

# Larcom Street

Conservation Area Appraisal (Adopted March 2013)

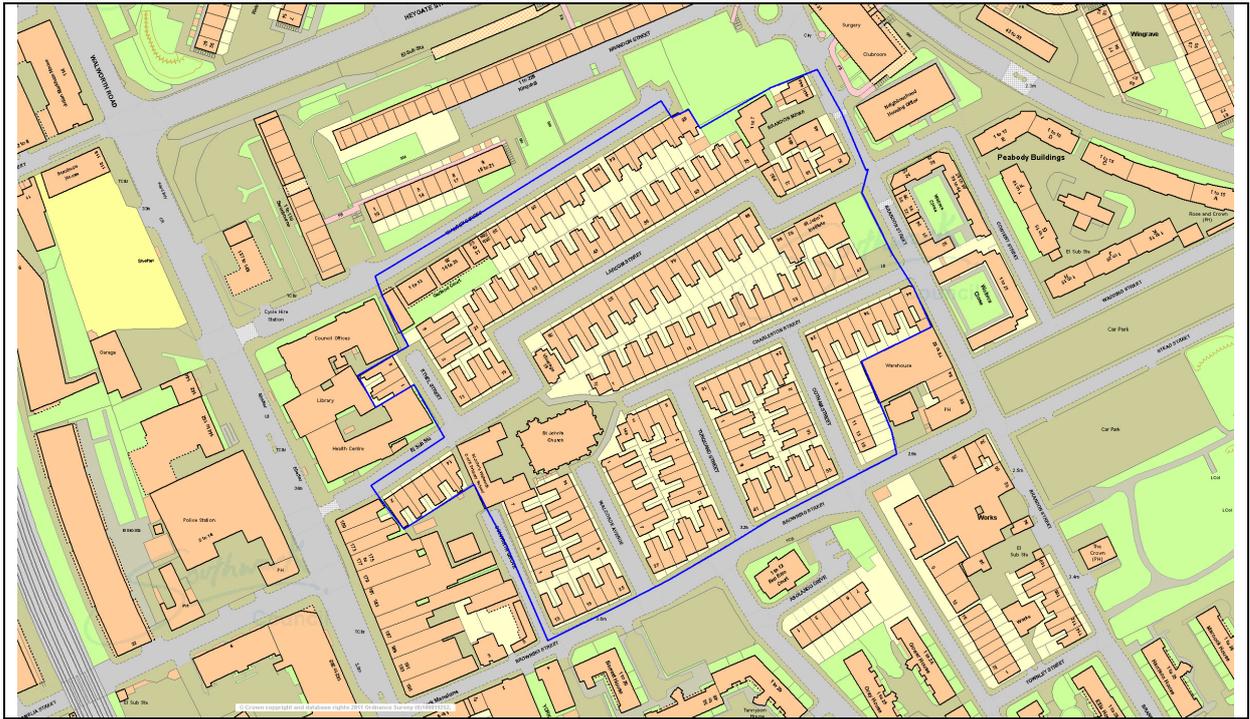
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Larcom Street Conservation Area

## **1. Introduction**

### **1.1. The Conservation Area Appraisal: Purpose**

- 1.1.1 The purpose of this statement is to provide both an account of the Larcom Street Conservation Area and a clear indication of the Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area. Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications.
- 1.1.2 The statutory definition of a conservation area 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 the National Planning Policy Framework (NPPF), published by the Department of Communities and Local Government in March 2012.
- 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 report *Understanding Place: Designation and Management of Conservation Areas* (2011).

### **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. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and any

elements that detract from the conservation area. Section 5 provides guidelines for future management and change in the conservation area.

### **1.3. Larcom Street Conservation Area**

#### **Location**

- 1.3.1 The Larcom Street Conservation Area (3.72ha) is located within the Elephant and Castle Opportunity Area (as defined by Figure 13 of Southwark's Core Strategy) to the south of the River Thames. It is situated to the east of Walworth Road and to the south-east of Elephant and Castle town centre.
- 1.3.2 Situated on the southern edge of the Heygate Estate (decanted for redevelopment), it is bounded by Brandon Street to the east; Browning Street to the south; and the rears of buildings fronting Walworth Road to the west.
- 1.3.3 There are no other conservation areas in its immediate setting. An Archaeological Priority Zone abuts the conservation area, and slightly overlaps it, at its south-western edge.

#### **Topography**

- 1.3.4 The Larcom Street Conservation Area, and the land surrounding it, is located on low-lying ground. The area is between approximately 2.4m and 3.2m AOD in height, with the slightly higher land to the north. A combination of the conservation area's flatness and its built-up nature means views out are restricted. Apart from the immediately adjacent streets, views of the conservation area from surrounding points are limited.

### **1.4. Planning History**

- 1.4.1 The Larcom Street Conservation Area was designated by Southwark Council on \*\*\*\* as a conservation area, under the Civic Amenities Act of 1967.

### **1.5. Local Planning Policies**

- 1.5.1 The Southwark Core Strategy 2011 was formally adopted by the Council on 6<sup>th</sup> April 2011. The Southwark Core Strategy is a planning document which sets out the strategic framework for the borough. Strategic Policy 12 – Design and Conservation is particularly relevant to development within conservation areas.

#### **Strategic Policy 12 – Design and Conservation**

*Development will achieve the highest possible standard of design for buildings and public spaces to help create attractive distinctive places which are safe, easy to get around and a pleasure to be in.*

- 1.5.2 The following Southwark Plan (2007) policies relating to conservation areas have been saved and have no diminished relevance, as they are consistent with the core strategy.

#### **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.*

### **Policy 3.19 – Archaeology**

*Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.*

### **Reasons**

*Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and*

*cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.*

*PPG16 requires the council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.*

## **1.6 National Planning Policy Framework (NPPF)**

### **Introduction**

1.6.1 The National Planning Paragraph Framework (NPPF) sets out the government's national policies on different aspects of spatial planning and how these are expected to be applied. Section 12 of the NPPF concerns planning relating to the conservation of the historic environment. These policies are a material consideration which must be taken into account in the development and preparation of local and neighbourhood plans.

