its developers for views over the open common: indeed, Nos. 152 and 154 were named “Prospect Place”. Views from the houses on Peckham Rye over the Common are therefore an essential feature. Conversely, the view from the Common of the long frontage of large Victorian houses on Peckham Rye is an essential characteristic of the Common itself. This green edge is very distinctive in an otherwise dense urban area.
- 3.3.6. The Conservation Area, in keeping with its quiet suburban character, has no outstanding landmarks, but the Clock House pub on the corner of Peckham Rye and Barry Road is a key marker building that places the Conservation Area in its wider urban context.



The Clock House Pub

Key spaces

- 3.3.7. Whilst the focus of the Conservation Area is the urban square of The Gardens, Peckham Rye Common is a key space in the wider area of Peckham which, though outside the Conservation Area, is of fundamental influence on its setting and character.
- 3.3.8. The Common has an open and uncontained character, because of its extent. It provides a green edge to the Conservation Area, to which the grand scale of houses on Peckham Rye responds, and is distinct in character from the contained space of The Gardens.
- 3.3.9. From the point of view of the Conservation Area, mature tree planting along Peckham Rye has a similar function in striking a visual balance with the height of the houses that front the Common. Here, trees both on the front boundaries of properties and on the edge of the Common provide a softening of the transition from open space to urban development. They also provide an avenue quality to Peckham Rye.

Negative elements

- 3.3.10. The Conservation Area is relatively small, and so of fairly consistent quality. The inclusion of houses of conservation value on the south side of Barry Road fronting the Common does however mean that it takes in some lesser quality elements in Barry Road. Barry Parade situated in a key angled site at the corner of Barry Road and Peckham Rye, also intrudes. Comprising single-storey shop units it is of poor and inappropriate architectural form and scale.
- 3.3.11. There are examples amongst the houses facing onto Peckham Rye of front gardens that have been turned into parking areas to serve converted flats. At No. 166, almost all planting and most of the front boundary is now absent. Widespread changes of this nature would severely detract from the mature green character of the street frontage, and should be resisted. In general there has been degradation over many years of the quality of front boundaries through the replacement of front boundaries with fencing and poorly designed brick walls. The retention of a cover of garden shrubs and trees is a mitigation of these effects, and the reinstatement of boundary walls should be encouraged. The removal of inappropriate conifer hedging is reasonable however, especially where these have grown into larger individual trees or tall hedges in both rear and front gardens.
- 3.3.12. There have also been some small scale unsympathetic alterations at roof level with the introduction of square dormer windows that stand out from the general roof profile. There are however also examples of lay-lights in the attic storeys (e.g. No. 184 Peckham Rye) which have far less intrusive an effect on the skyline of the Conservation Area, especially when viewed from a distance.

3.4. Sub Area 2 – The Gardens

- 3.4.1. The Gardens, the heart of the Conservation Area, are centred on a rectangular garden square constructed for the amenity of the properties that fronted it: the principle of green space to enhance the value of development had been well established by the time of its construction in the late 19th century.
- 3.4.2. The approaches into the square of The Gardens themselves, two from Peckham Rye and a more indirect one from surrounding streets via Kelmere Grove, are pinched between houses with only an initial glimpse of the green space. Entry into the square comes as a pleasant surprise, the breadth of the space contrasting with the approach streets.
- 3.4.3. The character of the space is determined by a number of elements;
- the large scale of the surrounding houses (three storeys with a half-basement and attic storey);
 - the dominance of stock brickwork;
 - the continuity of front boundary treatments (low brick walls on the north, east and south sides, and railings on the west);
 - a 6.5 to 7.5 metre's set-back of houses from the road (allowing for basement areas to be created) with the exception of the north side of the square which where built without basements and are therefore closer to the street; and
 - tree planting around the perimeter of the central gardens reinforced by railings onto the street.
- 3.4.4. Whilst these elements provide a level of consistency there is variety in the architecture of each side of the square, from the plain, almost modernist simplicity of blocks on the east side, to the heavy and sometimes idiosyncratic Gothic detailing of the south and west sides.
- 3.4.5. Houses on the east side of The Gardens follow similar principles to those fronting onto Peckham Rye mirroring the plot size, building scale, design style and paired arrangement. They are notably unadorned, with plain stock brick and vertically proportioned sash windows grouped in threes. Here the effect of roof modifications can be seen in most cases – some have been rebuilt as overhanging mansards which change the appearance of the buildings very significantly- giving a top-heavy appearance.
- 3.4.6. On the south and west sides of The Gardens, more elaborate designs are employed, with applied decoration in brickwork and plaster, and with basement and ground floor bay windows. Those on the south side have plastered bays and porches, and tripled sash windows on first and second floor levels divided by heavy decorated plaster mullions. Those on the west side are distinctive for narrow plaster oriel windows above the arched entrance doors, and brick gabled attic dormer windows. In both instances, there has been a great deal of alteration to the attic storeys.

