

# Sceaux Gardens

Conservation Area Appraisal

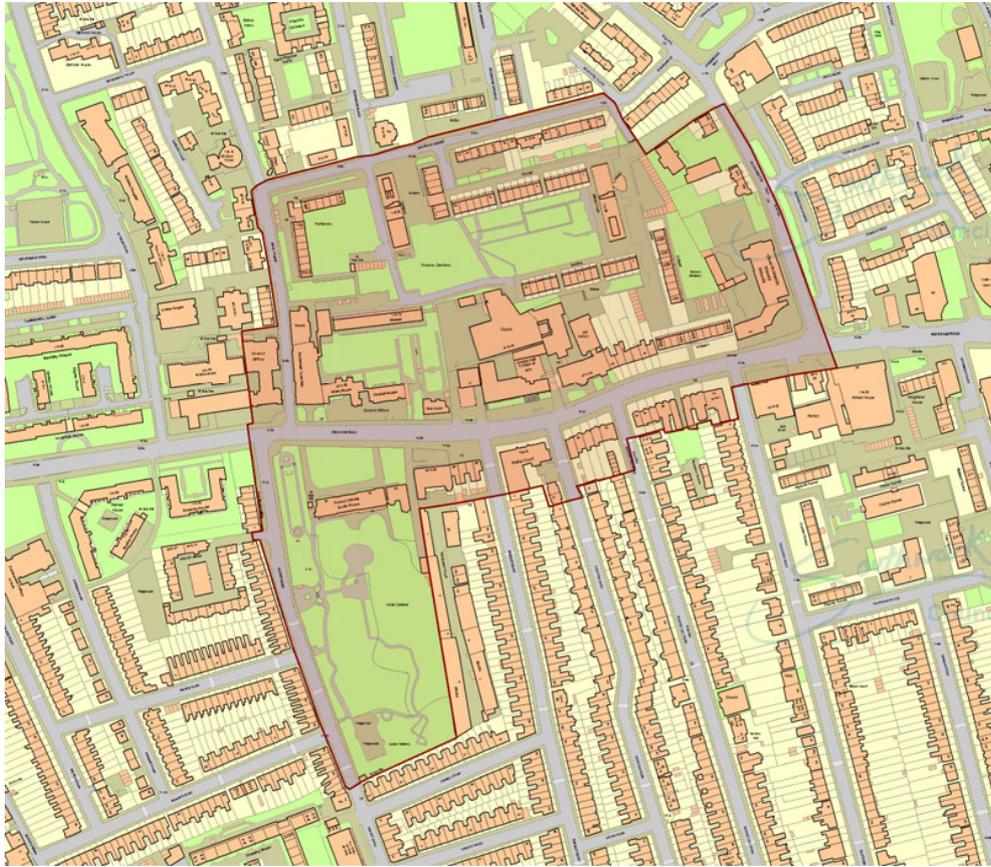
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Sceaux Gardens Conservation Area

## 1. Introduction

### 1.1. The Conservation Area Appraisal: Purpose

- 1.1.1. The purpose of this statement is to provide both an account of Sceaux Gardens Conservation Area 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.
- 1.1.2. The statutory definition of a Conservation Area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in Planning Policy Statement 5 'Planning for the Historic Environment' (PPS 5) and the related Historic Environment Planning Practice Guidance, published by the Department of Communities and Local Government in March 2010.
- 1.1.3. Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4. This statement has been prepared following guidance given by English Heritage in their note "Conservation Area Appraisals".

### 1.2. Arrangement of this document

- 1.2.1. Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces, and any elements that detract from the Conservation Area. 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.

### **1.3. Sceaux Gardens Conservation Area**

#### **1.4. Location**

1.4.1. The Sceaux Gardens Conservation Area is located to the east of Camberwell Green. It is centred on the group of late 18th century buildings around the Town Hall in Peckham Road, with further Victorian, Edwardian and post-war buildings leading up to the junction with Southampton Way. The conservation area also extends southwards along Vestry Road to encompass Lucas Gardens, a public park to the rear of the offices formerly occupied by Southwark Council in Peckham Road, and northwards along Havil Road and Southampton Way to include the 1950's public housing of the Sceaux Gardens Estate.

1.4.2. Within this area there are three major land uses: the residential estate, Council offices and the educational use of the primary school and the art college. In addition, there is a mixture of small shops, offices and commercial uses on Peckham Road as well as evidence of past manufacturing works.

#### **1.5. Planning History**

1.5.1. The conservation area includes significant architecture from several distinct phases: The late Georgian villas, late 19th century housing and the art gallery, early 20th century public buildings and the post-war public housing.

