

# Deptford High Street & St Paul's Church Conservation Area Appraisal and Management Plan *Consultation Draft* April 2019




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- By using the search function (press Ctrl + F on your keyboard to bring up the search box).
- By using buttons at the bottom of each page:



Contents




Previous view



Conservation Area map

## Layered Conservation Area map

A Conservation Area map can be downloaded separately from the council website. This pdf consists of several layers, each displaying a different piece of information. These layers can be put together in any combination, to compare the information.

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# Contents

<b>Part One: Summary and Introduction.....</b>	<b>1</b>
1.1 Summary of special interest.....	2
1.2 Purpose of this document .....	4
1.3 Background .....	4
1.4 Designation and boundary .....	5
1.5 Conservation Area map .....	5
1.6 Planning policy context .....	7
1.7 Engagement and consultation.....	7
1.8 Terminology .....	8
1.9 Useful contacts and information.....	9
1.10 Accuracy of this document .....	9
<b>Part Two: Character .....</b>	<b>10</b>
2.0 Summary history of the Conservation Area .....	11
2.1 Ancient beginnings.....	11
2.2 Early Deptford .....	11
2.3 Sixteenth century .....	11
3.0 Townscape character .....	20
4.0 Uses .....	22
5.0 Views.....	24
5.1 Overview .....	24
5.2 Key views .....	24
5.3 Gateway views.....	26
6.0 Context and setting .....	28
6.1 Introduction .....	28
6.2 Context .....	28
6.3 Setting.....	29
7.0 Listed buildings and non-designated heritage assets .....	31
7.1 Identifying positive contributors .....	31
8.0 Condition of the Conservation Area .....	34
9.0 Archaeology .....	36
9.1 Archaeological Priority Areas.....	36
10.0 Character areas .....	38
10.1 Deptford High Street .....	41
10.2 Behind the High Street.....	47
10.3 Albury Street .....	53
10.4 St Paul's Church .....	58
10.5 The Albany.....	64
10.6 Deptford Broadway .....	68
10.7 Tanner's Hill .....	74
10.8 Brookmill Road.....	80

<b>Part Three: Management.....</b>	<b>84</b>
11.0 Purpose and structure of Part Three: Management.....	85
12.0 Management .....	86
12.1 Conservation Area boundary .....	86
12.2 Character and use.....	92
12.3 Designation .....	93
12.4 Planning controls and enforcement.....	94
12.5 Priorities for future grant-funded projects.....	97
12.6 Opportunities for enhancement.....	98
12.7 Open space and trees.....	99
12.8 Highways, pedestrians and public realm.....	100
12.9 Education and interpretation .....	103
12.10 Setting.....	104
13.0 Design advice.....	108
13.1 Shopfronts.....	109
13.2 Signage.....	112
13.3 Materials and details .....	114
13.4 Windows.....	115
13.5 Roof extensions/upward extensions .....	117
13.6 Rear extensions .....	121
13.7 Development on rear plots.....	124
13.8 Applicant checklist.....	127



# Part One: Summary and Introduction

## Part One: Summary and Introduction

### 1.1 Summary of special interest

The Deptford High Street and St Paul's Church Conservation Area is one of the most distinctive in London. Its tangible spirit of place springs from a blend of its unique history, the vitality of its historic retail and market character, and the scale, grain and texture of its buildings and townscape. Because of development pressure and the changing nature of shopping, this special interest is fragile and vulnerable.

#### 1.1.1 Historical interest

- The Conservation Area encompasses the historic settlement of Upper Deptford. This was centred on a widening of the former Roman Road to Canterbury (now A2) known as the Broadway, and the High Street, which connected the Broadway to the riverside settlement and former Royal Naval dockyard. Where it survives, archaeological evidence of this past is important.
- Deptford was a town quite separate from London, and one that in the early 18th century was larger than most cities in England. Street patterns, narrow plot boundaries and surviving historic buildings are evidence of this past and of the evolution of the community and the lives of the people who have formed it.
- Postwar redevelopment has created a new sense of distinctiveness. This is expressed in the stark difference between the historic buildings and townscape of the Conservation Area and the style and layout of postwar housing beyond its boundaries.

#### 1.1.2 Architectural interest

- There are dozens of modest pre-1800 buildings, of types once common in London but now very rare. Many are hidden behind later or altered frontages and are little understood, but their existence, character and historic fabric is of the highest significance in contributing to the Conservation Area's special interest.
- Scale, grain and texture are fundamental to what makes the townscape and architecture of the Conservation Area distinctive and significant, in the following ways:
  - Narrow historic plots which are the cause of characteristically narrow building frontages;
  - Low building heights between one and four storeys. One and two storey buildings are of particular interest as evidence of the modest scale of pre-Victorian development; they are unusual in inner London where land value normally results in higher buildings;
  - Variety of building height and diversity of historic roof forms- the pleasing mixture contributes strongly to the character and appearance and illustrates the fragmentation of land ownership and historic construction techniques;
  - Hierarchy and contrast between frontages and rear elevations- the rears sometimes revealing earlier origins, incremental growth and other evidence about the history of buildings' use;
  - The enclosed nature of the High Street- by screening postwar development, reinforces historic character and appearance;
  - Long views down streets which encapsulate their character and are currently largely unharmed by modern taller development;
  - Historic architectural detail- such as doorcases, cornices and plasterwork;
  - The jumble of signage and shopfronts, especially surviving historic examples- which help to define the specific retail character of the High Street and Broadway;

- cont.

## Part One: Summary and Introduction

- Areas of contrasting architectural and townscape character which reflect the history of development and creates distinct Character Areas:
  - The retail High Street – itself divided by the railway with more consistent townscape to the north and market activity to the south;
  - Large scale commercial architecture on the Broadway- more typical of London's historic arterial routes;
  - The early eighteenth century listed terraces on Albury Street- of exceptional interest for their age, design and survival;
  - The informal group on Tanner's Hill- very rare surviving examples of ordinary pre-1800 London houses;
  - The backlands behind- with rear extensions, yards and boundary wall;
  - St Paul's Church- standing apart in a its churchyard, a building of exceptional architectural and historic interest, a landmark within the Conservation Area and beyond and one of only two Grade I listed buildings in the London Borough of Lewisham.

### 1.1.3 Social and cultural character

- The continued vitality of the High Street as a bustling retail centre- characterised by an unusually high proportion of small independent retailers and the popular markets, is central to the distinctive character of the Conservation Area.
- Shops and market serve a wide range of communities- the interaction and cultural and social energy of these communities strengthen the character of the area.
- Residential use above shops and in side streets- the other function that contributes strongly to the character and appearance of the Conservation Area.

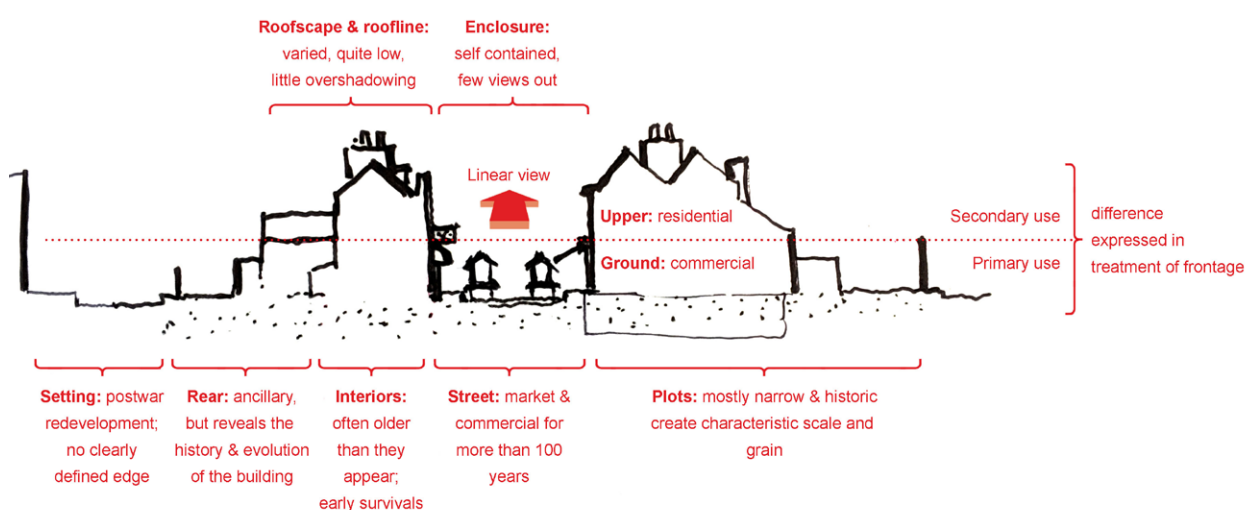


Fig. 1: Character of Deptford High Street

## Part One: Summary and Introduction

### 1.2 Purpose of this document

This document has been prepared to help residents, applicants, the London Borough of Lewisham and other stakeholders to protect, enhance and undertake and manage sensitive development in the combined Deptford High Street and St Paul's Church Conservation Area.

