

# Valentine Place

Conservation Area Appraisal (Adopted September 2012)

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Valentine Place Conservation Area

## 1. Introduction

### 1.1 The Conservation Area Appraisal: Purpose

1.1.1 The purpose of this statement is to provide both an account of the Valentine Place Conservation Area and a clear indication of the 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. Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications.

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 the National Planning Policy Framework (NPPF), published by the Department of Communities and Local Government in March 2012.

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 report *Understanding Place: Designation and Management of Conservation Areas* (2011).

### 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. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and any elements that detract from the conservation area. Section 5 provides guidelines for future management and change in the conservation area.

### **1.3 Valentine Place Conservation Area**

#### **Location**

- 1.3.1 The Valentine Place Conservation Area is a small compact area in the north west of the borough, west of Blackfriars Road. It is located south of Boundary Row, north of Webber Street and Valentine Place to the west. Running diagonally north-east and south-west through the conservation area is Pontypool Place and Valentine Row.
- 1.3.2 The Valentine Place Conservation Area is close to the boundary with the Mitre Road and Ufford Street Conservation Area in the London Borough of Lambeth. Between the Valentine Place and Mitre Road and Ufford Street Conservation Areas is Chaplin Close also within the London Borough of Lambeth.

#### **Topography**

- 1.3.3 The Valentine Place Conservation Area, and the land surrounding it, is located on low-lying ground. The area is between approximately 2.4 metres 3.2 metres AOD in height, with the slightly higher land to the north. A combination of the conservation area's flatness and its built-up nature means views out are restricted. Apart from the immediately adjacent streets, views of the conservation area from surrounding points are limited.

### **1.4 Planning History**

- 1.4.1 The Valentine Place Conservation Area was designated by Southwark Council on 27<sup>th</sup> March 2012 as a conservation area, under the Civic Amenities Act of 1967.

### **1.5 Local Planning Policies**

- 1.5.1 The Southwark Core Strategy 2011 was formally adopted by the Council on 6<sup>th</sup> April 2011. The Southwark Core Strategy is a planning document which sets out the strategic framework for the borough. Strategic Policy 12 – Design and Conservation is particularly relevant to development within conservation areas.

#### **Strategic Policy 12 – Design and Conservation**

*Development will achieve the highest possible standard of design for buildings and public spaces to help create attractive distinctive places which are safe, easy to get around and a pleasure to be in.*

- 1.5.2 The following Southwark Plan (2007) policies relating to conservation areas have been saved and have no diminished relevance, as they are consistent with the core strategy.

#### **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.*

### **Policy 3.19 – Archaeology**

*Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.*

#### **Reasons**

*Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.*

*PPG16 requires the council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.*

## **1.6 National Planning Policy Framework (NPPF)**

### **Introduction**

- 1.6.1 The National Planning Paragraph Framework (NPPF) sets out the government's national policies on different aspects of spatial planning and how these are expected to be applied. Section 12 of the NPPF concerns planning relating to the conservation of the historic environment. These policies are a material consideration which must be taken into account in the development and preparation of local and neighbourhood plans.
- 1.6.2 Section 12 of the NPPF applies to heritage assets, that is to say those elements of the historic environment which have significance by way of their historic, archaeological, architectural or artistic interest. The policies in this section apply to heritage assets including those considered worthy of designation by way of their significance. These are set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 and include:
- World Heritage Sites;
  - Scheduled Monuments;
  - Listed Buildings;
  - Protected Wreck Sites;
  - Conservation Areas;
  - Registered Parks and Gardens; and
  - Registered Battlefields.
- 1.6.3 The NPPF also covers heritage assets which are not designated but possess a level of heritage interest and are thus a consideration in planning decisions.



- 1.6.4 The NPPF replaces PPS5: Planning and the Historic Environment and the supporting Planning for the Historic Environment Practice Guide, coming into force in March 2012.

**The Policies:**

- 1.6.5 The Government's Statement on the Historic Environment 2010 recognises the wide ranging social, cultural and economic benefits that the conservation of the Historic Environment can produce, as well as its contribution to the unique character of an area. The implementation of the policies contained in the NPPF will enable these benefits to be realised through the planning system. The most pertinent sections of the framework are Part 12: Conserving and enhancing the historic environment and Part 7: Requiring good design.

- 1.6.6 Relevant paragraphs to this designated heritage asset are set out below:

**Part 12: Conserving and enhancing the historic environment**

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

Paragraph 128: Information requirements for applications for consent affecting heritage assets.

Paragraph 129: Policy principles guiding the determination of applications for consent relating to all heritage assets.

Paragraph 130: Deliberate damage or neglect of a heritage asset

Paragraph 131: Additional policy principles guiding the consideration of applications for consent relating to heritage assets.

Paragraph 132: Additional policy principles guiding the consideration of planning applications for consent relating to designated heritage assets.

Paragraph 133: Additional policy principles guiding the consideration of planning applications for consent resulting in loss or substantial harm to designated heritage assets.

Paragraph 134: Additional policy principles guiding the consideration of planning applications for consent resulting in less than substantial harm to designated heritage asset.

Paragraph 135: Policy principles guiding the consideration of planning applications for consent relating to non-designated heritage assets.

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

Paragraph 138: Policy principles concerning evaluation of significance of heritage assets in Conservation Areas and World Heritage Sites.

