



# Yates Estate and Victory

## Conservation Area Appraisal

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# 1 Introduction

## 1.1 What is a Conservation Area?

1.1.1 The purpose of this statement is to provide both an account of the Yates Estate and Victory 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 as laid down in the Planning (Listed Buildings and Conservation Areas) Act, 1990 is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

1.1.3 Under the Act the London Borough of Southwark ('the Council') has duty to decide which parts of the borough are of special architectural or historic interest and to designate these parts as Conservation Areas. The Council has designated 53 Conservation Areas to date.

1.1.4 Conservation Areas are normally centred on historic buildings, open space, or an historic street pattern. It is the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance.

## 1.2 Purpose of this Appraisal: conserving what's special

1.2.1 The control of change to buildings within the Yates Estate and Victory Conservation Area is via the normal planning system. All planning applications to the Council (including for small scale changes such as changing windows) will be judged as to whether they preserve or enhance the character and appearance of the Conservation Area.

1.2.2 This appraisal therefore:

- describes special architectural and historic interest of Yates Estate and Victory Conservation Area and
- defines its special character and appearance

so that it is clear what should be preserved or enhanced.

## 1.3 Using this document

1.3.1 The appraisal is intended to assist and guide all those involved in development and in making changes to buildings within the area. By laying down what's special about the area it will allow anyone applying for planning permission to judge whether their proposal will meet the legal test of preserving or enhancing the character and appearance of the Conservation Area. It will also be used by the Council when making its judgement on planning or listed building applications.

1.3.2 The appraisal is organised into several chapters, each with a summary of what's special. It concludes with Chapter 5 which lays down detailed planning guidelines for owners, occupiers and developers who wish to make changes to their building or to the area.

1.3.3 This appraisal has been prepared in line with the Historic England guidance report *Understanding Place: Designation and Management of Conservation Areas* (2011).

## 1.4 Yates Estate and Victory: Location, description and summary of special interest

1.4.1 The Yates Estate and Victory Conservation Area is situated to the west of the Old Kent Road and the south of the New Kent Road, bounded by Rodney Road and Townsend Street.

1.4.2 It was designated as a Conservation Area by the Council on 02 November 2021 under the Civic Amenities Act of 1967.

1.4.3 It is a compact area that consists of a section of Old Kent Road and New Kent Road and several residential streets: Searles Road, Henshaw Street, Chatham Street, Darwin Street, Mason Street, Townsend Street, Barlow Street, Victory Place, Elba Place and Balfour Street.

1.4.4 The Yates Estate and Victory Conservation Area was one of the earliest parcels of formerly open land known as 'Lock's Fields' to be developed for housing in the late 18<sup>th</sup> century, with Georgian suburban developments by Michael Searles such as the Paragon built along the New Kent Road in the 1770s.

1.4.5 Much of the late 18<sup>th</sup>- and early 19<sup>th</sup>-century street layout and plot widths remain in the Conservation Area. Georgian street names, including those commemorating the Battle of Trafalgar, remain which have continued to influence names of public amenities in the area.

1.4.6 Searles's 18<sup>th</sup>-century housing was replaced in the later 19<sup>th</sup>-century by densely-packed streets of uniform terraced housing by local developer Edward Yates built speculatively for the lower-middle and working class rental market. The housing has limited front and rear garden space, maximizing each plot. The uniform design is simple, but built to a good standard and is specific to this locale.

1.4.7 Civic buildings and amenities such as schools, public houses and churches were pushed to the periphery of Yates's residential developments rather than incorporated within the streets of terraces and these buildings were built by others in the main. Landmark buildings in the Conservation include the Grade II listed former Lady Margaret Church; 19<sup>th</sup>-century tenements the Sandringham Buildings and Grade II listed Elephant House; former public houses the Globe, the Gloucester Arms and the Victory; the former Deaf and Dumb Asylum; and several current and former London Board schools — Townsend Street, Victory, and the Paragon — representing all periods of the board's building programme.

1.4.8 The form and setting of the Conservation Area has been much altered by post-World War II bomb damage and site clearance. The widening of the New Kent Road and building of the Bricklayers Arms roundabout and flyover in the 1960s resulted in clearing most of the buildings facing out on to the Old and New Kent Roads in this area resulting in an inward-facing sense of enclosure within the residential streets of the Conservation Area distinct from the busy thoroughfares of the Old and New Kent Roads. The creation of large open green spaces in the 20<sup>th</sup> and 21<sup>st</sup> centuries, along with mature street trees in the area, have created contemporary green settings for the late 19<sup>th</sup>-century housing and buildings within the Conservation Area.

## Summary of special architectural and historic interest of the conservation area

- Development that typifies that of the Old Kent Road area — mix of residential properties, schools, churches and former churches, evidence of former industry, all in one compact neighbourhood
- Late 18th- and early 19th-century urban form including traces of Searles's Paragon, street layouts and plot widths, and names relating to the Battle of Trafalgar
- Wholesale 19th-century residential development by local developer Edward Yates
- Intact 19th-century terraced properties with largely unaltered exteriors, of uniform design and good quality materials
- Purpose built terraced housing for lower-middle and working class residents
- Fine and typical 'Board' schools, one former and two still in use today
- Former pubs on the periphery of Yates estate terraces
- Place of worship and former mission church of the Lady Margaret and associated buildings, now the Eternal Sacred Order of Cherubim & Seraphim Church
- Sense of enclosure within the residential streets distinct from the busy thoroughfares of the Old and New Kent Roads.
- Set within contemporary green open spaces
- Historic street trees

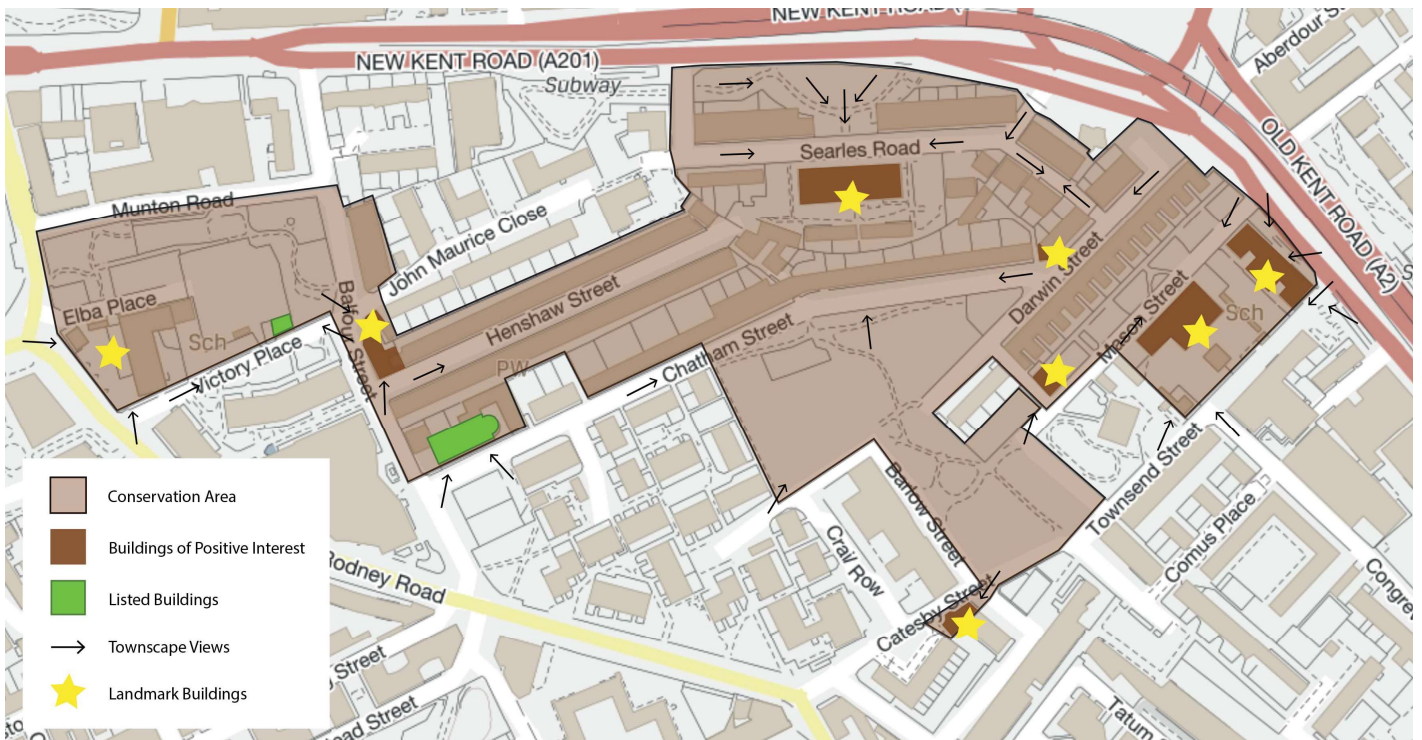


Figure 1 Location of Yates Estate and Victory Conservation Area

# 2 History and archaeology

## 2.1 Early history and archaeology of the Old Kent Road

2.1.1 The development of the Yates Estate and Victory Conservation Area has to be considered within the context of the development of the Old Kent Road and New Kent Road.

2.1.2 The Old Kent Road frontage of the Conservation Area lies within the 'North Southwark and Roman Roads' Tier 1 Archaeological Priority Area (APA). The APA in this area is significant for two reasons: first, the major Roman road of Watling Street; and secondly, the late glacial lake or channel known as 'Bermondsey Lake', which once occupied a large area to the north of the Old Kent Road. A range of important prehistoric sites, including some of the most significant Mesolithic sites (Middle Stone Age — 10,000–4,000 BC) in the borough and deeply buried late Neolithic (late Stone Age — transition from hunter gathers to farming — 4,000–2,000 BC) and Bronze Age (2000–650 BC) wooden platforms and trackways lie to the north of the Old Kent Road.

2.1.3 Within the general Conservation Area setting there is a significant variation in the underlying geology, and for much of its early history the area would have been mainly uninhabited open pasture with marshy zones.

2.1.4 Old Kent Road follows the approximate line of the Roman Watling Street, connecting London to Canterbury. The Romans settled on the banks of the Thames just after AD43 and built a river crossing at London Bridge from Londinium to a settlement south of the river. From here, two major Roman roads, Watling and Stane Streets, connected this river crossing with other Roman cities in the south of England.

2.1.5 Old Kent Road became a pilgrim route after the martyrdom of Thomas Becket in 1170. The area was sparsely populated but there was a manor house and friary.

2.1.6 Just to the north of the Conservation Area was the Lock (or Leper) Hospital which stood on the west side of then Kent Street near the first milestone from London Bridge (now the junction of Tabbard and Great Dover Streets). From the c. 12<sup>th</sup>-century, the Conservation Area would have been rural land within the grounds of the Lock Hospital, so-called Lock's Fields (Figure 3). The Lock Hospital was founded originally as a leper hospital, to isolate and treat sufferers of leprosy outside of the City of London. The hospital later came under the administration of St Bartholomew Hospital in the 16<sup>th</sup> century and was closed in 1760. This part of the grounds was leased to the Rolls Estate from the 1780s.

2.1.7 By the 18<sup>th</sup> century there were houses and coaching inns on the road with turnpikes at each end of the Old Kent Road. By the early 19<sup>th</sup> century its hinterland was a mixture of market gardens, fields and commonage with small lanes spreading out east and west from Old Kent Road along old field boundaries. These lanes were subsequently some of the first to be developed.

