



# OLD KENT ROAD CHARACTERISATION STUDY APPENDICES

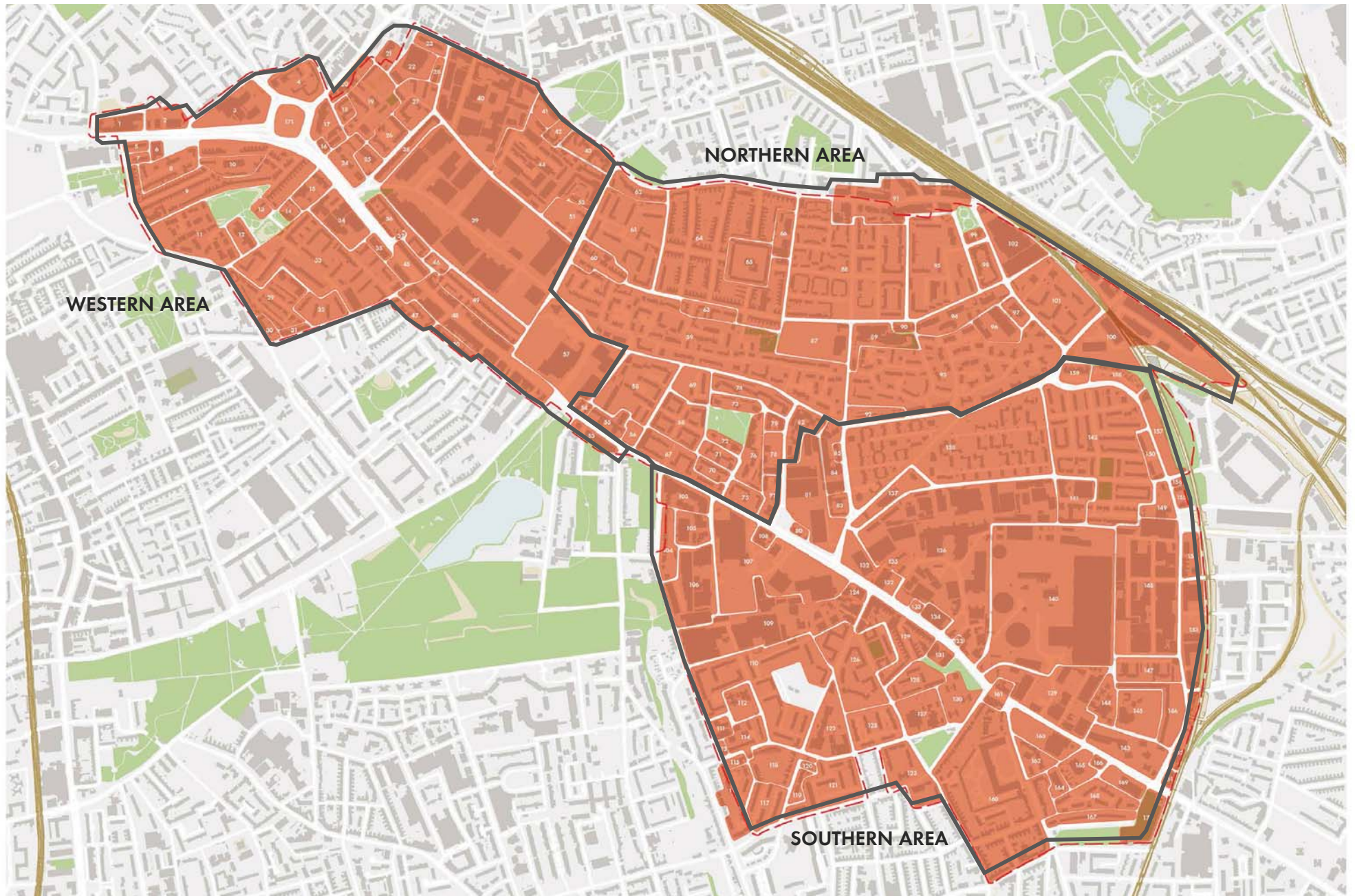
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Urban Practitioners



# APPENDIX A CHARACTER AREAS





## A CHARACTER AREAS

### A.1 INTRODUCTION

The distinct but diffuse character of the Old Kent Road area is summarised in the previous section. To analyse the quality of the place in detail, the study area has been broken down into much smaller character areas. These have been defined by considering how each area would be perceived by building occupants or passers-by. The following qualities have been used to draw the character area boundaries:

- Building form – height, scale, mass
- Building age
- Architectural style
- Materials and colours
- Use – residential, commercial, institutional
- Site planning - open plan, perimeter block, courtyard

Applying these criteria, some 170 distinct parcels have been identified. Some cover a substantial area; others are as small as a single building. Each is shown on a plan and briefly described alongside a relevant image. Where buildings are particularly prominent or of architectural or historic interest, further information is given.

The character areas are divided into the wider character zones of west, north and south.





OS map from 1968 showing layout of Bricklayers Arms junction before introduction of roundabout and flyover.



**1 New Kent Road North side**

Surviving 19th century houses, now shops at ground floor. Three storeys, two or three bays wide, butterfly roofs, varied roofline.

Taller, late Victorian building at the eastern end, with gable. Industrial units tight to rear. Rare historic survival in this area.



**2 Theobald Street**

Two-storey industrial sheds c1980, including a BP garage. shallow, wide span roofs. Pale brick fronts, accessed from rear with a largely blank frontage to the road. Low quality



**3 St Saviour's and St Olave's School, Bartholomew St**

Four-storey late Victorian red brick stone dressings with many later alterations. Later additions including a hall. Screened from Bricklayers Arms by trees



**4 Raphidim Street/Priores St**

11 storey tower block on piloti, c1960, with three-storey serpentine housing c1980s with entrances on the side away from the flyover



**5 New Kent Road south side**

Consistent terrace of nine late 19th century town houses, four storeys plus attic storey in mansard roofs. Three bays wide. London stock with stucco basements, front gardens. Listed Grade II.



**6 Driscoll House**

Red brick, institutional – former hostel for women, c 1911-13 Jacobean style symmetrical facade, entrance from west side. Red and grey brick, seven stories. Listed Grade II, partly for early use of Mouchel-Hennebique concrete construction.



**7 Baytree Mews**

Modern terrace (1990s), smaller houses to the rear, three storeys including attic mansard.



**8 John Maurice Close**

Cul de sac of two storey houses and blocks of flats of three and four storeys. Pale brick, brown tile roofs, parking courts 1990s.



New development just outside the study area illustrates how new linkages can be forged to match the historic street pattern as at Henshaw Street



**9 Searles Road**

Three-storey Victorian terrace, grey brick with double height bay windows, backing onto New Kent Road Chatham Street. Late 19th century continuous terrace three storeys handed ground floor bay windows. Stock brick, slate roof. Facing south onto park (formerly housing up to at least 1975). Bend on the street coincides with old Municipal boundary and deflects southward behind the former Paragon Crescent on Old Kent Road (between St Mary Newington and Southwark).



**10 Institutional building**

c 1900 institutional building in red brick, almost symmetrical. Queen Anne style, facing north onto New Kent Road, fronting former Paragon, designed by Michael Searle (crescent outline of the houses can still be traced). Fenestration differs in the wings.



**11 Salisbury Close**

Cluster of low rise (three and four storeys) apartments. Pale brick, dark shallow pitch roofs, deep plan, pedestrian segregation. Dating from c1970s.



**12 Barlow Street**

Six-storey flats with recessed ground floor behind columns. Stepped frontage rendered facade, deep plan and communal spaces to rear (north side).





### 13 Darwin Street

Four-storey maisonette block in terrace form, facing North west onto the garden. Set back from street frontage with parking in front. Dark brick, expressed concrete frame, 1970s.



### 14 Mardyke House

13 storey post-war tower set within landscaped green space / park. Dark brick and concrete construction. Dating from c 1960s/1970s.



### 15 Former Deaf and Dumb Asylum.

Victorian institution building, originally symmetrical (but extended at each end). Red brick with stone dressings in 'Jacobethan' style. Four storeys in height with double height porch entrance and flat roof. Three-storey stock brick entrance to rear c 1900.

One building remains in use as a primary school whilst the building fronting Old Kent Road has been converted to residential accommodation.



### 16 Old Kent Road

Mid 20th Century commercial building in brown brick. Three storeys with four bays and flat roof. Adjacent to three storey, late 19th century red brick building with commercial ground floor, and slate roofs with dormers.



**17 Tower Bridge Care Centre**

Large red brick block facing north west onto Bricklayers Arms and providing residential care for elderly people. 1990s building with a deep plan, angled to meet the geometry of Tower Bridge Road. The buildings turns away from the main road and is accessed from the rear, with no direct access from the Bricklayers Arms.



**18 Aberdour St**

Four storey deck access blocks. Interwar development with some frontage to the street and internal courtyard/gardens with a south-easterly aspect.



**19 Leroy Street**

Mixed housing, mostly 3 storey ranges built after 1960. Some earlier four storey blocks in red brick. Grey hipped roofs. Central green space including games area.

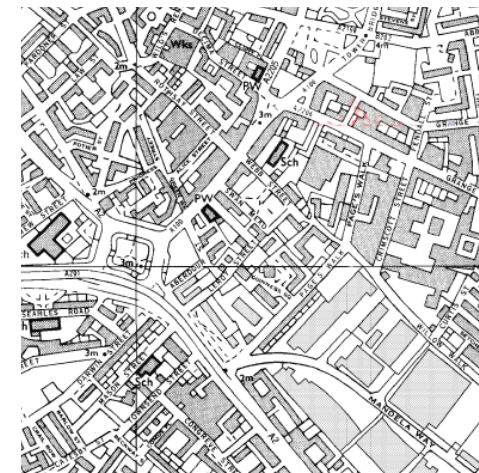


**20 Tower Bridge Road (formerly Bermondsey New Road), south east side**

Strip of commercial buildings hard up against the pavement, stock brick with red dressings. Shops to ground floor/ Also 1920s pub, The George (2 storeys) dark brick with faience dressings. Corner of Leroy Street. Also Haddon Hall Baptist Church, cubic, plain, low roof 1960s



OS maps from 1975 (right) and 1995 (far right) illustrate how this area has seen relatively little recent change



**21 Webb Street School**  
 Typical Victorian school building set within playgrounds. Stock brick, slate roofs, three storeys c1900. This building remains in use as a school.



**22 Off Page's Walk**  
 1960s or later industrial units and or distribution. Large footprint, framed buildings, deep span. Hard surfacing for vehicles.



**23 Grange Road**  
 Six-storey apartment block, pale brick c2000. Trees to frontage.



**24 Old Kent Road**  
 Four-storey late twentieth century flat blocks set back from Old Kent Road behind trees. Pavilion form, yellow brick, dark hipped roofs. Predominantly accessed from the rear.



**25 Board School**

1896 (plaque) opposite Page's Walk and outside the CA but a building of architectural or historic interest. Four storeys red and yellow brick Queen Anne style, slate roof red tile turrets. Architect TJ Bailey. Various extended including roof level and now converted to residential use. The schoolkeepers house to the south east is also a building of architectural or historic interest.



**26 Guinness Square**

Four-storey flats, deep plan, pale brick, dark shallow pitch roofs, convex balconies mid 1970s, replacing Guinness Trust residential block and before that a linoleum factory. Arranged in two blocks, one L shaped, facing at the rear towards a 13 storey tower, faced in stock brick with painted string courses.



**27 Harold Estate**

Early twentieth century, brown brick four storey apartments in an open court arrangement with fingers to the north. Open plan. Red tile hipped roofs with chimneys.



**28 Page's Walk**

Short terrace of modern housing replacing a light industrial site. References of Victorian terraces found in the surrounding area, albeit with shorter proportions.



### 29 Flint St and Tisdall Place

Low rise 2/3 storey houses, 1980s. Houses on unusual chevron layout. Red brick dark tile roofs. Late Victorian cottages in Tisdall Place, two-storey stock brick. Church of St Christopher (former Pembroke College Mission) ES Prior, completed by Herbert Passmore in 1898-1907. Listed Grade II.



