



# Trafalgar Avenue

## Conservation Area Appraisal

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

1.1.2 The statutory definition of a conservation area as laid down in the Planning (Listed Buildings and Conservation Areas) Act 1990 is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

1.1.3 Under the Act the London Borough of Southwark ('the Council') has duty to decide which parts of the borough are of special architectural or historic interest and to designate these parts as conservation areas. The Council has designated 48 conservation areas to date, of which one is Trafalgar Road.

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 Trafalgar Avenue Conservation Area is via the normal planning system. However 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 Trafalgar Avenue 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. Trafalgar Avenue: Location, description and summary of special interest

1.4.1 The Trafalgar Avenue Conservation Area is located south of Old Kent Road, and to the East of Burgess Park in the Old Kent Road ward of the London Borough of Southwark.

1.4.2 The conservation area covers a land area of approximately 16080m<sup>2</sup> (1.6 hectare) and primarily comprises the northern section of Trafalgar Avenue, from the built area north of Burgess Park to the south of Old Kent Road.

1.4.3 The terraced, detached and semi-detached areas which line the street also include the majority of their private front and rear gardens, including boundary walls and structures within these gardens. The modern mews development at Nile Terrace is also partially included, as is the Lord Nelson Public House at the junction of Old Kent Road.

1.4.4 The use is predominately residential; a variety of flats, apartments and single dwelling houses are noted in the street. The only commercial property currently in the conservation area is the Lord Nelson Public House.

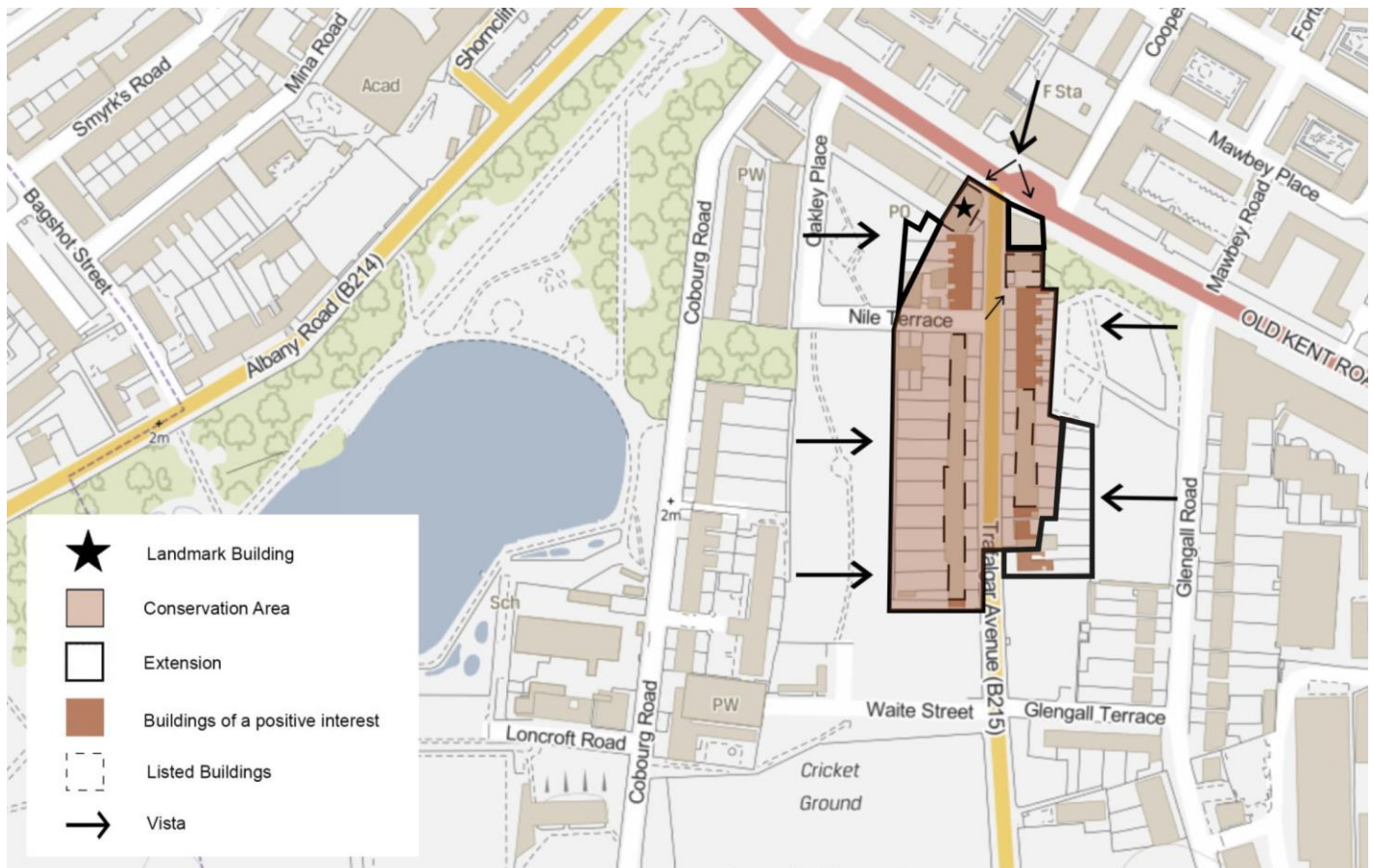
1.4.5 Visually the conservation area is level and generally at a maximum elevation of 4.30m above OS Datum.



