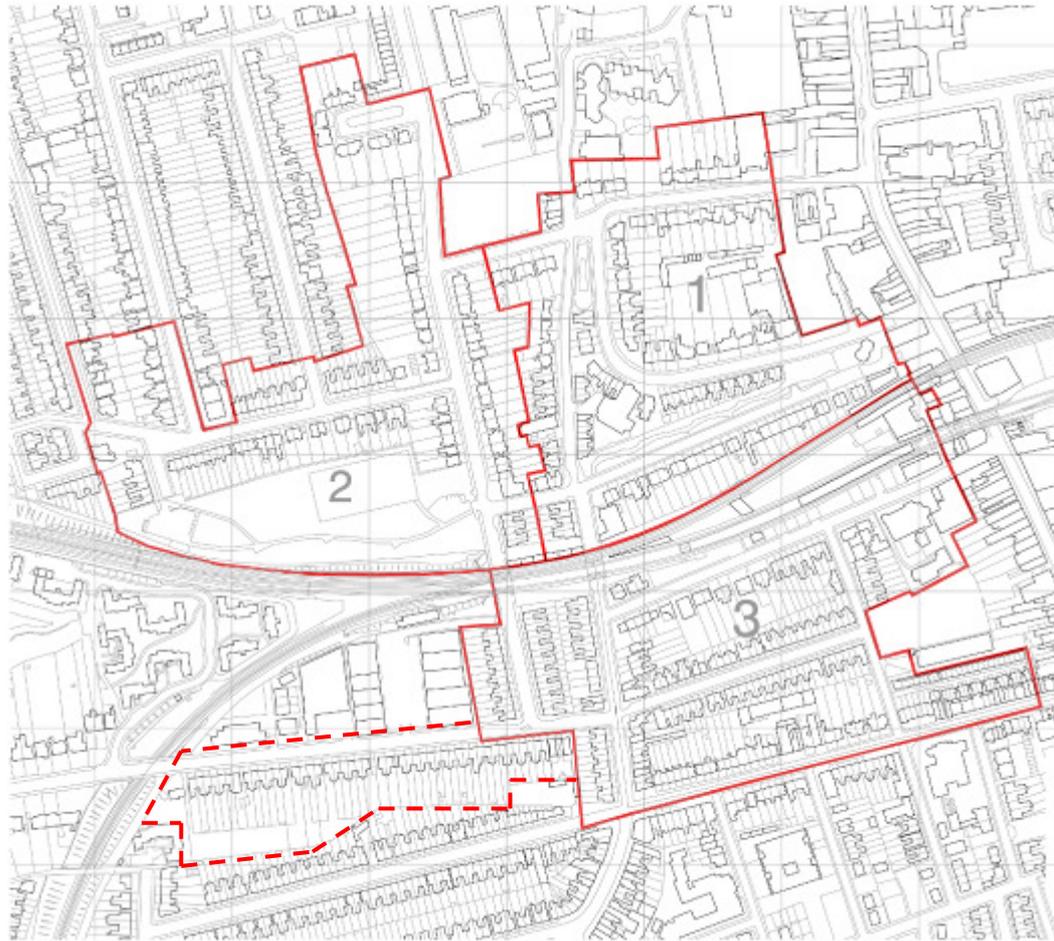


Holly Grove Conservation Area

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Holly Grove Conservation Area



- Sub Area 1:** the core of the original 1820's – 1840's development with substantial terraced houses and grand villas
- Sub Area 2:** with the density of development being higher than sub area 1 developed this area, during the mid 18th century, has a more urban aesthetic.
- Sub Area 3:** based on the grid pattern streets of predominantly two storey two storey late 19th century terraces

Figure 1 Holly Grove Conservation Area and sub-areas: 1:5000

1 INTRODUCTION

Purpose

- 1.1.1 The purpose of this statement is to provide an account of the Holly Grove 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 areas, 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).
- 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". For the purpose of this statement, the conservation area is divided into four sub-areas shown on figure 1.

Arrangement of this document

- 1.1.5 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 each sub-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 development and change in the conservation area.

1.2 Holly Grove Conservation Area

Location

- 1.2.1 Holly Grove Conservation Area is situated in the centre of Peckham, to the south of Peckham Road (A202), which is the through route between Blackheath and Camberwell, around the site of the original hamlet. A railway line runs east-west through the conservation area with Peckham Rye station on the eastern side. The conservation area is bounded to the east by Rye Lane (A2215), the main route to Honor Oak.

Topography

- 1.2.2 From the Thames the land rises gently to Peckham before climbing steeply to the high ground of Streatham and Dulwich at over 50 metres above O.S. datum. The conservation area lies on the lower portion of this shallow slope, between 8 and

12 metres, rising locally to over 15 metres in Lyndhurst Grove and Warwick Gardens. Visually the area is effectively level and only Warwick Gardens show any slight elevation, when viewed along Holly Grove.

1.3 Planning History

- 1.3.1 Holly Grove Conservation Area was originally designated in October 1973 by the Greater London Council under the Civic Amenities Act 1967 and later extended in November 1984, in January 1990, and in September 2008.

Development Plan Policies

- 1.3.2 The development plan for Southwark is the **Southwark Plan**, 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.

1.3.3 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 historic 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.”

1.3.4 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 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,

- 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.

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

“Permission will not be granted for development 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 view of or from a World Heritage Site.”

1.4 PPS5: Planning and the Historic Environment Introduction

1.4.1 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.

1.4.2 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.

1.4.3 PPS5 also covers heritage assets that are not designated but which are of heritage interest and thus a material planning consideration.

1.4.4 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

1.4.5 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.

1.4.6 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.

1.5 Further Information

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

1.5.2 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.

Further Information

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

2 HISTORICAL BACKGROUND

Origins

- 2.1.1 The Holly Grove Conservation Area is situated within Peckham, part of Camberwell parish. The name Peckham or Peac-ham means 'village by a hill'. At the time of the Domesday survey in 1086 the area was held by the Bishop of Lisieux. The area was predominately agricultural, and remained so until the 1700s.
- 2.1.2 Most of Camberwell parish was still rural until the beginning of the 19th century and Peckham consisted mainly of meadows, arable land and gardens. It provided market gardens and pasture for animals being driven to the London markets, especially following transport improvements to the city. Peckham and Camberwell were both locations for large fairs. The Peckham fair was held on common lands and then in High Street, but was abolished before 1835.

19th century urban growth

- 2.1.3 The early 19th century saw the growth of new residential developments in Peckham by speculative builders encouraged by the improvement in road links through Southwark to the Thames bridges. They offered a lifestyle for the relatively wealthy who wanted to be near London and could afford coach travel into town, but who also wanted clean air and the countryside.
- 2.1.4 The Holly Grove area contains some of the oldest parts of the original hamlet of Peckham. Essentially a planned development, it started to grow in size in the earlier half of the 19th century. The original plan principle was to provide terraces and semi-detached groups of houses with aspects onto green areas, a common approach to the speculative development of high-class housing areas in the London suburbs and fashionable towns during this period. Whilst this pattern has been eroded by a number of influences vestiges do remain in Holly Grove Shrubbery and Elm Grove for example.



Figure 2 Semi-detached and terraced houses on Holly Grove continue to enjoy aspects onto the amenity space known as The Shrubbery.

- 2.1.5 The most significant character in this early development was George Choumert who built South Street Terrace on Rye Lane in 1815 followed by Holly Grove (then George Street) between 1816 and 1822.
- 2.1.6 In 1823/4 a Baptist Chapel was built on the corner of Blenheim Grove to serve the middle class residents of the area. The Friends Meeting House built in 1826 in what would become Highshore Road (now used by the Post Office as a depot) was further evidence of the neighbourhood's status.

Holly Grove Conservation Area Historical Background

- 2.1.7 Highshore Road (formerly Hanover Street), Elm Grove and Lyndhurst Way were added in the 1830's. In these residential developments, central green space was dropped in favour of planted front gardens and an avenue treatment of the streets. The one exception to this new approach was Lyndhurst Square which, built in 1843, is centred on a green space for the amenity of properties that front onto it.
- 2.1.8 The improvements in transport around Peckham, particularly the opening of Peckham Rye Station in 1867, meant that the area grew very rapidly after 1870, attracting the aspiring middle classes. Population figures for East Dulwich and the surrounding district, which included Peckham, demonstrate the speed of growth at this time: in 1871 the population was 31,000. Only 20 years later the population had grown by 51,000 to 82,000.
- 2.1.9 The mechanisation of transport through the 19th century had its impact not only in generating growth and intensification of development in the area, but also in its major new infrastructure requirements. The construction of the railway to Peckham Rye Station cut through the block between Holly Grove and Blenheim Grove. Although it destroyed the northern side of Blenheim Grove, the broad integrity of the street plan, was retained. Peckham High Street was a tram route and there was a tram depot north of the Friends Meeting House in Hanover Road.

