

3.5.2 One of the few sites in the conservation area that offers a conspicuous opportunity for enhancement is the filling station at the corner of Calton Avenue and Gilkes Crescent with its garish canopy. This positively detracts from the setting of the interesting group of later 19th century cottages opposite the site.

3.5.3 Dekker Road, Desenfans Road and Druce Road date from the earlier 20th century. They were built to allow the replacement of insanitary cottages in Garden Row, and provide new homes for poorer residents. In Dekker Road are small cottages and maisonettes on two levels that are set at low rentals. A plaque at the Court Lane end of the road commemorates their construction in 1904 to the designs of the architect Charles E. Barry.



Figure 18, Alleyn's School, Townley Road,

An impressive late 19th century red brick educational establishment, set in and amongst large, open grounds. The original clock tower is mirrored by a modern clock tower on a new pavilion to the south. It is unlisted but is a key building as a focus to views across the sports grounds and as a counterpoint to the spire of St. Barnabas' Church on the ridge to the south.

3.5.4 Court Lane (figure 19) is mostly lined by semi-detached pairs of late Victorian, Edwardian and inter-War houses of consistent quality. Recessed doors, pitched roofs with gable ends and projecting bays add architectural interest. Some properties have dormer windows at roof level, which have detracted from the rhythm of the rooflines and the symmetry of the pairs. The later houses are generally more plainly detailed but they respect the scale and rhythm of the earlier pairs.



3.5.5 Similar, turn-of-the-century development, mostly in the form of terraces or substantial semi-detached pairs is to be found in the streets between Court Lane, Woodward Road and Lordship Lane, and running down towards Townley Road, including Calton Avenue, Dovercourt Road, Eynella Road and Beauval Road, which were developed in the late 19th and early 20th centuries. Brick is the predominant material, with decorative features such as bay windows and barge-boarded gables often establishing a strong rhythm along the street. Well-planted front gardens are also a consistent and important feature.



Figure 19, Court Lane

This is a long road, displaying some architectural diversity. Having suffered bomb damage during World War II, it is now a mix of Edwardian (lower view) and Post War (upper view) buildings. Of the later buildings, those featured in the upper view respond well to their Edwardian neighbours with their proportions and the rhythm of bay windows, although their detailing is very much of its own time.

3.5.6 St. Barnabas' Church, Calton Avenue (figure 21), crowns the ridge that divides Dulwich Village from East Dulwich. W.H.Wood's red brick Perpendicular Gothic church of 1892-5, with its prominent, square tower of 1908, burnt down spectacularly in 1992, though the Vicarage survives. The church has been well replaced with the new church designed by the architects HOK, which was consecrated in 1997. With its innovative glass spire it is one of Dulwich's most striking examples of late 20th century architecture. Acting as a visual counterpoint to St. Barnabas is the prominent red brick main building of Alleyn's School in Townley Road (figure 18), which dates from 1887. Another prominent landmark is James Allen's Girls' School in East Dulwich Grove with its late 19th century main building and an interesting Art Deco extension of the 1930s.



Figure 20, Court lane Gardens

Grand and imposing Edwardian houses, set in a row behind a shared private garden, shown above, these houses and their setting are very pleasant and their contribution to the character of the conservation area is a positive.

3.5.7 At the junction of Woodwarde Road and Lordship Lane is another noteworthy group of buildings centred on Charles Barry the younger's Dulwich Library of 1896 in a free classical style. Opposite is an inter-War, red brick, neo-Georgian bank and next door is St. Thomas More's R.C. church, a late, stone-faced, Gothic Revival building of 1929 by J.Goldie. Although it is outside the conservation area, the Decorated Gothic spire of the Emmanuel Church in Barry Road, designed by W.D.Church in 1890-91, makes a valuable contribution to the setting and to the view from Eynella Road.

### **Views and Townscape**

3.5.8 Its hilltop position makes the spire of St. Barnabas' church the focus of key vistas from the south along Calton Avenue, from the north across the Townley Road sports ground and from the east along Woodwarde Road. Looking north across the sports grounds from the top of the ridge, Alleyn's School performs a similar function, marking the northern limit of the area.

