



The Mission

Conservation Area Appraisal

Contents

1	Introduction	1
1.1	What is a Conservation Area?	1
1.2	Purpose of this Appraisal: conserving what's special	1
1.3	Using this document	1
1.4	The Mission: Location, description and summary of special interest	2
2	History and archaeology	4
2.1	Early history and archaeology of the Old Kent Road	4
2.2	The early 19th-century and the Rolls Estate	5
2.3	The Mission	5
2.4	The English Martyrs and Board School	7
2.5	Late 19 th - early 20 th century development.....	8
2.6	Mid-20 th century change.	9
3	Appraisal of special character and appearance of the area	11
3.1	Historic significance	11
3.2	Layout and form.....	11
3.3	Landmarks, views and setting	12
3.4	Character areas	14
	Architectural terms	25
4	The conservation area today	26
4.1	Audit of designated and undesignated features.....	26
4.2	The Conservation Area today	27
5	Management and development guidelines	29
5.1	What changes can you make to your building or your development site? What about trees?	29
5.2	What needs permission?	29
5.3	Trees	29
5.4	How will be the Council judge planning applications?.....	30
5.5	Advice on common building projects	30
5.6	Management of the Conservation Area	33

1 Introduction

1.1 What is a Conservation Area?

1.1.1 The purpose of this statement is to provide both an account of The Mission 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 as laid down in the Planning (Listed Buildings and Conservation Areas) Act, 1990 is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

1.1.3 Under the Act the London Borough of Southwark ('the Council') has duty to decide which parts of the borough are of special architectural or historic interest and to designate these parts as Conservation Areas. The Council has designated 53 Conservation Areas to date, of which one is The Mission.

1.1.4 Conservation Areas are normally centred on historic buildings, open space, or an historic street pattern. It is the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance.

1.2 Purpose of this Appraisal: conserving what's special

1.2.1 The control of change to buildings within The Mission Conservation Area is via the normal planning system. All planning applications to the Council (including for small scale changes such as changing windows) will be judged as to whether they preserve or enhance the character and appearance of the Conservation Area.

1.2.2 This appraisal therefore:

- describes special architectural and historic interest of The Mission Conservation Area and
- defines its special character and appearance

in order that it is clear what should be preserved or enhanced.

1.3 Using this document

1.3.1 The appraisal is intended to assist and guide all those involved in development and in making changes to buildings within the area. By laying down what's special about the area it will allow anyone applying for planning permission to judge whether their proposal will meet the legal test of preserving or enhancing the character and appearance of the Conservation Area. It will also be used by the Council when making its judgement on planning or listed building applications.

1.3.2 The appraisal is organised into several chapters, each with a summary of what's special. It concludes with Chapter 5 which lays down detailed planning guidelines for owners, occupiers and developers who wish to make changes to their building or to the area.

1.3.3 This appraisal has been prepared in line with the Historic England guidance report *Understanding Place: Designation and Management of Conservation Areas* (2011).

1.4 The Mission: Location, description and summary of special interest

1.4.1 The Mission Conservation Area is situated to the south of New Kent Road and south-west of the Old Kent Road.

1.4.2 It was designated as a Conservation Area by the Council on 02 November 2021 under the Civic Amenities Act of 1967.

1.4.3 It is a small residential area between the English Martyrs School, Presbytery and Church and the buildings of Pembroke House. The streets in the Conservation Area include a section of Flint Street, Elsted Street, the southern side of Tatum Street and Larissa Street, and both sides Halpin Place and Tindall Place.

1.4.4 Along with the nearby Pages Walk, Yates and Victory, and Old Kent Road Conservation Areas, The Mission Conservation Area was one of the first parcels of formerly open land around the Old Kent Road to be developed for suburban housing in the early 19th century. This housing still exists along with early 20th-century terraced housing and landmark buildings of the former Pembroke House and caretaker's house on Tatum Street; the English Martyrs School and church and the former Flint Police Station at the junction with Rodney Road form another group of landmark buildings.

1.4.5 The form and setting of the Conservation Area has been much altered by the construction of the housing estates which cleared away the once tightly packed surrounding streets to make way for the Congreve Estate in the 1950s and 60s.

Summary of special architectural and historic interest of the conservation area

- Development that typifies that of the Old Kent Road area — mix of residential properties, interspersed with municipal, educational, religious and missionary buildings, all in one compact neighbourhood constructed over a short period towards the end of the 19th century.
- Intact early 20th-century terraced properties with largely unaltered exteriors.
- A surviving group of early 19th-century properties.
- Purpose built terraced housing for lower-middle and working class residents.
- Fine and typical 'Board' schools, still in use today.
- Surviving public house.
- Landmark buildings: Church of the English Martyrs, Presbytery and school, St Christopher's Church, Pembroke House and the former Flint Street Police Station.



Figure 1 Location of Conservation Area, and key views

2 History and archaeology

2.1 Early history and archaeology of the Old Kent Road

2.1.1 The development of The Mission Conservation Area has to be considered within the context of the development of the Old Kent Road area.

2.1.2 The Conservation Area lies within the ‘North Southwark and Roman Roads’ Tier 1 Archaeological Priority Area (APA). The APA in this area is significant for two reasons: first, the major Roman road of Watling Street; and secondly, the late glacial lake or channel known as ‘Bermondsey Lake’, which once occupied a large area to the north of the Old Kent Road. A range of important prehistoric sites, including some of the most significant Mesolithic sites (Middle Stone Age — 10,000–4,000 BC) in the borough and deeply buried late Neolithic (late Stone Age — transition from hunter gathers to farming — 4,000–2,000 BC) and Bronze Age (2000–650 BC) wooden platforms and trackways lie to the north of the Old Kent Road.

2.1.3 Within the general Conservation Area setting there is a significant variation in the underlying geology, and for much of its early history the area would have been mainly uninhabited open pasture with marshy zones.

2.1.4 Old Kent Road follows the approximate line of the Roman Watling Street, connecting London to Canterbury. The Romans settled on the banks of the Thames just after AD43 and built a river crossing at London Bridge from Londinium to a settlement south of the river. From here, two major Roman roads Watling Street and Stane Street connected this river crossing with other Roman cities in the south of England.

2.1.5 Old Kent Road became a pilgrim route after the martyrdom of Thomas Becket in 1170. The area was sparsely populated but there was a manor house and friary. By the 18th century there were houses and coaching inns on the road with turnpikes at each end. By the early 19th century its hinterland was a mixture of market gardens, fields and commonage with small lanes spreading out east and west from Old Kent Road along old field boundaries. These lanes were subsequently some of the first to be developed.

2.1.6 Many archaeological sites in the Old Kent Road area have produced evidence for Roman roadside settlement and land management, particularly retaining evidence of Roman drainage systems. Although there has been little investigation within the Conservation Area or the immediate streets, these revealed agricultural or open land for much of the area’s history until it is developed for residential use in the 18th-century

2.1.7 Whilst evidence of small Roman settlements have been found along the Old Kent Road it appears that the area remained largely open fields into the beginning of the 19th century, as indicated on John Cary’s map of Walworth (c. 1818). In the decades to follow, this would change with houses constructed in terraces beginning to appear interspersed amongst open fields. On Greenwood’s map (c. 1830) Elsted Street can be seen, but then known as Park Place; Knockholt Cottages date from this period (Figure 5). Other roads indicated on Greenwood include Tatum Street (then John Street) and Rodney Road (then Lock’s Field). Only Flint Street appears to have kept its original name.

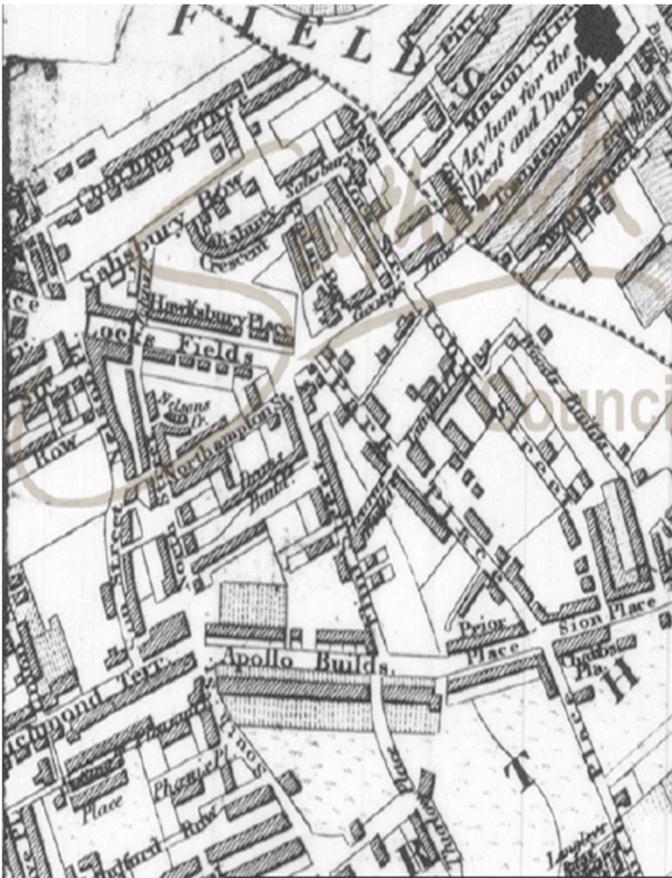


Figure 2 1830 Greenwood's Map



Figure 3 1879 OS map of The Mission Conservation Area

2.2 The early 19th-century and the Rolls Estate

2.2.1 By the early 19th century the area is included as an isolated pocket of land on the Rolls Estate maps. During the 18th century the Rolls family had acquired a large amount of freehold land around St. George's Field in Walworth over to the Old Kent Road. Their estate was widely scattered about the area. The southern boundary of the Rolls family ownership did not reach as far as Flint Street. However, to the east of Flint Street an extra street of housing was squeezed into the former gardens of the houses south of Elsted Street, which probably accounts for the narrow shape and the odd alignment of Tisdall Place today. This pattern of development was typical in the area during the early to mid-19th century. Streets of hundreds of small houses were erected on fields, where the Rolls family had previously kept livestock.