1.6.2 Section 12 of the NPPF applies to heritage assets, that is to say those elements of the historic environment which have significance by way of their historic, archaeological, architectural or artistic interest. The policies in this section apply to heritage assets including those considered worthy of designation by way of their significance. These are set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 and include:

- World Heritage Sites;
- Scheduled Monuments;
- Listed Buildings;
- Protected Wreck Sites;
- Conservation Areas;
- Registered Parks and Gardens; and
- Registered Battlefields.

1.6.3 The NPPF also covers heritage assets which are not designated but possess a level of heritage interest and are thus a consideration in planning decisions.

1.6.4 The NPPF replaces PPS5: Planning and the Historic Environment and the supporting Planning for the Historic Environment Practice Guide, coming into force in March 2012.

### **The Policies:**

1.6.5 The Government's Statement on the Historic Environment 2010 recognises the wide ranging social, cultural and economic benefits that the conservation of the Historic Environment can produce, as well as its contribution to the unique character of an area. The implementation of the policies contained in

the NPPF will enable these benefits to be realised through the planning system. The most pertinent sections of the framework are Part 12: Conserving and enhancing the historic environment and Part 7: Requiring good design.

1.6.6 Relevant paragraphs to this designated heritage asset are set out below:

**Part 12: Conserving and enhancing the historic environment**

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

Paragraph 128: Information requirements for applications for consent affecting heritage assets.

Paragraph 129: Policy principles guiding the determination of applications for consent relating to all heritage assets.

Paragraph 130: Deliberate damage or neglect of a heritage asset

Paragraph 131: Additional policy principles guiding the consideration of applications for consent relating to heritage assets.

Paragraph 132: Additional policy principles guiding the consideration of planning applications for consent relating to designated heritage assets.

Paragraph 133: Additional policy principles guiding the consideration of planning applications for consent resulting in loss or substantial harm to designated heritage assets.

Paragraph 134: Additional policy principles guiding the consideration of planning applications for consent resulting in less than substantial harm to designated heritage asset.

Paragraph 135: Policy principles guiding the consideration of planning applications for consent relating to non-designated heritage assets.

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

Paragraph 138: Policy principles concerning evaluation of significance of heritage assets in Conservation Areas and World Heritage Sites.

Paragraph 139: Policy principles concerning evaluation of significance of non-designated sites of archaeological interest.

Paragraph 140: Enabling development.

Paragraph 141: Policy principles guiding the recording of information related to heritage assets.

## **Part 7: Requiring good design**

The following paragraphs have been selected as examples of relevant policies concerning good design relating to the historic environment:

Paragraph 58: Planning principles to guide decision making concerning design.

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

### **1.7 Article IV Directions**

1.7.1 Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables an LPA to dis-apply certain permitted development rights, including those relating to demolition, whilst an Article 4(2) direction relates solely to the removal of such rights in relation to conservation areas. The Council is empowered to make a Direction when there is a real and specific threat to the character of an area. It will then be in force for a period of 6 months. During that period the necessary consultation will take place. Subsequently the Secretary of State will review the Direction to determine whether it will be approved and extended beyond this period or disallowed.

1.7.2 Though the Council is not opposed in principle to alterations and improvements it is, however, seeking to preserve or enhance the special architectural and historical interest of the area. Under the terms of the Direction, planning permission would have to be obtained before any of the following works could be carried out, to the unlisted properties within the conservation area:

- The enlargement, improvement or other alteration of a dwelling house (including changes to windows, doors, roofs and front boundary hedges) insofar as such development would alter the external appearance of the house, as viewed from a public highway;
- The rendering or use of stone or other cladding to external walls;

- The erection or construction of a porch outside any external door at the front of a dwellinghouse
- The construction within the curtilage of a dwelling house of a hardstanding for vehicles;
- The erection or construction of gates, fences or walls or other means of enclosure;
- Erection of satellite dishes;
- Installation of solar panels; and
- The painting of external walls.

## **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 Origins**

- 2.1.1 The earliest archaeological evidence from the vicinity of the conservation area are the remains of flint tool production dating from the Neolithic period.
- 2.1.2 Stane Street, the Roman road running from London to Chichester, broadly follows the line of Newington Causeway, Newington Butts and Kennington Park Road, to the north-west of the conservation area. Roman remains have been identified in the area of Camberwell Green and at Peckham, but it is most likely that the conservation area lay outside areas of Roman settlements and away from known roads.
- 2.1.3 During the Middle Ages Southwark formed the bridgehead of London Bridge, which remained the only bridge across the Thames until the mid 18<sup>th</sup> century. Walworth was one of a number of outlying villages.
- 2.1.4 Walworth was listed in the Domesday Book (c.1086) as comprising of: a manor house, a church and 19 houses. This church is most likely to have been old St. Mary's Church, located at the northern end of Newington Butts. Hence the manor of Walworth was located in the Parish of St. Mary, Newington.
- 2.1.5 Old maps provide an understanding of the development of Walworth from the mid 18<sup>th</sup> century onwards. The Plan of the Manor of Walworth, produced on behalf of the Dean and Chapter of Canterbury in 1681 indicates the extent of Walworth at this time and the importance of the Elephant and Castle area as a key junction. It shows that the land which now comprises the conservation area would have been fields at this time.

### **2.2 18<sup>th</sup> Century Urban Development**

- 2.2.1 John Rocque's map of 1766 shows a cluster of development either side of Walworth Road (previously known as Walworth Street), to the south of the Larcom Street area. At this time the conservation area remained open fields. Locks Field is noted to the east of Walworth Road.
- 2.2.2 Changes during the 18<sup>th</sup> and early 19<sup>th</sup> centuries, including the construction of additional bridges over the Thames in the mid 18<sup>th</sup> century (Westminster and Blackfriars Bridges) and the draining of the land in the early 19<sup>th</sup> century brought about an intensification of building, principally for residential use.
- 2.2.3 The additional bridges and new road system allowed wealthy Londoners to reside in the former villages, enjoying the cleaner air and less congested streets, whilst being close enough to London to commute to work in the city,

first by coach, then, in the 1850s, by horse-drawn buses. This process caused Walworth to change from a rural village to a wealthy London suburb.