Paragraph 139: Policy principles concerning evaluation of significance of non-designated sites of archaeological interest.

Paragraph 140: Enabling development.

Paragraph 141: Policy principles guiding the recording of information related to heritage assets.

### **Part 7: Requiring good design**

The following paragraphs have been selected as examples of relevant policies concerning good design relating to the historic environment:

Paragraph 58: Planning principles to guide decision making concerning design.

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

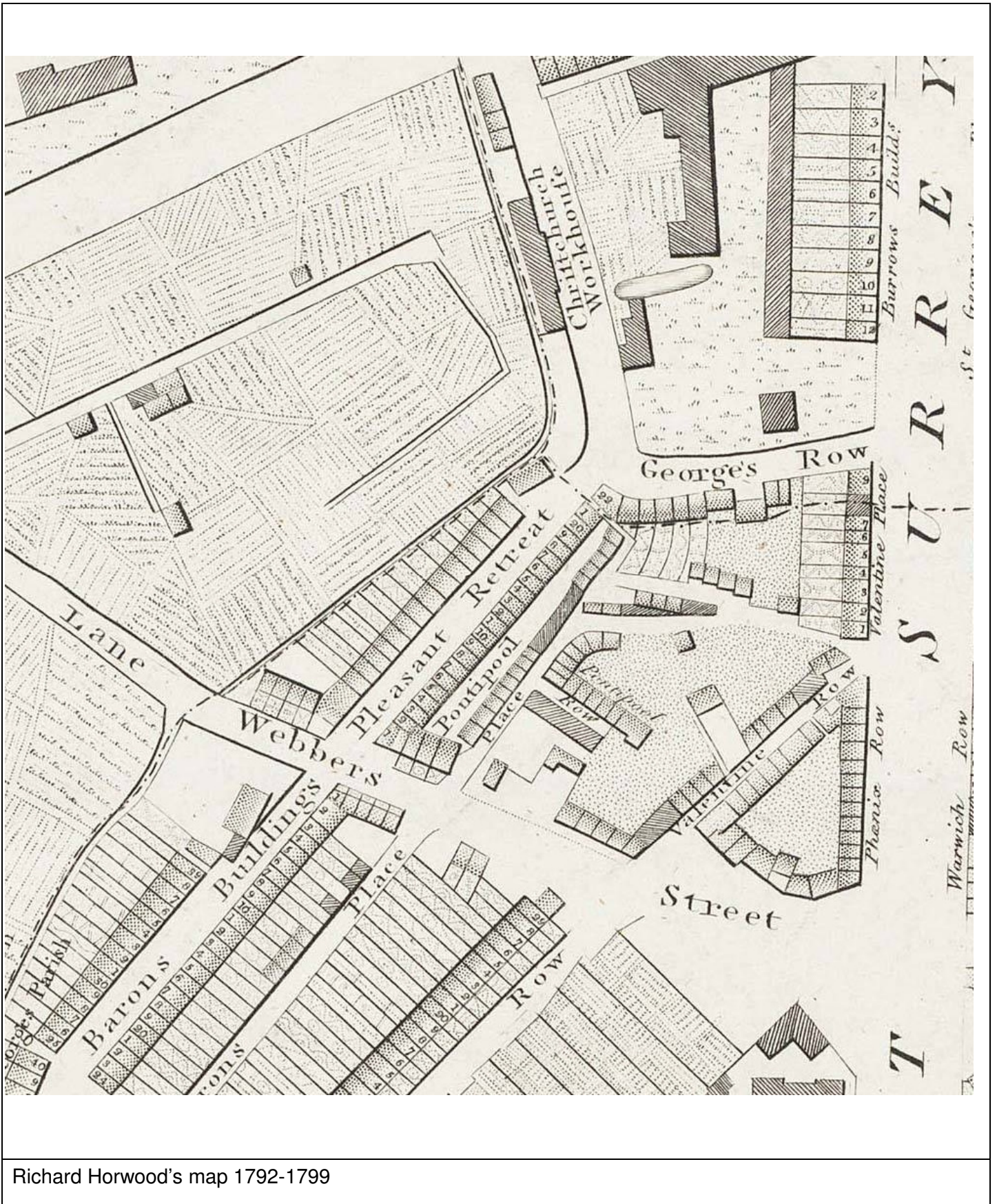
Paragraph 68: Area of Special Control for advertisements.

## **1.7 Article IV Directions**

- 1.7.1 Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables an LPA to dis-apply certain permitted development rights, including those relating to demolition, whilst an Article 4(2) direction relates solely to the removal of such rights in relation to conservation areas. The Council is empowered to make a Direction when there is a real and specific threat to the character of an area. It will then be in force for a period of 6 months. During that period the necessary consultation will take place. Subsequently the Secretary of State will review the Direction to determine whether it will be approved and extended beyond this period or disallowed.

