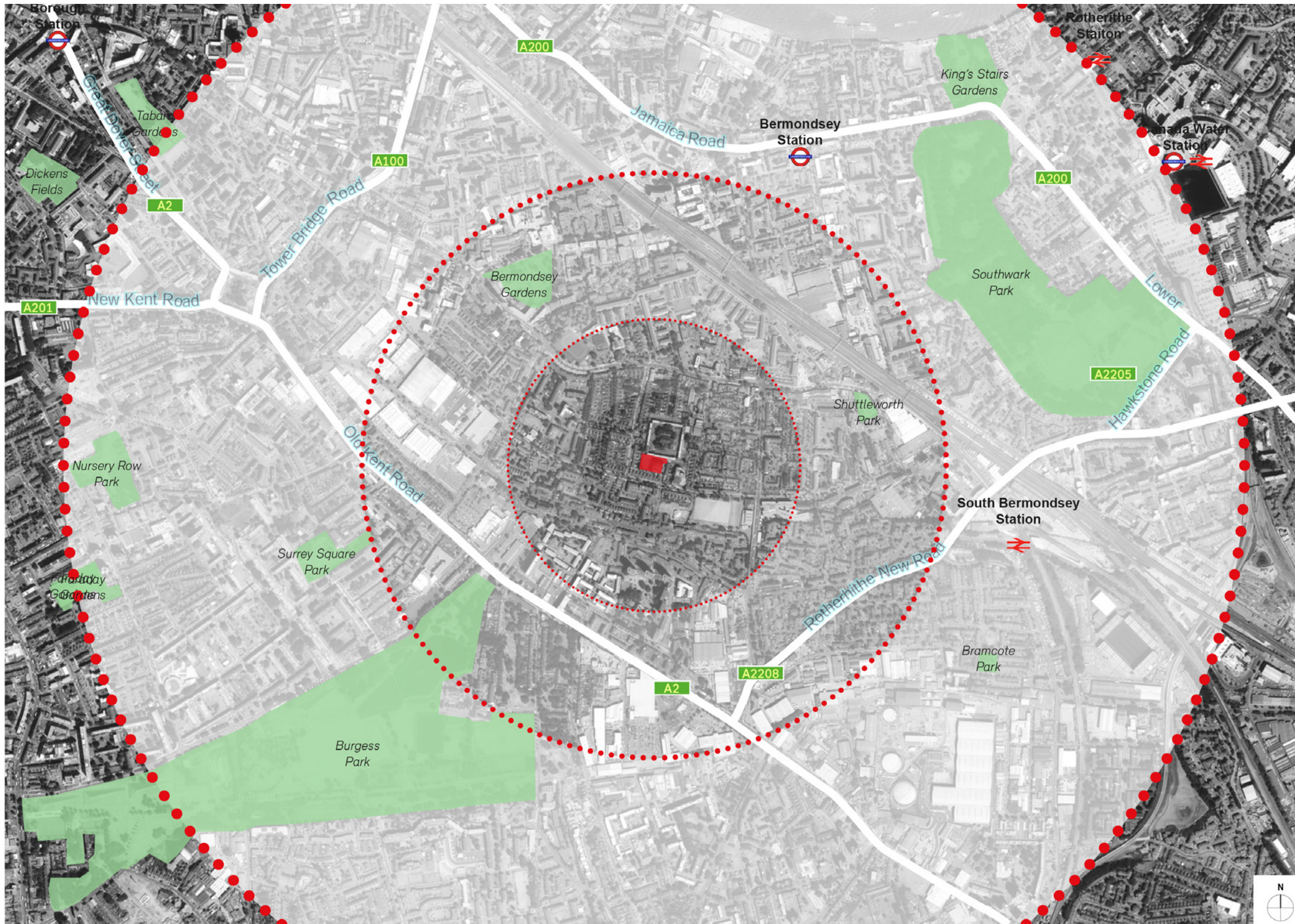


# Context Analysis

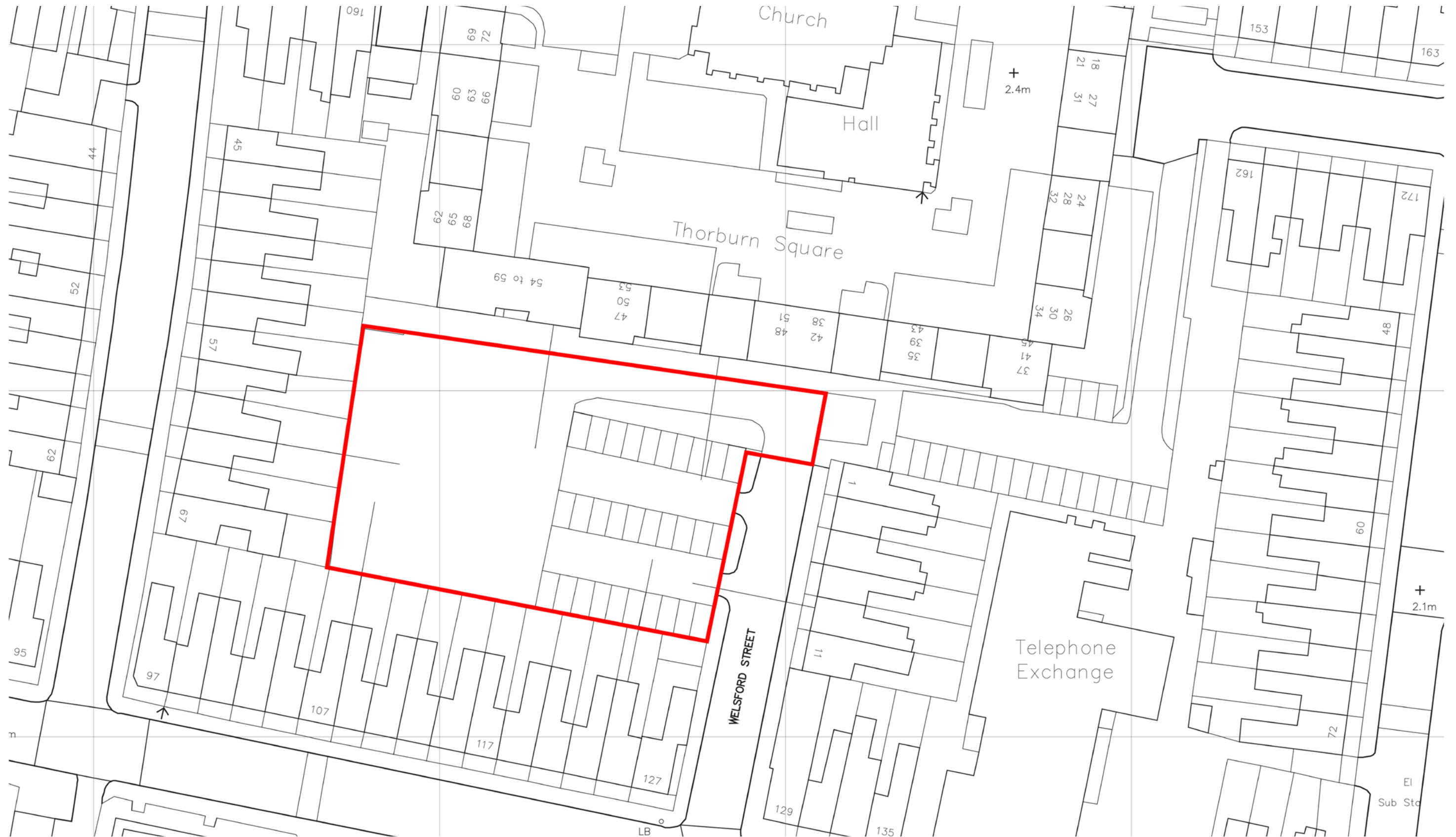
## Site Location



London Borough of Southwark - A:  
Welsford Street

- Parks/Green Space
- Site
- 1600m (20 minutes)
- 800m (10 minutes)
- 400m (5 minutes)