2.2.2 The coming of industry also meant more intensive development of Old Kent Road itself with shops, pubs and houses. Development accelerated with the coming of the railways in the 1840s when the surrounding area began to be filled with more densely packed terraces. Smaller terraced houses without front gardens appeared in the streets off the Old Kent Road. As a result, the area became the poorest in the district, identified in Charles Booth's 'Maps Descriptive of London Poverty (1898-99)' as being poor (Elsted Street) to very poor/ vicious/ semi-criminal (Tisdall Place).

2.3 The Mission

2.3.1 By the late 19th century, the area had already come to the attention of Pembroke College, Cambridge as the location for their South London mission. Opportunities for employment in The Mission District had become spasmodic and livings precarious. There had been a growing awareness amongst upper and middle classes of how the poor lived.

2.3.2 The settlement movement began with the establishment of Toynbee Hall in Whitechapel (c. 1885). Various terms were used for these 'Missions' or 'Settlements' they shared the



Figure 4 1896 OS map of The Mission Conservation Area



Figure 5 Early 19th-century buildings, Knockholt Cottages

same principle of placing men and women from the universities and some public schools in poor districts to improve the lives of working people. In general the settlements started by Cambridge University were located south of the River Thames.

2.3.3 The missions were intended to support and increase the work of the Church of England in the parish in which they sat. The Pembroke Mission at the junction of Halpin Place and Tatum Place (formerly Barlow Street) was established in c. 1885 from a former broom factory at No. 79 Elsted Street. When the lease of No. 79 Elsted Street expired, the relationship with the Rolls Estate over the condition of the building was strained. By the late 19th century the Pembroke Mission aspired to have its own premises in the area. The mission buildings seen today emerged more slowly and only achieved their current configuration around 1910 (Figure 6).

2.3.4 The site of a former cow shed was identified on the corner of Tatum Street as suitable for a new mission church, and an 80 year lease was agreed from the Rolls Estate from 24 June 1891. The Mission approached E.S. Prior to design the new church. However, the initial designs were considered too grandiose and were later modified by the surveyor to the Rolls estate R.J. Dickins in July 1891.

2.3.5 The speed at which the funds could be raised meant a staged approach had to be taken in construction, with the ground floor (the club rooms) built and a temporary roof erected so that it could serve as a church. This was achieved in 1892 whereupon work ceased. It was in this form that Charles Booth in 1899 rather sourly commented in his *Life and Labour of the London Poor*, '(the) Mission is rather hidden away, it is a basement church fully half hidden underground, very ill-kept outside, and not smart within: looks as if it were hampered for lack of money. I suppose it was intended to build the proper church over this one, but that may never be done now'. Booth's cynicism may derive in part from his general derision of missions and settlements as ineffective in their approach to poverty relief. However, it is certainly true that the Mission was unfinished.



Figure 6 Pembroke Mission, Tatum Street



Figure 7 English Martyrs Roman Catholic Church and Presbytery



Figure 8 Flint Street Police Station

2.3.6 Space remained at a premium and in 1895 land was acquired adjoining Tatum Street to build a two-storey clubroom, also designed by Prior in a domestic revival style. This was still not enough room and in 1899 John Allen Rolls (Lord Llangattock) gave a site at Nos 97–99 Barlow Street, immediately opposite, for what was termed a ‘parish hall’. This was the final building to be designed by E.S. Prior. It was two storeys with clubrooms fitted below a large hall, and was built c. 1900–1. Known as Prior Hall, the new building was named after the brother of E.S. Prior who had been a tutor at Pembroke and member of the committee. In 1964 Prior Hall was demolished to make way for Povey House.

2.3.7 The upper floors of the mission, including the first floor church/hall were finally completed by Herbert Passmore in 1908–9. Although, Passmore followed the original plans by E.S. Prior he simplified the massing and detailing of the building.

2.3.8 Overseen by the ‘Missioner,’ activities organised by the mission included church services, outdoor preaching in adjacent East Street and separate weeknight classes for women, men, boys and girls. Much effort was expended finding activities for the local youth to keep them out of trouble.

2.4 The English Martyrs and Board School

2.4.1 By the late-19th century the area had gradually declined. There was a high proportion of Irish residents, who had in previous decades lived in the north of the borough at this time and the nearest Catholic Church was St. George’s Cathedral in Lambeth Road. In 1890 the Walworth Mission was established and a building constructed off Flint Street which served as a chapel and school. This was followed in 1894 by a presbytery by F.A. Walters, which replaced two shops on Rodney Road.

2.4.2 In 1893 land was bought for a permanent church and plans had been drawn up the previous year by F.W Tasker. However, it would be another decade before work on the church would start, with the building finally

consecrated in 1919 (Figure 7). The church was to be a 'Thanksgiving Church' in honour of local martyrs in the persecutions of Tudor times and the conversions to the Catholic faith in Victorian times.

2.4.3 The population the church served was largely poor and made up of Irish and some Italian families. Despite post war redevelopment in the area, the congregation remained unchanged until the 1960s.

2.4.4 Early in 1875, work commenced on the former Flint Street School Board School (now English Martyrs School). The original school building was designed by E.R. Robson, the board's first chief architect. The school was extended at the rear c. 1904–5. A separate school building by Leonard Stokes was constructed north of Dean's Buildings in 1904. The intention of these schools was to provide school places for the poorest children in the area to learn.

2.5 Late 19th- and early 20th-century development

2.5.1 During the latter part of the 19th century the area began to develop further with the formation of Larissa Street, off Elsted Street. Up until this time, Larissa Street had remained open fields. Houses first appeared in Park Row (now Tisdall Place) between 1850 and 1876. In line with the work of the mission, and general improvements in the conditions of working people, the area began to change after 1890. As leases expired in Halpin Place and Tisdall Place from 1890 to 1910, the Rolls estate rebuilt these houses, although proposals that would have brought wholesale redevelopment to the area were never fully enacted. Instead, houses of a far higher build quality were erected on the same footprint as the humble dwellings of 100 years earlier. There were improvements and it appears that dwellings only one room wide were replaced with larger double fronted homes.

2.5.2 The formation of Larissa Street is recorded in Metropolitan Board of Works correspondence 1885. The application was made by agents on behalf of the landlord Mr James B Shallard, which appear to have been gentlemen with various landholdings around London. The recommendation made to the Board alluded to the relative poverty of adjoining Tisdall Place and was permitted by the local vestry on the grounds of improved ventilation and perceived public health benefits. During the 1890s, nine small houses were constructed on Larissa Street. However, all had been demolished by the early 1970s. Today, Larissa Street is a cut-through alley linking Elsted Street and Tisdall Place.

2.5.3 The remainder of the Elsted Street area appears to have been laid out around 1850, although Nos 76 and 78 Elsted Street date from the early 1890s. These two buildings were originally constructed as shops with residential accommodation above.

2.5.4 By the end of the century, the Old Kent Road had become one of the most overcrowded districts in London. From the late Victorian era through to the inter-war years, the Old Kent Road became famous as a major centre of shopping and entertainment. The development which occurred in the area during this period was typical of that seen across the wider Old Kent Road area: slum clearance, philanthropic activity and speculation by commercial builders. The street of terraced houses which were built were either for rent or sale and included living above public houses and shops. Victorian speculators bought leases and built new streets in the former rear gardens of existing properties.

2.5.5 The former Rodney Road Police Station sits on a prominent site at the corner of Flint Street, Elsted Street and Rodney Road (Figure 8). The current building dates from 1892, replacing an earlier Police Station, recorded in use as early as the 1840s and was apparently the chief station of 'P Division' (known as Park House, Locksfields or Lock's Fields). Memos in the Met Police Archives from 1872 indicate the building at 'Park House' was by that time in use as a police

section house but by 1873 was a Police Station once again and '*ready for public business*' as Rodney Road Police Station. In 1880, the station was renamed 1 Flint Street. By 1910 building was operating as a sub-station of the nearby Carter Street Station, off the Walworth Road. Records indicate that the building remained in use as a police station until 1932.