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 one third of all land in the conservation area is owned by the Council. The rest is privately owned.

1.4.7 In recognition of its special character, the Trafalgar Avenue conservation area was designated on the 25 November 1980 and extended on the 30 September 1991.

1.4.8 A broad search of the planning history of the area shows planning applications predominately centre around townhouse conversions into flats and houses of multiple occupation, and small extensions. Two notable additions to the conservation area are the mews development at Nile Street and number 66 Trafalgar Avenue.



**Figure 1 Location of Conservation Area**

### Summary of special architectural and historic interest of the conservation area

- A good example of an early residential suburban development off the Old Kent Road
- Commercial development which fronts the Old Kent Road, leading to terraced streets behind
- A small amount of detached and semi-detached 19th-century fine villas
- Fine intact early 19th-century terraced properties with largely unaltered exteriors; front and rear gardens behind a formal boundary
- Typical middle class mid-19th-century terraced houses with fine detailing, again with largely unaltered exteriors
- Although not the original context, open space to the south with mature trees and parkland setting

# 2. History and archaeology

## 2.1. Early history and archaeology

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

2.1.2 Within the general conservation area setting there is a significant variation in the underlying geology, and for much of its history the area would have been mainly uninhabited open pasture with marshy zones. The Earl's Sluice, one of London's 'lost' rivers (now subterranean), and the River Peck have also affected the local landscape. 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, have been discovered nearby, mainly to the north around the Old Kent Road.

2.1.3 A small northern section of the conservation area fronting the Old Kent Road is located within the council designated Archaeological Priority Area (APA) of 'North Southwark and Roman Roads', previously known as 'Old Kent Road'. The Old Kent Road follows the projected line of the major Roman road of Watling Street (A2), which linked London to Canterbury. Watling Street was one of the most important roads in Roman Britain and the Old Kent Road remained an important transport connection throughout the medieval and into the post-medieval period.

2.1.4 Many archaeological sites in the 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. There is some evidence that a second minor Roman road, following the alignment of Watling Street, may actually cross the conservation area, and possible fragments have been recorded at No.59 Trafalgar Avenue and 41 Cobourg Road, however, further investigations on the same conjectured alignment for this road have failed to record any supportive evidence.

2.1.5 The Old Kent Road 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.

2.1.6 It appears that north—south roads are also of some antiquity and Trafalgar Avenue follows the line of an early trackway shown on Rocque's map of 1746, and annotated the 'Footway to Peckham' on Greenwood's

map of 1826. Glengall Road was set out on a similar alignment, following field boundaries, with Peckham North Field shown to the southeast on Rocque. The solely residential character of the conservation area was fully established by the 1870s. Along with the adjacent Cobourg Road and Glengall Avenue, the Trafalgar Avenue Conservation Area was one of the first parcels of formerly open land around the Old Kent Road to be developed for suburban housing in the early 19th century. This housing still exists along with later 19th-century terraced housing and landmark buildings the Lord Nelson Public House.

2.1.7 The form and setting of the conservation area has been much altered by the formation of the Burgess Park which cleared away surrounding streets and the terraces to the south to allow views of the rear of the terraces. In the open space to the south of the conservation area, the street trees and front garden trees remain in some locations, marking the former line of terraces and street layout.

## 2.2. Old Kent Road

2.2.1 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 from Londinium to a settlement south of the river. From here, two major Roman roads, Watling Street and Stane Street, connected the river crossing at London Bridge with other Roman cities in the south of England.