### 30 Flint Street

1950s three-storey red brick apartments flat roofs, arranged in shallow U shape with grass around. Access from the rear - although there are balconies overlooking the street there is no direct connection.



### 31 East Street north side

Parade of shops. Two storeys, interwar, render with some brick. Tile roofs with eaves brackets.



### 32 Elsted Street/East Street

Four blocks of flats on LCC model from the late 1950s, five storeys. Knight House, Staunton House, Dent House and Thomson House. Deck access, red brick, hipped tile roofs, arranged in a fan-like plan with grass and tarmac between.



The Old Kent Road photographed in 1950, and showing the Waleran, Kingsley and Dover flats



**33 Congreve Street and Beckway Street**

Postwar municipal housing, varied types. Nine-storey slab blocks and low rise units including four-storey maisonettes. Red brick, tile or flat roofs, mix of communal gardens, private gardens and terraces. Constructed post 1957.



**34 Lidl supermarket**

A fine grained, jumbled area comprising a single storey low deep plan metal roofed shed with entrance to the side and car park, industrial yard off Congreve St to the rear, c2010 block of flats of 6-9 storeys with four town houses on Townsend Street wrapping round stub of late Victorian three storey terrace (Preston Close; originally Swan Place).



**35 Yaldam House**

Three storeys deck access housing. Undercroft parking on the ground floor creates a blank elevation to the Old Kent Road frontage. Red brick dark monopitch roof, terraces and facing south.

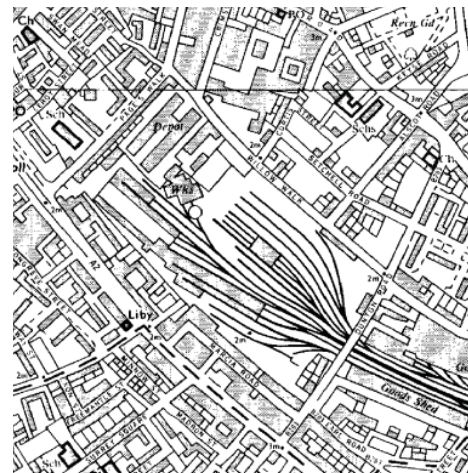


**36 Waleran, Kingsley and Dover Flats**

Six-storeys, grey brick late 19th century industrial housing. Pedimented portals from the Old Kent Road frontage give in to central courtyards. Substantial bay windows, white surrounds, flat roofs chimneys.



These plans show the Mandela Way area in 1975 and then 1995 and clearly illustrate the change to the area through the loss of the railway goods yards. The new trading estate was planned within the original boundary walls of the railway sidings and so largely turns its back on adjoining development.



### 37 The White House, Old Kent Road

Michael Searles house c1800 listed Grade II. Stucco villa with deep overhanging eaves. Additional storey at roof level. The sloping front garden masks the basement but gives the appearance of elevating the house above the street. Railings separately listed.



### 38 Page's Walk

Terrace of railway workers cottages built before 1871. Stock brick, sash windows, flat brick arches, short front gardens. Parapets rebuilt in butterfly form. Formerly backed onto the Bricklayers Arms Goods Depot. Building of architectural or historic interest and in a conservation area. North end of Pages Walk is former stable block for former Bricklayers Arms Goods Depot, 1860s. Single storey, blind arches, taller element to Willow Walk. Slate roof. Victoria Public House.



### 39 Mandela Way

Large footprint, low-rise industrial and distribution units dating from 1984 onwards. Metal sheeting on steel frames, Steel profile roofs.



### 40 Rich Industrial Estate

Bounded by Crimscott Street, Grange Road, Bacon Grove, Willow Walk. Varied cluster of factories and warehouses, - stock brick c 1900, red brick framed construction (former Branston Pickle factory) and interwar moderne, rendered (Alaska building - skins and furs) Wallis Gilbert architect, 1932 now flats.



**41 Grange Road south side.**  
Three-storey flats, brick, deep plan, rear entrance from courtyard



**42 Boutcher Church of England Primary School**  
Late Victorian school building in grey brick. The steep slate roofs and strong dormer windows lend it a gothic air. Set well back from the road with playground and chainlink fencing onto the pavement. Remains in use as a school and has been extended to the west.

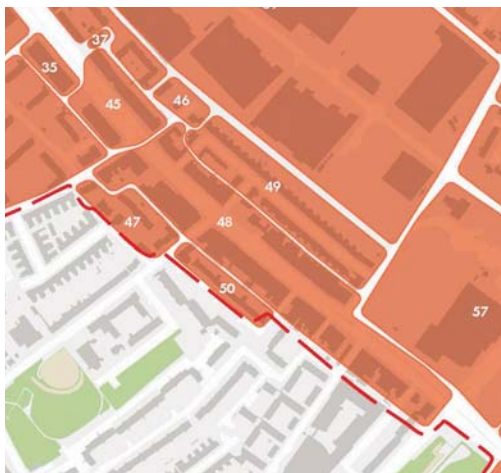


**43 Kintore Way Nursery School and Children's Centre**  
1990s? One and two storeys, profiled steel front to Grange Road



**44 Curtis Street area**  
Late 1970s Low rise modern terrace housing on a grid. Two storeys with attics, parking courts and mews-type development. Red brick and render, tile roofs





#### 45 Old Kent Road

20th Century residential block of three floors over shops with pitched roofs. North west side has four-storey block of flats, flatroofed, over shops. c1950 banded brick facade.



#### 46 Hendre Road

Three storey 1990s new build residential on a short service road off Old Kent Road. Pale brick with relatively flat detailing. Hendre Road is notable as the pedestrian connection through the Mandela Way trading area.



#### 47 Backhouse Place off Surrey Square

1970s infill development to the rear of the high street shops. Short three storey terrace facing the street with a mews tucked behind making a good use of a tight site.



#### 48 Old Kent Road, from East Street to Albany Road.

19th century commercial – prevailing scale 3 storeys, town houses with former gardens later given over to projecting shops. Rich in incident and detail including former department store with giant order engaged columns. Former Fire Station on the corner of Shorncliffe Road Grade II. LCC architects department red brick with Portland stone dressings. Slate mansard roof with dormers 4 storeys with attic. Dun Cow (former pub, interwar) on corner of Dunton Road prominent in long views NW along Old Kent Road. Also prominent: three/four-storey late Victorian building closing the vista SW down Dunton Road.



**49 Marcia Road**  
 Late Victorian terrace (after 1871) on the site of the former goods yard stables. Three stories, stock brick, bay windows with stucco ornament and corbelled eaves. High level of consistency along the group.



**51 Buttermere Close**  
 Residential apartment blocks. Three storeys, yellow brick and dark tiles. Cul-de-sac layout with a central parking court and the buildings largely turning their back to the road. Late 1980s/early 1990s



**50 Madron Street**  
 Late Victorian terrace backing onto the main terrace of Old Kent Road. Three storeys with full height turreted bay windows. Brick with stone dressings, slate roofs and chimneys



**52 Setchell Road.**  
 Short terrace of Victorian houses dating from around 1850/1860. London Stock Brick with three generous storeys and butterfly roofs hidden behind a flat parapet wall. Relatively deep front gardens and a couple of street trees which add a spacious quality. The public house on the corner of the street has recently been redeveloped for housing in a mix of yellow stock brick and white render, rising to four storeys on the corner.



### 171 Bricklayer's Arms roundabout

Large scale roundabout with flyover structure along southern edge. Attractive green space at centre enclosed by roundabout. Flyover forms local landmark but causes some real issues at ground level in terms of pedestrian movement and quality of space.





OS map from 1920 illustrates the very different context of this section of Old Kent Road before the emergence of Burgess Park and the removal of the rail lines and goods yard.



**53 Old Kent Road / Trafalgar Avenue**  
 Consistent mid 19th Century range. Three storey block with stock brick, sash windows and Italianate detail. Ground floor contemporary shops with some detail retained such as console brackets. Butterfly roofs evident behind cornice line. Lord Nelson pub on corner.



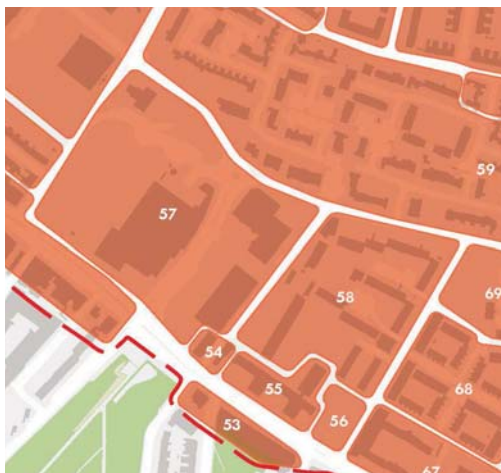
**54 Old Kent Road / Rowcross Street**  
 Two Victorian remnants. Late Victorian three storey commercial block to the east with painted facades with some stonework detail. The frontage suggests that this was formerly a public house. The western block dates from the mid 19th Century with later shopfronts and extensions. It has painted brickwork and some period detail such as pilasters.



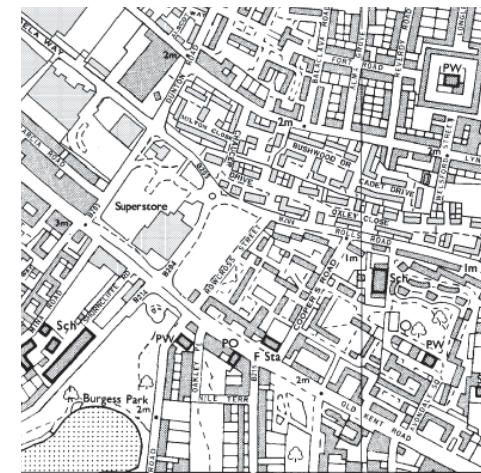
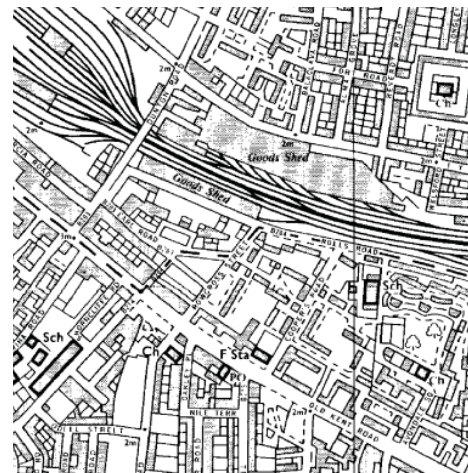
**55 Wessex House**  
 Three storey residential blocks in U shapes on to the Old Kent Road. Dating from c 1970s with rear deck access. Red brick.



**56 Old Kent Road Fire Station**  
 New Fire station built in 2015. Blue3 construction with BDP architects. Two storey unit with flat roof. Cantilevered upper floor with blue-green and grey panels contrasting with red for the engine bays below. Building set back a little further than adjacent properties.



OS maps from 1975 (right) and 1995 (far right) illustrate the how the removal of the rail lines and goods yard impacted sites to the south along Old Kent Road itself.



**57 Old Kent Road Tesco**

Tesco Superstore with car park and other big box retail units (such as Currys). Brick clad units with very shallow pitch and deep span roofs. Buildings set well back from street within large area of car parking.



**58 Rowcross Street / Coopers Road**

Residential estate dating from 1960s. 11 storey slab block with lower rise courtyard blocks (two and four storeys).

Two and three storey units in pale brick with red brick dressings and dark roofs.

Poorly defined communal space comprising green space, parking and sports pitch.



**59 Oxley Close and Bushwood Drive**

Two and three-storey houses developed c 1980s on the former goods shed and sidings, north of Rolls Road and south of Lynton Road. Short clusters of terraces and apartments, short spurs and cul de sacs to prevent through traffic. Parking courts in the centre and a Design Bulletin 32 type layout.