- 3.4.7. The northern side of The Gardens comprises three storey houses without basements, well proportioned with two and three storey brick bays, brick arched doors and windows above, and stucco details. Again, they are arranged in pairs with shallow hipped slate roofs, corbelled to give a generous overhang. The corbelled detail is extended to the sills of the main windows, providing good relief and shadow to the façade. Compositionally, they present a pleasant balance of stock brickwork and painted details.
- 3.4.8. Garden planting generally softens the street edge, with raised ground floors, approached up steps (with the exception of the north side), giving a formal prominence to entrance doors and living room bay-windows. The mature trees and the planting and railings around the perimeter of the central square balance the height of the surrounding buildings and the quality of planting in front gardens, emphasises the openness of the grass space in the centre and the street character of the outer roadway.

Views and townscape

- 3.4.9. Vistas to the Common through the two streets leading into The Gardens are of great importance as are, conversely, views of The Gardens open space when entering the Conservation Area. Views across the Gardens from all sides are also a key feature of the area.
- 3.4.10. While The Gardens Conservation Area has no outstanding landmarks, the central square does create a landmark space that gives legibility to and a sense of place to the immediate neighbourhood.

Key spaces

- 3.4.11. The focus of the Conservation Area is the urban square of The Gardens. The only example of an urban square in the vicinity provides a setting and a counterpoint to the large-scale housing surrounding it. The green space with its central open lawn is fundamental to the spacious outlook intended for the development in the original design concept.
- 3.4.12. Mature tree planting helps with the definition of the central open garden space and gives a sense of shelter and enclosure to the gardens. The trees are a fundamental element of the green outlook from surrounding houses, and their height is important in visually balancing that of the surrounding buildings.
- 3.4.13. New and replacement planting must have regard to the historical context of the site and in particular the date of plant introductions. The form, growth habit and colour of trees and shrubs need to be carefully chosen so as not to detract from the character of the square, with its high boundary Beech and Lime trees.

Negative Elements

- 3.4.14. There are a number of unsympathetic alterations at roof level in The Gardens. On the western side, the distinctive brick gables of the dormer windows have been particularly vulnerable, and most have been reconstructed and “squared up” to some extent, losing their distinctive triple arched windows and original Dutch styling. No. 20 remains as a relatively complete example of the original design. On the southern side the original roof form accommodates a mansard storey set back behind a brick parapet. Nos. 34 and 35 have been reconstructed with a flat-roofed fourth floor, which drastically breaks the parapet line established in the rest of the row.
- 3.4.15. On the eastern side at Nos. 50-51 and at Nos. 41-42 the original shallow, roof pitches have been reconstructed in fake overhanging mansards in an attempt to conceal a full fourth floor, interrupting the even slopes and ridge lines of the building group. In other cases square dormers have been introduced, standing out prominently from the general roof profile.
- 3.4.16. The larger houses around The Gardens have perhaps been the most vulnerable to loss of original features because of alterations to adapt the buildings into flats. Details such as balustrades have in places been removed and not replaced during roof repairs, and external plumbing disrupts the appearance of façades.
- 3.4.17. Commercial premises on the south access road to The Gardens from Peckham Rye, with utilitarian brick facades and yard walls, are an intrusion on the character of the area. Flats and parking areas backing onto The Gardens on Ferris Road are similarly out of character.



