



Thomas A Becket & High Street

Conservation Area Appraisal and Management Plan

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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 Old Kent Road High Street Conservation Area and a clear indication of the Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area. Once adopted by the Council, this appraisal will be a material consideration when assessing planning applications.

1.1.2 The statutory definition of a Conservation Area 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.

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 Old Kent Road High Street 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 Old Kent Road High Street Conservation Area and
- defines its special character and appearance

so 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 setting out 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 Old Kent Road High Street: Location, description and summary of special interest

1.4.1 The Old Kent Road High Street Conservation Area is located on Old Kent Road, in the northern section, in the Old Kent Road ward of the London Borough of Southwark.

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

1.4.3 The conservation area covers a land area of approximately 40080m² (4 hectares) and primarily comprises the northern section of the commercial High Street area of the Old Kent Road, from the junction of Albany Road to Duncton Road, then north to Mandela Way.

1.4.4 The area covers the 18th-, 19th- and 20th-century commercial developments, mostly fronting the street, with retail and commercial uses at ground floor and residential above, plus other uses including historic public houses which form a traditional 'high street' character. The Conservation Area also includes mansion block housing and some residential terraces adjacent or on the Old Kent Road which contribute to the historic development of the area.

1.4.5 Visually the conservation area is level and generally at a maximum elevation of 4.30m above OS Datum.

1.4.6 The ownership of properties in the conservation area is mixed; however the freehold of a number of properties are owned at the time of writing by the London Borough of Southwark, including land which includes Burgess Park and numerous terraced houses. Approximately a quarter of all land in the Conservation Area is owned by the Council. The rest is privately owned.

1.4.7 A broad search of the planning history of the area shows planning applications predominately centre around conversions into flats and houses of multiple occupation, and small extensions, including roof top additions, changes to shop fronts, signage and change of use applications.

Summary of special architectural and historic interest of the conservation area

- A good example, albeit eroded example of a traditional high street, with 18th- and 19th-century townhouses, extended at ground floor to the back of footpath with retail shop units.
- Clear architectural remnants of a busy town centre on a major thoroughfare, originating in the Roman era, connecting London to Kent with a number of public houses, cinemas, fire station and department stores remaining in architectural form, albeit with new uses.
- Remnants of traditional 19th-century details, including predominance of local stock brick façades, timber windows, shop fronts with corbeling and pilasters
- Traditional 19th-century terraces and mansion blocks built by local developers and philanthropists