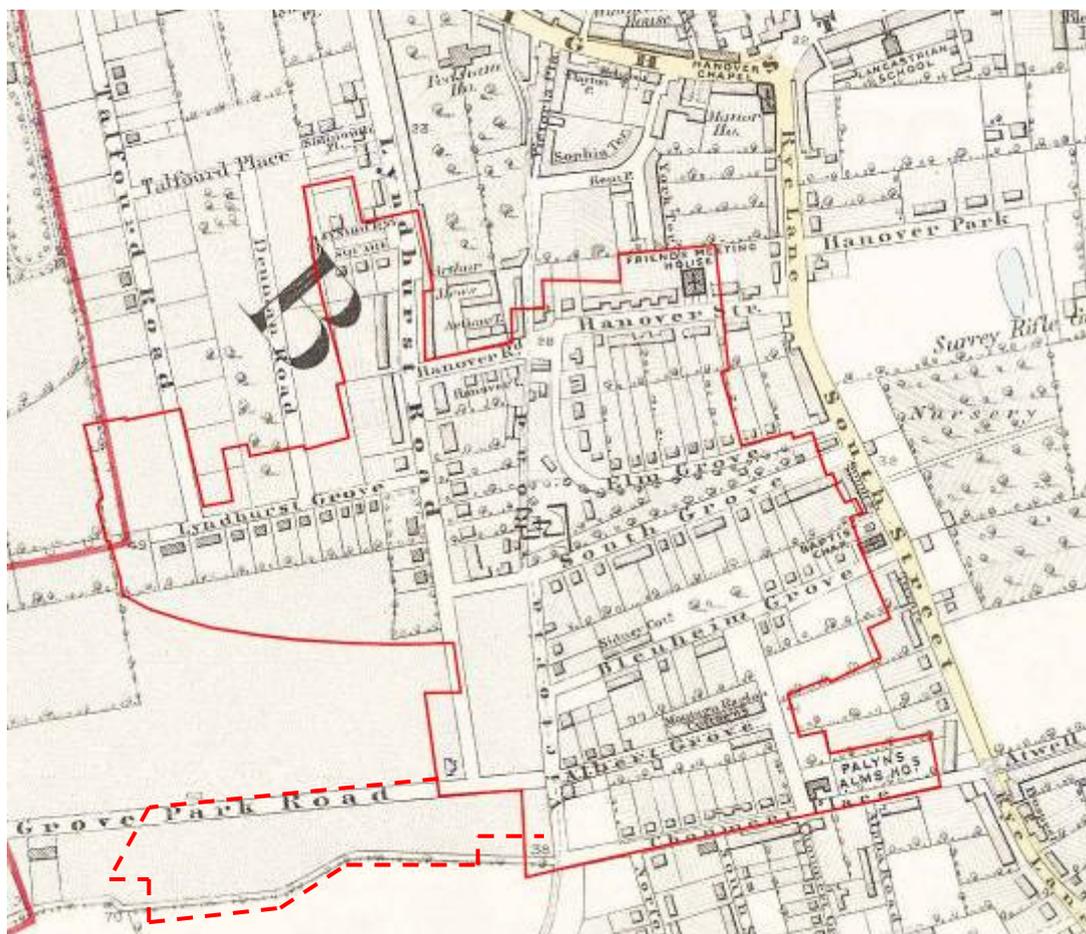
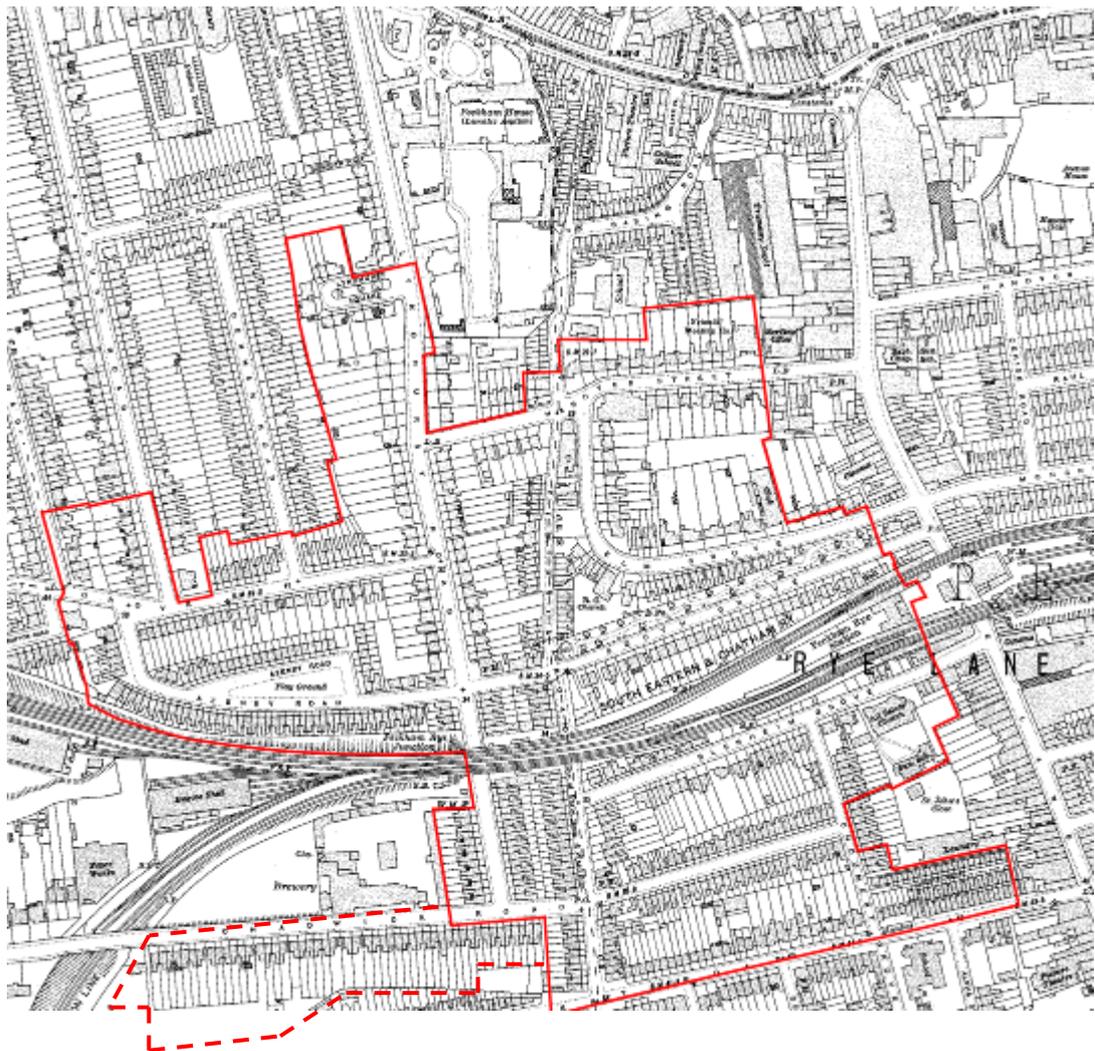


Figure 3 *Stanford Map of London and its Suburbs 1862: The area had established itself as an attractive high-class suburb of London with terraces and semi-detached groups of houses with aspects onto green areas. Five years on and the railway would cut through the block between Holly Grove (or South Grove as it was then) and Blenheim Grove and in doing so would trigger an intensification of development in the area.*

20th century

- 2.1.10 The Ordnance Survey Plan of 1914 shows a much denser level of development than now prevails. Warwick Garden at the time was occupied by tight terraces of cottages around a playground, now cleared and providing the open space but leaving the remaining shops at the western end isolated. The open space between Elm Grove and the northern end of Bellenden Road, then called Victoria Road at this point, was occupied by a finger of development.
- 2.1.11 The plan also shows the sites now occupied by schools opposite Lyndhurst Square as the Peckham House Lunatic Asylum with continuous development frontage onto Lyndhurst Way.
- 2.1.12 Between the two world wars Peckham's industrial base increased. The character of the area began to change as wealthier people moved out to less developed areas and the older housing stock was taken up by less affluent people moving in for work. This social change had a dramatic impact on much of Peckham with many areas experiencing considerable decline; however the strong and attractive environmental quality of the original development around Holly Grove has helped to maintain it as a desirable place to live. Nevertheless, economic pressures on and from the surrounding areas have led to significant loss and damage to the historic fabric of the conservation area.