**60 Lynton Road west**

Circa 1900 brick terrace and corner block of two storeys. Stock brick with red brick and stone mouldings. Adjacent properties rebuilt at roof and parapet level. Modern additions of 3 storeys to east on both north and south side of street, followed by two storey Victorian terraces in stock brick. Mature street trees supplemented by smaller new trees in front gardens.



**61 Longfield Estate**

Mid 20th century four storeys red brick tile roof to western block, eastern flat roof. Seven storey blocks in the centre of the estate. The block addresses the streets around the perimeter, but is more free form within the heart of the estate. Routes into the estate all converge on a green space and parking court.

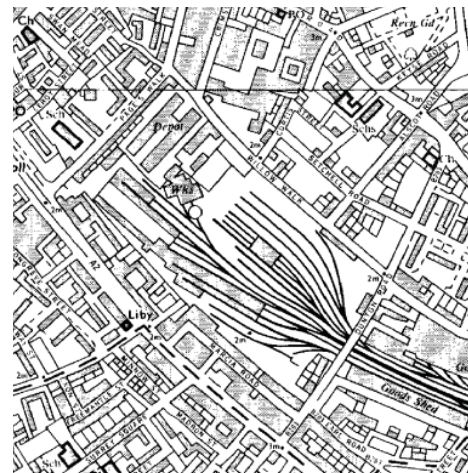


**62 Southwark Park Road**

Long three storey block set back from Southwark Park Road with protruding enclosed staircases. Stock brick, serrated terrace form with balconies to the rear at the western end.



OS maps from 1975 (right) and 1995 (far right) illustrate the change resulting from the removal of the rail lines and goods yard.



### 63 Lynton Road east

Four-storey flatted blocks dating from mid 20th Century in red brick. All have tiled roofs apart from one. Each block has a distinctive treatment to the staircase on the facade.

Blocks front on to the main street and have green space and parking to rear.



### 64 Fort Road area

Grid of Victorian terraces around Thorburn Square. Development predominantly two storeys in stock brick, with butterfly roofs and painted stone mouldings. The streets are planted with mature plane trees. The area is designated as a conservation area.



### 65 Thornburn Square

Historic form, redeveloped in the 1960s on the original plan but with a continuous terrace of flats around the square. The front gardens and railings have been removed. St. Anne's Church forms the centrepiece of the square, now surrounded and partially masked by mature trees.



### 66 Spa School Monnow Road

c 1890s Queen Anne style school with big windows, yellow brick and red dressings. A contemporary school hall has been added which has gables to the street and barrel vault (AoC architects 2012).

The railings delimit the school premises from Monnow Street. There are fewer street trees along this section of the street.



**67 Avondale Square**

Five storey deck access housing blocks in brown brick with red tile hipped roofs and chimneys. This is the largest of the Corporation of London housing estates on land belonging to the City of London since 1251 and originally called Twelve Acres. There are 640 homes including sheltered housing on Harman Close. Building started here from 1920 and continued after bomb damage. The estate was landscaped with substantial areas of informal green space with paths running through it, more formally planted areas. The designers were Sir Lancelot Keay, Basil Duckett and Partners.



**68 Cooper's Road Estate**

Rebuild and refurbishment of Coopers' Road Estate between 2000-2010. There is a perimeter block format mixing apartments and town houses at up to four storeys. There is a mix of facade treatments - brick, wood and render. The layout is in a courtyard pattern with shared green space edged by back gardens to ground floor properties and town houses. Street trees and parking are integrated into the street design.



**69 Avocet Close**

Low rise, new build residential blocks of two and three storeys to the east with pale brick and dark roofs. On the western side, there is more recent higher density four storey development in a perimeter block courtyard format.

There are few street trees or greenery inserted as part of redevelopment.



**70 Avondale Square south**

Four storey, red brick 1930s, flat-roofed blocks of flats forming a paved courtyard with Lanark House. This forms part of the City Corporation Avondale Estate.





**71 Harman Close**

Three storey flats, white brick with hipped tile roofs, c.1970s.



**72 Avondale community buildings**

Old Vicarage and church hall with the new church of St Philip with St Mark by N F Cachemaille Day built in 1963 with a memorial garden between.



**73 Avondale Square north**

Three 20 storey tower blocks (East, Centre and West Point) built in the 1960s. White framing provides scale. On the site of the late 19th Century Avondale Square, from which only the church and the square survive. The remainder was very heavily damaged or destroyed by bombing.

Double height ground floor to towers, recessed behind columns. Pale coloured panels.



**74 Longland Court**

Facing Rolls Road, four-storey flats in a continuous, stepped range built in 1960s.



**75 George Elliston House / Eric Wilkins House**

Mid 20th Century five-storey slab blocks with deck access. Flat roofed and in brown brick. Communal lawns surround the blocks. Horseshoe in form to mitigate the noise of Old Kent Road.



**76 Proctor, Tovy and Colechurch Houses**

Slab blocks on Longland Court (Avondale Pavement) c 1960s. Eleven and four storeys, contrasting bands of grey brick and white string courses.

Very little greenery or street trees with hard landscaping and parking dominating the street scene.



**77 Marlborough Grove South**

Old Kent Road, corner of Marlborough Grove 1980s three-storey flats in brown brick with brown tile roofs



**78 Eveline Lowe Primary School**

Late Victorian school in stock brick with tile roof. Later extensions on the north side. Temporary one storey units extend out to Marlborough Grove and disrupt the building's street presence. A car park edges the street to the north.



#### 79 Press Court

Residential, five storeys including top storey step back. c 2010 in buff brick base and render above. There is a courtyard in the centre of the horseshoe shaped block. There is very little street greenery and no street trees.



#### 80 541-553 Old Kent Road

Old Kent Road fragment of terrace, three storeys plus half basement and attic mansards. Stock brick with stucco parapet and pedimented alternating first floor windows. Cast iron balconies. The eastern end of the terrace is in poor condition with one house missing (concrete frame inserted). Isolated and vulnerable because of incompatible Cantium Retail Park.

A single mature tree supports streetscene in this section.



#### 81 Six Bridges Trading Estate

Industrial and distribution activities in large sheds behind a steel fence. Developed between c 1970s-90s. Sheds face inwards to a central service yard, turning their backs to surrounding streets. Very little street greenery.



#### 82 Phoenix Primary School

Phoenix Primary School, Rolls Road (formerly Eveline Lowe Primary) 1960s, refurbished 2009 HKR and John Pardey Architects. Low profile one and two storey buildings with flat roofs and a brick perimeter wall. Panelled and glazed sections above brick base front on to the street. Original buildings by David and Mary Medd for DES and ILEA, 1966. Listed Grade II.



**83 St. James's Road south**

St James's Road laid out c 1871 and developed shortly thereafter. Industrial premises of three storeys, with white render facades and tile roofs. Units developed early 20th century, possibly earlier and set back behind yard.



**84 St James' Road north**

St James's Road industrial units fronting onto the road. Two and three storey blocks in pale brick with deep spans. Four-storey office block near the corner with Rolls Road. There is a filling station with a canopy, set diagonally to the junction.



**85 St James's terrace**

Short terrace of early Victorian houses in stock brick with slate roofs. Two-storey buildings with flat brick arches and recessed paired entrances. There is a strong presence of street greenery with front hedges and trees in front gardens.



#### 87 City of London Academy west

Large scale box with coloured panels, set below road level behind security fence c 2005. Large play area and sports astroturf to rear. Green planted wedge along north side of school grounds creates attractive edge to Lynton Road.

Five-storey flats on the corner of Lynton Road, yellow brick, metal windows and balconies to corner.



#### 88 Simms Road and environs

Courtyards of two-storey housing dating from the 1980s. Mainly red brick with tile roofs and tile hanging. Northern, and more recent section, includes greater use of pale brick.

Southern (1980s) blocks have parking courts within the centre of the blocks. More recent northern blocks have green space.

Front gardens contribute significantly to the street scene.



#### 89 City of London Academy east

Core buildings of City of London Academy in set of four storey blocks linked to main atrium building. Buildings are flat fronted with coloured panels and glazing. Recessed ground floor and wire security fence on to the street. Developed c 2005.



#### 90 Former St Augustine's Church

Former St Augustine's church, now converted to residential use. North Italian gothic style, red brick with stone dressings. Originally designed in 1883 by Henry Jarvis. Listed Grade II\*



**91 Southwark Park Road**  
Formerly Grange Road and Blue Anchor Road. Shops date from c1940s and 50s. Mostly two-storey, some three with residential above, opening out on the northern side to a small square. Single storey neo-Georgian former bank (now pub) on corner, c 1930s. Three-storey late Victorian commercial at eastern end, by Blue Anchor Lane. Park on south side near railway viaduct



**92 Catlin Street**  
Two ranges of single storey, former Southern Railway stabling and horse hospital. Monopitched roofs, tilting inwards to yard. Still in use as stables and industrial use. Also forge. Rare survival from Bricklayers Arms goods depot.



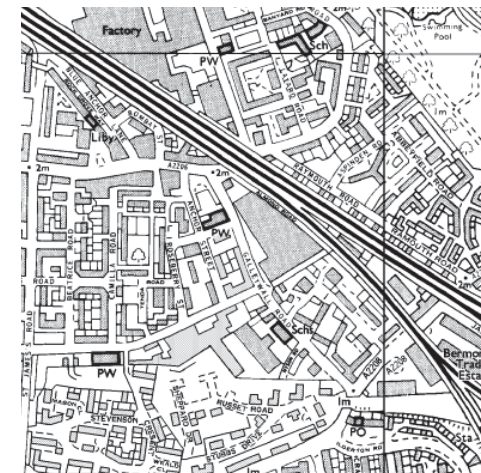
**93 Sheppard Drive and environs**  
Three and four storey residential blocks, irregularly clustered with parking courts and shared gardens. Grey and brown brick with hipped roofs. Dates from c 1970s and 80s.



**94 Lynton Road south side**  
Four-storey residential blocks in dark brick with flat roofs. Five-storey blocks in pale brick to rear. Shared open space.  
  
Four and six storey block to east with coloured panels and artistic wooden perimeter fence.



OS maps from 1975 (right) and 1995 (far right) illustrate the extent of change at the end of the 20th Century in this area.



**95 Manor Estate**

1950s/60s Manor estate in open plan layout. Series of four-storey slab blocks and eleven storey Pope House tower block.

Green spaces set around blocks and extensive areas of hard standing largely comprising parking.



**96 Admiral Hyson Industrial Estate**

Small-medium industrial units in two blocks either side of a servicing area. Developed c1980s on a backland site.



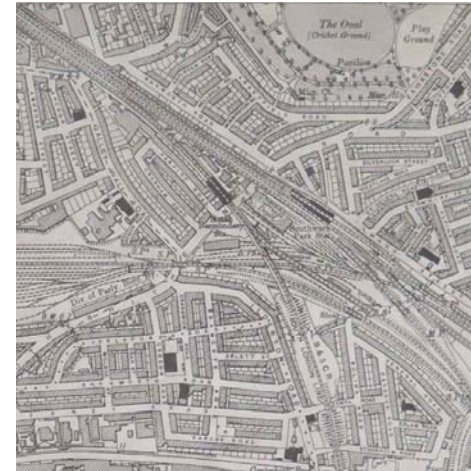
**97 Galleywell Road School**

Victorian school built in 1876 and designed by architect ER Robson. Building in stock brick with red brick dressings. Eclectic style with round arches, gables, lantern, tall floors and big windows. Identified as a building of Architectural or Historic Interest.



**98 Anchor Street**

Three-storey residential broken terrace in U shape with parking court and private gardens within the block. New three-storey residential and/or business use facing north to Roseberry Street.



1920 OS map illustrates how the rail lines to the goods yard once carved through this area.



**99 Roseberry Street**  
Roseberry Street Manor Methodist Church and Day Nursery. Two and three storeys, yellow brick with dark windows, tile roof with overhanging eaves c2010. Two-storey L shaped range.