2.1.8 Many archaeological sites in the Old Kent Road area have produced evidence for Roman roadside settlement and land management, particularly retaining evidence of Roman drainage systems. Although there has been little investigation within the Conservation Area or the immediate streets, these revealed agricultural or open land for much of the area's history until it is developed for residential use in the 18<sup>th</sup> century.

## 2.2 18<sup>th</sup>- and early 19<sup>th</sup>-century ribbon development, the New Kent Road and the Paragon

2.2.1 The historic junction of the Old Kent Road, the New Kent Road and Kent Street marks a crossing point on the ancient route of pilgrims traveling to and from the City of London to Canterbury via Kent Street and the Kent Road, and a shortcut to the west for monks from Canterbury travelling to Lambeth Palace. The New Kent Road was established by an Act of Parliament in 1751 and traces an older path across the field north of Walworth Common Field and through the southern end of the Lock Hospital property. The path and its series of gates is marked as the 'King's High Way' on the 1681 plan of the manor of Walworth (Figure 2); this shortcut was used to get to Lambeth Palace, the London residence of the Archbishop of Canterbury. The small piece of former Lock's Fields on the south side of the road, in which the Conservation Area lies, was leased in the 1780s to John Rolls, of the Rolls Estate.

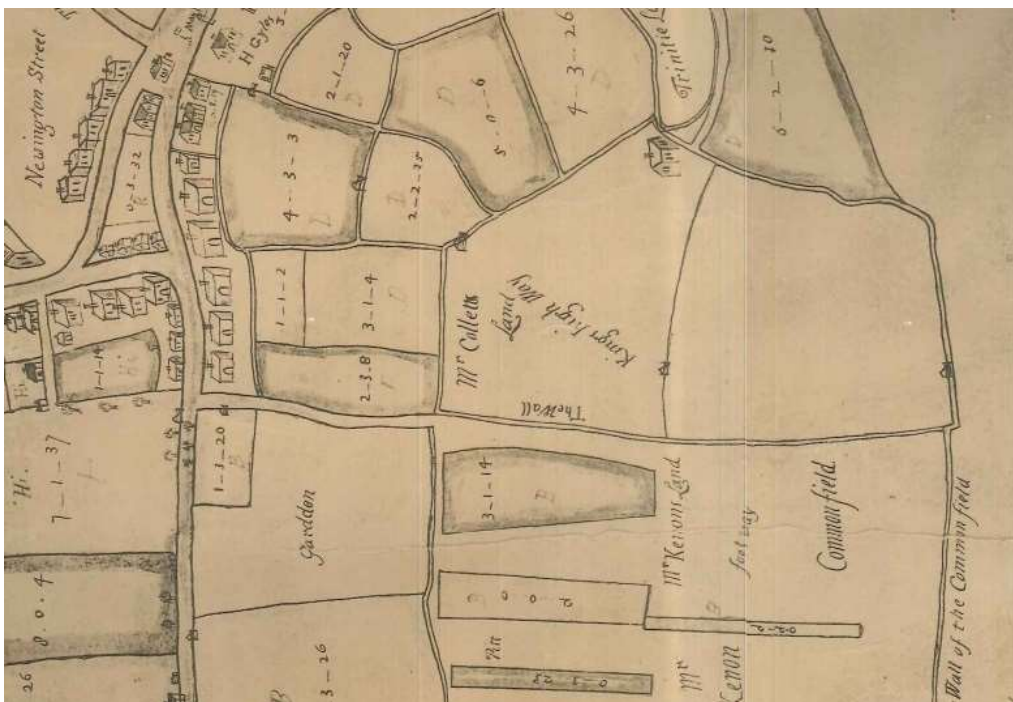


Figure 2 1681 Plan of the manor of Walworth, showing a series of gates across fields marked as the 'Kings Highway', later the New Kent Road

2.2.2 The 1799 Horwood map shows late 18<sup>th</sup>-century ribbon development of terraced housing built up along the newly established New Kent Road (Figure 4). This includes within the Conservation Area the Paragon, a terrace of grand villas built in 1789–90 for the Rolls family around a crescent with substantial radial rear gardens, designed by local developer Michael Searles, who also designed and built nearby developments at Surrey Square (1796), Surrey Place (1784, at 218–250 Old Kent Road), and a single dwelling at the White House (1795). The map also shows an access road or path which later becomes Rodney Road. The building of these dwellings helped to establish the area as a wealthy Georgian suburb amongst expansive green fields.

2.2.3 The laying out of the New Kent Road and subsequent roads off of it created access for development of Lock's Fields. The road alignment of the Conservation Area was laid out in the early 18<sup>th</sup>-century. The John Carey map (1818) shows not much change since 1799 (Figure 5), however by 1828, the majority of the Conservation Area's roads including Paragon Mews, Darwin Street (formerly Pitt Street), Townsend Street, Mason Street, Victory Place, Chatham Street, and Rodney Road (formerly Trafalgar Place and Locks Fields) were all established, as shown in the Greenwood map (Figure 6). Several of these in St Mary Newington parish in the west part of the Conservation Area were named to commemorate the Battle of Trafalgar and its flagship *Victory*.

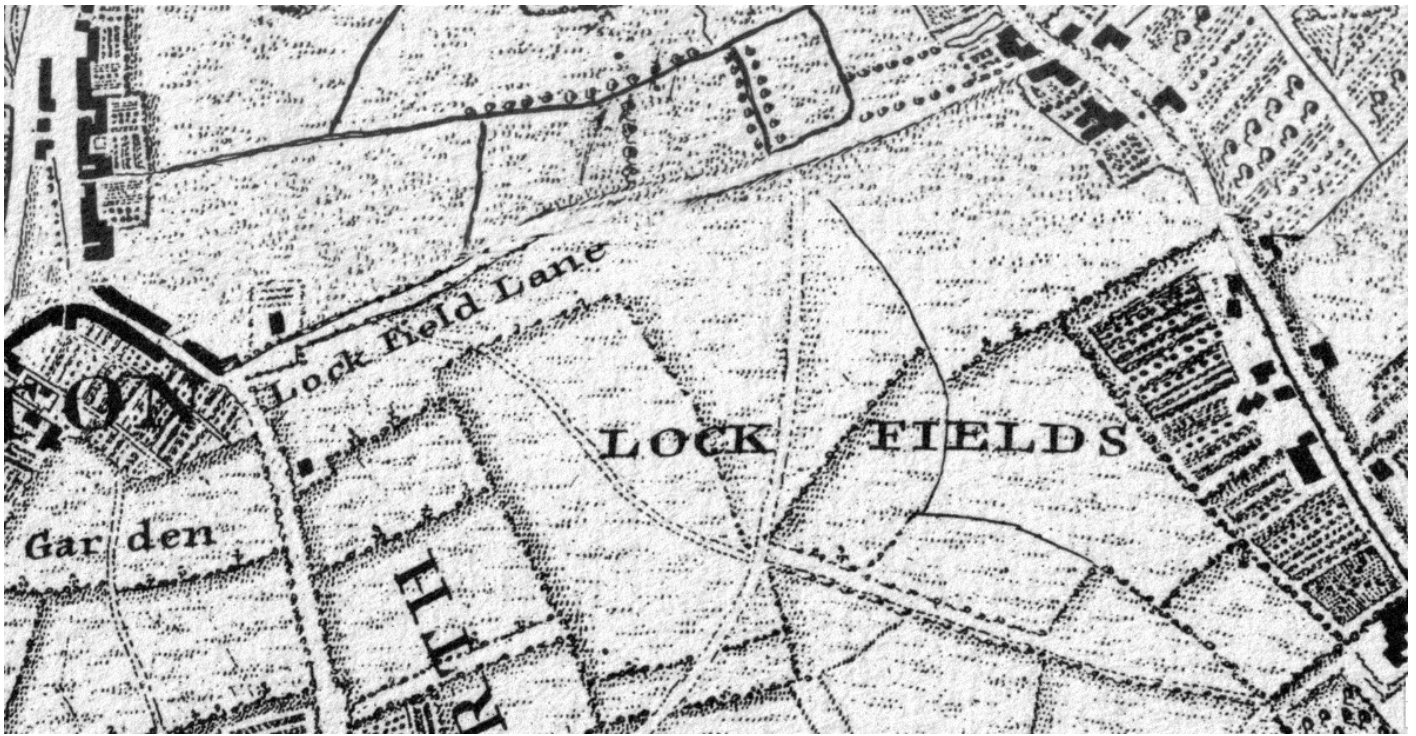


Figure 3 1746 Rocque's 10 miles round London map



Figure 4 1799 Horwood map, showing the Paragon crescent and ribbon development along the New Kent Road, and a path which is later Rodney Road