2.2.2 In the medieval period Old Kent Road became a pilgrim route after the martyrdom of Thomas Becket in 1170. The area was sparsely populated but there was a manor house and friary. By the 18th century there were houses and coaching inns on the road, with turnpikes at each end. Its hinterland, including what was to become Cobourg Road, remained, and by the early 19th century was a mixture of market gardens, fields, marshland and commonage. At this time, small lanes spread out east and west from Old Kent Road along the old field boundaries. These lanes were subsequently some of the first to be developed.

## 2.3. 19th-century industry

2.3.1 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.

2.3.2 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.

2.3.3 The success of the late Georgian economy resulted in upper class suburbs slowly spreading 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).

2.3.4 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 1820's. Development accelerated with the coming of the railways in the 1840's 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.

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

2.3.6 The development of the Trafalgar Road Conservation Area mirrors that of the wider Old Kent Road area. Trafalgar Avenue was created after the adjacent Cobourg Road, however was still one of the first new streets off the Old Kent Road to be laid out and developed for middle class housing. Begun around c.1820 it was more or less complete by c.1870.

2.3.7 Other streets, principally the adjacent Cobourg Road and Glengall Road were also laid out with middle class terraced and semi-detached dwellings. By the middle of the century, the surrounding area had been widely developed, this time in more densely packed streets of smaller terraced houses which were built to accommodate the local workforce.



Figure 2 1840 tithe map



Figure 3 1878 Ordnance Survey map



## 2.4. Burgess Park and the 20th century

2.4.1 Bombing during WWII led to slum clearance and the establishment of large housing estates in the 1950s and 60s along with the establishment of retail and storage sheds in place of much former industry. The Surrey Canal was filled in in 1972. However, pockets of middle class late 18th-/ early 19th-century housing remain, including Cobourg Road, Trafalgar Avenue and Glengall Road, remain, as do some large Victorian workshops.

2.4.2 Following WWII, the London County Council's Abercrombie Plan proposed clearing a large area (220 acres) of bomb-damaged and slum buildings in North Camberwell to create a new park. Construction began in 1951 and was finally completed to its present 56-hectare area in 1995. The construction of Burgess Park included the loss of houses to the south of Trafalgar Avenue, and the streets to the east between Glengall Avenue and the west to Cobourg Road.



Figure 4 1896 Ordnance Survey map



Figure 5 1952 Ordnance Survey map

# 3. Appraisal of special character and appearance of the area

## 3.1. Historic significance

3.1.1 The Trafalgar Road Conservation Area has some historic significance as being one of the earliest 18th-century residential suburbs to be developed along the Old Kent Road. Its simple origins from commercial properties facing Old Kent Road, to the development of Ormond House at the northern end of the street led to terraces extending to line a former rural path. This formalised a well used movement corridor, and with the development of the terraces resulted in a formal street leading from the Old Kent Road to Peckham. Unlike much of historic Old Kent Road (which has been largely cleared) this area remains as a typical Victorian suburb with its surviving buildings largely unaltered.

## 3.2. Layout and form

### What's special?

- Grid iron street form much altered by formation of Burgess Park
- Historic street trees within Burgess Park
- Coherent rows of terrace townhouses, each from different periods
- Unique single houses (now divided into a number of dwellings) including the former Ormond House at No. 2 Trafalgar Avenue, a remnant of the pre-19th-century suburbanisation of the Old Kent Road
- Commercial buildings fronting the Old Kent Road, including the Lord Nelson Public House

3.2.1 Within the context of the wider area, the layout of the conservation area is part of a typical 'grid iron' pattern with east—west streets often laid out along the line of former field boundaries intersecting with the more ancient Old Kent Road. The grid iron has been altered by the formation of Burgess Park which removed the southern areas of the street, but retained the northern terraces. The street has a strong formal linear layout and form created by the close knit terraces, front gardens and near continuous terraced streetscape.

## 3.3. Landmarks, views and setting:

### What's special?

- Linear north and south views along the street
- The view of the rear of No. 2 Trafalgar Avenue
- The setting within a 19th-century grid pattern of suburban streets developed south of the Old Kent Road, historically responding to the areas of economic uplift during the early Victorian period
- The creation of Burgess Park in the mid- to late 20th century gives a leafy and open setting to the conservation area, in contrast to the busy commercial thoroughfare of the Old Kent Road
- The Lord Nelson Public House and Ship House at No. 1 Trafalgar Avenue as landmarks.

3.3.1 The views along the street as a near continuous terrace on both sides forms a strong coherence in the views within the conservation area. The break with Nile Terrace on the eastern side of the street allows for glimpses of the small park in this location and the terrace in Oakley Place (in the Cobourg Road Conservation Area).