## **1.8 Further Information**

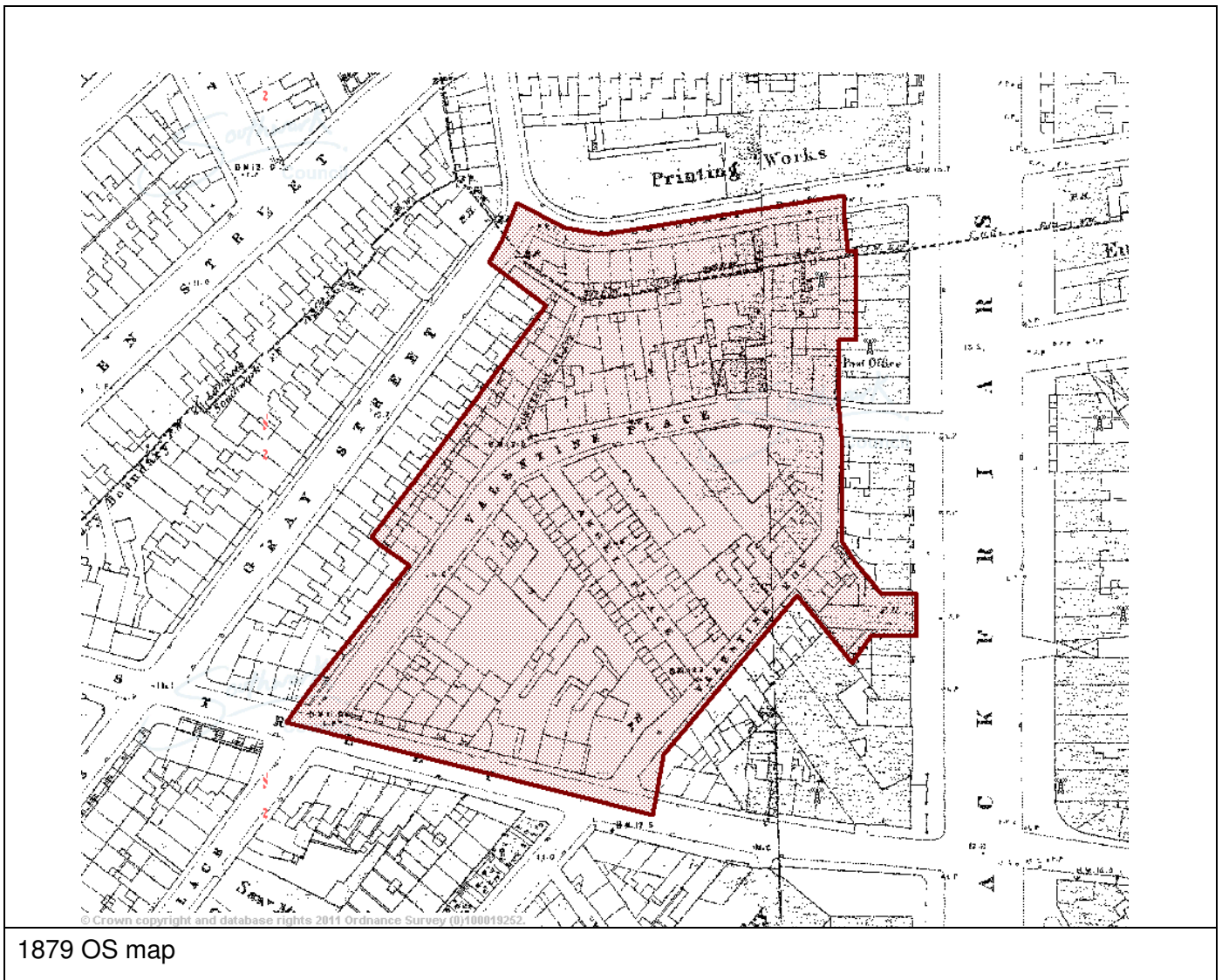
- 1.8.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.
- 1.8.2 Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at [www.southwark.gov.uk](http://www.southwark.gov.uk).



## 2. Historical Background

### 2.1 Origins

- 2.1.1 During the Roman period, Southwark was probably a suburb of Londinium, the Roman provincial capital of Britain. It spread along what is now Borough High Street, which is in approximate alignment with the original Roman Road and linked to several important roads to the south, including to outlying villages such as Walworth and Newington. The land not occupied by the conservation area would have stood to the side of a river flowing north, broadly following the line of Blackfriars Road. Prehistoric archaeology has been identified
- 2.1.2 During the Middle Ages Southwark formed the bridgehead of London Bridge, which remained the only bridge across the Thames until the mid 18<sup>th</sup> century. Southwark was the only major settlement on the southern side of the river at this time.
- 2.1.3 Until the post-medieval period, the area to the south and west of the Thames; previously known as Southwark Fields, became known as St. George's Fields. Before being built over, the fields served a variety of purposes including: hunting for wild fowl (which gave rise to the "Dog and Duck" pleasure gardens and later spa), recreation, and as training ground for the militia. The conservation area lay in the manor of Paris Gardens, which was a well defined area from the early medieval period. Paris Gardens appears to stem from a hide of land called Withiflete held by Bermondsey Abbey.
- 2.1.4 Earliest maps (1682 Morden and Lea Map) show the conservation area as open ground as does John Rocque's map of 1746. Westminster and Blackfriars Bridges were built in 1739-50 and 1760-9 respectively. These new crossing points encouraged the development of land to the south of the River. John Rocque's map of 1766 shows the mid 18th century road layout. This road network, which is largely still evident today, included New Kent Road, St George's Road, Walworth Road, Newington Butts and Newington Causeway. Acts of Parliament were passed in 1719, 1751 and 1769 regarding the layout of the footpaths and roads across St. George's Fields. This resulted in Robert Mylne (surveyor to the Blackfriars Bridge Committee) laying out the area in a Parisian manner. A completely straight north-south road from Blackfriars Bridge met the road from Westminster at a circus, marked by an obelisk of 1771. The north-south road; which lies to the east of the conservation area and is evident on John Rocque's map of 1766. The Valentine Place Conservation Area is still indicated open fields; however a road along the present line of Webber Street is evident.