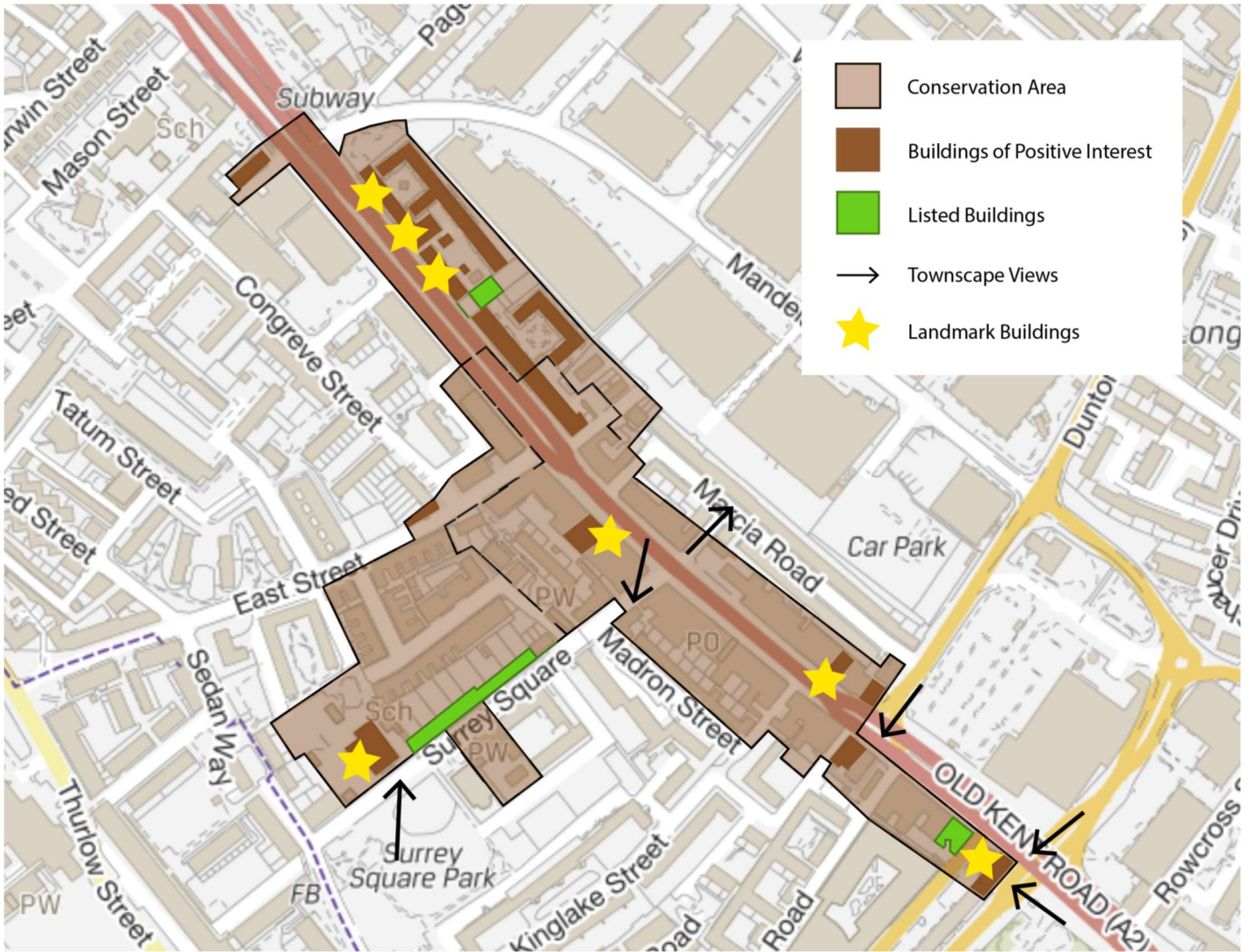


Figure 1 Location of Conservation Area

2 History and archaeology

2.1 Early history and archaeology of the Old Kent Road

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

2.1.2 Both sides of the Old Kent Road are 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 and Stane Streets, 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 and is well documented in Chaucer's 'Canterbury Tales', with the nearby area (where Albany Road meets Old Kent Road) being

recorded as a focal point of activity known as 'St Thomas a Watering', a stopping place for pilgrims. The area was sparsely populated but there was a manor house and friary.

2.1.6 By the 18th century there were houses and coaching inns on the road with turnpikes at each end of the Old Kent Road. 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.

2.1.7 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.

2.2 19th-century industry

2.2.1 The building of the Grand Surrey Canal in 1801–1811 linked Bermondsey on the eastern side of the Old Kent Road with the Thames at Surrey Docks leading to rapid change in this part of London. The hinterland of the canal was soon being developed for factories, timber yards and workshops eager to take advantage of the efficient transportation system afforded by the canal network.

2.2.2 Many of these canal-side industries were noxious including, for example, lime burning, leather working and refuse collection. These coupled with the dominant presence of coal-burning gas works of the nearby South Metropolitan Gas Company, meant that the Old Kent Road was, by the late 19th and into the mid-20th centuries, associated with dirt, noise and poverty.

2.2.3 The coming of industry also meant the more intensive development of Old Kent Road itself with shops, pubs and houses. Middle class suburbs with generous streets and houses began to be laid out from the 1820s. Development accelerated with the coming of the railways in the 1840s and the consequent growth in population. The surrounding area began to be filled with densely packed terraces for the Old Kent Road working population. Many of the original houses on Old Kent Road became shops with extensions built over their former front gardens.

2.2.4 The railway terminal at the Bricklayers Arms later became a vast goods station. In the 1860s, horse-drawn trams begun running along the Old Kent Road, replaced by electric trams by the end of the century. The whole area became one of vibrant industry, commerce and housing

2.3 19th-century Development

2.3.1 The success of the late Georgian economy resulted in upper class suburbs slowly spreading out from London along the Old Kent Road itself and being laid out in squares and streets just off it. Examples include Surrey Square (1796) and the Paragon (built in 1789 and demolished in 1898 to make way for a school).

2.3.2 From 1869–77 Edward Yates, a local builder of note, set about transforming the Georgian residential streets on the western side of the Old Kent Road, although he also built on the eastern side, laying out Marcia Road. Yates was expeditiously leasing and building on land owned by the Rolls estate and the Ecclesiastical Commissioners in Walworth. This redevelopment signified wholesale change in the neighbourhood: from Georgian suburb to Victorian inner city, characterised by long rows of terraces built speculatively for rental, to house lower middle class and working class residents.

2.3.3 Edward Yates was clear about his motives as a builder, to concentrate on building for the lower end of the market and offering competitive rental rates to ensure high levels of occupation, ‘the kinds of houses that rising

clerks or shopkeepers who were not disposed to live over the shop might attain to’. The terraced houses around the area he built are almost identical. Using this strategy he built over 2,500 houses in South London, many of them in this area. Due to the dense nature of Yates’ developments, space for civic and amenity spaces such as schools, public houses and churches was made around the periphery of his housing estates and these were largely built by others. Three schools, a new church and numerous public houses were erected.