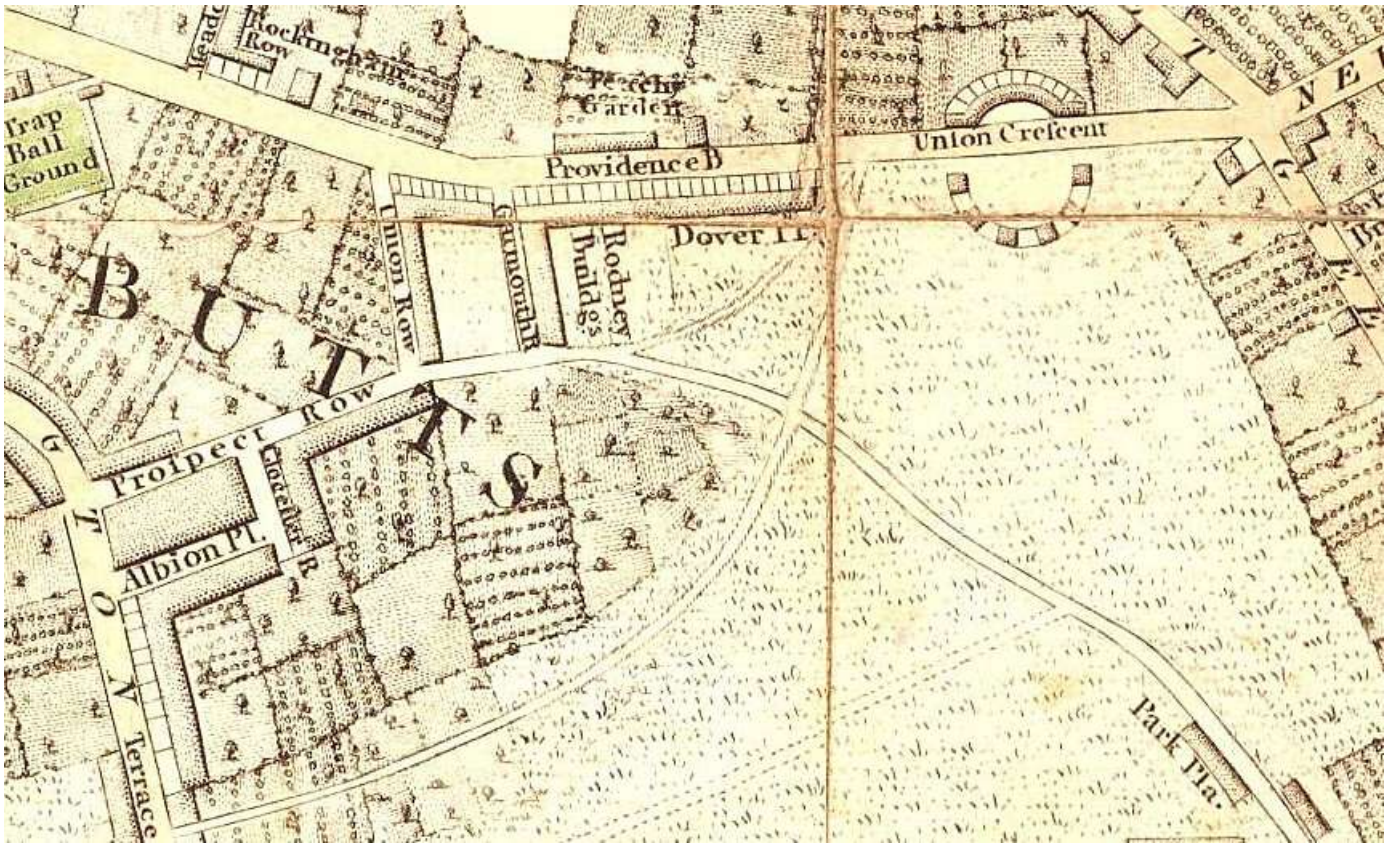


Figure 5 1818 John Cary map of Newington and Walworth



Figure 6 1828 Greenwood map

## 2.3 Late 19th-century redevelopment and the Yates Estate

2.3.1 The Conservation Area's time as a wealthy Georgian suburb was short lived due to its proximity to the city and the displacement of the working classes outwards from the centre of London due to improved transportation links, including the introduction of the railways and trams. The passenger railway terminal established in 1844 at the Bricklayers Arms later became a vast goods station. In the 1860s horse-drawn trams began running along the Old Kent Road, replaced by electric trams by the end of the century. The whole area became one of vibrant industry, commerce and housing.

2.3.2 Georgian villas constructed by Searles and others in the 18th century were demolished and wholesale replaced by Victorian terraces and tenements by the 1870s (Figure 7–8) reflecting the changes in demographics and residential needs of the area in the late 19th century. The local population continued to increase and along with that the requirement for new forms of housing for the working classes. Large-scale social housing blocks were built for the expanding working classes, south of the goods yard and in many streets west of the Old Kent Road to Elephant and Castle. Now the Bricklayers Peabody Estate, the buildings were built by the Improved, Industrial Dwellings Company (IIDC) remain in good condition, as does the Peabody Estate in Rodney Road.

2.3.3 Much of the later 19th-century residential development of east Walworth was carried out by local developer Edward Yates, whose office and building yard was on the nearby Walworth Road. The uniform design is simple, but built to a good standard and is specific to this locale. Other Edward Yates developments built to a similar pattern are still extent and can be seen in the nearby Larcom Street Conservation Area. Yates estate houses were built speculatively, with the express purpose of renting to lower-middle and working class residents. They were built to a high quality by skilled tradespeople, with works overseen by Yates. The Yates Estate still manages many properties in the surrounding area.

2.3.4 Due to the dense nature of Yates' developments, space for civic and amenity spaces such as schools, public houses and churches was made around the periphery of his housing estates and these were largely built by others. Three London Board schools, a new church and numerous public houses were erected around Yates estates. The Paragon is demolished in 1898 to make way for the Paragon board school (Figure 9).

### The Battle of Trafalgar, Nelson and *HMS Victory*

*HMS Victory* was famous around Britain as Admiral Lord Nelson's flagship during the Napoleonic wars. In 1805 Nelson lost his life in the victory over the French in the Battle of Trafalgar.

In 1806, he received a state funeral, an honour normally reserved for monarchs. The funeral and procession were attended by tens of thousands and secured his legacy as a heroic figure of Royal Navy.

Plans for Trafalgar Square and his memorial column were not begun until the 1830s with construction beginning in 1840. This again raised the profile of Nelson and so, over 30 years after his death, many streets and buildings constructed around this time, including those in the west of the Conservation Area, commemorate the *Victory*, the Royal Naval shipyard at Chatham, and the battle of Trafalgar.

Nelson held pro-colonialism, pro-slavery and anti-abolitionist views and Nelson's legacy is as a potent symbol of British Imperialism. In 2020 as a part of the Southwark Stands Together initiative, local Friends of Victory Community Park group requested to change the name of Victory Community Park to Locks Fields.

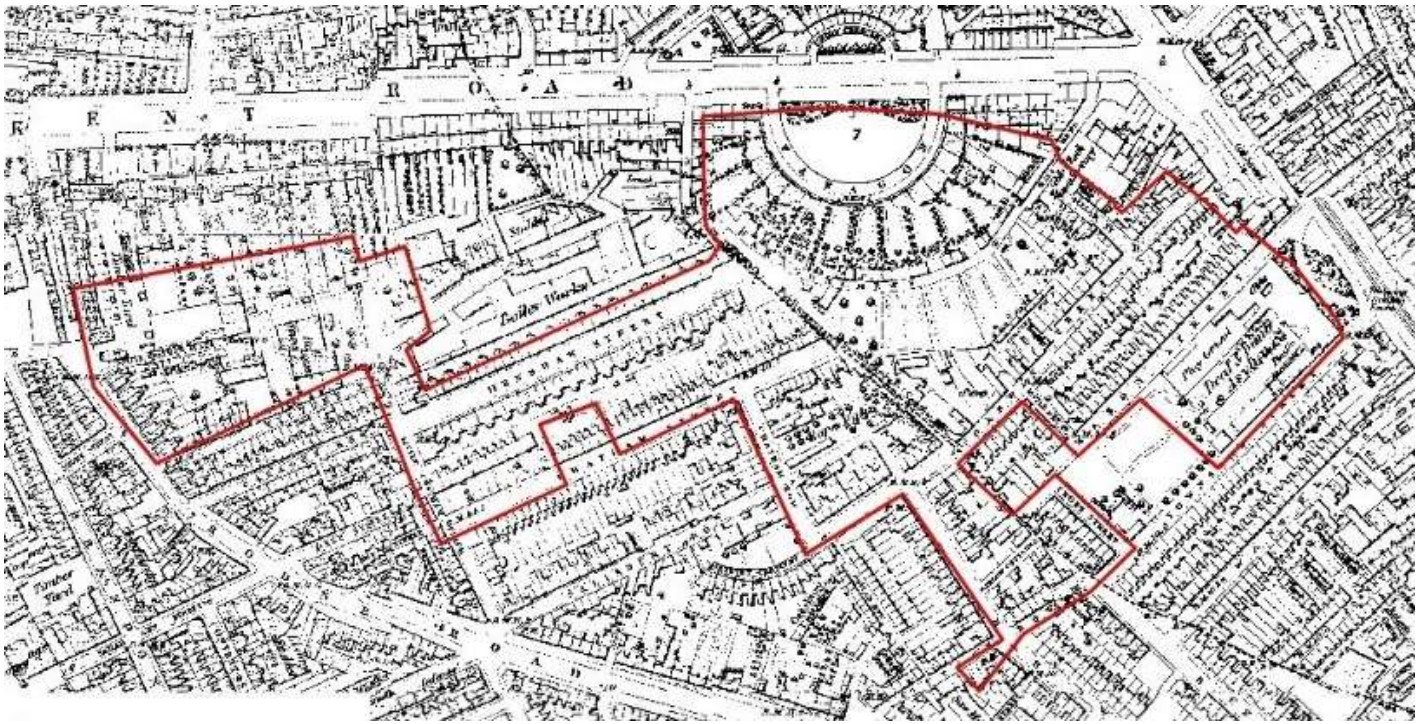


Figure 7 1879 OS map

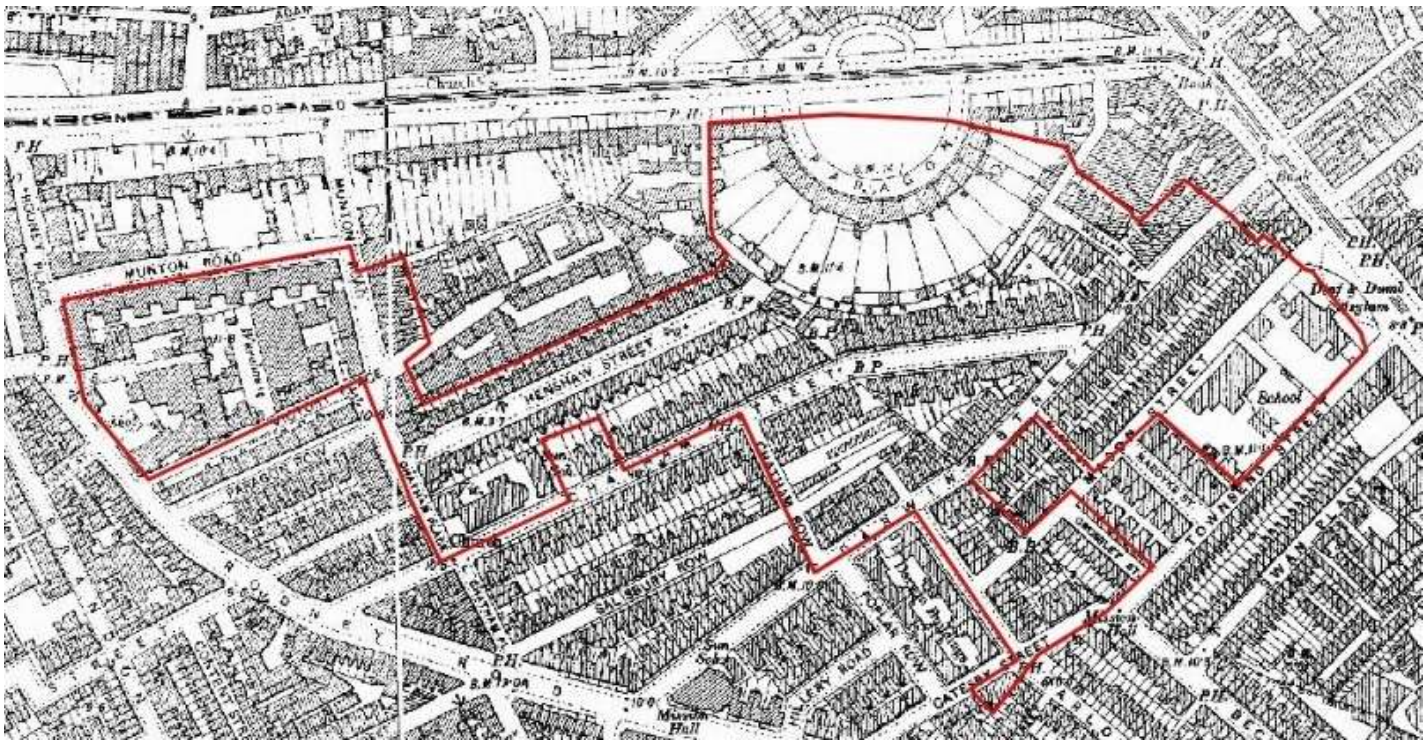


Figure 8 1896 OS map

## 2.4 20th-century overcrowding and redevelopment

2.4.1 By the end of the century, the Old Kent Road had become one of the most overcrowded districts in London. In the later Victorian era, the Edwardian period and the inter-war years the Old Kent Road became famous as a major centre of shopping and entertainment with many large pubs lining the road, along with theatres, cinemas and clubs.