It does this by:

- Defining the character and appearance of the Conservation Area and the specific qualities and elements that make it distinctive and worthy of designation ([Part Two: Character](#)); and, by
- Setting out Management Actions to preserve and enhance this character, and Design Advice to help applicants put forward proposals for changes to and development in the Conservation Area that will preserve and enhance what makes it special ([Part Three: Management](#)).

The Conservation Area Appraisal is intended to be used:

- As a tool to demonstrate the area's special interest, and not as a device to prevent development;
- As an explanation to owners, businesses and inhabitants of the reasons for designation;
- As an educational and informative document, created with the local community to express what people value about the place in which they live and work;
- To provide greater understanding and clarity about the character of the Conservation Area, in order to create a robust policy framework for planning decisions;
- To inform those considering investment in the area about the suitable scale, form and nature of new development;
- When adopted, to be material to the determination of planning appeals and the decisions of the Secretary of State, including those where urgent works are proposed to preserve an unlisted building in the Conservation Area; and,
- To assist in developing management proposals for the Conservation Area, through an analysis of its strengths and weakness and the identification of opportunities for beneficial change and enhancement, or the need for additional protection and management (such as the use of Article 4 directions).

In implementing the recommendations of the document, the Council will adopt a positive approach and actively manage change in the Conservation Area in order to promote social wellbeing and economic growth. And through this document, the Council fulfils its statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to draw up and publish proposals for the preservation and enhancement of conservation areas.

### 1.3 Background

Conservation areas are parts of our local environment that are given special protection because of their architectural and historic qualities. They are designated by the Council, in consultation with the public and statutory bodies, to preserve and enhance areas of the Borough that are recognised to be of particular historical or architectural interest, and held to be so by local communities.

## Part One: Summary and Introduction

London Borough of Lewisham believes that conservation areas play a positive role in shaping and defining places that are attractive and interesting, and therefore economically and socially successful. In this way they have an important role in the process of managed change that is set out in the Council's Local Development Framework.

Deptford High Street and St Paul's Church are some of the most historic and distinctive places in the Borough of Lewisham. Although the uses in the High Street have evolved over the last four decades it remains a bustling commercial centre. There have been significant changes in recent years that have brought new spaces into the public realm such as, Deptford Lounge and Giffin Square, an improved station, the Deptford Market Yard and restored carriage ramp. There is an increased pressure for extending existing buildings and infilling plots throughout the area, and these trends are expected to continue.

Historic England has identified Deptford High Street as a "conservation area at risk" and it is included in their Heritage at Risk Register 2018. The reasons for risk are primarily the erosion of character through the loss of architectural features and there is a need to provide advice and support actions to address this. This document is an important step towards identifying and addressing these issues. It has been prepared by Alan Baxter Ltd for London Borough of Lewisham, in consultation and with support from Historic England.

### 1.4 Designation and boundary

The adjoining St Paul's and Deptford High Street conservation areas were designated in 1975 and 1976 respectively. Deptford High Street Conservation Area was expanded in 2000 to include Nos. 446-488 and Nos. 487-493 New Cross Road.


The Council proposes to:

- Merge the two conservation areas into one, in order to facilitate efficient management and effective decision making;
- Expand the boundary of the Conservation Area to take in places of related historic and architectural interest identified in the assessment of character, including The Albany and parts of Watson's Street;
- Remove areas which do not reflect the specific character of this Conservation Area, such as parts of Reginald Place and, ultimately, buildings on New Cross Road (where a new conservation area is recommended).

Further details of these proposals can be found in [12.1](#).

### 1.5 Conservation Area map

The map on the following page ([Fig. 2](#)) illustrates the Conservation Area boundary and proposed changes to it, as well as historic buildings within it (both listed and unlisted). You can return to this map at any time by clicking the map symbol in the bottom right corner of every page.

The Conservation Area map can also be downloaded separately from London Borough of Lewisham's website in the format of a layered pdf. This version contains additional information, including character areas, important views, historic shopfronts, Article 4 Directions, Archaeological Priority Areas, and nineteenth century Ordnance Survey maps to provide historical context. This information is presented as a series of separate layers that can be turned on and off using the 'layers panel' that is revealed by clicking the  button on the left hand side of the screen. In this way, information can be usefully compared and combined.



Part One: Summary and Introduction

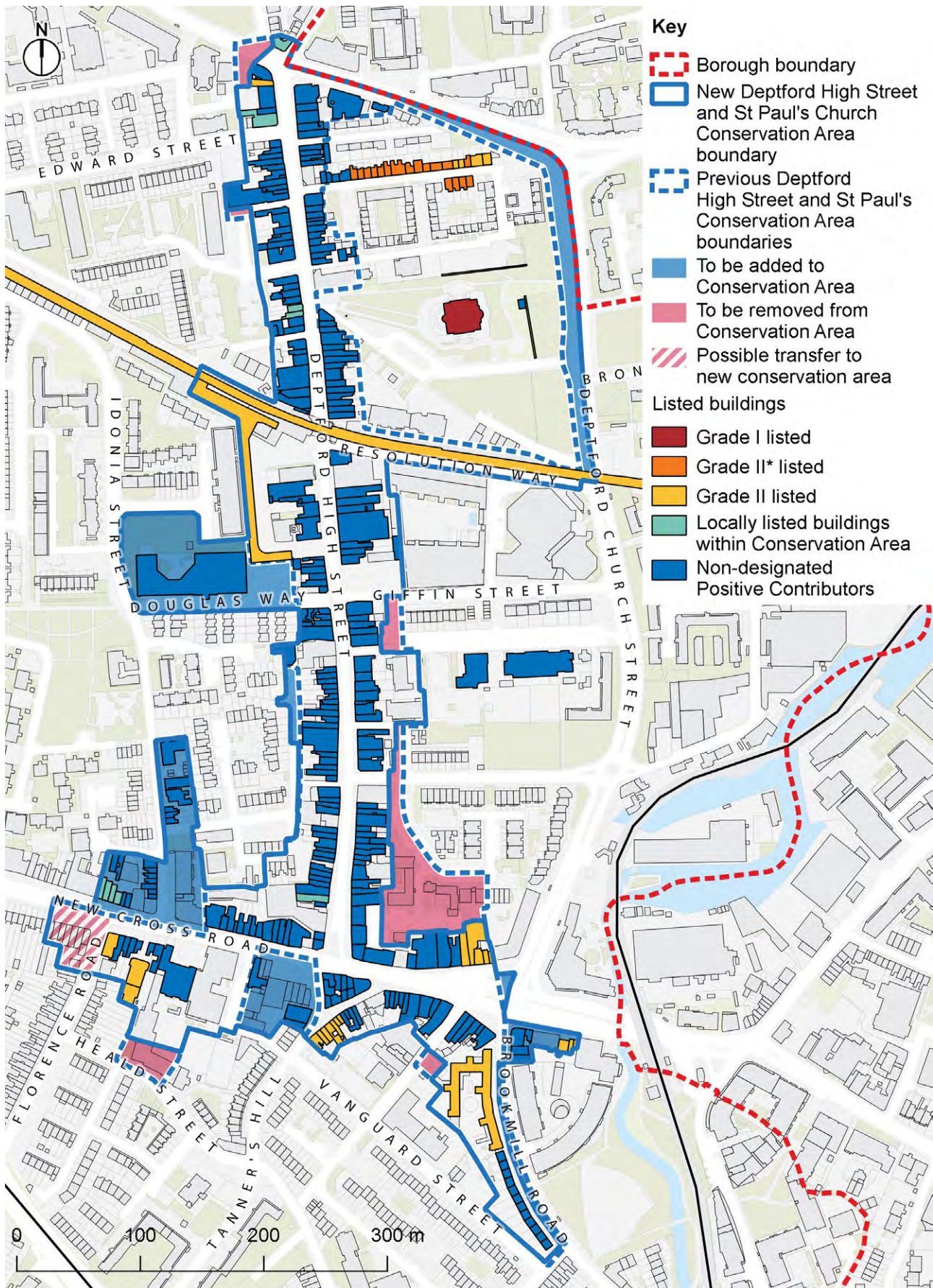


Fig. 2: Deptford High Street and St Paul's Church Conservation Area map



## Part One: Summary and Introduction

### 1.6 Planning policy context

Under the **Planning (Listed Buildings and Conservation Areas) Act 1990**, the Council has a duty to identify areas of special historic and architectural interest and to formulate and publish proposals for the management of such areas. In determining applications for development in conservation areas the Council also has the duty to pay special attention to the desirability of preserving or enhancing the character of the areas.