Alterations to the roofscape on dwellings fronting The Gardens open space, detract from the authentic quality of the area

3.5. Sub Area 3 – Kelmor Grove and Oakhurst Grove

- 3.5.1. The two streets behind The Gardens are built in two and three storey (Kelmor Grove and Oakhurst Grove respectively) house types of similar styles to the north side of the square. They form a good, intact example of late 19th century development with a wealth of Gothic detail. Widely spaced avenue trees enhance the urban street quality. Neighbouring streets, such as Tyrrell Road, share some architectural characteristics, but do not have the overall consistency and street quality, and therefore the Conservation Area does not extend beyond Oakhurst Grove and Kelmor Grove.
- 3.5.2. The two storey houses without basements of Kelmor Grove are well proportioned with brick bays on the ground floor, brick arched doors and stucco details. Arranged in pairs they have shallow hipped slate roofs, corbelled to give an overhang. Compositionally, they present a good balance of stock brickwork and painted details.
- 3.5.3. In the separate development of Oakhurst Grove, houses are arranged in three storey pairs without basements, and the front elevations are heavily modulated by the use of bays. Alternately bays are gabled and flat roofed, and the gables create a strong and regular rhythm along the length of the street. Ground floor windows and doors have round arched heads in red brick, while upper floors have stuccoed lintels and red brick flat arches. All windows are vertical timber sashes, and again much use is made of corbelling at eaves and windowsills, which combines with the articulation of bays to create good shadow and relief on the elevation. Subtle customisations exist – such as tiled French-style turret roofs to some houses where others have flat-roofed bays, but the primary quality is the strong consistency of treatment.

Views and townscape

- 3.5.4. Views from East Dulwich Road down Oakhurst Road are contained with the linear form of the street with the 3 storey houses providing a considerable level of enclosure. Kelmor Grove, with 2 storey houses is more relaxed in scale.

Key spaces

- 3.5.5. There are some young street trees in Oakhurst Grove. By both emphasising the linearity and softening the quality of the street space they enhance the urban street character, and will improve with maturity.