1.5.2. The Sceaux Gardens Conservation Area was designated on the 7th September 1968 and extended on 16th September 1977.

#### **1.6. Unitary Development Plan Policies**

1.6.1. The Development Plan for Southwark is the Southwark Plan (UDP) July 2007, which was adopted by the Council on 28 July 2007, superseding the Unitary Development Plan adopted in 1995. The new 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 / Documents; and*
- *Use high quality materials that complement and enhance the Conservation Area; and*
- *Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- *Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or UPVC or other non-traditional materials.*

*Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.*

#### ***Demolition***

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

- *Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and*
- *Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- *The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

#### ***Implementation***

*Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.*

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

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

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

## **1.7. PPS5: Planning and the Historic Environment**

### **Introduction**

- 1.7.1. Planning Policy statements set out the Government's national policies on different aspects of spatial planning in England. PPS5 sets out the planning policies on the conservation of the historic environment. The policies in PPS5 are a material consideration which must be taken into account in development management decisions where relevant.
- 1.7.2. PPS5 sets out that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them. Designated assets are:
- World Heritage Sites;
  - Scheduled monuments;
  - Listed Buildings;
  - Protected wreck sites;
  - Conservation Area;
  - Registered Parks and Gardens;
  - Registered battlefields.
- 1.7.3. PPS5 also covers heritage assets that are not designated but which are of heritage interest and thus a material planning consideration.
- 1.7.4. Guidance to help practitioners implement these policies, including the legislative requirements that underpin it, is provided in Planning for the Historic Environment practice Guide. The policies and guidance under PPG15 have now been replaced by this PPS5 and the Practice Guidance.

## **The Policies**

1.7.5. The value of the historic environment, and the contribution it makes to our cultural, social and economic life, is set out in the Government's Statement on the Historic Environment for England 2010. PPS5 comprises policies that will enable the Government's vision for the historic environment as set out in this statement to be implemented through the planning system.

1.7.6. The relevant policies to this designated heritage asset are set out below:

- Policy HE1: Heritage Assets and climate change;
- Policy HE2: Evidence base for plan-making;
- Policy HE3: Regional and local planning approaches;
- Policy HE4: Permitted development and article 4 directions;
- Policy HE5: Monitoring indicators;
- Policy HE6: Information requirements for applications for consent affecting heritage assets;
- Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets;
- Policy HE8: Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by policy HE 9;
- Policy HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets;
- Policy HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset;
- Policy HE11: Enabling Development;
- Policy HE12: Policy principles guiding the recording of information related to heritage assets.

## **1.8. Further Information**

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

1.8.2. Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at [www.southwark.gov.uk](http://www.southwark.gov.uk).

## 2. Historical Background

### 2.1. General

#### Origins

2.1.1. Peckham Road connected the villages of Peckham and Camberwell and, during the 18th century, the land between them was largely agricultural. The Stockdale plan of 1807 shows this clearly. At that time the expansion of London's housing, which radiated from the City, had begun to affect Walworth, a short distance to the north. Southampton Way was also an early road, then known as Rainbow Lane, which bypassed Camberwell to the northeast.

2.1.2. Havil Street was previously called Workhouse Lane because, in 1727, the Camberwell Vestry erected a workhouse at the junction with Peckham Road.

2.1.3. The open landscape of the late 18th and early 19th centuries was punctuated by a few significant houses, such as East House, where Robert Browning's father was educated at Dr. Wanostrocht's Academy. Several of these houses were leased to the Royal Naval School in 1832 before it moved to Greenwich. Then, from 1846, the buildings were used as the Camberwell House Mental Asylum and until recently they provided offices for the Council. The houses were served by Camden Church, built in 1795 for the Countess of Huntingdon's Connexion, and much enlarged in 1814.

2.1.4. From 1815 Camberwell New Road was developed. This connected Camberwell Green with Vauxhall Bridge, which opened in 1816. In the 1820's the Surrey Canal was laid out southwards from the River Thames at Rotherhithe reaching Peckham in 1826. These improvements brought with them sporadic development of terraces but farming, to provide food for the London market, remained the primary occupation.

2.1.5. During the mid- to late-19th century the area saw the greatest development as houses and, later, educational buildings replaced the fields. In 1830 residential properties started to be built along Peckham Road with smaller houses in the less prestigious side streets. Further development was stimulated by the arrival of the horse tram and the railway. The London Chatham and Dover line was extended close to Peckham Road in the 1860s.

2.1.6. During the 1850s and 1860s much of the open land was developed and the increase in population led to Camden Church being extended in 1854. The First Edition Ordnance Survey map of 1873 shows tightly-spaced terraces of houses to the west of Vestry Road, north of Dalwood Street (then called South Street) and east of Bushey Hill Road. Contrasting with this, however, is the survival of the earlier villas with very large gardens, a nursery garden, and the North Surrey Brewery, which had been established for over a century.