1879 OS map

2.1.5 Richard Horwood's map of 1792-1799 shows that within the Valentine Place Conservation Area, terraces of small houses had been built. These provided homes for the workers where a need had arisen due to new industries. These would have been classed as fourth rate houses under the 1774 London Building Act. Blackfriars Road then known as Great Surrey Street had 22 small cottages between the intersections with Webber Street and Boundary Row (then George Row). The two sets of terraces were interrupted by Valentine Row. The 9 houses to the north of Valentine Row had small yards and were known as Valentine Place. The terrace to the south Phoenix Place; the site presently occupied by Bridgehouse Court just east of the conservation area, were located around the perimeter of a triangular central court to the rear. On the western site of the conservation area were further small terraced houses on Pontypool Place and Pleasant Retreat (now Chaplin Close). The development on Pontypool Place had been built on a narrow thin strip of land, with houses fronting onto a narrow central court. Pontypool Row was also lined with small terraced houses and located on the site occupied today by Nos. 17-35 Valentine Place. The small street had been named after Pontypool in South Wales, which was synonymous at the time with the manufacture of tin-plate and japanware, a popular decorative coating for pottery and ironware. Both tin-plate and japanware were manufactured in Webber Street at this time and likely that the

houses were associated with this industry. It is also known that there was a Welsh community in the area at that time. The area immediately to the west of the conservation was still indicated as open fields.

- 2.1.6 The 1879 OS Map shows the conservation area occupied by terraces of small cottages mixed with industry. Great Surrey Street had been renamed Blackfriars Road in 1829. George Row had also been renamed; Boundary Row, and marked the boundary of Christ Church parish with St. George the Martyr. On the site of No. 35 Valentine Place, a narrow street (Angel Place) diagonally linked Valentine Row and Valentine Place, had been built with small terraced houses. The fourth rate houses along Blackfriars Road (just outside of the conservation area) had been replaced larger second rate houses as area developed. By 1896 larger industrial buildings are noted on Valentine Place, the small terraced houses still prevail particular along Boundary Row. No. 1 Valentine Place (recently demolished) had been built for a food dealer; the building constructed in 1882 replaced an earlier premise on the site.
- 2.1.7 Charles Booth's poverty map of 1898-99 classes Webber Street and Boundary Row as mixed, some comfortable, others poor. Valentine Row, Valentine Place and Angel Place are classed as poor. These poorly built slums were typical of the area at that time. In contrast the buildings fronting onto Blackfriars Road were classed as middle class, well-to-do. These larger houses had been built at the end of the 18<sup>th</sup> century and early 19<sup>th</sup> century, with the development of Blackfriars Road and the other main roads in St. George's Fields.
- 2.1.8 Between 1896 and 1916 there was a period of significant change in the conservation area. The terraced houses were cleared away and large industrial buildings; workshops and warehouses built, particularly along Valentine Place, eastern side of Pontypool Place and Boundary Row. Industries indicated on maps were a confectionary factory (Pascalls) on the north side of Valentine Place and cooperage just outside the conservation area. The terraced houses forming Angel Place had been replaced industry. Two public houses had also been built, one on the corner of Webber Street and Valentine Place and the other the Crown Public House on Blackfriars Road. No. 21 Webber Street was constructed in c.1910 for the Maltina Bakery Company on the corner of Webber Street and Valentine Place.
- 2.1.9 The conservation area does not appear to have suffered unduly during the Second World War. 1951 OS Map shows the layout of the conservation area comparable to its present form. The exception being the site of No. 35 Valentine Place consisting of a series of small buildings. On the site presently occupied by Nos. 27-31 Webber Street stood the Angel Public House at this time and adjacent was the Marshall Building. Just outside the conservation area; the present Bridgehouse Court, is on the site of a former cabinet works.
- 2.1.10 By the 1970s the Angel Public House and Marshall Building had been replaced by warehouse and No. 21 Webber Street had become a print works and No. 35 Valentine Place a large joinery works.
- 2.1.11 A description of the character and appearance of the conservation area today is provided in the following section.



The Crown Public House, Blackfriars Road



No. 21 Webber Street, the former Maltina Bakery

### 3. The Character and Appearance of the Area

#### 3.1 Broad Context

##### Definition of Special Interest / Significance

3.1.1 This is a cohesive townscape comprising of mainly industrial and warehouse developments from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The historic street layout remains, creating a legible and permeable environment. The intimate scale and high quality and architecturally interesting frontage developments of two to four storeys, have survived largely intact. This is a highly urban environment with little in the way of soft landscaping.

##### Urban Morphology

3.1.2 The road layout of the conservation area generally dates from around the 1800s, although buildings fronting the roads date from throughout the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

3.1.3 Street blocks tend to be long, narrow and aligned in an east/ west or north-east or south-west direction onto the street. The streets are narrow, generally between 3.50 to 6 metres in width, and well enclosed by industrial buildings and former warehouses which generally ranges in height from two to four storeys. The absence of a planned open space contributes to the overall sense of a well enclosed/confined townscape.

