

# APPENDIX C

## DRAFT CONSERVATION AREA APPRAISAL

### NUNHEAD GREEN CONSERVATION AREA

#### 1 INTRODUCTION

- 1.1 The purpose of this Conservation Area Character Appraisal and Design Guidance is to set out a definitive statement of the character of the Nunhead Green conservation area, based on national criteria, and to give a clear indication of the Council's approach to its preservation and enhancement.
- To produce guidance for property owners and occupiers, developers and architects considering development works within the area;
  - To aid Council officers in assessing the merits of proposals for development and to be used at planning appeals or inquiries.
  - To satisfy the requirements of the Government's Planning Policy Guidance Note 15 (PPG 15), which recommends that all local planning authorities make assessments of the special architectural and historic interest of all conservation areas within their boundaries.
- 1.2 Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications. It will assist and guide all those involved in development and change in the area.
- 1.3 The statutory definition of a conservation area is an *"area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"*. Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of the area. It is, however, the character of areas, rather than individual buildings, that such designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 69 to 78). Guidance to the legislation is given in *Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15)*, published by the Departments of the Environment and National Heritage in September 1994.
- 1.4 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. 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 or visual qualities.
- 1.5 This statement has been prepared following the guidance in English Heritage's Note, *"Conservation Area Appraisals"*.
- 1.6 Following the introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and

appearance. It then goes on to describe the area in more detail, with specific reference to architectural and historic qualities, views and townscape, the contribution of public and green spaces, and any elements that detract from the character or appearance of the area. Section 4 provides an audit of the features that contribute to the special interest of the area, including listed buildings and key unlisted buildings, and trees, planting and other streetscape elements. Section 5 provides guidance on future development and change in the area and on the maintenance of the existing buildings. A plan of the area is *Figure 1*.

## Location

- 1.7 Nunhead Green is located in the south east of the borough, just to the east of Peckham Rye. The conservation area includes the Green itself, the buildings surrounding it, and some of the streets leading away from it, including parts of Gordon and Consort Roads to the north and Nunhead and Linden Groves to the south.

## Planning History

- 1.8 In November 1980, a slightly smaller area, comprising the Green and immediately adjacent streets, was designated an Area of Special Character. The conservation area was designated on ... . Nearby, to the south, is the Nunhead Cemetery conservation area, which was designated on 29.09.1989.

## Planning Policies

- 1.9 The **Unitary Development Plan** for the London Borough of Southwark was adopted in 1995. In addition to specific policies dealing with proposals for individual buildings of special interest, scheduled ancient monuments and historic parks and gardens, there are three policies in the Plan dealing with conservation areas and proposals affecting them.
  - **Policy E.4.1: Conservation Areas**

“Where appropriate, the Council will designate new conservation areas and extend existing conservation areas. The Council will seek to preserve and enhance the character and appearance of conservation areas. The Council will prepare guidelines to identify their special qualities. Identification of the special architectural and historic qualities of an area will be based on detailed analysis of the area. This will include the architectural and historic quality, character and coherence of the buildings and the contribution they make to the special interest of the area.”
  - **Policy E.4.2: Proposals Affecting Conservation Areas**

“Conservation Area Consent for demolition in conservation areas will not normally be granted except where certain conditions are met. These conditions are as follows:

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

- (ii) there are acceptable and detailed plans for the site of the building to be demolished. Demolition is not to be undertaken before a contract for the carrying out of the works of redevelopment has been made, and planning permission granted for the redevelopment.”

- **Policy E.4.3: Conditions for Planning Permission in Conservation Areas**

“Planning permission for proposals affecting conservation areas will not normally be granted except where certain conditions are met. These conditions are as follows:

- (i) the design of any new development or alteration demonstrates that a high priority has been given to the objective of positively preserving or enhancing the character or appearance of the area;
- (ii) proposals should pay special regard to historic building lines, scale, height, and massing, traditional patterns of frontages, vertical or horizontal emphasis, plot widths and detailed design e.g. the scale and spacing of window openings, and the nature and quality of materials;
- (iii) schemes should be drawn up in detail (outline applications will normally not be accepted);
- (iv) drawings of the proposal should show the proposed development in its setting and indicate any trees to be retained, lost or replaced;
- (v) a proposal for a site adjacent to or outside a conservation area will be unacceptable if it would have a significant adverse impact on the character and appearance of the conservation area;
- (vi) the proposed use will not adversely affect the character of appearance of the conservation area.”