2.4.2 Bombing during WWII and later 'slum clearance' removed most of the tenement blocks and much Victorian terrace housing and led to the establishment of large housing estates in the 1950s and 1960s after the Rolls Estate was compulsorily purchased by Southwark Council in 1966 along with the establishment of retail and storage sheds in place of much of the former industry along the Old Kent Road. Road improvement works including the widening of the New Kent Road and the construction of the Bricklayers Arms roundabout and flyover removed buildings facing onto these main roads (Figure 10). However, pockets of 18th- and 19th-century housing and public amenity buildings, including the Conservation Area, remain.

## 2.5 20<sup>th</sup>-century green spaces

2.5.1 The dense Victorian layout of the Old Kent Road area did not include purpose-built green spaces. In the 20<sup>th</sup>-century several initiatives were launched to create green space in the area, including the post-war Abercrombie Plan resulting in the formation of Burgess Park.

2.5.2 Other green spaces in the area were created from the 1970s through community campaigning and action, such as Salisbury Row Park, Community Orchard and Victory Community Park within the Conservation Area (Figure 10).

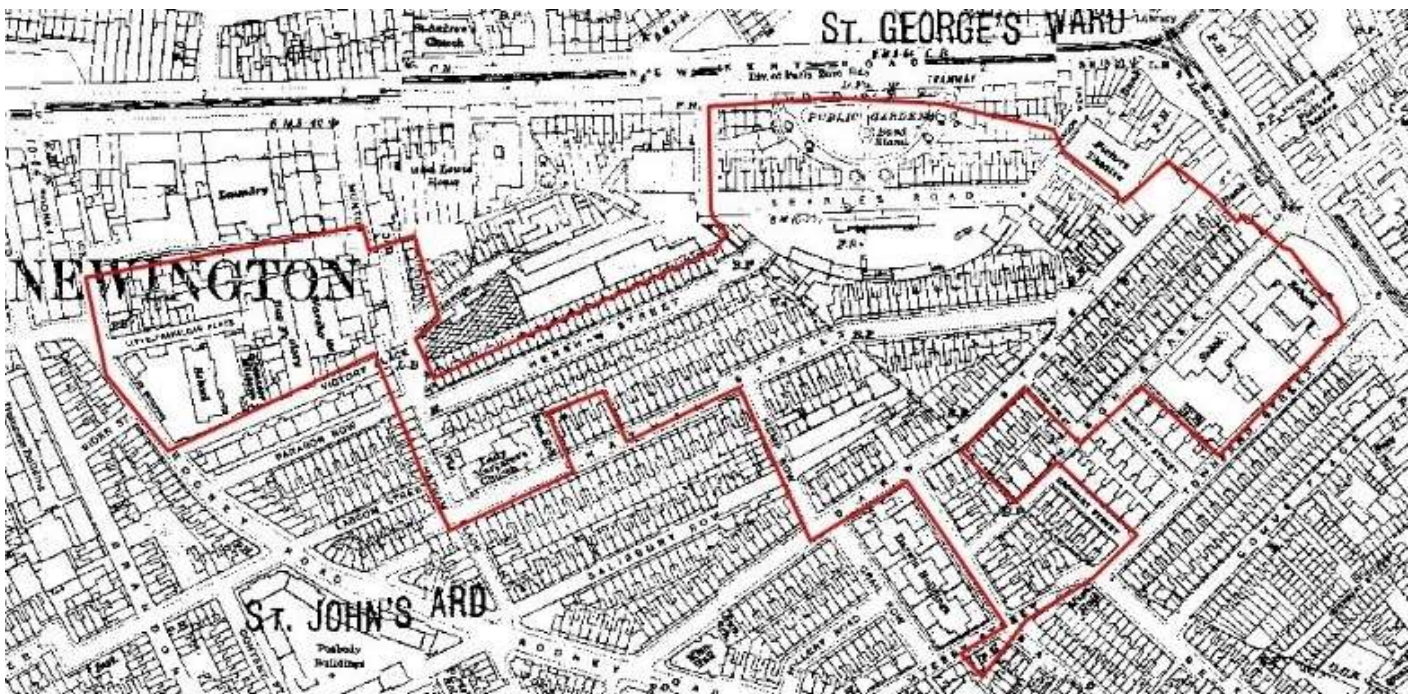


Figure 9 1916 OS map

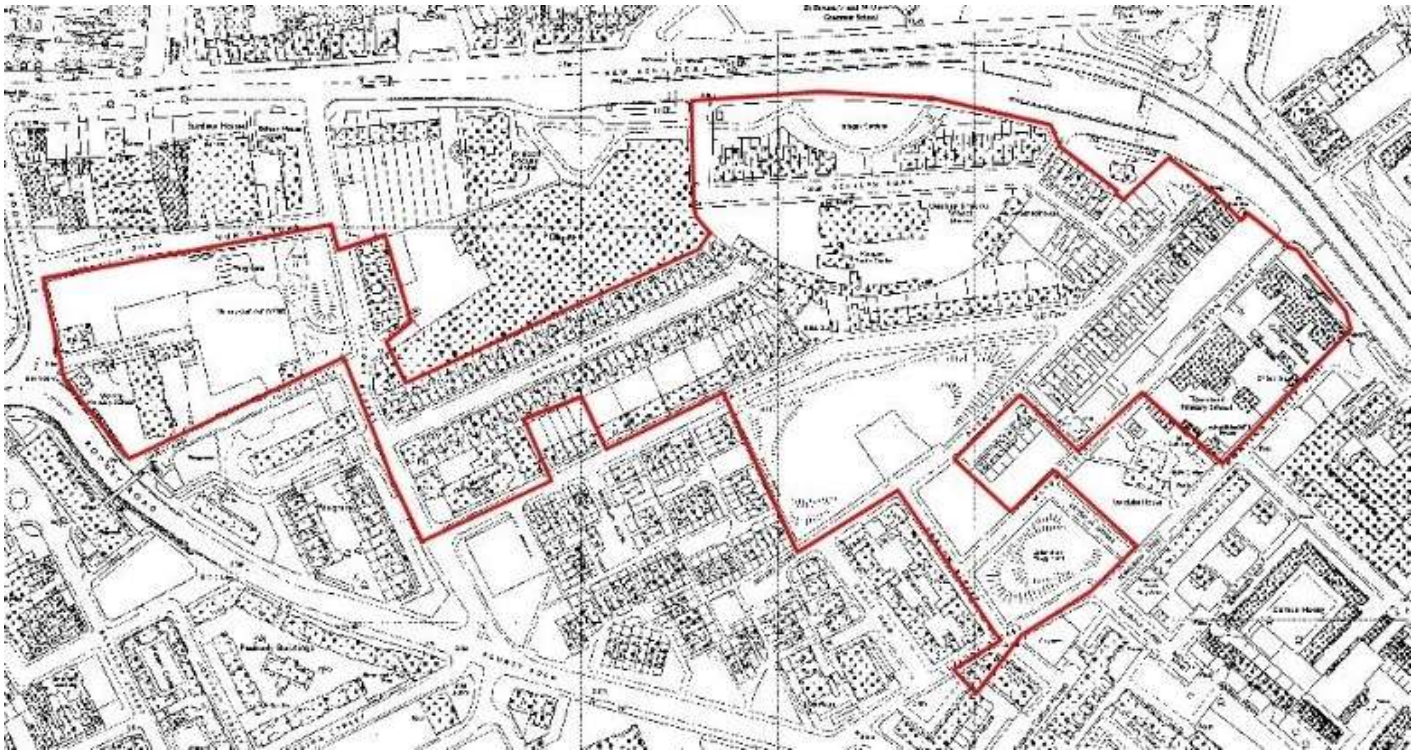


Figure 10 1977 OS map

# 3 Appraisal of special character and appearance of the area

## 3.1 Historic significance

3.1.1 The Yates Estate and Victory Conservation Area has some historic significance as being one of the earliest 18th-century residential ribbon developments adjacent to the New Kent Road shortly after its creation, the Paragon crescent in 1789–90 by noted local developer Michael Searles. Demolished in 1898, traces can still be seen in the plot widths and street layouts of the Conservation Area, and its front gardens preserved as a public park. A later Paragon developed by Searles in Blackheath is still extant and is listed Grade I.

3.1.2 The early 19<sup>th</sup>-century street layout remains largely unchanged, with many of their names in the west of the Conservation area reflecting the Battle of Trafalgar and Nelson's flagship *HMS Victory*. Several of these road names remain, including Victory Place, Chatham Place, Elba Place (formerly Little Trafalgar Place) and have influenced later public amenities names in the area including Victory School, Victory community gardens and the former Victory Public House.

3.1.3 The Yates Estate and Victory Conservation Area is notable as a surviving piece of well-enclosed mid- to late 19<sup>th</sup>-century urban fabric by local developer Edward Yates. The residential estate was speculatively built specifically for the rental market for the lower-middle and working classes, offering competitive rental rates to ensure high levels of occupation.

3.1.4 Unlike much of historic Old Kent Road (which has been largely cleared) this area remains as a Victorian suburb with its surviving building frontages largely unaltered.

## 3.2 Layout and form

### What's special?

- 18th-century street layout and plot widths retained
- Long runs of densely packed 19<sup>th</sup>-century terrace housing, of a uniform design and built to a good standard, interspersed with landmark buildings
- Sense of enclosure within the residential streets distinct from the busy Old and New Kent Roads.
- Contemporary open spaces

3.2.1 The Conservation Area was developed in the late 18<sup>th</sup>-century as a suburb of Georgian villas off the newly built New Kent Road. These 18<sup>th</sup>- and early 19<sup>th</sup>- century buildings, squares and crescents were largely demolished and wholesale replaced in the late 19<sup>th</sup>-century when the original 80-year leases expired. However the majority of the road and plot widths and the orientation of the late 19<sup>th</sup>-century dwellings follow that of their 18<sup>th</sup>-century predecessors, set out when the Paragon crescent was developed.

3.2.2 The general character of the area is one of long coherent rows of Victorian houses built in the main by local developer Edward Yates. The pattern is broken at Balfour Street by the remaining block of Victorian tenements, once also a common housing type in the area. The residential

terraces are also punctuated by landmark buildings at corners or in former garden spaces, including public houses, board schools and the former Deaf and Dumb Asylum, and the former Lady Margaret mission church. The periphery of the Conservation Area would have also contained factory buildings, including R Whites mineral water factory to the north of Henshaw Street, now John Maurice Close, but these have long since been removed and replaced with low density housing.

3.2.3 The widening of the New Kent Road and the construction of the Bricklayers Arms roundabout and flyover altered the character of the area greatly in the mid-20<sup>th</sup> century. The removal of most buildings fronting onto the Old and New Kent Roads has created a sense of inward facing enclosure for the residential streets with a distinct difference from the busy thoroughfares.

3.2.4 The Yates Estate was originally designed to be densely packed rows of residential terraces to maximise the speculative rental investment, however 20<sup>th</sup>-century bomb damage and subsequent 'slum clearances' have led to the development of housing estates and demolition of Victorian terraces. Open spaces were created in areas of former housing and industry; several, such as at Victory Community Gardens and Salisbury Row, were established through community campaigning and action.