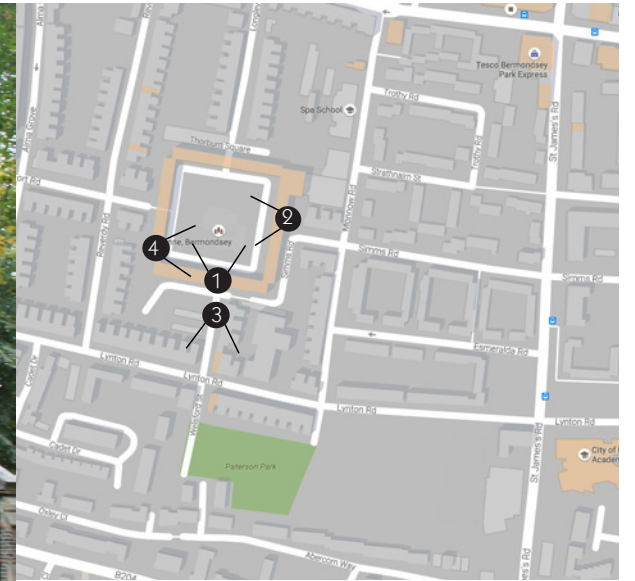




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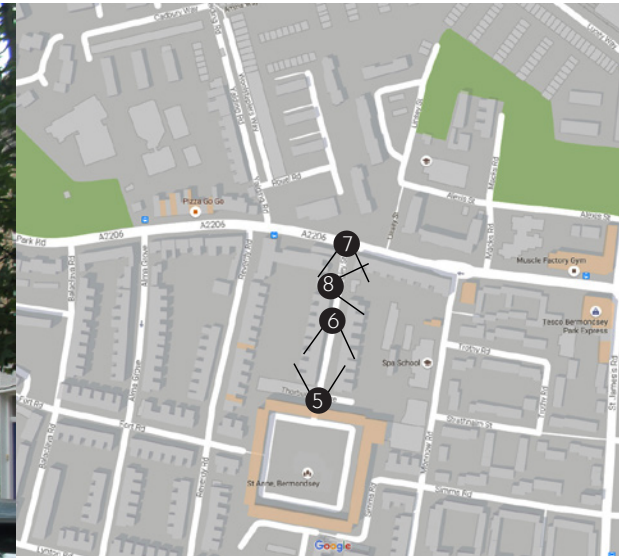




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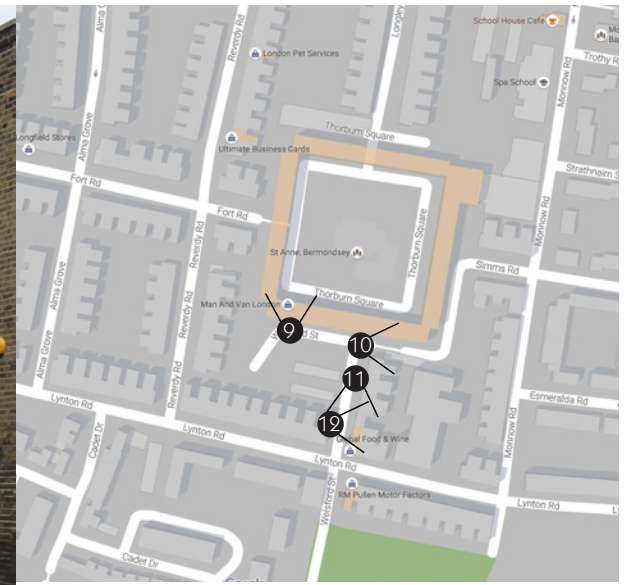




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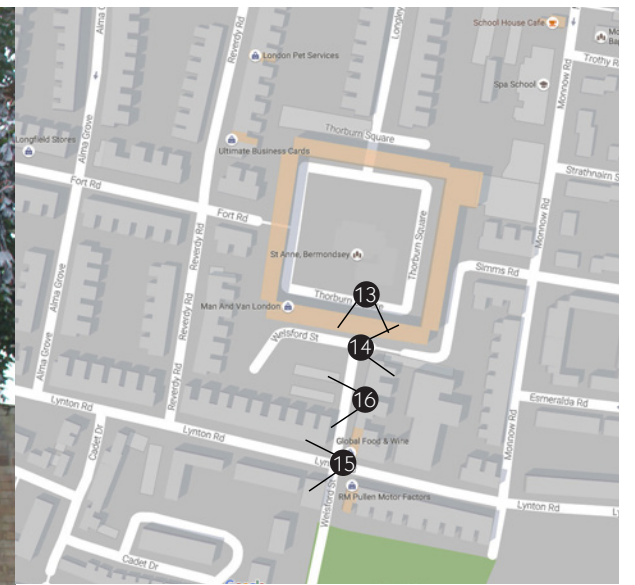




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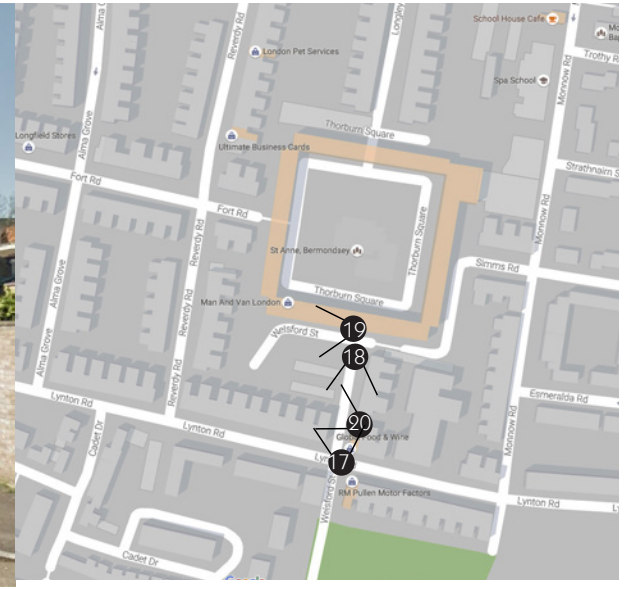