**National planning guidance** is set out in the National Planning Policy Framework (2019). Conservation areas are classified as ‘designated heritage assets’ and it advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (NPPF para 193). Any harm to, or loss of, the significance of a designated heritage asset should be clearly and convincingly justified (NPPF para 194).

**Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management**, 2018, is one of a suite of Advice Notes which sit beneath three over-arching Good Practice Advice Notes. These provide advice and guidance on matters relating to the Historic Environment and inform how it is considered by the planning process.

The requirement to protect and enhance the historic environment is reflected in **Lewisham’s Local Development Framework Core Strategy** Policy 16: Conservation areas, heritage assets and the historic environment. The Core Strategy, together with the London Plan is the borough’s statutory development plan. It states the Council’s commitment to work with its partners, including local communities, to ensure that the borough’s heritage assets and those yet to be identified will be valued positively and considered as central to the regeneration of the borough. It also commits the Council to continue to review its conservation areas, designating new ones and preparing associated management plan and policies to conserve their character.

Once adopted, **character appraisals** are a material consideration in the planning process and are used when determining planning applications and appeals. The Council will adopt a positive and collaborative approach to conservation, one that focuses on actively managing change in the area in a way that preserves what is of significance.

### 1.7 Engagement and consultation

Views of the public and stakeholders were sought in January and February 2019. This included a public engagement event on the High Street on Saturday 12 January 2019, and conversations and meetings with:

- The Deptford Society
- Deptford Neighbourhood Action
- Deptford Working Histories
- The Rector of St Paul’s Church
- Pepys Community Forum
- Deptford High Street Association
- Historic England

Other stakeholders were also contacted and given the opportunity to discuss the Conservation Area.

*Comments that were received helped to inform the first draft of the appraisal document, which was then taken out to statutory public consultation between XX to XX 2019. The documents were revised in response to feedback and were adopted by the Mayor and Cabinet at a meeting on \*\* \*\*.*

## Part One: Summary and Introduction

### 1.8 Terminology

This document aims to use plain English to make it easier to use by all. Nevertheless, there are some words and phrases that cannot easily be substituted without losing meaning or creating confusion. Some of these are technical architectural terms that are explained here:

Active frontage:	ground frontages that are not blank, in order to encourage human interaction. For example windows, active doors, shops, restaurants and cafes
Amenity:	a positive element or elements that contribute to people's experience of overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity
At risk:	a historic building, landscape or structure, or archaeology, which is threatened with damage or destruction by neglect, a lack of maintenance or the need for repair
Building line:	the position of buildings relative to the edge of a pavement or road. It might be hard against it, set back, regular or irregular, broken by gaps between buildings, or jump back and forth
Designation:	legal protection for historic places and buildings, such as listing, conservation areas and scheduled monuments
Enclosure:	the sense in which a street feels contained by buildings, or trees
Historic building:	for the purposes of this document, this means a listed building, a building on the Lewisham Local List or a positive contributor (see separate definition below)
Historic plot:	for the purposes of this document, this means the land and building plot divisions shown on Ordnance Survey maps published in the 1873-74.
Legibility:	the ability to navigate through or 'read' the urban environment. Can be increased through means such as good connections between places, signage, and landmarks.
Massing:	the arrangement and shape of individual or combined built form
Movement:	how people and goods move around – on foot, by bike, car, bus, train or lorry
Positive contributor:	a building or structure that is not of sufficient significance to merit national designation, such as listing, but which nevertheless makes a positive contribution to the character or appearance of the Conservation Area for its architectural, historical or social interest, either on its own as part of a group
Public realm:	the publicly-accessible space between buildings – streets, squares, quaysides, paths, parks and gardens – and the elements that make them up, such as pavement, signage, seating and planting
Roofscape:	the 'landscape' of roofs, chimneys, towers, spires etc.
Setting:	the aspects of the surroundings of an historic building or conservation area that contribute to its significance
Significance:	the special historical, architectural, cultural, archaeological or social interest of a building or place – forming the reasons why it is valued
Streetscape:	the landscape of the streets – the interaction of buildings, spaces and topography
Urban grain:	the arrangement or pattern of the buildings and streets. It may be fine or coarse, formal or informal, linear, blocky, planned, structured or unstructured
Pre-1800 buildings	historic buildings, mostly unlisted, which are known to substantially predate 1800, or assessed by Historic England to be likely to be so, and whose exterior and interior may hold a strong historical and architectural significance for the Conservation Area and the Borough

## Part One: Summary and Introduction

### 1.9 Useful contacts and information

The following publications and sources contain additional information that might be useful to residents and applicants. Much of it is now readily available online.

#### 1.9.1 Policy and guidance

- Historic England, 2018. *Advice Note 1: Conservation Area Appraisal, Designation and Management*.
- The London Borough of Lewisham, 2011. Local Development Framework
- The London Borough of Lewisham, 2006. *Shopfront Design Guide*.

#### 1.9.2 Published sources

- Dews, N. 2015. History of Deptford, Fam-Loc.
- Guillery, P. 1998. *Deptford Houses: 1650 –1850*, RCHME.
- Guillery, P. 2004. *The Small House in Eighteenth Century London*, Yale University Press.
- Hasted, Edward. 1797. *The History and Topographical Survey of the County of Kent: Volume 1*.
- Pevsner, Nikolaus and Cherry, Bridget. 1984. *The Buildings of England, London 2: South*, Yale University Press.
- Walford, Edward. 1878. *Old and New London: Volume 6*, <http://www.british-history.ac.uk/old-new-london/vol6/pp143-164>

#### 1.9.3 Online historical resources

- Guillery, P. 1998. *Deptford Houses: 1650- 1850*, RCHME. Available through the Historic England research reports portal (<https://research.historicengland.org.uk/Report.aspx?i=15993&ru=%2fResults.aspx%3fp%3d1%26n%3d10%26t%3ddeptford%26ns%3d1>)
- British History Online, [www.british-history.ac.uk](http://www.british-history.ac.uk)
- Ideal Homes: a history of South-East London Suburbs, [www.ideal-homes.org.uk](http://www.ideal-homes.org.uk)
- National Library of Scotland: high resolution historic Ordnance Survey maps, [www.maps.nls.uk/geo/find](http://www.maps.nls.uk/geo/find)
- Old Deptford History, [www.olddeptfordhistory.com](http://www.olddeptfordhistory.com)
- South London Guide, [www.southlondonguide.co.uk](http://www.southlondonguide.co.uk)

### 1.10 Accuracy of this document

Every effort has been made to ensure the accuracy of this document but due to the complexity of conservation areas, it would be impossible to include every facet contributing to the area's special interest. Therefore, the omission of any feature does not necessarily convey a lack of significance. The Council will continue to assess each development proposal on its own merits. As part of the planning process a more detailed assessment of a particular site and its context is undertaken. This may reveal additional considerations relating to character or appearance that may be of relevance to a particular case.

# Part Two: Character

## 2.0 Summary history of the Conservation Area

### 2.1 Ancient beginnings

The earliest settlement in Deptford appears to date from at least the Roman period. The main Roman road which connected London, Canterbury and Dover crossed the River Ravensbourne at the site of modern-day Deptford Bridge. This crossing, or 'ford', is thought to be the origin of the name 'Deptford', coined in the medieval period and meaning 'deep ford'. Archaeological findings around Deptford Broadway indicate a long-standing ancient settlement along this important route.

### 2.2 Early Deptford

#### 2.2.1 Medieval period

During the medieval period Deptford comprised two separate settlements, later known as Upper Deptford and Lower Deptford ([Fig. 3](#)). Upper Deptford grew around the Broadway at Deptford Bridge. Lower Deptford was focussed on the Thames and comprised two much smaller settlements: Deptford Strand, a small village on the Thames riverside, and Deptford Green which lay nearby to the south around the Church of St Nicholas. The land now occupied by Deptford High Street was open fields. A dirt track, known as Butt Lane, ran through the fields and connected Upper and Lower Deptford.

### 2.3 Sixteenth century

In 1513 Henry VIII established a royal dockyard on the Thames at Deptford, to the west of the fishing village of Lower Deptford. This introduction of industry was to shape the development of Deptford for hundreds of years. Deptford quickly became a national centre of shipbuilding, with powerful organisations such as the Corporation of Trinity House, the East India Company and the Navy Board setting up in the area. Sir Francis Drake's famous ship, the Golden Hind, was berthed at Deptford docks following his circumnavigation of the globe between 1577 and 1580 ([Fig. 7](#)).