2.1.7. On the south side of Peckham Road, some further villas were redeveloped in the late 19th century to provide housing, a carriage works and a Baptist Chapel.

- 2.1.8. The South London Art Gallery grew out of the activities of the South London Working Men's Institute, set up in 1868. Funded by private donations, it opened in 1891. Even before completion, it attracted 2,000 visitors on a single day. By 1896, the gallery had run into financial difficulties and responsibility for it was taken over by the Camberwell Vestry, the forerunner of Southwark Council.
- 2.1.9. At the same time, Camberwell Art School was built (1896 – 1898) as a result of donations from Passmore Edwards, a well-known benefactor to London libraries. The building was designed by Maurice Adams and opened in 1898 by Sir Edward Poynter. Southwark Council thus became the first authority in London to run its own art gallery, museum and school of art. During World War II the building was used as a food store but part of it was destroyed by bombing and has never been rebuilt.
- 2.1.10. The former workhouse which stood on the northwest corner of Peckham Road and Havil Street was demolished in 1904 and replaced with a new building (no. 29 Peckham Road) which still retains the inscription 'Do today's work today'. Camberwell Vestry Hall was located on the east side of Havil Street but was demolished and replaced in 1933 by Camberwell Town Hall, now offices for the Council.
- 2.1.11. World War II bombardments had a devastating effect on the locality. Camberwell, one of the few Metropolitan Boroughs to have an architects' department, started an ambitious programme of public housing under the direction of F O Hayes. First in this series, and very much the showpiece, was the Sceaux Gardens Estate built in 1955. A mixed development of flats, maisonettes and bungalows was skilfully designed around retained elements of the earlier landscape. Voltaire House was built on the site of the former Camden Church. Sceaux Gardens was named after Sceaux near Paris, with which the Borough of Camberwell had links.
- 2.1.12. A later housing development on the south side of Dalwood Street was less successful in architectural terms. The later 20th century also provided the large concrete extension of the Art School, designed in about 1960 by Murray Ward and Partners, and the adjacent petrol station.

### **Influence of uses on plan form and building types**

- 2.1.13. Peckham Road is the key to the layout of the conservation area. The initial period of slow growth, when the area was predominantly rural, attracted low density development of large villas to this road. The survival of some of these is due to their early change of use for education and then collective use as an asylum.
- 2.1.14. In the 19th century, transport improvements brought pressures for new development. However, the anticipated boom in industrial uses after the construction of the Surrey Canal did not take off as much as had been expected. Instead, the new road connection to Vauxhall Bridge, the introduction of regular bus services and rail connections to the City made higher density housing possible. Terraces were developed all round the area but, in what is now the conservation area, the generous gardens of earlier property tended to be protected by their institutional uses.

2.1.15. The gardens to the rear of Nos.30, 32 and 34 Peckham Road became a public park – Lucas Gardens. The gardens of the Camberwell House Lunatic Asylum and those of the Camden Nursery survived until the development of the Sceaux Gardens Estate in 1955. The Estate was clearly influenced by modernist ideas about architectural form, which produced a distinct contrast with the 19th century norm of tightly packed terraced houses with their small private gardens. Its layout was also influenced, however, by the existing garden landscape.