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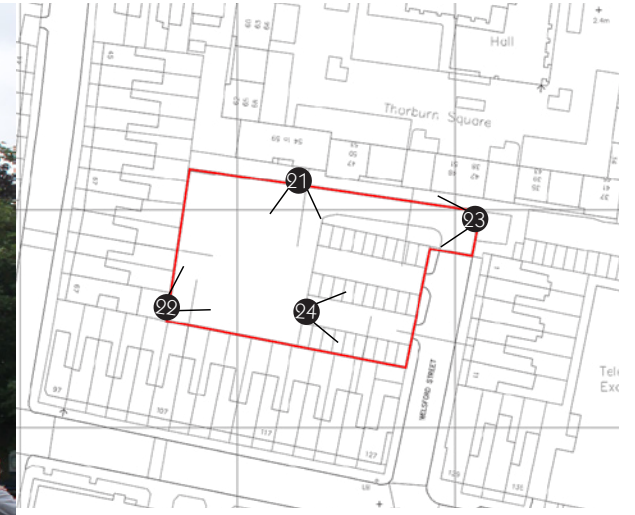




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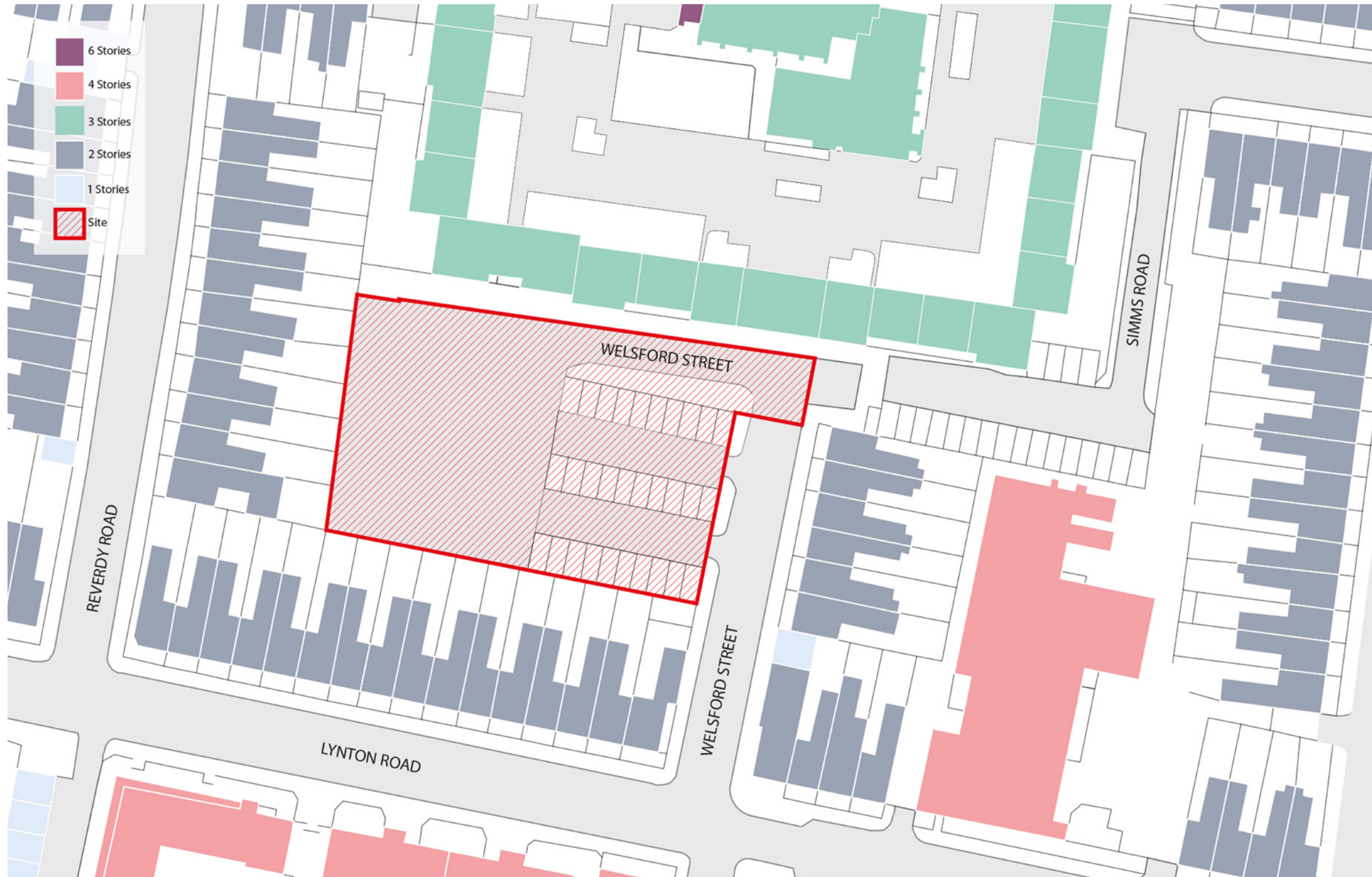