**100 Bermondsey Trading Estate and South Bermondsey Railway Station**  
Three-storey office units fronting wide span medium scale industrial units, mostly backing onto the railway viaduct. Developed c 1950s. Four turn of the century houses amid the rail lines are a remnant of a former terrace on Rotherhithe New Road.



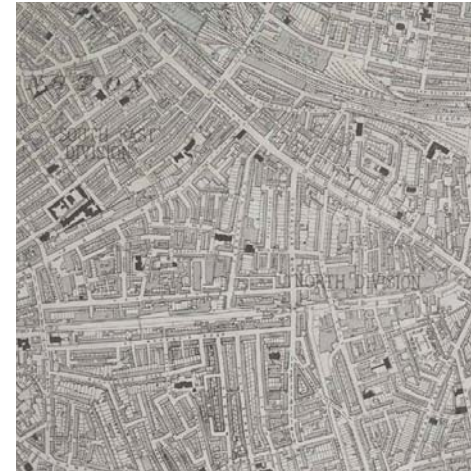
**101 Rennie Estate**  
Residential estate comprising towers, slabs and lower ranges at irregular angles. All in buff brick with white panels and flat roofs. Communal gardens and hard surfacing between the blocks.



**102 Galleywall Trading Estate**  
Large footprint factory or distribution sheds backing onto the railway line and Almond Road. Fronted by three-storey flat-roofed office building dating from 1950s. Predominantly in pale brick.







1920 OS map illustrates how different this area was before the introduction of Burgess Park.



**103 Old Kent Road / Glengall Road**

Two recent developments recreating the frontage on to Old Kent Road. Seven-storeys at corner, stepping down to five storeys along main frontage with commercial use at ground floor. Western block has sand-coloured brick with grey panels and windows, and balconies to Glengall Road, overlooking Burgess Park (Karakusevic Carson architects, 2014). Eastern block is in redder brick by Emoli Petroschka Architects.



**104 Glengall Road**

Paired Victorian villas, two storeys plus half-basements. Frontages in white painted render. Porches reached from steps to each entrance, and hipped slate roofs.

Street trees in front gardens and supported by front garden greenery and hedging. However, some front gardens have been converted to parking.



**105 Ossory Road west**

Mixed industry accessed from Ossory Road. Modern, low profile wide span sheds to front but older complex to rear (Late Victorian between 1871 and 1894), in stock brick and slate roofs, backing onto Glengall Road houses.

Cobbled access road and service route into site. No street or site greenery.



**106 Glengall Business Centre**

Small business units of two-storey equivalent height dating from c2000. Steel profile roofs with deep eaves. Accessed from rear of Glengall Road, with larger units to rear.

Three storey industrial building to south of site on Ossory Road dating from c1960s. Framed construction with red brick panelling.



### 107 Cantium Retail Park

Asda supermarket and other large retail sheds set within large expanse of hard surfacing. Vehicle dominated with surface car parks and service yards. Buildings generally in pale colours, with deep spans, and big illuminated signage. Buildings have a random alignment with Old Kent Road and relationship to the historic street pattern. Single storey Macdonalds drive-through restaurant fronts on to Old Kent Road.



### 108 506-518 Old Kent Road

1950s buildings fronting on to Old Kent Road. Western office/institution building of three storeys in yellow brick, with curtain wall front and columns to ground floor - now New Covenant Church. Two-storey brick building with tile roof to east.

Contribution to streetscene currently limited and no street trees or greenery.



### 109 Livesey Place and environs

Band of industrial buildings. Eclectic mix of generally smaller and older premises which to the west of the area have been extended and joined together. Dense site coverage with limited open air service yard space.



### 110 Friary Estate

Six-storey residential slab blocks dating from 1950s. Generally in grey brick with flat roofs, and informally grouped around communal gardens. The Maismore Street blocks are of the pre-war LCC deck access type at five storeys. Estate lies on the site of Leyton Square which was destroyed by wartime action.



**111 Glengall Road community buildings**

Small cluster of community buildings. Celestial Church of Christ in North Italian Gothic style with random rubble ragstone with freestone dressings and tile roofs. Formerly St Andrews Church, built before 1871. The church tower is a local landmark. Next to the church are more recent one storey community buildings used as a children's nursery. These buildings are in stock brick with architectural roof details.

External space contributes to street greenery.



**112 Haymerle School**

1970s school designed by John Bancroft at LCC. Pale brick, interlocking and tiered pavilions of one and two storeys. Heavy green metal perimeter fence limits interaction of the buildings with the street. Trees within the site contribute significantly to street scene.



**113 19 Bird in Bush Road**

Victorian two/three storey building in stock brick with coloured brick banding and slate roofs. Former vicarage to St Andrews Church, built before 1894. Now Fountain Children Centre. Attractive boundary treatment and with trees inside boundary contributing to street scene.



**114 Bird in Bush Road /**

Two-storey terrace along Bird in Bush Road dating from c1980 in yellow brick with red dressings. Three storey flatted free form developments with asymmetrical dark roofs to the rear in the same treatment.



#### 115 12-22 Bird in Bush Road

Two-storey Victorian houses in yellow brick with stucco detail entablatures, pilasters, cornice details and string course of diamond pattern tiles. Slate pitched roofs. Many of the front boundary treatments have been lost with a number of front gardens converted to hard standing for parking.



#### 116 Freda Corbett Close

Two-storey terrace houses dating from c1950s. Informally grouped red brick buildings with tile roofs. The line of houses at the centre of the street block disrupts the perimeter format and introduces some confusion between private and public space. Front gardens contribute some trees to the street scene.



#### 117 Lindley House and environs

Residential slab blocks of four to six storeys in red brick with tile roofs. Blocks have projecting stairwells and balconies. LCC type, arranged in parallel from Peckham Park Road dating from c1940s.



#### 118 Peckham Park Road /Bird in Bush Road

Series of Victorian houses in perimeter block format. Three storey villas dating from c1838 with frontages in stucco, and butterfly roofs, lining Peckham Park Road villas. Listed Grade II. Late Victorian three storeys terrace in stock brick on Bird in Bush Road. Some recent redevelopment of corner plot to introduce flat typology. Two-storey Victorian cottages in stock brick with red brick dressings on Radnor Road.



**119 Peckham Park Road east**

Three-storey residential block dating from c2014 in brick, colourwashed. Set back from the road behind front gardens.



**120 121 Peckham Park Road**

Baptist Chapel dating from 1861 in stock brick with mid 20th Century front (partly rebuilt after war damage).



**121 Commercial Way / Lymstone Gardens**

Four and six-storey slab and terrace development dating from c mid 1960s. Flat roofs and brick faced facades. Mix of private gardens and communal green space.



**122 Friary Road**

Our Lady of Sorrows Church in Victorian Gothic style is an attractive landmark. A former friary, it was designed by EW Pugin in 1864-66. It is a listed Grade II structure in grey brick with stone dressings. The adjacent Friary Hall structure dates from 1937.

St Francis Catholic Primary School was built top the west in 1979. The school is a series of two storey buildings in buff brick with flat roofs and in a linked pavilion layout. Four-storey flats dating from c2010 at northern end of Friary Road, at apex with Peckham Park Road.



### 123 Commercial Way

Residential estate dating from c1970s comprising a mix of typologies. Four and two-storey maisonettes and houses in red brick with flat roofs arranged in two U shaped street facing blocks wrapping round communal grass and/or hard standing.

14 storey tower (Bromyard House) with precast concrete panels set within open grassed area.



### 124 Former North Peckham Civic Centre

1960s civic building. Ground floor entrance raised on plinth and set back behind columns. Mosaic mural depicting history of Old Kent Road is a colourful contribution to the street scene and is well preserved. Four storey equivalent in stock brick with irregular fenestration and flat roof.

Building represents a local landmark.



### 125 Friary Estate south

LCC-type blocks of four and five storeys in brown brick with projecting stair cores or deck access. Arranged orthogonally on open plan layout, with outer blocks addressing street but with access to rear.

Theline of trees around the edge of the estate supports the streetscene and act as street trees. Space within the estate is mostly grass or tarmac, with two small play spaces set between the blocks.



### 126 Friary Estate north

LCC deck access housing in blocks of five storeys. Grey brick with hipped red and green tile roofs and chimneys. Addition of four storey corner block with Bird in Bush Road dating from c1980s.

Aylesbury House pulls the building line away from the street to create a large communal space with multi-use sports pitch.



**127 Camelot Primary School**

Original three storey school building built in 1893 in stock brick with red dressings. The new school building is single storey in pale masonry with shallow pitched roofs, and set deeper into the site.

The boundary treatment varies between two sections - part fence, part wall.



**128 Windspoint Drive / Pencraig Way**

Two and four-storey housing dating from c1970 in brown brick. Mix of flats and stacked maisonettes. Free form in layout and angular to surrounding streets. ground floor units have back gardens delimited by fencing. Grassed areas and hardstanding between blocks.



**129 Ethnard Road**

Two-storey late Victorian terrace with bay windows and short back yards. Red brick Tudor style four-storey terrace on Old Kent Road forms notable landmark, with double height mullioned bay windows and later projecting shopfronts. Stone dressings, tiled roofs, gables and chimneys. Fine terracotta embellishment to corner with Ethnard Road. To west of junction with Ethnard Road frontage along Old Kent Road very mixed (610-636), although common building line and three storey height.



**130 Ledbury Estate/Commercial Way**

Three H plan tower blocks of fourteen storeys in precast concrete panels. Hard and soft landscape around the buildings. Raised grassed space along edge with Old Kent Road makes some contribution to street greenery.





### 131 Christ Church / Old Livesey Museum

Set of individual buildings addressing Old Kent Road. Christ Church built in 1868 and designed by E Basset Keeling in brick with red brick and limestone dressings. Gothic and eclectic style.

Former Camberwell Library (and Old Livesey Museum) listed Grade II built in 1890 and designed by RP Whellock in brick with stone, terracotta and rubbed brick dressings.

Adjacent one storey industrial unit in red brick.



### 132 Old Kent Road / Canal Grove

Retail warehouses (PC World and Magnet) of portal frame construction, with deep span low roof. Brick panels with strident corporate colours.

Three-storey 19th Century house still standing between warehouses.



### 133 631-641 and 681-683 Old Kent Road

19th century survivals. 631-641 are former houses now commercial units, some of two storeys with rendered and altered facades. Other of three-storeys in stock brick with red brick dressings. Late Victorian commercial property with shopfront is now Foursquare Church.

681-683 are a pair of three storey mid-Victorian terrace houses, with shopfronts below, further along the street. Plain stock brick with sash windows beneath flat brick arches, and with modern shopfronts



### 134 Old Kent Road / Hyndman Street

Retail warehouse block housing Staples and Carpetright. Big scale building with horizontal emphasis. Built right up to pavement edge with car park and additional entrance to rear,



**135 Canal Terrace**

Historic remnant from canal route. Three-storey 19th Century house still standing on Old Kent Road between warehouses with shopfront (now dental surgery). Remnant from former gasworks offices.

To the north is 2-9 Canal Grove - a remnant of early 19th century terrace housing. Two storeys terraces with stucco frontage and hipped slate roofs. Listed Grade II. At one time the terrace faced onto gasometers, removed by 1894.



**136 Verney Road and Kent Park Industrial Estates**

Modern, low rise commercial units. Generally one or two storey buildings in pale brick with metal roofs, arranged around service yards. Larger units around former line of canal, and smaller units making up a patchwork to the north of this.



**137 Rotherhithe New Road east / Verney Way**

Residential and school development underway



**138 Sherwood Gardens / Masters Drive**

Three and four-storey housing laid out in short blocks interlocking around public space and parking courts dating from 1970s/1980s. Blocks in buff and brown bricks with hipped tile roofs. Mix of private and communal gardens. Strong perimeter treatment maze-like layout to dissuade through traffic.