Sceaux Gardens Estate

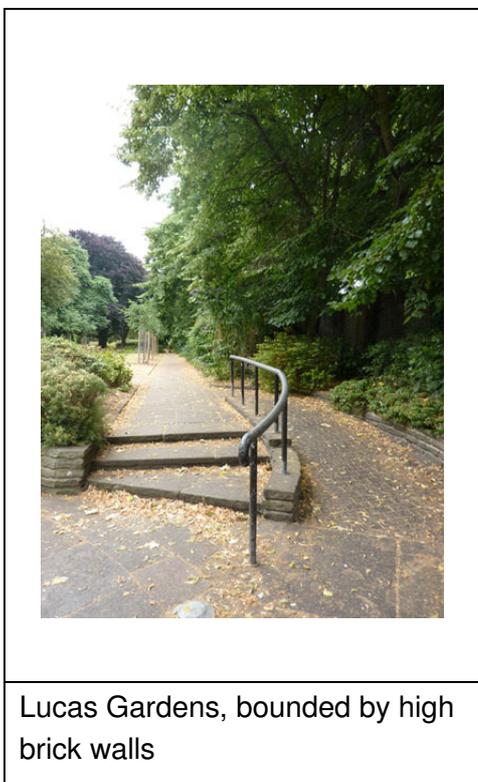


Peckham Road

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

#### 3.1. Broad Context

- 3.1.1. Peckham Road provides a gradually curving spine to the area along which the early listed buildings and major municipal buildings are sited. The listed buildings close to the Town Hall tend to sit back from the road, as was common in the 18th century, providing private gardens enclosed by railings or walls, which are now mainly used for car parking. Subsequent development, such as the Art School and late 19th century housing, has tended to follow the same cue so that the road is part of a generous tree-lined space.
- 3.1.2. Behind Camberwell House South (nos. 30, 32 and 34 Peckham Road) the Council has created a public park from the three private gardens that were shown on the 1873 map. Lucas Gardens contains many mature trees and shrubs, particularly holly, and a variety of wide walkways with a small playground for children at the southern end. The Gardens are enclosed by tall brick walls.
- 3.1.3. In Sceaux Gardens there are further public spaces surrounded by the large blocks of flats of the 1950's, which make a contrastingly informal contribution to the area. The quality of this landscape is enhanced by the careful retention of mature trees that have survived from the earlier gardens of Camberwell House.
- 3.1.4. Further semi-public space is provided around the principal buildings of the Oliver Goldsmith Primary School on Southampton Way.



## **3.2. Materials and Details**

- 3.2.1. The common material to the Sceaux Gardens Conservation Area is brick – brown brick for the Georgian villas, a yellow London stock for the 19th century houses, and a red brick for the late 19th and early 20th century public buildings. A brickfield is shown on the 1873 map to the south of present-day Lucas Gardens and it is likely that many of the buildings along Peckham Road were built from local bricks.
- 3.2.2. The earlier buildings have contrasting details, such as stucco banding and red brick jambs and arches. Later, much use is made of stone for dressings and focal entrances to the public buildings.
- 3.2.3. For roofs, Welsh slate became widely available after the railway age was established in the 1840s. It is likely that the earlier houses were originally tiled, but they too have since been slated. There was a resurgence of interest in tiles at the end of the 19th century and this is evident on the Oliver Goldsmith School buildings.
- 3.2.4. Windows in the 19th century buildings are almost all painted timber, with sliding sashes to the earlier buildings and some casements in the public buildings of the later part of the century. Where they protect basement front areas, cast iron railings can be found in front of many of the listed buildings, particularly nos. 30-34 Peckham Road. Examples of ornate wrought iron can also be seen, most notably in the front and side boundary wall to no. 29 Peckham Road.
- 3.2.5. By the 1950s, construction techniques had revolutionised and the modern development of Sceaux Gardens used steel, concrete, blue brick and composite panels with standardised timber casements.

## **3.3. Buildings**

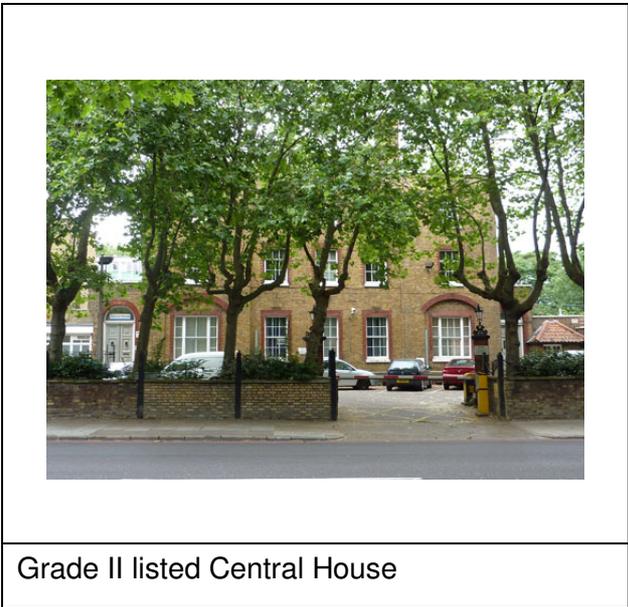
- 3.3.1. The conservation area includes significant architecture from several distinct phases: The late Georgian villas, late 19th century housing and the art gallery, early 20th century public buildings and the post-war public housing.
- 3.3.2. On the south side of Peckham Road, Nos. 30, 32, and 34, are the earliest properties in the area. They date from the 1790s and are listed Grade II. Originally three family houses, they were until recently linked as Council offices with the collective name, Camberwell South House.
- 3.3.3. The group is set well back from the road behind a cobbled forecourt surrounded by cast iron railings, and with gateways defined by brick piers with lamp holders at each side. The buildings are constructed of brown brick enlivened by a stucco cill-band and red brick dressings.
- 3.3.4. Doorways, approached by steps flanked by railings, have round arches enclosing decorative fanlights and reeded pilasters. The door to No.30 has distinctive raised ovals in its panels. The ground floor windows to No.34 are round headed and set within round-headed arches linked by a stucco band. This detail carries through to the door, which is flanked by fluted Tuscan columns and a fanlight above. The railings to the basement and steps to all three properties are intact. No.32 retains its early bootscrapers and No.34 its overthrow with lamp holder. In front of No.34 is the base and shaft of a separately listed

19th century lamppost, which has a scrolled tripod base with lion masks, although the actual light fitting has been lost.