### 3.3 Landmarks, views and setting

#### What's special?

- Open spaces and mature street trees provide a green setting for parts of the conservation area.
- Prominent landmarks include a place of worship (Grade II listed), a former residence chambers for single men (Grade II listed), a Victorian tenement block, three former public houses, three board schools and the former Deaf and Dumb Asylum.

3.3.1 Although the Conservation Area is bounded to the north and east by busy arterial roads, the area itself faces away from the New and Old Kent Roads and is quiet and residential. The residences and schools of the Conservation Area benefit from their setting within discrete green open spaces created in the 20<sup>th</sup>-century.

3.3.2 The Old Kent Road area in general is home to a high proportion of the borough's social housing provision and the areas outside and forming the setting to the Conservation Area are no exception to this. The post-war housing arranged in terraces of individual houses or blocks are mainly constructed in red brick, in contrast to the yellow stock brick of the terraces located within the Conservation Area.

3.3.3 The Conservation Area could be characterised as a distinctive pocket within this post-war housing, which is largely due to a combination of the response to wartime destruction and slum clearance. The Conservation Area is a positive attribute to the area, which aids legibility.

3.3.4 There are many mature street trees within the Conservation Area which provide an amenable setting for the 19<sup>th</sup>-century housing (Figure 11). There are several mature trees at the ends of Darwin and Mason Streets which act to shelter the Conservation Area from the busy Old Kent Road. Mature trees and open spaces in the Paragon Gardens provide some separation from the New Kent Road.



Figure 11 Street trees, such as on Henshaw Street, and green open spaces are important to the character of the Conservation Area



Figure 12 Eternal Sacred Order of Cherubim and Seraphim Church, former Lady Margaret Church (Grade II listed), Chatham Street



Figure 13 Elephant House, 4 Victory Place (Grade II listed)

3.3.5 Important views within the Conservation Area predominately relate to long views along the residential streets. Views across green open spaces provide a pleasing contrast to the enclosure along residential streets. There are also localised views on corners and along the street of several landmark buildings.

3.3.6 Eternal Sacred Order of Cherubim & Seraphim Church, 53 Chatham Street (formerly Lady Margaret Church) was designed by Ewan Christian in the Early English style with adjusted proportions and sheer surfaces which create a dramatic and impressive effect (Figure 12). It originated in the Saint John's College Cambridge Mission and when it was built in 1889 would have been the main Anglican church in the area. It has a contemporary former vicarage which interlocks with the western corner of the church and church hall (rebuilt 1954) situated within a tight corner plot. The church is Grade II listed as a building of national importance. The former vicarage can be regarded as listed by way of being within the curtilage.

3.3.7 Elephant House, no. 4 Victory Place, was built c. 1840 as housing for single men. It is a modest three-story building of painted stock brick with slate roof, with three sets of chambers of housing on either side of a central staircase. It was once one of many properties fronting on to Victory Place though now stands alone, with the green setting of mature street trees and the Victory Community Park (Figure 13). It is an early example of this type of social housing, and characterises the narrative for the Conservation Area, representing the once numerous 19<sup>th</sup>-century model dwellings for the lower classes. It is Grade II listed as a building of national importance.

### Listed buildings

Elephant House and former Lady Margaret Church are Grade II listed. They are on the national list of historically or architecturally important buildings.

Listed building consent is required before carrying out any work that could affect their importance. This applies to the outside of the buildings, to their grounds, and to the inside.





Figure 14 Sandringham buildings, now Balfour Street Housing co-op, 85 Balfour Street



Figure 15 Charlotte Court, former Deaf and Dumb Asylum, Old Kent Road

3.3.8 Sandringham buildings, 85 Balfour Street, now part of Balfour Street Housing Co-op, was built in the mid-1880s on a corner site next to the entrance to R White's mineral water factory. They are one of the few remaining examples of high-density experimental model dwellings for the working classes, which were once common in the area in the late 19<sup>th</sup> century. It is four stories and of London stock brick with details including arched windows picked out in terracotta giving a slightly Gothic appearance. The design and massing responds well to the earlier terraces on Henshaw Street. Its wedge-shaped plan, wrapping around the corner of Balfour Street, along with its elaborate pedimented door case supported by two pilasters with corbels gives a towering landmark presence at this crossroads (Figure 14).

3.3.9 Charlotte Court, the Former Deaf and Dumb Asylum, is the only building in the Conservation Area facing onto the Old Kent Road (Figure 15). It is formal and symmetrical and was constructed in 1886 in the Tudor Gothic style with Jacobean-style windows and extended with two additional wings in c. 1910. It largely follows the plan of the original Asylum, founded in 1807 by Rev J Townsend, Rev HC Mason, and H Thornton, MP for Southwark, in order to provide education and training in trades for people who were deaf and dumb. In 1902, it was acquired by the London School Board and was reopened shortly thereafter with facilities on the ground floor for children with physical disabilities and a school for deaf children above. Original 19<sup>th</sup>-century entrances in the school wall are now bricked up but still evident on Townsend Street featuring carved lintels for 'DEAF BOYS' and 'DIVISIONAL OFFICES'. The original grounds have been truncated through 19<sup>th</sup>-century development, including building Townsend School in the rear gardens, and the construction of the flyover in the 1960s. It was converted into flats in the 1990s.



Figure 16 Former school keepers house and Townsend Primary School, Townsend Street



Figure 17 Former Paragon school, Searles Road



Figure 18 Victory Primary School, Rodney Road

3.3.10 Townsend Primary School is a former London Board School, designed by TJ Bailey in 1885 in the former gardens of the Deaf and Dumb Asylum. It is built of London stock brick and is bulky and rectangular in plan. Its lack of chimneys or other typical Board School roof treatments suggest they were lost as a result of WWII bombing and replaced with a flat roof. On the south-western corner is the school keepers cottage, T-shaped two-story London stock brick building with a pitched pantile roof with terracotta ridge tiles, consistent with the design of the school. The pitched roof and tall chimney stacks of the cottage stand out in contrast to the flat roofs of the war damaged former Deaf and Dumb School and Townsend school building (Figure 16). Much of the school is surrounded by the original wall especially on Townsend Street, constructed from terracotta brick piers, London stock brick infill and metal railings.

3.3.11 The former Paragon School was built by TJ Bailey for the London School Board in 1900. It has a four-story central bay with symmetrical pedimented three-story wings centered on the axis of the former Paragon Crescent, in whose gardens it was built (Figure 17). It is built in London stock brick however it is more formal and classical in style than earlier Board schools with its terracotta and stone detailing. The grounds have been retained with the curved school wall to the south, erected on the line of the former Paragon gardens. The original wall running along the front of the former school on Searles Road and across Henshaw Street has red brick piers with London stock brick infill and railings and features stone-framed entrances for 'GIRLS AND INFANTS', 'BOYS' and 'SCHOOLKEEPER'. Although the entrance remains the school keepers cottage was demolished when the school was converted to flats in the 1990s. It makes for a grand and flamboyant landmark as seen from the Paragon Gardens open space, and towers over the residential terraces of Searles Road.

3.3.12 Victory Primary School was one of the first four schools built for the London School Board and opened in 1875, although this building was replaced with the current Wrenaissance style LCC school building in 1913. Some of the 1875 school features remain including the exterior London stock brick boundary wall with labelled red-brick arched entrance ways for 'BOYS' and 'GIRLS AND INFANTS' on the north and south, and the three-story school masters house on Rodney Road at Elba Place (formerly Little Trafalgar Place). The school masters house is of yellow stock brick with red brick detailing in a Gothic style and makes a prominent landmark at this junction at the curve of the road (Figure 18)

### London Board schools

In 1870, the Elementary Education Act was the first attempt to ensure the universal education of children aged 5–13. The School Board for London was the first directly elected body covering the whole of London. Between 1870 and 1904 it was the single largest educational provider in London and the infrastructure and policies it developed were an important influence on London schooling long after the body was abolished.

Its school buildings are instantly recognisable on account of their tallness relative to their suburban surroundings and their grand architectural style (variously labelled 'English Free Renaissance' or 'Queen Anne Revival') by principal architects E Robson, succeeded by TJ Bailey.

The School Board was required to rehouse working class people if too much working class housing was demolished in order to build their schools. Thus the location of new schools was driven by the need to avoid this, such as the locations of the Paragon in former Georgian villa gardens and the Townsend School in the gardens of the Deaf and Dumb Asylum.

3.3.13 The Gloucester Arms former public house, now flats, occupies a prominent corner on Mason Street and Gavel Street. It was first opened 1839, pre-dating the construction of the Yates Estate in the Conservation Area, and was rebuilt in 1924, as inscribed on the chamfered corner frontage in Art Deco style metal lettering. It is a red brick Edwardian Neo-Georgian style building with a castellated and shaped parapet line that adds a distinctive flourish to the top of the building and the street corner. It has lost its original chimney stacks, and original pub shopfront, and original windows have been replaced with uPVC, however it is still an attractive landmark, especially when viewed across the nearby green open spaces (Figure 19).

3.3.14 The Victory former public house is an ornate mid-19<sup>th</sup>-century building, now converted into flats. It is the only remaining Victorian townscape in this part of the Conservation Area after clearances of Victorian housing in the mid-20<sup>th</sup> century and the building of housing estates and the creation of open green spaces which now characterise this area. Its pilasters with decorative urn finials on the roof line give a strong verticality to the prominent corner building and along with its chamfered corner presents a strong landmark viewed across Salisbury Row Park (Figure 20).

3.3.15 The Globe former public house, built c. 1881 of yellow stock brick, is classical in style with Italianate detailing around the windows. The parapet has a plaster band and cornice running across the front of the façade. There are two range windows on either of the axis. The first and second floor feature pairs of wide tripartite windows with original two pane sashes with decorative surrounds. The frontage has largely retained its original rhythm of doors and windows separated by simple pilasters, although the shopfront windows have been replaced with uPVC. The central door is the original pub door including the decorative frame and fanlight. As is typical in Yates' estates, the public house was not intentionally designed into the estate but used to fill an awkward shape that could not easily accommodate residential dwellings. Its symmetrically designed façade around the axis of the corner provides a landmark at the junction of Darwin and Chatham Streets distinct from the rhythm of the uniform terraces of housing either side (Figure 21).



Figure 19 The Gloucester Arms former public house, Mason Street



Figure 20 The Victory former public house, Barlow Street



Figure 21 The Globe former public house, Darwin Street

## 3.4 Character areas

### What's special?

- Coherent and intact runs of late Victorian terraces by local developer Edward Yates, of uniform design, with many streets lined with street trees
- More individualistic landmarks interspersed on the peripheries of the estate, some listed, some with particularly fine detailing.
- 20<sup>th</sup>-century parks and former Georgian gardens provide an open green setting which contrasts with the densely packed residential streets

### Late Victorian terraced housing by Edward Yates

### What's special?

- Long rows of Victorian terraces by local developer Edward Yates, contributing to a distinct local east Walworth style, a uniformity of detailing and with original features intact to create attractive streets
- Public amenities not intentionally included within the layout, located at the peripheries of the estate

3.4.1 The general character of the Conservation Area is domestic with rows of densely packed terraced houses built in the later 19<sup>th</sup> century, occasionally punctuated by civic amenity buildings, detailed in section 3.3. The majority of later 19<sup>th</sup>-century housing in the Conservation Area was built by local developer Edward Yates to a uniform design and of good quality materials. Yates built many residential estates specifically for the lower-middle and working class rental market in the Walworth area. There is a similarity of design and materials of these estates, and gives the Conservation Area a distinct local character. Public amenity buildings were not intentionally designed into the urban layout of Yates' estates and are found at corners or on the peripheries of the estate and commonly built by others.