2.3.4 By the end of the century, the Old Kent Road had become one of the most overcrowded districts in London. In the later Victorian era, the Edwardian period and the inter-war years the Old Kent Road became famous as a major centre of shopping and entertainment with many large pubs lining the road, along with theatres, cinemas and clubs. The road is celebrated in the music hall song ‘Knocked ‘em in the Old Kent Road’, describing working-class London life. It was written in 1891 by Albert & Charles Chevalier. The song was popularised by Shirley Temple’s performance in the 1939 film ‘A Little Princess’.

2.3.5 At the northern end of the Old Kent Road, two separate civic centres were focused around each end of the stretch of high street running between the Bricklayers Arms and the Thomas à Becket pub. These were also busy intersections. Civic buildings were constructed in the form of a District Library at the Bricklayers Arms and the fire station (1868 and 1903) next to The Green Man and the Dun Cow (formerly the location of the Toll Gate).



Figure 2 1878 Ordnance Survey map



Figure 3 1896 Ordnance Survey map



Figure 4 1952 Ordnance Survey map

2.4 Post-WWII and 20th-century development

2.4.1 Bombing during WWII and later 'slum clearance' removed most of the tenement blocks and much Victorian terrace housing and led to the establishment of large housing estates in the 1950s and 1960s along with the establishment of retail and storage sheds in place of much of the former industry along the length of the Old Kent Road. However, pockets of 18th- and 19th-century housing and retail buildings, including the Conservation Area, remain.

2.4.2 High street activity also continued until the aftermath of the World War II when tram services were withdrawn along the road in c. 1952 and many of the area's 19th-century industrial employers started to close their factories. The area, especially around the Elephant and Castle and the junction with the New Kent Road, suffered considerable bomb damage during WWII. Former bomb sites and gaps in the high street from this period are still visible. The area began to decline rapidly after the closure of the Surrey Canal in the 1940s (infilled in 1972) and the Bricklayers Arms Goods Depot in 1981.

2.4.3 Plans were made for the reconstruction of the area that went hand in hand with slum clearance and road improvements. Pre and post-war social housing projects around the area include the construction of Hendre House, Avington, Congreve Estate and the Mardyke Estate (late 1930s–50s) which introduced new forms of dwelling in flats and maisonettes in buildings surrounded by open space and gardens rather than streets.

2.4.4 Transport improvement projects changed the character of the northern part of the Old Kent Road area. These included creation of the dual carriageway, Bricklayers Arms flyover (1970) and roundabout.

3 Appraisal of special character and appearance of the area

3.1 Historic significance

3.1.1 The historic significance of the Conservation Area is as a main high street and historic thoroughfare, facilitating the commercial aspects of the area's historic development including commercial and business uses, warehouses, transportation and community.

3.1.2 The linear form of the street reflects the Roman origins of the Old Kent Road, and the buildings which line it currently reflect mostly the 18th- to 20th-century townhouses with retail extensions on the ground floor. The street is punctuated by public houses and while most of the buildings are superseded from the original taverns, the public houses are important part of the areas character and historic activity.

3.2 Layout and form

What's special?

- The linear Roman character of the street, stretched from south-east to north-west, a clear line of transportation thoroughfare from Canterbury to London.
- Simple hierarchy of street network with Old Kent Road as the principle street, with secondary historic roads connecting to the wider area, including Duncton Road to Bermondsey and East Street to Walworth.
- Smaller residential streets of Georgian and Victorian terraces and 20th century housing estates surrounding the principle streets.
- Victorian mansions blocks to the north set around courtyards fronting Old Kent Road
- General scale of 2 to 4 storeys in the central Old Kent Road Area, rising to 6 storeys in the north.
- Remnants of industrial past with some Victorian warehouses and old railway goods yard wall to the north.
- Typical facings are in London yellow and red stock brick with natural slate roofs, although some other materials including faience, glazed tiles and stone are present on some principle commercial buildings. Erosion of detail shopfronts and rendering and replacement UPVC windows have eroded some of the historic detailing.

3.3 Landmarks, views and setting

What's special?

- Principle buildings including existing and former public houses, cinemas and department stores.
- Views of the Thomas A Beckett over Burgess Park and from the junction of Humphrey Street
- The mansion block flats to the north of the Old Kent Road.
- Views of Surrey Square Primary School over Surrey Square Park.
- Surrey Square and the White House, as well as the former Fire Station, are all listed at Grade II.
- The setting of the Conservation Area is a mix of Victorian streets, 20th-century estates and industrial warehousing and retail parks, often in a fragmented environment.
- There are some pockets of historic streets and industrial remnants surrounding the Conservation Area which are of significance.