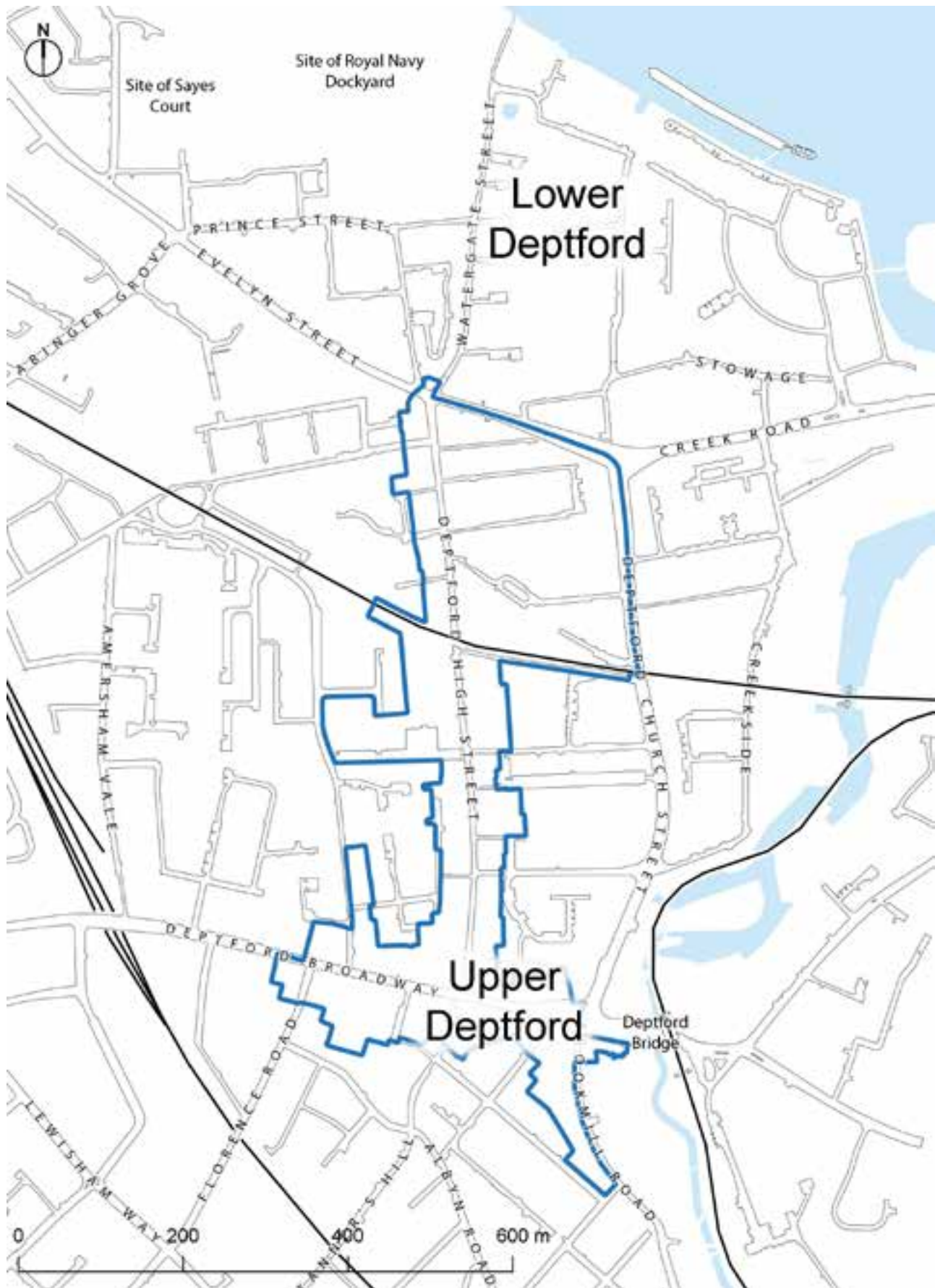


Fig. 3: Historic locations of early settlements in Deptford





### 2.3.1 Seventeenth and eighteenth centuries

The seventeenth and eighteenth centuries were the greatest period of growth in Deptford's history. During this period the dockyards at Deptford and nearby Woolwich produced more military and merchant vessels than anywhere else in Europe. The intensity of the shipbuilding industry resulted in an influx of labourers and skilled craftsmen to the area. By the eighteenth century Upper and Lower Deptford had merged into one settlement and was a significant provincial town, independent of London and comparable in size to contemporary cities such as Manchester, York and Leeds.

Deptford's shipwrights were responsible for much of the house building during this period, employing their artisanal and woodworking skills to construct small rows of brick and timber framed houses, such as those along Tanner's Hill. These houses were often built with the 'chips' (offcuts of timber) that workers would take home from the dockyard. The dockyard also holds historical associations with two famous diarists of this period, John Evelyn and Samuel Pepys. John Evelyn (1620- 1706) built a famous garden at his home in Sayes Court, near the site of Convoy's Wharf today. Samuel Pepys (1633- 1703) was clerk to the Navy Board at Deptford the late-seventeenth century.

As well as its new church, Deptford was home to one of the growing number of Quaker Meeting Houses that were established in the second half of the seventeenth century in England. When Peter the Great, Tsar of Russia, visited England in 1698, he leased Sayes Court from John Evelyn and worshipped at the nearby Deptford Meeting House. The Deptford Meeting House was located at No. 144 Deptford High Street and closed in the early-twentieth century.

By the eighteenth century Protestant worship in England was split between the established Church of England and a number of non-conformist doctrines including Quakers, Congregationalists, Baptists and Presbyterians, who were known as Dissenters. With the Tory election success in 1710 came strong measures to check the rise of non-conformist Protestantism and to strengthen the Church of England. Deptford's existing medieval parish church of St Nicholas was also over-stretched by the rapidly growing population of Deptford. The parish sought assistance for funds to build a new church from a Commission set up to build fifty new churches in London intended to impress the power of the established church and state with their magnificent architecture and scale. As a result, between 1713- 30 the church of St Paul was built to Thomas Archer's designs to the east of Butt Lane, along with a remarkable rectory also designed by Archer.



Fig. 6: Deptford Dockyard, Joseph Farington c.1794



Fig. 7: The Golden Hind on display at Deptford Dockyard in 1581, as imagined by a twentieth century artist



### 2.3.2 Nineteenth century

As the size of ships increased, Deptford's dockyards were no longer able to meet shipbuilding demands. This problem was exacerbated by Deptford's distance from the sea, and dockyards on the coast such as Portsmouth quickly surpassed those of Deptford and Woolwich. Despite the decline of the shipbuilding industry, Deptford continued to function as a separate satellite town of London. River and road connections to London had improved in the seventeenth and eighteenth centuries, but the most significant connection came in 1836 with the arrival of the London and Greenwich Railway, the world's first suburban railway line which traversed the marshy land to the west of Deptford on an impressive viaduct (Fig. 8).

The nineteenth century saw the transformation of Butt Lane into a thriving commercial street. Houses along the street, which had until this point been almost exclusively residential, were converted at ground floor level to provide retail units. The commercialisation of Butt Lane led to its being remained the High Street in 1825. Empty plots along the street were built up over the course of the nineteenth century and Deptford High Street took a form closely resembling that which exists today.

Deptford's dockyard closed completely in 1869, devastating the local economy. The difficult conditions resulting from the dockyard closure inspired the foundation of the Deptford Fund, later the Albany Institute, to assist local residents in need. In addition to the Albany Institute, a Ragged School was established in Deptford, providing free education to the children of the area's poorer families.

The nineteenth century saw a significant shift in Deptford's industrial identity, with the decline of the dockyards and the introduction of retail commerce. These economic changes can be seen on Charles Booth's poverty map of 1899, which shows that some of the wealthiest homes (illustrated in red) and poorest homes (illustrated in black) members of society were living streets away from one another in Deptford (Fig. 9).

The dockyard closed in 1889 and the site became a market for imported cattle. That in turn closed in 1913. It was renamed Convoy's Wharf in the 1950s, taking its name from one of the two commercial operators which used the site in the interwar period – Convoys and Palmer's. Unemployment and the shift from a skilled to unskilled economy resulted in high levels of poverty in Deptford. The opening of Deptford Power Station, the world's first centralised power station, in 1889 helped to restore some activity at Deptford's riverside, though nothing like that seen in the previous century.



British Library

Fig. 8: Deptford from New Cross Road, 1840



Fig. 9: Charles Booth's 1899 poverty map

### 2.3.3 Twentieth century onwards

The twentieth century was not a period of prosperity for Deptford. The impact of the dockyard's closure continued to be felt and levels of unemployment remained high. The first wave of slum clearances took place at the turn of the century on what is now Brookmill Road and the London County Council (LCC) constructed Carrington House in 1903 as a lodging house for some seven hundred men. Further slum clearances were carried out in the 1920s and 1930s and many residents moved to the new cottage estates of Bellingham and Downham. Another response to the poor living conditions was the establishment of the McMillan Nursery in 1914, located on McMillan Street to the north of the Conservation Area, which was pioneering in linking educational and health reform.

Though Deptford High Street itself sustained little bomb damage during the Second World War, the surrounding streets were badly hit, and much of Deptford's historic housing and street patterns were destroyed. The industries along the Thames riverfront went into decline in the second half of the twentieth century, resulting in further job losses and the deterioration of the physical fabric of the area.