2.5.6 Contemporaneous with the Flint Street Police Station is the Huntsman and Hounds, Elsted Street (Figure 9). As elsewhere in the area, the number of public houses exploded as the local population rapidly expanded from the mid-19th century. Also replacing an earlier building on the site, the public house was rebuilt in 1892 by Charringtons. The façade remains, however the rear has been rebuilt to accommodate flats. Having been closed in 2013 pending redevelopment of the site, the pub was reopened in 2016 after a successful Asset of Community Value (ACV) application by the Walworth Society.

2.6 Mid-20th-century change

2.6.1 Bombing during WWII and later 'slum clearance' removed most of the Victorian terrace housing and led to the establishment of large housing estates in the 1950s and 1960s in the Old Kent Road area. The densely packed streets on the periphery of the Conservation Area were also cleared away and the Barlow and Congrieve Estates constructed. This saw one side of Huntsman Street and Tatum Street demolished as part of the council's commitment to new housing estates. Likewise commercial buildings on Elsted Street were demolished and new houses of a lower density layout erected there in the 1970s. It appears that the older dwellings of Halpin and Tisdall Places survived because of their relatively high build quality, as these were retained after the Rolls Estate was compulsorily purchased by Southwark Council in 1966.

2.6.2 During the 1950s Pembroke Mission finally acquired the Freehold of their site from the Rolls Estate. Following the demolition of Prior Hall in 1964 to allow for the construction of Povey House an agreement was made with the council in which the mission (by now known as Pembroke House) received in the form of compensation, two houses on the south side of Tatum Street. The acquiring of these houses allowed the Missioner's house to become used as offices and clubrooms once again.

2.6.3 Other post war changes to area included the construction of Doubtfire Hall in the 1970s at the corner and Tatum Street and Halpin Street. The hall replaced prefabricated housing, following clearance of earlier terraced housing. By the late 1970s Barlow Street had been renamed Tatum Street.

2.6.4 By the mid-1970s the terraces of streets around the Conservation Area had been cleared away either as part of the WWII rebuilding or slum clearance.



Figure 9 Huntsman and Hound Public House, Elsted Street

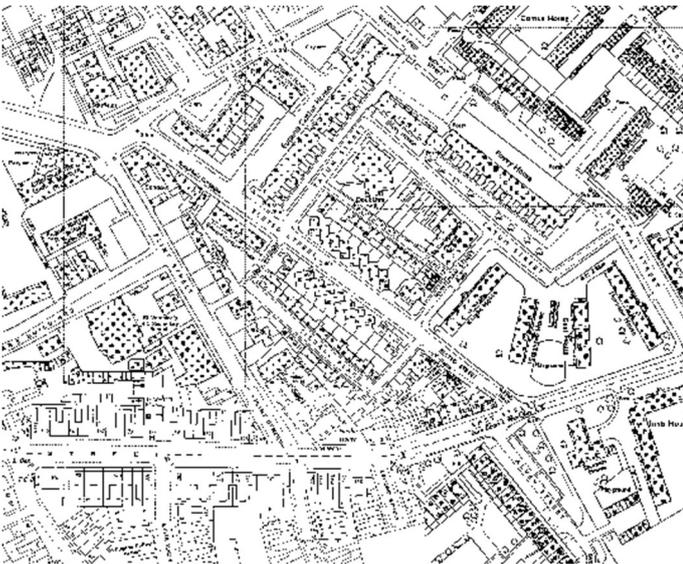


Figure 10 1977 OS map

3 Appraisal of special character and appearance of the area

3.1 Historic significance

3.1.1 The Mission Conservation Area is significant for a number of important historical factors that have strongly shaped its surviving form and appearance.

3.1.2 Firstly, the proposed area almost exactly covers a small, distinct landholding of the Rolls Family from c. 1800 to 1966. A major local landowner holding and developing numerous sites around Bermondsey and the Old Kent Road. The Rolls Estate was a very significant factor in the area's development, and although the Estate's holdings were somewhat sporadic, this particular site is a clear and compact example of an area under their long term ownership and development.

3.1.3 The second historic factor, related to the first, is the activities of the Pembroke College Mission, who identified almost exactly the same area as one of desperate poverty and need, in March 1885, and accordingly chose it as the location for their University Mission. This, incredibly, still survives today, performing its original function on the site. Of the many University and Public School Missions and Settlements that were established in the last years of the 19th century, Pembroke College Mission (now Pembroke House) is amongst the very few to survive into the 21st century. The Mission area almost exactly covers that of the Conservation Area and the philanthropic activities of the Mission are an important part of its history and development.

3.1.4 The third historic layer is defined by the Catholic Church and its role in serving the large local Irish population. A survey conducted for the Catholic Bishop of Southwark in 1889 led to the foundation of the Walworth Mission in 1890. A school which served also as a chapel was built that year in Northampton Place, off Flint Street. The current church building was completed in 1903. Adjacent to this are two LCC school buildings: one erected in 1875 and the other c. 1904/5.

3.1.5 In summary, the significance of The Mission Conservation Area is as a surviving example of the type of late Victorian suburbs which once occupied the land off the Old Kent Road. Unlike much of the historic Old Kent Road, which have been largely cleared, this area retains a number of fine landmark buildings. Along with the Pembroke College Mission, the former Flint Street Police Station, English Martyrs RC Primary School and Church mirrors and tells the story of the development of the wider Old Kent Road area.

3.2 Layout and form

What's special?

- Surviving terrace of mid-19th-century cottages.
- Long runs of densely packed early 20th-century terrace housing, of a uniform design and built to a good standard, interspersed with landmark buildings
- Landmark buildings constructed to serve the growing population in the mid- to late 19th century: educational, community, religious, philanthropic and a police station.

3.2.1 Within the context of the wider area, the Conservation Area is a legible reminder of the tightly packed rows of terraced houses often laid out along the line of former field boundaries

intersecting with the more ancient Old Kent Road. The fine grain which resulted was due to the need to house the rapidly expanding population in the mid-19th century. The grid iron pattern has been altered by the redevelopment of the area in the 1950s including the construction of the Barlow and Congreve Estates and Doubtfire Hall. When a different approach to accommodating the population prevailed with development in the form of blocks set in communal landscapes, with no obvious individual property boundaries.

3.2.2 The general character of the area is one of coherent groups of small mid-Victorian through to early 20th century houses, with small front and rear gardens. The pattern is broken by the large bulk of the former police station, educational and religious buildings, all designed to have prominence over the streets of terraced housing and the communities they served.

3.2.3 At the south-east end of Elsted Street is a single, commercial terrace of former shopfronts with houses above and public house. The former shops have been unsympathetically altered following their conversion to residential. However, like the rest of the Conservation Area the historic features of the Huntsman and Hounds public house are largely intact, thus allowing it to stand out as unaltered and of obvious architectural worth.

3.3 Landmarks, views and setting

What's special?

- Prominent landmark buildings Pembroke College Mission, English Martyrs RC Church, presbytery and school buildings all Grade II listed and the unlisted former Flint Street Police Station.

Landmarks and views

3.3.1 Prior to the mid-20th century the area would have been characterised by densely packed streets, with a series of landmark buildings. Today few of these streets remain and these gain much of their setting is derived from Post War housing developments, such as the Barlow and Congreve Estates which sit outside the conservation area boundary.



Figure 11 Larissa Street, view towards Elsted Street



Figure 12 Pembroke Mission dominating views along Tatum Street and Huntsman Street



Figure 13 View along Elsted Street and the Congreve Estate to the right

3.3.2 Today, views within parts of the Conservation Area are contained due to the pattern of development, Tisdall Place and Halpin Place are examples, although 251 Newington Causeway appears in distant views along Elsted Street.

3.3.3 Larissa Street is an interesting cut through alley which connects Tisdall Place with Elsted Street, originally constructed to improve ventilation. The original terraced houses which once occupied Larissa Street have been cleared and the alleyway now opens up to the rear of the commercial properties on East Street (Figure 11).

3.3.4 Elsewhere landmark buildings act as termination points for views looking both in and out of the Conservation Area. The Pembroke Mission on the corner of Huntsman Street, Tatum Street and Halpin Place dominates views in this part of the Conservation Area, despite the piecemeal composition due to the phased approach to its construction (Figure 12).

3.3.5 The junction of Rodney Road and Flint Street is an interesting collection of buildings: the Former Police Station and the Roman Catholic Church of the English Martyrs. This architecturally important group of buildings dominate views along these streets.