##### Land use pattern

3.1.4 The area is mixed with offices and light industrial. Former warehouse buildings, such as the northern side of Valentine Place and southern side of Boundary Row have been converted to offices. The Crown Blackfriars Road, remains in use as a pub. The only other uses within the conservation area is a photographic equipment supplier a print works No. 12 Valentine Place and a film studio in the depot at Nos. 27-31 Webber Street. Nos. 17-19 (odd) Valentine Place and No. 21 Webber Street are currently unoccupied.

	
Nos. 17-19 (odd) Valentine Place	Boundary Row (Southside)



## **Buildings**

- 3.1.5 The conservation area contains predominantly late Victorian and Edwardian buildings, plus a limited number of other post war buildings. This section provides a description of the buildings, on a street by street basis.

### **Blackfriars Road**

- 3.1.6 The conservation area extends eastwards to The Crown public house, No. 108 Blackfriars Road, a late 19<sup>th</sup> pub with elaborate red brick and stucco Queen Anne style front of 4 bays with a 2 bay gabled attic. Painted timber casements and doors have been retained to the Blackfriars Road elevation.

### **Boundary Row**

- 3.1.7 The southern side of Boundary Row is within the Valentine Place Conservation Area. Nos. 1 to 8 Boundary Row is a series of former factory buildings 3 storeys plus raised basement level. The buildings date from the early 20<sup>th</sup> century and are in yellow brick with segmental arches in matching brick, or red brick as the range extends westwards. The former loading bays have blue brick reveals and either yellow brick or red segmental arches. The raised basement plinth, running along the development is also in a contrasting blue brick. Beneath the red rubber segmental arches, run a double band of blue brick, separated with a line of stock bricks. Window openings have been altered and extended at ground floor level. Sills are concrete and windows are modern in metal, but retain the traditional small pane design. Roofs are concealed behind parapet, which varies in height in relation to the former development pattern. However, chimney stacks and pots are visible from street level. The buildings have in recent years altered and converted to offices and form part of a development with Nos. 2 to 10 Valentine Place.

### **Pontypool Place**

- 3.1.8 Is a small; partially Yorkstone paved passage off Valentine Place. Two cast-iron bollards remain in Pontypool Place. A Grade II listed cast-iron cannon-shaped bollard, tapering to the base with a domed cap and set on a square base. The other bollard is unlisted and inscribed with 'Clink 1812'. This bollard has been relocated from the former historic estate 'Liberty of the Clink'. An Act of 1786 established the Clink Paving Commissioners who were responsible for lighting and paving. The commissioners ordered 60 cast-iron street posts from Messrs. Bishop and Co, of which this is one.

- 3.1.9 No. 2 Pontypool Place is a single storey late 19<sup>th</sup> century stock brick building, with blue brick plinth. Beneath the red rubber segmental arches, run a double band of blue brick, separated with a line of stock bricks. Cast-iron windows of 30 small panes remain, with bullnose blue brick sills. One original entrance has been in filled with stock brick; the other retains a 4 panel timber door with square fanlight. The butterfly roof is concealed behind a parapet.

### **Valentine Place**

- 3.1.10 The northern side of Valentine Place are Nos. 2 to 10 Valentine Place which is a series of former factory buildings ranging from 2 storeys up to 5 at the gabled central section. The

block dates from the early 20<sup>th</sup> century and is in yellow brick with segmental arches in red brick. The raised basement plinth, running along the development is also in a contrasting blue brick and increases in height towards Blackfriars Road. Beneath the red rubber segmental arches, run a double band of blue brick, separated with a line of stock bricks. Window openings have been altered and extended at ground floor level. Sills are concrete and windows are modern in metal, but retain the traditional small pane design. Roofs are concealed behind parapet, which varies in height in relation to the former development pattern. The central gable section retains its iron wall crane the mock loading bay flap detail. No. 10 Valentine Place has a canted entrance on the junction of Pontypool Place and Valentine Place. The buildings have been converted to offices and form part of a development with Nos. 1 to 8 Boundary Row.

	
<p>No. 2 Pontypool Place</p>	<p>Clink bollard, Pontypool Place</p>

3.1.11 No. 12 Valentine Place is also a two storey late 19<sup>th</sup> century stock brick building, with blue brick plinth to ground floor sill height. On each floor beneath the red rubber segmental arches, run a double band of blue brick, separated with a line of stock bricks. Cast-iron windows of 30 small panes remain, with bullnose blue brick sills. The roof is hidden behind a parapet. During the mid 20<sup>th</sup> century the building was opening up at ground floor level and a concrete beam and columns inserted, with glass block panels.

3.1.12 No. 35 Valentine Place is comparable with the other buildings on Valentine Place, with the stock brick, blue brick detailing and red segmental arches. The timber windows and wide doors remain. No. 35 is single storey and has a 60° pitched glazed roof rising from behind a blue brick and concrete coping parapet.

Valentine Row

3.1.13 Fronting onto Valentine Row is a post war industrial building. The depot is one storey in height in a modern brick. Openings have concrete lintels and timber windows and doors.

The roof is concealed behind a tile and brick on edge parapet. The structure forms part of the site with No. 35 Valentine Row.

