



The Liberty of The Mint

Conservation Area Appraisal and Management Plan (Adopted Nov 2018)

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Liberty of the Mint Conservation Area Appraisal and Management Plan

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Section 1: Introduction

1.1 Conservation Area Appraisal: Purpose

The purpose of this statement is to provide an account of the Liberty of the Mint Conservation Area, its character and significance, and a clear indication of the Borough Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area, and will be used by the Council in assessing the design of development proposals.

1.2 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 historic 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 July 2018.

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.

1.4 This statement has been prepared following guidance given by Historic England in their report *Understanding Place: Designation and Management of Conservation Areas* (2011). This appraisal will be a material consideration in assessing applications affecting the conservation area or its setting.

1.5 Arrangement of this document

Following the Introduction, Section 2 provides a brief history of the area and its historic 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 describes the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces, and any elements that detract from the conservation area. **Significance** is also defined in this section. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and trees, planting and other streetscape elements. Section 5 provides guidelines for future management and change in the conservation area.

1.6 Location

1.7 The Liberty of the Mint Conservation Area is situated, broadly, to the west and south of Borough Tube Station in the north the borough The Liberty of the Mint Conservation Area adjoins the Borough High Street Conservation area adjacent to St George the Martyr Church. The north boundary of the Conservation area follows the centre line of Marshalsea Road, but includes 6-14 (even) and 20-22 (even) Marshalsea Road which are located to the north side of the road. The west boundary follows the east boundary of Mint Street Park, continuing south along Sudrey Street, including the east side of this street. The south boundary runs behind properties on Great Suffolk Street, and heads south to include the public house at 125 Great Suffolk Street. Industrial buildings at the junction of Toulmin Street and Great Suffolk Street are included in the conservation area up to number 131 Great Suffolk Street. The west boundary of the grounds of Charles Dickens School and number 48 Lant Street mark the west extent, before the conservation area boundary continues along Lant Street, crossing south to include the Gladstone Public House. The east boundary of the conservation area then heads north on the west side of Borough High Street including numbers 196-230 (even) Borough High Street meeting the Borough High Street Conservation Area adjacent to St George the Martyr Church. A boundary map is provided at figure 1.

1.8 The conservation area also contains much of the site of the former Brandon House/Suffolk Place, the former palace of the Dukes of Suffolk. Much of the area of this property has been excavated on the site of the modern building known as Brandon House, which stands at the north-west junction of Borough High Street and Marshalsea Road.

1.9 Topography

Visually the conservation area is level and generally at a maximum elevation of 4.30m above OS Datum.

1.10 Planning History

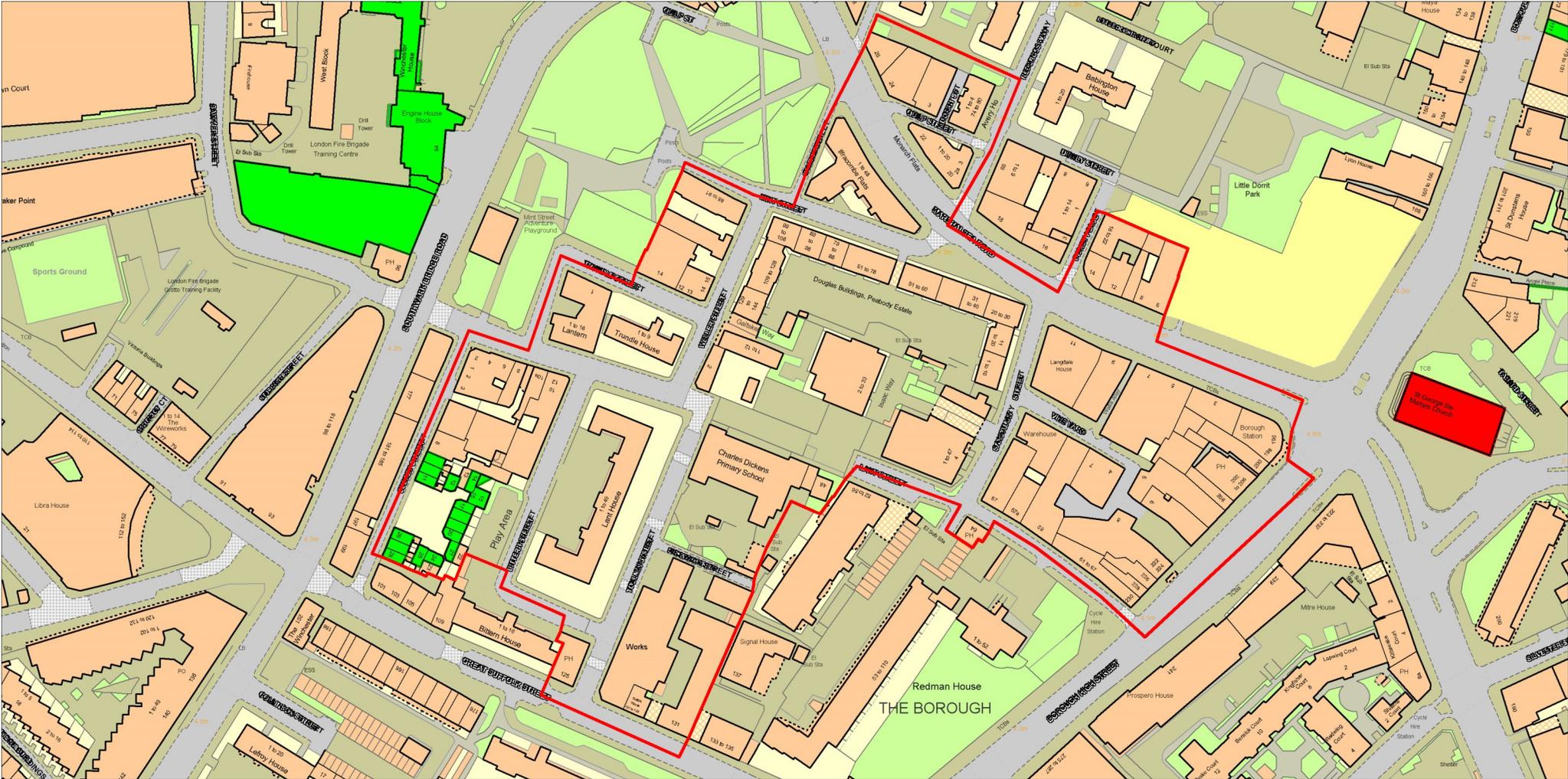
In recognition of this special character, the Liberty of the Mint Conservation Area was originally designated by the Council on 1st December 2015, under the Civic Amenities Act of 1967.