### 139 Devon Street / Sylvan Grove

Large individual industrial / warehouse units stretching along this section of Old Kent Road. Range of materials, but predominantly pale brick single storey units. Buildings set within large areas of parking and servicing.



### 140 Gas holders / recycling centre

Very large scale waste transfer station on former gas works site. Sequence of wide span sheds with shallow barrel vault roofs.

The gasholders date from the late 1890s and form major landmarks in the area. They are considered to be of Architectural or Historic Interest.



### 141 Varcoe Road

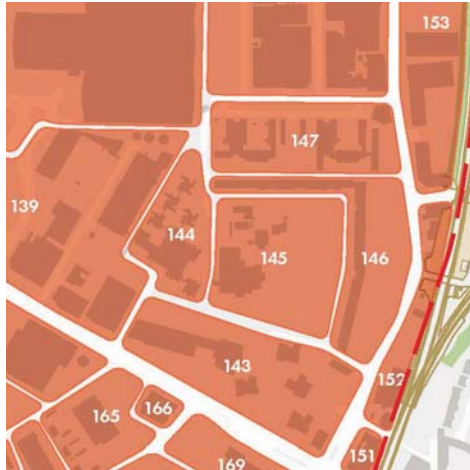
Variations on residential perimeter block format. To the south is a five-storey apartment block dating from c2012 in H plan format with render and metal cladding frontage and metal balconies. Older, lower courtyard of flats to north in buff brick with dark hipped roofs



### 142 Bramcote Grove

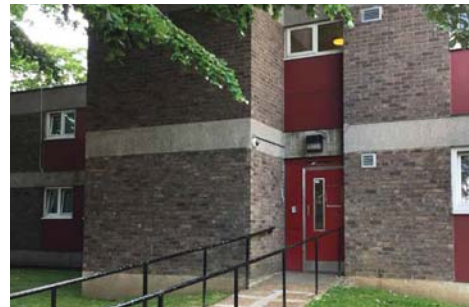
Two-storey terraces with some three storey buildings in parallel blocks dating from c1970s. Buff brick with red tile roofs. Primarily houses with private gardens. Perimeter block format with front gardens as parking.

Bramcote Park forms large green space in two sections at the heart of the estate. Corner buildings, including the former Bramcote Arms public house face on to the park space.



**143 Tustin Estate south**

Three eighteen storey towers arranged at oblique angles. Dark brick panels with white expressed floor slabs and windows. Lower blocks of four-storeys on piloti, comprising stacked maisonettes.



**144 Hillbeck Close**

Two-storey residential cluster flats with central courtyard building of Ullswater House. Dates from c1970s.

Buildings set within attractive grassed areas with mature trees.



**145 Pilgrims Way School**

One storey school buildings dating from c 1970s/1980s. Large main building and additional standalone buildings all in dark brick.



**146 Heversham / Kentmere House**

Long, continuous range of six-storey residential block set back from road, and lower rise and stepped block to north. Predominantly stacked maisonette typology. Dark brick with white panels. Expressive, cubic form with projections and recesses.

Blocks enclose a large, but dark, landscaped space to rear.



#### 147 Manor Grove

Interesting arrangement of two storey houses in dark brick. Units front on to pedestrian walkways and back on to parking courts. Dates from c1970s.



#### 148 Hatcham Road Industrial Area

Densely developed industrial area exhibiting a patchwork of sheds and works from a range of dates from Victorian era to 1990s. Victorian red brick church on the corner of Manor Grove (God's Church of Peace, formerly Christ the King Baptist Chapel) forms a local feature.



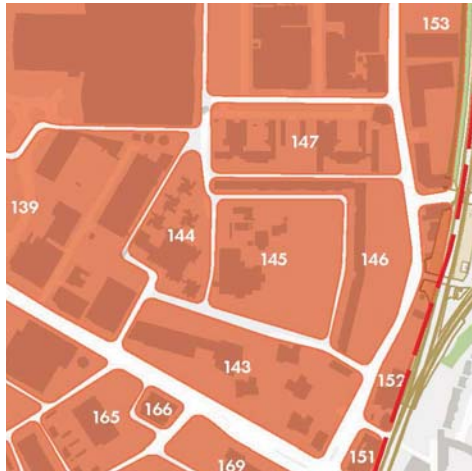
#### 149 Ilderton Road Primary School

Four storey late Victorian school building in Queen Anne style with yellow brick and red dressings. Single storey standalone building to north of playground facing on to Verney Road.



#### 150 Ilderton Road / Barkworth Road

Four-storey range of flats dating from c1990s in buff brick with dark hipped roofs with overhanging eaves. Blocks are set back from the road behind a high garden wall and landscaped area.



**151 Old Kent Road / Wagner Street**

Historic remnant. Four former houses dating from mid 19th century facing on to Old Kent Road. Central pair of three storeys with brick cornice and quoins, overpainted. Flanking houses are lower, one has a mansard roof. Modern shopfronts.

Late Victorian residential and commercial terrace to rear facing on to Wagner Street.



**152 Ilderton Road builders yard**

Builders yard and other industrial uses with two-storey (plus attic) commercial buildings dating from c1900. Brick boundary wall and fencing edge the road and limit interaction with the street.



**153 Ilderton Road / Sharratt Street**

Monopitch industrial units dating from c1990s. Steel profile cladding above a windowless brick wall. Generally accessed from the rear. Larger footprint double storey unit to north of Sharratt Street presents blank metal facade to Ilderton Road.



**154 Ilderton Road / Rollins Street**

Two and three-storey Victorian terrace houses tight up against the pavement edge. Brick with some painted facades. Retail warehouse to the north behind continuous brick wall to street.



#### 155 Ilderton Road / Stockholm Road

20th Century industrial unit of two storeys with open storage to the south. Two-storey brick corner building, formerly the Bermondsey Council Slipper Baths, built in 1915 and a building of architectural or historic interest.



#### 156 Ilderton Road former Chapel

Former chapel now the Christ Apostolic Church. Building of architectural or historic interest with classical twin entrances and round headed windows. Stock brick with red brick and stone dressings.



#### 157 Ilderton Road / Zampa Road

Ilderton Road HGV storage and parking, backing onto railway viaduct. Site almost entirely without built footprint.



#### 158 Ilderton Road / Bermondsey South Station

Single storey residential homes (temporary style units) backing onto the railway viaduct. Brick wall to pavement edge



**159 1-17 Ilderton Road**

Three-storey terrace of Victorian houses, bay windows and shops. Stock brick and with painted stone or stucco bays and slate roofs. Some original shopfront detail including cornices and pilasters.

Face on to separate access with parking for shoppers and deep pavement space. Mature street trees along edge to main Ilderton Road route.



**160 Asylum Road**

High concentration of historic assets. Former Licensed Victuallers Asylum, Caroline Gardens, Asylum Way, Naylor Road and Commercial Way. Main evidence of 19th Century residential development – small scale, two-storey repeated rhythms and architectural elements in stock brick and stucco, with slate roofs, set around landscape gardens. Cardine Mews is a late 20th Century cul de sac. Also recent three-storey blocks of flats at the junction of Naylor Road and Studholme Street. St John with St Andrew Anglican Church is a landmark, dating from 1965 and designed by David Bush. Red brick with sweeping copper roof and tower.



**161 Old Kent Road / Commercial Way**

Set of three and four storey Victorian commercial properties on either side of Old Kent Road with shops on the ground floor. Some units are vacant and represent refurbishment opportunities.

Some street trees in this section.

**162 Gervase Street**

Three-storey residential blocks in linear format arranged along internal street. Lower rise stand-alone blocks to front arranged at an angle to Asylum Road. Retirement and sheltered housing, primarily in flats including Harry Lambourn House.





### 163 Old Kent Road / Gervase Street

Big box retail warehouse unit with large surface car parking. Developed c1990s. Largely blank frontage on to Old Kent Road.



### 164 Leo Street

Former school building built in 1899 (TJ Bailey architect). Three storeys plus attic with replacement south wing Victorian stock brick with terracotta ornament. Identified as a building of Architectural or Historic Interest. Now converted to apartments.



### 165 Old Kent Road / Leo Street

Single storey storage or distribution unit and car park facing on to Old Kent Road, dating from c2000. Single storey residential homes (temporary style units) to the rear enclosed by continuous brick wall.



### 166 Radford Court

Mixed-use development dating from c2010, with retail store at ground floor and three floors of apartments above. Yellow brick, with render and timber, and curved roof.



**167 Clifton Terrace**

Intact 1840s terrace on a gentle curve. Three and a half storeys to central section, two and a half storeys to sides. Strong vertical rhythm of windows, canopies, cornice brackets and chimneys. Terrace is listed Grade II. Red brick, which was unusual for the period. Crescent terrace overlooks Brimington Park.



**168 Drovers Place**

Two-storey cul de sac of short terraces in red brick and render with pantile roofs. Dates from c1960s.



**169 Old Kent Road South**

Retail supermarket (Aldi) unit dating from c2000. Long, low rise, simple shed form with ridge parallel to main road. Building faces west on to large surface car park.



**170 Brimington Park**

Brimington Park sports pitches to rear along rail line. Pair of early Victorian villas next to the railway viaduct facing on to, but set back from, Old Kent Road. Two and a half storey houses with recessed entrances. White render, pilasters with unusual ammonite capitals. Slate hipped roof. Listed Grade II



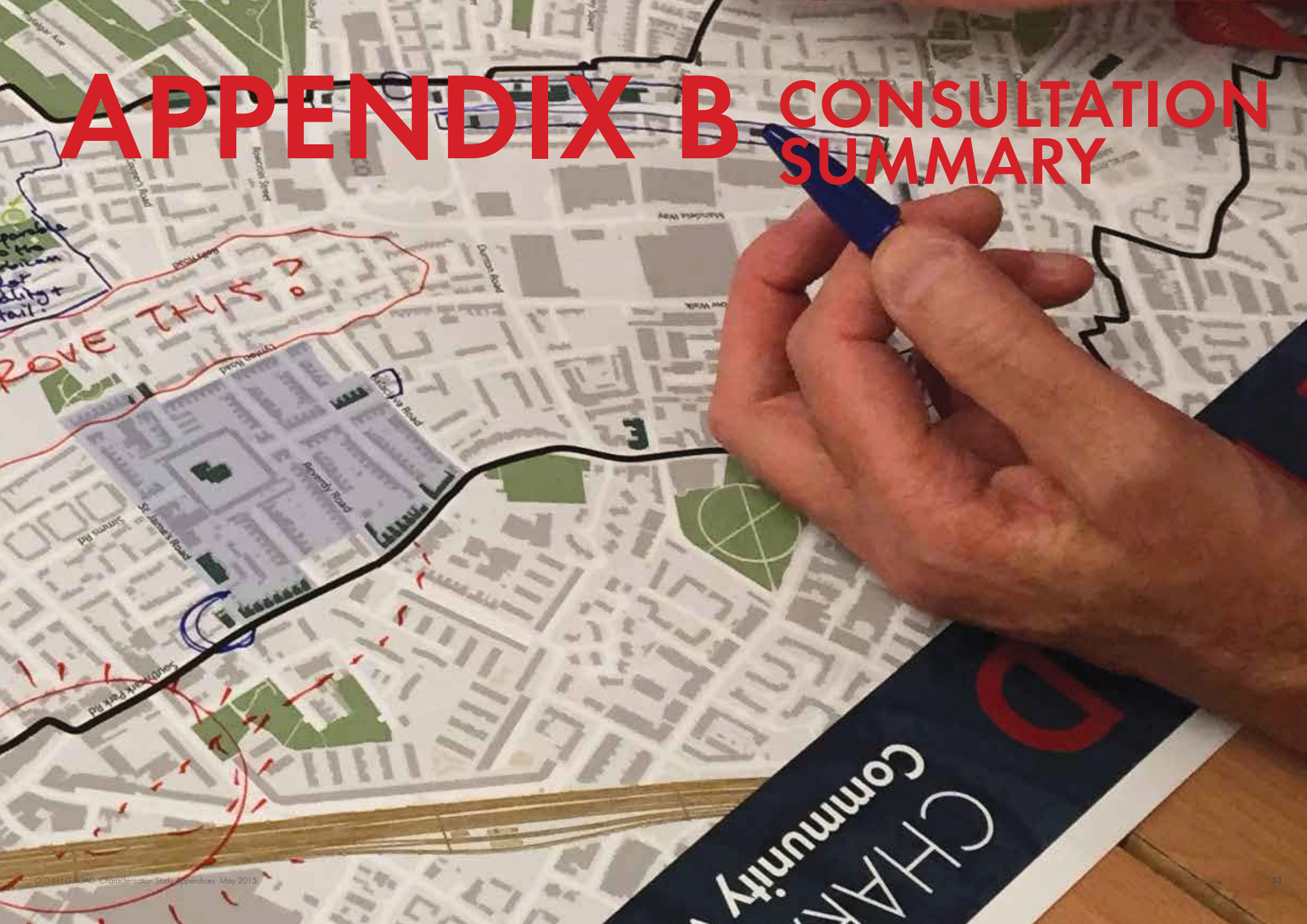


Could this be reinvented and kept important?