Holly Grove Conservation Area

Historical Background

Figure 4 1914 Ordnance Survey map. The development form is essentially the same as that seen today with the exception of the tight terrace of cottages that occupied what became Warwick Garden and several often-insensitive small-scale clearances and infill developments

3 THE CHARACTER AND APPEARANCE OF THE AREA

3.1 Broad Context

3.1.1 The Holly Grove Conservation Area, essentially a 19th century planned suburban development with a strong landscape element, contrasts with its immediate surroundings in Rye Lane to the east and Peckham High Street to the north. These typical inner city main streets have a lively variety of commercial activity, based on retail uses. Choumert Road, forming the southern boundary of the conservation area also has a more commercial character, although with some remaining historic architectural interest (e.g. Girdler's Almshouses). Some industrial elements also border the conservation area here. The northern boundary is clearly defined against the grounds of the two schools either side of Bellenden Road. West of the conservation area the grid pattern of planned residential streets continues, but it is later 19th century development of less distinctive character.

Local Materials and Details

3.1.2 Most of the conservation area was constructed between the early 19th century and early 20th century, using a relatively limited range of materials to classical and, later, revivalist architectural styles. The common material palette used throughout the building period is:

- yellow London stock brick, as the basic construction material;
- examples of brickwork decorated with coloured banding in blue, buff and red engineering bricks;
- stucco dressings, often ornate in later buildings, although absent in earlier examples where openings are left plain and square;
- slate roofs to shallow pitches, with overhanging eaves and lead-rolled or tiled hips, or:
- pitched roofs falling to eaves parapets, with stucco or brick cornices, in some cases with slated mansard attic storeys.

3.1.3 Throughout the conservation area's development, designs followed classical themes. Their essence is a strongly ordered form based on the structural components of the building that creates regular rhythms of window and door openings in façades, and a careful proportion of window area to wall area. The heights of elements often reduce in upper storeys to give a slightly enhanced vertical perspective.

3.1.4 Potential repetitiveness is relieved in many instances by the introduction of horizontal string courses and cornices at floor and roof levels and balancing vertical elements such as pilasters. The visual balance of window proportions is commonly changed by the use of moulded surrounds and pediments to increase their prominence relative to the wall area.

3.1.5 There are also examples, notably at Lyndhurst Square, of the mid 19th century change in style to a more vernacular "English" or gothic expression. Building forms are more complex, assembled as careful compositions of smaller scale elements of gables, bays and porches. Pitched rooflines are an important element of this vernacular image and there are references to early English architecture in decorative moulded woodwork as well as stone mouldings and dressings of Tudor patterns.

Street surfaces and furniture

- 3.1.6 Original ground surfacing materials have been lost throughout the conservation area. The most significant surviving element is the broad, flat granite kerbstones, which are still widespread. Tarmac has replaced sett roadways, and concrete slabs have replaced stone flags: and the condition of such materials is generally poor.
- 3.1.7 Some historic street elements remain. The prime examples are the listed red K2 telephone box opposite Lyndhurst Square and the red pillar-box further along Lyndhurst Way. Iron railings remain on some front boundaries and green spaces, but a great deal has been lost. Modern municipal street lighting exists everywhere.

3.2 Sub Area 1 – Holly Grove, Elm Grove and Highshore Road

- 3.2.1 The Holly Grove area takes in the core of the original 1820's-1840's development and consequently includes a high proportion of the conservation area's listed buildings. Holly Grove itself (formerly George Street and then from the mid 1800's South Grove) is planned with outlooks over green space while houses in Highshore Road (formerly Hanover Street) and Elm Grove achieve the aesthetic of the green suburb with a villa style of architecture behind generously planted front gardens. The intensity of development is low, in two storeys with many houses in pairs rather than terraces, giving the area a relaxed suburban feel.

Holly Grove

- 3.2.2 Holly Grove is the most distinctive part of the conservation area, characterised by the rigorous building line of paired and terraced villas that face onto the green strip of "The Shrubbery".
- 3.2.3 The key architectural features are brick pilasters that define the full height of each house (two storeys plus a lower ground storey) and rectangular window openings, with slightly cambered segmental arches. All the detailing is in unadorned brick and the focus of each bay is a round-arched brickwork panel that forms a recess for the main ground floor window. These strong and simple brick details are used to create a steady rhythm of vertical elements. Paired villas are arranged with the entrance doors in the side elevations so that the design of the main frontages remains particularly simple.
- 3.2.4 Front railings and small front gardens provide separation from the street. This is an important element in creating the mature quality and visual unity of the street, but it is sensitive to change, and both planting and railings have been lost in many places.



Figure 5 *Holly Grove: early classical brick designs with a later suburban style between*

Elm Grove

- 3.2.5 Elm Grove has a more informal character than Holly Grove, which derives from a greater architectural variety. There are stucco and brick designs, and both parapeted and overhanging roofs. There is a spatial relationship with Holly Grove across the Shrubbery, although a later 19th century row of houses and some intrusive modern brick walling now intervenes.
- 3.2.6 Elm Grove turns northwards at the church of St. James the Great – an unremarkable public hall that nevertheless closes views along the street from both the north and the east. Houses here face westwards over a narrow green between Elm Grove and Bellenden Road. They include a row of pale brick houses (No. 48-54) built with prominently projecting square bays and distinctive Gothic features on the upper storey, particularly the window glazing patterns and parapet detailing.



Figure 6 *No. 48-54 Elm Grove: a greater architectural variety is found on Elm Grove compared to Holly Grove including distinctive gothic features.*

Highshore Road

- 3.2.7 The character of Highshore Road is, like Elm and Holly Grove, set by linked rows of villas dating to the 1830s and 40s. Again there is greater architectural variety than in Holly Grove, but a less well-contained quality than Elm Grove, with fewer mature trees and open sites at each end. The gap between Nos. 20 –28 (allowing access to a games area) is an unfortunate break in what would have been a continuous building frontage. Again, front boundaries, particularly remaining railings, are important.



Figure 7 Grade II listed houses are found on both sides of Highshore Road.

Bellenden Road (north)

- 3.2.8 Bellenden Road, an important north-south route through the conservation area, is itself unremarkable. There is little in the way of interest or continuity in the architectural styles employed and the building line is fairly inconsistent. Its main detraction is the loss of building frontage along some of its extent with late 19th Century development on the finger of land between Elm Grove and the road turning its back on the street to face eastwards.

Views and townscape

- 3.2.9 Because the conservation area is based primarily on streets, views tend to be well-contained vistas rather than broad prospects. Indeed, the pattern of the residential streets creates numerous vistas, which steadily modify on moving along the streets. The view along Holly Grove into Warwick Gardens, and then to the four-storey frontage on Azenby Road is particularly important, as are those down Elm Grove to Nos. 28-34 Highshore Road and eastwards through streets connecting into Rye Lane.



- 3.2.10 *Figure 8 The view along Holly Grove to the green space of Warwick Garden is important.*

- 3.2.11 The relatively quiet suburban character of the Holly Grove Conservation Area does not generate landmarks; however, the railway bridges over Bellenden Road are key marker elements in the area. St James the Great RC Church, Elm Grove, is of contrasting size and style to its residential surroundings and provides a local reference point.



Figure 9 *St James the Great RC Church, a local marker, terminates the view westward down Elm Grove.*

Key spaces

- 3.2.12 The reasonably constant building line of houses coupled with greenery in front gardens and small areas of public gardens help create well defined street spaces.

The junction between Elm Grove, Highshore Road and Bellenden Road convey these elements and represent a key street space in the sub-area.

Landscape elements

- 3.2.13 The early layout of the Holly Grove area deliberately included green open space as a setting for new houses. Whilst much of this space has now been lost to later development, some areas remain. The green strip of Holly Grove Shrubbery, for example, though reduced in size by later development and compromised by poor boundary treatments to Elm Grove does continue to influence the character of the area. The small wedge shaped recreation area on Elm Grove, with aspects onto Bellenden Road, also represents an important amenity space within the area.