1.10 The Unitary Development Plan is currently under review. A first draft of the new plan has been placed on deposit and it is anticipated that the new plan will be adopted in 2006. The new draft Unitary Development Plan, known as the **Southwark Plan**, contains the following policies relating to conservation areas.

**Policy 3.15 – Conservation of the Historic Environment**

‘Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

‘The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

‘In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic

parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a conservation area and ancient hedgerows.'

### **Policy 3.16 – Conservation Areas**

'Within conservation areas development should preserve or enhance the character or appearance of the area.

#### **'New Development, including Alterations and Extensions**

'Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- Respect the context of the conservation area, having regard to the content of conservation area appraisals and other adopted supplementary planning guidance; and
- Use high quality materials that complement and enhance the conservation area; and
- Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the conservation area; and
- Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or uPVC or other non-traditional materials

'Where appropriate development in conservation areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design statement that this will preserve or enhance the character or appearance of the conservation area.

#### **'Demolition**

'Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the conservation area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the conservation area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that,

- The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and

- Real efforts have been made to continue the current use or find a viable alternative use for the building; and
- There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and
- The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.'

### **Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites**

'Permission will not be granted for developments that would not preserve or enhance:

- The immediate or wider setting of a listed building; or
- An important view(s) of a listed building; or
- The setting of a Conservation Area; or
- Views into or out of a Conservation Area; or
- The setting of a World Heritage Site; or
- Important views of or from a World Heritage Site.'

### **Further Information**

- 1.11 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 the review of the Unitary Development 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/udp](http://www.southwark.gov.uk/udp)

## **2 HISTORICAL BACKGROUND**

- 2.1 The origin of the name Nunhead is uncertain. However, it may be connected with the nunnery of St. John the Baptist, Halliwell (Shoreditch), which acquired lands in Camberwell and Peckham in the 12<sup>th</sup> century, which later formed the manor of Camberwell Friern. The name is mentioned in a deed of 1583, in which Edgar Scott sold to Thomas and William Patching a fifth part of the manor of Camberwell Buckingham, including estates“ lying at Nunn-head”. The name “None Head” appears on John Rocque's Topographical Map of the County of Surrey published in 1762 (*Figure 2*).
- 2.2 Rocque's 1762 map shows the area as still largely rural with the settlement at None Head no more than a small group of scattered houses on the northern and western sides of what today is Nunhead Green. During the next 80 years

this situation only changed slowly. In 1842, Dewhurst's map of the parish of Camberwell (*Figure 3*) shows Nunhead as still a small hamlet surrounded by market gardens and open fields. However, it also shows the recently consecrated Nunhead Cemetery, which had been laid out on a 52 acre site on Nunhead Hill to the south of the Green in 1840, and it was this that marked the beginning of the area's urbanisation. The Cemetery and its origins are described in the Council's Conservation Area Appraisal for the Nunhead Cemetery Conservation Area.