1.11 Further Information

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

1.12 Information on planning policy, including 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. National guidance and policy on the conservation of heritage assets, including conservation areas can be found at www.gov.uk

Figure 1: Liberty of the Mint Conservation Area



Section 2: Historic Background

2.1 Roman, Medieval, post medieval historic development

The conservation area lies within the 'Northern Southwark and Roman Roads', Tier 1 Archaeological Priority Area (APA). The APA is the most archaeologically significant area of Southwark containing complex deeply stratified multi-phase archaeology dating from prehistoric times to the modern day. Roman Southwark was focused on two large gravel islands (North and South), separated by braided river channels. The north side of Marshalsea Road stands roughly on the alignment of the Borough Channel. This is one of the 'rivers' that characterised the landscape of prehistoric and Roman Southwark. The channel divided the south island of the Roman settlement from the 'mainland'. The conservation area also includes part of the extensive Roman 'Southern Cemetery' where very significant Roman funerary deposits have been encountered, particularly the rich grave goods excavated on the site of 52-56 Lant Street. Beyond Lant Street, in the wider area, the line of Stane Street, the Roman road south to Chichester, probably broadly follows the line of Borough High Street (A3) and Newington Causeway south, and large and prestigious Roman buildings and settlement evidence has been found flanking the road.

2.2 The site of the former Brandon House, at the modern day junction of Borough High Street and Marshalsea Road occupied the south-west extent of the built-up area of the Borough of Southwark. There appears to be little historical evidence for the development of the site, but Wyngarde's Panorama of London, drawn 1543-44, shows the house in some detail. Based upon the evidence of the Panorama, between 1518 and 1522 Charles Brandon, the Duke of Suffolk, extended an existing late medieval courtyard house with a block of four stories, crowned with six onion-domed towers. Suffolk Place was one of the great houses or palaces that existed in Southwark during the Tudor period and was described by John Stow, writing in c 1600, as the '*large and sumptuous house builded by Charles Brandon, late Duke of Suffolk*'. During the first half of the 16th century it was fashionable among the wealthy in the south-east of England to adorn their new residences with ornate architectural terracottas used to produce features like decorative panels, entablature, pilasters and windows. The archaeological work undertaken on the site of the modern Brandon House, and earlier finds demonstrate that the remains of the Tudor building continue to the north, east, south and west of the site. Those remains to the south and west of the site are in the Conservation Area.

2.3 The north side of Marshalsea Road stands roughly on the alignment of the Borough Channel. This is one of the 'rivers' that characterised the landscape of prehistoric and Roman Southwark. The channel divided the south island of the Roman settlement from the 'mainland'. Within the area around Lant Street is a significant area of Roman burials excavated on the site of 52-56 Lant Street. Whilst this is one area where roman burials have been excavated it may be part of a more extensive cemetery.

2.4 Beyond Lant Street, in the wider area, the line of Stane Street, the Roman road south to Chichester probably broadly follows the line of Borough High Street and Newington Causeway south.

2.5 Post medieval to present day

The name 'Liberty of the Mint' comes from the establishment by Henry VIII of a royal mint at Brandon House in 1545. As part of a programme to debase the coinage, and increase production, the Southwark mint was founded along with three others at Canterbury, York and in

the Tower of London. The Southwark mint was in use until 1551.

2.6 In 1550 Edward VI issued a charter passing the crown's extensive landholdings in Southwark to the City of London. The site of Brandon House, and the lands immediately associated with it remained in Royal possession and were excluded from the charter. Mary I passed the house and its immediate lands to the Archbishop of York. The archbishop proceeded to demolish the house and the site was redeveloped as part of the town.

2.7 Based upon the exclusion of the site of Brandon House from the 1550 charter, the idea developed, during the 17th century, that people residing within the Mint claimed privilege of exemption for all legal civil and criminal processes. There descriptions of the area which state it was entered via Mint Street, the predecessor of Marshalsea Road, through a timber gateway. Other entrances to the area were gated. The Mint then became an asylum for debtors, convicts and felons.