## **2.3 19<sup>th</sup> Century Urban Development**

- 2.3.1 The Borough to Denmark Hill map of 1830 shows that by this time building had intensified around Elephant and Castle town centre, along Walworth Road and on Locks Fields. However, the conservation area remained as fields with scattered development only around Charles Street to the south. Walworth New Town is noted on the 1830 map. This shows the development of individual fields or parts of fields for housing, rather than wholesale change.
- 2.3.2 The 1863-73 OS map shows part of the conservation area had been built by this time with terraces fronting Wansey Street, Brandon Street, Charles Street, Cotham Street, York Buildings and York Street (later renamed Browning Street). St. John's Church and the adjacent National Schools were built at the western end of Charles Street. Fields and gardens remain to their north, between Charles Street and Wansey Street. A cooperage and timber yard is seen on the corner of Sarah Ann Street (now Larcom Street) and Brandon Street. Note, whilst outside the conservation area, the Walworth Town Hall had been constructed on the corner of Wansey Street and Walworth Road by this time. This was originally built as the Vestry Hall of the local government parish of St. Mary Newington and was officially opened in 1865.
- 2.3.3 St. John's Church was constructed between 1859 and 1860, as a result of an increase in the population of Walworth. It is likely that the adjacent school was built at a similar time. St. John's Institute on Larcom Street, not shown on the 1863-73 OS map, was constructed later than the church and school. Before the introduction of a welfare state, churches provided support to the local poor. At the end of the 19<sup>th</sup> century; Arthur Jephson, the vicar of St. John's was providing good works within the local area. A booklet published in the 1890s, *Walworth Past and Present*, noted of St. John's "*There are country homes for poor children, a day nursery, where infants are well cared for in the absence of their parents, and a registry for the unemployed, which has been the means of getting many a man, in want, the opportunity of earning a living.*" The influence of St. John's on the area remains evident today with the school and institute.
- 2.3.4 By 1896, the OS map shows that Larcom Street and Ethel Street had been laid out on the remaining open land. Mary Boast writes in *The Story of Walworth* that Edward Yates, the founder of the Yates family building firm, built Larcom Street in 1876. A building on Walworth Road was lost to accommodate the western entrance to Larcom Street. The unusual double

dog-leg layout of Larcom Street appears to have arisen to respect existing garden boundaries and to give the school, and church, street frontage.

- 2.3.5 By 1896 the layout to the south of the church had also been altered. Terraces fronting the southern side of Charles Street (renamed Charleston Street) had been constructed, Turquand Street and Colworth Grove had been laid out and York Buildings had been renamed Walcorde Avenue. With much of this new housing, particularly late Victorian building, street trees would have been planted. Many early photographs show young trees and also mature survivors of the rural past.
- 2.3.6 Charles Booth's poverty map of 1898-99 classes the area as predominantly fairly comfortable, with good ordinary earnings. The buildings fronting Walworth Road are identified as middle-class, well-to-do and the buildings fronting Brandon Street are identified as mixed, some comfortable others poor.
- 2.3.7 Outside of the conservation area, the library on Walworth Road had been constructed by 1896, immediately adjacent to the town hall. This was opened in 1893 after a public campaign was run convincing ratepayers of Newington's need for a library.
- 2.3.8 In 1900 the Metropolitan Borough of Southwark was formed by the amalgamation of four old parishes: Newington, St. Saviour's (Southwark Cathedral), St. George the Martyr and Christchurch (Blackfriars Road). Newington Vestry Hall then became Southwark Town Hall.

## **2.4 20<sup>th</sup> Century Urban Development**

- 2.4.1 Whilst the 1915-20 OS map is not detailed it does appear to show that a remaining piece of land fronting the eastern side of Brandon Street had been constructed on by this time.
- 2.4.2 In 1937 the Health Services Department of the Metropolitan Borough of Southwark was opened on the corner of Larcom Street, adjacent to the library and at the edge of the conservation area. The statues of the mother and child on its roof indicate its association with family health. The building is now the Walworth Clinic.
- 2.4.3 The London County Council bomb damage map shows that the conservation area suffered minor blast damage during World War II with the exception of four terraces on the southern side of Wansey Street and two on the northern side of Charleston Street which were damaged beyond repair. These do not appear on the 1952 map. Other scattered homes were marked as 'seriously damaged but repairable at cost'; these were evidently repaired and did survive to be recorded on later maps.

- 2.4.4 Other minor changes to the area seen on the 1952 OS map include: the clearance of terraces on Brandon Street between Larcom Street and Charleston Street, the indication of engineering works (just outside the conservation area) and chemical works fronting Brandon Street and the replacement of terraces on the corner of Larcom Street with the Health Centre.
- 2.4.5 By 1977 complete remodelling of the area to the north of Wansey Street is seen on the OS map with the introduction of the Heygate Estate. No's 8-26 (even) on the southern side of Wansey Street had also been cleared by 1977. Garland Court, a six storey contemporary building, has recently been built in this location. A new building is being constructed on Brandon Street between Larcom Street and Charleston Street. Very little other change has taken place within the conservation area during the 20<sup>th</sup> century.

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

#### **3.1 Broad Context**

##### **Definition of Special Interest / Significance**

- 3.1.1 The Larcom Street Conservation Area is notable as a surviving piece of well-enclosed mid to late 19th century urban fabric. Narrow streets fronted by terraced houses are interspersed with buildings associated with St. John's Church; a vicarage, school, institute and a pair of symmetrical residential properties enclosing the eastern end of the church. Building heights across the area are generally uniform. The typical terraces are three-storey with canted ground floor bay windows, traditional Victorian detailing and small front gardens.
- 3.1.2 The unique urban structure of the area comprises short streets, a number of dog-legs and cul-de-sacs and buildings placed in close proximity. The urban form exemplifies the pressure on land during the latter half of the 19<sup>th</sup> century to accommodate the increase in population within what were previously field boundaries, partly as a result of improved transport links into the City of London.