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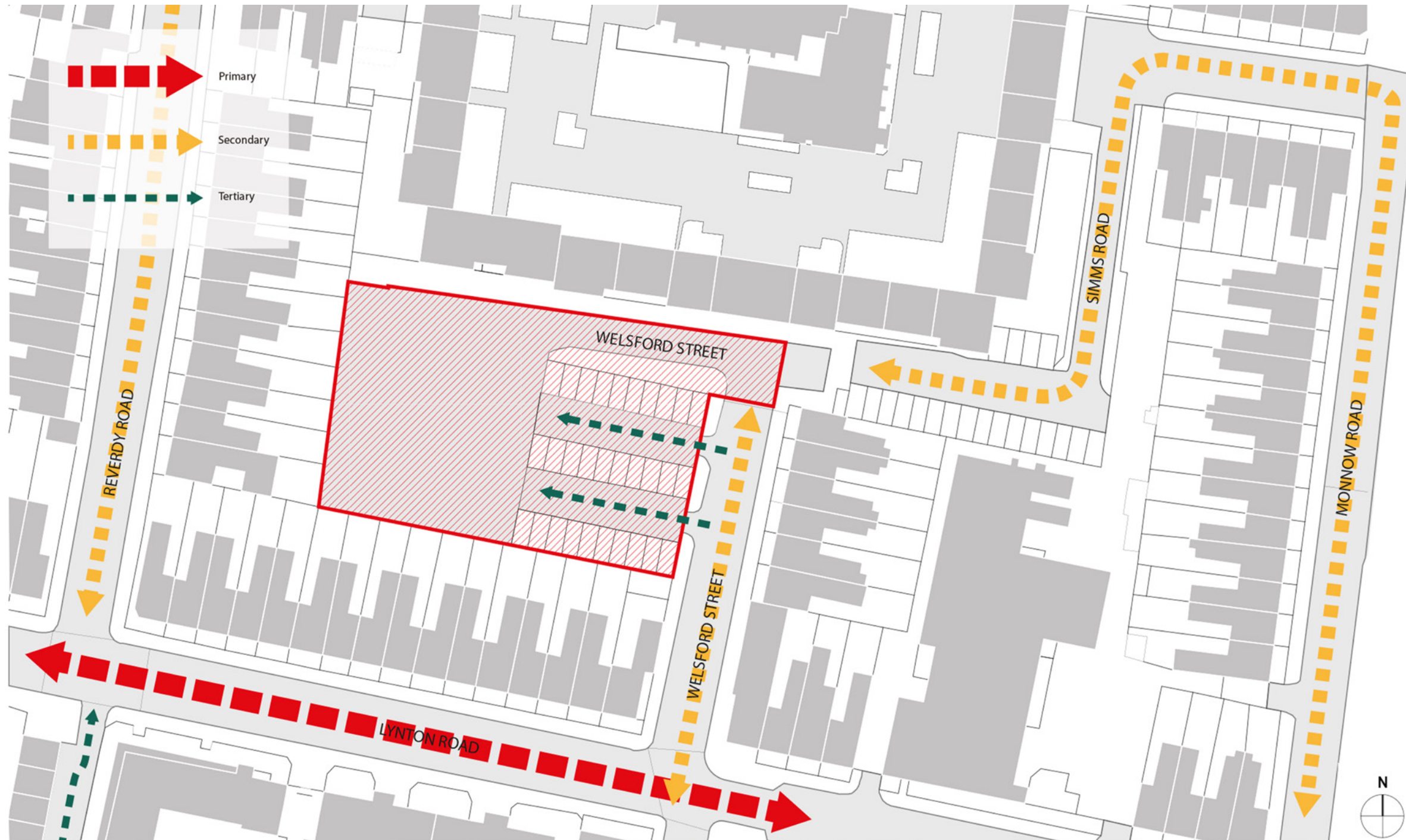
















## Thorburn Square – Conservation Area

The Following Are All Extracts Taken From The Thorburn Square Conservation Area Appraisal, Prepared By The London Borough Of Southwark

The purpose of the Appraisal is to provide both an account of the Thorburn Square 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.

Thorburn Square is now the only remaining part of a tightly packed 19th century residential area that extended to a southern boundary defined by the railway tracks formerly leading to the Bricklayers Arms Goods Depot located to the west of Dunton Road. Geographically this part of Bermondsey was always relatively isolated.

The Thorburn Square Conservation Area was designated by Southwark Council on 30th January 1991 as a conservation area, under the Civic Amenities Act of 1967, stating :-

- Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.
- The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas

The streets forming the Thorburn Square Conservation Area developed after the construction of the Bricklayer’s Arms Railway extension in the 1840’s. The line once formed part of the South Eastern and Chatham Railway

By 1896 the remainder of the conservation area had been constructed, including Spa School and the Queen Victoria Public House. Blue Anchor Road had been renamed Southwark Park Road and a tramway ran along its length connecting Bermondsey with Rotherhithe.