3.3.2 Views south include the mature trees now in Burgess Park and the open space of Burgess Park, forming an attractive view within the southern section of the conservation area.

3.3.3 Views from the street of the large bay window and the rear of Ship House, 1 Trafalgar Avenue above the wall are also important.

3.3.4 The gateway to the terraces of the street are formed by the Lord Nelson Public House (Grade II) and Nos 338, 338b and 338c Old Kent Road and 1a Trafalgar Road. These are landmarks within the local area, dating from the mid 19th century and constructed as part of the development of Trafalgar Avenue, although the latter group is not currently in the conservation area.



### 3.4. Character areas

#### What's special?

- Gateway buildings fronting or formerly fronting Old Kent Road
- Individually designed sections of terraces and single dwellings, plus parkland surrounded by elements of former street layout, built at different times during the 19th century, mostly intact.

#### Gateway buildings fronting Old Kent Road

##### *The Lord Nelson Public House*

3.4.1 In 1878, according to the Survey of London 'The most noticeable feature in the Old Kent Road is the number of public-houses, each with its swinging sign and drinking trough for horses.' Among these houses of 'entertainment for man and beast' is the Kentish Drovers, which had existed for a couple of centuries and was a well known halting place on the road to Kent, at a time when it was bordered by green fields and market gardens. The Thomas à Becket, at the corner of Albany Road, commemorates where the pilgrims first halted on their way from London to Canterbury. Possibly the oldest of the inns on the Old Kent Road, near the Bricklayers' Arms Station, rejoiced in the singular name of 'The World Turned Upside Down.' Most public houses evolved to accommodate the travellers looking for lodgings or refreshment at the edge of the city.

3.4.2 The Grade II listed Lord Nelson public house opened its doors in 1821; although its address today is 386 Old Kent Road, it was previously known at Cobourg Place, Old Kent Road in 1839 and 15 Oakley Terrace, Old Kent Road in 1848. The building is three storeys in yellow stock brick, with white painted stucco, parapet and dressings. At the ground floor the later extension of 1895/6 is ornately decorated with fluted columns and ionic capitals, decorative iron balustrade and dentil course. This section houses the lounge bar and good quality interior, of national importance according to the Campaign for Real Ale (CAMRA), although some of it is obscured by modern decorative features. The chamfered doors form a positive entrance to the building and frame the corner of the street. The clock above is of note, as are the general intact façade and original form of the building, including bay window and Georgian paned sash bay window visible above the ground floor extension. The Lord Nelson forms a group with the other public houses in Old Kent Road, as well as the adjacent terrace at 2–14 Trafalgar Avenue and Nos 338, 338b and 338c Old Kent Road.



Figure 6 Lord Nelson Public House



Figure 7 Nos 1 and 3 Trafalgar Avenue or Ship House, formally Ormond House

##### *Nos 338, 338b and 338c Old Kent Road, and 1a Trafalgar Road*

3.4.3 Nos 338, 338b and 338c Old Kent Road and 1a Trafalgar Road lie outside of the conservation area boundary. With the exception of 1a Trafalgar Avenue, the buildings are three-storey block dating from 1884. They are constructed of yellow stock brick, with white painted quoins, stringcourses and dressings, with timber sash window above modern shopfronts. The chamfered corner addresses both Trafalgar Avenue and Old Kent Road, mimicking the opposite Lord Nelson principal doors. The building echo's the architectural style of the rest of the conservation area; formal and traditional in form, function and appearance. No. 1a Trafalgar Avenue appears to be a small extension to the rear of 338 Old Kent Road. The block was constructed on the front garden of the former Ormond House, now Ship House at 1 Trafalgar Street.

### *Nos 1 and 3 Trafalgar Avenue, or Ship House, formally Ormond House*

3.4.4 Built in 1720, this large house is four storeys, with stucco front which faces south over large gardens. The bay extension to the western side dates from this period also. The rear of the house faces Old Kent Road and is of a plainer brick with simple sash windows. The main front entrance remains hidden behind the also Grade II listed wall, and include tiled steps, panelled door and decorative fanlight. The large bulky scale of the house suggests the front elevations may have previously been more decorative but over time have lost features. The house was divided in two in 1820 and two entrances created through door cased gates in the wall to Trafalgar Avenue. Historic mapping shows extensive gardens to the south spanning the length of the street, until in 1892 it was sold and developed as 5–23 Trafalgar Avenue, and later 3a Trafalgar Avenue. The 1878 Ordnance Survey (OS) map shows the front garden as a drive with access from the Old Kent Road, and fountains and planting beds in the southerly-facing formal gardens (Figure 3)

## **Terraces**

### **What's special?**

- Continuous runs of formal townhouse terraces, three storeys or more
- Constructed in sections in specific periods during the 19th century
- Mostly built of brick, with some stucco, decorative door cases, window surrounds and quoins. Most have surviving timber sash windows, front and rear gardens

3.4.5 Following the development of the frontage along Old Kent Road, Trafalgar Avenue was formally laid out in the early 19th century along a footpath leading to the northern section of Peckham, and latterly crossing a bridge over the Surrey Canal.