- 2.3 At this time, Nunhead was still far enough from the bustle of the Metropolis to afford a quiet retreat for the retired. Two establishments took advantage of this to erect almshouses. In 1834 the Girdlers' Company built a range of seven houses in Albert (now Consort) Road for freemen of the Company or their wives, to commemorate Cuthbert Beeston, who had been Master of the Company in 1570; and in 1852 the Metropolitan Beer and Wine Trade Society erected a range, also of seven houses, on the north side of Nunhead Green.
- 2.4 The first edition of the 25" to 1 mile Ordnance Survey, surveyed in the late 1860s / early 1870s, (*Figure 4*) shows the process of development under way. Linden Grove and Nunhead Grove, linking Nunhead Lane with the Cemetery, are partially lined with genteel detached and semi-detached villas with spacious rear gardens, while other streets nearby are beginning to be built up with terraces of smaller houses. By the turn of the 20<sup>th</sup> century, this process is virtually complete, as can be seen on the 2<sup>nd</sup> edition of the 25" Ordnance Survey (*Figure 5*). This shows the area as predominantly residential but with a few industrial and institutional buildings interspersed among the rows of houses. Conspicuous, in addition to the two groups of almshouses, are street corner public houses, a Salvation Army Citadel, non-conformist places of worship and church halls, and, in Gordon Road, a laundry and a Red Pottery Works. By the First World War there had been added to these the Passmore Edwards Library (1896), and a Relief Station (opened 1901 by the Camberwell Board of Guardians).
- 2.5 An inevitable consequence of the growth of the suburbs was the loss of open space and during the second half of the 19<sup>th</sup> century a number of voluntary bodies grew up with the objective of lobbying municipal authorities to preserve suburban open space. In Camberwell the first successful initiative was in 1857, when the public subscribed £3,000 to preserve Camberwell Green. In 1868 the entire interest of the lord of the manor in Peckham Rye, Goose Green and Nunhead Green was bought by the Vestry for £1,000 on condition that they remained open to the public in perpetuity. These were laid out and opened under the authority of the Metropolitan Board of Works in 1882. Through much of the 20<sup>th</sup> century the Green was an asphalt covered playground but it was reinstated in the 1980s and improvements were made in 2001.
- 2.6 World War II bomb damage and subsequent housing renewal programmes were responsible for significant quantities of demolition in Peckham and Camberwell – the Metropolitan Borough of Camberwell was the fourth most heavily damaged borough in London. However, the immediate Nunhead Green area was less heavily damaged than some other parts of the borough, with the result that it has to a large extent managed to preserve its 19<sup>th</sup> and early 20<sup>th</sup> century appearance.

### **3 THE CHARACTER AND APPEARANCE OF THE AREA**

### 3.1 The Broad Context

- 3.1.1 The heart of the area is the open space of the Green and the buildings surrounding it, together with the roads immediately approaching it. These include parts of Evelina Road, Nunhead Grove, Linden Grove, Nunhead Lane, Scylla Road, Consort Road and Gordon Road.
- 3.1.2 The area includes two formal groups of listed almshouses, three prominent, street corner public houses, public buildings such as the Library in Gordon Road, and shops on the south side of the Green, but the general character and scale are domestic. The prevailing building material is stock brick, often with stucco dressings, and slate roofs; the building height is generally two or three storeys.
- 3.1.3 The Green itself is a linear space formed by the opening out of Nunhead Lane along its north side. The south side is lined with 3-storey terraces dating from the mid-later 19<sup>th</sup> century, following the alignment of the old highway. Nos. 10-22 Nunhead Green are residential but the other properties have shops on the ground floor. The terraces are faced with stock brick with stucco cornices and window dressings. This group of terraces terminates at its western end with the two-storey Man of Kent public house on the corner of Nunhead Grove, a 1930s, brown brick replacement of an earlier pub. Noteworthy also is the Edward VIII pillar box in front of No. 6 Nunhead Green, which was moved to this location in 1998.
- 3.1.4 The buildings lining the north side of the Green are more varied in character. The centre piece is the Beer and Wine Trade Homes, a grade II listed range of almshouses dating from 1852-3, designed by the architect William Webbe in the Gothic style, in stock brick, with stone mullioned and transomed windows, high-pitched slate roofs and prominent chimney stacks. To their right is a group of five 2-storey cottages dating from the later 19<sup>th</sup> century, with stock brick upper floors above stucco bay windows on the ground floors. The group is terminated at the corner of Kirkwood Road with the Pyrotechnic Arms, a good example of a mid-19<sup>th</sup> century south London street corner pub. It is faced with stock brick above the pub front with moulded stucco dressings to the windows and a stucco cornice.
- 3.1.5 To the left of the almshouses is the 2-storey, 1950s brick façade of the Salvation Army Hall, which replaced the 19<sup>th</sup> century Salvation Army Citadel destroyed in World War II. To the west of Gordon Road, the north west corner of the Green is marked by another public house, the Nunhead Tavern. This attractive, 2-storey structure dates from 1934 but occupies a site, which has contained a public house since the 17<sup>th</sup> century. Its half-timbered construction gives it a village character, which enhances the Green's domestic scale.
- 3.1.6 The east and west ends of the Green are less satisfactorily enclosed. At the wider west end is the day nursery, a low, single storey, flat-roofed, later 20<sup>th</sup> century structure, which does little to contain the space. At the east end is an unattractive small group of single-storey shops.
- 3.1.7 The approach to the Green along Nunhead Lane is marked by some noteworthy groups of mid 19<sup>th</sup> century groups of houses. In particular, the elegant, asymmetrical pair, No. 54 Nunhead Lane and No. 2 Linden Grove, and, on the north side, Nos. 87-99 Nunhead Lane, a 2-storey, irregular, stock