Figure 10 *The small wedge shaped recreation area between Elm Grove and Bellenden was previously occupied by a finger of development.*

Negative elements

- 3.2.14 The conservation area has suffered from some modern development that has been introduced without appropriate reference or sympathy to its surroundings. In the sub-area, for example, 1950s-60s infill housing at No. 63-67 Elm Grove and No. 27 Highshore Road were built to standard speculative housing specifications and details and therefore do not relate to the historic character of adjacent buildings. Highshore School, immediately adjacent to the conservation area, was built using standardised lightweight constructional systems and open site-planning principles which undermine the established morphology of street frontages.
- 3.2.15 The area also suffers in general terms from unsympathetic boundary treatments with, for example, cheap timber and chain link fencing to front boundaries of houses on Highshore Road. Inappropriate brick walling/corrugated iron fencing can be seen at No. 5-6 Holly Grove and wire mesh netting forms the boundary to games courts at Highshore Road.



Figure 11 (left and right) Inappropriate boundary treatments have a negative effect on the street.

- 3.2.16 There are some unsympathetic alterations at roof level throughout the Conservation Area. In Holly Grove, large roof extensions disrupt the lines of shallow hipped pitches: and the house type does not lend itself to what is effectively the creation of a second floor in a two-storey building.

3.3 Sub Area 2 – Lyndhurst Way and Lyndhurst Grove and Lyndhurst Square

- 3.3.1 In the mid 19th century the western part of the conservation area was developed at a higher density than the completed Holly Grove area. In Lyndhurst Way and Lyndhurst Grove there are examples of 3-4 storey terraces mixed with two storey villas, all catering to relatively wealthy occupiers. While they create a more urban aesthetic than earlier developments, front garden planting and street trees are still important in creating a high quality green setting. Construction appears to have proceeded gradually, with a significant degree of individuality between neighbouring houses.

Lyndhurst Way

- 3.3.2 Lyndhurst Way is a key north-south route in the conservation area. Its particular character is expressed by a relatively generous width, a high proportion of three storey buildings, street trees and high quality architectural frontages. Street elements such as red pillar-boxes and telephone kiosks support the urban quality of the street.
- 3.3.3 These qualities are particularly strong between Highshore Road and Holly Grove. Here, there is a variety of mid 19th century styles, from simple brick detailing, through Grecian and Italianate classical elements, to Victorian Gothic (for example the group from No. 68 to 84 Lyndhurst Way). Relative formality is created by a well observed building line, strong front boundaries (which are best as low masonry walls and hedges) and steps up to the main entrance doors in raised upper ground floor levels.



Figure 12 A variety of architectural styles are observed along Lyndhurst Way

Lyndhurst Square

- 3.3.4 Lyndhurst Square is a pleasing early Victorian development (1843) of paired villas around a small central garden. The 2 storey houses are in picturesque Gothic style, with pitched slate roofs and some stucco dressings on amber coloured brick. Set back off Lyndhurst Way, they contrast as lower key, less intensive

development. Development opposite on the west side of Lyndhurst Way that would have closed the Square has regrettably been lost to open school grounds.



Figure 13 *Lyndhurst Square: a pleasing early Victorian development around garden space.*

Lyndhurst Grove

3.3.5 Lyndhurst Grove links the conservation area westwards to Camberwell Grove. It is a narrower street than Lyndhurst Way, but street trees and strong front boundary lines give it a good linear character appropriate to its position in the neighbourhood street hierarchy. There is a high proportion of three storey houses, augmented in many instances with basements and attic storeys that create a high ratio of height to width. Development frontages are strongly defined in terraces and pairs to give a more or less continuous building line, but within this tight framework there is a variety of mid to late 19th century architectural styles, incorporating classical, gothic and picturesque elements. Brickwork is the dominant material and there is some stucco ornamentation.

3.3.6 Off Lyndhurst Grove, the four storeys of a terrace of former shops in Azenby Road are detached and incongruous elements surviving from previous development.



Figure 14 *Azenby Road: the four storey terrace is the remaining vestige of development that once occupied Warwick Garden.*

Views and Townscape

3.3.7 The strong enclosure created by a continuous, typically 3 storey building frontage and street trees is characteristic of the sub-area's townscape. The resulting containment of streets creates views that are therefore limited vistas rather than broad prospects. The vista southwards down Lyndhurst Way is effectively enclosed by the railway bridge that marks the southern extent of the sub-area.

The decorative gable-end of No. 54 Lyndhurst Grove and the yellow and red brick of No. 56 close the long westward vista.

- 3.3.8 Only at Warwick Garden are there broader views, in this case to new development to the south and the 4-storey terrace fronting Azenby Road.

Key Spaces

- 3.3.9 The western edge of the conservation area is well terminated in a little triangular street space at the junction of Azenby Road. Building frontages onto the junction help define it as a focal space.

Landscape Elements



Figure 15 Warwick Garden represents an important amenity space.

- 3.3.10 Warwick Garden, is an important local recreational amenity lying between the backs of Lyndhurst Grove and the railway, is not closely integrated into the urban form of the conservation area. It has been created out of previously developed land, and differs from other green spaces in the conservation area that were planned as an amenity to housing developed to front onto them.
- 3.3.11 Lyndhurst Square, is the only intact original garden area, although houses on the north-east corner are now lost.

Negative Elements

- 3.3.12 The functionalist modern block of flats on corner of Lyndhurst Square (previously 11-14), compromise the integrity of the square as a complete composition.



Figure 16 *Lyndhurst Square is the only intact original garden area although the functionalist modern block on its corner with Lyndhurst Way does detract from the overall quality of the space.*

3.4 Sub Area 3 – Blenheim Grove, Chadwick Road and Choumert Road

3.4.1 The character of the conservation area south of the railway changes from the substantial villas and houses of Lyndhurst Way and Holly Grove to more modest grid pattern streets of predominately two storey 19th century terraces. The character of this sub area, centred on Chadwick Road (formerly known as Albert Grove), is the consistency of two-storey scale and detailing that comes from a single development. Choumert Road provides a variation to the general residential character of the conservation area, with three storey shops and the street market east of Girdlers Cottages.

Blenheim Grove

3.4.2 The otherwise fairly consistent development pattern of sub-area is broken by the railway, which runs parallel to Blenheim Grove. The unresolved areas that this intervention created in Blenheim Grove have, over the 20th century, attracted infill development of light industrial uses and inappropriate buildings forms that impinge on the primarily residential character of the area. More specifically they compromise the good quality 19th terraced and villa style housing on the south side of the road. The situation on the southern side of Blenheim Grove is further compromised by some small-scale 20th century infill housing that disrupts the visual consistency of the 19th century domestic architecture.



Figure 17 *The good quality 19th century housing on the south side of Blenheim Grove (left) is compromised by the light industrial uses on the north side of the road (right) and some insensitive infill development.*

Chadwick Road

3.4.3 The south side of Chadwick Road has a parapeted roofline, while the north has overhanging eaves, but both have a simple consistency of regularly spaced doors and windows with stuccoed surrounds. Short front gardens and low boundary walls and hedges define the street edge and the most notable element in its character is the avenue tree planting in the pavements on both sides which, with a relatively narrow road width, gives the street an intimate quality. The mid/late Victorian character of Chadwick Road extends westwards on its south side as far as the railway cutting, which separates the conservation area from the adjacent Camberwell Grove Conservation Area. The western end of the road is marked by No. 155, a handsome, later 19th century detached villa, set back from the line of the terraced housing, which effectively identifies the entrance to the conservation area. The north side of the road between Lyndhurst Way and the railway never formed part of the Victorian terraced housing development, having been occupied by a brewery towards the end of the century. It now contains modern development which contributes little to the historic character of the area

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- 3.4.4 Included in this sub-area, Lyndhurst Way south of the railway bridge has many of the characteristics of Chadwick Road although it has greater street width



Figure 18 *Chadwick Road: the residential street character is reinforced by front boundary treatments and the avenue tree planting.*

Choumert Road

- 3.4.5 Choumert Road, named after the local developer and entrepreneur George Choumert, represents the southern boundary of the conservation area. At the south end of Bellenden Road and in Choumert Road local shops add vitality to the scene, and the east end of Choumert Road supports a street market that extends to Rye Lane. Much of Choumert Road is three storeys and, linking into Rye Lane at its eastern end, it is an important street in the neighbourhood network.