#### *Chatham Street and Darwin Street*

3.4.2 The three-storey Yates terrace design of Chatham and Darwin Street is similar to those of the Larcom Street Conservation Area and consists of rendered bay windows at ground floor with rendered door surrounds and string course between first and second floors. Building heights across the area are generally uniform. Window openings have flat gauged segmented arches. These have vermiculated keystones above the door and upper floor windows. Alternate red brick headers are evident above the upper floor windows. Roofs are pitched with brick chimney stacks with rectangular chimney pots. The overhanging eaves have timber console brackets.

3.4.3 Buildings are predominantly built of yellow stock brick generally laid in Flemish bond with red brick detailing (headers, door surrounds, string courses). They feature the use of render on ground floor bays and door surrounds, use natural slate as the characteristic material for the pitched roofs and have yellow stock brick chimney stacks with clay pots. Where the terraced buildings have not been subsequently altered, the buildings retain their original high chimney stacks and some of the original distinctive rectangular chimney pots. On Darwin Street and Chatham Street some of the chimney stacks have been reduced in height and the original chimney pots have been lost.



Figure 22 Darwin Street



Figure 23 Darwin Street



Figure 24 Rear elevations of outriggers of Nos 3a–53b Darwin Street, with entrances to flats onto Mason Street

3.4.4 Original timber sash windows are a feature throughout, generally with two lights, usually painted white. Many of the doors appear to be original timber doors based around a four-panel design, although some appear to have been modified either to remove or add glazed panels. These are generally varied in colour. Fanlights are typically rectangular and of plain glass.

3.4.5 The tightly packed buildings have resulted in small rear gardens or yards. Whilst the buildings are set back from the pavement, the front gardens are generally small, around 1.8 metres deep. Very few of the boundary treatments are original. There is some consistency within streets but also variation; but boundary treatments generally consist of solid yellow stock brick walls (approximately 1.2 metres high) and metal fencing with a decorative finial, approximately 1 metre high.

3.4.6 The significance of Darwin Street centres around its 18<sup>th</sup>-century street pattern and sense of enclosure around the north eastern end where it meets Searles Road (Figure 22). The late 19<sup>th</sup>-century Yates terrace houses and the inventive re-use of the rear of the buildings make cottage-style dwellings facing Mason Street that illustrate a particularly successful example of the de-intensification of the area in the 1970s and 80s. 20<sup>th</sup>- and 21<sup>st</sup>-century public realm improvements and community planting mixed with mature street trees next to the Old Kent Road provide for separation from the busy thoroughfare and quiet and amenable settings for the Victorian housing.

#### *Nos 2–18 Darwin Street*

3.4.7 Nos 2–18 Darwin Street are a typical three-storey Yates estate terrace with two-storey back returns, small front and rear gardens and front boundary treatments of vertical open metal fencing with distinctive metal posts incorporating small urn finials (Figure 23). With the exception of No. 4, they retain their painted timber sash windows. No. 12 has an original tall chimney stack making a distinctive townscape feature at the junction on Darwin Street and Searles Road. Nos 2, 4 and 6 sit forward from the rest of the terrace by 1m

as does the former Globe public house at no. 20 (see section 3.3.15).

*Nos 3a and 3b–53a and 53b Darwin Street, with entrances also on Mason Street*

3.4.8 Nos 3a and 3b–53a and 53b Darwin Street, with entrances also on Mason Street, retains its outward appearance as a Yates terrace, however in the early 1980s, the houses were divided internally into two flats, and altered and extended over two storeys at the rear to make a second entrance facing onto Mason Street (Figure 24). The ground floor flat is accessed from Darwin Street using the original entrance. The second flat covering the first and second floors is entered from Mason Street via the rear extension, making the rear extensions into a front façade for these dwellings, arranged in pairs with small external porches. All the front gardens have 1m high yellow brick walls. All of the tall chimneys were reduced in height so these are no longer a feature of the terrace.

*Nos 67–157 Chatham Street*

3.4.9 Nos 67–157 Chatham Street, with the exception of modern infill at No. 115, are also representative of a typical Yates estate terrace and present a pleasing rhythm and long view of this style of housing (Figure 25, Figure 26). Nos 67–89 and 123–157 are arranged in the original configuration over three storeys with one staircase and two storey rear extensions (Figure 27). Detractors include a c. 2012 infill development at 115 Chatham Street.

3.4.10 Nos 93–109 and 119 & 121 Chatham Street consists of a Yates terrace converted to flats in the early 1980s by Southwark Council. Although the rhythm of the elevation of Chatham Street is somewhat altered by the frontages of the 1980s conversions, this is not immediately apparent and the impression is of a Yates estate street. Back returns were demolished to allow light to the rear and the front façades have been altered with half of the entrance doors converted into windows. A dividing wall has been inserted behind the middle column of the front entrances to each of the houses, and some of the columns have been removed where windows have been inserted (Figure 28).



Figure 25 Chatham Street



Figure 26 Chatham Street



Figure 27 Typical three-storey Yates terrace, Chatham Street



Figure 28 Chatham Street, with entrances modified to windows



Figure 29 Yates housing at the end of Henshaw Street, Nos 79–82, similar in design to Chatham Street housing

3.4.11 No. 55 Chatham Street was badly damaged in WWII and appears to have been rebuilt. It has a large side and rear extension partly full height and detracts from the area.

#### *Public amenities on the peripheries*

3.4.12 Public amenity buildings, many of which have since been converted to housing, are found at the peripheries of the estate. The corners of Chatham Street, Darwin Street, Balfour Street and Mason Street are punctuated with landmark buildings (see section 3.3 for more information on these). The Eternal Sacred Order of Cherubim & Seraphim Church (former Lady Margaret Church, listed Grade II) with its former church hall and vicarage make for a grand corner landmark at Chatham Street and Balfour Street. The Globe former public house is inserted into an awkward plot where Chatham and Darwin Streets meet which was unsuitable for residential use in the estate. The Gloucester Arms former public house occupies a plot which predates the Yates Estate though the building was rebuilt in 1924. The Victory former pub, was once the edge of the Yates estate to the south-west and is now isolated from the estate with the demolition of housing and replacement with open space in Salisbury Row. The former Deaf and Dumb Asylum and Townsend Primary School make for bulky landmarks at the edge of the estate to the south-east.

#### *Nos 79–82 (all) Henshaw Street*

3.4.13 Nos 79–82 (all) Henshaw Street were later houses built in the area by Edward Yates, in the mid-1890s. The rest of Henshaw Street was laid out in the 1870s by another developer S. Sansom (see section 3.4.26). The design of the four houses is similar to the Yates terraces in Chatham Street, although the houses lack the characteristic corbels at eaves level (Figure 29).

3.4.14 They butt up to the wall of the Paragon School which cuts across the abrupt end to Henshaw Street. The dead end represents the historic boundary line between the two parishes of St Georges and St Marys Newington, which runs through the Conservation Area (see Figure 6, Figure 35).



## Late Victorian terraces by other developers and Victorian tenements

### What's special?

- Tree-lined streets of long Victorian terraces, with design and detailing which complement the Yates estate buildings
- Remnants of Victorian tenements and model dwellings, once a dominant housing type in the area
- Former shopfronts contribute to a quiet suburban setting

### *Nos 27–33 (odd and even) and 35–37 (odd and even) Searles Road*

3.4.15 Nos 27–33 (odd and even) and 35–37 (odd and even) Searles Road were built in the late 1870/80s, replacing the earlier Georgian dwellings, and naming the street after the former buildings' architect. They are two-storey dwellings of London stock brick with butterfly roofs and two-storey rear extensions. At ground level is a single-storey bay window and entrance door with a shallow segmental arch and fanlight above. Two single-width two pane sash windows with segmental brick arches above at first floor level. Half the houses also have full-width dormer roof extensions with windows. No. 37 has been extended over an alley to the side and now incorporates a garage door within the street frontage.

3.4.16 The defining feature of this terraced street is the brickwork (Figure 30). The diminutive scale of the street with its two storey houses allows the pattern to dominate and offers a different character to the adjacent streets. Decorative moulded bricks in a nail-head pattern make up a three-dimensional string course running above the window and door arches on the ground floor. Two courses of these moulded bricks are arranged to simulate capitals on the brick columns supporting the bay window. The voussiers above the first floor segmental arches are composed of fancy chevron patterned moulded bricks. Just below parapet level there is a course of sawtooth bricks above a raised keystone-like relief composed of headers and stretchers. Overall there is a sense of orientalism about the decoration, as often seen in late Victorian architecture.

3.4.17 The buildings at Nos 38, 38a and 39 were built post-1995 and are a poor match for the neighbouring terrace.



Figure 30 Searles Road



Figure 31 Nos 27–33 (odd and even) and 35–38 (odd and even) Searles Road

3.4.18 Views along this portion of Searles Road in both directions are notable. Its small scale bounded with trees either end give a sense of enclosure and privacy (Figure 31).

3.4.19 Adjacent to No. 38 Searles Road there is half a pillar, fragments of late 18<sup>th</sup>- or 19<sup>th</sup>-century decorative railings, three more red brick pillars and a stone dressed entrance to the school keepers house of the former Paragon school (Figure 32).

#### *Nos 1–12 and 13–26 Searles Road*

3.4.20 Nos 1–12 and 13–26 Searles Road are a series of terraced houses which line a new tree-lined street constructed during the late 1890s redevelopment after the demolition of the Paragon villas. They are of a large scale and balance the bulk of the Paragon Board School opposite. The three-storey terrace is constructed around pairs of houses with two recessed doors arranged next to each other making small external porches. There are two-storey bays either side of the doors giving the impression of a double bay fronted house. All of the buildings have pitched slate/red pantile roofs, brick party walls and high chimney stacks shared between pairs of buildings (Figure 33, Figure 34).

3.4.21 The front façades are busy with detail. A painted three-dimensional string course weaves above window and door arches along the entire terrace façade. Ground- and first-storey windows feature curved segmental arches of a lighter colour of brick though top-floor arches are flat and the lintels are plainer. All bays and windows have projecting sills supported by consols. Decorative painted stone springers simulate column capitals on the piers supporting the bay roofs. The eaves feature three courses of projecting bricks and there are decorative moulded spheres fixed to the top of the party walls at the level of the eaves.

3.4.22 At the rear, they have two-storey back returns with a single-storey WC. The buildings are set into small yards/gardens, originally arranged back-to-back with the houses facing the New Kent Road which were demolished during 20<sup>th</sup>-century road widening works.



Figure 32 Entrance to the Schoolkeepers cottage (demolished) in the extant former Paragon school wall



Figure 33 Nos 1–12 Searles Road



Figure 34 Nos 13–26 Searles Road

3.4.23 The boundary line of the yards at the rear of Nos 1–12 and 13–26 Searles Road is straight except where they intersect with the curved boundary line of Paragon Gardens. The curve was allowed to dominate, resulting in two wider, shallower plots at each side of the entrance into Paragon Gardens, Nos 2 and 13 Searles Road, which are smaller and wider villas than the rest of the terrace and frame the entrance to the park. No 26 accommodates the left-over piece of ground where Searles Road met the existing street Paragon Mews. It forms an L-shaped building that is set quite far back from the terrace frontage, although it shares the same materiality and detailing as the main terrace.