### **Key spaces and Landscape Elements**

3.5.9 Significant open spaces announce the entrance to this part of the conservation area from the north and the east. From the north the scene is set by the sports ground, defined by St. Barnabas' church on the ridge, the turn-of-the-century houses sweeping down the side of Calton Avenue, and Alleyn's School in Townley Road. From the east, Court Lane opens out slightly to accommodate the set-back gates and railings of the Court Lane Gate to Dulwich Park. This is followed by Court Lane Gardens with its fine selection of mature woodland specimen trees (figure 16).

### 3.6 Sub Area 5 The Velodrome, Griffins Sports Field and North Dulwich Station

#### Detailed Character

3.6.1 This area covers the northern end of the village, bounded by the North Dulwich Viaduct, including North Dulwich Station, the northern end of Dulwich Village and the sports grounds behind the early 20th century houses in Burbage and Turney Roads and their spacious front and rear gardens. A plan of this Sub-Area is figure 22.

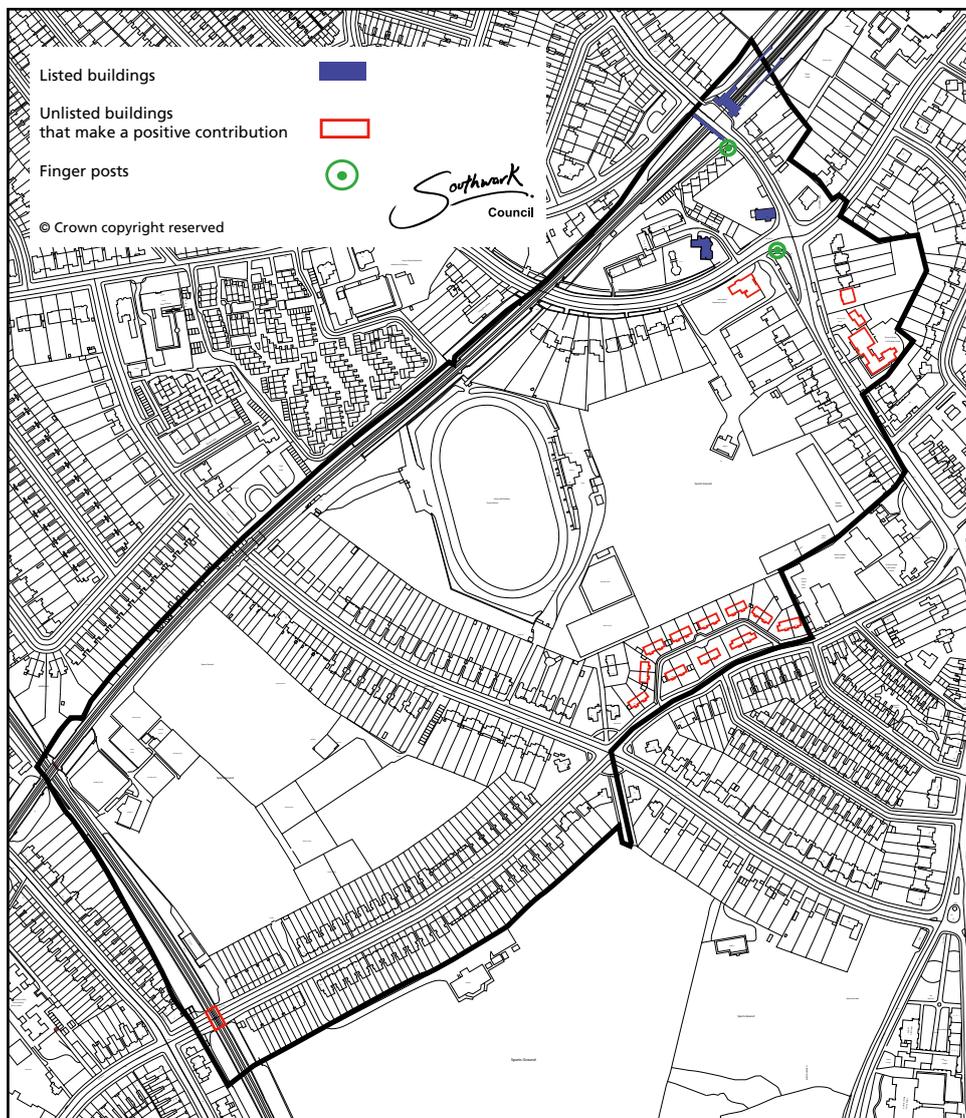


Figure 22: Plan of Sub-Area 5 – The Velodrome, Griffins Sports Field and North Dulwich Station.