How do we use this area?

IMPT

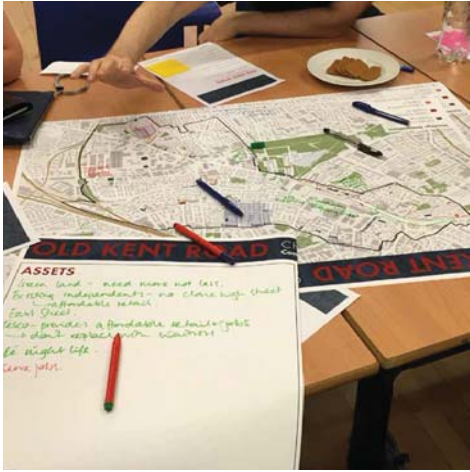
# APPENDIX B CONSULTATION SUMMARY



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Selection of images from Community Forum stakeholder workshop on Tuesday 16 June 2015

## B CONSULTATION SUMMARY

### B.1 INTRODUCTION

The team has worked closely with officers across the departments of the London Borough of Southwark and the Greater London Authority. Together, there is a significant bank of knowledge of the area which has provided an invaluable layer of detail to support the data maps prepared.

In addition, this project has been particularly fortunate to benefit from a wealth of knowledge assembled by local people. The extensive work of the Community Forum in the run up to the commissioning of the characterisation study allowed the team to draw on a much wider and more detailed set of information and contributions from the outset than is normally the case, and for this the team are most grateful.

In order to test the early findings of the study two events were convened. The first was an on-site officer workshop, the second a consultation workshop with local stakeholders supported by the Community Forum.

#### 1.4.1 Officer workshop

The officer workshop was held on Friday 12 June 2015. Over 20 officers from key agencies including London Borough of Southwark, Greater London Authority and Transport for London undertook co-ordinated tours of the whole area - some by bike and others by foot.

The day allowed officers to highlight some of the hidden assets of the area, and discuss where the quality of the environment had been undermined. Much discussion focused on some of the recent and emerging developments in the area, reflecting on the efforts made to integrate new interventions into the existing urban fabric. The success and failure of different examples provided a very useful basis for some of the recommendations for future development in this report.

#### 1.4.2 Community Forum consultation workshop

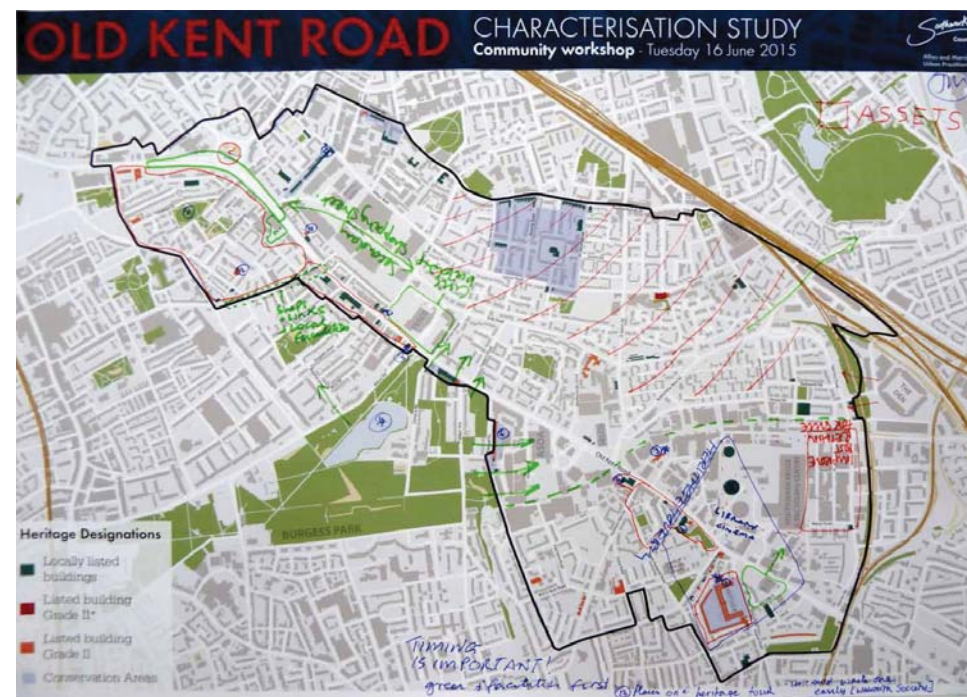
On Tuesday 16 June 2015 the team ran a consultation workshop with Community Forum representatives and local stakeholders. Twenty-five stakeholders attended the evening event enabling the team to test and review some of the early findings and steer the remainder of the study to reflect local priorities.

The event began with a presentation of the initial findings of the first stage of the study. Attendees provided some initial feedback and contributions before being split into three groups to discuss the area in more detail.

Attendees were divided into groups of 8-10 people to firstly look at a selection of character areas in detail. Each group was asked to comment on where breaks in character occur and to draw lines around areas that defined places. Groups discussed how different parts of the area function on a day to day basis and the relationship, or lack of connection, between different parts.

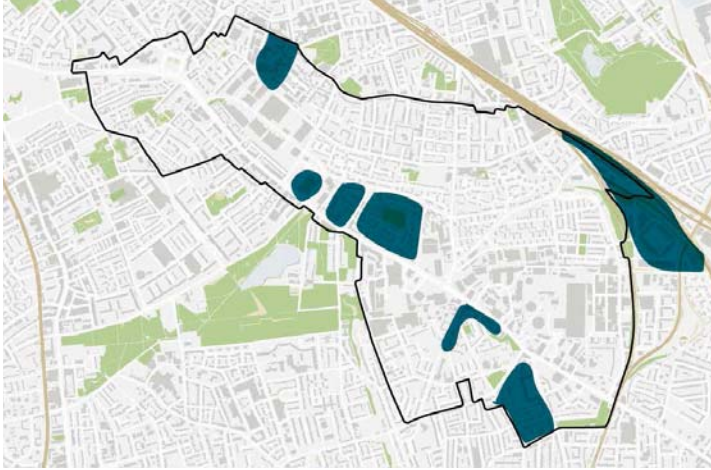
The groups were then asked to further interrogate the identity of the character areas, highlighting the particular qualities that should inform future change. The groups identified areas that should be protected from change and then put forward suggestions for how a selection of the non-residential areas might be redeveloped with a close eye on revealing some of the assets lost.

The event ended with a feedback session, with each group highlighting the key priorities for the area. The findings of this session have directly informed the division of character areas and the recommendations for protection and enhancement.

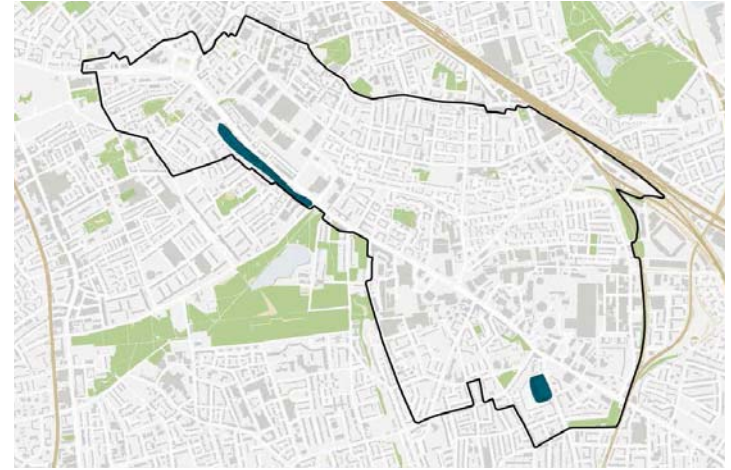


Example of completed worksheet from group discussions at community stakeholder workshop

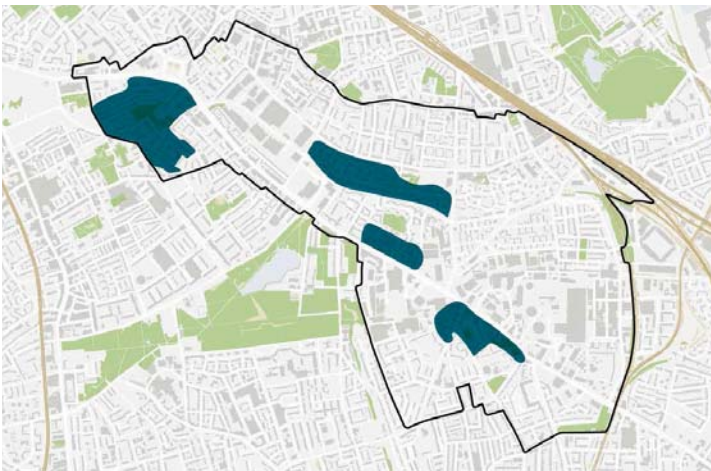
Group 1



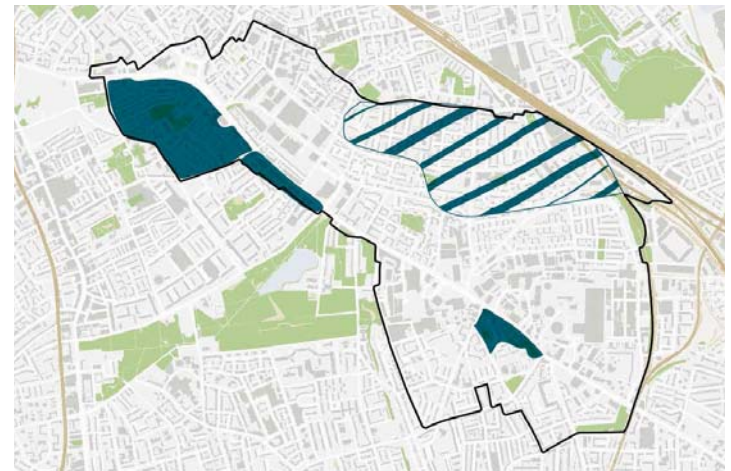
Group 3



Group 2



Group 4





## B.2 PLACES AND NEIGHBOURHOODS WORKSHOP

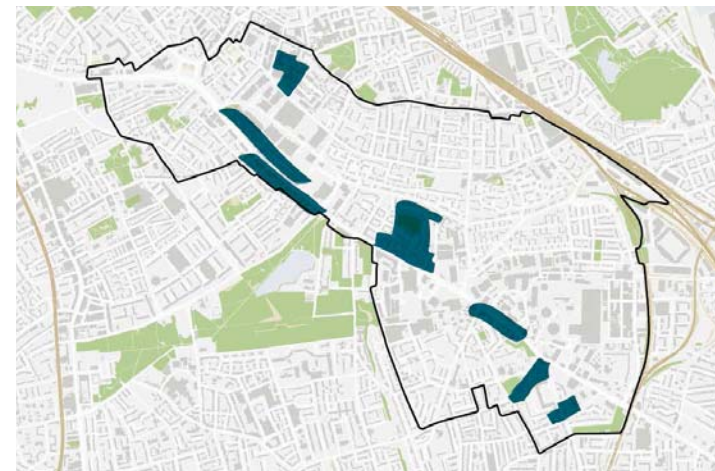
Each group identified the areas that they considered to be places, or of an asset to the area.