Figure 35 Henshaw Street abruptly ends at the boundary wall of the former Paragon School

3.4.24 Many of the houses retain their terracotta tiled paths leading up to panelled front doors. The original boundary treatment was a low brick wall with decorative metal railings above, enclosing yards about 1m deep, though many of the railings have now gone.

3.4.25 This portion of Searles Road features mature London plane trees, planted when the road was constructed. These have been supplemented by younger street trees creating a quiet enclosed street.

#### *Nos 7–77 (odd) Henshaw Street, 6–76 (even) Henshaw Street and No. 78 Henshaw Street*

3.4.26 Henshaw Street was leased and built in the 1870s by S. Sansom, a local builder from Kennington, who went into limited partnership with Edward Yates in the 1860s–80s.

3.4.27 Nos 7–77 (odd) Henshaw Street and 6–76 (even) Henshaw Street are a long line of terraces along a quiet tree-lined street which ends abruptly cut by the perimeter wall of the former Paragon school grounds (Figure 35). All houses in the main terrace are identical flat-fronted three storey houses of London stock brick, Flemish bond, with gauged brick arches and other details picked out using terracotta stretchers and headers, with single-storey extensions at the rear (Figure 36).

3.4.28 All dwellings have butterfly roofs hidden behind the parapet and two chimney stacks, centrally placed and shared between adjacent houses.



Figure 36 Henshaw Street



Figure 37 Mature trees line the pavements of Henshaw Street

3.4.29 The façades are set back from the street by about 1m leaving a small front yard typically surrounded by a four course high brick wall. These walls would originally have had metal railings. The fenced yards work in pairs with a central gate.

3.4.30 The four-panel front doors (many remain) with fanlight above also work in pairs. Each door is recessed to make a small covered porch. The porches do not appear to have decorative tile work around the doors.

3.4.31 The terraces feature one wide tripartite double sash window on the ground floor and two windows on each of the first and second floors. All have identical flat-gauged arches of terracotta brick with a painted plaster/cement keystone, with double sash windows. A horizontal course across each of the three storeys of red bricks is set in-line with the top and bottom of each gauged arch. Another terracotta line runs between the painted concrete window sills. Red brick headers are used to make simple patterning between the red brick bands above the ground floor windows. The modesty of the uniform terraces of Henshaw Street is part of their significance as early examples of terraced dwellings for the working class, not for the lower middle class that Yates sought to attract.

3.4.32 Mature street trees are integrated into the pavement in the central section of Henshaw Street. Some have been removed, and supplemented with younger trees. This contributes to its character as a long, quiet residential side road (Figure 37).

3.4.33 No. 78 Henshaw Street, set into a wider site at the end of the terrace, is a double-width house with two bay windows on the ground floor either side of the recessed entrance door. It is an anomaly, built later than the rest of the street, probably in the mid-1880s, but is uniform in design to the rest of the terrace.

3.4.34 There is some modern infill at the entrance to Henshaw Street. No. 4 Henshaw Street is a slimmer plot but has attempted to match the style of the terrace and is neutral to the streetscape. Nos 93-95 Balfour Street, while some details make a nod to the decorative scheme of Henshaw Street, this is executed poorly. It's mass and design detracts from the Conservation Area.



Figure 39 No. 91 Balfour St

Figure 38 Former shopfronts and residential above at Nos 87-91 Balfour Street, abutting Sandringham Buildings

### *Nos 87-91 Balfour Street*

3.4.35 The detail and age of Nos 87-91 Balfour Street is consistent with the design of those in Henshaw Street, although the use is (formerly) retail on the ground floor with residential above (Figure 38). Each retains parts of its original shop front comprising two panelled pilasters, fascia panels with cornices and corbels though they have now been infilled with yellow stock brick, new

windows and doors. Between nos 87 and 89 there is a boot scraper integrated into the pilaster. Both nos 87 and 89 have their original doors and frames.

3.4.36 On the corner, No. 91 Balfour Street has a stepped gable without fenestration and banded red brick patterning and brick dentil cornice at parapet level, which makes a connection with the terrace in Henshaw Street (Figure 39). It is built with a radius brick corner that incorporates vertical red brick quoin details, set in relief either side of the radius.

3.4.37 Nos 87–91 Balfour Street abut the Victorian model dwellings the Sandringham Buildings, No. 85 Balfour Street (section 3.3.8), and make for a pleasant streetscape (Figure 38).



Figure 40 A typical pair of houses in the terrace, Nos 67–83 Balfour Street



Figure 41 No. 67 Balfour Street with former shopfront

### *Nos 67–83 Balfour Street*

3.4.38 Nos 67–83 Balfour Street are a residential terrace with former shops at either end, built in the mid-1880s, after Henshaw Street but before the model dwellings and since the 1980s are a part of the Balfour Street Housing Co-op. There is a consistency in the quality, decoration and architectural features of the terrace, and they are well maintained. The use of terracotta is similar to the Henshaw Street houses, running in horizontal bands that line up with the window sills, and framing the lintels on first and second floor. The buildings are three storeys with pitched slate roofs and chimney stacks shared between each pair of buildings. The eaves are supported by consol brackets.

3.4.39 At the front, the terrace is set back from the street by about 2m forming small front gardens delineated by concrete upstands that previously had railings. The houses are designed in pairs with two recessed doorways making small external porches in the centre, united with a wide rendered band and a cornice across the top with a keystone above each door (Figure 40). Vertical brick quoins articulate the wider entrance and there is a central brick pier with rounded corners, separating the individual entrances. They generally have 4-panel doors with a fanlight. There are two-storey bay windows arranged on either side of the entrance, constructed entirely from painted terracotta. Around the bay the window openings are chamfered (on the vertical) and curved on the horizontal surface and include flat keystone details. At the top, each bay has a small cornice and at the bottom each has a protruding sill, those on the first floor are supported by profiled consol brackets. There are single windows above the entrance on first and second floor levels and an additional pair above the bays on the second floor. These windows have plainer shouldered

painted lintels with a horizontal curved chamfer above. The windows are two-pane sash, probably replaced when refurbished in the 1980s.

3.4.40 They have large two storey rear extensions that incorporate roof gardens and sheds at second floor level. They have one bay window in the rear extension at ground floor level.

3.4.41 The dwellings at each end of the terrace were originally constructed as shops. Both former shop fronts have retained their pilasters and consol brackets but have been infilled during their conversion to residential use, No. 67 more sympathetic to the original shopfront design than No. 83. These slimmer buildings step forward with the property boundary line and are flush fronted without bay windows (Figure 41, Figure 42).

3.4.42 Nos 67-83 Balfour Street make for a pleasing set piece which echo the design of Henshaw Street. The chamfered edge of the former shopfront at No. 83 presents a face to the complicated junction of Victory Place and Balfour Street. This fine urban set piece at the wide junction where Balfour Street narrows, along with the mature trees and Victory Community Park create an open, green, suburban setting for the Grade II listed Elephant House (see section 3.3.7).



Figure 42 No. 83 Balfour Street, with chamfered edged former shopfront that meets the junction



Figure 43 5a Elba Place, abutting the school boundary wall of Victory Primary

#### *No. 5a Elba Place*

3.4.43 Victory Place and Elba Place were some of the first streets laid out in the part of the Conservation Area, in former Locks Fields, and they retain their 18th-/early 19<sup>th</sup>-century sense of scale and character.

3.4.44 Adjacent to Victory Primary School, No. 5a Elba Place is all that remains of five small infill housing plots and a public house erected along Elba Street in the 1890s. It is similar to the late 19<sup>th</sup>-terrace designs by Yates, although it has been extended to the side, the rear and into the roof to convert it into multiple flats. The building has lost its butterfly roof. However when viewed from the street these changes are not particularly visible (Figure 43).

3.4.45 The Conservation Area is predominantly characterised by late Victorian housing with amenities on the peripheries. However there are some remnants of the earlier Georgian and early Victorian urban form. The only dwelling of this age within the Conservation Area is the former ‘chambers for single men’ Elephant House, No. 4 Victory Place, a Grade II listed building. Aspects of the Georgian Paragon Terrace villas remain in the form of plot and boundary lines around Searles Road and Henshaw Street. The former front gardens are preserved as green space along the New Kent Road.

### Green open space

3.4.46 The Yates estate was modified significantly in the 20th-century with the demolition of Yates terraced housing and their replacement with housing estates and open green spaces. Much of the green space was created through local community action in the 1970s and 80s.

3.4.47 In the centre of the Conservation Area is the large Salisbury Row Park, created in the 1980s after the demolition of more Yates housing on this triangular plot between Chatham Street and Darwin Street. It is a large open green space with larger more mature trees located around the perimeter. The lack of boundary fencing around most of the perimeter except in the wildlife area, contributes to it feeling like a large open front garden belonging to all of the housing around it and makes a calm and generous setting for this part of the Conservation Area (Figure 44). Other green spaces were also formed from land left empty after clearances of Victorian terraces, including the orchards and community gardens at Mason Street. The area also contains a Peace Garden and Lee’s Memorial.

3.4.48 The Community Orchard on Mason Street was established 20 years ago and includes thirteen apple trees of different varieties. These were planted by local people and have now grown into a mature orchard, providing a source of apples and green open space for local residents.

3.4.49 Victory Community Park was designed and planted by the Balfour Street Housing Co-op, local TRA’s and Victory School and opened in 1980 on land cleared of former Victorian tenement buildings. It features a nature area, mature trees, a playground and sunken MUGA, constructed out of the basements of the former tenement blocks that occupied that location.

3.4.50 Paragon Gardens was laid out in the former front gardens of the Paragon Crescent villas, designed by Michael Searles, demolish c. 1899. It provides a green buffer from the New Kent Road for the two terraces which frame it on Searles Road and makes for a green setting for the grand former Paragon school. Its curves provide a glimpse of the former splendour of the original Georgian crescent of villas facing onto the New Kent Road.



Figure 44 Salisbury Row Park



Figure 45 Victory Community Park

# 4 The conservation area today

## 4.1 Audit of designated and undesignated features

### Listed buildings within the Conservation Area:

- Elephant House: Grade II, c. 1840, an early example of the type of housing for single men which became increasingly popular later in the century.
- Lady Margaret Church: Grade II, former Anglican church designed by Ewan Christian.

#### Listed buildings

Listed Building Consent is required before carrying out any work that could affect their importance. This applies to the outside of the buildings, to their grounds, and to the inside.