3.4.6 The earliest terraces to be constructed were on the west side of the street. The tithe map of 1830 indicates the land was previously owned by the City of London, and sold to construct the terraces Nos 2-14 and 16 to 26 (see Figure 2).

### **West side**

#### **2–14 Trafalgar Avenue**

3.4.7 Nos 2–14 Trafalgar Avenue are, with the exception of No. 2, two-storey terrace villas with basement. They have steps up to the raised ground floor and pediment door and window cases at ground floor, with simpler ones above. The facing material is yellow stock brick and they have butterfly roofs set behind stucco faced parapets. There are large triangular

pediments at Nos 6 and 12, with Nos 2 and 10 having projecting porches. No. 10 is double-fronted, while No. 2 has a full second floor in brick, protruding incongruously above the parapet. Most of the front gardens with brick walls are intact, however No. 14 has paved over to accommodate a parking space, accessed via Nile Terrace. While there are some anomalies in later alterations, the impression of a handsome terrace built for the middle classes of Peckham remains intact. Of note is the near continuous roof line of butterfly roofs behind a parapet, decorative architectural features and front gardens. The terrace is Grade II listed and forms a part of the wider entrance to the street from Old Kent Road.

#### **1–5 Old Canal Mews, Nile Terrace and Nos 10 and 10a Nile Terrace**

3.4.8 Built in 1996, Old Canal Mews is a two and a half storey mews style development located to the rear of 2–14 Trafalgar Avenue in a simple mews style, with brick facades and pitched roof, with a shared courtyard. The design draws from elements of the traditional townhouse and rear mews style development that was popular in the 19th century. The development preserves the character of the conservation area, however the boundary is currently drawn through the middle of the area.

3.4.9 Nos 10 and 10a Nile Terrace are a pair of semi-detached dwellings of simple brick with some traditional detailing built in 1996 to a design which draws details from the terraces on Nile Terrace. They are clearly a modern intervention to the street and are subservient to the listed terrace at 16–26 Trafalgar Avenue. These buildings preserve the significance of the conservation area.

#### **16–24 Trafalgar Avenue**

3.4.10 This five-house terrace is likely to be one of the older in the street; probably built 1851–2, but as the earliest of the four ranges, the three storey townhouses are built from yellow stock, with large dominant fenestration pattern and stucco at the ground floor. They are near uniform in appearance with pediment door cases, stucco window reveals, the central first floor window with a triangular pediment and decorative stucco scrollwork between the windows at the second floor. These elements create a grand ornate elevation. The pitched roofs are covered in natural slate with large chimney stacks between roof boundaries forming a fire wall and most have their front gardens intact behind simple brick walls. Original panelled front doors are painted in heritage colours; other woodwork is white gloss. The grand uniformity of the terrace is likely to reflect the upper middle class status of the houses.





Figure 8 Detail of 16–24 Trafalgar Avenue



Figure 9 Detail of 42–48 Trafalgar Avenue

### *26–40 Trafalgar Avenue*

3.4.11 A row of terrace houses, built 1851–2 and Grade II listed of three storeys plus basement of yellow stock brick with stucco ground floor, and first floor windows with segmented pediments and timber casements. Second floor windows are timber sashes with simple stucco surrounds under a stucco parapet. The significance of these buildings lies in their classical hierarchical composition and vertical repetition in the street, as well as architectural detailing including rounded arched windows and sashes at ground floor and stone front steps leading to a raised ground floor. It is also significant as a part of the historic suburban development of middle class Peckham during the middle of the 19th century. The front gardens include mature trees, some of which date from the laying out of the street in the 19th century.

### *42–48 Trafalgar Avenue*

3.4.12 A Grade II listed block of townhouses, built 1851–2 constructed of yellow stock brick with stucco dressings, with a pediment gable end with egg and dart moulding on heavy console brackets. The four houses are linked with three storeys to the main range, with a two-storey entrance link. At ground floor, there are heavy stucco window surrounds with a four-light window, with stucco architrave, entablature and cornice. The houses have decorative cast iron guards. The first floor fenestration diminishes in scale to three-light windows, and again at second floor to ancillary single windows.