In the years following the War, an intensive programme of rebuilding was carried out across the Borough, in response to the war damage and dilapidation. Across the country the task was led by Local Authorities because they had compulsory purchase powers intended to assist in slum clearance, and central government provided subsidies which encouraged higher densities and heights. Housing was a highly political area, and national league tables were used to show how many homes Councils were delivering.

In 1965 the London Borough of Lewisham was formed, which merged the Metropolitan Boroughs of Lewisham and Deptford. In the late 1960s and 1970s a large quantity of public housing was built in Deptford by the London County Council, the Greater London Council and the new Lewisham Borough Council. The response to this was mixed. More than two thousand homes were cleared in Deptford after the War, some because of bomb damage, others because they were perceived as outdated or insanitary. All of the historic development along the west side of Deptford Church Street was lost to road widening, leaving Deptford High Street the primary retail street and principal cohesive character area connecting Upper and Lower Deptford.

The twentieth century saw several major infrastructure changes in Deptford which have increased accessibility and improved connections to the area. These changes included the widening of roads such as Deptford Church Street and the arrival of the Docklands Light Railway at Deptford Bridge Station in 1999. Whilst improved connectivity has contributed to significant positive regeneration, it has also encouraged considerable development pressure, as well as creating an overwhelming amount of road traffic.

The demography of Deptford's population, though never static, changed dramatically in the twentieth century. Lower rents made it a popular destination for those arriving from abroad, with significant numbers of people from the West Indies and Vietnam in particular.





Historic England Archives

Fig. 10: Deptford High Street in 1973



Historic England Archives

Fig. 11: Deptford Broadway in early-twentieth century

## 3.0

# Townscape character

The character of the Deptford High Street and St Paul's Church Conservation Area has been shaped by piecemeal development along and off the historic thoroughfare that connected the settlements of Upper Deptford (Deptford Broadway) and Lower Deptford (riverside). The character of the townscape has these elements:

- Deptford High Street forms the backbone of the Conservation Area, with narrow side streets branching off it;
- The London- Greenwich railway line bisects the High Street;
- Dense development and a continuous building line (broken only by Nos.104-108 and Nos. 116-118) creates a strong sense of enclosure along Deptford High Street;
- Buildings meet the pavement with no front yards or setbacks, with the exception of Giffin Square, Deptford Market Yard and Nos. 496- 508 New Cross Road;
- A modest scale to the buildings, generally between one and four storeys in height and built on narrow plots;
- The width of Deptford Broadway/New Cross Road creates a greater sense of openness and offers views outside the Conservation Area;
- There is minimal green space: The Albany's garden, the Crossfield open space, and the grounds of St Paul's Church are the only significant green open spaces within the Conservation Area;
- Extensive, ad-hoc low-rise development in the rear plots;
- Shopfronts along Deptford High Street often spill out onto the street, blurring the boundary between inside and out;
- The markets on Deptford High Street and Douglas Way intensify the activity of the streets, and the stalls and crowds of people significantly alter the townscape character of the Conservation Area;
- Contrasting levels of pedestrian activity along Deptford High Street and Deptford Broadway due to differing traffic priorities, speed and noise.



Fig. 12: Deptford Broadway, view from west



Fig. 13: Deptford High Street, view from south



Fig. 14: St Paul's Church, view from west



Fig. 15: Backlands of Deptford High Street



Fig. 16: Narrow plot widths and varied building heights



Fig. 17: Narrow side streets



## 4.0 Uses

The special interest of the Deptford High Street and St Paul's Church Conservation Area derives substantially from its distinctive character. This is as much connected to the uses of the buildings and how these contribute to local communities as with the buildings themselves. The uses can be summarised as follows:

- Generally commercial use at ground floor with residential accommodation above, with the exception of a few residential streets such as Albury Street, Brookmill Road, and Watson's Street;
- The street market on Deptford High Street and the second-hand market on Douglas Way animate the Conservation Area and are fundamental to its character;
- Small independent retailers, some of them long-standing, occupy ground floor shop units and sell a wide variety of goods and foods. They include butchers, fishmongers, jewellers, hairdressers and hardware shops;
- Only a small number of chain outlets, which are not in keeping with the strong character of independent retailing. The number of betting shops detracts;
- There are four churches within the Conservation Area whose social and religious use contribute to the character by hosting active local community groups;
- Community buildings such as The Albany and Deptford Lounge;
- Community spaces such as Giffin Square, the garden of The Albany and the markets;
- Several former historic pubs and bank buildings now serve a variety of functions. Where historic pubs remain in use these contribute to the character of the Conservation Area;
- Deptford Railway Station is a historic transport link which continues to serve the area. It acts as focus for much activity.



Fig. 18: Church of Our Lady of The Assumption



Fig. 19: Small independent retailers



Fig. 20: Deptford Market



Fig. 21: Betting shop in former public house



Fig. 22: Deptford Railway Station viaduct



Fig. 23: The Albany

## 5.0 Views

### 5.1 Overview

Views have an impact on how an area is experienced and are an important feature of the Deptford High Street and St Paul's Church Conservation Area. The views identified in this chapter have been assessed in accordance with the guidance provided in Historic England's *Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018) and the *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017).

Views are divided into two main categories:

**Key views:** important views within the Conservation Area.

**Gateway views:** views into the Conservation Area from its boundary.

### 5.2 Key views

There are different types of key views within the Deptford High Street and St Paul's Church Conservation Area, and these have been categorised accordingly:

- Fixed views to focal points (such as St Paul's Church)
- Dynamic views (experienced and evolving along a route, such as a street)
- Dynamic views with a focal point
- Fixed point panoramas
- Dynamic panoramas (such as the view from the railway)

The key views are illustrated on the map overleaf.



Fig. 24: Dynamic views along Deptford High Street



Fig. 25: Fixed view to St Paul's Church



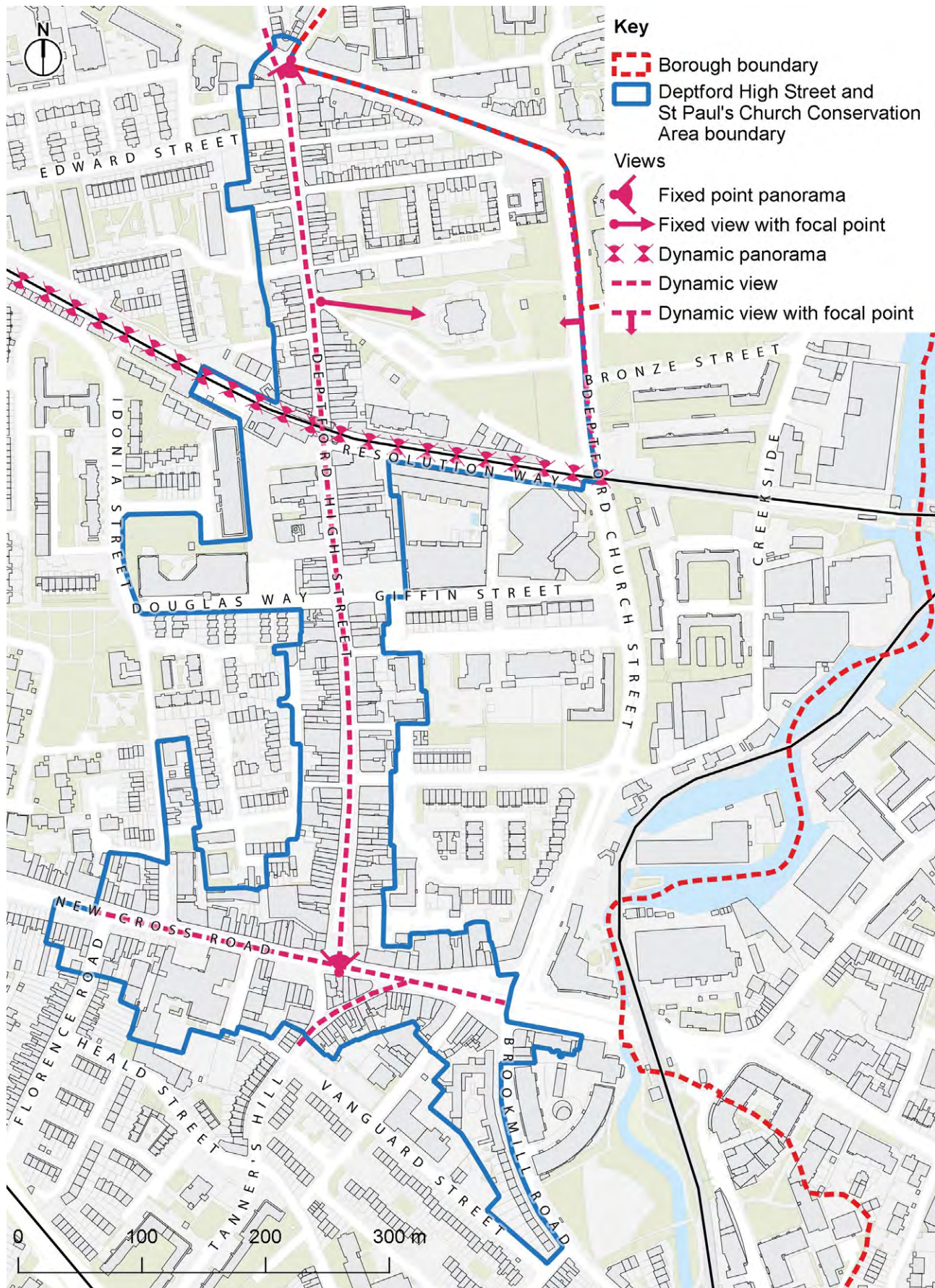


Fig. 26: Key views



### 5.3 Gateway views

Gateway views are the way in which the Conservation Area is experienced by people arriving to it. There are two categories: primary and secondary.