A number of the groups identified similar areas of the "high street" along Old Kent Road - in particular the stretch between East Street and Albany Road. In addition, the stretch of historic fabric on the south side of the road including Christ Church and the former Livesey Museum was highlighted by four of the groups.

Half of the groups drew around the Avondale Estate, and many of the other housing estates within the area were also highlighted. Areas which were considered to be more cohesive neighbourhoods such as the residential area around Salisbury Row were also outlined as identifiable places and assets.

The Asylum building was considered an asset to the area, along with Millwall Football Club and the industrial area to the north next to the rail line. This area was recognised of importance to the functioning of the wider area.

Group 5



Group 6



### B.3 GUIDING PRINCIPLES WORKSHOP

The second workshop asked the groups to consider how the existing character should inform future change. Each of the groups identified a set of assets to be celebrated and opportunities to enhance the area. Each of the groups identified assets and opportunities on the workshop plans. In addition, three of the groups listed out the key assets and opportunities and these are outlined below.

#### Group 1

##### Assets

- Affordable estate
- Key terraces on the Old Kent Road
- Historic industrial buildings
- Industrial buildings are important for the functioning of the wider city

##### Opportunities

- Surface parking on the Old Kent Road frontage is a waste of space
- Connections on to the Old Kent Road
- Minimise the barrier of the recycling centre
- Make more of the Southwark Park Road
- Very noisy/polluted but an important artery for the whole city
- Extend the congestion charge
- Cycle connections

#### Group 2

##### Assets

- Green acres: Burgess park, wildflower meadow, Brimington park, Salisbury park road, Avondale amenity space, Paragon gardens
- Trees: on the southern part of the road by the bus stops and northern end, Mason street community gardens, Glengall place
- Buildings: community assets first, Thomas and

Beehall, Gas holders, Pembroke house, Treasure house, Mosaic frieze on the civic building

- Green Man mural inside the Mosque that was formally a pub
- House of Zion church – art deco building, dolls house
- Preserve as many old buildings as possible and incorporate these into the new development
- Avondale
- Smaller scale shops – lots of diversity and small businesses and high street
- Neighbourhoods – Victorian streets around Chatham Street
- Green links – East Walworth

##### Opportunities

- Very fragmented in southern end, potential for change
- Rubbish bins on the street – need more space for people
- Opportunities for planting and greenery on Glengall road
- Street furniture – too much and in the wrong location – opportunity to take out street furniture which is not needed
- Think about how people walk and cycle around the area
- Area around Asda – opportunity for change i.e. a new town centre
- Transport routes around churches – people travel a long way to them – parking issues, parking on pavements
- Some industrial should be kept – we need some businesses around, need a mixture of business types
- Cycling and walking improves footfall which improves business variety
- Opportunities for mixed-use – housing, offices and workshops
- Industrial areas – are huge areas buildings needed?
- Do the retailers need such big car parks – can we

change the former typology of development – multi storey with underground parking ⇄

- Night clubs – should be more isolated

#### Group 3

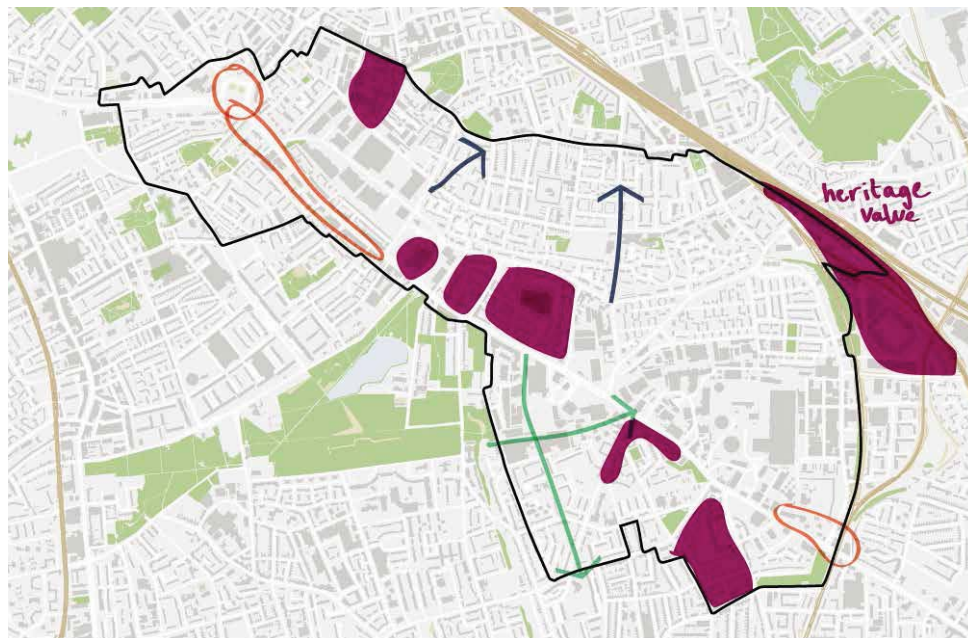
##### Assets

- Green land – need more not less
- Existing independent shops – no clone high street
- Affordable retail – East Street
- Tesco provides affordable retail and jobs, i.e. don't replace with Waitrose
- Cafe night life
- Preserve jobs
- Heritage – establish heritage walks - pictures and stories
- Opportunity to do something different if you're going to demolish estates decant locally first
- The Pullens near Elephant and Castle are an example of good housing (1890's development)
- Salisbury Row
- Bermondsey project
- Establish upper limit of building height e.g. 15 storeys
- Residential are working well should be taken out of the opportunity area
- Green links, routes and spaces first
- Jobs as well as houses
- Heritage walks

##### Opportunities

- New library
- Reserve the order
- Keep existing trees – step new buildings back
- Civic building facing Burgess park
- Learn from streets for people
- Housing to replace sheds
- Garden bridge? – more generous gesture of crossing the road
- Principles of crossing the road- distinctive and functional

- Canal green link
- Draw the links and the spaces- don't draw the buildings
- Step high rise back from the street
- Texture- brick
- Cycle superhighway – a quieter way off the Old Kent Road
- Academic institution on shed land
- Imaginative re-use of gasholders

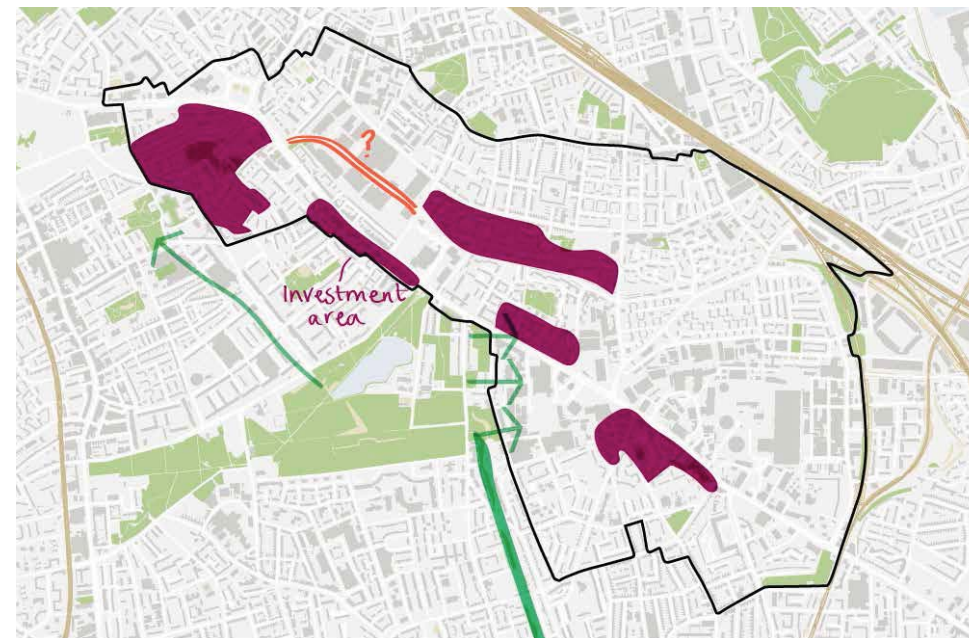


### Group 1

Potential green links that could improve the area have been identified, along with some integral route links towards the Southwark Park Road that could be enhanced.

The areas circled in orange are areas that could do with some improvement. This group particularly focused on the Bricklayer's Arms area and the junction areas at either end of the Old Kent Road. The stretch of high street between the Bricklayer's Arms and Tesco's has also been identified as an area for improvement.

The areas shaded pink are considered to be of value. This group identified the Tesco site as a location with a lot of walk-in trade. Similarly to other groups they considered the Avondale Estate, the Rich Estate and the Asylum to be assets to the area.

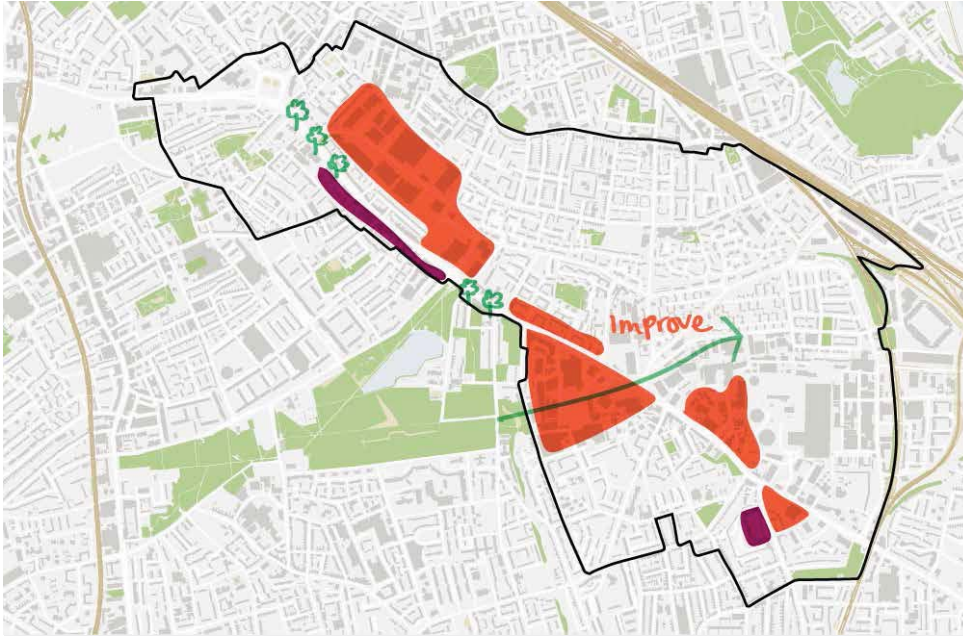


### Group 2

Group 2 looked at how Burgess Park could potentially be linked on the eastern side as there are currently few connections. They have also shown a link to the Nursery Row park, and highlighted the Surrey Linear Canal Park.

The area of high street next to Burgess Park has been identified as an asset that needs some investment in order to improve the area.

The role of the Mandela Way area was questioned by the group, with debate focusing on how the future use of this area could be improved.



### Group 3

This group thought about how a new green link could be introduced across the Old Kent Road and had the idea of bringing more trees on to the road itself. Key areas of interest in this regard were the northern end of Old Kent Road and the section of the route where Burgess Park edges the road.

The group identified a few areas that they considered to need improving, the majority of these areas focused on the big box retail sites.

Two key heritage assets are identified - the Asylum and the stretch of high street between Lidl and Albany Road.



