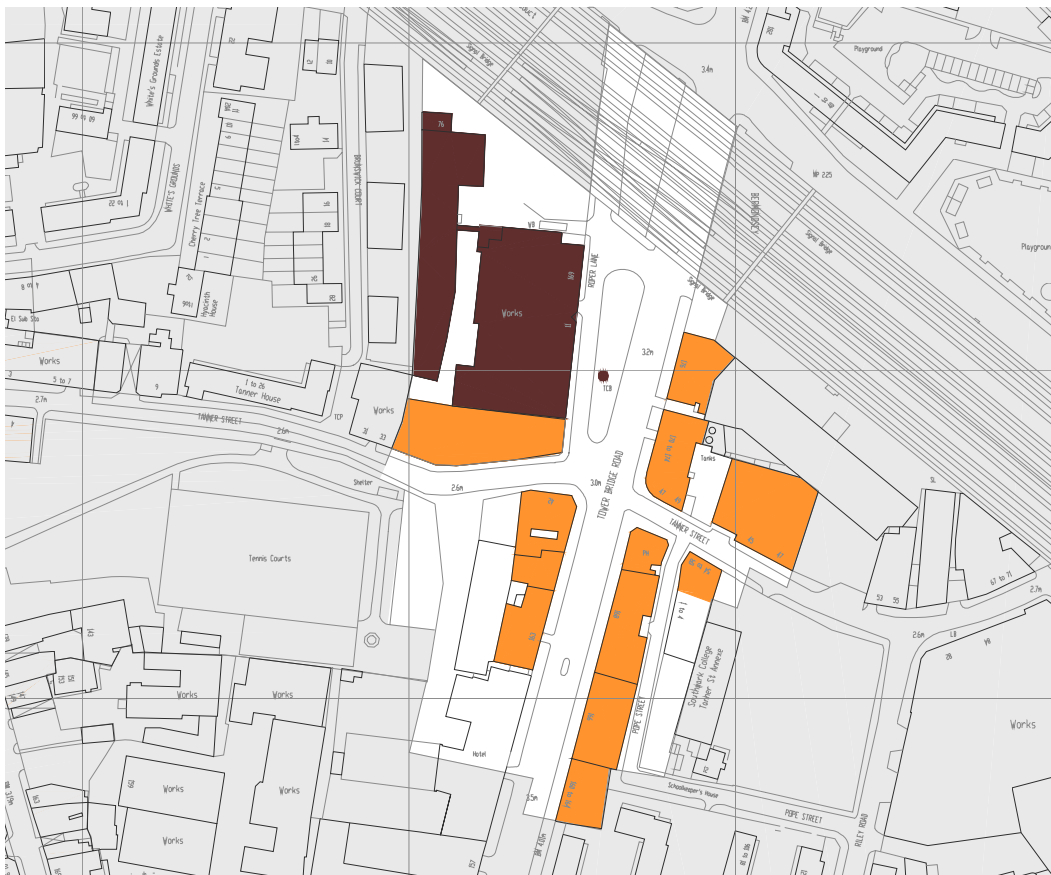


very visible element of the historic works complex, otherwise largely hidden from view behind street frontages.

- *-174 Tower Bridge Road:* modern light-red brick 4 storey commercial building, in warehouse style, with sweeping curved corner onto Tanner Street. The building provides a strong frontage and corner to Tower Bridge Road.
- *176 Tower Bridge Road:* 3 storey brick commercial building, with plain arched windows and stone-detailed arched entrance door at street level, and contrasting fully glazed workshop floors above, with rectangular openings between narrow decorative pilasters. The building maintains the building line of development frontage onto Tower Bridge Road.
- *47 Tanner Street:* a simple 3 storey 19th century warehouse building of solid brick detailing. It provides a strong reminder of the original frontage to the street where the loss of buildings has otherwise eroded



its form and character.

- *3-9 Tanner Street:* 4 storey warehouses, with gable facades, converted to residential (Swan Court). Provides frontage to Tanner Street and gardens.
- *31-33 Tanner Street:* 3 storey factory building and adjacent new redevelopment. Provides frontage to Tanner Street and gardens.

Trees and planting

- 4.6.1. The dense urban development of the Conservation Area precludes much planting outside the green spaces described. However, there are some key elements of "secondary" planting that contribute to the quality of the Conservation Area:
- Street trees in Melior Place, enhancing the intimate setting;
 - Street trees in Snowfields, in front of The Guinness Trust Buildings;
 - Horse-chestnut tree at the corner of Bermondsey Street and White's Grounds;
 - Box hedge in the oval centre of Bermondsey Square;
 - Bermondsey Street: street trees in the section of, south of Long Lane.
 - Long Lane: mature trees in the gardens on the south side, creating a strong green canopy arching over the street;
 - Grange Walk: garden planting behind low front boundary walls (although of inconsistent quality);
 - Tower Bridge Road: strong avenue of street trees.