3.3.1 The linear views up and down the street emphasise the Roman origins of the historic environment. The near contiguous built up frontage with buildings and shops opening onto the pavement create an enclosed environment, busy with traffic and commercial uses. This activity is historic and significant to the area's character and development.

Listed buildings

Buildings at Surrey Square, the White House, and the former Fire Station are all listed at Grade II. They are on the national list of historically or architecturally important 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.

3.4 Character areas

What's special?

- Historic commercial high street (character area 1)
- Georgian and Victorian residential streets (character area 2)
- Mixed use estates (character area 3)

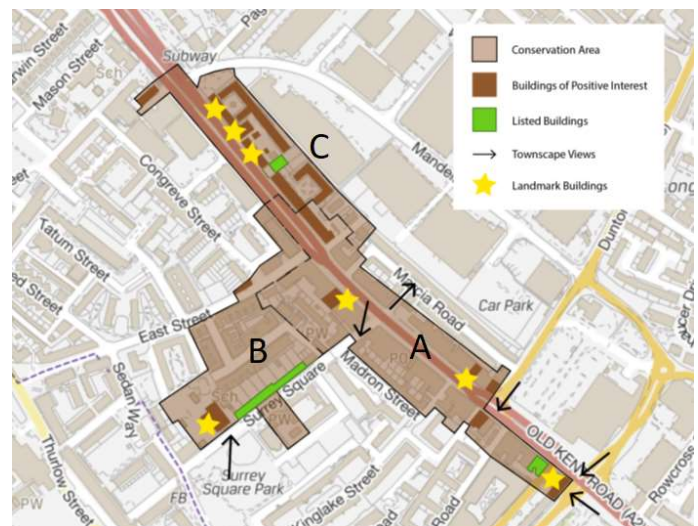


Figure 5 Character area plan

Character area 1: Historic commercial high street

What's special?

- Near continuous development fronting the street in a linear form
- Commercial use at ground floor with residential above
- Large single-use buildings from the late 19th and early 20th centuries of a notable design including public houses, former fire station and former cinema and department store
- Many early 18th-century townhouses, with Victorian and 20th-century ground floor front extensions fronting the street
- Predominantly London stock brick facades, with pitched roofs behind parapet. Some original timber windows.
- Some remaining architectural details of shopfronts including corbelling, plus timber sash windows, brick and stone detailing, turrets, doors and historic commercial advertisements.



Figure 6 Terraces in Old Kent Road with former cinema

Nos 221–279 Old Kent Road, north side

3.4.1 Terrace of three-storey 19th-century brick townhouses with single-storey extensions to the front of the buildings to house retail and commercial uses. At first and second floor, some details remain of detailed window

dressings, corbelling and parapets, with mostly hidden butterfly roofs. The shopfronts are generally 20th-century replacements, however some Victorian pilasters and fascia's remain.

3.4.2 Significant buildings in this group include the former Dun Cow public house, now doctors' surgery at the junction with Duncton Road, an inter-war neo Georgian design with red brick, rendered columns and pitched roof and No. 275 Old Kent Road, a former cinema now church with tiled façade and Art Deco detailing. The garage at the junction of Penry Street is not considered to contribute positively to the character and appearance of the Conservation Area.

Nos 197–219 Old Kent Road, north side

3.4.3 Late 20th-century development with retail and commercial use and residential above, of four storeys following a generally positive development pattern of the street. While the buildings themselves are not of special interest, their scale and form sit comfortably alongside the historic environment either side.

Nos 177–195 Old Kent Road, Alvington Court, north side

3.4.4 Mid-20th-century housing block with retail at ground floor, built in brick with contrasting banding details around the windows emphasising its horizontal form. This simple block provides a transition between the historic terraces and the mansion blocks of Dover Flats. Extended at roof level in 2018.

Nos 174–192 Old Kent Road and 324 to 356 East Street, south side

3.4.5 Mixture of Victorian and Edwardian and modern townhouses fronting the street with ground floor retail units, some purpose-built as retail with living accommodation above. Similar terrace at Nos 324–356 East Street with London stock brick, rendered window surrounds, brick dentil course, remnants of older shopfront corbelling, fascias and pilasters. Most have modern metal shopfronts, secondary front access to the residential units above and roller shutters which create an unwelcoming area at night.