2.8 The Liberty survived an act of 1695-6 intended to abolish it, despite the act imposing fines of £500 and transportation, and it was not until 1723, with the passing of 'An Act for the more effectual Execution of Justice in a pretended privileged Place in the Parish of Saint George in the County of Surrey, commonly called the Mint; and for bringing to speedy and exemplary Justice, such Offenders as are therein mentioned; and for giving Relief to such persons are proper Objects of Charity and Compassion there.' that the area was cleared of its residents. Despite the passing of the 1722 act it appears there was no effort to clear the housing within the area. In 1819, with the construction of Southwark Bridge Road, this bypassed the Mint to the west. The construction of Marshalsea Road, completed in 1888, to reduce traffic on London Bridge, lead to the clearance of the Mint area. However some slum dwellings survived in the area of Redcross Way up to 1898.

2.10 The Mint is referred to in literature including Willem Defoe's Moll Flanders. The clearance of the area, and the 1722 Act, is also mentioned in John Gay's Beggars' Opera. The infamous Jack Sheppard and Jonathan Wild, early 18th century criminals, used the Mint as a base to keep horses on Redcross Street. Charles Dickens lived in Lant Street as a child during the 1820s.

2.11 Extensive slum clearance in the mid 19th century, and the construction Marshalsea Road, linking Borough High Street with Southwark Bridge Road brought a new street plan to the area, however many warehouse and courtyards remained accessed via carriageways from the main roads, particularly Borough High Street and Great Suffolk Street, Large philanthropic social housing blocks, including Douglas and Ilfracombe Buildings, Monarch Flats and Lant Street School (now Charles Dickens Primary School) provided better quality living conditions and facilities for the developing area. The development of the Lant Street estate in the 1950s continued the post-war regeneration of old housing stock, characteristic of many other areas in the borough.

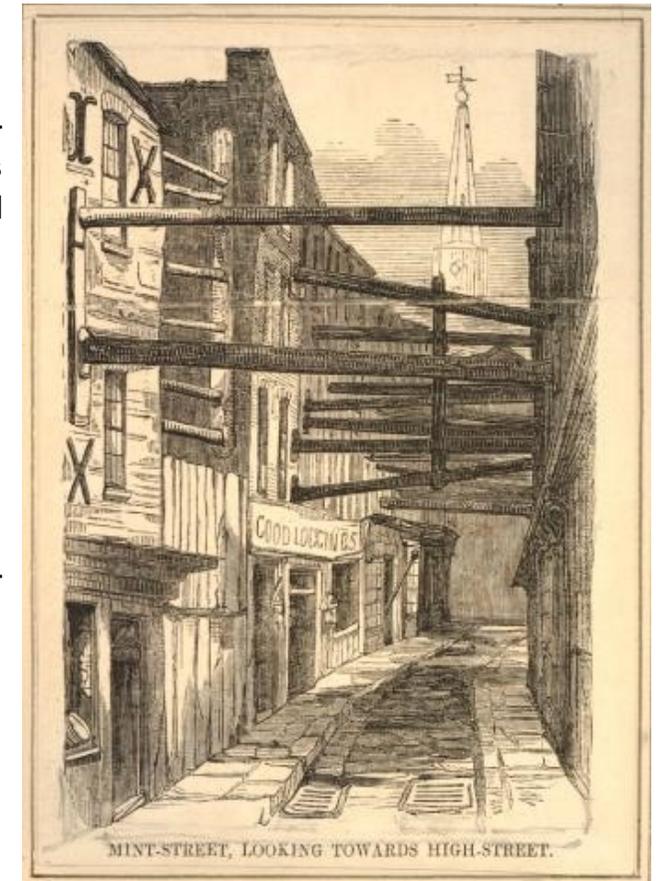


Figure 2: Mint Street c. 1853

Section 3: Appraisal and assessment

3.1 The built heritage of the conservation area, as we see it today, dates largely from the 1888 clearance and the construction of Marshalsea Road. Set-piece architecture such as the triangular Ilfracombe and Monarch flats, which flank Marshalsea Road, date from 1888 and were built by James Hartnoll as a commercial enterprise. Other elements of what is now the Peabody estate, such as Douglas House, were built in 1886, by the Improved Industrial Dwellings Company, where, unlike many blocks of this period, the block was built with self-contained flats.

3.2 Also of note are Gable Cottages, located at the south end of Sudrey Street. This is a group of almshouses, listed at Grade II. The cottages are arranged around three sides of a grassed courtyard in an irregular manner showing many gables or pitches roofs to the street frontage. They are of two stories with brick ground floors and half-timbered, roughcast or tile-hung first floors.

3.3 The Lantern, number 1 Trundle Street, is a modern housing block with concrete piers to the ground floor clad with timber, glazing and panels overlooking Mint Street. Park. Lant House, between Bittern Street and Toulmin Street, is a five storey, inter-war, brick galleried London County Council (LCC) housing block. Other successful recent housing in the conservation area has employed a greater variety of materials, but they are broadly constructed from stock brick. The north side of Lant Street and the east side of Sanctuary Street are fronted by a number of characterful warehouses. Within this block bounded by Lant Street, Sanctuary Street, Marshalsea Road and Borough High Street the lane called Vineyard that winds through the block from Sanctuary Street is fronted by a number of late 19th and early 20th century warehouses.