### *50–52 Trafalgar Avenue*

3.4.13 This Grade II listed pair of semi-detached houses sit within the wider terrace that forms the western side of the street, south of Nile Terrace. Like the remainder of the street, they were built in the 1850s and are yellow brick with white painted mouldings. They have pitched roofs sloping towards the street and heavy moulded windows at ground floor with dentil coursing above and brackets to the side. The first floors have arched windows with a stucco entablature with console bracketed cornice above. The front gardens are mature with simple brick boundary walls and some modern railings projecting over the basements.

### *54–64 Trafalgar Avenue*

3.4.14 Again like the rest of the west side of the street, this terrace of houses was built during the 1850s and comprises three above ground storeys plus basement and front gardens with simple brick front wall, bringing a sense of completeness to the streetscene. The terraces are built from yellow stock brick with stucco dressings and banded rustication to the ground floor with a pitched roof, originally in slate.

### *66 Trafalgar Avenue*

3.4.15 Designed by Alan Camp Architects, and built in 2000-1, this modern house is an interpretation of traditional townhouse language. The façade is ordered to reflect the composition and rhythm of the adjoining terrace and the materials, including the tone of the timber



cladding and green of the copper designed to complement the yellow brick of the wider terrace and the green of Burgess Park. The building makes a positive contribution to the street scene without detracting from the listed buildings adjacent nor the parkland setting.

### **East side**

#### **3a Trafalgar Avenue**

3.4.16 A two-storey late Victorian house, built from red and yellow stock brick with projecting bay window. This building is shorter than the adjacent terrace and was constructed on the garden of Ormond House to the north. The property retains its sash windows and slate roof, yellow brick façade with red brick detailing and moulding keystone, brackets and corbels, however the front garden has been lost to hardstanding. The building, with the exception of the front garden, contributes positively to the character of the conservation area.

#### **Scotts Terrace, 5–23 Trafalgar Avenue**

3.4.17 Built on the garden of Ormond House, Scotts Terrace was constructed in 1880 and is the simplest terrace of townhouses in the street. The terraces are constructed in brown stock brick, with bay windows at ground floor with moulded capitals and columns, rose inset and timber sash windows. Steps lead up to access the front doors, however most have lost their original stone or tiles. A number of front doors have been altered and replaced with softwood modern timber designs. Front gardens are either laid to lawn with some mature trees and most are bounded by original brick walls with gate piers leading to the steps. Slate roofs are pitched from the street elevations and each terrace is separated at eaves level with a decorative finial and dentil course to the entablature. There is erosion of the street caused by the haphazard storage of wheelie bins in front gardens and some lack of maintenance to the general garden and front elevation area, however overall the terrace has a positive impact on the special character and appearance of the conservation area.

#### **25–45 Trafalgar Avenue**

3.4.18 Constructed in 1860, this terrace was partially built on the land owned by Ormond House on the east side of the street. This terrace is three storeys above ground with a semi-basement level, often partially visible from the street. The lower ground and ground floors are stucco with horizontal banding, recessed porches under a smooth arched moulding, with sculpted keystone with the face of an elderly man; above the principle window on the ground floor, the keystones depict the face of a young woman. The ground floor windows are mostly timber casement with top hung lights at the top. First floor windows are timber sash, recessed into the yellow stock brick with arches above, and the second floor, plainer again, with simple 'two over two' sash windows. Some houses retain rendered capitals at first floor and a



**Figure 10 Nos 54–64 Trafalgar Avenue**



**Figure 11 No. 66 Trafalgar Avenue**



**Figure 12 No. 47 Trafalgar Avenue**

banded stringcourse and entablature. The roofs are pitched away from the street with natural slate. Dormers are not a feature of the terrace. The ends of the terrace feature large wall boundary walls, topped with railings and a large pineapple feature. Pineapples in architecture traditionally signified friendship and wealth, as they were expensive treats in the 18th and 19th centuries. These walls and the pineapple are positive features of the street and conservation area.