Nos 216–254 Old Kent Road and 258–274 Old Kent Road, south side

3.4.6 This terrace from Surrey Square to Madron Street then to Kinglake Street mostly comprises late 18th-century townhouses, originally constructed in London stock brick of three storeys. All have ground floor extensions fronting the street housing retail at ground floor.

3.4.7 Roofs are hidden by straight parapets, with only one later inappropriate mansard breaking this continuous character.

3.4.8 There is some eroded detailing including damaged stringcourses, chimneys and replacement of traditional sash windows with UPVC copies, however the vertical rhythm of the upper storeys and projecting ground floor of the retail units showcases the historic development of the high street character of the street.

3.4.9 The single story corner property at the junction of Surrey Square allows for views of the former warehouse at No. 2 Surrey Square and the converted public house at the junction with Madron Street. The connection of the high street to the network of streets beyond is visible in this location.



Figure 7 The Dun Cow, former public house



Figure 8 The Old Fire Station



Figure 9 The Thomas A Becket former public house

Nos 276–280 Old Kent Road

3.4.10 Formerly the Green Man public house, this large building in London stock brick with banded stone, Dutch gables and mansard turret is located at a prominent junction opposite Duncton Road. Designed by Bruce J Capell RIBA in 1891, the purposeful strong character of the building is typical of the Victorian public house design of the late 19th century. Now two retail units at ground floor and residential above, this building positively contributes in both character and appearance to the conservation area.

Coaching Inns and Public Houses

The Old Kent Road is well known for its coaching inns and public houses. The road, as the main trading route from Canterbury to London, is peppered with public houses, most of which have their origins before the urban development of the 18th and 19th centuries. Originally coaching inns, these establishments would have included stabling and rooms for travellers, while livestock being driven to market would have rested in nearby fields.

Latterly, the stables and the fields were developed, the inns replaced with public houses focused on serving the local community. The public houses, and their use as community drinking and eating establishments, are part of the special character of the Old Kent Road High Street Conservation Area.

Public house design evolved over time to reflect the needs of travellers and customers and fashions of entertainment, economic development and style.

The 18th-century coaching inns, such as the Kentish Drovers to the south of the Conservation Area, were gradually replaced with larger drinking hall establishments in the 19th century, purposely designed to invite customers and retain their business. These 19th century pubs often included billiard rooms, kitchens, separate lounge and bar areas and beer gardens. Good local examples include the Thomas A Beckett and the Green Man, formally at 276–280 Old Kent Road.

In the early years of the 20th century, breweries sought to step away from the large establishments and create a friendlier atmosphere. Public house architecture changed accordingly with neo Tudor or half-timbered designs. In the early to mid-20th century, simpler designs with tile hanging with Art Deco influences were fashionable, such as those at the Dun Horse, now surgery, at the junction of Duncton Road.

3.4.11 The Green Man and the Dun Cow opposite occupied Rolls Estate land. In the later 18th century, tolls were levied by Turnpike Trusts in order to improve existing roads and to fund new roads such as the New Kent Road. This also stimulated development in the surrounding areas. The Old Kent Road was gated between The Green Man on its south side and the Dun Cow on the north. Both former public house buildings remain largely intact.

3.4.12 The garages adjacent are of limited value to the areas historic development.

Nos 288–306 Old Kent Road, including the old Fire Station.

3.4.13 An 18th-century row of three-storey townhouses, with consistent butterfly roofs concealed by parapets, originally in London stock brick, however some have been rendered. All have been extended at ground floor in the late 19th century to accommodate retail uses. There is some surviving warehousing and light industrial workshops to the rear, also in brick. The row contributes positively to the significance of the conservation area.

3.4.14 The substantial former fire station, at No. 306 Old Kent Road (currently the Blue Mantle antique and reclamation dealership) is a Grade II listed building, purposely constructed as a fire station with large garage openings on the street, a practice tower, and yard entrance on the corner of Shorncliffe Road. The striking red brick and stone pilasters, and banding to the gables, with prominent brick chimneys is characteristic of the fire stations built in the early 20th century by the architects of the London County Council. It is the largest, in terms of scale and height, building in the character area and projects a sense of place to the streetscene. The building is a handsome reminder of the history of the area and is a focal point of the street's character and appearance as a major local thoroughfare and neighbourhood.

Nos 314–322 Old Kent Road, including the Thomas A Becket former public house

3.4.15 The current use of Nos 314–318 Old Kent Road as a single-storey garage, while adding to the eclectic character of business in

the area, does little for the appearance and historic environment. The buildings detract from the street by adding clutter and the large wall fronting the pavement is inactive and hostile in appearance.