##### **Urban Morphology**

- 3.1.3 As Section 2.0 illustrates, much of the area today consists of development dating from the latter half of the 19th century. The area is fine grained with small and frequent street blocks and plot subdivisions. This fine grain appears to have resulted from the need to accommodate a dense residential form (to house the rapidly expanding population) between pre-existing streets and development that generally followed existing field boundaries.
- 3.1.4 Some of the earliest buildings in the area are St. John's Church and School dating from around 1860. Their presence seems to have influenced the unusual dog-leg alignment of Larcom Street and the predominance of cul-de-sacs (Ethel Street, Charleston Street, Walcorde Avenue and Colworth Grove) within the area. Cul-de-sacs are an unusual feature of 19th century development and in this case necessitated the provision of footpaths linking Walcorde Avenue, Charleston Street and Larcom Street, around the church. These footpaths contribute to the enclosed nature of the area.
- 3.1.5 The streets within the conservation area are characteristically short. The longer streets, Wansey Street, Larcom Street, Charleston Street and Browning Street, are aligned east to west. In contrast the shorter streets, Colworth Grove, Walcorde Avenue, Turquand Street and Cotham Street, are aligned north to south. The longest terrace comprises 29 houses; this fronts

the north side of Larcom Street. However much shorter terraces of between five and ten dwellings are a more frequent feature of the conservation area.

- 3.1.6 Generally within the conservation area, the streets are narrow and well-enclosed by the three storey terraced housing. The narrowest streets (Charleston and Colworth) are approximately 5.5 metres wide; the widest street (Walcorde Avenue) is just over 8 metres wide.
- 3.1.7 The tightly packed buildings have resulted in extremely small rear gardens/yards to dwellings. Indeed, throughout the conservation area, including the school and church, the buildings substantially fill the plots in which they are located. Whilst the buildings are set back from the pavement, the front gardens are generally small at around 1.8 metres deep.
- 3.1.8 The narrow streets, small plots and lack of open space, even around the school and church, reflects the intense pressure on land in the area during the latter part of the 19<sup>th</sup> century.

#### **Land Use Pattern**

- 3.1.9 The conservation area predominantly comprises dwelling houses. In addition the following uses are evident:
- St John's Church (and vicarage);
  - St John's Walworth C of E Primary School;
  - St John's Institute; and
  - A small number of corner shops.

A description of these building types is provided below.

#### **Buildings**

- 3.1.10 Whilst the Larcom Street Conservation Area is generally homogenous as a result of development dating from the relatively narrow period of the mid to late 19<sup>th</sup> century, there is some variation in building types. The following can be found within the conservation area:
- Residential housing;
  - Corner shops; and
  - Institutional/Community buildings.
- 3.1.11 The Larcom Street area was laid out during the last half of the 19<sup>th</sup> century. A review of old maps assists with understanding the general sequence in which development took place. Three storey terraced housing is the most frequent house type in the area but as a consequence of development occurring over a

50 year period some subtle variations to residential building types are evident. The following housing types can be found:

- Three storey terraced housing with a rendered basement level, arched, rendered doors surrounds, hood moulded window surrounds and a parapet roof, this is located on Wansey Street. The old maps and building details suggest this is potentially the earliest terrace in the area.
- Three storey terraced housing with ground floor canted, rendered bay windows and rendered door surrounds with brick headers to the upper floor windows. This is the most dominant building type within the area and is seen within: Larcom Street, Ethel Street, Charleston Street, Brandon Street, Cotham Street and Turquand Street.
- Three storey terraced housing with canted ground floor bay windows with pilasters and redbrick window and door surrounds. These are seen on Walcorde Avenue and Browning Street. The old maps and building details suggest these are likely to be some of the last terraces within the area to be constructed.
- Two storey terraced housing with canted ground floor bay windows with pilasters and redbrick window and door surrounds. These are evident on Colworth Grove. As above, they were potentially some of the last terraces in the area to be constructed.

3.1.13 In addition, the following residential buildings are seen:

- Vicarage: a two and a half storey detached dwelling of red brick with a grey slate roof. It has stone headers and canted bay windows at ground level. Gables are a feature. On the eastern elevation a central portion of paler brick suggests the removal of the building's original entrance. The building abuts the adjacent terrace but is set back from it behind a wall of yellow brick.
- St. John's House and No. 16 Larcom Street (a pair); these are two storey stock brick buildings, with red brick detailing and slate roofs. Gables are a feature along with arched window and door headers.
- No. 46 Brandon Street: a two storey double fronted house of stock brick (painted at ground floor) and canted bay windows. This has a parapet roof with rendered cornice detail. It is set back from the adjacent buildings which a slightly larger (c.4.5 metres) front garden than seen elsewhere in the conservation area.
- Late 20<sup>th</sup> and early 21<sup>st</sup> century infill: Later development varies widely in type and design from infill houses (e.g. Nos. 48-50 (even) Wansey Street

and No. 68 Wansey Street to some replica infill properties (Nos. 31-33 (odd) Charleston Street) and more recent flat developments (Garland Court, Wansey Street, No. 75d Larcom Street and Brandon Mews). A four to six storey residential block is currently under construction on Brandon Street between Larcom Street and Charleston Street. In most cases the buildings are not copies of the traditional buildings but are examples of development very much located within the time that they were constructed. They may pay heed to the 19<sup>th</sup> century buildings in terms of massing, height or materials but with a generally significantly different architectural treatment. The notable exception is Garland Court which differs radically from other buildings within the potential conservation area in all ways, including in materials and colour.

3.1.14 A small number of three storey corner shops are seen within the conservation area. These are constructed of yellow stock brick and follow similar designs to the adjacent terraces houses. The shops are each located at the back edge of the pavement. The shop fronts are modern replacements but some original pilasters are seen, they are:

- No. 58 Larcom Street ;
- No. 52 Brandon Street; and
- No. 44 Charleston Street.