3.3.6 The English Martyrs Primary School complex of buildings dominates adjacent houses on Dean's Buildings and Flint Street. The school buildings are large and with three very tall storeys and with a steeply pitched gabled (and hence dominant and picturesque) clay tile roof. They retain their original timber casement windows and are typical example of a late Victorian 'London Board' school.

3.3.7 The external streets carry busy traffic routes, most notably in a north to south direction along Flint Street. However, the 'sense of place' of Flint Street is not compromised by heavy traffic movement.

Poverty and religion in 19th-century London

There were many Victorian missions or settlement organisations in the Walworth area. The settlement movement started in 1884 with the founding of Toynbee Hall in Whitechapel, and was extremely popular in the 1880s and 1890s.

They attempted to bring together the rich and the poor of society by establishing 'settlement houses' in poor urban areas, where educated middle-class 'settlement workers' would live side by side with their low-income neighbours.

These settlements established programmes for education, savings, sports, and arts, to help alleviate the conditions of poverty in poor areas. These settlements were often established by colleges and universities or by religious institutions. Some were also tied with the temperance movement as a way of alleviating the ills of drink amongst the London poor – notice the Teetotal Hall, on the Charles Booth map.

Some examples still exist in the area today, including Pembroke House and in Camberwell Cambridge House.

Setting

3.3.8 The Old Kent Road area in general is home to a high proportion of the borough's social housing provision and the areas outside and forming the setting to the Conservation Area are no exception to this. The post-war housing arranged in terraces of individual houses or blocks are

mainly constructed in red brick, in contrast to the yellow stock brick of the terraces located within the Conservation Area.

3.3.9 The Conservation Area could be characterised as a distinctive pocket within this post-war housing, which is largely due to a combination of the response to wartime destruction and slum clearance. The Conservation Area is a positive attribute to the area, which aids legibility.

3.3.10 To the north of Tisdall Place, addressing either side of Elsted Street are two terraces of low rise two-storey houses. The red brick houses date from the late 1970s and have an unusual chevron layout and distinctive dark tiled roofs. To the south of Tisdall Place on Flint Street are a further group of these houses and three-storey red brick apartments with flat roofs arranged in a shallow U-shape with grass around. Access to these 1950s apartments are from the rear and although there are balconies overlooking the street there is no direct connection, unlike the housing within the Conservation Area. The four blocks to the south-east of the Conservation Area which form the Congrieve Estate also face away from the street. The five-storey, red brick blocks with tiled hipped roofs also date from the 1950s and are arranged in a fan-like plan with grass and tarmac between. In contrast the blocks of the Barlow Estate are constructed of yellow brick and rise from four to nine storeys. These freestanding blocks were constructed during the 1960s and 70s, gradually replacing the terraces of earlier low rising houses. They are set back from Tatum Street with a mix of private and communal gardens and terraces, resulting in a sparse urban grain.

3.3.11 The years following WWII saw the demolition of both sides of Elsted Street (Park Place), north of the Huntsmen & Hounds PH and south of Edward Clifford House. The street had been bombed and cleared in two areas and in c. 1981 a new street of terraced housing arranged at 45 degrees to the street edge was erected, making a striking zigzag in plan. It is mainly arranged as terraced housing with more regularly shaped corner blocks at each end. This housing separates the two sides of the Conservation Area.

3.3.12 At the western end of the conservation area lies the Rodney Estate. The five-storey brick blocks were constructed after WWII and are comparable to the Congrieve Estate.

3.4 Character areas

What's special?

- Typical terraces of late Victorian/ Edwardian houses, but with a uniformity of detailing and with original features intact to create attractive streets
- More individualistic Victorian buildings, some listed, with particularly fine detailing.

The Mission area

Church of St. Christopher (former Pembroke College Mission) and No. 80 Tatum Street

3.4.1 Occupying the corner plot between Huntsman Street, Halpin Place and Tatum Street is the Grade II listed former Pembroke College Mission. The presence of the Mission in the area was a key factor in its development, and it is listed for both architectural special interest: as an unusual and interesting design by the prominent late Victorian architect, Edward Prior and completed by Herbert Passmore. The building has historical interest: as a rare and nearly intact survival of an 'Oxbridge' mission building from the late 19th century.

3.4.2 The imposing red brick building has a combination of slate and tiled roofs. The return onto Huntsman Street has a corner entrance which is groin vaulted. The domestic ranges along Tatum Street are two storeys with dormers, a scattered pattern of fenestration of varying sizes and

arrangements, as well as two segmental arched entrances. The irregular design of the Tatum Street façade reflects Edward Prior's theories of organic building and idiosyncratic use of detail. The chancel range onto Tatum Street is more ordered with two windows at ground floor and arrangement of five above. The tower on the corner has a louvered bellcote and is topped with a pyramidal roof. In recent years the brick tower has been rendered over, although the memorial plaque dated '1908' at first floor level survives. The corner entrance to the tower has been unsympathetically altered in recent years, with the openings reduced in size by the insertion of rendered panels between the black brick piers and by the introduction of metal windows.

3.4.3 The transept range to the return along Huntsman Street has stepped round-arched windows to the stair and brick bullseye above. The windows on the upper floors are narrow with round arches and modern metal windows. At ground floor level the windows are square, grouped in pairs and set in unusual carved stone tympanum, with chamfered jambs and mullions. At the corner with Halpin Place is a gated entrance with a moulded round arch inscribed with 'St. Christophers Walworth'. The Huntsman Street façade has also been marred by rendering at ground floor level.

3.4.4 The return onto Halpin Place has an unusual canted front line to the former caretaker's house. The red brick two-storey (plus attic) house has a stone cornice to eaves and clay tiled roof. The former entrance to the house has an elliptical arch with square lintel. The pattern of brick elliptical arches with inset stone surrounds has continued through onto the Halpin Place elevation as well as rounded arch windows at first floor level. The attic storey has been rendered over and the windows and entrance door have all been unsympathetically replaced. The flank elevation has also been rendered, presumably following the demolition of Nos 11–17 Halpin Place. The rear elevation of the Church of St. Christopher, stock brick with red brick dressings, is visible in longer views along Halpin Place. The rear opens onto the garden at the rear of Pembroke House, which is accessed from Halpin Place.

3.4.5 The Church and adjoining Mission House were the subject of a refurbishment programme approximately 15 years ago, changing the character of both the interior and exterior, but despite this the buildings remain an important aspect of the townscape and are key to our understanding of the development of the Conservation Area as a whole.

Nos 2–12 Halpin Place

3.4.6 Around the same time as the Pembroke Mission first arrived in the area, Halpin Place and neighbouring Huntsman Street were the subject of an incremental rebuilding programme by the Rolls Estate. The replacement houses echo the design of others found in the area, uniformly presented working class terraces optimising small sites (Figure 14).

3.4.7 The six double fronted houses are consistent in their detailing with those on Tisdall Place. All the houses have retained their 2/2 timber sash windows and with the exception of No. 10 have lost their original timber panelled doors. Once again incremental changes such as the removal of chimneys, the addition of porches (Nos 4 and 12) and security gates (Nos 10 and 12), and modern boundary treatments have impacted on their appearance. However, as a group they have townscape merit and contribute positively to the character and appearance of this part of the Conservation Area.



Figure 14 Halpin Place



Figure 15 Nos 68–78 Tatum Street



Figure 16 Rear of Tatum Street

Nos 7 and 8 Huntsman Street

3.4.8 Nos 7 and 8 Huntsman Street are a pair of semi-detached houses, identical in form to the nearby Nos 5 and 6 Hearn Buildings, which together make for a pleasing set piece. The stock brick houses have paired entrances, recessed front doors and twinned windows at both ground and first floor levels. Windows have fair faced brick reveals, segmental arches with rendered skew backs on either side.

3.4.9 These are the only houses to survive the rebuilding programme on Huntsman Street, with the remainder of the terraced houses having been cleared away after WWII. Unlike the Hearn Buildings, the timber sash windows and chimneys survive although their appearance has been marred a little by the addition modern metal security gates and loss of original boundary treatments.

Nos 68–78 Tatum Street

3.4.10 The houses in Tatum Street also formed part of the Rolls Estate rebuilding programme at the beginning of the 20th century. However, they are houses of a higher status with shallow semi-hexagonal bay windows clearly intended for a more prosperous tenant than those living in either Tisdall Place or Halpin Place (Figure 15). They are in the same family of architecture, most likely with the same builder working under the approvals system of the Rolls Estate Surveyor. It is likely that the Estate anticipated that the wider street would justify better rental returns. The buildings are two storeys with pitched slate roofs with decorative terracotta ridge tiles, modillion cornice to eaves and chimney stacks shared between each pair of buildings. The front façades are busy with detail and tripartite windows with segmented arches are to be found on the first floor. A painted string course waves above door and window arches on both floors. All windows and ground floor bays have projected painted stone sills on consoles. Doors are paired and entrances recessed. Generally, the houses here have been less affected by incremental changes to the front façades. Although, like elsewhere in the Conservation Area, the original front boundary treatments have been lost and front walls only partially remain.