**Figure 23 , 'Lydenhurst', Red Post Hill / Village Way.**

**A substantial early 18th century house, with a hipped, tiled, mansard roof and brown brick walls, seen from the south. There is also a good quality curved boundary wall built of stock brick facing Village Way and Red Post Hill.**

3.6.2 The north end of Dulwich Village and the southern end of Red Post Hill, up to North Dulwich Station, together with Village Way and the beginning of East Dulwich Grove, continue the open character of the rest of the village, with substantial houses set in generous, well-treed gardens. Particularly notable are 'Lydenhurst' and Pond House, Nos. 19 and 20 Village Way. 'Lydenhurst', a listed house of early 18th century origin (figure 23), occupies a key position, acting as a focus to views looking north along Dulwich Village. Its setting is enhanced by its fine 18th century brick boundary wall, which continues along the west side of Red Post Hill. Pond House is an equally fine mid 18th century house, whose reduced setting demonstrates the unfortunate consequences of allowing the greater part of its garden to be developed with new housing. Lydenhurst's large rear garden, by contrast, has not been developed, although half of it has been separated off. This garden setting positively enhances the listed building. It is important for the proper preservation of the character of the conservation area that the open setting is preserved, and that both parts of the former garden remain undeveloped.

3.6.3 Noteworthy also, but not listed, is the house on the south west corner of the crossroads, No. 2 Dulwich Village, a substantial red brick example of the Arts & Crafts style dated 1902. No. 9 Dulwich Village's front elevation is a competent 20th century Neo-Georgian design in red brick, set in a very generous garden, which enhances its setting. Next to it are the later 20th century pavilions of the Dulwich Village Church of England Infants' School, which are well integrated into the village grain.

3.6.4 As indicated in the Historical Background (at para. 2.1.6 above), the College governors drove a hard bargain with the railway companies in the 1860s. Part of the deal was that the London, Brighton & South Coast Railway (LBSCR) and the London, Chatham & Dover Railway (LCDR) had to agree to accept (and pay for) the designs of the governors' architect, Charles Barry the younger, for railway structures on the estate. The most conspicuous of these is North Dulwich Station (figure 19), which the LBSCR was required to provide (together with an undertaking that pupils be carried for half the normal fare). Barry's station has its platforms in a cutting, with at street level an entrance building, which worthily signposts the northern entrance to the village (figure 24). This has an elaborate, asymmetrical elevation, faced with

fine red and buff brickwork, with ashlar dressings and coupled Doric columns to the central loggia. Although it has recently been attractively refurbished, the building has lost its pierced Tudor parapets and moulded chimney stacks. Their reinstatement would be desirable.

3.6.5 Hardly less conspicuous is the long North Dulwich Viaduct, which provides such a strong boundary to the village's north west side. This was principally the work of the LBSCR's engineer, R. Jacomb Hood in 1866, Barry's contribution being probably the decorative pierced parapets, the dated and monogrammed (AC, for Alleyn's College) medallions in the spandrels and possibly the treatment of the bridge abutments. The LCDR's lines run on an embankment rather than a viaduct. Some of the bridges over the roads leading into the estate are also dated (1863) and/or monogrammed. These embellishments have survived 20th century up-grading of the track structure, contributing distinctive gateways to the village.

3.6.6 The Velodrome, Herne Hill Stadium, is an important feature of this part of the conservation area historically, but makes only a modest impact visually, being largely hidden behind the houses in Burbage Road and Roseway. It was developed by the amateur racing cyclist, George Lacey-Hillier, in 1892, played a major role in popularizing the sport in this part of London, and hosted the cycling events at the London Olympic Games of 1948.