3.4.16 Adjacent, the Thomas A Becket former public house, built in 1898, is a large Victorian brick and ashlar stone building, with slate pitched roof and gables, standing proudly at the junction with Albany Road. It can be viewed across Burgess Park and is in contrast to the openness of the Tesco's car park opposite. It is a positive contributor to the character of the Conservation Area and a bookend to development north of Burgess Park.

Character area 2: Suburban streets

What's special?

- Near uniform rows of residential houses with continuous rooflines, bay windows and small front gardens
- Principle materials are London stock yellow and red/brown brick, slate roofs and timber sash windows
- Community facilities within the streets including churches, community halls
- Small industrial "off high street" Victorian warehouses

3.4.17 The suburban streets to the south-west of the Old Kent Road form part of the areas historic character. These remaining terraces are part of the suburban expansion of London during the 18th and 19th centuries and form part of a wider network of redeveloped streets off of the Old Kent Road. The streets included in the conservation area are well preserved examples of largely complete terraces, and the community amenity buildings which were developed to serve the area, including The Church of the Lord and associated hall and Vicarage in Surrey Square, and the East Street Surgery.

3.4.18 During the late 1870s, local builder Edward Yates continued to build another selection of two- and three-storey houses to the

north, straddling East Street. This coincided with the demolition of some of the Surrey Square houses, designed by Michael Searles, to make way for the new Surrey Square School that opened in 1885. He erected two-storey houses on Freemantle Street and created a new road joining Freemantle Street to East Street, called Exon Street.

Nos 18–56 Surrey Square

3.4.19 This terrace includes the Grade II listed townhouses and pavement of Surrey Square which is built up from the street to house coal stores below. The terrace, in brick with parapet roofs, some with slate mansards, is four- to five-storeys with basements below ground level.

3.4.20 The classically designed facades with regular hierarchy of diminishing fenestration, is largely intact, and most of the windows and front doors are original, or good timber replacements, following a traditional multi-paned sash pattern.

3.4.21 Built in 1793, the terrace was designed by Rolls Estate's architect Michael Searle. The final square was never realised, however the area was redeveloped for smaller terrace housing, much like those found to the north in Fremantle Street and Exon Street, built in 1880.



Figure 10 Surrey Square

Surrey Square School and wall to playground

3.4.22 Built in 1885, Surrey Square School, originally a London Board School, is a tall three- to four-storey red London stock and plain clay roofed building in a simplified Queen Anne style. The school has Flemish style gables to

the street, with modern extensions in brick to the side and a grassed covered annex in the playground.

All Saints Hall, Surrey Square

3.4.23 All Saints Hall is a former church hall, of brick with gables fronting the street and slate pitched roof constructed c. 1890. The gables include stone mullioned windows.

3.4.24 The church was damaged by bombing during WWII and replaced by the adjacent Church of the Lord in 1970.

3.4.25 The former hall is now used for community events and is part of the street's connection to the 19th-century suburban expansion of the area. During WWII and the post-war era, the hall was a 'British Restaurant', a community dining hall set up to help families who were bombed out.

Fremantle Street and Exon Street and Nos 304–324 East Street

3.4.26 These well preserved terrace streets from the late 19th century capitalised on the area's growing popularity with the skilled working class and lower middle class, by building small terrace houses with front gardens and small rear yards.

3.4.27 Built from London stock brick with ground floor bay windows, moulded door cases with decorative keystones, the consistency of survival of the features of the individual houses and their scale, with the larger three-storey terraces facing East Street, and the smaller two-storey equivalent on Fremantle and Exon Streets creates a well-preserved enclave of Victorian housing.

3.4.28 The two East Street terraces are consistent and complete with little variation between the houses. They perform an important urban function in an historic street where so much of the Victorian fabric has been destroyed and where post-war buildings are set quite far back from the street edge. The East Street terraces provide a good sense of enclosure to the street and by being taller, shield Exon and Fremantle Street from traffic noise.

3.4.29 The terraces are angled to follow the slight bend in the road and therefore are highly visible especially when viewed obliquely from the east and west along East Street. From the junction with the Old Kent Road, the view of the southern side of East Street is of the parade of late 19th-century shops and these two terraces: a fine example of a late 19th-century local neighbourhood street.



Figure 11 Exon Street



Figure 12 No. 301 East Street, surgery

No. 301 East Street, Southwark Primary Care Trust doctors surgery

3.4.30 The two-storey banded brick building with curved roof sits on a slither of land fronting East Street. The curved roof overhangs the street facing Congreve Street and East Street with a prominent porch, with glazed bricks in a Post-modern style. The slender curved brick ends with keystone-shaped barrel vaulted roofs hug the street edge, while the curved canopy

protrudes to announce the main entrance set into the long elevation. While it is a modest neighbourhood building, this is a good local example of the Post-modern period designed by an architect who understood the genre and the ideas that informed it. It contributes positively to the character of the street and is included in the conservation area.