Figure 19 *Choumert Road: the quality of the street as a vibrant shopping area could be enhanced through improvements to building facades and the management of forecourt areas to mitigate problems of clutter.*

Bellenden Road (South)

- 3.4.6 Bellenden Road has acquired the role of a main traffic spine through the area, and with it some local shopping activity at its south end. While it is an important “seam” between the key areas of Holly Grove and Lyndhurst Way, it is itself not of the highest quality.

Views and Townscape

- 3.4.7 The distinctive townscape of the sub-area is derived from the linear pattern of its residential streets that, lined by consistent and harmonious 2/3 storey terraced housing, create numerous contained vistas. Of particular importance are the vistas eastwards along Blenheim Grove and Choumert Road to Rye Lane.

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- 3.4.8 All Saints Church contrasts in size and style with its residential neighbours and therefore represents something of a local landmark building. Peckham Rye Station similarly has a level of importance within the local townscape functioning as a gateway to the area from Rye Lane.



Figure 20 All Saints Church, Blenheim Grove is an important landmark building within the Conservation Area.

Negative Elements

- 3.4.9 Much of the infill development on the northern side of Blenheim Grove relates uncomfortably to the 19th century housing on the south side of the road in scale, architecture and function. Unsympathetic development has not been confined to the north side of the road however with a 1960's built block of flats (No. 47, Constance Court) on the other side of the road undermining the otherwise pleasing building frontage being three storeys in height and taking much wider plot width than its neighbours.
- 3.4.10 Run down shops on Choumert Road, particularly derelict upper storeys in the market section of the street have a negative effect on the overall quality of the street. On Choumert Grove the car park and business units create breaks in the rhythm of the established street scene.
- 3.4.11 There is a general issue with unsympathetic boundary treatments.

4 AUDIT

4.1 Listed buildings

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. Early 19th century group of villas in Blenheim Grove (Nos. 9, 11, 11a);
2. Early 19th century group of villas in Elm Grove (Nos. 9, 11, 11a) and St James House (No. 45);
3. Houses (Nos. 7-25) and former Friends Meeting House, Highshore Road
4. Amber brick c1817-22 houses in Holly Grove (Nos. 5-21) and early to mid 19th century (Nos. 32-33);
5. Lyndhurst Way (Nos. 21-41 odd, 68-78, 82, 84 even) plus telephone kiosk and Lyndhurst Square (Nos. 1-7 and 10);
6. Girdler's Almshouses, Choumert Road; and
7. Peckham Rye Station, Station Way.



Figure 21 Grade II Lister Girdler's Almshouses, Choumert Road

Key Unlisted Buildings and Building Groups

4.1.2 The main defining elements of the conservation area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the conservation area.

4.1.3 In the restrained and consistent overall character of the conservation area, all building groups are important. The following are of particular note:

- Lyndhurst Square, for its particularly strong town form;
- Elm Grove, Highshore Road and Holly Grove for their architectural and historic significance ;
- Lyndhurst Way between The Lord Lyndhurst and Highshore Road, and 3 storey houses on the west side of the road, as the strongest linear element of the street and for historic significance;
- Lyndhurst Grove, 3 storey houses on both sides, 2 storey corner group to Denman Street

- Azenby Road, 4 storey houses, with converted ground floors from shops, very visible from Warwick Gardens
- The following descriptions include key unlisted buildings in the Holy Grove Conservation Area:
- Nos. 89 – 91 Bellenden Road. Early/mid C19 semi-detached pair of houses. 2 storeys with raised basements, 1 bay wide each. Yellow stock brick with flat arched ground floor windows in round arched recesses. Hipped slate roof with flat eaves soffit.
- Nos. 98 – 102 (even) Bellenden Road. Terrace of mid C19 2-storey houses, each 2 bays wide. Yellow stock brick with stucco door and window dressings. The window openings have moulded architraves, frieze and cornice, console-bracketed on the ground floor, except for No. 98, which has a cornice and fascia over the ground floor openings suggesting that it may once have been a shop. Nos. 100 and 102's doorways are combined under a console-bracketed cornice.
- No.101 Bellenden Road. Mid C19 house. 2 storeys, 2 bays wide, yellow stock brick. The front is framed with a pair of giant pilasters supporting a brick entablature. The ground floor windows are round arched in round arched recesses. The 1st floor windows have flat, gauged brick arches.
- No. 111 Bellenden Road, The Prince Albert public house. Mid C19 street corner pub. 2 storeys, 3 bays to Bellenden Road and 1 bay to Chadwick Road with a lower, 2-bay extension to the right. Stucco ground floor with flat headed window and door openings and painted fascias. Stock brick 1st floor with a stucco architrave and cornice to the central window facing Bellenden Road, and a stucco frieze, cornice and blocking course. Stuccoed sunk quadrant corner.
- Nos. 120 – 128 (even) Bellenden Road. Terrace of five 2-storey, mid C19 houses, each 2 bays wide. Stock brick with stucco architraves and cornices to the doors and windows and a stucco main cornice.
- No. 144 Bellenden Road. Mid C19 2-storey corner shop with later shop front on the ground floor and on the 1st floor 2 windows facing Bellenden Road and 1 window facing Chadwick Road. Stock brick with stucco surrounds to the 1st floor windows and a sunk quadrant corner decorated above the shop front with an abstract mosaic design by the artist Tom Phillips, which was commissioned as part of the Bellenden Renewal Scheme of 2002/03.
- Nos. 146 – 166 (even) Bellenden Road. Terrace of mid C19 handed pairs of 2-storey, stock brick houses with raised basements, each 2 bays wide. On the ground floor the paired entrances are flanked by stuccoed canted bay windows. On the 1st floor the window openings have stucco architraves. Stucco main cornice and blocking course. LL27-30
- All Saints Church, Blenheim Grove. 1870/72, by H.E. Coe. Ragstone Decorated Gothic with geometrical tracery to the windows and tiled roofs. Comprises apsidal chancel, transepts and aisled nave with the stub of an uncompleted tower at the NW corner.
- All Saints Church Sunday School, Blenheim Grove. Dated 1867. Stock brick Gothic with slated roof.
- Nos. 13 – 17 (odd) Blenheim Grove. Mid C19 group of 3 2-storey cottages: No. 13 1 bay wide, Nos. 15 and 17 2 bays. No. 13 is stuccoed; Nos. 15 and 17 are of stock brick with stucco door and window dressings. Stucco main

cornice with frieze and blocking course.

- Nos. 19 – 29 (odd) Blenheim Grove. Mid C19 balanced terrace of 2-storey cottages, each 2 bays wide with Nos. 19 and 29 having lower, 1-bay, 2-storey wings containing the entrances. Stock brick, except for Nos. 21 and 23, which have been stuccoed, with stucco door and window dressings. Nos. 21 & 23 and 25 & 27 have their entrances paired. Stucco parapet, from which the cornices have been scraped off all but No. 23, with the blocking course raised above Nos. 23 and 25 as a shallow gable.
- Nos. 31, 33 & 37, 39 Blenheim Grove. 2 mid C19 pairs of stock brick houses, each 2 storeys with basements and 2 bays wide. Paired, central entrances flanked by ground floor and basement stuccoed canted bay windows. The 1st floor windows are linked with a red brick band and have flat arches with red and yellow voussoirs. Hipped slate roofs.
- Nos. 41, 43 Blenheim Grove. Pair of mid C19 semi-detached houses, each 2 storeys with basement and 2 bays wide, with the outer bays set back and containing the entrances. Stock brick with stucco basement and 1st floor cill band. The doorways have stucco pilasters with entablature and the round arched ground floor windows are set in round arched, stuccoed recesses. Hipped slate roofs.
- No. 53 Blenheim Grove. Mid C19 double fronted 2-storey house, 3 bays wide. Stock brick with stucco. Pilastered doorcase. Flat, gauged brick arches to the windows, which have sashes with margin glazing bars.
- No. 115 Bushey Hill Road. Mid C19 house. L-shaped plan with a gabled and barge-boarded porch in the internal angle. Yellow stock brick with flat headed windows with gauged brick voussoirs. Steep pitched roofs with fish scale slates and prominent barge boards.
- No. 1 Chadwick Road. Mid C19 2-storey house, 3 bays wide. Yellow stock brick with stucco doorcase and bay window on the ground floor and stucco architraves to the 1st floor windows.
- Nos. 3 – 11 (odd) Chadwick Road. Terrace of 2½ handed pairs of mid C19 houses, each 2 storeys and 2 bays wide. Stock brick with stucco doorcases, paired to Nos. 3 & 5 and 7 & 9, with pilasters, frieze and cornice. Stucco architraves to the window openings, corniced on the ground floor. Slate roofs.
- Nos. 2 – 28 (even) Chadwick Road. Mid C19 terrace of handed pairs of stock brick houses, each 2 storeys and 2 bays wide. The paired doorways have stucco pilasters and entablature. The window openings have stucco architraves, corniced on the ground floor. Some of the windows retain hornless sashes with margin glazing bars. Slate roofs with eaves.
- Nos. 13 – 39 (odd) Chadwick Road. Mid C19 terrace of handed pairs of stock brick houses, each 2 storeys and 2 bays wide. On the ground floor, paired stucco doorcases flanked by window openings with corniced stucco architraves. On the 1st floor, flat headed windows and stucco frieze, cornice and blocking course.
- Nos. 30 – 34 (even) Chadwick Road. Mid C19 terrace of 3 stock brick houses: Nos. 30 & 32 of 2 bays each with paired entrances; No. 34 of 3 bays, double fronted. Stuccoed, pilastered doorcases and stucco architraves and cornices to the ground floor windows. Flat headed windows on the 1st floor with gauged brick voussoirs.