**Primary gateway views:** the principal entry points to the Conservation Area. These are mostly on major streets. These views are framed by the front elevations of buildings.

**Secondary gateway views:** secondary streets. Characterised by views of rear and flank elevations.

The gateway views are identified on the map overleaf.



Fig. 27: Primary gateway view from Deptford Bridge



Fig. 28: Secondary gateway view on Tanner's Hill



Fig. 29: Secondary gateway view from Finch Street



Fig. 30: Secondary gateway view on Watson's Street



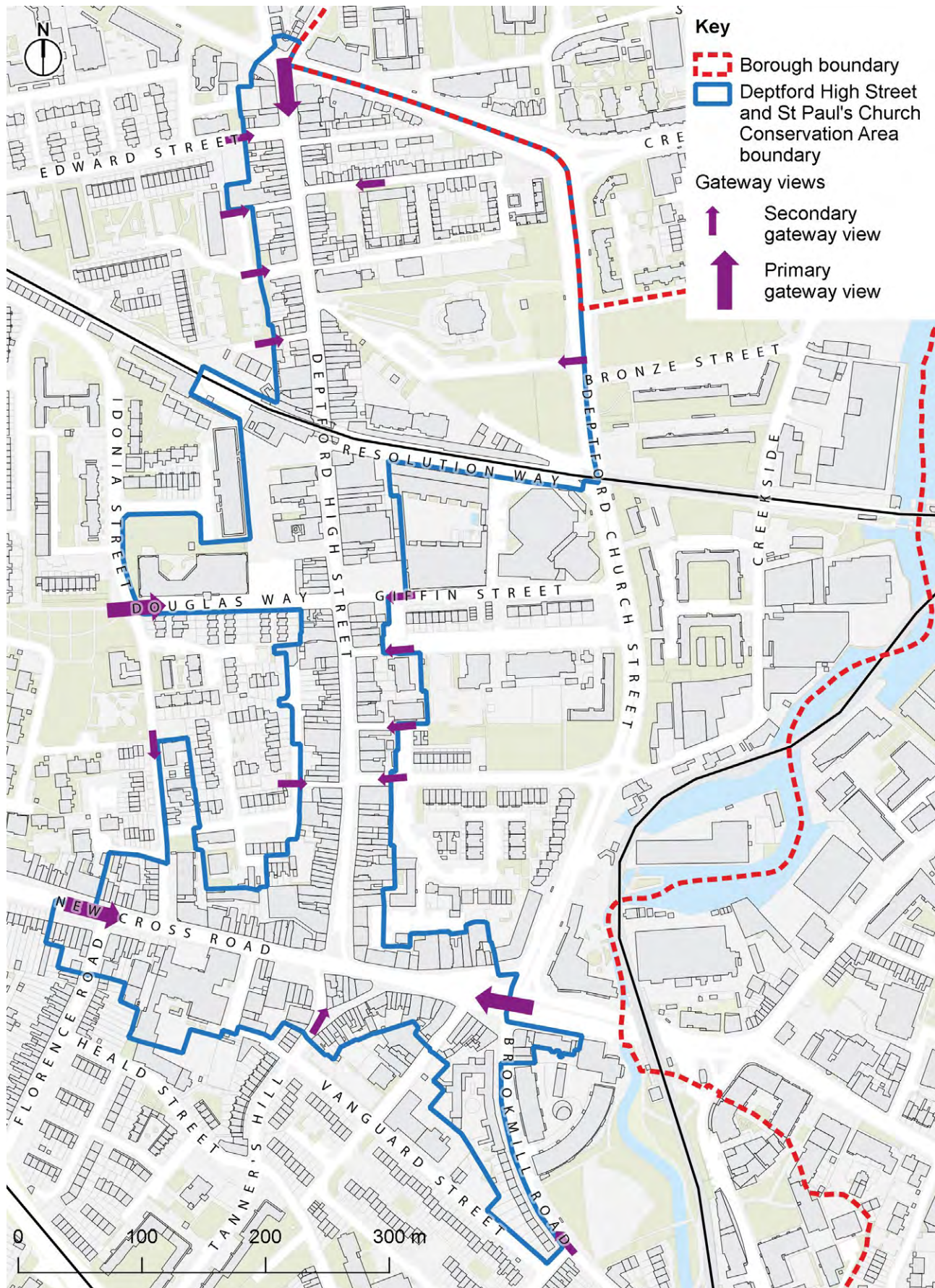


Fig. 31: Gateway views

## 6.0 Context and setting

### 6.1 Introduction

Context and setting are important to both the character and management of the Conservation Area.

Context means aspects of the Conservation Area's surroundings that are relevant to understanding what goes on it.

Setting means those aspects of the surroundings of the Conservation Area that contribute to the special interest of the Area itself, and the components of it, such as listed buildings and positive contributors.

An overriding characteristic of both context and setting is the impact of post-war comprehensive redevelopment of the areas to the east, west and north. This has created a stark physical, and to extent functional, contrast between the Conservation Area and its surroundings.

Characteristics of context and setting of the Conservation Area can be summarised as follows:

### 6.2 Context

- Residential streets and developments on all sides, much of it post-war and of considerable variety of form and scale, from two storey to tower block;
- Associated green space, created as part of post-war development;
- New development along Deptford Creek to the east, changing the character and uses here;
- Proximity to transport interchanges at Deptford Bridge Station and New Cross Station are major transport links, providing mainline and DLR services;
- Greatly improved pedestrian links to New Cross Station, but they do not extend as effectively to the area to the west of Conservation Area;
- Several bus routes run along New Cross Road / Deptford Broadway and Evelyn Street/Creek Road, serving the Conservation Area;
- Important junction between Deptford High Street and Evelyn Street, with bus stops and pedestrian routes in a number of directions. This will be used more frequently once Convoys Wharf is developed;
- Close to the River Thames, but no signage or visibility to help people find it;
- Deptford Creekside Conservation Area to the east and Brookmill Conservation Area to the south.



### 6.3 Setting

- To the south, late-nineteenth terraces line the approach along New Cross Road to the Conservation Area from New Cross Station and smaller Victorian housing line side streets. This creates a continuity of historic architecture and streetscape extending outside the Conservation Area;
- By contrast, in other directions, there is an abrupt change of architecture, scale and density between the Conservation Area and its neighbouring streets. This is due to post-war redevelopment. This has had these effects:
  - Transformation of a largely consistent skyline and continuous urban grain into a much more varied and broken townscape;
  - Transformation of Deptford Church Street / Evelyn Street into a multi-lane highway caused the demolition whole streets of historic buildings, changing the character on this side of the Conservation Area from a dense continuation of low rise historic streets to a contrasting open area of roadway and greenspace;
  - Traffic and its noise on the edge of the Conservation Area here is harmful to the character and experience of the Conservation Area;
  - An example is the end of Albury Street, which was historically enclosed and now is open, changing the setting of the listed houses on the Street and allowing in the sight and sound of busy traffic;
  - An abrupt change in the scale and architectural style from Albury Street to the post-war development on Evelyn Street;
  - Predominantly low rise housing to the east of Deptford High Street, and on the west side south of the railway. This creates an abrupt change of form, layout and townscape that is at odds with the character and appearance of the Conservation Area. Taller blocks are also of a height and scale that is out of character with the Conservation Area;
  - As a result of redevelopment, the rear plots of Deptford High Street now face open public areas, in contrast to narrow and dense streets before World War II ;
  - An exception is the survival of the St Joseph's Catholic Primary School, which forms architecturally impressive evidence of the history of education in the area;
  - Greenspace was also created near the edges of the Conservation Area as part of redevelopment. Before World War II Deptford was densely developed with very little green open space. The creation of parks and gardens for recreation and enjoyment was a significant aspect of post-war attempts to improve the quality of life for local residents. They are therefore a significant part of the history of the area. Examples include Margaret Macmillan Park visible from Watsons Street, Broadway Fields opposite Sylva Cottages, Brookmill Road and the Sue Godfrey Local Nature Reserve to the east of St Paul's Churchyard;
  - Flanking redevelopment is often not visible from Deptford High Street, because of its narrow width and continuous frontages. The principal exception is the views down side streets, where the contrasting character of post-war development is immediately apparent, clearly defining the edge of the Conservation Area.