brick terrace, with richly detailed stucco dressings. Slightly later is the group at the corner of Nunhead Grove, opposite the Man of Kent. This a 3-storey terrace of shops that reads with the terraces along the south side of the Green, with similar brick and stucco facades above the shop fronts.

- 3.1.8 The terraces forming the approach to the Green from Evelina Road, Nos. 123-133; 135-147 and 116-122 Evelina Road, are of two storeys rather than three and of later 19<sup>th</sup> century date, but are of similar general character to their neighbours, with brick and stucco facades above their shop fronts.
- 3.1.9 Leading into the north west corner of the Green is Scylla Road, once known as Nunhead passage, an intimate-scaled cul-de-sac lined on its north side by two terraces of 2-storey cottages. Nos. 105-115 are early Victorian, with attractive brick and stucco facades; Nos. 91-103 are later and lack the stucco dressings.
- 3.1.10 The two principal roads leading into the area from the north are Consort Road and Gordon Road, both of which were built up during the mid and later 19<sup>th</sup> century. The original terraces on the west side of Consort Road were nearly all redeveloped during the second half of the 20<sup>th</sup> century, leaving only the grade II listed Beeston's Gift Almshouses, which were the first houses in the street to be built. The original terrace of 7 almshouses was erected for the Girdlers' Company in 1834 as a balanced, 2-storeyed stuccoed composition in the Tudor style with prominent, hexagonal chimneystacks. Later, single-storey ranges have been added to the north and south to enclose the front garden.
- 3.1.11 On the east side of Consort Road 2-storey mid and later 19<sup>th</sup> century terrace housing survives between Ellery Street and Monteagle Way with, at the south end of the road, the Relief Station of 1901, a plain, but interesting structure in yellow and red brick.
- 3.1.12 In Gordon Road, similar terraced housing survives on both sides of the road, faced with brick and stucco, with a regular rhythm of bay windows. Just to the north of the Green is Nunhead Library, an attractive, red brick building built in 1896 in the Arts and Crafts style to the designs of the architect, Robert Whellock of Camberwell. Although not listed, it is a key building in the area.
- 3.1.13 The principal roads into the area from the south, linking the Green with the cemetery, are Linden Grove and Nunhead Grove. Linden Grove was laid out in the mid 19<sup>th</sup> century with spacious detached and semi-detached villas set in large gardens. Some of these properties still survive, on the west side of the road to the north of Forester Road, though they have mostly lost their large rear gardens. 19<sup>th</sup> century terraced housing also survives in Nunhead Grove, mostly on the south west side, but it is of later date and much more modest scale than the villas in Linden Grove.
- 3.1.14 The principal open spaces in the area are first, the Green itself, together with the garden in front of the Beer and Wine Trade Homes, secondly, the garden in front of Beeston's Gift Almshouses and thirdly, the open space recently created between Consort Road and Gordon Road between Sturdy Road and Ellery Road.