3.6.7 The houses in Burbage and Turney Roads, which shield the stadium and the various sports grounds, are mostly, though not exclusively, semi-detached pairs dating from the earlier 20th century, with the generous front and rear gardens characteristic of the area. Of particular interest are the houses in Roseway, including Nos. 157-175 Turney Road, which were laid out by the College governors in the 1920s on Garden Suburb principles. A number of these elegant stuccoed pairs with their shallow-pitched roofs with deep eaves still retain their metal windows and the wooden paling fences to their front gardens. No. 171 Turney Road is shown in figure 25.



**Figure 24, North Dulwich Station.**

**Designed and built in 1866-8 by Charles Barry the younger, for the London Brighton and South Coast Railway. A fine building with a central loggia, built of brick with stone dressings.**



Figure 25: No. 171 Turney Road.

## Views and Townscape

3.6.8 Key views in this part of the conservation area are those across playing fields of the Old College buildings from the west, and of the North Dulwich Viaduct from the south, particularly the section facing Giant Arches Road; and the view looking north along the northern end of Dulwich Village towards 'Lydenhurst'. North Dulwich Station and the railway bridges over Village Way, Burbage Road and Turney Road identify gateways into the conservation area from the north and the east. Of the bridges, that over Turney Road, conspicuously dated 1863, best retains its original appearance.

## Key Spaces and Landscape Elements

3.6.9 Front and rear gardens, with the awareness of open space nearby, are, again, important in establishing the semi-rural character of this part of the conservation area.

## 4. Buildings and Sites of specific interest

### 4.1 Listed Buildings

4.1.1 The current statutory list of buildings of special architectural or historic interest for the London Borough of Southwark was issued on 17 September 1998. Copies of the detailed list descriptions are available from the Council.

4.1.2 The Dulwich Village conservation area, as extended, contains 84 buildings and other structures that are included on the statutory list. These are set out in paragraph 4.1.3 below. The Dulwich College main buildings, the Dulwich Picture Gallery and Bell House, College Road, are listed at grade II\*. The others are grade II. The large majority of the area's listed buildings are located in College Road, Dulwich Common and Dulwich Village.

4.1.3 The Statutory List:

#### **College Road (west side):**

- Entrance Gates and Piers to Dulwich Old College.
- Dulwich Old College.
- No. 48, Howlettes Mead.
- Dulwich College, main buildings. (Grade II\*)
- The Old Library, Dulwich College.
- Entrance Gates and Piers to Dulwich College, to east of the main building.

#### **College Road (east side):**

- Old College Gate to Dulwich Park and attached railings.
- Park Lodge, next to Old College Gate.
- No. 11, Stella House.
- Nos. 13 & 15.
- No. 23, Bell Cottage.
- Stable block to Bell House and attached walling.
- Bell House. (Grade II\*)
- Forecourt wall and piers to Bell House.
- No. 41, Oakfield.
- Outbuilding to north west of No. 41.
- Nos. 1, 2 & 3 Pond Cottages.
- Nos. 4, 5 & 6 Pond Cottages.
- No. 9 Pond Cottages.
- No. 10 Pond Cottages.
- Dulwich Toll House.

**Court Lane:**

- Court Lane Gates to Dulwich Park and attached railings.

**Dulwich Common (north side):**

- Dulwich College Preparatory School (ex- "Brightlands")
- Elm Lawn.
- The Old Blew House.
- The Willows & Northcroft.
- Tappen House (ex- "Glenlea").

**Dulwich Village (west side):**

- Nos. 50 & 52.
- Nos. 60 & 62.
- Nos. 70 to 76 [even numbers].
- Nos. 78, 80 & 82.
- No. 84.
- No. 86.
- Nos. 94, 96 & 98.

**Dulwich Village (south end):**

- Drinking Fountain outside Entrance Gates to Dulwich Old College.

**Dulwich Village (east side):**

- Gates to Old Dulwich Burial Ground.
- Monuments in Dulwich Old Burial Ground to the following:
  - Anne Burgess, dated 1808
  - Anne Flint, dated 1807
  - Emily Kingsley, dated 1823
  - Henry Atkinson, dated 1780
  - James Thompson, dated 1788
  - John Graham, dated 1796
  - John Willes, dated 1818
  - Lieutenant Colonel William Ranken, dated 1831
  - Louisa Schroder, dated 1824
- Richard Shawe, dated 1818
- Thomas Force, dated 1827
- unidentified early 19th century stone tomb with

Soanean canopy on four columns.