Character area 3: Mansion blocks (Bricklayers Arms Estate)

3.4.31 The 1746 Rocque's map shows a strip of land, just south of the 'one mile stone' facing the Kent Road, marking the boundary between the Parish of Bermondsey and the Parish of St Georges. It appears to have been used as farmland with little building on it. In the early 1880s, because of the lack of suitably priced land in central areas, most of the sites which the local Improved Industrial Dwellings Company (IIDC) purchased on the open market were situated in outlying districts where land prices allowed the scale of development and business model which IIDC needed; these included parts of Hackney, Deptford, Walworth and along the Old Kent Road. Starting in 1881, the Old Kent Road site was purchased and developed by IIDC in a number of phases. The five- and six-storey tenement buildings were constructed on Rolls Estate land. All of the building plans were submitted to the surveyor of the Rolls Estate, Mr R J Dickens, Searles's great grandson, next door at 155 Old Kent Road for approval prior to construction. The first listing of residents in Waleran and Kingsley Buildings is in 1883. Phase two of the building had to wait until the demolition of a Georgian house at 153 Old Kent Road and followed around 1895. This phase included the integration of a series of four shops, erected as part of Dover Buildings.

Waleran and Kingsley Flats

3.4.32 The Waleran Flats are a double courtyard mansion block development of six to seven storeys, fronting the street with access to the courtyards via an archway. The brick buildings are large, with bay windows to the first four storeys facing Old Kent Road, and small balconies serving each communal area. The arrangement of windows emphasises the vertical character, although their vastness dominates the street at the northern end of the

Old Kent Road. The mansion block flats are also an integral historic component of the street and their form, scale, and details, including sash bay windows, ironwork, and arched access from the street are part of the area's historic development.

No. 145 Old Kent Road

3.4.33 A five-storey brick building with glazed tile shop front, 145 Old Kent road is a former public house, now retail unit with flats above. Extended in 2011, this originally was the World Turned Upside Down public house, the former ground, first and second floor being the original building. While greatly altered, the building, as part of the public house history in the area forms a positive part of the conservation area.



Figure 13 Entrance arch to former Bricklayers Arms' Goods Station



Figure 14 Dover Flats

Dover Flats

3.4.34 The Dover Flats were phase two of the Bricklayers Arm's estate development, constructed in 1895. Smaller than the Waleran and Kingsley Flats, it consists of just one courtyard accessed via an arch from the street with a central amenity area (Figure 13). At six storeys, the blocks are imposing, with bay windows to the first four storeys of the rear block.

3.4.35 However by this time, the IIDC had realised the commerciality of the location and developed the ground floor as retail space, with two units either side of the arched courtyard entrance. While the original shopfronts have long been replaced, remains of corbels, fascias and some mullions remain either visible or behind modern fittings. These should be retained where possible.

3.4.36 The aperture and portico above the flat entrance also remains, surrounded by banded stucco, key stone and fanlight.

Improved Industrial Dwellings Company (IIDC)

The IIDC was founded in 1863, by Sydney Waterlow, a wealthy London stationer (and later Lord Mayor) some twenty years after the first wave of concern for the housing conditions of the working poor in London. To save money, Waterlow developed the initial Old Kent Road mansion blocks project with his builder Mathew Allen, rather than using an architect.

In March 1863, the 'Builder' magazine, roundly condemned the internal planning of Waterlow's first tenement block Cromwell Buildings in Bermondsey, but '*noted with some pleasure the economy in construction, the use of concrete to form the floors and roof and for such details as door and window lintels, where stone would normally be employed*'. The success of the experiment was twofold; the formation of a company in which public subscriptions were invited to provide investment for further projects, and an attitude to building construction that influenced all subsequent projects.

Post 1870, the estates built by IIDC were influenced by their development of a large nine acre estate at Bethnal Green from 1868–90, of increased building height and density, and further efficiencies in design, layout and construction. This example is a useful comparison to Dover, Waleran and Kingsley buildings on the Old Kent Road and also to Douglas Buildings in Marshalsea Road, particularly the introduction of the bay window, to try to add some '*interest to the ponderous façades*'.

In the 20th century a number of the IIDC estates were bought by the Peabody Trust. The Bricklayers Arms Estate was bought in 1964 and remains managed and owned by Peabody today.