It is on the map of 1896 that Thorburn Square is first referred to. In the centre of the square stood St Anne’s Church, formerly the central feature to a set piece residential estate from the mid Victorian era.

The area is often referred to as the last remaining part of ‘Old Bermondsey’ (presumably referring to an intact wholly residential quarter). It is certainly the largest old residential area remaining in North Southwark and to date remains largely intact.



Thorburn Square c.1850-51



Thorburn Square c.1879





The Church today stands in an entirely different relationship to the surrounding streets than that for which it was originally intended. Interestingly, the church was built first, and then followed by the surrounding small-scale streets, and finally the buildings on Thorburn Square, providing the setting for the church as the final part of the development. This unusual pattern can be seen. The original buildings surrounding the square were large, three-storey semi-detached Villas of the 1860's, similar to those found today of Southwark Park Road, with a wealth of elaborate detailing in stucco and wrought iron.

The Thorburn Square Conservation Area remains much as must have been originally intended. The intense development of two-storey terraced houses with repeated ornamental details and minor design variations allows each street/road a slight variation that affords individuality.

The names of the roads Balaclava and Alma record both the date of the development and famous military victories of the Crimean War still fresh in the public's mind at that time.

The Thorburn Square Conservation Area is the only surviving section of mid Victorian housing which once typified North Bermondsey

This leaves the Thorburn Square Conservation Area as a unique site, typical of the urban form that formerly covered most of this area of South London.

As a result of post war slum clearance, the former Thorburn Square was replaced by a fashionably 'brutal' housing re-development of 1968 by Southwark Borough Council. The new 3 storey development enclosed St Anne's from all sides and truncating views of the church and totally transforming its original setting. The 1968 version of Thorburn Square is however not without merit. The internal space creates a quiet enclave and is a reasonable alternative setting for the church.

Thorburn Square stands at odds both with the original planned layout of the area and its mid/late 19th century domestic architectural character. Thorburn Square has less relevance to the general character of the area than formerly would have been the case.

The Thorburn Square Conservation Area is a notable surviving example of mid too late 19th terraced housing which once occupied this area of Bermondsey. Narrow streets fronted by terraced house of a strong unified character with traditional Victorian detailing and small front gardens. Building heights across the area are generally uniform and typically two storeys

The conservation area contains no listed buildings. The quality of its character is instead derived from the arrangement of the unlisted buildings, their density and location making this an unusual and interesting 'pocket', worthy of statutory protection. The 'architecture' is modest and appropriate



Thorburn Square Conservation Area and 2012 extension



St Anne, Bermondsey





An important feature of the Thorburn Conservation Area is the serrated outline of the London or 'butterfly' roof profile which still exists. On Southwark Park Road the roof profile is hidden on the street elevation by stuccoed parapets but on Alma Grove the roof profile is clearly visible. The existence of chimneys provides interest within the conservation area at roof level.

The most unsuccessful sites within the conservation area are those prime for redevelopment. These are the garage sites for Thorburn Square (most notably to the west of Welsford Street, which would greatly benefit from a rearrangement of space and the development of a small terraced row to mirror the east side of the street)

Development can therefore respond by:

- Maintaining the established or historic building line on the street – in most of the conservation area this means setting building frontages back to provide front property boundaries defined by railings, low walls and fences. It is important to restore and continue the street definition these create;
- Keeping utility areas behind the street frontage and retaining the front garden boundary line, as opposed to creating parking areas to the front of the properties;
- Maintaining the mature trees and hedges that add to the amount of soft landscaping in the conservation area

The common building forms in the conservation area also determine the way development and changes can take place. The predominant building type is 19th century speculative housing development that contributes to the cohesive character of the place. These generate a visual rhythm in the street or relatively narrow frontages, 5 to 6 metres that gives a strong verticality to elevations even though they may be only two storeys high. Wider or doubled plots fit into the scene where they retain this verticality

- Heights of two and not less than two – 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 the street level or the distinctive serrated roofline. Given the cohesive nature of the roofscape to properties within the conservation area, mansard roof extensions would not be considered appropriate;
- Relatively narrow plot widths that give strong verticality to elevations are important in maintaining the visual rhythm of development blocks; and
- Regular residential pattern of fenestration and a strong verticality in upper floors.