#### 47 Trafalgar Avenue

3.4.19 No. 47 Trafalgar Avenue is a two-storey plus basement double-fronted detached house dating from 1870. A smaller two-storey garage extension was constructed at a later date and sits back from the principle street facing façade. The building is constructed of yellow stock brick with simple 'two-over-two' sash windows, the ground floor one being recessed into shallow arches. The centrally located door is faced with rendered pilasters and cornice and the building sits behind a fence and hedgerow boundary arrangement. The building represents a break in the terrace development of the street which originally continued to the south, past the adjacent existing Victorian dwellings of 49 and 51 Trafalgar Avenue. The building has a formal parapet with hidden roof, but prominent chimney with some original chimney pots. The building contributes positively to the character and appearance of the conservation area.



Figure 13 Pineapple outside 47 Trafalgar Avenue

## Architectural terms

### *Sash window:*

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

### *Stucco:*

- A type of render, usually applied in a bands to the lower floors of a building, often painted in a light colour. The terraces on the western side of Trafalgar Avenue are mostly stucco render. It can also be used for form moulded decorative window and door surrounds.

### *Bolection moulding:*

- A bolection is a decorative moulding which projects beyond the face of a panel or frame in raised panel walls and doors. This is notable on the second floor arrow mouldings between windows on Nos 2–14 Trafalgar Avenue and on projecting bays of Nos 50–64.

### *Butterfly roof:*

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

### *Segmented pediments/pediment heads:*

- The stucco former decorative arch above windows and doors as seen on Nos 26–40 Trafalgar Avenue.



# 4. The conservation area today

## 4.1. Audit of designated and undesignated features

### Listed Buildings within the Conservation Area:

- Lord Nelson Public House,
- 16–24 Trafalgar Avenue
- 26–40 Trafalgar Avenue
- 42–48 Trafalgar Avenue
- 54–64 Trafalgar Avenue
- 1–3 Trafalgar Avenue
- Wall with gate posts and gate, and garden wall to numbers 1 and 3
- 25–43 Trafalgar Avenue

#### 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

- 2–14 Trafalgar Avenue
- 3a–23 Trafalgar Avenue
- 47 Trafalgar Avenue
- 66 Trafalgar Avenue
- The front boundary walls between 23 and 25 Trafalgar Avenue and 45 and 47 Trafalgar Avenue, including pineapple feature
- Boundary walls and fences where original
- Mature trees in front gardens and street trees.

### Buildings which have a neutral impact

- 1–5 and 9 Old Canal Mews, Nile Terrace
- 10 and 10a Nile Terrace

## 4.2. The conservation area today

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

- replacement of windows and doors 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;
- rear dormer windows where visible from Burgess Park and other open spaces;
- loss of chimneys and chimney pots.

4.2.2 The Council's policy is to stop the loss of 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 Trafalgar Avenue 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 Trafalgar Avenue 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 There is little scope for new development in the area.

5.5.3 However, streets are quite close together, creating short gardens. The scope for all but the smallest single-storey rear extensions is therefore very limited.

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

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

### **Alterations and repairs**

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

#### *General*

5.5.7 Original doors, windows, roof coverings and other historic details should all be repaired wherever possible, rather than replaced. Artificial modern materials such as concrete tiles, artificial slates, and uPVC windows generally appear out of place, and may have differing behavioural characteristics to natural materials. Where inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials will be encouraged.

#### *Windows and doors*

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

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

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

#### *Roofs*

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

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

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

#### *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.

#### *Stucco and render*

5.5.17 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.

5.5.18 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.

5.5.19 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***

5.5.20 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***

5.5.21 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.

5.5.22 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 and the Lord Nelson public house***

5.5.23 The uniformity and traditional detailing of the shopfronts along Old Kent Road is a key characteristic to enhance. This should be preserved. Planning permission is required to make even small changes and will not usually be granted.

5.5.24 Similarly, the installation of roller shutters to the outside of shopfronts is strongly discouraged

5.5.25 The retention of the features of the Lord Nelson Public House, including the windows, clock and historic signage is encouraged.

#### ***Satellite dishes***

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

5.5.27 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***

5.5.28 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***

5.5.29 Trees form a significant part of the street scene within Trafalgar Avenue 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.

5.5.30 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.



# 6. Boundary alteration and extension to conservation area

## 6.1. Trafalgar Avenue Conservation Area

6.1.1 The conservation area was designated on 25 November 1980 and extended on 30 September 1991. From time to time, it is the requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review the Conservation Area. As such, the Council have reviewed the boundaries of the conservation area and included within the conservation area, following public consultation the following areas:

## 6.2. Old Canal Mews

6.2.1 The conservation area boundary previously cut through the middle of the principle buildings and adjacent courtyard. The proposal is to include formally all of the properties 1–5 and 6 Old Canal Mews and the gardens of 2–8 Trafalgar Terrace. This creates consistency across land and property boundaries.