4 The conservation area today

4.1 Audit of designated and undesignated features

Listed buildings within the Conservation Area:

- The White House,
- Nos 20 to 54 Surrey Square and Pavement
- Old Kent Road fire station

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

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:

- Surrey Square Primary School, main building and boundary wall
- 320–322, Old Kent Road, Thomas A Becket Public House
- 279 Old Kent Road, Dun Cow Surgery
- 276–280 Old Kent Road
- 275 Old Kent Road
- 194–202 Old Kent Road
- The Surgery, 301, East Street
- Preston House, 1–20 Preston Close
- 1–107 Waleren Flats, Old Kent Road
- 1–106, Kingsley Flats, Old Kent Road
- 1–80 Dover Flats, Old Kent Road

- 12–28 Alvington Court, Old Kent Road
- 157–181 Old Kent Road

4.2 The conservation area today

4.2.1 The historic buildings within the Conservation Area largely remain intact in form, however many have lost detailing including windows and doors, original roof coverings and numerous historic shopfronts have been replaced with modern materials. There are many instances of internally illuminated signage and large fascia boxes obscuring historic fabric. This very much erodes the special character and appearance of the area. Other examples include:

- replacement of windows and doors in uPVC or non-historic designs;
- Addition of satellite dishes;
- loss of boundary walls and railings and clutter in garden of bin and other storage;
- loss of original front step material including stone and tiles;
- poor façade repairs and unsightly and damaging repointing to some listed buildings;
- loss of chimneys and chimney pots;
- Replacement of original shopfronts with metal or UPVC and loss of traditional corbels, pilasters and fascias;
- Large internally illuminated fascia and projecting signage on shopfronts.

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, whether they are listed or not.

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. Those on Old Kent Road are quite chunky and arranged in tiers to form steps. They are topped by rather utilitarian metal guard rails. Pavements are covered with a mixture of concrete paving slabs or tarmac.

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 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 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 shop fronts, 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 Where pruning of privately-owned trees is required, a notice must be submitted to the Council setting out the work to be done. The Council then has 6 weeks to reply. Your tree surgeon should be able to provide further advice on this matter.

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 New development should follow best practice architectural and urban design guidance include adopted national and local planning policy, supplementary planning documents and design codes.

5.5.3 Planning applications for development within the conservation area should have regard to the special character and appearance of the conservation area, and include a proportionate heritage statement referencing local heritage and significance as defined in this conservation area appraisal.

5.5.4 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 designconservation@southwark.gov.uk for further advice.

Alterations and repairs

5.5.5 The survival of original features plus the uniformity of detailing from house to house are key characteristics to preserve.

General

5.5.6 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.

Windows and doors

5.5.7 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.

5.5.8 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.

5.5.9 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

5.5.10 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.

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

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

5.5.13 Where roofs are continuous or near continuous in a terrace, the alteration of this should be resisted. Applications for dormers or mansards would not normally be permitted in a terrace where the majority design of the roofs are hidden behind parapets, for example.

Brickwork

5.5.14 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.

5.5.15 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.

5.5.16 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.

5.5.17 Traditional brickwork should not be rendered if it is part of the character of the property.

Stucco and render

5.5.18 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match, taking care to avoid the use

of hard cement renders. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.

5.5.19 Stucco requires regular repainting for appearance and to maintain weather resistance; care should be taken not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind, to respect the unified character of the area. Listed Building Consent is required where painting significantly alters the appearance of a listed building, and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours buttermilk, parchment, ivory and magnolia are acceptable under British Standard Colours these are: BS 4800, BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish that allows the wall to “breathe” is recommended. This will not require consent. Textured or highly glossy paints and ‘brilliant white’ should be avoided.

5.5.20 Where features such as capitals, pilasters and porches have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Rainwater goods

5.5.21 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

5.5.22 Front boundaries within the Conservation Area in general consist of brick wall (late Victorian houses) or walls with railings (earlier houses). These traditional boundary features are an important part of the

architectural significance of the area and should be retained. Their loss to make way for driveways or parking will not be acceptable.

5.5.23 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.

Shopfronts

5.5.24 The uniformity and traditional detailing of the shopfronts along Old Kent Road is a key characteristic to enhance. This should be preserved where remaining Planning permission is required to make even small changes and will not usually be granted. Corbels, pilasters, timber facias and traditional proportions and timber frames should be retained.

5.5.25 Similarly, the installation of roller shutters to the outside of shopfronts is strongly discouraged. Shopfronts and fascias should be proportional to the scale of the ground floor, not project above ground floor and follow the original proportions of the shopfront. For example one fascia across two shopfronts would be resisted.

5.5.26 New shopfronts should be timber with traditional proportions and detailing including stallriser, pilasters and mullions, timber doors and externally illuminated painted timber signage.

Satellite dishes

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

5.5.28 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

5.5.29 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.

Trees

5.5.30 Trees form a significant part of the street scene within the Conservation Area. 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.

5.5.31 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.

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.