- 3.3.5. On the north side of Peckham Road, West, Central and East House are similarly detailed but slightly later. Central house and East House are listed Grade II and were until recently in use as Council offices. With Nos.30-34, they form an important historical group that is further united by the lines of plane trees behind their front boundaries.
- 3.3.6. To the east is the South London Art Gallery and Camberwell School of Art, designed by Maurice Adams and built between 1896 and 1898. Listed Grade II, it uses red brick and stone in an exuberant Baroque style. An inscription was added in 1897 on a scroll plaque to commemorate the benefactor: "The Passmore Edwards South London Art Gallery and Technical Institute". The facade is richly decorated with carved stonework and contrasting red brick and white stone bands, strings and cornices. The roofscape is punctuated by tall, banded chimneys and the centrepiece – a small cupola with ogee roof and finial above the central entrance.
- 3.3.7. Mid-19<sup>th</sup> century housing is represented by Nos.71-77 Peckham Road, which are listed Grade II. This short formal terrace has two storeys of stock brick over a rusticated stucco ground floor. The ground floor also has semicircular-arched windows, those to the middle two properties retaining their original margin light glazing. The first floor windows have architraves, bracketed cornices and iron balconettes. Original railings survive beside the steps to the front doors
- 3.3.8. Later 19th century housing becomes progressively more ornate, from the restrained architraves and columned porches of Nos.62-66 to the ornately moulded canted bays, porches and bracketed cornices of Nos.52-60. Nos.40-46 have similar detailing, but with shops to the ground floor. Some original details of the shopfronts survive, but they are overlaid by advertising, deep fascias and modern blinds and shutters. There is also a large advertising hoarding on the side elevation.
- 3.3.9. The turn of the century saw the construction of two major public buildings to serve the increasing needs of a rising population. The two blocks of the Oliver Goldsmith School were built in the 1890s of red brick with stone dressings. The corner clock tower of the block facing Peckham Road punctuates the beginning of the conservation area. At the other end, the Council offices at No.29 Peckham Road were built in 1914 of red brick and stone in an arts-and-crafts style. The inscription on the sundial above the entrance, which reads 'Do today's work today', is a reminder that this building occupies the site of the former workhouse. Both buildings have distinctive boundaries: the school has wrought-iron railings with ornate gates and an overthrow, while the offices have a red brick wall, which curves up to meet each of a series of piers and has wrought-iron railings to fill the resulting dips.
- 3.3.10. From the same period is the carriage works at Nos.36/38 Peckham Road. The red brick frontage of this muscular building has blue brick banding to a giant order of three arches, three storeys high. Two further storeys are topped by a stucco parapet in three curved bays. The front area is enclosed by contemporary railings with decorative panels.

3.3.11. Almost opposite, on the corner of Havil Street, is Southwark Town Hall, an Art Deco building of 1933. The ground floor is stone with a cavernous entrance defined by a semicircular incised stone arch with dramatic lanterns to either side. The central section rises three storeys with recessed metal windows flanked by double paired Corinthian pilasters supporting a broken pediment in which is a hexagonal clock. The bays to either side, of red brick with quoining and steel windows, rise to a stone band and a further attic storey and brick parapet above.

3.3.12. The buildings of the Sceaux Gardens Estate were showpieces of their time. Their construction marked a radical departure from traditional techniques and direct comparison with the earlier buildings in the area is not possible. Instead, they must be seen in terms of their social context and appreciated for the proportions and rhythm of the primary and secondary structural elements, and the interplay of balconies and fenestration. The mix of high, medium and low-level blocks, and their disposition in a mature landscape is also important.



The Oliver Goldsmith School with the contemporary extension at the corner



Southwark Town Hall, fronting Peckham Road

## Views and Townscape

- 3.3.13. The conservation area lies within a densely built-up urban setting on relatively flat land, and there are therefore few views into or out of the actual area. What is important however are the views along Peckham Road, with its fine collection of late 18th, 19th, and early 20th century buildings and contrasting glimpses of the elegant but massive blocks of the adjacent Sceaux Gardens Estate. The changes in scale, accentuated by the use of modern materials and detailing, could be distracting but the attractive landscaped grounds around the flats, and the many trees along the main road, tend to link the whole area together. Another notable view is northwards along Havil Street, terminated by the tall tower blocks.
- 3.3.14. The townscape could therefore never be described as cohesive, but practically all of the buildings within the conservation area are good examples of their type and together they produce an interesting and stimulating environment. Of special note are the municipal and educational buildings, which together form a group of national importance.