## 6.3. Nos 388, 388b and 388c Old Kent Road and 1a Trafalgar Avenue

6.3.1 These properties are constructed of yellow stock brick, with white painted quoins, stringcourses and dressings, with timber sash window above modern shopfronts. The chamfered corner addresses both Trafalgar Avenue and Old Kent Road, mimicking the opposite Lord Nelson principal doors. The building echoes the architectural style of the rest of the conservation area: formal and traditional in form, function and appearance. No. 1a Trafalgar Avenue appears to be a small extension to the rear of 338 Old Kent Road. The block was constructed on the front garden of the former Ormond House, now Ship House at 1 Trafalgar Street. These buildings are contemporary to the development of the street and the Old Kent Road, and form a positive entrance and group with Ormond House and the Lord Nelson public house. There is a clear case for including them in the Trafalgar Avenue Conservation area.

## 6.4. Nos 49 and 51 Trafalgar Avenue

6.4.1 This pair of Victorian villas dates from the mid 19th century, shown on the 1873 OS map as being contemporary with the rest of the street. They retain much of their historic character including architectural design and form; made from locally significant brown stock brick with a simple parapet, they echo the architectural language of the rest of the street, despite their semi-detached formation. They have large steps up to a raised front door and sash windows. They are characteristic of the development of Peckham and the

suburbification of the area, much like the rest of Trafalgar Avenue. They form a group with No. 47 and are a positive remnant of the former street prior to demolition in the mid 20th century. No. 49 has a painted vintage advertisement to the side which is prominently viewed in the street. Despite their lack of front boundaries and insertion of uPVC windows the pair have remained generally intact and form a positive part of the street scene. Another pineapple wall finial is located outside No. 51.

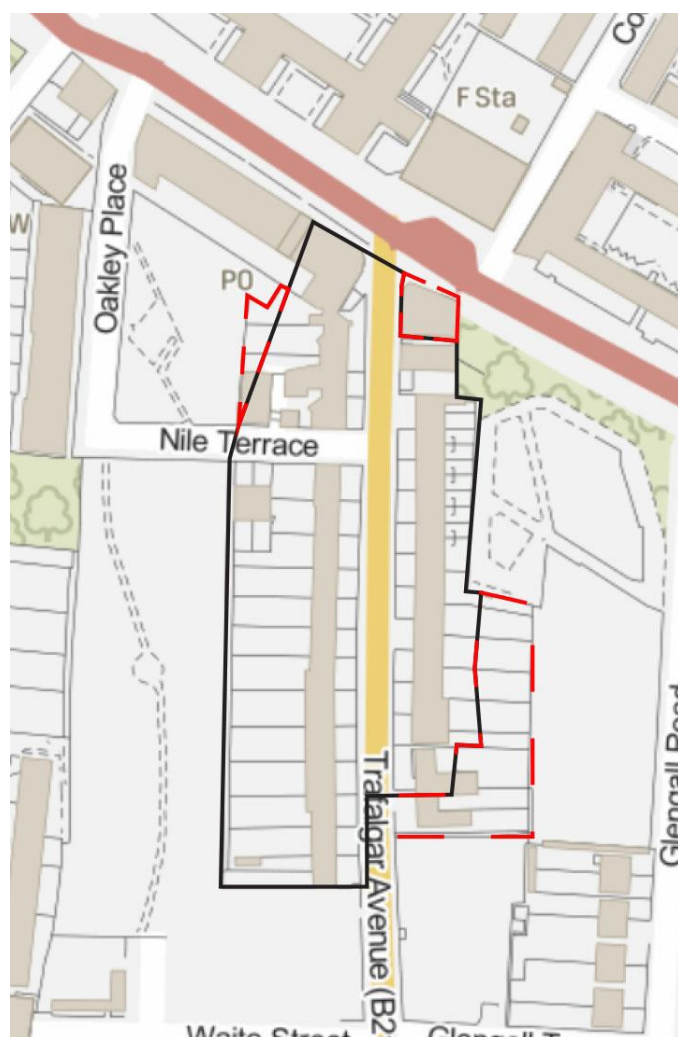


Figure 14 Map illustrating boundary alteration and extension to conservation area in red

6.3.2 Garden areas missed from the previous iterations of the boundaries are also included for completeness.



Figure 15 Nos 338, 388b and 388c Old Kent Road



Figure 16 Nos 49 and 51 Trafalgar Avenue

## Consulting the Council

For small inquiries email [designconservation@southwark.gov.uk](mailto: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.