3.1.15 There are a small number of community buildings within the area, namely:

- St. John's Church is a listed (Grade II) Anglican church dating from 1859-60. It is built of stone to the design of Henry Jarvis, District Surveyor, who resided in Trinity Church Square and designed many other local churches, in the gothic style. St. John's previously had a tower that has since been removed. It retains a steeply pitched roof and an unusual roundel at its western end. The west elevation is of an interesting design but is impossible to view except from a narrow forecourt to the west. The vestry of 1912 was designed by Greenaway and Newberry.
- St. John's Institute is a three and a half storey building, six bays wide with a row of roof dormers; terracotta brick at ground floor; white render at narrow first floor level; tall sash windows at second floor level with simple wrought iron balconies and terracotta headers; and, a projecting band below fourth floor windows. An ornate door surround reaching to second floor height features columns with decorated headers and footers, strips of patterned glass and detailed cornicing topped with a stone eagle crest.
- St. John's C of E Primary School is a three storey building of yellow brick featuring red banding and stone sills and window headers, dating from

around the 1860s. The roof is pitched with a half hip on its western element. The western gable features elongated gothic arched windows with a backdrop of grey brick at upper levels. The southern elevation is located near to the back edge of Larcom Street, a high brick wall also features and it is evident that railings once in place have been removed. The playground, adjacent to the western elevation, is edged with wrought iron railings on a red brick wall, punctuated by columns with stone headers and bases.

### **The Setting of the Conservation Area**

- 3.1.16 To the north, the Heygate Estate forms a major part of the setting of the Larcom Street Conservation Area. The terrace on the southern side of Wansey Street faces onto a small area of landscaping with mature trees. Beyond which are located the slab blocks of the Heygate Estate. This area is currently hoarded for redevelopment purposes. A vacant site is also located at the eastern end of Wansey Street. The Heygate Estate chimney and roundabout on Brandon Street abuts the north-eastern corner of the conservation area. The 1970's estate (now empty) pays no regard to the 19th Century fabric of the Larcom Street area. The estate has eradicated the traditional street structure, erasing through-routes. The building types, materials, architecture and scale contrasts significantly with the high quality 19th Century townscape. The Heygate Estate forms a substantial detracting element of the setting of the conservation area.
- 3.1.17 To its east the Walter Close almshouses (late 20th century sheltered housing) are two storey dwellings arranged around internal courtyards. Whilst this development is internal facing, it does provide some enclosure to the street through a combination of buildings aligned with the back of pavement, trees and a boundary wall/fence. The materials, yellow stock brick are sympathetic to the conservation area. Walters Close forms a neutral part of the setting of the conservation area. To the south of Walters Close, the surface car parks which create a gap in the townscape form a poor setting to the conservation area.
- 3.1.18 To the immediate south of the conservation area, the works buildings on the corner of Brandon Street/Browning Street would benefit from refurbishment or redevelopment.
- 3.1.19 Further south, development fronting the south side of Browning Street is generally low quality and does not reflect the quality of the conservation area buildings.
- 3.1.20 To the west buildings fronting the Walworth Road enclose the conservation area. The statutorily listed civic complex, which is a building of architectural

and historic significance, forms a high quality element at the north-western edge.

- 3.1.21 Generally the townscape to the north and south of the area is of low quality and provides a poor conservation area setting.

## **3.2 Local Materials and Details**

### **Materials**

- 3.2.1 The predominant material palette for the area is set by the 19th century buildings. A summary is provided below:

- Buildings are predominantly of yellow stock brick generally laid in Flemish bond with red brick detailing (headers, door surrounds, string courses);
- The Vicarage is the only example of a red brick building with stone headers;
- The use of render on ground floor bays and door surrounds is a feature;
- Natural slate is the characteristic material for the pitched roofs and canted bay windows; and
- Yellow stock brick chimney stacks with clay pots are predominant.

- 3.2.2 Later infill development generally consists of yellow brick (either reclaimed stock or modern) with the exception of Garland Court, on Wansey Street and Brandon Mews that introduce modern cladding and colours including red/yellow vertical timber cladding (Wansey Street) and grey/red cladding (Brandon Mews).

### **Detailing**

- 3.2.3 In terms of detailing the following characteristics are dominant within the area:
- Original timber sash windows are a feature throughout the area generally either two lights or two lights with margin lights. These are generally painted white, although some black painted windows are seen (for example the Vicarage).
  - Many of the doors appear to be original timber doors based around a four-panel design, although some appear to have been modified either to remove or add glazed panels. These are generally varied in colour. Fanlights are typically rectangular and of plain glass.
  - The earliest terrace (Wansey Street) has a rendered basement level with rendered arched door surrounds; rendered ground floor canted bay

windows and rendered upper floor window moulded heads. Rendered cornicing and a parapet roof detail is also a feature of this terrace. No. 66 Wansey Street contains the only example of a rendered arched stable entrance to the rear.

- The predominant terrace type (e.g. Larcom Street) comprises rendered bay windows at ground floor with rendered door surrounds and rendered string course between first and second floors. They have vermiculated key stones above the door and upper floor windows. Alternate red brick headers are also evident above the upper floor windows.
- The slightly later terraces: Walcorde Avenue, Browning Street and Colworth Grove have red brick door and window surrounds. Red brick key stones above the door and red brick string courses dividing floors. Canted bay windows at ground floor level are still seen in later terraces but with pilaster details.
- Overhanging eaves with console brackets are a feature of the earlier terraces (e.g. Larcom Street).
- Roofs are generally pitched (with some variation to the community building types as discussed above). Parapet party wall details are a feature of the roofline as are brick chimney stacks with 5 chimney pots.

3.2.4 With the exception of a small number of examples (e.g. the corner shops and St. John's Institute), the buildings within the area have small front gardens (approximately 1.8 metre deep from boundary to principal elevation). Very few of the boundary treatments are original. There is some consistency to treatments within streets but also variation. The following are evident:

- Solid yellow stock brick walls (approximately 1-2 metres high) are a feature of end of terraces.
- Solid brick to boundary walls approximately 1 metre high with plain, square piers are seen on Browning Street and Colworth Grove
- Hooped fencing, approximately 1 metre high, is characteristic of Larcom Street and Charleston Street.
- An original low brick wall and original black metal fence are seen on Ethel Street (Nos. 3 and 8 respectively).
- Full height railings (approximately 1.5 metres) set in a low brick or coping stone are a feature of Wansey Street and the footpaths around St. John's Church.