3.4.11 Nos 74–78 Tatum Street are set into small yards, originally arranged back-to-back with the houses on Halpin Place which were demolished after WWII and subsequently absorbed into the grounds of Pembroke House (Figure 16). The gardens to Nos 68–72 are longer than others in the Conservation Area and stretch to Halpin Place and were extended also after the war. Close board fencing now runs along the backs of these gardens.

3.4.12 The land adjacent to No. 68 and the other side of the street was once lined with similar houses, but these were demolished after WWII for the building of Doubtfire Hall and Povey House, which is just outside the Conservation Area. Doubtfire Hall (The Congreve Estate Residents Association) replaces earlier terraced housing and post-WWII prefab housing. The red brick hall is a second focus of local community life and an interesting example of LCC/GLC welfare state architecture (Figure 17). The building appears to be little altered, with a main pavilion containing a hall, square in plan, with an interesting wide span roof having an expressive projecting clerestory running continuously around all four sides. Subsidiary pavilions containing an entrance hall, secondary rooms/offices have inclined triangular canopies, adding visual interest to the whole. The external spaces were originally landscaped but are currently in poor condition.

Elsted Road Area

Nos 2–8 Flint Street (Knockholt Cottages)

One of the earliest groups of buildings in the Conservation Area is Knockholt Cottages. Nos 2–8 Knockholt Cottages were originally constructed as a series of four, two-storey cottages. Nos 2 and 4 have been heavily altered when they were combined, with a doorway and first floor window to No. 4 bricked in. Historic photographs confirm that the original pediment and inscription '1854 Knockholt Cottages' has been lost. The parapet was rebuilt post-WWII in a lighter brick, topped with a tile creasing and brick on edge detail. London roofs survive behind Nos 6 and 4 and a mono pitch roof erected on No. 2. The original

chimneystacks have been partially taken down and the pots removed.



Figure 17 Doubtfire Hall, Tatum Street



Figure 18 Tisdall Place



Figure 19 Hearn's Buildings

3.4.13 Although the moulded architraves survive (round arched on the ground floor) the original pattern of 8/8 sashes on the upper floors has been replaced with 2/2 sashes. Door openings have semi-circular brick gauged arch openings, with rendered impost, simple glazed fanlights and timber panelled doors. The character of the façades has been marred by security grilles to some windows and doors. The original arrangement of the cottages sitting at the back of the pavement survives at No. 4, whereas No. 8 has modern hooped railings enclosing a small amenity space to the front. However, despite these façade changes the houses remain of historic interest.

Edward Clifford House

3.4.14 Edward Clifford House, is a plain red brick, late 1940s four storey housing block divided into duplex flats. The block is set back from Elsted Street by small front gardens located behind a boundary formed with metal railings, set between brick piers. The original open arrangement to the front has been lost by the ad hoc placement of fences, installed to increase privacy to the gardens behind.

3.4.15 At roof level, the flat asphalt covering lies behind a tile crease and brick on edge parapet, which appears to have been rebuilt in recent years, however the original chimneys appear to have survived. Relief from the plain façades comes in the form of rendered bands between the Ground/First Floors and Second/Third Floors and recessed brick bands, every six courses which creates rusticated corners to the building. Narrow windows grouped in three with the exception at Third Floor where the doors open onto a shallow concrete balcony, enclosed with simple black railings. Central openings have flat arches on the upper floors and brick on end stretcher detail to the smaller windows. To the rear a Third floor continuous balcony is accessed via a central stair tower.

Huntsman and Hounds Public House, Elsted Street

3.4.16 On the corner of Elsted Street, Larissa Street and Tisdall Place is situated the Huntsman and Hounds Public House. Built in 1892 by Charringtons, the three-storey building remains in use as a public house, but has been extended to the rear with a simple yellow brick, three storey residential extension (Flat 1–8, 22 Tisdall Place).

3.4.17 The elevation on Elsted Street retains its fine façade constructed of stock brick with red dressings. At ground floor level the pub frontage has had its original red pilasters over painted, however the fascia and cornice with a broken pediment survives. The upper floors have pilaster strips to the corners with the three centre bays set forward, a moulded cill (second floor) and cornice bands. The window openings have plain brick reveals, red brick voussoirs (central bay) and stock brick voussoirs (end bays) and red brick aprons (second floor). The central bay has a stucco panel inscribed with '1892' located above the cornice and topped with a pediment.

Nos 76 and 78 Elsted Street

3.4.18 Located on the corner of Elsted Street and Larissa Street are a pair of former shops, Nos 76 and 78 Elsted Street. These buildings are contemporaneous with the Huntsman and Hounds. Built as a pair the three-storey, two-bay buildings retain their original arrangement of window openings, although the windows have been unsympathetically altered on No. 78. The stock brick façades have two red brick bands at the head of the window at first floor level and at second floor, a single red band at cill height and two red bands running in line with the red brick flat arches. Across both properties, the brick dental course and plain brick parapet immediately conceal the London roofs.

3.4.19 The ground floor of No. 78 has completely lost the shopfront, removed in the 1990s, and has been replaced with a rendered masonry, with two u-PVC windows and a door.

3.4.20 No. 76 had retained a shopfront despite use as an office until 2009, when the building was converted into flats. The original fascia, cornice, corbel, console, bracket and pilasters survive. The shopfront has been filled in with yellow brick and incorporating two window openings with red flat

arches and timber 6/6 sash windows. The return fronting onto Larissa Street retains the original square rendered doorcase.

Nos 1–16 Tisdall Place

16 Tisdall Place

3.4.21 In 1911 the Rolls Estate had begun to clear away the narrow terraced houses lining Tisdall Place and replace them with double frontage two-storey Edwardian cottages. Historic maps confirm that by 1916 the redevelopment of Tisdall Place was complete. This cohesive group of cottages still survives today (Figure 18).

3.4.22 The cottages are typically 9 metres wide and 4.5 metres deep, two rooms deep with a central entrance. The exceptions to this being Nos 2 and 14, which are half the size and No. 16, a corner plot. These smaller and corner houses are the result of filling the plots left over from the clearing away of the earlier terraced housing. This has also resulted in short gardens for all these properties, to the front and rear. Small brick walls are the only vestiges of the original front boundary treatment. A few of these walls have been extended in modern brick, concrete block or with a modern stainless steel railing.

3.4.23 The yellow stock brick houses in Tisdall Place have largely retained original joinery in the form of sash windows and original doors. This degree of uniformity and attractiveness that is worthy of preservation. The double fronted houses feature a recessed central door with a fanlight above, twinned windows at the ground floor level and an arrangement of three single windows above. Windows have fair faced brick reveals, segmental arches with rendered skew backs on either side. Original timber sash windows still survive on Nos 4, 5, 6, 10, 13 and 15. No. 1 is vacant and has the windows and doors boarded over. Decoration on the façades is limited to black brick bands at spring and cill levels. A continuous rendered moulding runs along the crown of the arches and across the façade. Other ornamentation is in the form of painted stone corbelled cills to the windows on ground and first floor. The top of these houses are finished off with low pitched slate roofs with a brick corbel detail at the eaves. Many of the properties still retain cast iron rainwater goods. However, with the exception of Nos 2, 14 and 16 the chimneystacks have been removed.

3.4.24 No. 2 Tisdall Place, is the only house that sits perpendicular to the street. It shares the same architectural language of its neighbours but with subtle differences in the arrangement of the windows on the return, fronting on to Tisdall Place. There is also a second paired window at first floor level on the front elevation. Nos 14 and 15 the other two houses that are half the width, also have a second paired window as well as a single window above.

3.4.25 Unfortunately, this collection of houses is marred a little by the loss of original detailing: windows, doors and chimneys and the introduction of unsympathetic additions and alterations. These changes include the addition of porches, u-PVC windows (Nos 3, 7, 8, 9, 12, 14), modern front doors with integral fanlights (Nos 13, 14), painted brickwork (Nos 3, 6, 10) and the addition of security grilles (No. 6). At No. 14 Tisdall Place the addition of a dormer extension, which can be viewed from East Street, has interrupted the roof form. However despite these incremental changes this cohesive group of houses in Tisdall Place remain of historic interest.

Nos 5 and 6 Hearn Buildings

3.4.26 Joining Elsted Street with Tisdall Place are Nos 5 and 6 Hearn Buildings, a pair of semi-detached houses contemporaneous with those on Tisdall Place. This interesting pair of houses continue the townscape of Tisdall Place. They share the same detailing as their neighbours with the exception of paired entrances, recessed front doors and twinned windows at both ground and first floor levels (Figure 19). Both Nos 5 and 6 Hearn Buildings have lost their original windows, front doors and have modern boundary treatments, although their chimneys survive. The addition

of a dormer extension to No. 5, which can be glimpsed from Elsted Street and Tisdall Place has interrupted the roof form to the rear.