3.4 On Marshalsea Road good quality late 19thc warehouse buildings can be seen at number 6-14 (even), on the north side of the road and 9 and 11, on the south side of the road. Meeting the Union Street Conservation Area 24 and 26 Marshalsea Road and 3, Quillip Street are good quality warehouse buildings which date to after the construction of Marshalsea Road. Industrial buildings are better represented in the core of the conservation area, particularly at the junction of Lant Street and Bittern Street and at the junction of Toulmin Street and Great Suffolk Street, south of Pickwick Street. The building to the east side of Toulmin Street is a particularly fine workshop with stone, quoined, arched entrance way with prominent keystone. The warehouse and courtyard arrangements are part of the areas historic development and this type of pattern is found within Borough, accessed from the main thoroughfares of Borough High Street and Great Suffolk Street,

3.5 The Libertine Public House on Great Suffolk Street is a fine three storey, purpose built public house dating from the mid 19th century. The Gladstone, on the south side of Lant Street, is also a later 19th century public house, and the sole surviving building to the south side. This has a good façade with glazed tiles, and timber fascia, plus sash windows and brick façade.

3.6 Charles Dickens School occupies the centre of the conservation area. This is a late Victorian board school built of stock brick with peg tiled roof. The roof is characterised by multiple gables in the north face. The school was expanded in 2017 to include a high quality contemporary extension.

3.7 The conservation area also includes in the Borough High street frontage between 196 and 230 (even) Borough High Street. Buildings of note within this frontage include 230 Borough High Street, which terminates the run of warehouses to the north side of Lant Street, 202-206, the 'timber framed' Trinity Public House with its steeply pitched roof, dormers and gable. Numbers 22 and 226 Borough High Street are good examples of the smaller buildings in tightly confined plots. Whilst the shop fronts are largely modern, the upper parts of the buildings, particularly brick-built 228, contribute to the streetscape. Number 222-224 is a fine red brick, three bay, four storey building with stone dressings which contributes positively to the character and appearance of the conservation area, as do the upper parts of 'Right Price Express'. The tightly knit development with courtyards behind the original burgage plots is a characteristic of Borough High Street as a whole, including the areas to the north and within the Borough High Street Conservation Area.

3.8 Overall, the broad **character of the conservation area** is a tightly knit urban realm, with high quality examples of historic and modern social housing, former warehouses, 19th century townhouses, some with commercial premises at ground floor, public houses and a large Victorian board school. The area was developed on the street layout surviving from the clearance of the 1888 slum dwellings. Together, the collection of buildings, streets and spaces form a small, yet distinct community character, contrasting with the extensively developed thoroughfares of Borough High Street and the former trading and commercial areas to the north of the conservation around Borough Market and the Thames.