- A red-brick wall with stone coping detail, blue brick base, back railings and red brick piers with stone copings, forms the boundary to St John's Church.
- The school has a solid brick boundary wall fronting Larcom Street and tall metal gates with brick piers. There is evidence of a metal fence that has now been lost.
- Throughout the area wooden fences (around 1 metre high) are an occasional feature. These interrupt the consistency to boundary treatments within streets, where walling is generally dominant.
- A modern unpainted steel fence has been introduced to the front of Garland Court on Wansey Street.

### **3.3 Views and Townscape**

3.3.1 The dense pattern of development, narrow streets (from around 5.5 – 8 metres), and tall gaps between buildings has resulted in a very enclosed townscape that does not afford views out to the wider area. The cul-de-sac and dog-leg layout results in buildings terminating views along the streets, such as westwards along Charleston Street towards the church.

3.3.2 The residential buildings are generally of a similar height (3 storeys) while the church, school and institute are not significantly taller than their neighbouring buildings. This means landmarks within the conservation area are not found. With a lack of any landmark buildings the only views of the conservation area from its surroundings are views along the narrow streets or to terrace fronts from the immediately adjacent streets. Corner shops provide a focal point in the street on the corner of Larcom Street/Brandon Street, Charleston Street and Brandon Street and within the dog-leg of Larcom Street). The Larcom Street/Brandon Street corner shop forms a particular focal point as it steps forward from the adjacent building line. Views of these focal points are more widely available today because of the weaker urban structure of the immediately surrounding area resulting from 20<sup>th</sup> century development. Planned or significant views and landmark features are therefore not a characteristic of the conservation area.

### **3.4 Key Spaces and Landscape Elements**

3.4.1 There are no open spaces within the conservation area due to the tightly defined townscape. On its northern side the church is set back by around 10 metres from the pavement. This provides a slight opening up of Larcom Street in this location.

- 3.4.2 There are no green spaces within the conservation area. The townscape of the urban environment is, however, softened by trees. These have generally been planted in more recent years although some more mature trees are seen. In summary, the following are found:
- Recently planted or semi-mature trees, generally regularly spaced and located at the front of the pavement on Browning Street, Larcom Street, Charleston Street, Cotham Street, Turquand Street, Colworth Grove, Brandon Street and Ethel Street
  - Mature trees on Walcorde Avenue. These are likely to have been planted when the street was developed.
  - A mature Plane tree and some shrubbery are planted on the eastern side of the church and a Plane tree of similarly good form is situated outside the church on the dog leg of Larcom St. In summer, these mature trees form focal points when looking along Charleston Street and Larcom Street
  - Whilst outside the conservation area, the mature trees on the northern side of Wansey Street are an attractive feature in the street and assist in screening the Heygate Estate from the conservation area
- 3.4.3 In terms of hard surfacing, some natural (but not original) flagstones are located on Ethel Street Some original coal holes are seen on Wansey Street and occasionally occur in other locations such as outside St. John's Institute on Larcom Street.
- 3.4.4 Generally the paving consists of modern materials including concrete slabs, red and grey setts towards the front edge of the pavement or tarmac.
- 3.4.5 Street lamps are generally black painted metal designs from the late 20<sup>th</sup> century. Other street furniture such as benches, litter bins or bus stops are not a feature.

## **4. Audit**

### **4.1 Listed Buildings**

4.1.1 The list of buildings of special architectural or historic interest for Southwark is available from the Council. The following building within the Lacorm Street Conservation Area is statutorily listed:

- St. John's Church (Grade II) is a Kentish Ragstone Anglican church dated 1859-60 designed by Henry Jarvis, the District Surveyor. A vestry was added in 1912, designed by Greenaway and Newberry.

4.1.2 There are no other statutorily listed buildings in the conservation area.

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

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

4.2.2 St. John's Church C of E Primary School, dating from around the 1860s, is of particular note. This is a yellow brick building featuring red banding and stone sills and lintels. The roof is pitched with a half hip on its western elevation. The western gable features elongated gothic arched windows with a backdrop of grey brick at upper levels. The southern elevation is set back slightly from the back edge of Larcom Street.

4.2.3 All other buildings within the conservation area are considered buildings of townscape merit (with the exception of those listed below). Buildings of townscape merit are defined as buildings that contribute to the quality of the townscape but might not meet the local listing criteria on an individual basis.

4.2.4 The buildings which are considered to detract from the conservation area are:

- Nos. 48-50 (even) Wansey Street; and
- Nos. 31-33 (odd) Charleston Street.

### **4.3 Archaeology**

4.3.1 A small part of the Walworth Village Archaeological Priority Zone (APZ) falls within the western boundary of the Larcom Street conservation area, specifically, the southern side of Larcom Street, west of the primary school.

4.3.2 The Walworth Village APZ includes the site of the Saxon and medieval village of Walworth. The Domesday Book records a manor house, church and 19 households in Walworth. Archaeological evidence of occupation during the medieval period has been identified at a number of sites within the Archaeological Priority Zone. The Plan of the Manor of Walworth and Parish of Newington of 1681 produced by the Dean and Chapter of Canterbury, probably represents the original location of the Saxo-Norman settlement, which straddled the present Walworth Road in the vicinity of Manor Place.

#### **4.4 Negative Elements**

4.4.1 Within the conservation area the following are negative elements:

- The large rear dormer extension to the end property on Turquand Street and the timber clad extension that disrupts views across the rear gardens;
- A vacant plot at the end of Cotham Street, now occupied by a side garden;
- Satellite dishes to front elevations of properties;
- Replacement boundary treatments not in keeping with other properties;
- Meter boxes on the front elevations of properties;
- Clutter caused by wheelie bins;
- Poor quality paving materials (tarmac) (e.g. Wansey Street);
- The vacant shop unit within the ground floor of Garland Court;
- Nos. 48-50 (even) Wansey Street, uncharacteristic semi detached properties which interrupt the consistency of the street;
- Nos. 31-33 (odd) Charleston Street, replacement buildings form part of the terrace but are highly uncharacteristic, built in modern red brick and featuring garages at ground-floor level. The pair appears especially jarring as it terminates the view into the conservation area from Cotham Street;
- The vacant Heygate Estate creates a poor setting to the north of the conservation area; and
- In its wider setting, the Wadding Street/Stead Street car parks would also benefit from development to improve the setting of the conservation area

#### **4.5 Environmental Improvements**

4.5.1 The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials such as the introduction of natural stone

paving slabs and replacement of street trees where these are missing or vacant in gaps within avenues.