#### **4 AUDIT**

## 4.1 Listed Buildings:

4.1.1 There are three listed buildings in the area:

- Beeston's Gift Almshouses, consort Road, including the water pump in the garden in front of the almshouses and gates, piers and railings.
- K2 telephone kiosk in front of No. 119 Consort Road.
- Beer and Wine Trade Homes, Nunhead Green.

All three are listed at grade II.

## 4.2 Key Unlisted Buildings

4.2.1 There are a number of buildings in the area, which, though not listed, are nevertheless considered to make a positive contribution to its character and appearance. In accordance with policy 3.16 of the Southwark Plan, there is a general presumption in favour of their retention. These include the following:

- **Consort Road:** No. 119 [The Spotted Frog]; Nos. 177-181; the former Relief Station.
- **Forester Road:** Nos. 1-7.
- **Gordon Road:** Nunhead Library; No. 187.
- **Linden Grove:** No. 2; No. 4; Nos. 10-20; Nos. 22 & 24; Nos. 26-40.
- **Nunhead Green (north side):** No. 15 [the Nun's Head Tavern]; Nos. 29-37; No. 39 [the Pyrotechnic Arms public house].
- **Nunhead Green (south side):** Nos. 2-4 [the Man of Kent public house]; pillar box in front of No. 6; Nos. 10-22; Nos. 26-38; Nos. 40-44.
- **Nunhead Grove:** Nos. 6-42.
- **Nunhead Lane:** Nos. 44-52; No. 54; Nos. 87-99.
- **Scylla Road:** Nos. 69-89; Nos. 91-103; Nos. 105-113.

## 5 GUIDELINES

### 5.1 Introduction

#### Purpose of this guidance section

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

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

#### Consulting the Council

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

## **5.2 Development form and urban morphology**

- 5.2.1** Though opportunities for development in the area are limited, some cases of poor development in relatively recent times will give the opportunity for redevelopment that can respond more sensitively to the special character of the area. New development should be seen as an opportunity to enhance the conservation area.

### **Street and plot patterns**

- 5.2.2** The character of the Nunhead Green conservation area is created primarily by the Green itself and the residential streets leading onto it. It is dependant on the continuity of building frontages and of front boundary treatments on the street itself. The impact of the car creates many pressures on this established pattern and conversion of front gardens or forecourts to car parking can seriously disrupt the historic streetscape. It is important that the integrity of building frontages is retained, and that street boundaries are retained and enhanced: the loss of front gardens for car parking is not acceptable.
- 5.2.3** Any new buildings within the conservation area must observe the same building lines and set-backs as the historic street, and, similarly, the same plot width and rhythms of historic development.

### **Building form**

- 5.2.4** The common building forms in the conservation area also determine the way development and changes should take place. Apart from the public buildings and shops mentioned in paragraph 3.1.2 above, the predominant building type is the 19<sup>th</sup> century, 2-storey, terraced house. Particular characteristics that should be observed in conversion and new design include:
- Heights generally of two storeys. In each situation buildings should remain within the range of heights of the block of buildings in which it is situated.

- Rooflines characteristic of particular blocks in the conservation area should be maintained. Extensions and changes to the basic roof form are generally unacceptable, even where set back from parapet lines.

### **New design in the conservation area**

**5.2.5** Opportunities for new development in the conservation area are limited. However, there may be opportunities for sensitive adaptation or restoration. Though new design would need to be sympathetic to the existing characteristics of the area, modern design is not necessarily to be precluded. Success of contemporary design in conservation areas comes not from aping the style of the 19<sup>th</sup> century houses, but in building on the unique townscape opportunities of density and height that the historic development pattern affords.

### **Extensions**

**5.2.6** Where rear extensions are proposed, they should normally be no more than one storey in height, be low key in design and as unobtrusive as possible. Full width rear extensions will normally prove unacceptable. Extensions should be clearly subservient to the main part of the building and not add appreciably to the building's bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its merits.