- No. 57, Court Mount.
- Coach House to No. 57.
- No. 59, Lonsdale Lodge.
- The Crown & Greyhound public house.
- K6 telephone kiosk outside No. 87.
- No. 97.
- No. 101.
- Nos. 103 & 105.
- No. 117.

**Gallery Road (west side):**

- Old Grammar School and railings.
- Belair.
- Lodge and entrance gate to Belair.
- Stable building to Belair.

**Gallery Road (east side):**

- Dulwich Picture Gallery and Mausoleum. (Grade II\*)
- Cottage to south west of Dulwich Picture Gallery, and attached wall

**Red Post Hill:**

- North Dulwich Station including attached bridge and platforms.
- K6 telephone kiosk inside portico of North Dulwich Station.

**Village Way:**

- No. 19, Lyndenhurst.
- No. 20, Pond House.

## 4.2 Unlisted Buildings.

4.2.1 Policy E.4.2 (i) of the Council's Unitary Development Plan, quoted in paragraph 1.2.6 above, states that

"(conservation area) consent will not normally be given for the redevelopment of, or demolition or partial demolition of buildings, or parts of buildings which make a positive contribution to the character or appearance of the conservation area."

This follows the Guidance in paragraph 4.27 of PPG 15, which states that,

"the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of state expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings...."

There are a great many unlisted buildings in the conservation area that make a positive contribution to the area's character or appearance and whose demolition would represent a significant erosion of its quality. The list set out in paragraphs 4.2.2 and 4.2.3 below seeks to identify the key individual buildings in this category but is not intended to be exclusive. Paragraph 4.2.5 sets out some key groups.

### 4.2.2 Unlisted Buildings that make a Positive Contribution Aysgarth Road:

- No. 1a.

#### Calton Avenue:

- St. Barnabas' Church;
- St. Barnabas' Vicarage.

#### College Road (west side):

- former stables to Howlettes Mead, including boundary walls;
- War Memorial to east of Dulwich College main buildings.
- War Memorial, Dulwich Old College.

**College Road (east side):**

- Nos. 17, 19 & 21;
- No. 31, Pickwick Cottage;
- No. 33;
- Decorative iron screens at the entrance to Frank Dixon Way;
- Nos. 51 & 53.

**Court Lane:**

- Nos. 1A & 1B, Ash Cottage.

**Dulwich Common (north side):**

- "The Orchard";
- "The Chestnuts".

**Dulwich Village (west side):**

- No. 2, James Allen's Preparatory School;
- No. 40;
- Dulwich Hamlet Junior School, including LCC buildings to rear;
- Dulwich Village C. of E. Infants' School;
- No. 118.

**Dulwich Village (east side):**

- No. 9, Fairfield;
- Dulwich Village C. of E. Infants' School;
- Nos. 19 & 21;
- St. Barnabas Parish Hall;
- Nos. 75 & 77;
- Nos. 85 & 87;
- No. 89;
- No. 91;
- Nos. 93 & 95;
- No. 119.

**East Dulwich Grove:**

- James Allen's Girls' School.

**Gallery Road (west side):**

- Belair Cottage.

**Hunts Slip Road:**

- Dulwich College Sanatorium.

**Lordship Lane:**

- Dulwich Library.

**Pond Cottages:**

- Nos. 7 & 8.

**Thurlow Park Road:**

- West Dulwich Station;
- Nos. 136, 138 & 140.

**Townley Road:**

- Alleyn's School.

**Turney Road:**

- Railway bridge.

**Finger Posts**

4.2.3 A particular feature of Dulwich, which make a positive contribution to the conservation area's special "village" character, and should be singled out for mention, are the painted timber finger posts at key road junctions. These are located at:

- the junction of Dulwich Village and Village Way;
- the junction of Dulwich Village and Calton Ave. (N. side);
- the junction of Dulwich Village and Turney Rd. (S. side);
- on the roundabout at the south end of Dulwich Village;
- on the west side of College Rd. outside the E. end of Dulwich Old College chapel;
- the junction of College Rd. and Dulwich Common (SE corner);
- the junction of Gallery Rd. and Dulwich Common (E. side. 2 posts, one in the grounds of "Brightlands");
- on the N. side of Thurlow Park Road, immediately west of the railway bridge;
- the junction of Court Lane and Eynella Rd. (W. side, opposite Court Lane Gates to Dulwich Park).
- the junction of Lordship Lane and Woodward Road, outside Dulwich Library.
- on the west side of Red Post Hill, just south of the railway bridge.