4.5.2 The following improvements to the buildings could be undertaken:

- Removal of clutter on elevations (satellite dishes, meter boxes);
- Consistent boundary treatments; and
- General maintenance and repairs.

#### **4.6 Potential Development Sites**

4.6.1 The majority of the buildings within the conservation area are good quality buildings that will need to be retained and maintained for future generations. There are a small number of cases where poor elements could be replaced with buildings of a more appropriate design. There is also a single vacant site. Potential proposed sites where development may be viable are:

- End of Turquand Street (vacant site); and
- Nos.48-50 (even) Wansey Street (redevelopment opportunity).

## **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 Larcom Street 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 There are limited development pressures in the Larcom Street Conservation Area as the area is generally built out. Where infill sites (Cotham Street) or opportunities to replace buildings of limited value arise then there should be no objection in principle to good new building design in the conservation area in contemporary styles and following the 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 the majority of cases the existing buildings within the Larcom Street Conservation Area are good quality townscape buildings (buildings of merit) that need to be retained and, where required, repaired and refurbished. 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 the 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 unique pattern was shaped during the latter half of the 19<sup>th</sup> century when undeveloped land between pre-existing streets was built out with tightly packed housing to respond to the demand for housing in the area. The street layout is typified by short streets and cul-de-sacs. Buildings are generally set back behind a small front garden.

5.2.3 Development can therefore respond by:

- Maintaining the established or historic building line on the street, in most of the conservation area this means setting buildings back by approximately 2 metres and establishing a consistent boundary treatment;
- Designing facades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality;
- Ensuring building footprints do not fill the whole of the plot but respect the historic building to ground ratio; and
- Keeping utility areas behind the street frontage and retaining the front garden boundary line, as opposed to creating parking areas to the front of the properties.

### **Building Form**

5.2.4 The common building forms in the conservation area also determine the way that development and changes can take place. Through much of the area the dominant building type is 19<sup>th</sup> century terraced houses. This generates a visual rhythm in the street of relatively narrow frontages, around 5 metres, that gives a strong verticality to elevations even though they are only three storeys high. Wider or doubled plots fit into the scene where they retain this verticality. Particular characteristics which should be observed in conversion and new design are:

5.2.5 Heights are predominantly three storeys (although two-storey terraces are also seen);

5.2.6 In each situation buildings should remain within the range of heights of the block of buildings in which it is sited;

5.2.7 Roof lines are typically pitched. Extensions and changes to the basic roof form are generally unacceptable even when located on the rear roof plane.

- 5.2.8 Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and
- 5.2.9 Regular residential patterns of fenestration and a strong verticality in upper floors should be maintained.

### **5.3 New Design in the Conservation Area**

- 5.3.1 Opportunities for new development in the conservation area are limited, but there are buildings requiring sensitive restoration or possibly adaptation.
- 5.3.2 New building design should be sympathetic to existing characteristics of the conservation area and modern design is not necessarily precluded. However, new buildings should observe the scale of the earlier buildings by reference to ordering elements such as string-courses and structural spacing. Overall heights of buildings and their position on the street need also to conform to the established street “envelope”, but the manner of expression can be entirely modern. In each situation buildings should remain within the range of heights of the block of buildings in which they are sited.
- 5.3.3 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.
- 5.3.4 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. Where trees are within the immediate vicinity of a proposed extension an arboricultural report showing the root protection area will be required together with a consideration of suitable foundations such that the future likely effect of rooting is accommodated. The risk of potential subsidence damage must be specifically addressed.

#### **Shopfront Design**

- 5.3.5 There are only three shops within the conservation area (including the original pub front of Two Eagles House). Where original features are evident (e.g. fascias and pilasters) they should be retained. Replacement shopfronts should:
- Wherever a framework of pilasters, columns, piers, fascias or frieze and cornice remains, this should be preserved and the new shopfront 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 streets.

- In traditional 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 centimetres 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.
- Other modern additions which can have a detrimental impact on the character and appearance of the conservation area include: solid external roller shutters. These roller shutters often have blank solid appearance and create a dead frontage. Acceptable alternatives include the use of high performance glass and open retractable lattice shutters, which can be fixed back during opening hours. The shutter box should be fitted above the window head internally. Recessed shop entrances can be secured by well designed gates, which can be lifted away or left open when the premises are open for business.

### **Advertisements**

- 5.3.6 Signage is a key component of shop fronts and the shopping street; however it can have the most damaging impact on the character of the conservation area. Careful consideration needs to be given to type, design, materials and location of new signage.
- 5.3.7 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; and
  - The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Redundant signage should be taken down and the building behind made good.
- 5.3.8 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.

## **5.4 Public Realm**

5.4.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. The essential components of the public realm that development and improvement should address are:

- Boundaries and frontages that define its edges;
- The surfaces and design of the space itself; and
- Trees, street furniture and other artefacts in the space.

5.4.2 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. Natural (non-original) flagstones are only seen at Walcorde Avenue, these should be retained. Granite kerbs continue to be a widespread element in the local streetscape and should also be retained.

## **5.5 Boundaries**

5.5.1 In most parts of the conservation area, the public and private realms are separated by a garden boundary treatment. Original boundary treatments have generally been lost. The most common replacement treatment is a simple brick wall. Where new boundary treatments are required these should generally be simple brick walls of around 1m in height.