- Nos. 41, 43 Chadwick Road. Mid C19 stock brick pair of 2 storey houses with one window each on the ground floor and 2 windows on the 1st floor, and the entrances at the sides. Flat headed window openings with gauged brick voussoirs and stucco cornices to the ground floor openings. Hipped slate roofs.
- No. 52 Chadwick Road. Mid C19 double fronted house, 3 bays wide. Stock brick with stucco dressings. The doorcase has acanthus scrolls to the cornice and the ground floor windows have stucco architraves with cornices. On the 1st floor 2 round arched windows with stucco archivolt flank a blank stucco plaque. Slate roof.
- Nos. 63 – 153 (odd) Chadwick Road. Mid / later C19 terraces of handed pairs of houses stepping up the hill towards Grove Park. Each house 2 storeys and basement and 2 bays wide. Stock brick with stucco dressings. Stucco basements. On the ground floor paired doorways with pilasters, frieze and cornice, between 3-window stuccoed canted bays, some with balustraded parapets. The 1st floors have stuccoed architraves with cornices to the window openings and stucco frieze, cornice and blocking course.
- No. 155 Chadwick Road. Mid / later C19 detached house. 2 storeys with basement and attic. 3 bays wide with central Doric porch. Yellow stock brick with red brick bands and red brick voussoirs to the windows. Tripartite ground floor windows. Hipped slate roof with bracketed eaves and 3 dormers.
- Nos. 1 – 13 (odd) Choumert Grove. Mid C19 terrace of handed, 2-storey pairs of stock brick houses, each 2 bays wide. Paired stucco doorcases with pilasters and cornices; stucco architraves to the window openings, corniced on the ground floor and eared on the 1st floor. Slate roofs.
- Nos. 2, 4 Choumert Grove. Later C19 pair of double fronted, stock brick houses, each 2 storeys and 3 bays wide. Stucco surrounds to the door and window openings, with frieze and cornice on the ground floor. Stucco eaves band to the slate roofs.
- Nos. 48 – 54 (even) Choumert Road. 2 semi-detached pairs of mid C19 houses. 3 storeys with basements, 1 bay wide each, with set back entrance bays. Stuccoed basements, stock brick above, with stucco architraves to the windows. Slate roofs with eaves.
- Nos. 72, 74 Choumert Road. Mid C19 stock brick houses, 3 storeys, 1 bay wide each, with set back, 2-storey entrance bays. The window openings have stucco architraves with bracketed cornices on the ground floor. The entrance bays have stucco doorcases with frieze and cornice.
- Nos. 76 – 80 (even) Choumert Road. Mid C19 terrace of 2-storey stock brick houses, each 2 bays wide. Stucco doorcases with pilasters and entablature. Stucco architraves to the ground floor windows with bracketed cornices. The 1st floor windows have stuccoed, skew-backed arches.
- Nos. 82 – 86 (even) Choumert Road. Mid C19 terrace of 2-storey, stock brick houses with basements, each 2 bays wide. Stucco basements; stucco doorcases with pilasters and dentil cornices; stucco architraves with bracketed cornices to the ground floor windows. Stuccoed, skew-backed arches to the 1st floor windows. Slate roofs with eaves.
- Nos. 88 – 98 (even) Choumert Road. Mid C19 terrace of 2-storey, stock brick houses with basements and Mansard attics, each 2 bays wide. Stucco basements; stucco doorcases with pilasters, frieze and cornice; stucco

architraves to the ground floor windows with bracketed cornices. Stuccoed parapet with the remains of a cornice at No. 94. A single dormer per attic.

- Nos. 9 – 27 (odd) Elm Grove. Circa 1868 (Nos. 13 / 15 have a plaque inscribed “ELM VILLAS 1868”). 5 pairs of 2-storey stock brick houses, each 2 bays wide. Paired, round headed, stucco surrounds to the doorways, with dentil cornices. Moulded stucco architraves to the window openings.
- Nos. 48 - 54 (even) Elm Grove. Mid C19 group of 2 storey houses faced with small blocks of Bath stone, with a complex front of advanced and recessed planes. On the ground floor, paired entrances and tripartite sash windows, No. 54's in a canted bay. On the 1st floor the windows have casements with decorative glazing bar patterns. No. 54 has a gabled front with barge boards.
- Nos. 56, 58 Elm Grove. Mid C19 semi-detached pair of stock brick houses, 2 storeys with attics, 2 bays wide each, with the entrances in the slightly set back outer bays and the inner bays set forward and gabled, with canted bays on the ground floor. Tudor arched stucco door surrounds and plain stucco surrounds to the ground floor windows. Slate roofs with barge boards to No. 56's gable.
- Nos. 13, 15 Highshore Road. Mid C19 pair of 2-storey houses, each 3 bays wide with central doorway. No. 13 stock brick with round arched ground floor openings and flat, gauged brick arches to the 1st floor windows. No. 15 stuccoed, with a modern, pent-roofed porch. Slate roofs.
- Nos. 28, 30 Highshore Road. Mid C19 pair of semi-detached, 2-storey, stuccoed houses, each 2 bays wide, with the outer bays set slightly forward and containing the entrances, all under a hipped slated roof with eaves. 8-paned sashes to the inner bays' windows, 6-pane sashes in the outer bays.
- Nos. 32, 34 Highshore Road. Mid C19 pair of semi-detached, 2-storey, stuccoed houses, each 2 bays wide. As Nos. 28 and 30 but with a 2-storey, C19 side extension to No. 34, which has a 2-storey canted bay beneath a gable.
- Nos. 25, 26 Holly Grove. Mid C19 pair of semi-detached, 3-storey houses with basements, each 1 bay wide with 2 windows on the ground floor. No. 26 stock brick faced, No. 25 stuccoed. Flat headed window openings. Hipped slate roofs with eaves.
- Nos. 27, 28 Holly Grove. Mid C19 pair of semi-detached, stock brick, 3-storey houses with basements, with the entrances in set back side wings. 3-bay front with a bay of blind recesses on the party wall line. No. 27's ground floor window is round headed, No. 28's flat headed and tripartite.
- Nos. 30, 31 Holly Grove. Mid C19 pair of semi-detached, stock brick, 3-storey houses with basements. 3-bay front with bay of blind recesses on the party wall line and the entrances in set back side wings. The ground floor windows are round headed; the 1st and 2nd floor windows are flat headed. No. 30's ground floor window has margin bars, No. 31's ground floor window has Gothic glazing bars.
- Nos. 53 - 59 (odd) Lyndhurst Grove. Mid C19 terrace of 3-storey, stock brick houses with basements stepping up the hill, each 2 bays wide. Round arched doorways with stucco, corniced surrounds. Stucco window surrounds linked by stucco cill bands. Slate roofs with eaves.
- Nos. 68 – 74 (even) Lyndhurst Grove. Mid C19 terrace of 2-storey, stuccoed

houses with basements, each 2 bays wide. Giant Doric pilasters to the outer bays of Nos. 72 and 74. Ground floor door and window openings framed with pilasters supporting an entablature. The windows have sashes with margin bars.