Negative elements

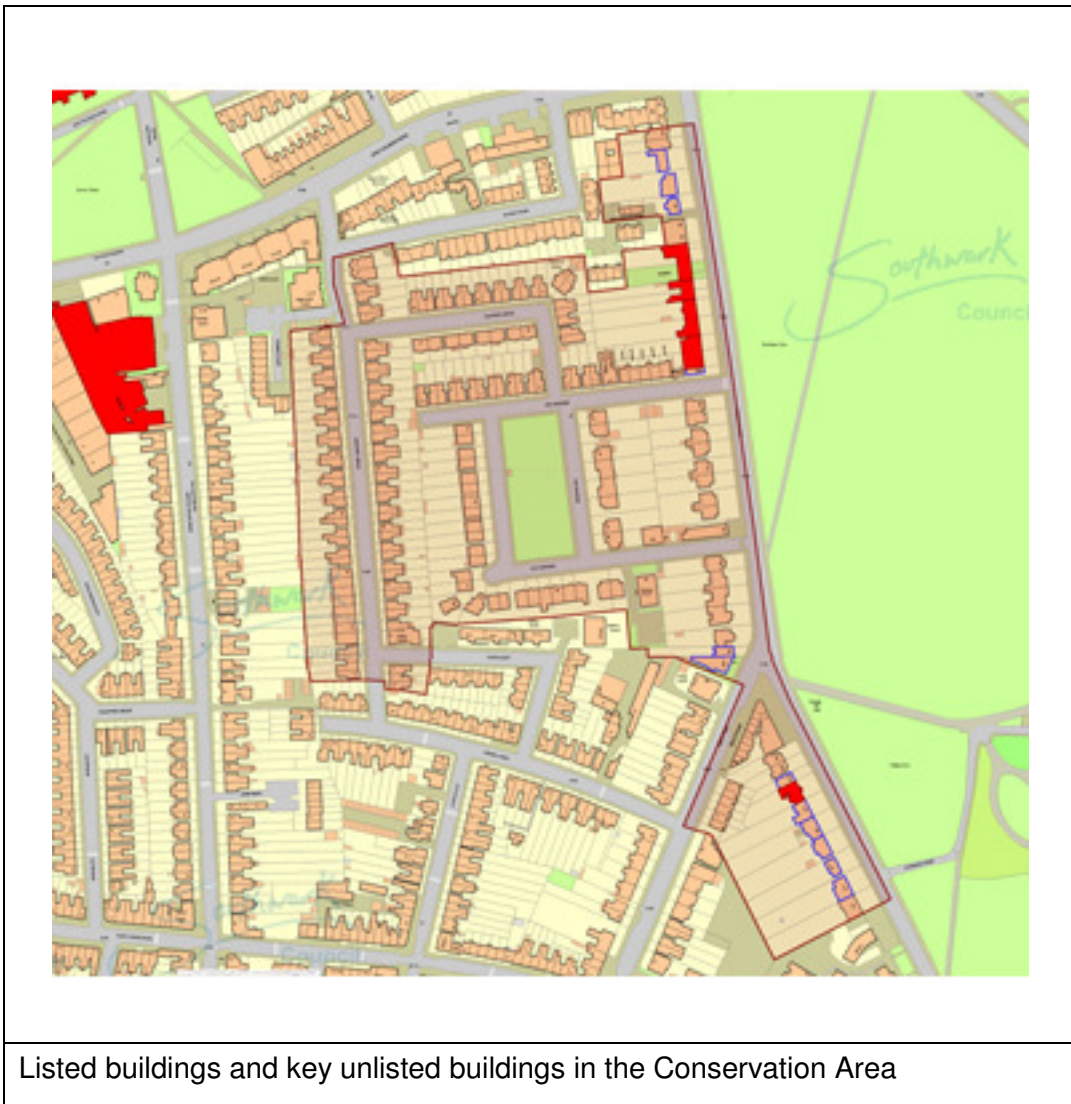
3.5.6. Amongst the many houses that remain in single occupation in Kelmore Grove and Oakhurst Grove, the greatest risks are from unsympathetic improvements. There are examples, although relatively few, of the replacement of timber sash windows with UPVC and to different patterns, and the replacement of the original 2-light 4-panel timber front doors with off-the-shelf standard modern patterns. There are also examples of pebble-dashing brickwork and the removal of bracketed sills and other features. More widespread is re-roofing using concrete tiles instead of slate.

3.5.7. Whilst a lack of sufficient garden depth prevents the conversion of front garden areas to parking there is an issue with the side boundaries on the return ends of terraces in Kelmore Grove, for example, where fencing, garages and other constructions in back gardens intrude onto the street. It is important that such areas are maintained to a good standard, and that development in back gardens is limited in order to preserve the backdrop of mature planting that is visible between and above houses from the street. Degradation of the quality of front boundaries is widespread and significant.

3.5.8. The former garage site adjacent to the Conservation Area on the corner of East Dulwich Road has recently been redeveloped as a residential area.

	
<p>Pebble-dashing treatment of the facade is inconsistent with the character of the area</p>	<p>The new development on the corner of East Dulwich Road the materials complementing the adjacent properties</p>

4. Audit



4.1. Listed Buildings and Features

- 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.
- 4.1.2. There is one main group of listed buildings in the Conservation Area, all of which are Grade II. These are on Peckham Rye (Nos. 152-166) and are early 19th century mainly semi-detached houses built in London stock brick. No. 200 Peckham Rye is also listed, and is the most impressive house in the southern length of Peckham Rye in the Conservation Area.
- 4.1.3. The Conservation Area is almost coterminous with the area covered by a Tree Preservation Order bounded by Oakhurst Grove, Ferris Road, Barry Road, Tyrell Road, Peckham Rye, Kelmore Grove and Tilts Estate.