Archaeology.

- 4.6.2. Part of the Conservation Area lies within the existing Archaeological Priority Zone of Borough/Bermondsey/Riverside as defined in the UDP adopted in July 1995. In the proposed Southwark Plan, under consultation at the time of going to press, all of the Conservation Area would be within the APZ. The principal archaeological monument is Bermondsey Abbey, surviving as a buried feature beneath much of the Conservation Area. The Abbey is a scheduled ancient monument, and any works which may affect the Abbey remains require consent from the Department of Culture Media and Sport.
- 4.6.3. Numerous archaeological excavations have taken place in the Conservation Area, the results of which highlight the medieval origin of the townscape. The remains of medieval buildings fronting Bermondsey Street are physical evidence of the development of the causeway to the Abbey from the 12th-century onwards. The east side of Bermondsey Street lay within the Abbey precinct, itself a much larger entity than the cluster of buildings which formed the Abbey proper. Recent archaeological evaluation on Bermondsey Square indicates varying survival of the buildings which surrounded the Inner Court, but part of the Cloister probably survives here, with remains of the claustral church under Abbey Street and the infirmary beneath the ground level on the east side of Tower Bridge Road. Of the post-medieval period, remains of industrial activities such as tanning, are commonly found during archaeological intervention.
- 4.6.4. The Council's existing and draft archaeological policies focus on the preservation of scheduled ancient monuments and important archaeological remains in situ. Where this cannot be achieved, archaeological investigation may be acceptable in some cases. Full consideration of archaeological matters is imperative where proposals for

development and environmental improvements are initiated. The Council's Archaeology Officer should be consulted at the earliest stages of project development.

Environmental improvements

4.6.5. The Conservation Area is seeing continued improvement of both buildings and street environment. Possible improvement schemes in the Conservation Area include work to be undertaken by private owners, by the local authority, and possibly in partnership. Property redevelopments should include the improvement to the adjacent public realm wherever possible.

4.6.6. Fuller development briefs may be appropriate in some instances; the following notes summarise their potential.

Bermondsey Street, Tanner Street recreation ground:

4.6.7. Landscape scheme to mark the centre of the Conservation Area. The gardens at the corner of Tanner Street have the potential to be a more attractive focal space for the centre of the Bermondsey Street area. Improved landscape, lighting and seating could create a more lively and usable space, and could be related to improved access into the Tanner Street public gardens from Bermondsey Street.

4.6.8. Car park north of 139 Bermondsey Street: originally built up, but now more logically to be part of Tanner Street recreation ground;

Bermondsey Square:

4.6.9. A street surfacing scheme to enhance the visual character of the area outside market days, and to deal with the storage of market stalls etc. This might include new buildings to provide the necessary accommodation and define the historic space (see 0).

Grange Walk:

4.6.10. New ground surfaces as an appropriate setting for the listed buildings.

Melior Place:

4.6.11. Flagstone paving and lighting to enhance the setting of The Horseshoe Inn.

Roper Street:

4.6.12. Preservation of street features and improvement of surfaces in association with redevelopment of the Sarsons factory.

Improvements to buildings

Sub area 1 - Bermondsey Street

- Concrete buildings at 156 to 170 Bermondsey Street: where the original self coloured facing remains, it is stained and bleak. Could be face-lifted (as the northern half);
- Warehouses and other buildings from 171 to 185 Bermondsey Street, including listed building at 173: buildings of architectural value, but requiring restoration / re-use;

Sub area 3

- 9-17 Vinegar Yard: 4 storey warehouse and surroundings in need of renovation;



Figure 60 Vinegar Yard warehouse: any renovation should also consider the yards and spaces around it, which are currently used for car parking.

- 22 Leathermarket Street and adjacent arch/building: remainder of former tannery works requiring renovation and re-use;

Sub area 4

- Sarsons' former vinegar works: a range of listed buildings in poor structural order, of specialist use and character, require sensitive re-use;
- Tower Bridge Road / Roper Street: frontage of Sarsons' former vinegar works: requires bringing into re-use, retaining historic elements.

Potential development sites

4.6.13. The Conservation Area includes many buildings in need of re-use and / or repair. In the main, the buildings themselves should remain, and any changes considered in the light of the guidance set out above. In some instances there is a case to be made for new buildings, either to fill gaps in the urban fabric, or to replace poor elements with more appropriate design.