Flint Street area

Former Police Station, No. 1 Flint Street

3.4.27 The former Rodney Police Station sits on a prominent site at the corner of Flint Street, Elsted Street and Rodney Road, and completes a group of architecturally important buildings that includes the Roman Catholic Church of the English Martyrs (opposite), Presbytery and English Martyrs Primary School.

3.4.28 The current building dates from 1892, replacing an earlier one on the site and was designed by the surveyor to the Metropolitan Police John Butler. The two-storey (plus attic) purpose built station is in the Metropolitan Police 'Revival' house style which evolved towards the end of the 19th century.

3.4.29 The red brick building has Portland stone quoins, entrances, doorcases, cornices and dentil course. The slate roof has three gables to the front, formed of red brick with stone dressings. Whilst the chimneys remain these have been truncated and the pots removed. A heavy stone modillion cornice runs along the front elevation at eaves level, with the stone banding course beneath continuing across round the side elevations. The original rainwater drainpipes and decorative hoppers also survive.

3.4.30 At ground and first floors window openings have red brick vouissors, some with terracotta cornices to the top of the vouissors. The windows retain the historic 4/4 timber sashes. A moulded stone cornice forms a continuous band and cill at first floor level. At ground floor there is a stone frontispiece continuing along both the front and side elevations. The main entrance to the building has a stone doorcase with segmental stone hood, paired moulded pilasters and polychromatic detailing around the timber panelled door. The side entrance fronting Flint Street also has a polychromatic surround which terminates in a moulded entablature with moulded stone keystone. The fanlight and part glazed door are original to the building.

3.4.31 To the rear, the outbuildings composed of London stock brick include the original cell block, two small buildings with pitched grooves and chimney stacks. These were built along the boundary wall, close to Knockholt Cottages. The northern end of Knockholt Cottages, a triangular shaped space, marks the location of the street urinal. The boundary treatment to the yard survives, although the brickwork has been altered and modern security gates installed.

Metropolitan Police Station

In 1829 Sir Robert Peel established the Metropolitan Police Act, which reformed and formalised policing in London. By the 1840s the need for purpose built buildings had been established and land for stations began to be acquired.

In 1842 the Metropolitan Police Force Stewardship was established which saw a high number of purpose built police stations built throughout the late 19th century. As with the former station at No. 1 Flint Street, they were often built in prominent locations in order to advertise the presence of the police and ease of access.

No. 1 Flint Street was designed by John Butler, and he was eventually succeeded by his son John Dixon Butler as Surveyor to the Metropolitan Police and between them they designed over 200 courts and police stations. Their buildings are notable for their architectural quality and strong municipal qualities.

Roman Catholic Church of the English Martyrs, Rodney Road

3.4.32 Prominently located at the junction of Rodney Road and Flint Street is the Roman Catholic Church of the English Martyrs which is listed Grade II. The church is situated at the back of the pavement, dominating views along both Rodney Road and Flint Street (Figure 20). The church was designed in an Early English Gothic style by the architect FW Tasker (c. 1902–3). Constructed of yellow brick, the building has random blue headers and plinth, the original red brick dressings have unfortunately been over painted with red paint, pitched slate roof with a slender slated spirelet.

3.4.33 On the Rodney Road junction there is a single-storey part curved extension, occupied by the Lady Chapel. The gabled entrance to the extension has a pointed arch with a single lancet window either side of the entrance, both with moulded painted brick surrounds. The side elevation has three single windows to a comparable design.

3.4.34 The main church building is two storeys with buttressed gable end with three tall lancets with moulded openings to the elevation facing onto Flint Street. There is a campanile to the right and a staircase turret to left. Groups of three lancet windows, five on the right side and four on the left with moulded openings in the upper stage only, feature on the side elevations. The rear of the building steps down, with the final tier being domestic in its scale and architectural detailing.

Presbytery to the Roman Catholic Church of the English Martyrs, No. 142 Rodney Road

3.4.35 On the south-west side of Rodney Road, at the junction of Flint Street is the Presbytery to the Church of the English Martyrs, which is Grade II listed. The three-storey building (plus basement and attic) also dates from the early 20th century and is constructed of yellow brick with dark red brick dressings. The roof and dormers are hipped with large chimney stacks on either flank. There are two window ranges to the front elevation, each with segmental arched windows with large keystones. There is also a two storey window bay, over basement and ground floor levels, which has red brick dressings and a slate roof. The door is off set and recessed and accessed via a stone step bridge with metal handrail. The outer doorcase with two open overlights is topped with a stone plaque inscribed with 'IHS'. The west return has in contrast a scattered pattern of fenestration.

English Martyrs RC Primary School Flint Street (north side Deans Buildings)

3.4.36 Facing the church is the English Martyrs Roman Catholic Primary School, to the north of Deans Buildings. The two buildings are separated by a playground, which had been the location of Northampton Place until the mid-20th century. The building is by Leonard Stokes (c. 1904–05) who designed mainly Roman Catholic buildings churches, convents, as well as schools and is listed Grade II.

3.4.37 Unlike the church, the school building is set back from the main road. Part of the original stock brick boundary wall survives and modern concrete panelled fence separates the playground from the road and the remainder of the wall turning down Deans Buildings is constructed of red brick with a brick on edge coping.

3.4.38 The school is three storeys and is simpler in its detailing than the former Flint Street Board School to the south. The yellow brick building has random blue headers, red brick window dressings, slate roof with gables and small fleche. The chimneys survive but have been altered. The entrance to the school is on the elevation fronting Flint Street and comprises three main bays beneath a broad gable with wider bipartite windows to the central bay, those on the second floor have semi-circular radially glazed head. The south elevation has gauged, red brick arches to multi-pane sash windows with glazing bars and overlights. There are flat arches to ground floor windows and segmental arches to the upper floor windows. The north elevation has a blank wall to left side; extra windows on the first and ground floors to the right. The design of the windows largely reflect those on the south and west elevation, but are interspersed by flat buttresses merging into walls at second floor level outside and between all five main window bays. On the north elevation is a two-

storey flat roof building. The pattern of windows continue at ground floor level, but the second floor windows are narrow and horizontal. The roof parapet truncates the windows on the northern flank of the main building and reads as a post-war upward extension.

English Martyrs RC Primary School (Former Flint Street Board School)

3.4.39 To the south of Deans Buildings and forming part of the wider English Martyrs RC School are a complex of buildings. When first built in mid-19th century, the school was known as the Flint Street Board School, before becoming the St. Veronicas Secondary School and finally part of the English Martyrs RC School in the later 20th century. The building was designed by ER Robson and opened in 1875, extended in 1886 and again in 1904 and statutorily listed Grade II. ER Robson became chief architect for the newly establish School Board of London in 1871 and during his time with the School Board, Robson designed several hundred schools in London.

3.4.40 This main block is three storeys in height, with a combination of stock and red brick and terracotta detailing and slate roof (Figure 21). The first floor of the Flint Street elevation has a ten-window range. The top floor is lit by tall segmental-headed windows that are flanked by brick pilasters and triangular pediments; these are, on the long sides of the two blocks, set under pointed gables which rise through the parapets of both elevations to the level of the ridge of the main roof. The top storey of the building has a central window in the short gabled end of the second block, which forms part of the main front Flint Street, is of the same shape but has smaller segmental-arched sash windows to either side. On the main block flat arched sash windows alternate with pairs of segmental-arched windows to oriels which are triangular in plan; the gable end of the second block has three segmental arched sash windows. On the Deans Buildings elevation the fenestration is irregularly spaced. The dominant feature here is an elaborate aedicule framing a stone plaque with a relief depicting 'Truth' showing a book of learning to a pair of children, and a date stone reading 1875 below it.



Figure 20 Junction of Rodney Road and Flint Street



Figure 21 Former Flint Street Board School (now English Martyrs Primary School)



Figure 22 Former Boys School, Flint Street (now English Martyrs Primary School)



Figure 23 Nos 19-27 Deans Buildings

London Board schools

In 1870, the Elementary Education Act was the first attempt to ensure the universal education of children aged 5–13. The School Board for London was the first directly elected body covering the whole of London. Between 1870 and 1904 it was the single largest educational provider in London and the infrastructure and policies it developed were an important influence on London schooling long after the body was abolished.

Its school buildings are instantly recognisable on account of their tallness relative to their suburban surroundings and their grand architectural style (variously labelled ‘English Free Renaissance’ or ‘Queen Anne Revival’) by principal architects E Robson, succeeded by TJ Bailey.

The School Board was required to rehouse working class people if too much working class housing was demolished in order to build their schools. Thus the location of new schools was driven by the need to avoid this, such as the English Martyrs School on a former stone yard.

The school is lavishly decorated with cut brick work, including four panels with swags of fruit and three vases of flowers; this detailing has an Artisan Mannerist quality. The tiers of halls built to the rear in c. 1904–5 add to the architectural interest of the complex.