#### Webber Street

- 3.1.14 No. 21 Webber Street, Nos. 17-19 (odd) Valentine Place contrasts with the utilitarian industrial buildings of the majority of the conservation area. Built c.1910 for the Maltina Bakery Company in the Edwardian neo-classical style. The building is yellow brick with golden terracotta dressings and occupies the site on the corner of Valentine Place and Webber Street. The corner of No. 21 is canted, although the original openings has been in filled, the others survive on Webber Street and Valentine Place. On the Valentine Place elevation the central loading bay with timber flaps and bracketed canopy and a steel crane jib has been retained. The roof is concealed behind a moulded terracotta coping. The classical pediments, projecting hoods, timber doors, sash windows and chimneys stacks and pots are all a feature of the building, which makes a positive contribution to the conservation area and wider environs.
- 3.1.15 Nos. 27-31 (odd) Webber Street a one and half storey depot building dating from the 1970s. The building is located on the corner of Valentine Row and Webber Street and is characterised by long blank elevations, with single garage openings on both streets. The building is constructed of yellow brick with a continuous concrete coping.

#### **The Setting of the Conservation Area**

- 3.1.16 East of the conservation area is Blackfriars Road, which runs north-south from Blackfriars Bridge to St. George's Circus. The boulevard character of Blackfriars Road, the wide road and scale of the 1970s slab blocks (Friars House and Nos. 93-101 (odd) Blackfriars Road) contrast with the intimate, enclosed character of the Valentine Place Conservation Area. To the south of the conservation area are 1950s red brick blocks of flats of 4 to 5 storeys (Quentin House) and a modern development (No. 6 Barons Place) of 3 storeys on the corner of Webber Street and Barons Place. Further south is the late 19th century Grade II listed Peabody Estate. On the north side of Boundary Row is Nos. 2-8 a modern residential development.

	
<p>No. 12 Valentine Place</p>	<p>View westwards along Valentine Place</p>

### 3.2 Local Materials and Details

3.2.1 The predominant material palette for the area is set by the later Victorian and Edwardian buildings. Whilst elaborate classical details exist in stucco and terracotta on the Crown Public House and No. 21 Webber Street, the majority of buildings are constructed of the following materials, a summary is provided below:

- Buildings are predominantly faced in yellow brick;
- Blue brick decorative banding courses, plinths to ground floor window sills and blue bullnose edge brick sills;
- Red brick segmental arches to openings;
- Yorkstone and concrete sills;
- Timber doors; and
- Timber windows and metal windows.

3.2.2 In terms of detailing the following characteristics are dominant within the area:

- Original late 19<sup>th</sup> century timber casement windows and timber doors have survived to the Crown Public House. Decorative stucco, chimney stacks and pots are also feature of this building.
- Original double-hung vertically sliding timber sash windows and timber doors and central loading bay have survived to No. 21 Webber Street. The decorative terracotta and originally chimney stacks and pots are also a feature of this neo-classical building.

- Cast-iron windows remain on No. 12 Valentine Place and No. 2 Pontypool Place. Modern versions of traditional cast-iron windows have been used in the refurbishment of Nos. 1-7 Boundary Row and Nos. 2-10 Valentine Place.
- Detailing is predominantly provided through the use of contrasting brick, in some instances blue brick plinth to ground floor window sills. Blue brick decorative banding course. Red brick segmental arches to openings.
- Roofs are mainly concealed behind pediments, with exception of the 60° glazed roof (No. 35 Valentine Place) and the central slated gabled roof of Nos. 2-10 Valentine Place and the Crown Public House, and
- Sills are blue round edge brick, square stone or concrete.

### **3.3 Views and Townscape**

3.3.1 The enclosed townscape created by relatively tall buildings in comparison to the width of streets and the lack of any landmark features within the conservation area, means that planned views are not a feature of the townscape. However, No. 21 Webber Street; on the corner with Valentine Place, provides an interesting focal point for northern views into the conservation area.

3.3.2 When looking eastwards along Valentine Place, the 9 storey Friars House dominates. To the south, views of the 4 to 5 storey mid 20<sup>th</sup> century residential blocks and more recent housing can be glimpsed. These views assist with locating the conservation area within its wider context.

### **3.4 Key Spaces and Landscape Elements**

3.4.1 There are no planned open spaces within the conservation area. The lack of open space creates a dense urban environment. Trees are not a significant feature of the Valentine Place Conservation Area.

3.4.2 Street surfaces generally comprise modern tarmac carriageways with concrete slab pavements. However, granite kerb stones have generally survived and original Yorkstone slabs remain partially in Pontypool Place.

3.4.3 Bollards are a feature of the conservation area. Of particular note are those on Pontypool Place, the Grade II listed 19<sup>th</sup> century cast iron bollard and the adjacent unlisted 'Clink 1812' bollard.

3.4.4 The only other examples of street furniture in the area are the street light columns and street signs on poles. The street lamps are generally standard grey or black painted metal late 20<sup>th</sup> century designs with street sign poles primarily grey. A more traditional 'Victorian' style black metal street lamp is seen on Pontypool Place.

3.4.5 Boundaries are not a feature of the Valentine Place Conservation Area. The only boundary treatment to be found is a pair of 1800 metre red brick walls, on land adjacent to No. 35 Valentine Place.

## 4. Audit

### 4.1 Listed Buildings

4.1.1 The lists of buildings of special architectural or historic interest for Southwark and descriptions are available from the Council. The following structure within the Valentine Place Conservation Area is statutorily listed Grade II:

- Bollard, Pontypool Place.