### Group 4

This group looked at the links between the existing parks and how the presence of Burgess Park could be improved on to the Old Kent Road.

Mandela Way has been shown as an area where a secondary shopping street could be set back from the Old Kent Road itself. The Tesco site has been identified as a site where a civic building could go.

The Bricklayer's Arms junction has been shown as needing some improvement - in particular the scope to remove the flyover. The Hatcham Road industrial area was identified as an area which should be retained but improved.

The group also gave some thought to establishing a heritage walk through the area and identified a series of potential buildings and assets that could form part of this.



#### Group 5

The group identified the historic sections of frontage along Old Kent Road as assets to be protected and celebrated. A number of other areas including the Rich Estate and the Avondale Estate were highlighted as important areas, but with some potential scope for enhancement.

The group then identified the section around Tesco's and Burgess Park as in need of improvement. In addition, the big box retail and industrial areas around Rotherhithe New Road and Cantium Retail Park were suggested for re-invention.

A link from Burgess Park to Southwark Park has been shown along with a potential north-south linking route from the Old Kent Road to the Peckham Park Road.



#### Group 6

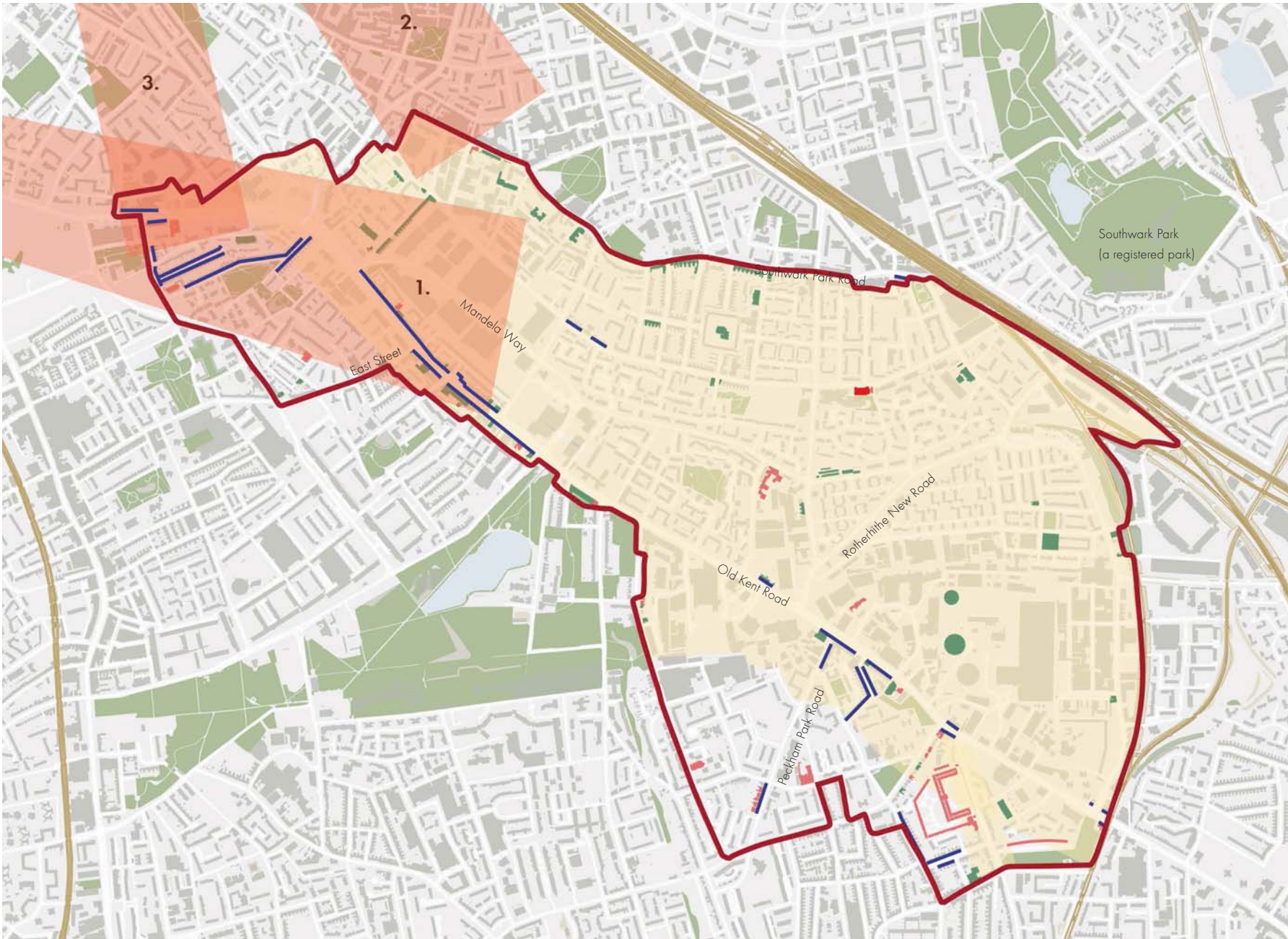
This group identified the area to the east of Burgess Park as a potential place for the new town centre. Large asset areas have been shown that take in the Asylum, the Avondale Estate, Aylesbury Estate, Millwall Football Club and the Bricklayer's Arms.

Areas that are particularly noisy and traffic prone have been highlighted and suggested for improvement.



# APPENDIX C DESIGNATED HERITAGE STRUCTURES





**Strategic Views**

1. Protected view from the bridge over the Serpentine to the Palace of Westminster.
2. Protected view from Kenwood viewing gazebo to St Pauls Cathedral.
3. Protected view from Alexandra Palace viewing terrace to St Pauls Cathedral.

**Heritage Designations**

- Listed building Grade II\*
- Listed building Grade II
- Archaeological priority zones
- Conservation area
- Townscape merit buildings
- Buildings of architectural or historic interest

Figure C1: Heritage designations



### C.1 CONSERVATION AREAS

There are three conservation areas which fall wholly in the study area. These are.

- CA16 Pages Walk: Designated 30 June 1985.
- CA17 Thorburn Square: Designated 30 January 1991.
- CA26 Caroline Gardens: Designated 27 September 1968.

A further three fall partially within the study area:

- CA7 Bermondsey Street: Designated 3 January 1973, Extended 23 October 1991, 13 December 1993 and 11 January 2010.
- CA22 Trafalgar Avenue: Designated 5 February 1980, Extended 30 September 1991.
- CA23 Glengall Road: Designated 9 July 1971, Extended October 1978 and September 30 1991.

### C.2 LISTED BUILDINGS

There are no Grade I listed buildings in the study area.

The following building is listed Grade II\*:

- Former St Augustine's Church on Lynton Road.

The following buildings are listed Grade II:

- Former Vicarage to St Augustine's Church on Lynton Road.
- Licensed Victuallers Asylum.
- Clifton Crescent.
- 155 Old Kent Road (the White House).
- Former Fire Station, 306-312 Old Kent Road.#
- 108-124 Peckham Park Road.
- Church of St Christopher and 80 Barlow Street.
- Lady Margaret Church, Chatham Street.
- 154-170 New Kent Road.
- Driscoll House, 172 New Kent Road.
- The White House, 155 Old Kent Road.
- Phoenix Primary School (formerly Eveline Lowe).
- 5-23 Glengall Road.
- 24-38 Glengall Road.
- 1-9 Glengall Terrace.
- Lord Nelson Public House, Trafalgar Avenue.
- Kentish Drivers Public House, 720 Old Kent Road.
- Doddington Cottages, 326 and 328 Commercial Way.
- 302 and 304 Commercial Way.
- 864 and 866 Old Kent Road.
- Former Livesey Museum, 682 Old Kent Road
- Church of Our Lady of Seven Colours, Bird in Bush Road.
- 108 and 110 Peckham Park Road.
- Celestial Church of Christ, Glengall Road.
- 44-45 Grange Road.
- 2-9 Canal Grove.

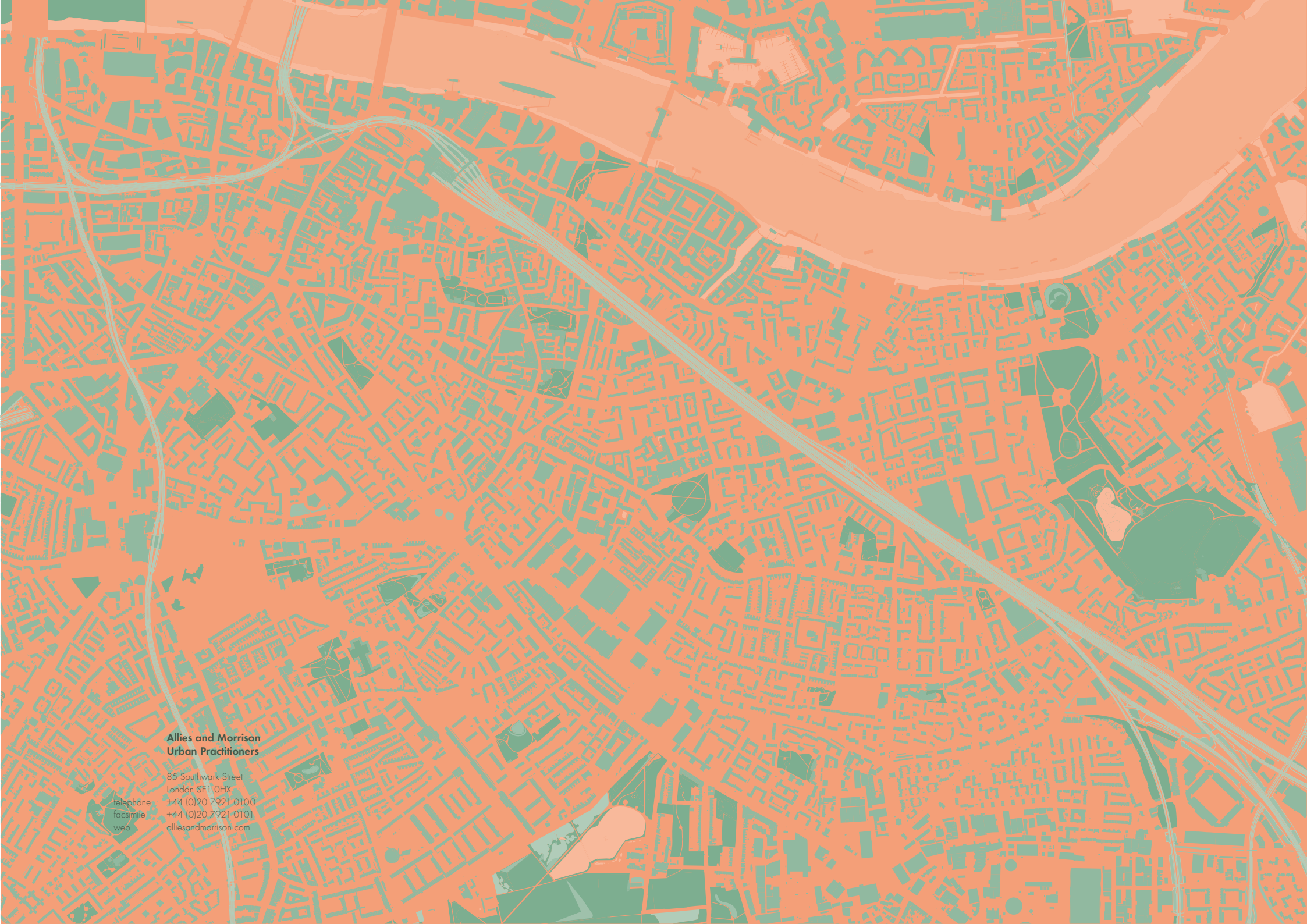
### C.3 ARCHAEOLOGICAL PRIORITY AREAS

Much of the study area is covered by the Archaeological Priority Zones. The key zones covering the area are:

- Bermondsey Lake.
- Old Kent Road.
- Borough, Bermondsey and Rivers.
- London to Lewis Road.







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