The following examples are noted:

Bermondsey Street:

- 4.6.14. Gap site at 120 - 122 Bermondsey Street, with a narrow frontage onto the street, possibly accessible by building over the yard entrance.
- 4.6.15. Long term redevelopment of works yards at 144-152 Bermondsey Street to create street frontage. Development should relate to adjacent building heights of 3 storeys plus an attic storey.
- 4.6.16. Re-use and renovation of warehouses at 163-171 Bermondsey Street to preserve the buildings and to provide a more vibrant and attractive street environment.

Long Lane:

- 4.6.17. Building improvements (N.B. re-use of the extensive former fur processing works at No. 239) and infill of development gaps between Bermondsey Street and the "Simon the Tanner" pub.

Bermondsey Square:

- 4.6.18. It may be possible to re-introduce buildings to provide better containment of the space, particularly on the Tower Bridge Road side. Full restoration of the original extent of buildings around the square would probably be overdevelopment, and any loss of open space would have impacts on the operation of the New Caledonian Antiques Market.



Figure 61 North side of Bermondsey Square, 1935, showing enclosure between the square and Abbey Road, with glimpses to St. Mary Magdalene churchyard.

Weston Street:

- 4.6.19. Reconstruction of corner building at No. 50, and development of the gap site between nos. 50 and 56; possible infill development of 3 storeys (and an attic storey) to relate to adjacent buildings;

5. GUIDELINES

5.1. Introduction

Purpose of this guidance section

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

Consulting the Council

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

5.2. Development form and Urban morphology

- 5.2.1. Renewal is taking place throughout the area as redevelopment, alteration and renovation. In some cases poor development in relatively recent times will give the opportunity for redevelopment that can respond more sensitively to the special character of the Conservation Area. New

development should be seen as an opportunity to enhance the Conservation Area.

Street and plot patterns

5.2.2. It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The urban form of the Conservation Area is key to its character and any change must consider the basic principles that have determined it. As the appraisal discusses, the pattern originates from mediaeval times and is typified by narrow plots with building frontages positioned directly onto the street; this is most evident in Bermondsey Street but is applicable through most of the area. It has further developed with many interconnections to development blocks behind the main streets. The network of streets that results is not a perfect grid, but is typified by angles and changes of direction that are indicative of gradual evolution from the mediaeval period. It also accommodates frequent alley connections to yards behind buildings.

5.2.3. Development therefore can respond by:

- Maintaining the established or historic building line on the street – in most of the Conservation Area this means building on the boundary between the plot and the street;
- In Grange Walk, maintaining the front property boundary, which is defined by railings and low hedges and the building façades are set back – here it is important to restore and continue the street definition these elements create and under no circumstances to allow front areas to become used for car parking or other utility functions;
- Keeping utility areas behind the street frontages, accessed from the rear or through narrow passages under and between buildings – this includes car parking, garaging, service areas and private amenity space;
- Designing façades to echo the narrow module of the traditional building plot, creating strong rhythms with architectural elements along the street and expressing verticality.

Building form

5.2.4. The common building forms in the Conservation Area also determine the way development and changes should take place. Through much of the area the dominant building type is 19th century warehousing of a small to medium scale, which adapts fairly readily to residential and other uses. However it does have particular characteristics which should be observed in conversion and new design:

- Heights of four or five storeys and not less than three – in each situation buildings should remain within the range of heights of the block of buildings in which it is sited;
- Roof lines are typically seen as parapets behind which the roof structure is not visible from street level. Extensions and changes to the basic roof form are generally unacceptable even where set back from parapet lines.

- Regular patterns of fenestration and a strong verticality;
 - Hoists and other operational features that should be retained but not artificially introduced. Inappropriate adaptation of such features to “foreign” elements like balconies should be avoided.
- 5.2.5. Shops are a second important component of the Conservation Area. Some are purpose built (e.g. Snowsfields) but in Bermondsey Street they are adapted from 19th century houses. The principles of appropriate shop front design are discussed in the appraisal (0). In the conversion of warehouses to retail premises, it is not appropriate to alter the ground floor windows to shop windows ; it is important to retain the high sills and existing pattern of window and door openings in these building types. Upper floors should remain of a residential scale in fenestration and detailing.
- 5.2.6. There are limited numbers of residential buildings in the Conservation Area. In Grange Walk, the principles of external design for terraced housing are pointed out at 0 and common principles for observing fenestration patterns and rooflines apply as well as the special issue of front boundary treatment. A good model for residential apartment schemes is the Guinness Trust development in Snowsfields. These follow similar principles of consistent fenestration patterns, rooflines and building lines as the warehouse house building type, with the additional importance of well-defined and detailed front boundaries.