### 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 define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the conservation area. The following descriptions are of key unlisted buildings and building groups within the Valentine Place Conservation Area:

- The Crown Public House, Blackfriars Road;
- No. 8 Boundary Row;
- Nos. 1-7 Boundary Row;
- Clink 1812 bollard, Pontypool Place;
- No. 12 Valentine Place;
- Nos. 17-19 (odd) Valentine Place; and
- No. 21 Webber Street.

### 4.3 Archaeology

4.3.1 Valentine Place Conservation Area is not located within an Archaeological Priority Zone (APZ). However, Southwark Council has policies to protect the Borough's archaeology and APZ's and a dedicated archaeology officer ensures that these are considered as part of the planning process. Depending upon the likely impacts of proposals, applicants may be required to supply a desk-based assessment to the Council and conduct archaeological trial investigations (evaluations) that take place before the application is determined. If the impact of the development is detrimental to the preservation of archaeological significance then the application may be refused. If archaeological remains are found, there may be a requirement to preserve the significance of such remains *in situ* or conduct partial or total archaeological excavation if remains do not merit *in situ* preservation.

4.3.2 The conservation area is located within an area of interest of known prehistoric archaeology associated with the exploitation and use of the channel which formerly fed the Thames broadly running along the line of Blackfriars Road. There are numerous antiquarian references to finds of Roman archaeology within the area of Blackfriars Road.

### 4.4 Negative Elements

4.4.1 Within the conservation area the following are negative elements:

- Nos. 27-31 (odd) Webber Street a one and half storey depot building. The 1970s depot building on the corner of Valentine Row and Webber Street does not respect the character and appearance of other buildings within the conservation area and is of no architectural or historic interest in itself.
- The post war building industrial building on Valentine Row, forming part of the No. 35 Valentine Row site fails to enhance the conservation area.
- Elements in the wider setting of the conservation area (e.g. Friars House and Nos. 93-101 (odd) on Blackfriars Road) are considered to be detracting elements to the setting of the conservation area.

#### **4.5 Environmental Improvements**

4.5.1 The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials. Original granite setts kerbs exist on Valentine Place and some Yorkstone paving in Pontypool Place. Consideration should be given to the re-introduction of traditional paving materials throughout the conservation area. The Yorkstone paving around the Grade II listed bollard and adjacent unlisted bollard should be repaired and reintroduced along the entirety of Pontypool Place.

#### **4.6 Potential Development Sites**

4.6.1 An opportunity exists for redevelopment of the gap site at No. 1 Valentine Place. The introduction of a building of two to three storeys on Valentine Place. A key consideration is the relationship of the new development to the existing warehouse and industrial buildings. The building would need to respect the adjacent No. 21 Webber Street and Nos. 17-19 (odd) Valentine Place.

4.6.2 Nos. 27-31 (odd) Webber Street; contributes little to the conservation area and there is an opportunity here for the introduction of a new 3 to 4 storey building to reinforce the corner.

## **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 Valentine Place 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 There are limited development pressures in the Valentine Place Conservation Area as the area is generally built out. Where opportunities to replace buildings of limited value arise then there should be no objection in principle to good new building design in the conservation area in contemporary styles and following the guidance seeks to promote modern design of quality, and to preserve and reflect the historical character of the area.

#### **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.
- 5.1.5 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 works is carried out the Council can enforce against it.
- 5.1.6 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

### **5.2 Development Form and Urban Morphology**

- 5.2.1 Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In the majority of cases the existing buildings within the Valentine Place Conservation Area are good quality townscape buildings (buildings of merit) that need to be retained and, where required, repaired and refurbished. In a small number of places poor development in relatively recent times may 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 It is important that the overall form of the development remains in keeping with the morphological characteristics of the area. The urban form of the conservation area is key to its character and any change must consider the basic principles that have determined it. As the appraisal discusses, the street pattern dates from the 18<sup>th</sup> century and the buildings largely from the late 19th century/ early 20<sup>th</sup> century. The urban structure is typified by narrow street blocks and relatively long frontage buildings.
- 5.2.3 Any new buildings within the Valentine Place Conservation Area must observe established or historic building line on the street and similarly the same plot width and rhythms of historic development.

## **Building Form**

- 5.2.4 The common building forms in the conservation area also determine the way that development and changes can take place. Through much of the area the dominant building type is late Victorian/Edwardian industrial and warehouse buildings.
- 5.2.5 A visual rhythm in the street is created by the relatively long frontages with regular fenestration patterns. This gives a strong verticality to buildings. Particular characteristics which should be observed in conversion and new design are:
- Heights range between two and four storeys.
  - Where new development is proposed buildings should respect the adjacent building heights; and
  - Roof lines characteristic of particularly former warehouses and industrial buildings in the conservation area should be maintained. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane.

## **5.3 New Design in the Conservation Area**

- 5.3.1 Opportunities for new development in the conservation area are limited. However, there may be opportunities for sensitive adaptation or restoration. Where new buildings are introduced, whilst they will need to be sympathetic to existing characteristics, respect the scale and mass of their immediate surrounds, they may introduce contemporary designs. Designs should respect fenestration and opening patterns and materials.
- 5.3.2 New building design should be sympathetic to existing characteristics of the conservation area and modern design is not necessarily precluded. However, new buildings should observe the scale of the earlier buildings by reference to ordering elements such as string-courses and structural spacing. Overall heights of buildings and their position on the street need also to conform to the established street “envelope”, but the manner of expression can be entirely modern. In each situation buildings should remain within the range of heights of the block of buildings in which they are sited.
- 5.3.3 Elsewhere in Southwark, the success of modern design in conservation areas comes not from aping the style of earlier buildings, but in building on unique townscape opportunities of density and height that the development pattern affords. The most effective modern designs are those which employ a crisp simplicity of form and materials, echoing the

functionality of the earlier environment in a modern idiom. By consciously adopting a clear design ethos, such examples will sit more happily in the conservation area.