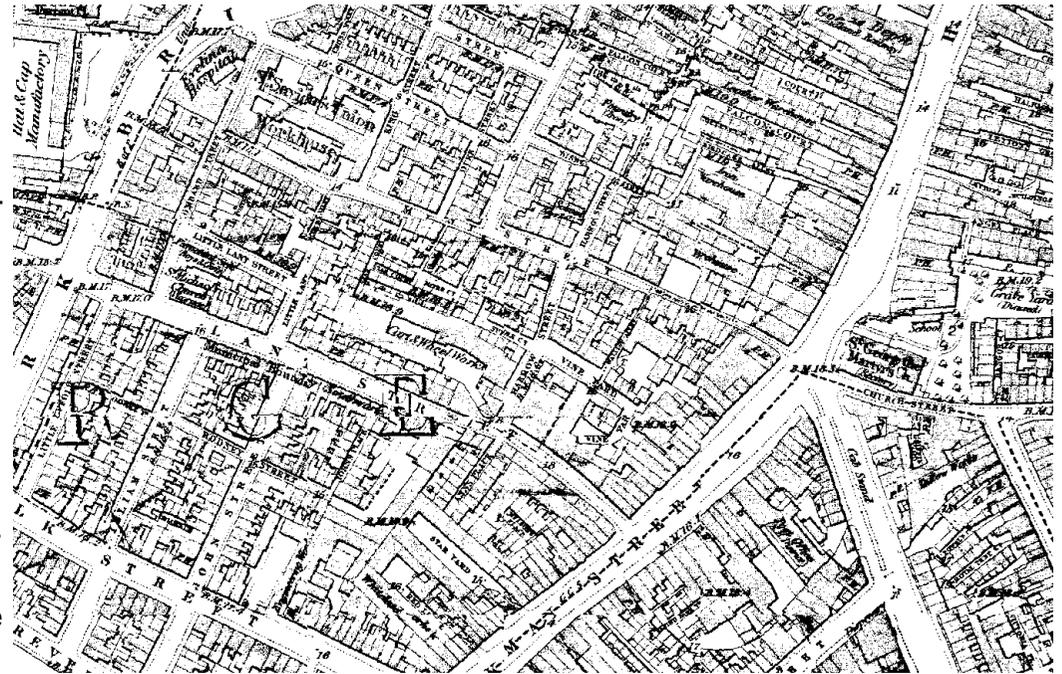
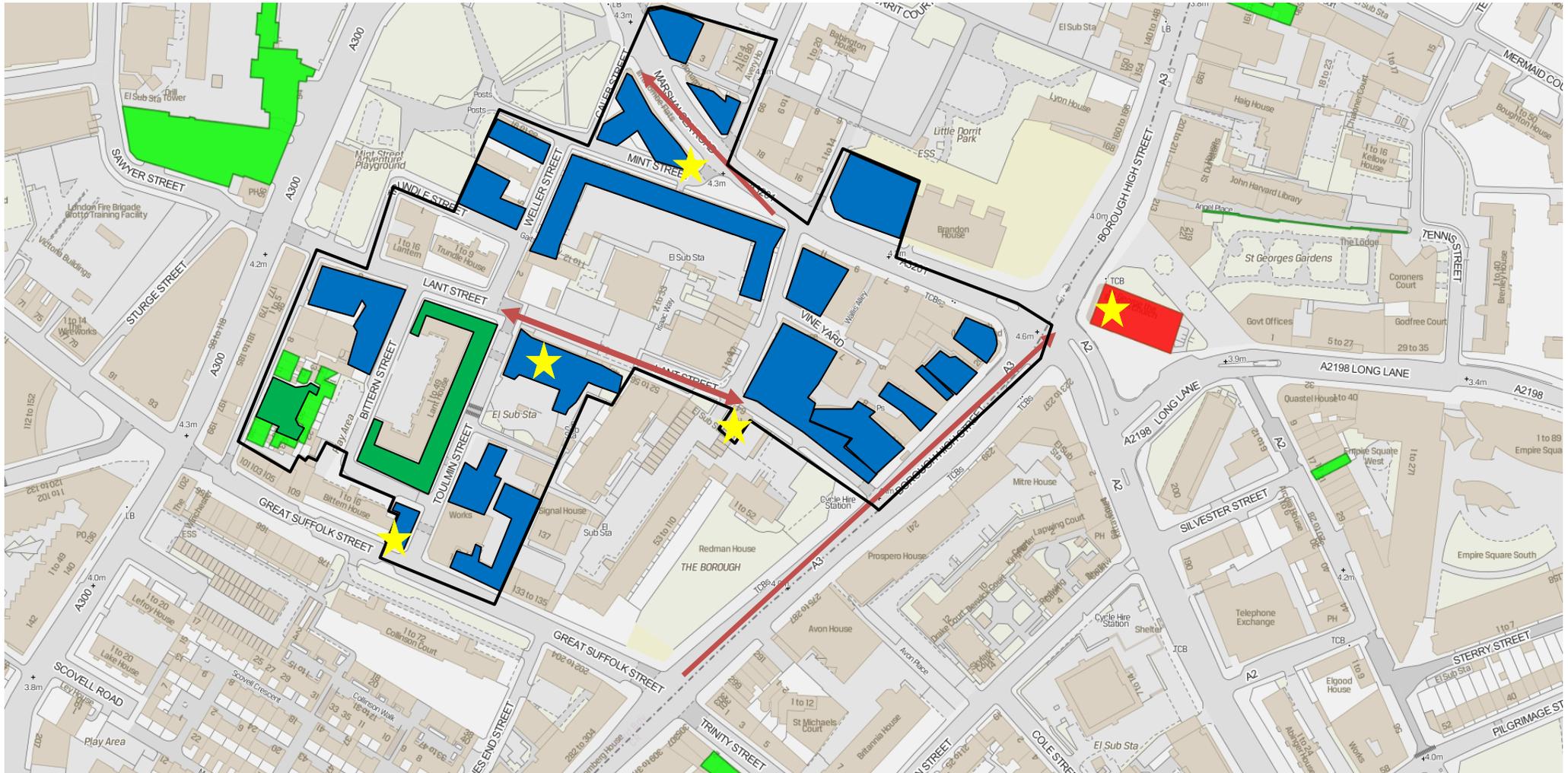


Figure 3: 1876



Figure 4: 1888

Figure 5: Map of features of special interest



- | | | | |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|-----------------------------|
|  | Key vista |  | Listed Building—grade II* |
|  | Landmark |  | Key open space |
|  | Listed building—grade II |  | Buildings of historic merit |

3.9 Character and Appearance of the Area

3.10 Definition of Special Interest and Significance

The Liberty of the Mint Conservation Area contains a varied section of Southwark townscape broadly dating from the later 19th century. This consists of a mix of industrial, residential, educational, transport and historic, mixed-use buildings fronting onto Borough High Street. The area has a particular significance due to the rebuilding of much of the area with the construction of Marshalsea Road dating from 1888. The southern parts of the conservation area retain much of the Victorian character of closely packed former industrial and residential buildings defining a tight, well-defined townscape. There remains evidence of burgage plots and warehouse with courtyard layouts which is also found within other parts of The Borough. Archaeological investigations on the Brandon House site between 2011 and 2015 revealed several phases of complex Roman buildings as well as buildings comprising Suffolk Place. Some of these structures are now preserved *in situ* on the site. A large assemblage of terracotta's that once adorned Suffolk Place were recovered from demolition deposits. This assemblage is of national importance and could enable a potential reconstruction of the building's elaborately decorated façade. The site is currently being considered by Historic England for addition to the schedule of ancient monuments.

3.11 Urban Morphology and Land Use

The conservation area is characterised by former industrial and warehouse buildings in close proximity to flat blocks and other buildings characteristic, including substantial residential mansion blocks of a late-Victorian, urban London. The primary streets of Borough High Street, Marshalsea Road and Great Suffolk Street bound the conservation area, with a smaller network of secondary and side streets in the interior. Generally, taller buildings are found on the primary streets, with less dense development in the interior. Open space, both public and private is found surrounding building plots rather than a general characteristic. The school in the centre of the street pattern has utilised some of the former path of Lant Street as a playground. However generally views across the area denote the linear east/west character of the lost street. Generally, the buildings are of one to five storeys, although floor to ceiling heights vary depending on the function of the building.