## Landscape elements

3.3.15.



The mature trees retained from Camberwell House, now part of the Sceaux Gardens Estate

### 3.4. Negative elements

- 3.4.1. The contrast between the buildings of the Sceaux Gardens Estate and the more traditional buildings along Peckham Road provides a creative tension. This is less apparent, however, in the uncompromisingly inelegant concrete of the Art School annexe and even less so in the adjacent petrol station.
- 3.4.2. The poor condition of no. 67 Peckham Road is a cause for concern, but otherwise the buildings within the conservation area appear to be reasonably well maintained.
- 3.4.3. Car parking associated with the various office buildings along Peckham Road (such as in the front courtyard to nos. 30-34) adversely affects the setting of the listed buildings. The adjoining site, in front of nos. 36-38, is similarly blighted by forecourt parking. In Southampton Way a surface car park is surrounded by an unattractive chain link fence.
- 3.4.4. The forecourt area in front of the small shopping parade (nos. 40-46 Peckham Road) is poorly surfaced with the area being further affected by a proliferation of clutter including “A” frame advertising boards.

	
<p>The Art School annex and the petrol station fronting Peckham Road</p>	<p>The small shopping parade at Nos. 40-46 Peckham Road</p>

### Neutral areas

- 3.4.5. Welton Court, built in the late 20th century on the site of the former Baptist Church and Nos.48/50 Peckham Road, is an anodyne block of flats that does not particularly intrude.
- 3.4.6. The 1960s housing on the south side of Dalwood Street is less successful than the earlier buildings of Sceaux Gardens. However, it is relieved by the use of yellow brick and classical references.

## 4. Audit



**4.1. Listed Buildings and Features**

4.1.1. The list of buildings of special architectural or historic interest for Southwark was updated in 2010. Detailed list descriptions are available from the Council. Listings in the area fall into the following groups:

1. 61-65 Peckham Road and connected Art Gallery, 71-77 Peckham Road
2. Central House, East House, South House fronting Peckham Road
3. 29, Peckham Road, former Council Offices fronting Havil Street

	
<p>The Council Offices featuring the inscription from the Workhouse previously on this site</p>	<p>South House, formerly three dwellings with large back gardens, now Lucas Gardens</p>

**4.2. Key Unlisted Buildings and Building Groups**

- 4.2.1. Listing gives protection from demolition, alteration and extension without consideration by the Council. Government policy also recognises the important contribution to the character of conservation areas, made by significant unlisted buildings, with a presumption in favour of their retention. One of the purposes of this appraisal is to identify the buildings to which that presumption should apply.
- 4.2.2. The most notable unlisted building is the highly detailed Southwark Town Hall, which is not only significant in its own right, but adds to the group value of the neighbouring Council offices of both Georgian and early 20th century date.
- 4.2.3. At the eastern end of the conservation area the red brick buildings of the Oliver Goldsmith School form a notable local landmark. So too, does the former carriage works at Nos.36/38 Peckham Road. The mid-to-late 19th century houses on Peckham Road and the villas at Nos.292/294 and 300/302 Southampton Way also make a positive contribution to the character of the area.
- 4.2.4. All the blocks in the first phase of the Sceaux Gardens Estate are important even though they develop a different and contrasting character. They are significant for their rhythmic landscape and as pioneers in the development of social housing in London.



Lakanal Tower, part of the Sceaux Gardens Estate, forms a contrast with the terraced bungalows close by

### **4.3. Environmental improvements**

4.3.1. There is a need throughout the area for an audit and review of the public realm in the context of English Heritage's *Streets for All* guidance. Areas particularly in need of attention include the mass-concrete pavements of Vestry Street, the patchy forecourt to Nos.40-46 Peckham Road, and the forecourt of the South London Gallery. There is also potential for the removal of the visually intrusive galvanised steel barriers along Peckham Road.

### **4.4. Improvements to buildings**

4.4.1. Those responsible for the maintenance of public buildings should be kept aware of the expectations for property in the conservation area, especially where buildings are not listed and the issues may be less clear. The same is true for privately owned buildings where there is scope through the development control system for ensuring the continued use of traditional doors and windows and, at Nos.40-46 Peckham Road, for the improvement of shop fronts.