3.4.41 Fronting onto Flint Street at the junction with Deans Buildings is a two storey building, which has in recent years been remodelled and extended. The building is domestic in scale and design and was once the former caretaker’s house, now converted to a nursery. The building is constructed of stock brick, with red brick and terracotta details and a tiled roof with original chimneystacks. The windows have been replaced with casements set within segmental terracotta arches with red brick tympanum. The frontage onto Flint Street has a square, red brick bay window with a clay tile roof.

3.4.42 Further along Flint Street is the original Board School for Boys, which pre-dates the main listed school. The red brick and clay tile building is a conspicuous feature on the townscape (Figure 22). The main façade is dominated by triangular Dutch gables, which have terracotta copings and decorative cut brick panels, including a centrally placed urn on a brick pier on a stone corbel. Each bay has recessed panels in stock brick with pairs of long windows with top fanlights. Red brick pilaster strips are terminated with stone scrolls separating the gables and the stock brick bays with curved parapets and there are red flat arches to windows. The smaller sash windows between gables have red dressings and a continuous stone cill runs between each window group. Original cast iron rainwater goods with decorative hoppers survive. On the Flint Street elevation, a window has been altered to accommodate a door to the kitchen. On the return a single gable fronts onto the playground. The rear of the building is simpler, with smaller triangular gables. These elevations are plainer and are predominantly stock brick with red brick dressings. Both the former boy’s school and nursery are considered curtilage listed Grade II.

3.4.43 The school site is bounded by a stock brick boundary wall with red brick dressings and a mixture of curved and triangular terracotta copings. The 'boys' entrance survives, although partially rebuilt on Dean's Buildings, with inscribed stone over the entrance and stone quoins to the openings.

Nos 19–27 Deans Buildings

3.4.44 Nos 19–27 Deans Buildings is a terrace of five three-storey houses, now sub-divided into flats (Figure 23). They date from the mid-19th century and are a legible reminder of the tightly packed terraces which once occupied this part of Walworth. The houses pre-date the construction of the schools and church. Historic maps indicate that the houses once had front gardens, which followed a curve in the road. However, this original relationship has been lost by the paving over of the front gardens and removal of earlier boundary treatments. No. 27 was rebuilt in the 1980s, in a yellower brick but follows the architectural language of the remainder of the terrace. The return to No. 27 faces onto the school playground. This flank has been constructed from yellow stock brick and has decorative red brick details. The houses to the south of No. 19 were demolished in the mid-20th century to make way for the Rodney Estate; evidence of this can still be seen on the flank wall.

3.4.45 Whilst relatively simple, together the buildings form a cohesive group. The houses are constructed of stock brick with two-storey canted, brick bay windows, stone square lintels with a chamfer detail and stone sills. With the exception of the upper floors to No. 21 the stonework has been over painted. The windows have been replaced to all buildings sympathetically, with the exception of No. 19 where the windows have been replaced in uPVC. Traditional doors survive set within paired recessed openings. The buildings have shallow pitched slate roofs, with chimneys on the line of the party walls. This gives the terrace a degree of uniformity and attractiveness that is worthy of preservation.

Architectural terms

Sash window:

A sash window is made of movable panels, or 'sashes', that form a frame to hold panes of glass, which are often separated from other panes by glazing bars. 'Two over two' refers to the pattern of each window — in this case one sliding sash one above the other, each divided into two panes of glass separated by a glazing bar

Segmental arch

A type of arch found above windows and doors which is has a circular arc of less than 180 degrees.

Stucco:

A type of render, usually applied in a bands to the lower floors of a building. Often painted in a light colour. It can also be used for form moulded decorative window and door surrounds.

Butterfly roof:

A butterfly roof is a form of roof characterised by an inversion of a standard roof form, with two roof surfaces sloping down to a valley near the middle of the roof. It is so called because its shape resembles butterfly's wings. Butterfly roofs are commonly used in Georgian and Victorian terraced architecture of British cities, particularly London. On front facades they are usually hidden behind parapet walls. This gives a uniform and rectilinear character to the streets they stand in.

Pitched roof:

A pitch roof is a basic form of roof characterised by two roof surfaces sloping away from the ridge at the centre of the roof. Pitched roofs commonly overhang the walls of the buildings (the eaves).

Cornice

A decorative projecting border of stone, brick or render.

Pilaster

A rectangular column projecting from a wall.

Corbel:

A projection jutting out from the wall.

4 The conservation area today

4.1 Audit of designated and undesignated features

Listed buildings within the Conservation Area:

- English Martyrs Primary School, Flint Street (Grade II);
- English Martyrs School, Flint Street (Grade II),
- Roman Catholic Church of the English Martyrs, Rodney Road (Grade II);
- English Martyrs Presbytery, Rodney Road (Grade II);
- Church of St. Christopher, former Pembroke College Mission, Tatum Street (Grade II); and
- No. 80 Tatum Street (Grade II).

Listed buildings

Listed Building Consent is required before carrying out any work that could affect their importance. This applies to the outside of the buildings, to their grounds, and to the inside.

Key Unlisted Buildings and Building Groups

4.1.1 The main elements of the Conservation Area are groups of buildings that combine into frontages that define streets, spaces and views. This group value is as important as the individual characteristics of buildings. The following groups are of particular note:

- Nos 68-70 Huntsman and Hounds Public House, Elsted Street.
- Nos 4-8 (even) Elsted Street (Knockholt Cottages).
- Former Flint Street Police Station, 1 Flint Street.
- Nos 2-12 (even) Halpin Place.
- Hearn's Buildings, Nos 5 and 6 Kennedy Walk.
- Nos 68-78 (even) Tatum Street.
- Nos 1-6 (incl.) Tinsdall Place.
- Nos 19-27 (odd) Dean's Buildings.

Other features

- Views into the Conservation Area from Rodney Road and East Street and to landmark buildings.
- Remnants of early 20th-century street layout.

Neutral buildings

- Edward Clifford House.

Key spaces and landscape elements

4.1.2 Whilst there are no green spaces within the Conservation Area, with the exception of the small open space to the front of Doubtfire Hall, trees are located in streets, rear gardens and the English Martyrs Primary School (Figure 26). The largest specimens are of London Plane which form an avenue on Rodney Road. Elsewhere the townscape is also softened by street trees and the urban environment would be improved by additional new planting where appropriate.

Trees and street furniture

4.1.3 Trees are important in greening the public realm, softening hard built edges and enclosing spaces. The largest specimens in the streets locally are London Planes. There is scope for new street trees in relation to new development and public realm improvements. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.

4.1.4 As they are within a Conservation Area, trees are identified as providing a positive character element. There is no requirement for the Council to authorise its own pruning to ensure good maintenance practices. However, removal or 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 private or publically owned land, replacement is required at or near the same location.

4.2 The Conservation Area today

4.2.1 The buildings within the Conservation Area remain surprisingly intact with most historic features still in place (Figure 24). This very much adds to the special character and appearance of the area. Nevertheless, there have been some unsympathetic alterations:

- replacement of windows and doors to late Victorian terraced houses;
- rear dormer extensions eroding rooflines;
- addition of satellite dishes and security grilles;
- loss of boundary walls and clutter in front gardens of bins and other storage (Figure 25);
- poor façade repairs and unsightly and damaging repointing;
- alterations and loss of architectural features to the former shopfronts (Elsted Street) and unsympathetic dormer extensions (Tisdall Place);
- loss of chimneys and pots; and
- Painting of fair faced brickwork, full façade and painting of arches and decorative features.

4.2.2 The Council's policy is to stop the further loss of original features and to refuse permission for unsympathetic alterations.

4.2.3 The Conservation Area is largely built out with few development opportunities. Most buildings contribute positively to its special character and appearance with only the landscape treatment around Doubtfire Hall and Larissa Street detracts from the area.

4.2.4 The public realm (road, pavements etc.) is in reasonable condition. Traditional granite kerbs remain throughout the Conservation Area and are an important part of its character and should be retained. Pavements are covered with a mixture of concrete paving slabs or tarmac.



Figure 24 Original sash windows



Figure 25 The addition of unsympathetic porches and boundary treatments



Figure 26 Green space around Doubtfire Hall, Tatum Street

5 Management and development guidelines

5.1 What changes can you make to your building or your development site? What about trees?

5.1.1 This section lays down guidelines to ensure that the character and appearance of The Mission Conservation Area is maintained. Building owners and the Council in its capacity as Highways authority and other stakeholders will be expected to follow these guidelines.

5.2 What needs permission?

5.2.1 The control of change to buildings within The Mission Conservation Area is in most cases via the normal planning system. Planning permission is not needed for all changes although the regulations in Conservation Areas are stricter than elsewhere:

- Only very small extensions can be built at the rear of a house without the need to apply for planning permission. There are restrictions on roof lights and satellite dishes.
- Replacement windows and doors to houses do not require planning permission as long as they are similar in appearance to the existing windows. However, you should note that the Council interprets this rule very strictly in Conservation Areas — i.e. uPVC windows and doors are not similar in appearance to original timber windows. Even double-glazed timber sash windows often have a different appearance than that of single-glazed originals. Planning permission will be required for these items and will not be forthcoming for uPVC windows.
- The rules applying to flats and commercial premises are stricter than those applying to single houses. Small changes, such as changing windows or doors almost always require planning permission.
- In addition, 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.