Fig. 32: Brookmill Conservation Area to the south



Fig. 39: Bus routes along New Cross Road



Fig. 33: Outside development not visible along the High Street



Fig. 35: Late-19th century terraces along New Cross Road



Fig. 34: Public green space in Margaret Macmillan Park



Fig. 36: View north from Evelyn Street junction, towards river



Fig. 37: Rear elevations on approach from Frankham Street



Fig. 38: Modern highway and building clearances at the end of Albury Street

## 7.0 Listed buildings and non-designated heritage assets

Buildings are a key component of the character of the Deptford High Street and St Paul's Church Conservation Area and contribute in different ways to its special architectural and historic interest. The map overleaf shows the individual buildings which are identified as making a positive contribution to the character and appearance of the Conservation Area.

Some of buildings that contribute positively to the character and appearance of the Conservation Area are statutorily listed, i.e. buildings or structures that have been designated by national government as having special historic or architectural interest at a national level, termed **designated heritage assets**.

The majority are **non-designated heritage assets**, i.e. unlisted buildings which have been identified as of local historic or architectural significance. They may be on Lewisham's Local List or be identified as making a positive contribution to the Conservation Area.

Some buildings may have suffered from unsympathetic alteration or be in a poor state of repair but could be restored relatively easily.

### 7.1 Identifying positive contributors

The extent of a building's contribution to the overall character and appearance of the Conservation Area is not limited to its street elevations or building materials. A checklist for identifying buildings or features which make a positive contribution to a conservation area is given in the Historic England guidance *Conservation Area Designation, Appraisal and Management* (2018). This was used by Alan Baxter during their fieldwork in November and December 2018 and January 2019.

These criteria include considerations of materials and architectural form, as well as:

- historic, local or community associations or use;
- contribution to the historic scale of development, both in plot size, massing and height;
- connection to the historical development of Deptford; Identified as part of the 1998 Royal Commission on Historical Monuments of England (RCHME) survey as being of early-eighteenth century origin or earlier.

This last criteria is of special importance. The RCHME survey identified the Conservation Area as containing one of the largest group of 'ordinary' Georgian houses left in London. Because they are relatively modest and have been altered, most have not yet been assessed to meet the standards required for designation as listed buildings. Regardless of this, they are buildings of great historical and architectural interest. Very few of the many thousands of houses built for the working and artisan classes in Georgian London now survive. The group along Deptford High Street is of interest not only because they provide evidence of what this housing was like and how these people lived, but also because many of them were built by or for craftsmen working in the Royal Dockyard. The fascinating story of these buildings and the people who built them is told in Peter Guillerie's *Deptford Houses: 1650- 1850*, which can be downloaded from the Historic England research reports portal (<https://research.historicengland.org.uk/Report.aspx?i=15993&ru=%2fResults.aspx%3fp%3d1%26n%3d10%26t%3ddeptford%26ns%3d1>)

The location of the pre-1800 buildings is shown in Fig 31.