### Key Unlisted Buildings and Building Groups

4.1.1 The main elements of the Conservation Area are groups of buildings that combine into frontages that define streets, spaces and views. This group value is as important as the individual characteristics of buildings. The following groups are of particular note:

- Sandringham buildings, 85 Balfour Street
- Charlotte Court, the Former Deaf and Dumb Asylum, Old Kent Road
- Townsend Primary School, with former school keepers house and school wall
- Victory Primary School, with former school keepers house and school wall
- Former Paragon School and school wall
- The Gloucester Arms former public house, Mason Street
- The Victory former public house, Barlow Street
- The Globe former public house, Darwin Street
- Nos 2–18 Darwin Street
- Nos 3a and 3b–53a and 53b Darwin Street, with entrances also on Mason Street
- Nos 67–157 Chatham Street, with the exception of modern infill at No. 115
- Nos 1–12 Searles Road
- Nos 13–26 Searles Road
- Nos 27–33 (odd and even)
- Nos 35–37 (odd and even) Searles Road
- Nos 7–77 (odd) Henshaw Street
- Nos 6–76 (even) Henshaw Street
- No. 78 Henshaw Street



- Nos 79–82 (all) Henshaw Street
- Nos 67–83 Balfour Street
- Nos 87–91 Balfour Street
- 5a Elba Place

### Other features

- Open setting of the green open spaces within the Conservation area, including Salisbury Row Park, Victory Community Park, Paragon Gardens and pocket community parks such as at Mason Street.
- Views into the Conservation Area from the Old Kent Road, New Kent Road and Rodney Road, across open spaces, and to landmark buildings
- Some historic street trees along Searles Road, Henshaw Street, Chatham Street and Darwin Street
- Early 19th-century street layout remains largely unchanged, with many of the street names in the west of the Conservation area reflecting the Battle of Trafalgar and Nelson's flagship HMS Victory, which have influenced later public amenities names in the area

### Neutral buildings

- No. 4 Henshaw Street

## 4.2 The conservation area today

4.2.1 The historic buildings within the Conservation Area remain surprisingly intact with most historic features still in place. This very much adds to the special character and appearance of the area. Nevertheless, there have been some unsympathetic alterations:

- replacement of windows and doors with uPVC
- addition of satellite dishes;
- loss of boundary walls and railings
- poor façade repairs and unsightly and damaging repointing
- rear dormer extensions removing legibility of the roofline

4.2.2 The Council's policy is to stop the further loss of original features and to refuse permission for unsympathetic alterations.

4.2.3 The Conservation Area is largely built out with few development opportunities.

4.2.4 Most buildings contribute positively to its special character and appearance with only Nos 38, 38a and 39 Searles Road, 43-51 Searles Road, 54-59 Searles Road and Nos 93-95 Balfour Street as modern buildings which do not conserve or enhance the area.

4.2.5 The public realm (road, pavements etc.) is in reasonable condition. Traditional granite kerbs, where they remain, are an important part of its character and should be retained. Pavements are covered with a mixture of concrete paving slabs or tarmac.

# 5 Management and development guidelines

## 5.1 What changes can you make to your building or your development site? What about trees?

5.1.1 This section lays down guidelines to ensure that the character and appearance of the Conservation Area is maintained. Building owners and the Council in its capacity as Highways authority and other stakeholders will be expected to follow these guidelines.

## 5.2 What needs permission?

5.2.1 The control of change to buildings within the Conservation Area is in most cases via the normal planning system. Planning permission is not needed for all changes although the regulations in Conservation Areas are stricter than elsewhere:

- Only very small extensions can be built at the rear of a house without the need to apply for planning permission. There are restrictions on roof lights and satellite dishes.
- Replacement windows and doors to houses do not require planning permission as long as they are similar in appearance to the existing windows. However, you should note that the Council interprets this rule very strictly in Conservation Areas — i.e. uPVC windows and doors are not similar in appearance to original timber windows. Even double-glazed timber sash windows often have a different appearance than that of single-glazed originals. Planning permission will be required for these items and will not be forthcoming for uPVC windows.
- The rules applying to flats and commercial premises are stricter than those applying to single houses. Small changes, such as changing shop fronts, windows or doors almost always require planning permission.
- In addition, 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.

5.2.2 The list above is not comprehensive. Further advice on what requires planning permission is available: <https://interactive.planningportal.co.uk/>

**If in doubt, check with the Council before carrying out any work.**

If work is carried out without planning permission, the Council can take legal action to require the work to be removed or put right. In the case of listed buildings, owners and builders can be prosecuted. Always check before starting any building project — even replacing windows or doors.

## 5.3 Trees

5.3.1 Where pruning of privately-owned trees is required, a notice must be submitted to the Council setting out the work to be done. The Council then has 6 weeks to reply. Your tree surgeon should be able to provide further advice on this matter.

## 5.4 How will be the Council judge planning applications?

5.4.1 In accordance with the Planning (Listed Buildings and Conservation Areas) Act, 1990, all changes that require planning permission will be judged as to whether they preserve or enhance the character or appearance of the area. It should be noted that even small changes such as replacing windows can affect character and appearance.

5.4.2 In line with the Government's National Planning Policy Guidance (the NPPF) the Council will ask three questions about your proposals:

- a) What is important about your building(s)? How does it/they contribute to the special character and appearance of the Conservation Area?
- b) How does your proposal affect the special character and appearance of the Conservation Area?
- c) If your proposal causes harm to the character and appearance of the area, can it be justified when weighed against the public benefits of your proposal? (Public benefits may include alterations to make your building more usable such that it has a long term future).

5.4.3 When you submit a planning application, you should provide a Heritage Statement along with drawings that answers the three questions above.

## 5.5 Advice on common building projects

5.5.1 The following guidance provides an indication of the most appropriate approach to common problems and development pressures within the area.

### New development, extensions

5.5.2 There is little scope for new development in the area.

5.5.3 The terraced form of existing houses is such that (with a few exceptions) only rear extensions are possible. However, streets are quite close together, creating short gardens. The scope for all but the smallest single-storey rear extensions is therefore very limited.

5.5.4 Any extension will be expected to be designed such that they complement the special architectural interest of each building. This will demand skilful bespoke architecture.

5.5.5 The uniformity of roof forms is an important characteristic of buildings within the Conservation Area. This precludes roof extensions, dormers or other alterations. Similarly, front façades are generally intact and require to be retained.

5.5.6 The area is within an area of archaeological potential. You may have to carry out an archaeological assessment before submitting an application for a new extension to your building. Contact the Council archaeologist at [design.conservation@southwark.gov.uk](mailto:design.conservation@southwark.gov.uk) for further advice.

### Alterations and repairs

5.5.7 The survival of original features plus the uniformity of detailing from house to house are key characteristics to preserve.

#### General

5.5.8 Original doors, windows, roof coverings and other historic details should all be repaired wherever possible, rather than replaced. Artificial modern materials such as concrete tiles, artificial slates, and uPVC windows generally appear out of place, and may have differing behavioural

characteristics to natural materials. Where inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials will be encouraged.

### *Windows and doors*

5.5.9 Double-glazed windows may be allowed on non-listed buildings within the Conservation Area. On front elevations and on elevations that face highways and public footpaths or spaces, these should be timber sash windows to exactly match original patterns. Features like glazing bars (which divide each sash into smaller panes) should have a similar profile to existing single glazed windows.

5.5.10 Original doors and doorframes should always be retained. Where repair is impossible, or where modern doors are to be replaced, the replacement should exactly match original doors within the streets. This will in general demand bespoke joinery rather than off-the-shelf items.

5.5.11 All external joinery should be painted, which is the traditional finish. Window frames should normally be painted white although darker colours may be acceptable where there was previous evidence of this. Darker 'heritage' colours should be considered for doors, such as navy, maroon, dark green, black, etc.

### *Roofs*

5.5.12 Where possible, original roof coverings should be retained and if necessary repaired with slate to match existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later work, natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Conservation Area.

5.5.13 The greater weight of concrete tiles can lead to damage and deterioration of the roof structure and will usually be unacceptable.

5.5.14 Where they exist, original chimney stacks and pots should be retained and repaired if necessary.

### *Brickwork*

5.5.15 Brick is the predominant facing material in the Conservation Area. 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 and colour and should be laid in an appropriate bond to match the existing.

5.5.16 Some buildings in the area have suffered from the unsympathetic repointing of brickwork. This should only be done where necessary, and only following with advice from a conservation officer at the Council. Gauged brick arches should not be repointed.

5.5.17 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. Advice should be sought from the Council.

### *Rainwater goods*

5.5.18 Gutter and downpipes are of a standard style, originally in cast iron. Repairs and renewal should preferably be in cast iron (or cast aluminium) on the 19th- and 20th-century buildings. This is readily available and provides a better long-term investment than fibreglass or plastic.

### *Boundaries and driveways*

5.5.19 Front boundaries within the Conservation Area in general consist of brick walls or walls with railings. These traditional boundary features are an important part of the architectural

significance of the area and should be retained. Their loss to make way for driveways or parking will not be acceptable.

5.5.20 The reinstatement of traditional boundary walls and railings, where these have been lost, is strongly encouraged. It should be noted that modern copies of traditional details, for example, mild steel railings in place of cast iron, are rarely acceptable.

### *Satellite dishes*

5.5.21 Satellite dishes on buildings, particularly on front façades, can harm the appearance of the Conservation Area.

5.5.22 Planning permission is always required if you wish to install an antenna or satellite dish that exceeds 70cm in diameter and which will be placed in a visible location to the front elevation or on the chimney. 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 on side and rear extensions;
- set back on rear roofs below ridge level; or
- located on the rear elevation.

### *Renewable Energy*

5.5.23 Most renewable energy installations (solar or photovoltaic panels, micro generators) require planning permission. Panels and other equipment will not be acceptable on the front elevations or front facing roof slopes of buildings. Wiring and pipework should be kept to a minimum.

### *Trees*

5.5.24 Trees form a significant part of the street scene within Yates Estate and Victory Conservation Area. Where trees are protected by a Tree Preservation Order (TPO) or have a positive impact on the character of the area they should be retained.

5.5.25 The growth potential and increase in size of adjacent trees should be taken into consideration when determining the location of any equipment, including the presence of tree roots where heat pumps are proposed.

## Consulting the Council

For small inquiries email [designconservation@southwark.gov.uk](mailto:designconservation@southwark.gov.uk) .

If you are planning a more major project — for example a new building or an extension — you can use the Council's pre-application advice service <http://www.southwark.gov.uk/planning-and-building-control/planning-applications/pre-application-advice-service> There is normally a small charge for this service.

## Old Kent Road Area Action Plan and development sites

Together with the Greater London Authority, the Council is preparing a new plan for the Old Kent Road and surrounding area. This follows the Mayor of London formally designating the Old Kent Road Opportunity Area in the London Plan. The plan provides a vision and objectives as well as policies on:

- a strategy for growth in business and industry including doubling the number of jobs
- locations for 20,000 new homes, including new council homes
- a revitalised high street with shopping and town centre facilities
- the design and heights of buildings and spaces
- improvements for pedestrians and cyclists, including new links and making existing routes safer
- public transport improvements, including an extension to the Bakerloo Line and new underground stations
- the infrastructure needed to support growth such as schools, open space and public realm, health and other community facilities

Development sites are likely to come forward that would affect the significance of the conservation area or the setting. Applications are required to be informed by a heritage statement and understanding of the significance of heritage assets, including their setting and any important views and experiences of the assets. In particular:

- Infill sites, and sites to the rear of the Old Kent Road frontage are expected to take account of the scale, massing, bulk and appearance of the neighbouring buildings and hierarchy and the proposals' impacts on the conservation area and its setting.
- Demolition of buildings of significance within the conservation area are likely to be harmful to the significance of the conservation area and would be resisted unless public benefit outweighs the harm.
- Any proposals need to consider National and London Plan policies, and New Southwark Plan policies including London View Management Framework and Borough views and design and conservation policies.