3.12 The area comprises of multiple dwellings, former warehouses and industrial buildings, now in mixed uses, two public houses and retail units with other uses above fronting onto Borough High Street. The conservation area also includes Borough Underground Station and Charles Dickens Primary School. There is little open space in the conservation area, although ancillary spaces are included in the street blocks where the residential blocks of Douglas Buildings and Lant House.

3.13 The setting of the conservation area

The conservation area is located within urban Southwark. It is bounded by Borough High Street, to the east, Mint Street Park to the west Great Suffolk Street, to the south, where the character and nature of the built heritage changes significantly. To the north the conservation area the Borough continues with fine warehouse buildings, and former burgage plot layouts of Borough High Street. St George the Martyrs church at the junction of Marshalsea Road, Borough High Street and Great Dover Street forms a prominent node and landmark, adjacent to the conservation area.

3.14 Character Areas

3.15 Marshalsea Road

Marshalsea Road, and the arrangement of Ilfracombe and Monarch Flats, as the street curves is a key space within the conservation area. Views towards St George the Martyr, are particularly special and this approach is a unique and historically purposeful realignment of streetscape during the 1880s to create a vista of the church and connection between Southwark Bridge Road and Borough High Street. The Victorian buildings on the northern side of Marshalsea Road (nos. 6-14, 16 -18, 20-22 and 23-26 also contribute positively to the townscape and their height and architectural details with commercial ground floor form a functional and featureful relationship with the street, and create a set piece of Victorian town planning. Marshalsea Road is a primary street within the townscape hierarchy of the conservation area.

3.16 Borough High Street

196 to 230 Borough High Street forms the eastern limit of the conservation area. From Borough Underground Station at the junction of Marshalsea Road south to the junction of Lant Street, the buildings front the street, with commercial uses at ground floor, and residential or office space above. With the exception of the station, the plot widths are characteristic of the medieval street frontages found in the northern section of Borough High Street – when buildings were first established they has small width frontages but were able to develop deep plots with rear courtyard access. This townscape is retained with the layout of Vine Yard, a service yard accessed via Sanctuary Street. The street block includes a public house (the Trinity) and this 1900s “Tudorbethan” building sits prominently in the street, positively contrasting with the taller Victorian and Edwardian Classically ordered buildings adjacent. Of particular note in the group is no. 222 to 224, another classically ordered building, with large portico and curved pediment. Borough High Street is a primary street within the townscape hierarchy of the conservation area and thus storey heights reach 6 storeys.



Figure 6: Marshalsea Road, looking east



Figure 7: Borough Underground station

3.17 Sudrey Street and Bittern Street

The block comprising Sundry Street and Bittern Street includes the grade II listed Gable Cottages, two storey arts and crafts almshouses, built by Elijah Hoole. For the Revd T Bastow, set around a mature garden facing towards Sundry Street. The intimate experience of the buildings and garden as a set piece is important to the character of the street and a provides a welcome and attractive contrast to the highly urban environment of the surrounding area. While the Shard tower is visible over the rooftops of the group, immediate surrounding building heights are respectful of this enclave of simple vernacular buildings with clay tiles pitched roofs, red brick ground floor and half timber and rendered upper floors.

3.18 The northern part of the Sudrey Street/Bittern Street block mostly comprises sensitively designed architecture, either contemporary commercial and apartment blocks using brick and timber cladding, or re-used former warehouse buildings or 1 to 3 storeys. These buildings front the street and their relatively smaller heights and plot sizes and together with the almshouses, form a simple side street within the hierarchy of the surrounding street network. Of particular note is 10-12 Lant Street, a former warehouse built in 1904 which retains its steel windows, double height timber archway doors and gable end with attractive roundel window. Number 10a also a former warehouse retains reconditioned steel windows, sack hoist, timber fascia and contemporary lattice metal entrance doors in a link back to the buildings' industrial past.

3.19 Toulmin Street

The centre of the conservation area is characterised by historic redevelopment and large buildings of 4-5 storeys; firstly the development of Charles Dickens Primary School in 1877 (formerly Lant Street school) was a significant change to the area, providing a purpose building educational building in the heart of the community. The principle elevation



Figure 8: Gable Cottages, Sudrey Street



Figure 9: Lant House, Toulmin Street

would have faced Lant Street and is of three tall storeys, with pitched roof and prominent gables. Bands of red London stock brick delineate the storey heights and contrast with the brown London stock, with later historic extensions in a lighter local brick. The modern extension links to the original rear of the building in similar, yet contrasting brick. The original building is clearly identifiable as a Victorian Board school, and has utilised the former route of Lant Street as a playground. While some of the historic street network has been lost to playground, views east/west have been left open and overall the architectural design of the historic school building, 2017 extension and continued use as community educational building contributes positively to the significance of the conservation area. An attractive seating area also contributes to the street scene, marking the break in built form between old and new.

3.20 The five storey 1950s block of flats known as Lant House is located on the west side of Toulmin Street. Set with mature gardens, the simple brick building with replacement sliding sash windows and gallery access via Bittern Street is typical of immediate post war housing redevelopment, aping a simple classical style, rather than the large concrete estates of the 1960s and beyond. Effort has been made to landscape the street frontages, especially to Toulmin Street and the trees on the Bittern Street car park side add interest to the environment.