- Nos. 76 – 80 (even) Lyndhurst Grove. Mid C19 terrace of 2-storey, stock brick houses with basements, each 2 bays wide. Stucco basements. Stucco doorcases with pilasters and entablature. Stucco window architraves, corniced on the ground floor. Slate roofs with eaves.
- Nos. 96, 98 Lyndhurst Grove. Mid C19 pair of 2-storey brick houses with basements. The ground floors have the entrances in the outer bays with the windows in set forward bays, all beneath a slated pent canopy with decorative cast iron brackets at each end.
- No. 104 Lyndhurst Grove. Mid C19 detached stock brick house with basement and attic, 2 bays wide with gabled front. Stucco doorcase on the right with bracketed cornice. Moulded stucco window architraves, corniced on the ground floor. Stucco bands at 1st floor cill and eaves levels. Slate roof.
- Nos. 106, 108 Lyndhurst Grove. Mid C19 pair of 2-storey, stock brick houses with basements and attics, 2 bays wide each with the entrances at the side. The fronts have 2 canted bay windows per house, a stucco 1st floor cill band and flat headed 1st floor windows. Slate roof.
- Nos. 8, 9 Lyndhurst Square. Mid C19 pair of 2-storey houses with basements, each 2 bays wide. No. 9 stock brick with stucco dressings; No. 8 stuccoed. Stucco surrounds to No. 9's doorway and ground floor window with bracketed cornices and cast iron window guard. Moulded architraves to the 1st floor windows. Slate roofs with eaves.
- Nos. 47 – 51 (odd) Lyndhurst Way. Mid C19 group of 3 2-storey houses with basements and attics, each 2 bays wide. Yellow stock brick with stucco surrounds to the door and window openings on the ground and 1st floors. Stucco 1st floor cill band and stucco quoins to the left hand side of No. 47's 1st floor. The ground floor openings are segmental arched, with stucco keys. Slated Mansard attics with 2 dormers per house.
- Nos. 52 – 62 (even) Lyndhurst Way. Mid C19. Balanced composition of 3 pairs of 3-storey houses with basements linked by set back 2-storey entrance bays with basements and attics. Stock brick with stucco dressings. The two outer pairs have hipped slate roofs with flat eaves soffits. The central pair, Nos. 56 & 58, terminates with a stucco cornice and blocking course.
- No. 53 Lyndhurst Way. The former Lord Lyndhurst public house. Mid C19 street corner pub. 2 storeys with a modern attic. 3 bays wide to Lyndhurst Way, 3 bays to Holly Grove with a lower 2½ storey extension to the right. The former pub front is still visible on the Lyndhurst Way front with pilasters, fascia and cornice, but hidden on the Holly Grove side by a 1 storey plain stucco extension. The 1st floor is stock brick with a stucco cill band, stucco window architraves and a stucco frieze and dentil cornice.
- Nos. 55 - 63 (odd) Lyndhurst Way. Mid C19 group of 2½ handed pairs of 2-storey houses, each 2 bays wide. No. 55 stuccoed, the rest brick faced with stucco dressings. Nos. 57 & 59 and 61 & 63 have paired entrances with stucco surrounds and bracketed cornices. The window openings have stucco architraves with cornices, bracketed on the ground floor. Stucco main cornice with frieze and blocking course, the frieze adorned with paired corbels above each 1st floor window.

- Nos. 86, 88 Lyndhurst Way. Mid C19 semi-detached pair of 3-storey houses with basements, each 2 bays wide. Stock brick with stucco dressings. Paired entrances with stucco pilasters and entablature, flanked by tripartite ground floor windows. The window openings have stucco architraves, with bracketed cornices on the ground floor.
- Nos. 92, 94 Lyndhurst Way. Mid C19 pair of 3-storey houses with basements, each 3 bays wide with the entrances in the slightly set back outer bays. Stock brick with stucco dressings. Stucco doorcases with engaged Doric columns supporting an entablature. The window openings have moulded stucco architraves, with cornices on the ground floor. Plain parapets.
- No. 98 Lyndhurst Way. Early/mid C19 3-storey house with basement, 3 bays wide. Plain, stock brick, parapeted front with the doorway on the right with a stucco architrave and bracketed cornice. Stucco architraves to the window openings, corniced on the ground floor.
- No. 92 Talfourd Road. Mid C19 double fronted 2-storey house, 3 bays wide. Stock brick with stucco keys to the door and window openings. On the ground floor the door and window openings are round arched and are linked with a stucco springing band. Hipped slate roof with flat eaves soffit.
- Nos. 94, 96 Talfourd Road. Mid C19 semi-detached pair of 3-storey houses with basements, each 2 bays wide. Stock brick with stucco dressings. Entrances in the outer bays, with pilasters and entablature, flanking 3-window canted bays. The 1st and 2nd floor window openings have stucco architraves, with bracketed cornices on the 1st floor. Hipped slate roofs with bracketed eaves soffit.
- No. 98 Talfourd Road. Mid C19 2-storey, stock brick house, 3 bays wide with the entrance on the right. Round arched ground floor openings; cambered arches to the 1st floor windows. Hipped slate roof with bracketed eaves soffit.
- Nos. 100, 102 Talfourd Road. Mid C19 semi-detached pair of 2-storey houses with attics, each 2 bays wide. Stucco ground floors with paired, segmental arched doorways flanked by 3-window canted bays. Stock brick 1st floor with flat headed windows. Slate roofs on eaves with one dormer each.
- Nos. 104, 106 Talfourd Road. Mid C19 pair of 3-storey houses, each 2 bays wide. On the ground floor, paired entrances with stucco surrounds, flanked by stuccoed, 3-window canted bays. Flat headed windows on the upper floors. Slate roofs, hipped to No. 104, with flat eaves soffits.
- No. 108 Talfourd Road. Mid C19 3-storey house forming a group with Nos. 104 and 106. 2 bays wide. Stock brick with stucco architrave to the 1st floor window, with bracketed cornice.



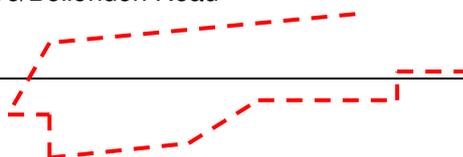
-  Listed Buildings
-  Buildings that make a positive contribution

Figure 22 Holly Grove Conservation Area: listed buildings and buildings that make a positive contribution to the area.

Trees and planting

4.1.4 As part of the green structure of the Holly Grove Conservation Area, trees and planting provide some key elements:

1. Mature avenue trees (and some over-mature) lining Chadwick Road, Bellenden Road, Lyndhurst Way;
2. Younger avenue trees in Choumert Road,
3. Trees in front of Girdlers Almshouses, Choumert Road;
4. Front garden planting, and particularly low evergreen hedges;
5. Landscape planting in Warwick Park, particularly lawns and trees as a backdrop to views along Holly Grove; and
6. Mature tree cover and garden planting to Holly Grove Shrubbery and Elm Grove/Bellenden Road



4.2 Environmental improvements

- 4.2.1 The range of specific improvements that might be undertaken have implications for both public and private property. They include:

Choumert Road

- 4.2.2 Management plan for street trading to help mitigate problems of clutter, litter etc that are detrimental to the overall street scene.

Choumert Road/Bellenden Road

- 4.2.3 Improvement/re-use of corner site next to no. 168 Bellenden Road;

Holly Grove

- 4.2.4 Improvement and co-ordination of boundary treatments, especially to Nos. 5-6;

Holly Grove Playground

- 4.2.5 Landscape improvements to include surfaces, planting and the setting of the public toilets.

Choumert Grove

- 4.2.6 Improvement of access to private garages behind No. 11 Blenheim Grove;

Flank Fences

- 4.2.7 A general problem on side boundaries of back-to-back terraces e.g. Chadwick Road, Choumert Grove. Higher quality materials, walls, hedges need to be encouraged.

4.3 Improvements to buildings

- 4.3.1 *Shops at No. 4-42 Choumert Grove:* most upper floors are vacant and in poor condition. Renovation and re-use could be undertaken as part of a wider plan to improve street trading and shopping environment at the east end of Choumert Road.

4.4 Potential development sites

- 4.4.1 Gaps in the urban fabric of the conservation area create many redevelopment opportunities. In some cases associated improvements to the public realm will also be appropriate. The main examples are:

Sub Area 1 – Holly Grove, Elm Grove and Highshore Road

- *20-26 Highshore Road:* presently a gap site for pedestrian access to Highshore School with limited use as playground space. There is scope to narrow the gap with new residential frontage development, improving the setting of listed buildings in Highshore Road.
- *Highshore Road sorting office:* potential to redevelop the yards behind Rye Lane to complete the residential frontage of Highshore Road, and provide an appropriate setting for the former Friends Meeting House (a listed building).