### **4.5. Potential extension to the Conservation Area**

4.5.1. Consideration should be given to the inclusion of:

- The whole of the carriage works flanking the east side of Lucas Gardens and to the rear of Nos.36/38 Peckham Road. At present, only the frontage building is included.
- All the houses in Vestry Road that front the west side of Lucas Gardens so that the setting of the gardens is preserved.

## 5. Guidelines

### 5.1. Introduction

#### **Purpose of this guidance section**

- 5.1.1. This section of the report draws out from the appraisal those themes that are essential to the Conservation Area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.
- 5.1.2. It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.
- 5.1.3. In the Camberwell Green Conservation Area the main development pressures relate to piecemeal development and alterations to existing buildings. There should be no objection in principle to good new building design in the Conservation Area in contemporary styles and the following guidance seeks to promote modern design of quality, and to preserve and reflect the historical character of the area.

#### **Consulting the Council**

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

### 5.2. Development form and urban morphology

- 5.2.1. Renewal of the area is required through the redevelopment, alteration and renovation of buildings. In some cases poor development in relatively recent times will give the opportunity for redevelopment that can respond more sensitively to the special character of the Conservation Area. New development should be seen as an opportunity to enhance the Conservation Area.

## **Street and plot patterns**

5.2.2. It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The urban form of the Conservation Area is key to its character and any change must consider the basic principles that have determined it. Peckham Road and the Sceaux Gardens Estate have very different morphological characteristics. The former has a strong street frontage characterised by deep setbacks whilst the latter is a particular form of development centred on large open spaces.

## **Building form**

5.2.3. The common building forms in the Conservation Area also determine the way development and changes can take place. The Sceaux Gardens Estate was a flagship development of the 1950s and an important example of this form of development.

5.2.4. Particular characteristics which should be observed in conversion and new design are the relation to the storey height, plot width and building line of the adjacent properties. As has been mentioned, these vary widely and must be assessed on a case by case basis.

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

5.2.5. The diverse character of the Conservation Area places particular pressure on its appearance in order to preserve its historic value. A number of plots along Peckham Road have already been redeveloped, adding to the different architectural styles and typologies but not necessarily detracting from the character of the area.

5.2.6. Any new development must conform to afore mentioned characteristics of the street and the typical materials present in the area. The development must however be “of its time” in order to contribute to the number of high quality buildings that showcase architectural design since the development of the area.

## **Shop front design**

5.2.7. The objective is that shop fronts and advertisements should harmonise with and enhance the character of the street as well as the buildings in which they are contained; it is not the intention to inhibit imaginative and sensitive design, but to offer a general guide illustrating solutions that have been found acceptable. Non-shopping commercial frontages, as well as retail shops, pose similar problems at ground floor level. The following design principles relating to shop fronts should be adopted:

- Some fine old commercial fronts should be preserved in their entirety (e.g. the former bank buildings)
- Wherever a framework of pilasters, columns, piers, fascias or frieze remains, this should be preserved and the new shop front inserted within it. Important architectural or historic features of the building should not be altered, defaced or obscured.
- Any new fronts should be contained within the width of the building and if any premises occupy more than one existing building, the front should be divided to reflect the divisions of these buildings and the traditional plot sizes of the street.

- In traditional Georgian, Victorian or Edwardian buildings with regular window openings, the front should be made up of traditional elements: pilasters and frieze, incorporating a fascia. Within this framework the window should be constructed of mainly traditional forms, with a brick, panelled, or rendered stall riser at least 45cm high, materials should be mostly traditional: shiny, reflective material or lurid colouring should be avoided.
- In new buildings that include shop or commercial fronts some of these principles can be adapted: architectural elements of the building should be brought to ground, with a firm frame defining the shop front or the area of commercial frontage, at ground level. The traditional appearance of shop fronts at ground floor should be continued.
- Where a new building occupies more than one original plot, the building itself and the ground floor frontage should be subdivided to reflect the width of the individual plots.

## **Advertisements**

### 5.2.8. Signage is a key component of shop fronts

- In a traditional building, the existing fascia or a timber fascia is most appropriate. Fascia signs should convey the name or trade of the premises and should not carry any extraneous advertising. Fascia signs might be externally lit from a concealed source or other discreet form of lighting.
- The preferred form of projecting sign is a traditional hanging sign, possibly externally illuminated. Fascia or projecting signs that consist of large internally illuminated boxes are not acceptable, especially where they obscure architectural features or are too visually dominant for the overall elevation.
- The use of upper floors for businesses should not be allowed to result in a proliferation of signs on the elevation: however, simple lettering perhaps on a screen behind the window or affixed direct to the window pane, need not spoil the elevation.

5.2.9. The standard company signs of national retail and service businesses may not be appropriate either to individual buildings or the setting of the conservation area. Suitability for the building and the conservation area is considered more important than uniformity between branches of a firm, and company motifs can usually be successfully adapted with a little thought.