3.21 The Libertine Public House, at 125 Great Suffolk Street is a Victorian public house, of three storeys with typical active ground floor with attractive timber shopfront and tiled stall riser, with sash windows above. The building is largely yellow stock brick with painted stone surrounds. The form of the building and its location at the junction of Toulmin Street creates a gateway to the centre of the conservation area, and suggests a heritage to the streets which is not apparent in the adjacent Bittern House (not within the conservation area). 127 Great Suffolk Street is a 20th century warehouse with metal windows, and brick piers, complementing the general character of warehouses in the area, although the concrete bands highlight the building as a late interpretation. It is however generally successful in it is compo-



Figure 10: Douglas Buildings, Mint Street



Figure 11: Modern plaque on Charles Dicken Primary School extension

sition and forms part of the overall character of the conservation area. The two storey Victorian building on Toulmin Street is highly attractive and includes metal windows, and bands of black and yellow stock brick, and prominent entrance fronting the street. Progressing north, the building details simplify however retain the warehouse/works character with large metal windows and an industrial appearance. Toulmin Street is a secondary street within the local network.

3.22 Lant Street/ Weller Street/Mint Street

Lant Street runs east/west through the centre of the conservation area. Its width suggest a once grand street, with the school and buildings at the corner of Borough High Street forming part of the wider historic network. The demolition of the Georgian terraces fronting the in the post WWII era give clues to the former hierarchical placement of the street; however today this has been somewhat lost. The central part of Lant Street from Bittern Street to Sanctuary Street is disconnected, partially by the use of the former route as a playground for the school, but also the 20th century redevelopment of Lantern House, Trundle House, Isaac Way and the Rise building. These have done little to assist in reinstating continuity within the townscape. Individually each building adds its own architectural stamp, from traditional post war housing (Trundle House) to modern loft living (The Lantern). The six storey block of flats at 2 Weller Street in black brick and render sits unfortunately alone in its slenderness and dominant use of render. The inner courtyards of Isaac Way are only glimpsed over the school gates.

3.23 The simple former warehouse and industrial buildings of 12, 13 and 14 Trundle Street and 14-15 Weller Street have largely been repurposed and retain much of their character in metal windows, and yellow stock brick with contrasting red. They enclose the street by fronting both Weller and Trundle street, although both streets remain secondary or side streets in the hierarchy of the network.



Figure 12: The Libertine Public House, Great Suffolk Street



Figure 13: The Gladstone Public House, Lant Street

3.24 85 to 91 Mint Street

The only pre 1888 buildings left in Mint Street, this terrace comprises a three storey corner building (no. 85) and a four bay terrace of two and a half storey flats, with central doorway. The arrangement of no. 85 at ground floor suggests a former shopfront with decorative arched bay windows at first and second floor. The adjacent terrace ground floor arrangement suggests previously existing shopfronts, but simple sash windows have replaced the former shop window, but retaining the fascia and corbelling about. These details, along with the form and upper storey features tell story of a once busy Mint Street that nowadays is a simple side street, adjacent to Mint Street Park.



Figure 14: Lant Street



Figure 15: Mint Street

Section 4: Audit

4.1 Scheduled Monuments

The conservation area contains no scheduled monuments, however should the remains of Suffolk Place become scheduled, the likely boundary of this monument will enter the conservation area.

4.2 Listed Buildings

- Gable Cottages, Sudrey Street; - grade II

4.3 Key Unlisted Buildings and Building Groups

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 buildings are of particular note:

- The Gladstone Public House, 64, Lant Street;
- Douglas Buildings, Peabody Estate, Marshalsea Road
- Charles Dickens School;
- Monarch and Ilfracombe Flats;
- 10 –12 Lant Street including 10a and 57-67 (odd) Lant Street;
- Langdale House, Marshalsea Road;
- The Libertine Public House, 125, Great Suffolk Street;
- Unit 1, 5, 6 and 7 at 127, Great Suffolk Street housed in the “Works” building fronting onto Toulmin Street;
- 12, 13 ,14 and 15 Weller Street
- 85 to 91 Mint Street
- 14 Trundle Street
- Borough Underground Station
- The Trinity public house, 202-206 Borough High Street
- 214-216, 222-224, 226, 228 and 230 Borough High Street

Section 5: Management and development guidelines

5.1 Introduction: Purpose of this guidance section

This section of the report draws out from the appraisal those themes that are essential to the conservation area's historical character, to which new development and improvements should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.

5.2 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.

5.3 Consulting Historic England

If the former Brandon House site is added to the schedule of monuments, works to the area of the Scheduled Monument any works may require Scheduled Monument Consent. Scheduled Monument Consents are managed by Historic England.

5.4 Consulting the Council

The Council's Design and Conservation Team should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. Replacement of listed structures will usually prove unacceptable, and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation



Figure 16: UPVC windows on Lant House, Lant Street



Figure 17: Poorly maintained warehouse on Sanctuary Street

area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised work is carried out the Council can enforce against it.

5.5 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building works, including that which may affect trees and landscaping.

5.6 Environmental Improvements

The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials. Consideration should be given to the re-introduction of traditional paving materials throughout the conservation area, especially in the more intimate core areas, including Mint Street, Toulmin Street and outside the alms-houses at Sudrey Street.