- 5.3.4 New buildings within or sites adjoining the conservation area should respect the character and appearance of the area. New buildings within the conservation area should respect prevailing building heights.

### **Extensions**

- 5.3.5 Where extensions are proposed, they should normally be low key in design and as unobtrusive as possible. 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.
- 5.3.6 Where roof extensions are proposed they should not involve the loss of an historic roof structure and visually dominate the existing or neighbouring buildings.

### **Advertisements**

- 5.3.7 Where new signage is to be introduced, careful consideration needs to be given to type, design, materials and location. Inappropriate signage can have the most damaging impact on the character of the conservation area. Fascia or projecting signs that consist of large internally illuminated boxes are not acceptable, especially where they obscure architectural features or are too visually dominant for the overall elevation. The preferred form of projecting sign is a traditional hanging sign, possibly externally illuminated.
- 5.3.8 The use of upper floors for businesses should not be allowed to result in a proliferation of signs on the elevation: however, simple lettering perhaps on a screen behind the window or affixed direct to the window pane, need not spoil the elevation. Redundant signage should be taken down and the building behind made good.
- 5.3.9 The standard company signs of national retail and service businesses may not be appropriate either to individual buildings or the setting of the conservation area. Suitability for the building and the conservation area is considered more important than uniformity between branches of a firm, and company motifs can usually be successfully adapted with a little thought.

## **5.4 Public Realm**

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

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

- 5.4.2 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. With the exception of granite kerbs and some Yorkstone

paving in Pontypool Place, original paving stones have mostly been replaced with modern materials.

## **5.5 Trees and Street Furniture**

- 5.5.1 There is some opportunity for the introduction of additional trees within the public realm. If space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere 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.
- 5.5.2 Reinstatement of traditional street furniture would help to strengthen the character of the area. Where replacement is necessary a co-ordinated approach should be taken to ensure a consistent and appropriate design throughout the area.

## **5.6 Improvements and Repairs**

### **Materials**

- 5.6.1 Choice and use of materials can have a significant effect on the character and appearance of the Valentine Place Conservation Area. It is therefore important that materials are appropriate for the building and for the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.6.2 The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged. The use of cement mortars and renders are discouraged on historic buildings.

### **Maintenance**

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

### **Windows and Doors**

- 5.6.4 Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. 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.

- 5.6.5 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original windows in terms of detail design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate timber sash window as a double glazed units and not acceptable on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features. Where the existing windows or doors are however later alterations they determinably affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design.

### **Roofs**

- 5.6.6 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 Valentine Place 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.
- 5.6.7 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

### **Brickwork**

- 5.6.8 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.
- 5.6.9 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building’s structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to march 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.

- 5.6.10 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.

### **Rainwater Goods**

- 5.6.11 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic

### **Satellite Dishes**

- 5.6.12 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Multiple dishes on the facade of buildings are considered harmful to the conservation area. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always be required. To minimise the visual impact of the equipment on the conservation area, the acceptable locations for siting a satellite dish are as follows:

- concealed behind parapets and walls below ridge level;
- set back on side and rear extensions;
- set back on rear roofs below ridge level; or
- located on the rear elevation.

## **5.7 Renewable Energy**

- 5.7.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.

- 5.7.2 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:

- equipment should be installed away from principal elevations or dominant roof slopes;
- the cumulative visual impact of the equipment on one or group of buildings within the conservation area;
- wherever possible panels which sit flush with the roof covering should be used rather than framed systems;
- ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;

- structural impact on the historic building of the installation of a micro-generation system; and
- new pipe work, cables or excavations association with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible.

## 6. Useful Information

### General advice

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

<http://www.southwark.gov.uk/info/200023/designconservationandarchaeology>

### 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	0207 525 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](http://www.spab.org.uk)

The Victorian Society 0208 9941019

<http://www.victoriansociety.org.uk>

The Council for British Archaeology 0190 467 1417

<http://www.britarch.ac.uk/>

Ancient Monuments Society 0207 236 3934

<http://www.ancientmonumentsociety.org.uk/>

The Georgian Group 08717502936

<http://www.georgiangroup.org.uk/>

The Twentieth Century Society 0207 250 3857

<http://www.c20society.org.uk/>

## 7. Further Reading

- Ashurst, J and N (1988) – Practical Building Conservation, Vols. 1 to 5.
- Brereton, C (English Heritage, 1991) – The Repair of Historic Buildings: Principles and Methods.
- Cherry, B and Pevsner, N (1983) – The Buildings of England, London 2: South.
- English Heritage (2008) – Climate Change and the Historic Environment
- Communities and Local Government – National Planning Policy Framework (2012)
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time: Maintaining your Property Makes Good Sense and Saves Money.
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.
- Reilly, L and Marshall, Geoff (London Borough of Southwark Neighbourhood History No. 7, 2001) – The Story of Bankside.