## **5.6 Trees and Street Furniture**

5.6.1 Street trees are a feature within this conservation area and provide a tangible quality to the area's character and appeal. The trees here are protected in two ways. Particular trees in private ownership may benefit from Tree Preservation Orders. Trees on publically owned land such as streets, estates and parks are managed by Southwark Council and are deemed to be maintained in the public benefit. In effect, this means they are regularly inspected and pruned in order to keep them in a safe and healthy condition whilst also minimising nuisance. In addition, as they are within a conservation area, trees are identified as providing a positive character element to the Area, as reflected in this appraisal. Any proposal to fell or remove trees, whether they are publically or privately owned, must be authorised by the Planning Department. There is no requirement for the council to authorise its own pruning to ensure good maintenance practices. However, pruning of privately owned trees above a certain size does need permission in order to ensure amenity is not damaged or lost. Where trees do have to be removed on publically owned land they will be replaced at or near the same location, in agreement with the Planning Department.

5.6.2 A maintenance programme is in place for the trees in this area. Currently, these trees have their crowns reduced and thinned on a tri-annual basis. The majority of trees in this conservation area are London Plane trees, which respond very well to this system of maintenance. This treatment reduces the density of coverage and growth, allows more light through and causes less problems of leaf litter.

5.6.3 There is some opportunity for the introduction of additional trees within the public realm. If space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.

- 5.6.4 The problem of leaf litter blocking gutters can be solved through the implementation of wire mesh guards on gutters. This initiative has been successful in a number of other locations across the borough, is simple, cheap and easy to implement, and will solve the problem effectively.
- 5.6.5 In terms of structure, subsidence and safety from the trees, there is no history of problems in this area. The alluvial soils mean that tree roots should not cause soil shrinkage as they would on clay. This means properties are not under foreseeable structural threat in this area.
- 5.6.6 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 Larcom Street Conservation Area's heritage, whilst avoiding "Victoriana" clichés, would be appropriate.

## **5.7 Improvements and Repairs**

### **Materials**

- 5.7.1 Choice and use of materials can have a significant effect on the character and appearance of the Larcom Street 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.
- 5.7.2 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. The use of cement mortars and renders are discouraged on historic buildings.

### **Maintenance**

- 5.7.3 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**

- 5.7.4 The removal of existing single sash windows and replacement with a picture window or bay window is considered unacceptable. 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 Larcom Street 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.

- 5.7.5 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original traditional windows in terms of detail design. Where the existing windows or doors are however later alterations they determinably affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate timber sash window as a double glazed units and not acceptable on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features.
- 5.7.6 Similarly, original front doors would have been timber panelled, in many cases with glazing in the upper panels, 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.
- 5.7.7 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, dark green, black, etc.

### **Roofs**

- 5.7.8 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 Larcom Street 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.
- 5.7.9 Given the low pitches and/or parapet design of a large number of 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. Furthermore, given the cohesive nature of the existing roofscapes within the Larcom Street Conservation Area, mansard extensions would be considered inappropriate.

- 5.7.10 Where butterfly or 'v' shape roofs exist they should be maintained wherever possible. These are rare features, and offer interesting views through to the rooflines and chimneystacks that are so often hidden from the street. It is considered that mansard extensions or dormers would be inappropriate in these streets.
- 5.7.11 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.

### **Brickwork**

- 5.7.12 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Fair faced brickwork is an important characteristic of the conservation area. 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.
- 5.7.13 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.
- 5.7.14 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**

- 5.7.15 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Traditionally stucco is lime based, and it is important that any repairs are made in material to match. Hard cement renders can be damaging on a historic building and are therefore discouraged. 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.
- 5.7.16 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 that allows the masonry to 'breathe' is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.

- 5.7.17 Where features such as capital, pilasters have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties. The replacement of ornate detailing in render with flat rendered panels is considered unacceptable.

### **Rainwater Goods**

- 5.7.18 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron. This is readily available and provides a better long-term investment than fibreglass or plastic. Where blockages may occur to adjacent foliage this can be readily and economically prevented by the installation of simple mesh guards.

### **Satellite Dishes**

- 5.7.19 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Multiple dishes on the facade of buildings are considered harmful to the conservation area. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always be required. To minimise the visual impact of the equipment on the conservation area, the acceptable locations for siting a satellite dish are as follows:

- Concealed behind parapets and walls below ridge level;
- Set back on side and rear extensions;
- Set back on rear roofs below ridge level; or
- Located on the rear or garden elevation;
- Installed where interference can be expected by trees.

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

## **5.8 Renewable Energy**

- 5.8.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.
- 5.8.2 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and

character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:

- Equipment should be installed away from principal elevations or dominant roof slopes;
- The cumulative visual impact of the equipment on one or group of buildings within the conservation area;
- Wherever possible panels which sit flush with the roof covering should be used rather than framed systems;
- Ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area) is minimised by the: location, size, colour and reflectivity of the system selected ;
- Structural impact on the historic building of the installation of a micro-generation system; and
- New pipe work, cables or excavations associated with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible;
- Equipment should not be installed where interference can be expected by trees. Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. The growth potential and increase in size of adjacent trees must be taken into consideration when determining the location of any equipment, including the presence of tree roots where heat pumps are proposed.

## 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/designconservationandarchaeology>

### 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

Urban Forester 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 9941019

<http://www.victoriansociety.org.uk>

The Council for British Archaeology 0190 467 1417

<http://www.britarch.ac.uk/>

Ancient Monuments Society 0207 236 3934

<http://www.ancientmonumentsociety.org.uk/>

The Georgian Group 08717502936

<http://www.georgiangroup.org.uk/>

The Twentieth Century Society 020 7250 3857

<http://www.c20society.org.uk/>

## 7. Further Reading

- Ashurst, J and N (1988) – Practical Building Conservation, Vols. 1 to 5.
- Boast, M. - The Story of Walworth, Southwark Council (2005).
- Brereton, C (English Heritage, 1991) – The Repair of Historic Buildings: Principles and Methods.
- Cambell-Culver, M – The Origin of Plants (2001)
- Cherry, B and Pevsner, N (1983) – The Buildings of England, London 2: South.
- English Heritage (2008) – Climate Change and the Historic Environment
- Communities and Local Government – National Planning Policy Framework (2012)
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.