5.6 Consideration should be given to the removal of satellite dishes, trunking and meter boxes on street elevations of buildings. Of particular note, the trunking on Charles Dickens Primary School, Lant House and 14 Trundle Street are particularly distracting to the overall architectural character.

5.7 Generally the upkeep of buildings in the conservation area is good. The semi dereliction of 57 Lant Street and the warehouse to the immediate north are of concern. These buildings retain some features of architectural significance, including warehouse doors and fenestration pattern, London stock brick facades and pitched roofs. Poor brick choices and boarded windows erode the street elevations, however overall the buildings are reminiscent of the industrial character of the conservation area.

5.8 Window and door replacements are easy upgrades to existing buildings. The design, material and opening methods of the original examples should be adhered to. Replacement windows on Lant House and Douglas Buildings have altered the traditional fenestration design.

5.9 Should proposals for replacement buildings be presented these should follow the scale of the buildings to be replaced. Proposals should also seek to preserve and enhance the character of the conservation area as outlined in this document.

5.10 Development form and urban morphology

5.11 Street and plot patterns

It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The conservation area is a tightly defined urban area of central London. The buildings generally front directly onto the pavement. The area bound by Lant Street, Borough High Street, Sanctuary Street and Marshalsea Road and the block north of Gable Cottages are surviving areas of tightly-packed former industrial or warehouse buildings, as are 6-14 (even) Marshalsea Road. Other parts of the conservation area, whilst the building front onto the streets have small areas or light wells separating them from the public realm.

5.12 Height and scale of new development

Scale and height varies over the conservation area, with some former warehouses displaying large foot prints, but only one or two commercial storeys above ground: while there are also examples of small footprints, with four or five storeys above ground and in residential use. Proposed development should follow cues taken from the adjacent buildings, however most development should not exceed the general maximum storey height of 4 to 5 residential storeys. There will be some locations where the scale and height of a proposal would adversely affect the character of the conservation area by altering its significance, as well as adversely affecting the setting of surrounded listed buildings and heritage assets. Where buildings of 4 to 5 storey are acceptable, the bulk of such building should be focussed on the primary streets, rather than the secondary street frontages. However in general, the area is not suitable for taller buildings.

5.13 Public Realm

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.

5.14 Boundaries

Within the conservation area, buildings generally front directly onto the street. Trundle House and Lant House both stand within their own grounds, whilst Gable Cottages are arranged around a grassed courtyard. Charles Dickens School stands within its own grounds, including the former line of Lant Street which has been incorporated into the school grounds.



Figure 18: Railings on Mint Street

5.15 Trees and Street Furniture

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. Trees form a significant part of the street scene in Marshalsea Road and Toulmin Street. Where trees are protected by a Tree Preservation Order (TPO) or have a positive impact on the character of the they should be retained.

5.16 Improvements and repairs

5.17 Materials

Choice and use of materials can have a significant effect on the character and appearance of 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. The predominant facing material in the conservation area is London yellow and red stock brick.

5.18 The use of natural, traditional materials will be encouraged. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally appear 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.

5.19 Maintenance

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



Figure 19: Douglas Buildings on Mint Street

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.

5.20 Windows and doors

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 loud colours would be inappropriate. Darker “heritage” colours should be considered for doors, such as navy, maroon, dark green, black, etc.

5.21 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. “Applied” 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. The conservation area has some significant characteristics of metal windows and doors which denote the areas industrial heritage. These should be retained and maintained. Where past their economical life span, they should be replaced in a like with like design.

5.22 Roofs

Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Traditional natural slate is preferred over reconstituted or substitute materials. 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 on 19th century buildings, 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 the 19th century/ early 20th century unlisted buildings in the conservation area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.

5.23 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.

5.24 Brickwork

Brick is the predominant facing material in the conservation area. Local London stock brick and a lime based mortar should be used to repair any defects to historic buildings. 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.

5.26 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. Re-pointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.

5.27 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.

5.28 Rainwater goods

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 on the 19th and 20th century buildings. This is readily available and provides a better long-term investment than fibreglass or plastic. Where blockages may occur due to adjacent foliage this can be readily and economically prevented by the installation of simple mesh guards.

5.29 Satellite dishes

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
- installed where inter interference can be expected by trees.

5.30 Where tree pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. Reception of satellite TV is not a valid reason for pruning of public owned or managed trees.

5.31 Renewable Energy

Micro-generation is the production of electricity and heat from the wind or the sun. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.

5.32 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;
- equipment should not be installed where interference can be expected by trees. Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. The growth potential and increase in size of adjacent trees must be taken into consideration when determining the location of any equipment, including the presence of tree roots where heat pumps are proposed.

Useful Information

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

<http://www.southwark.gov.uk/planning-and-building-control/design-and-conservation>

Useful telephone numbers

General Planning Enquiries 0207 525 5438

Conservation & Design, (including archaeology and arboriculture) Team 0207 525 5448

Compliance and Monitoring 0207 525 5419

Building Control 0207 525 5582

Other useful contacts

Historic England 0870 333 1181 <http://www.historicengland.org.uk>

The Society for the Protection of Ancient Buildings 0207 377 1644 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 020 7250 3857 <http://www.c20society.org.uk/>

The London Tree Officers Association 020 7974 4124 <http://www.ltoa.org.uk/>