Trees in the conservation area



Exemples of windows in the conservation Area



Fort Road



Southwark Park Road

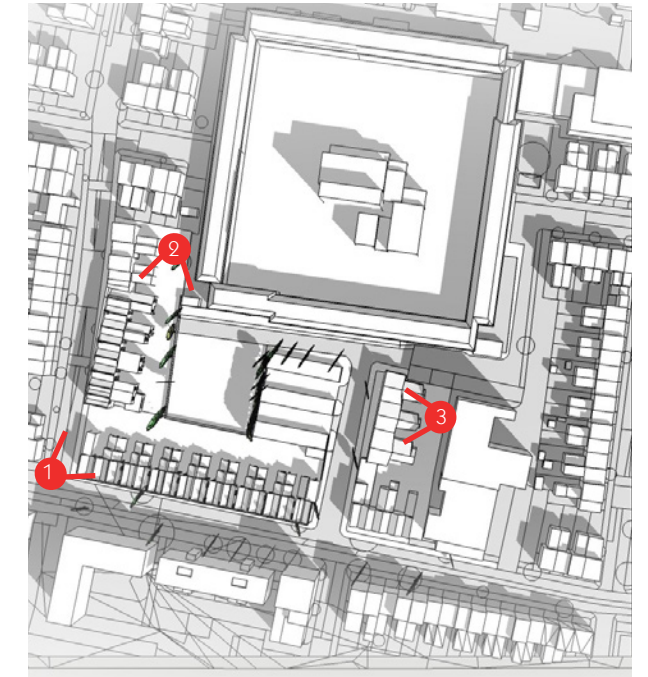


St Anne, Bermondsey





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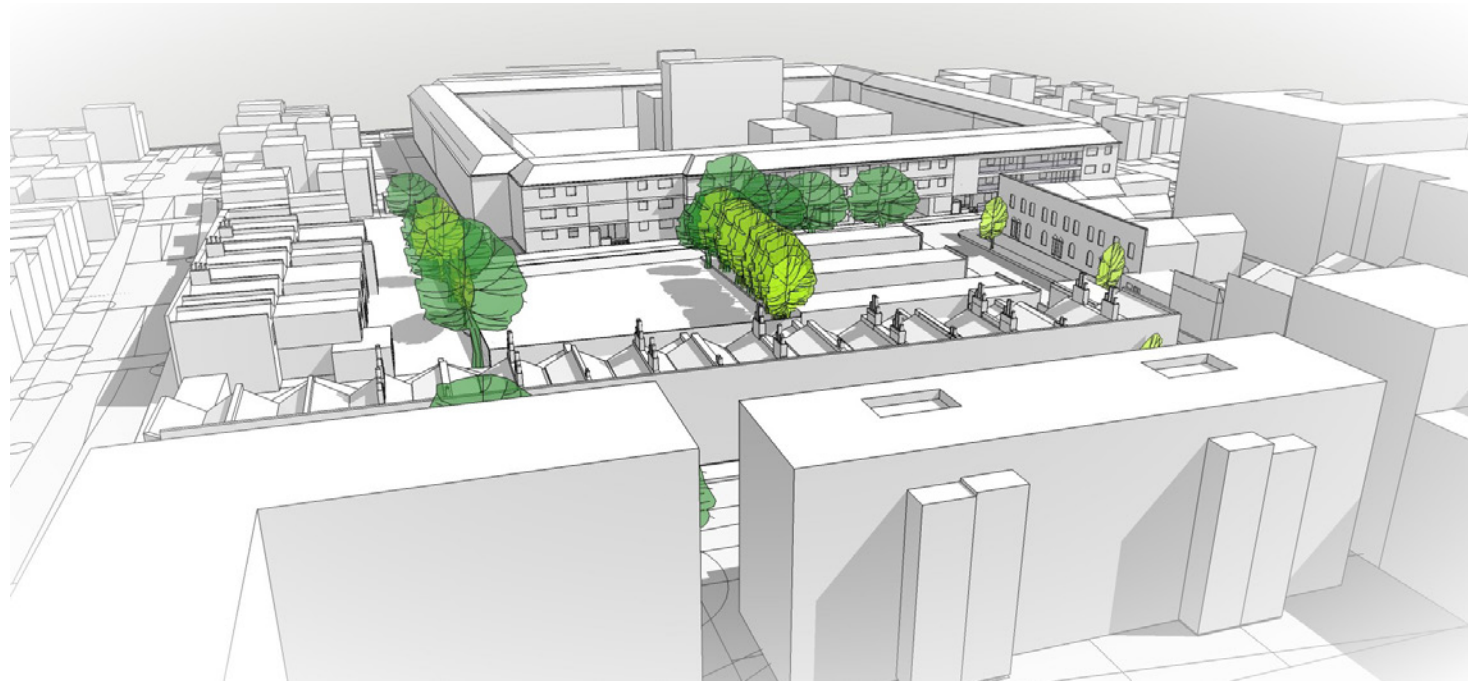