New design in the Conservation Area

- 5.2.7. There are some good examples of the sensitive restoration and adaptation of former commercial buildings for retail and residential use in the Conservation Area. Examples in Morocco Street retain the overall form and detail of the original warehouse frontages. By comparison, new development neighbouring the Conservation Area in Brunswick Court has adopted a “warehouse style” but to the basic proportions of modern speculative housing rather than to the special characteristics dictated by original warehouse uses.
- 5.2.8. Elsewhere in Southwark, the success of modern design in conservation areas comes not from aping the style of 19th century warehouses, but in building on the unique townscape opportunities of density and height that the development pattern affords. The most effective modern designs are those which employ a crisp simplicity of form and materials, echoing the functionality of the earlier environment in a modern idiom. By consciously adopting a clear design ethos, such examples sit more happily in the Conservation Area than more complex and self-consciously themed designs.
- 5.2.9. Notable examples of good recent buildings in the Conservation Area are mentioned in Section 3, above. 60 Bermondsey Street (0) is a discreet building infilling a former gap in the street scene, while 35-45 Tanner Street is a new focal buildings at a prominent street corner: both are by architects Weston Williamson.
- 5.2.10. The radical remodelling of 79 Bermondsey Street by Ricardo Legorreta for Zandra Rhodes is another approach to new work in the Conservation Area (0). The boldness of colour and form brings vitality and interest to the

street, replacing a building which offered very little, but such responses have to be handled carefully and sparingly to be effective. The concept of colour to enliven buildings, which Legorreta demonstrates, might be extended to some other locations, such as 156-170 Bermondsey Street (0).

5.3. Public Realm

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

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

Boundaries

5.3.2. In most parts of the Conservation area, the boundary of the public realm is the building façade, and the quality of design is of paramount importance (but see also the note on Grange Walk at 0). Interesting places are generally characterised by “active edges”, i.e. where there is stimulus and interaction between the public realm and buildings. This can be by direct access or through visual connection (windows, and shopfronts for example). Even in quiet areas, windows and doors at street level provide a level of activity, and promote better surveillance of the street.

Ground surfaces

5.3.3. There are no comprehensive enhancement schemes for ground surfaces in the Conservation Area at present. The original materials exist in a few locations, and are a simple combination of natural flagstone pedestrian areas, stone sett carriageways, and granite kerbs. (Granite kerbs are widespread and should be retained).

Trees and street furniture

5.3.4. Trees are of importance in “bulking out” some of the key spaces in the Conservation Area (e.g. Leathermarket Gardens, Tanner Street) and to define lines of sight and movement (e.g. Tower Bridge Road). There may be some scope for new street trees in relation to new development and public realm improvement. Semi-mature specimens planted with tree guards are to be preferred to saplings, to have greater resistance to damage and a stronger visual impact.

5.3.5. A modern street furniture range has been adopted for the Conservation Area, and its use should be extended throughout the area. Simple street lamp designs will usually be most effective, practical yet not utilitarian in style, appropriate to the Conservation Area’s industrial heritage, and avoiding “Victoriana” clichés.

5.4. Improvements and repairs

Materials

- 5.4.1. Choice and use of materials can have a significant effect on the character and appearance of the Conservation Area. It is therefore important that materials are appropriate for the building and for the Conservation Area. Care should be taken to ensure that original materials are retained wherever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.4.2. The use of natural, traditional materials will be encouraged and expected, particularly on listed buildings. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc., generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials, such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged.

Maintenance

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

Windows and Doors

- 5.4.4. Where original elements exist they should wherever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Stained or varnished timber finishes are inappropriate in the Conservation Area. Most window frames are painted white, although white may not have been their original colour; however repainting in garish colours would be inappropriate.
- 5.4.5. At the same time, there is the opportunity to introduce more colour, in the repainting of doors, shopfronts and retained mechanical features. Subdued and darker shades of red, green or blue can provide a highlighting theme, without being garish.
- 5.4.6. Replacement windows to listed buildings need to match the original glazing bars and detail of the originals. Where the existing windows or doors are however later alterations that detrimentally affect the character or appearance of a building, the Council will consider their replacement

with appropriate traditional designs. The use of modern materials such as aluminium or UPVC is inappropriate and not acceptable on historic buildings.

Roofs

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

Brickwork

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