4.2. Key Unlisted Buildings and Building Groups

- 4.2.1. The main defining elements of the Conservation Area are groups of buildings that combine into frontages that create 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.
- 4.2.2. In Kelmore Grove and Oakhurst Grove Victorian houses provide consistent visual themes in terraces of 2 or 3 storeys. The same design details are carried through in all houses in each terrace, and the arrangement emphasises the regular pattern and scale of the streets and the early suburban character of the area. There are few street trees, and frontages are close to the pavement so that they play a key role in defining street spaces.
- 4.2.3. In The Gardens development itself, tall terraced groups are used purposely to define urban space and edges.
- 4.2.4. The two building groups in the Conservation Area that stand out especially are:

Sub Area 1 - Peckham Rye

- Large detached and semi detached 3 and 4 storey dwellings built in the early 1800s, with deep front gardens bounded by walls and denser planting. Their group value is of particular note in broad views from Peckham Rye Common where they form a solid backdrop to the open space behind trees. This group includes the Clock House public house with the original clock on the frontage.

Sub Area 2 - The Gardens

- 3, 4 and 5 storey houses on all sides, which give enclosure to the overall volume of the square. Railings and walls on their front boundaries re-emphasise this sense of enclosure at street level.

4.3. Trees and planting

4.3.1. The use of trees in both defining and softening the transition between open space and/or street space and a built edge is a design device that was widely employed by the in Victorian residential developments. This utilisation of trees is evident throughout The Gardens Conservation Area. Trees and planting within the front boundaries of properties overlooking Peckham Rye Common, for example, complement the mature trees that line the edge of the Common itself to both give the road an avenue quality and mediate between the open space and the urban development. Mature tree planting in The Gardens defines the central open garden space and give the properties that front onto it the green outlook that the original occupants expected. Extensive back gardens have a notable population of large and mature trees, both self sown and planted, which form an important function as screening. More recently trees have been introduced in Oakhurst Grove which both soften the strong built edge of the 3 storey houses and reinforce the linearity of the street. In some front gardens there are remnants of lime pollards. These were traditionally planted in pairs and cultivated in such a way to retain a diminutive and tidy appearance, lending a formal character and reflecting the symmetric double fronted elevations and entrances. As such these have heritage value.

4.4. Environmental improvements

4.4.1. Positive ways of enhancing streets and public spaces within the Conservation Area include the planting of suitable street trees and the reinstatement of traditional street furniture.

4.5. Potential development sites

4.5.1. There is limited potential for development in the Conservation Area. The most obvious example is Barry Parade, which as a single storey development makes poor use of the site. Its prominent location is worthy of a good 3-4-storey corner building, to set against the pub opposite and the historic frontage of development onto Peckham Rye. It is envisaged that some retail provision could remain, in the ground floor with residential uses above.

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.
- 5.1.3. In The Gardens Conservation Area the main development pressures relate to changes to the roofscape, external appearance and boundary walls of the properties. The cohesive character of the Conservation Area demands that alterations are sensitive to the context and that historic materials and details are preserved and reinstated as needed.

Consulting the Council

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

5.2. Development form and urban morphology

- 5.2.1. Though opportunities for redevelopment in the area are limited some cases of poor development in relatively recent times such as Barry Parade 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 Gardens Conservation Area is created primarily by its residential square and streets. It is dependent on the continuity of building frontages and of front boundary treatments on the street itself. The impact of the car in the late 20th century creates many pressures on this established pattern, and modern planning approaches tend towards much looser urban forms that also allow much freer access of cars, with visual impacts both in the street and on private land.
- 5.2.3. 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. Parts of the Conservation Area facing onto Peckham Rye have deep plots and long back gardens, so that there is potential for their use for utility functions such as parking where access can be gained.
- 5.2.4. 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