## **5.3. 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
- Trees, street furniture and other artefacts in the space.

## **Boundaries**

5.3.2. In most parts of the Conservation Area, the boundary of the public realm is the building façade, and the quality of design is of paramount importance. Interesting places are generally characterised by “active edges”, i.e. where there is stimulus and interaction between the public realm and buildings. This can be by direct access or through visual connection (windows, and shop fronts for example).

## **Ground Surfaces**

5.3.3. There are no comprehensive enhancement schemes for ground surfaces in the Conservation Area at present.

## **Trees and street furniture**

5.3.4. Soft landscaping is an important characteristic of the Conservation Area. The soft edges to Peckham Road and the recreational area provided by Lucas Gardens are a statement of the time in which the area was developed and should therefore be retained both for their landscape as well as heritage value.

5.3.5. The trees within the Sceaux Gardens Estate open space must also be protected as part of the original plan for the site and as amenity space for the residents in the surrounding dwellings. Some of the mature trees formed part of the parkland within Camberwell Hall and therefore have heritage value.

5.3.6. A more co-ordinated approach to the design and siting of street furniture, such as bus shelters, lamp standards and highway signs, is required. Simple designs appropriate to the Conservation Area’s heritage, whilst avoiding “Victoriana” clichés, would be appropriate.

## **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 for the building and for the Conservation Area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.

5.4.2. The use of natural, traditional materials will be encouraged and expected particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building’s structure as their weight may exceed the loading for which the roof 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.

## **Maintenance**

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

## **Windows and Doors**

5.4.4. Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Conservation Area. Most window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate.

5.4.5. At the same time, there is the opportunity to introduce more colour, in the repainting of doors, shop fronts and retained mechanical features. Subdued and darker shades of red, green or blue can provide a highlighting theme, without being garish.

5.4.6. Replacement windows to listed buildings need to match the original glazing bars and detail of the originals. Where the existing windows or doors are however later alterations they determinally affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design. The use of modern materials such as aluminium or UPVC is inappropriate and not acceptable on historic buildings.

## **Roofs**

5.4.7. Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and wither natural or good quality reconstituted slate on unlisted buildings in the Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.

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

## **Brickwork**

- 5.4.9. 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.
- 5.4.10. The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.4.11. Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

## **Stucco and render**

- 5.4.12. It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match, taking care to avoid the use of hard cement renders. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.
- 5.4.13. Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours *buttermilk*, *parchment*, *ivory* and *magnolia* are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finished is recommended and will not require consent. Textured or highly glossy paints and '*brilliant white*' should be avoided, as should paints that do not allow the wall to "breathe".
- 5.4.14. Where features such as capitals, pilasters and porches have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

## **Extensions**

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

## 6. Useful information

### General advice

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

[http://www.southwark.gov.uk/info/200023/design\\_conservation\\_and\\_archaeology](http://www.southwark.gov.uk/info/200023/design_conservation_and_archaeology)

### Useful telephone numbers

General Planning Enquiries	0207 525 5438
Conservation & Design Team	0207 525 5448
Planning Enforcement	0207 525 5419
Building Control	0207 525 5582
Tree Protection Officer	020 7525 2090

### Other useful contacts

- English Heritage  
0870 333 1181 <http://www.english-heritage.org.uk>
- The Society for the Protection of Ancient Buildings  
0207 377 1644 [www.spab.org.uk](http://www.spab.org.uk)
- The Victorian Society  
0208 994 1019 <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  
087 1750 2936 <http://www.georgiangroup.org.uk/docs/home/index.php>
- The Twentieth Century Society  
020 7250 3857 <http://www.c20society.org.uk/>

### **Further reading**

- Ashurst, J and N – *Practical Building Conservation, Vols. 1 to 5* (1988)
- Brereton, C – *The Repair of Historic Buildings: Advice on Principles and Methods* (English Heritage, 1991)
- Cherry, B and Pevsner, N – *The Buildings of England, London 2: South* (1983)
- Department for Communities and Local Government - *Planning Policy Statement 5, Planning for the Historic Environment* [2010]
- English Heritage – *Streets for All* (2000)
- Institute of Historic Building Conservation [IHBC] – *A Stitch in Time: Maintaining your Property makes Good Sense and Saves Money* (2002)
- London Borough of Southwark – *Neighbourhood History No. 4: The Story of Walworth* (1993)
- Reilly, L – *Southwark: an Illustrated History* (London Borough of Southwark, 1998)
- *Survey of London, Vol. 25 – St. George's Fields, the parishes of St. George the Martyr, Southwark and St. Mary Newington* (London County Council, 1955).