## **5.3 Public Realm**

**5.3.1** In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front 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.

### **Boundaries**

**5.3.2** In the conservation area, front boundary railings, walls and planting to properties define the extent of the public realm and the quality of such boundaries is therefore of great importance. Loss of boundaries is unacceptable and the Council will encourage the reinstatement of front garden walls, gates and railings where these have been lost.

### **Ground surfaces**

**5.3.3** There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. With the exception of granite kerbs, original pavings have mostly been replaced with modern materials.

### **Trees and street furniture**

**5.3.4** Trees are important in defining boundaries and softening the transition between open spaces and buildings. There may be some scope for new

street trees in relation to public realm improvements. Semi-mature specimens planted with tree guards are to be preferred to saplings, as having greater resistance to damage and a stronger visual impact.

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

## **5.4 Improvements and repairs**

### **Materials**

- 5.4.1** Choice and use of materials can have a significant effect on the character and appearance of the conservation area. It is therefore important that materials are appropriate both for the building and for the area. Care should be taken to ensure that original materials are retained wherever possible, and if replacements are necessary because of decay or damage, materials are chosen that match the originals as closely as possible in both appearance and performance.

- 5.4.2** The use of natural materials will be encouraged and expected, particularly on listed buildings. Artificial materials, such as concrete tiles, artificial slates, uPVC windows, etc., generally look out of place, and may have differing behavioural characteristics to natural materials. Some, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof members and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic materials and detailing, where possible, will be encouraged.

### **Maintenance**

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

### **Windows and doors**

- 5.4.4** Where originals exist, these should be retained *in situ* wherever possible and repaired. Most properties have retained traditional, though not always original, timber framed double hung sash windows, and some have retained traditional timber panelled front doors. Such windows and doors as remain in reasonable condition require no more than regular maintenance. In cases where joinery has deteriorated through neglect and subsequent decay, more drastic solutions may be required. In most instances, however, it will be possible for a suitably skilled carpenter or joiner to repair the damage and prolong the life of the window or door.

- 5.4.5** Replacement windows to listed buildings need to match the original glazing bar pattern and detail. Where the existing windows or doors are later alterations that detract from the character or appearance of the building, the Council will consider their replacement with appropriate traditional designs. The use of modern materials such as aluminium or uPVC is inappropriate and not acceptable on historic buildings.
- 5.4.6** As the traditional window in most of the area is the double hung sliding sash, other designs such as tilt and turn or double-glazed sealed units are invariably unacceptable. Modern casements and “picture windows” that increase the size of the original panes are also not acceptable.
- 5.4.7** Similarly, original front doors would have been timber panelled, often with the upper panels glazed, and replacements will be expected to follow the traditional design. Modern details such as doors with integral fanlights [i.e. where the fanlight is within the fabric of the door] are unlikely to prove acceptable.
- 5.4.8** All external joinery should be painted. Stained or varnished timber finishes are not appropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been the original colour. However, repainting in garish colours would be inappropriate. Darker colours should be considered for doors, such as navy, maroon, dark green, black, etc.

### **Roofs**

- 5.4.9** Where possible, original roof coverings should be retained and if necessary repaired with matching materials. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural materials will usually be required. The use of more modern materials such as concrete tiles or artificial slates is unacceptable and the greater weight of concrete tiles can lead to damage to the roof structure if inappropriately used.
- 5.4.10** Given the low pitches and/or parapet design of most of the roofs in the conservation area, roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where a roof is already altered or hidden from view, some alteration may be possible. In such cases the Council will normally seek low-key solutions, minimising any adverse visual impact through the use of sympathetic designs and appropriate materials.
- 5.4.11** Where they exist, original 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.

### **Stucco and render**

- 5.4.12** It is of particular importance that stucco is kept in good repair and that regular maintenance is carried out. Stucco is lime-based, and it is important that repairs are made in matching material, taking care to avoid the use of hard cement renders. If the surface is damaged, stucco may deteriorate quickly through water ingress, possibly leading to further damage to the structure

behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.