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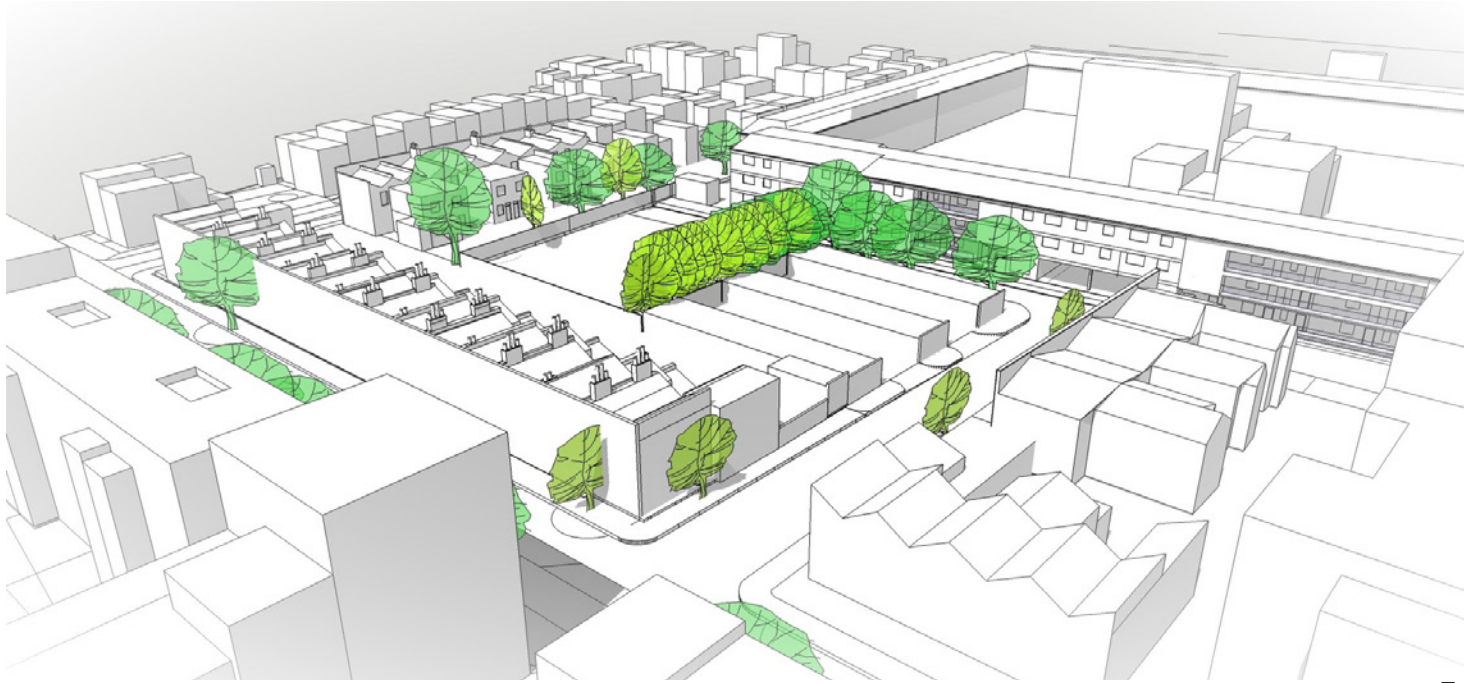


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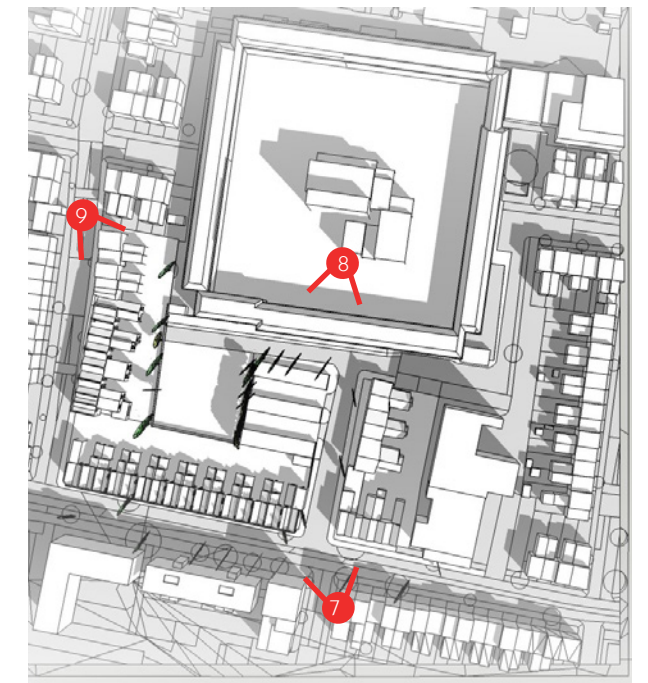


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