#### 4.2.4 Groups of Buildings

In addition to individual structures that make a positive contribution to the appearance of the area, there are also buildings that are important as groups. Unlisted buildings that form significant groups include:

- Nos. 21 - 29 Boxall Road & No. 264 Turney Road.  
Group of cottages erected by the Dulwich Cottage Company Limited and dated 1876.
- Nos. 2-20 Calton Avenue.  
Group of cottages erected by the Dulwich Cottage Company Limited.  
Dated 1878 (Nos. 6-16) and 1879 (Nos. 2,4 and 18,20).
- Nos. 1-22 Court Lane Gardens.  
Eleven pairs of Edwardian houses with a well-treed private garden.
- Nos. 1-56 Dekker Road.  
Cottage development by the Estates Governors lining both sides of the road. Dated 1904 on a commemorative plaque on the Court Lane end. Architect Charles E. Barry.
- Nos. 1-12 Roseway & Nos. 157-175 Turney Road.  
Small garden-estate development erected by the Estates Governors in the 1920s.

# 5. Guidelines

## 5.1 Introduction

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 prescriptive methodology for new design in the area or to exclude innovation.

5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and preservation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking.

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 Though opportunities for redevelopment in the area are limited, some cases of poor development in relatively recent times, such as Pond Mead, could give the opportunity for redevelopment that could 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 Dulwich Village Conservation Area is created to an important extent by its residential development. 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, nor is the erosion of grass verges in front of houses to provide vehicle crossovers.

5.2.4 As well as substantial front gardens, houses in the conservation area commonly have generous rear gardens. These are important in establishing the open character of the village and the erection of new developments within them will not normally be acceptable, other than those ancillary to the use of the land, such as small pool houses or garden pavilions. Such ancillary structures should generally have regard for the scale of the main house and should not be allowed to dominate it visually.

5.2.5 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

5.2.6 The common building forms in the Conservation Area also determine the way development and changes should take place. Common building types range from detached 18th century houses through to earlier 20th century semi-detached residential development

of the more well-to-do variety. Particular characteristics which should be observed in conversion and new design include:

- In each situation buildings should remain within the range of heights of the group of buildings in which they are situated;
- Rooflines typical to particular groups 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 building, where extension or new building is acceptable, should follow that of the existing or adjoining buildings.
- In the limited situations where “backland” development may be acceptable in principle, it should be seen as an opportunity positively to enhance the character or appearance of the conservation area. Such development should be designed specifically to respond to its particular context, without detracting from or dominating its setting.

### **New design in the Conservation Area**

5.2.7 Opportunities for new development in the Conservation Area are extremely limited however there may occasionally be scope 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 so much from aping the style of 19th century houses, but rather in building on the unique townscape opportunities of density, height and materials that the historic development pattern affords.

### **Extensions**

5.2.8 Where 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 a building and not add appreciably to the building’s bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits.

## 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 boundaries 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, railings or fences where these have been lost.

### Ground Surfaces

5.3.3 There are no comprehensive enhancement schemes for ground surfaces in the Conservation Area at present. With the exception of granite kerbs original natural stone paving materials have often been replaced with tarmac or concrete. However, at the heart of the conservation area, along key sections of Dulwich Village and College Road, a more rural character is retained with the use of grass verges and rolled gravel pathways. It is important that this treatment is not allowed to be eroded.

### Trees and Street Furniture

5.3.4 Trees are of importance in defining boundaries and softening the transition between open spaces and buildings. There may be some scope for new street trees in relation to public realm improvements. Semi-mature specimens planted with tree guards are to be preferred to saplings, as having greater resistance to damage and a stronger visual impact.

5.3.5 Reinstatement of traditional street furniture, where it is missing, can 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 area generally. 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, in the case of listed buildings, 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 neglected.