- 5.4.13** Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative detail. The stucco would originally have been a stone colour, and a paint should be carefully chosen with this in mind. Listed building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours [e.g. to highlight decorative details] is generally inappropriate. It is also important that a paint is used that allows the material to “breathe” and does not trap moisture within the building fabric.
- 5.4.14** Where features such as moulded architraves or cornices have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other similar properties.

### **Brickwork**

- 5.4.15** The painting or rendering of original, untreated brickwork should be avoided and is usually considered unacceptable. Where damaged brick are to be replaced or new work undertaken, bricks should be carefully selected to match those existing in texture, size and colour and should be laid in an appropriate bond to match the existing.
- 5.4.16.** The most dominant visual component of the brick facades are the bricks themselves, rather than the pointing. Traditional bricks are of slightly different proportions to metric bricks and were usually laid in a softer lime mortar, with thinner joints. Re-pointing should only be undertaken where necessary to prevent further damage to a building’s structure and should be kept to a minimum. Usually a lime-based mortar mix no stronger than the existing mortar 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 the adjacent bricks.
- 5.4.16** Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning can lead to permanent damage to the bricks and, ultimately, to the structure of the building. Advice should be sought from the Council before attempting such a task.

### **Ornamental ironwork**

- 5.4.17** Original iron railings, balustrades and balconies should be retained and protected through regular painting and maintenance. The reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged.

### **Shop fronts**

- 5.4.18** Terraces of shops make a valuable contribution to the appearance of the conservation area along the south side of the Green. The condition of many of the shop fronts is beginning to appear rather run-down but some traditional

features, such as console brackets, still survive. These should be retained and repaired. Any alterations should respect the design of the originals and encouragement will be given to the reinstatement of missing architectural features. Proposals for new shop fronts or alterations to existing ones should be sympathetic to the design and materials of the standard shop front elements and their proportions, adjoining shop fronts and the building itself. Original shop front elements should be retained and, where possible, restored, where they contribute to the character of the building or the street.

### **Useful Contacts:**

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

Planning Enquiries,  
Southwark Regeneration,  
Chiltern,  
Portland Street,  
London SE17 2ES

Or by telephoning for advice on:

- General Planning Enquiries 0207 525 5403
- Conservation and Design Team 0207 525 5448
- Archaeology Officer 0207 525 2963
- Planning Enforcement 0207 525 0512
- Building Control 0207 525 2400
- Tree Section 0207 525 2000

### **Other Useful Contacts:**

English Heritage,  
London Region,  
1 Waterhouse Square,  
138-142 Holborn,  
London EC1N 2ST 0207 973 3000

The Society for the Protection of Ancient Buildings,  
37 Spital Square,  
London E1 6DY 0207 377 1644

The Ancient Monuments Society,  
St. Ann's Vestry Hall,  
2 Church Entry,  
London EC4V 5HB 0207 236 3934

The Victorian Society,  
1 Priory Gardens,  
Bedford Park,  
London W4 1TT 0208 994 1019

### Further Reading:

- Ashurst, J and N (1988) – *Practical Building Conservation, Vols. 1 to 5.*
- Beasley, John D (1999, London Borough of Southwark) – *The Story of Peckham and Nunhead.*
- Brereton, C (English Heritage, 1991) – *The Repair of Historic Buildings: Principles and Methods.*
- Cherry, B and Pevsner, N (1983) – *The Buildings of England, London 2: South.*
- Dyos, HJ (1961) – *Victorian Suburb.*
- English Heritage (2000) – *Streets for All.*
- HMSO (1994) – *Planning Policy Guidance Note 15 [PPG 15]: Planning and the Historic Environment.*
- Institute of Historic Building Conservation [IHBC] (2002) – *A Stitch in Time: Maintaining your Property Makes Good Sense and Saves Money.*
- Reilly, L (London Borough of Southwark, 1998) – *Southwark: an Illustrated History.*