Sub Area 2 – Lyndhurst Way and Lyndhurst Grove and Lyndhurst Square

- *Highshore Road/Lyndhurst Way:* similarly this key corner has been broken open to provide open hard surfacing for the school. A residential frontage

development could restore the urban form and retain substantial space for the school.

- *Lyndhurst Way, Print Village*: potential for partial infill of the frontage between No. 122 and the railway to restore the building line.

Sub Area 3 – Blenheim Grove, Chadwick Road and Choumert Road

- *Blenheim Grove*: potential infill sites, probably for employment/office uses between Nos. 44 and 66, to restore the original building line and screen the railway.
- *63 Blenheim Grove*: return frontage onto Bellenden Road, for boundary improvement or possible development.
- *Choumert Grove*: car park and adjacent workshop site. There is scope to reconstruct residential frontage onto Choumert Grove, while retaining public car parking behind. Such development would enhance views eastward along Chadwick Road.

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 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 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 preservation 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 Holly Grove Conservation Area the main development pressures relate to alteration and renovation of architecturally valuable buildings some of which are currently in a poor state of repair.
- 5.1.4 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

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

5.2 Development form and urban morphology

- 5.2.1 The character of the Holly Grove Conservation Area is created primarily by its residential streets. It is dependent on the continuity of building frontages and of front boundary treatments on the street itself. The impact of the car in the late 20th century creates many pressures on this established pattern. Modern planning approaches tend towards much looser urban forms that also allow much freer access of cars, with visual impacts both in the street (one-way systems, highway signage, parking congestion) and on private land (alteration of front gardens for car-parking).

- 5.2.2 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.

Street and plot patterns

- 5.2.3 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. As the appraisal discusses, the area is essentially a planned development with subtle changes in the street pattern associated with the particular period during the 19th century at which each sub-area was developed. The initial approach, based on providing terraces and semi-detached groups of houses with aspects onto central green spaces was superseded by planted front gardens and an avenue treatment: whilst by the late 19th century much tighter development emerged based on a linear grid pattern. Common to all phases of development is the maintenance of a strong building line and a level of set-back from the road to accommodate front garden spaces.

- 5.2.4 Development therefore can respond by:

- Maintaining the established or historic building line on the street – in most of the conservation area this means setting building frontages back to provide front property boundaries defined by railings, walls and low hedges. It is important to restore and continue the street definition these elements create and under no circumstances to allow front areas to become used for car parking or other utility functions;
- Designing façades to echo the historic building plot width, creating strong rhythms with architectural elements along the street.

Building form

- 5.2.5 The common building forms in the conservation area also determine the way development and changes should take place. The dominant building type of the conservation area is 19th century housing although the scale varies depending on the period in which it was built. Particular characteristics which should be observed in conversion and new design include:

- Heights of two or three storeys – in each situation buildings should remain within the range of heights of the block of buildings in which it is situated;
- Rooflines are for the most part seen either as parapets behind which the roof structure is not visible from street level or overhanging hipped and pitched roofs. In both cases continuity of the roof-line is important, and extensions and changes to the basic roof form are generally unacceptable even where set back from parapet lines.
- Well ordered elevations with classical designs themes based on the structural components of a building that create regular rhythms of window and door openings in facades. More vernacular 'English' or gothic expressions are also seen.

New design in the Conservation Area

- 5.2.6 Opportunities for new development in the conservation area are limited, but there are buildings requiring sensitive restoration or possibly adaptation.
- 5.2.7 Although new design should be sympathetic to the existing characteristics of the area modern design is not necessarily to be precluded. Success of contemporary

design in the conservation area will not come from aping the style of 19th century houses, but in building on the unique townscape opportunities of building height, set back, plot width (visual rhythm) and continuity that the development pattern affords.

- 5.2.8 Shops, mostly adapted from 19th century houses, are an important component of the southernmost area of the conservation area. Shop fronts are particularly sensitive to change, and are often the subject of poor design or alteration. Section 5.2.11 sets out guidance for the design of new shop fronts, and improvements wherever they can be made.
- 5.2.9 Frequently upper floors of shops fall into disuse or change to office uses. New uses for upper floors are to be encouraged, but the residential scale and details of upper level elevations should always be retained. Should redevelopment be considered, it is important that upper floors are designed to the same scale, even though the planned use is not for living accommodation

Extensions

- 5.2.10 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

Shop front design

- 5.2.11 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:
- 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 front should harmonise with the building. Architectural elements such as columns or pilasters should be continued by elements in the shop front.
 - Any new front 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 45 cm 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

5.2.12 Signage is a key component of shop fronts and the shopping street.

- 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.
- 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 the conservation area, front boundary railings, fencing, walls and planting to properties define the extent of the public realm and the quality of such boundaries is therefore of paramount 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. The use of inappropriate treatments such as wire mesh fencing and poor quality timber fencing is also unacceptable.

5.3.3 Vibrant and safe places are generally characterised by “active edges”, i.e. where there is stimulus and interaction between the public realm and buildings. Though private defensible space is important between buildings and public spaces visual connections through windows and doors at street level provide a level of activity, and promote better surveillance of the street.

Ground surfaces

- 5.3.4 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. With the exception of the broad granite kerbs original elements have been replaced with tarmac and concrete.

Trees and street furniture

- 5.3.5 Trees are of importance in creating the characteristic green structure of the conservation area. Garden and avenue tree planting help create the mature quality and visual unity of the areas streets, increase the level of enclosure felt and define lines of sight and movement. Whilst coverage throughout the area is considerable there may be some scope for new street trees in relation to new development and public realm improvement. Semi-mature specimens planted with tree guards are to be preferred to saplings, to have greater resistance to damage and a stronger visual impact.
- 5.3.6 Reinstatement of traditional street furniture would help strengthen the character of the area. Where replacement of existing street furniture is necessary a co-ordinated approach should be taken to ensure 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 for the building and for the conservation 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 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 repainting 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 refixing 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 wherever possible be retained in situ and repaired. Most properties have retained traditional, although not always

original, timber framed double hung sash windows, and a number of properties have also retained traditional original timber panelled front doors. Such windows and doors that 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 damage and prolong the life of the window or door

- 5.4.5 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 that detrimentally affect the character or appearance of a 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 within most of the area is the double hung sliding sash, other designs such as hinged casements, tilt and turn, and various double-glazed sealed units are invariably unacceptable. Original glazing patterns should be preserved, and modern casements and “picture windows” that increase the size of original single panes are not acceptable.
- 5.4.7 Similarly, original front doors would have been timber panelled 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 design of the door) are likely to prove unacceptable.
- 5.4.8 All external joinery should be painted. Stained or varnished timber finishes are inappropriate in the conservation area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been their original colour: however repainting in garish colours would be inappropriate. Darker “heritage” colours should be considered for doors such as navy, maroon, wine green, black, etc.

Roofs

- 5.4.9 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the 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.
- 5.4.10 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 the roof is already altered or hidden from view, some alterations 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 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 finish is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.
- 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.

Brickwork

- 5.4.15 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 in texture, size and colour and should be laid in an appropriate bond to match the existing.
- 5.4.16 The most dominant visual components of the brick façades are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Re-pointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually a 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.
- 5.4.17 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Ornamental Ironwork

- 5.4.18 Original iron railings, balustrades and balconies should be retained and protected through regular painting (black) and maintenance. The reinstatement of missing
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ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged. Some original balustrades and balconies remain, and historically faithful copies can be made and installed (subject to the Council's approval). Given the untidy nature of some current boundary treatments, the Council would encourage the reinstatement of boundaries.

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

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 http://www.english-heritage.org.uk	0870 333 1181
The Society for the Protection of Ancient Buildings www.spab.org.uk	020 7 377 1644
The Victorian Society http://www.victoriansociety.org.uk	0208 994 1019
The Council for British Archaeology http://www.britarch.ac.uk/	0190 467 1417
Ancient Monuments Society http://www.ancientmonumentsociety.org.uk/	0207 236 3934
The Georgian Group http://www.georgiangroup.org.uk/	08717502936
The Twentieth Century Society http://www.c20society.org.uk/	020 7250 3857

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, H J (1961) – Victorian Suburb.
- HMSO (2010) – Planning Policy Statement 5 [PPS 5]: Planning for the Historic Environment.
- HMSO (2010) – Planning Policy Statement 5 [PPS 5]: Planning for the Historic Environment: Historic Environment Planning Practice Guide.
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time: Maintaining your Property Makes Good Sense and Saves Money.
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.