5.2.2 The list above is not comprehensive. Further advice on what requires planning permission is available: <https://interactive.planningportal.co.uk/>

If in doubt, check with the Council before carrying out any work.

If work is carried out without planning permission, the Council can take legal action to require the work to be removed or put right. In the case of listed buildings, owners and builders can be prosecuted. Always check before starting any building project — even replacing windows or doors.

5.3 Trees

5.3.1 Trees are important in greening the public realm, softening hard built edges and enclosing spaces. The largest specimens in the streets locally are London Planes. There is scope for new street trees in relation to new development and public realm improvements. The type of trees needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects.

5.3.2 As they are within a Conservation Area, trees are identified as providing a positive character element. There is no requirement for the Council to authorise its own pruning to ensure good maintenance practices. However, removal or 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 private or publically owned land replacement is required at or near the same location.

5.3.3 Where trees are protected by a Tree Preservation Order (TPO) or have a positive impact on the character of the area they should be retained.

5.3.4 The growth potential and increase in size of adjacent trees should be taken into consideration when determining the location of any equipment, including the presence of tree roots where heat pumps are proposed.

5.4 How will be the Council judge planning applications?

5.4.1 In accordance with the Planning (Listed Buildings and Conservation Areas) Act, 1990, all changes that require planning permission will be judged as to whether they preserve or enhance the character or appearance of the area. It should be noted that even small changes such as replacing windows can affect character and appearance.

5.4.2 In line with the Government's National Planning Policy Guidance (the NPPF) the Council will ask three questions about your proposals:

- a) What is important about your building(s)? How does it/they contribute to the special character and appearance of the Conservation Area?
- b) How does your proposal affect the special character and appearance of the Conservation Area?
- c) If your proposal causes harm to the character and appearance of the area, can it be justified when weighed against the public benefits of your proposal? (Public benefits may include alterations to make your building more usable such that it has a long term future).

5.4.3 When you submit a planning application, you should provide a Heritage Statement along with drawings that answers the three questions above.

5.5 Advice on common building projects

5.5.1 The following guidance provides an indication of the most appropriate approach to common problems and development pressures within the area.

New development, extensions

5.5.2 There is little scope for new development in the area.

5.5.3 The terraced form of existing houses is such that (with a few exceptions) only rear extensions are possible. However, streets are quite close together, creating short gardens. The scope for all but the smallest single-storey rear extensions is therefore very limited.

5.5.4 The uniformity of roof forms is an important characteristic of buildings within the Conservation Area. This precludes roof extensions, dormers or other alterations. Similarly, front façades are generally intact and require to be retained.

5.5.5 The area is within an area of archaeological potential. You may have to carry out an archaeological assessment before submitting an application for a new extension to your building. Contact the Council archaeologist at design.conservation@southwark.gov.uk for further advice.

Alterations and repairs

5.5.6 The survival of original features plus the uniformity of detailing are key characteristics to preserve.

General

5.5.7 Original doors, windows, roof coverings and other historic details should all be repaired wherever possible, rather than replaced. Artificial modern materials such as concrete tiles, artificial slates, and uPVC windows generally appear out of place, and may have differing behavioural characteristics to natural materials. Where inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials will be encouraged. The addition of porches and security grilles to the front elevation harm the character and appearance of the Conservation Area and not supported.

Windows and doors

5.5.8 Double-glazed windows may be allowed on non-listed buildings within the Conservation Area. On front elevations and on elevations that face highways and public footpaths or spaces, these should be timber sash windows to exactly match original patterns. Features like glazing bars (which divide each sash into smaller panes) should have a similar profile to existing single glazed windows.

5.5.9 Original doors and doorframes should always be retained. Where repair is impossible, or where modern doors are to be replaced, the replacement should exactly match original doors within the streets. This will in general demand bespoke joinery rather than off-the-shelf items.

5.5.10 All external joinery should be painted, which is the traditional finish. Window frames should normally be painted white although darker colours may be acceptable where there was previous evidence of this. Darker 'heritage' colours should be considered for doors, such as navy, maroon, dark green, black, etc.

Roofs

5.5.11 Where possible, original roof coverings should be retained and if necessary repaired with slate to match existing. Where re-roofing is unavoidable because of deterioration of the existing roof covering or inappropriate later work, natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Conservation Area.

5.5.12 The greater weight of concrete tiles can lead to damage and deterioration of the roof structure and will usually be unacceptable.

5.5.13 Clay tiles are used on the English Martyrs Roman Catholic Primary School and Pembroke House. These should be retained, along with other original features.

5.5.14 Where they exist, original chimney stacks and pots should be retained and repaired if necessary.

Brickwork

5.5.15 Brick is the predominant facing material in the Conservation Area. The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size and colour and should be laid in an appropriate bond to match the existing.

5.5.16 Some buildings in the area have suffered from the unsympathetic repointing of brickwork. This should only be done where necessary and only following with advice from a conservation officer at the Council. Gauged brick arches should not be repointed.

5.5.17 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. Advice should be sought from the Council.

Rainwater goods

5.5.18 Gutter and downpipes are of a standard style, originally in cast iron. Repairs and renewal should preferably be in cast iron (or cast aluminium) on the 19th- and 20th-century buildings. This is readily available and provides a better long-term investment than fibreglass or plastic.

Boundaries and driveways

5.5.19 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. Where boundary treatments exist their loss to make way for driveways or parking will not be acceptable.

5.5.20 The reinstatement of traditional boundary walls and railings, where these have been lost, is strongly encouraged. It should be noted that modern copies of traditional details, for example, mild steel railings in place of cast iron, are rarely acceptable.

Satellite dishes

5.5.21 Satellite dishes on buildings, particularly on front façades, can harm the appearance of the Conservation Area.

5.5.22 Planning permission is always required if you wish to install an antenna or satellite dish that exceeds 70cm in diameter and which will be placed in a visible location to the front elevation or on the chimney. 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 on side and rear extensions;
- set back on rear roofs below ridge level; or
- located on the rear elevation.

Renewable Energy

5.5.23 Most renewable energy installations (solar or photovoltaic panels, micro generators) require planning permission. Panels and other equipment will not be acceptable on the front elevations or front facing roof slopes of buildings. Wiring and pipework should be kept to a minimum.

5.6 Management of the Conservation Area

5.6.1 There has been loss of original features such as windows, doors and boundary walls amongst other features. Whilst changes can be controlled by the Council to an extent via the normal planning process, the Council can implement an 'Article 4 Direction'. These additional regulations mean that planning permission would be needed for some small-scale changes to the appearance of buildings within the Conservation Area. Of particular concern are the boundary walls and hardstanding to front garden which erode the experience of the buildings and the quality of the street scene. The loss of timber windows and doors to uPVC is also harming the special character of the conservation area. An article 4 direction is proposed for these issues.



Figure 27 Original door



Figure 28 Boundary treatments on Halpin Place



Figure 29 Mature trees around Doubtfire Hall

Old Kent Road Area Action Plan and development sites

Together with the Greater London Authority, the Council is preparing a new plan for the Old Kent Road and surrounding area. This follows the Mayor of London formally designating the Old Kent Road Opportunity Area in the London Plan. The plan provides a vision and objectives as well as policies on:

- a strategy for growth in business and industry including doubling the number of jobs
- locations for 20,000 new homes, including new council homes
- a revitalised high street with shopping and town centre facilities
- the design and heights of buildings and spaces
- improvements for pedestrians and cyclists, including new links and making existing routes safer
- public transport improvements, including an extension to the Bakerloo Line and new underground stations
- the infrastructure needed to support growth such as schools, open space and public realm, health and other community facilities

Development sites are likely to come forward that would affect the significance of the conservation area or the setting. Applications are required to be informed by a heritage statement and understanding of the significance of heritage assets, including their setting and any important views and experiences of the assets. In particular:

- Infill sites, and sites to the rear of the Old Kent Road frontage are expected to take account of the scale, massing, bulk and appearance of the neighbouring buildings and hierarchy and the proposals' impacts on the conservation area and its setting.
- Demolition of buildings of significance within the conservation area are likely to be harmful to the significance of the conservation area and would be resisted unless public benefit outweighs the harm.
- Any proposals need to consider National and London Plan policies, and New Southwark Plan policies including London View Management Framework and Borough views and design and conservation policies.

Consulting the Council

For small inquiries email designconservation@southwark.gov.uk .

If you are planning a more major project — for example a new building or an extension — you can use the Council's pre-application advice service <http://www.southwark.gov.uk/planning-and-building-control/planning-applications/pre-application-advice-service> There is normally a small charge for this service.