### **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. The traditional form of window within most of the area is the double hung sliding sash, though on some buildings timber or metal side-hung casements are to be found. Their replacement with other designs such as differently-hinged casements, tilt and turn, or standard 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.

5.4.6 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. Where, for example in later Victorian or Edwardian houses, front doors contain glazed panels with decorative stained glass, this should be retained.

5.4.7 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**

5.4.8 Where possible, original roof coverings should be retained and if necessary repaired with slates or clay tiles 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 or clay tiles, as appropriate, 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 slates or clay tiles, as appropriate, should be used on listed buildings and either natural or good quality reconstituted materials 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.

5.4.9 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.

5.4.10 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.

## **Stucco and render**

5.4.11 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.

5.4.12 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 semi-gloss or eggshell finish is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.

5.4.13 Where features such as capitals, 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.

### **Brickwork**

5.4.14 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.

5.4.15 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.

5.4.16 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.

### **Ornamental Ironwork**

5.4.17 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. Historically faithful copies can be made and, given the untidy nature of some current boundary treatments, the Council would encourage the reinstatement of traditional forms.

## **5.5 Shop Front Design**

5.5.1 Groups of shops make a significant contribution to the character of the heart of the conservation area. Some, as at Nos. 25-49 Dulwich Village, take the form of a purpose built shopping parade. Others, such as Nos. 78-86 Dulwich Village, appear to be Georgian houses whose ground floors have been converted to shops in the 19th century. In both cases the shop fronts are important features. Generally their scale is domestic, appropriate to their village setting, characterized by traditional shop front features, such as:

- Shallow, painted fascias between end consoles
- Dividing pilasters between separate properties
- Window glazing divided by glazing bars
- Panelled stall risers at ground level.

5.5.2 Proposals for new shop fronts or alterations to existing ones should be sympathetic to the design and materials of the standard shop front elements and their proportions, adjoining shop fronts and the building itself. Original shop front elements should be retained and, where possible, restored, where they contribute to the character of the building or street. The Council has issued detailed Supplementary Planning Guidance on Shop Front Design and Materials, copies of which can be obtained from the Council's Planning and Regeneration Division at,

Council Offices,  
Chiltern,  
Portland Street,  
London SE17 2ES  
Tel: 0207 525 5402 / 5403

## APPENDIX: Further Reading

- Ashurst, J and N (1988) – Practical Building Conservation, Vols. 1 to 5.
- Boast, M (1990) – The Story of Dulwich.
- Brereton, C (English Heritage 1991) – The Repair of Historic Buildings: Advice on Principles and Methods.
- Cherry, B and Pevsner, N (1983) – The Buildings of England – London 2: South.
- Department of the Environment / Department of National Heritage (Sept. 1994, HMSO) – Planning Policy Guidance: Planning and the Historic Environment. [“PPG 15”]
- Dyos, HJ (1961) – Victorian Suburb.
- English Heritage (1997) – Conservation Area Appraisals.
- English Historic Towns Forum (1992) – Townscape in Trouble: Conservation Areas – the Case for Change.
- Green, B (2002) – Dulwich a History.
- Reilly, L (1998, London Borough of Southwark) – Southwark: An Illustrated History.
- Royal Town Planning Institute (1993) – The Character of Conservation Areas.

## Useful contracts

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

Planning Enquires  
Southwark Regeneration  
Chiltern  
Portland Street  
London SE17 2ES

Or by phoning for advice on:

General Planning Enquiries 020 7525 5403  
Conservation & Design Team 020 7525 5448  
Planning Enforcement 020 7525 5449/5435  
Building Control 020 7525 2400  
Tree Section 020 7525 2000

## Other useful contracts

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

The Society for the Protection of Ancient Buildings  
37 Spital Square  
London E1 6DY 020 7529 8920

The Georgian Group,  
6 Fitzroy Square,  
London W1T 5DX 0207 529 8920"

The Victorian Society  
1 Priory Gardens  
Bedford Park  
London W4 1TT 020 8994 1019

The Dulwich Estate  
The Old Grammar School  
Burbage Road  
Dulwich  
London SE21 7AF 020 8693 2400