- 5.2.5. The common building forms in the Conservation Area also determine the way development and changes should take place. The dominant building type is the 19th century house, others of a grand scale. Particular characteristics which should be observed in conversion and new design include:
- Heights of three and four storeys and, in the case of Kelmore Grove not less than two – in each situation buildings should remain within the range of heights of the block of buildings in which it is situated;
 - Rooflines typically to particular blocks within the Conservation Area must be maintained. Extensions and changes to the basic roof form are generally unacceptable even where set back from parapet lines.
 - The scale of each storey of buildings in The Gardens and Peckham Rye follows classical principles with a raised ground floor, a tall first floor, and a lower attic storey. The same proportions must be reflected in any new design.

New design in the Conservation Area

- 5.2.6. Opportunities for new development in the Conservation Area are extremely limited however there may be proposals 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 19th century houses, but in building on the unique townscape opportunities of density and height that the historic development pattern affords.

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 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;
- Trees, street furniture and other artefacts in the space.

Boundaries

5.3.2. 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 paramount 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.

Trees and street furniture

5.3.3. Trees are of importance in defining boundaries and softening the transition between open spaces and buildings. There is scope for new street trees in relation to public realm improvements. Semi-mature specimens planted with tree guards are to be preferred to saplings, to have greater resistance to damage and a stronger visual impact. Otherwise, a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.

5.3.4. Gaps and vacant locations within the planting pattern should be planted to complete and provide greater coherence to both Oakhurst and Kelmore Grove, not least to reflect the eponymous naming of the roads. Tree pits within build-outs into the street may be suitable where this is not possible due to the presence of underground utilities.

5.3.5. Reinstatement of traditional street furniture would help strengthen the character of the area. Where replacement of existing street furniture is necessary a co-ordinated approach should be taken to ensure consistent and appropriate design throughout the area.

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 both 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 members 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 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 that remain in reasonable condition 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.
- 5.4.5. Replacement windows to listed buildings need to match the original glazing bars and detail of the originals. Where the existing windows or doors are however later alterations 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.
- 5.4.6. As the traditional window within most of 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. Original glazing patterns should be preserved, and modern casements and “picture windows” that increase the size of original single panes are not acceptable.
- 5.4.7. Similarly, original front doors would have been timber panelled, in many cases with glazing in the upper panels, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights (i.e. where the fanlight is within the design of the door) are likely to prove unacceptable.
- 5.4.8. All external joinery should be painted. Stained or varnished timber finishes are inappropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been their original colour: however repainting in garish colours would be inappropriate. Darker “heritage” colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

- 5.4.9. Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.
- 5.4.10. Given the low pitches and/or parapet design of most of the roofs in the Conservation Area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low-key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials.
- 5.4.11. Where they exist, original chimneystacks 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

- 5.4.12. 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.
- 5.4.13. 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.
- 5.4.14. Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Stucco and render

- 5.4.15. It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match, 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.
- 5.4.16. Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours *buttermilk*, *parchment*, *ivory* and *magnolia* are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the wall to “breathe” is recommended and will not require consent. Textured or highly glossy paints and *‘brilliant white’* should be avoided.
- 5.4.17. 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

- 5.4.18. Original iron railings, balustrades and balconies should be retained and protected through regular painting (black) and maintenance. The reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged. Some original balustrades and balconies remain, and historically faithful copies can be made and. given the untidy nature of some current boundary treatments, the Council would encourage the reinstatement of boundaries. The use of balustrades on flights of entrance steps is particularly important in the Conservation Area.

1. 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
Urban Forester	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/>
- The London Tree Officers Association
020 7974 4124 <http://www.ltoa.org.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

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- Brereton, C – *The Repair of Historic Buildings: Advice on Principles and Methods* (English Heritage, 1991)
- Cambell-Culver, M – *The Origin of Plants* (2001)
- 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)
- Department for Transport - *Manual for Streets*
<http://www.dft.gov.uk/pgr/sustainable/manforstreets/>
- 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)
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- 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).