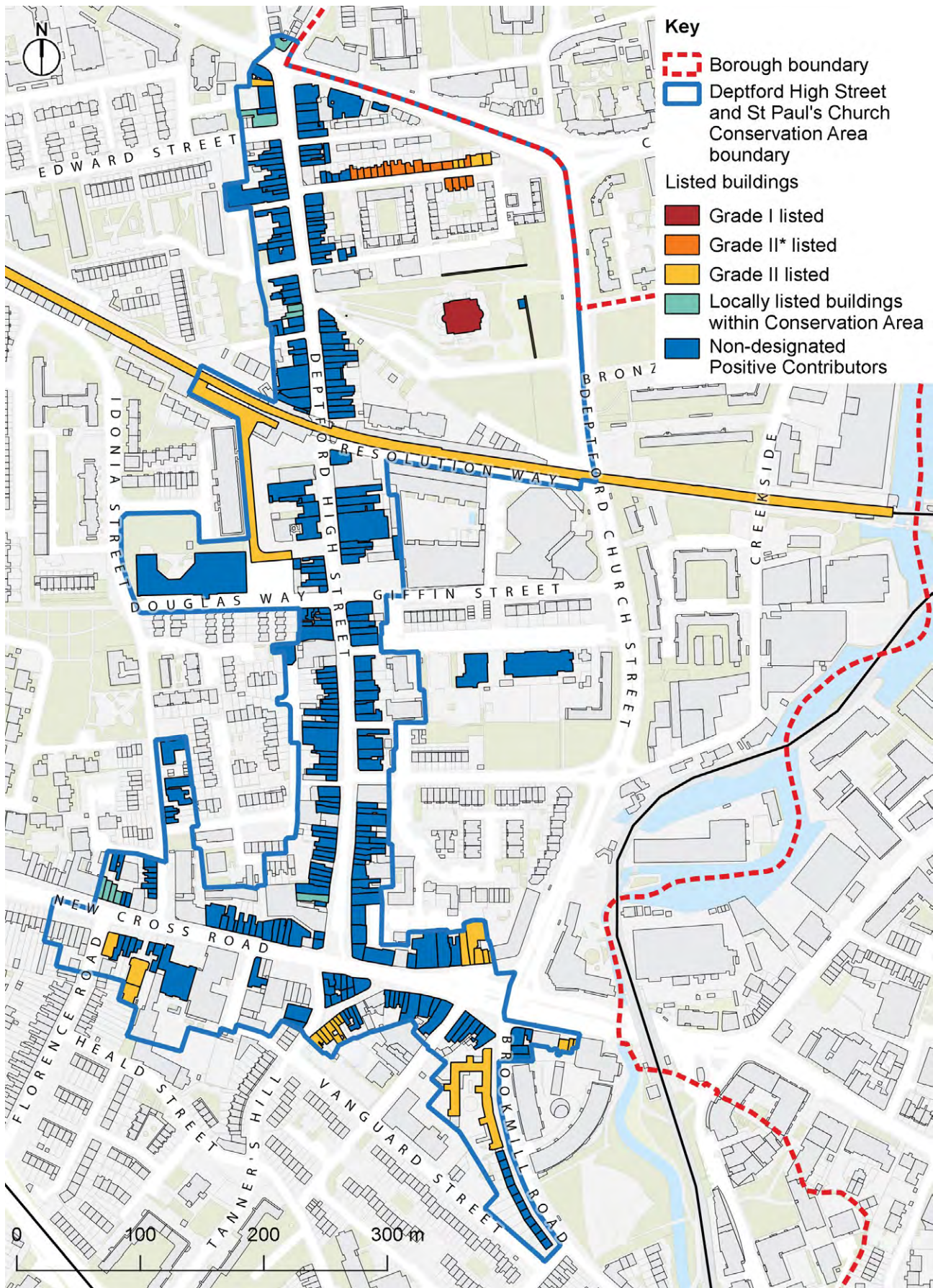


Fig. 40: Listed buildings and non-designated heritage assets



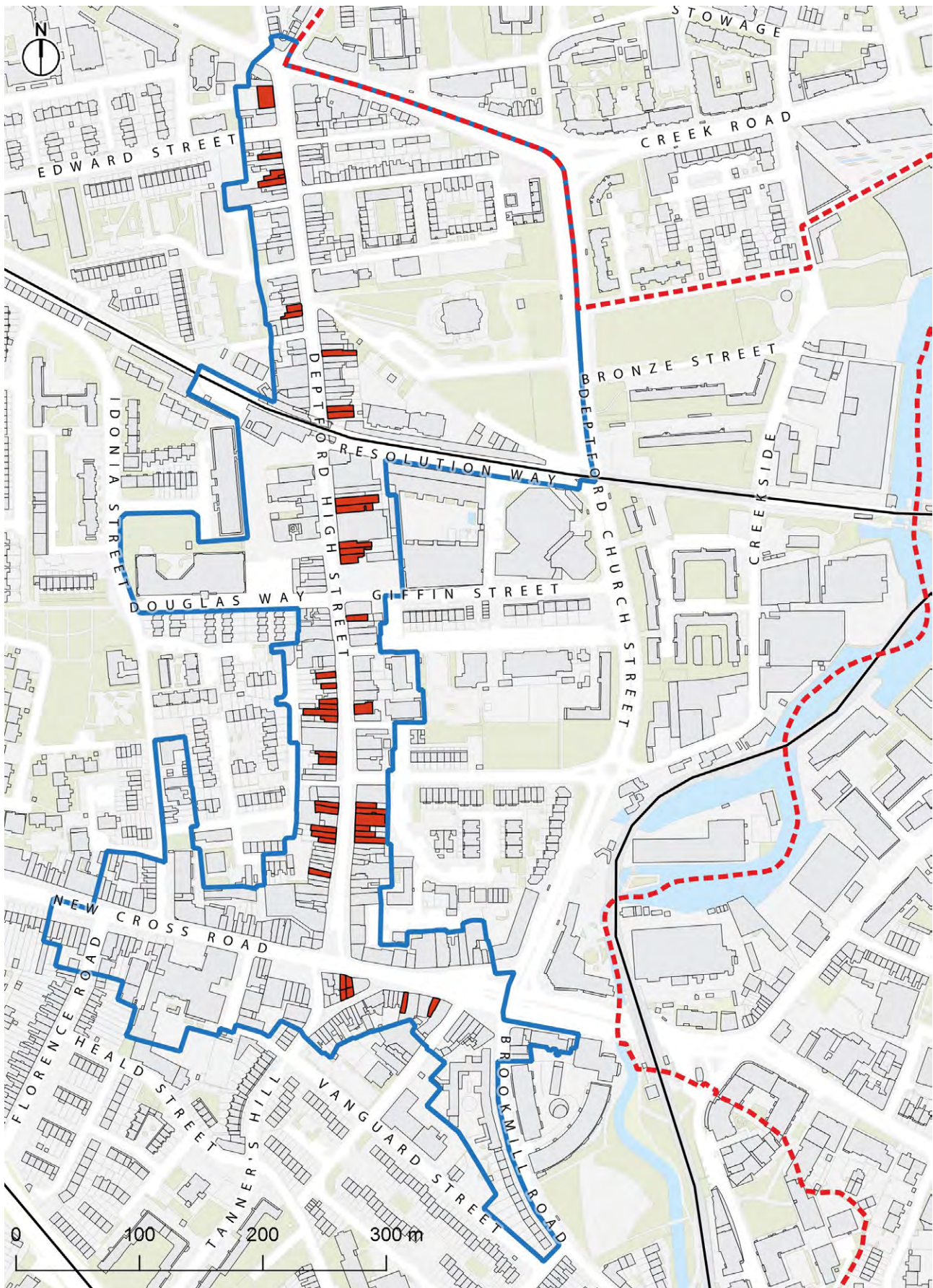


Fig. 41: Unlisted pre-1800 buildings in the Deptford High Street and St Paul's Church Conservation Area

## 8.0

# Condition of the Conservation Area

The condition of the Conservation Area at the time of the 2018-19 survey was assessed as deteriorating. The following are identified as the key issues which detract from the Deptford High Street and St Paul's Church Conservation Area:

- Buildings in poor condition (front and rear);
- Unsympathetic or oversized roof extensions;
- Oversized or poor quality rear extensions;
- Loss of historic shopfronts and unsympathetic replacements;
- Unoccupied buildings and retail units;
- Replacement windows in unsympathetic materials and design, and other additions to building elevations;
- Solid roller shutters to retail units, particularly when associated with the removal of shopfronts to create an open frontage;
- ATMs – harmful on small shopfronts if they have resulted in the loss of a significant part of the glazed frontage;
- Tag graffiti on historic building elevations and shopfronts;
- Unsuccessful sharing of Deptford High Street between vehicles, cyclists and pedestrians, including cars parked up on the pavement;
- Heavy traffic on Deptford Broadway, New Cross Road and Brookmill Road;
- Issues related to bins, rubbish and anti-social behaviour, particularly to rear of High Street. Rubbish on New Cross Road and elsewhere related to the markets.

### **Buildings at Risk**

Buildings at Risk are identified by using a set of national criteria devised by Historic England, the government's advisory body on Heritage in England to highlight listed buildings or structures that are at risk of neglect or decay, usually through vacancy or lack of a viable use. The following buildings within the Conservation Area are considered to be at risk:

- The former Holland and Company distillery building (Grade II) at Nos. 14-16 Deptford Bridge;

### **Unlisted buildings at risk**

- The former Salvation Army building at No. 144A Deptford High Street;
- Nos. 462- 464 New Cross Road;
- Those buildings suspected to be of early-eighteenth century date or earlier, as identified the map shown in [Fig. 41](#).





Fig. 42: Rear elevation in poor condition



Fig. 43: Oversized roof extensions



Fig. 44: Front elevations in poor condition



Fig. 45: ATMs in small shop front units



Fig. 46: At risk: Holland and Co. distillery (Grade II)



Fig. 47: At risk: pre-1800 building, unoccupied



Fig. 48: At risk: No.144A Deptford High Street



Fig. 49: At risk: Nos. 42- 464 New Cross Road

## 9.0 Archaeology

### 9.1 Archaeological Priority Areas

All of the Deptford High Street and St Paul's Church Conservation Area lies within Archaeological Priority Areas (APA). This is important to the special interest of the Conservation Area because the buried archaeology in the Conservation Area is evidence of its unique history. This unique history has helped to shape the appearance and character of the streets and buildings of the Area.

There are three Archaeological Priority Areas in the area of the Conservation Area. The following descriptions of the archaeological interests of the APAs closely reflect the historical interest of the Conservation Area described earlier.

#### 9.1.1 APA 9 Upper Deptford

Centred on Deptford High Street, and focussed on the main period of growth in housing that between 1650-1730, with a further boom in 1770-1800, to provide housing for dockyard artisans and tradesmen.

A type of urban vernacular housing, in which timber framed construction methods were employed later than is common, has been found to survive extensively within the area of Deptford High Street, with other examples occurring along Deptford Broadway and Tanners Hill. The design of these buildings provides significant evidence of the social development of Georgian London. In addition to the extant historic fabric of the buildings, excavation has revealed the survival of associated pits and wells to the rear of the properties and it has been found that cellars may survive even when all trace of the superstructure has been lost.

#### 9.1.2 APA 10 Deptford – the Broadway and Tanners Hill

Focussed on the early history of the creekhead settlement adjoining the ford across the river Ravensbourne which persisted into the early medieval period. Excavations on the site of the former Dover Castle public house produced evidence of dense and continuous settlement here from at least the Norman conquest, which was independent to another settlement at Deptford Green to the north adjoined St. Nicholas Church.

Its physical independence was sustained until the 18<sup>th</sup> century, when the southward expansion of housing along Butt Lane eventually reached the Broadway. Brook Mill, mentioned in the deeds of 1588, was used from 1701 to pipe water from the Ravensbourne to the manors of Sayes Court and East Greenwich, and was the precursor to what was known successively as the Ravensbourne Water Works and the Kent Waterworks Company, before the formation of the Metropolitan Water Board in 1903. On the south side of Deptford Broadway (the Roman Watling Street), houses are known to have occupied the junction with Brookmill Road in the second half of the 14<sup>th</sup> century. The area around Tanners Hill was the location for early industry, including 18<sup>th</sup> century potteries. The longevity of settlement in this location is unique within Lewisham. The archaeological record includes not only the buried remains, but also the extant built fabric of the early surviving houses.



### 9.1.3 APA3 Watling Street and the 'Deep-ford'

This road, probably first used in the 1<sup>st</sup>. century AD, is still in use as the A2 and has clearly influenced development along its route. The Roman road followed the southern limit of the local Thames gravel terrace and crossed the Ravensbourne via a ford. This may be the 'deep ford' from which the place name Deptford appears to be derived. A Roman settlement, possibly with Iron Age antecedents, was established close to this ford, on the banks of a creek which provided tidal wharfage. Mid-Saxon burials have also been found here, indicating the presence of a community which predates the better known medieval village.

### 9.1.4 Other APAs in the vicinity

There are also two other APAs nearby which relate historically to the development of Deptford:

**APA 7 Deptford – the Strand, Sayes Court and the Royal Naval Dockyard** (evidence of buildings from the 11th century onwards on the bank of the Thames), and

**APA8 Deptford Creek** (the Saxon settlement and medieval village of Deptford Green, including St Nicholas church, located adjacent to the creek mouth).

Further details of these can be found online in the Borough's Development Management Local Plan.

# 10.0

## Character areas

By applying the analysis of history and character in the preceding chapters, the Deptford High Street and St Paul's Church Conservation Area can be usefully divided into eight separate character areas. The individual character and appearance of each of these primarily reflects differences of history and use.

This chapter provides a detailed analysis of the character and appearance of each character area. This in turn informs the management and design recommendations contained in [Part Three](#) of the report, and provides a robust foundation for their application.

The eight character areas are listed below. Their location is shown on the map on the next page. The boundary between character areas is rarely precise, and the character area map is drawn with blurred boundaries to reflect this.

1. [Deptford High Street](#)
2. [Behind the High Street](#)
3. [Albury Street](#)
4. [St Paul's Church](#)
5. [The Albany](#)
6. [Deptford Broadway](#)
7. [Tanner's Hill](#)
8. [Brookmill Road](#)

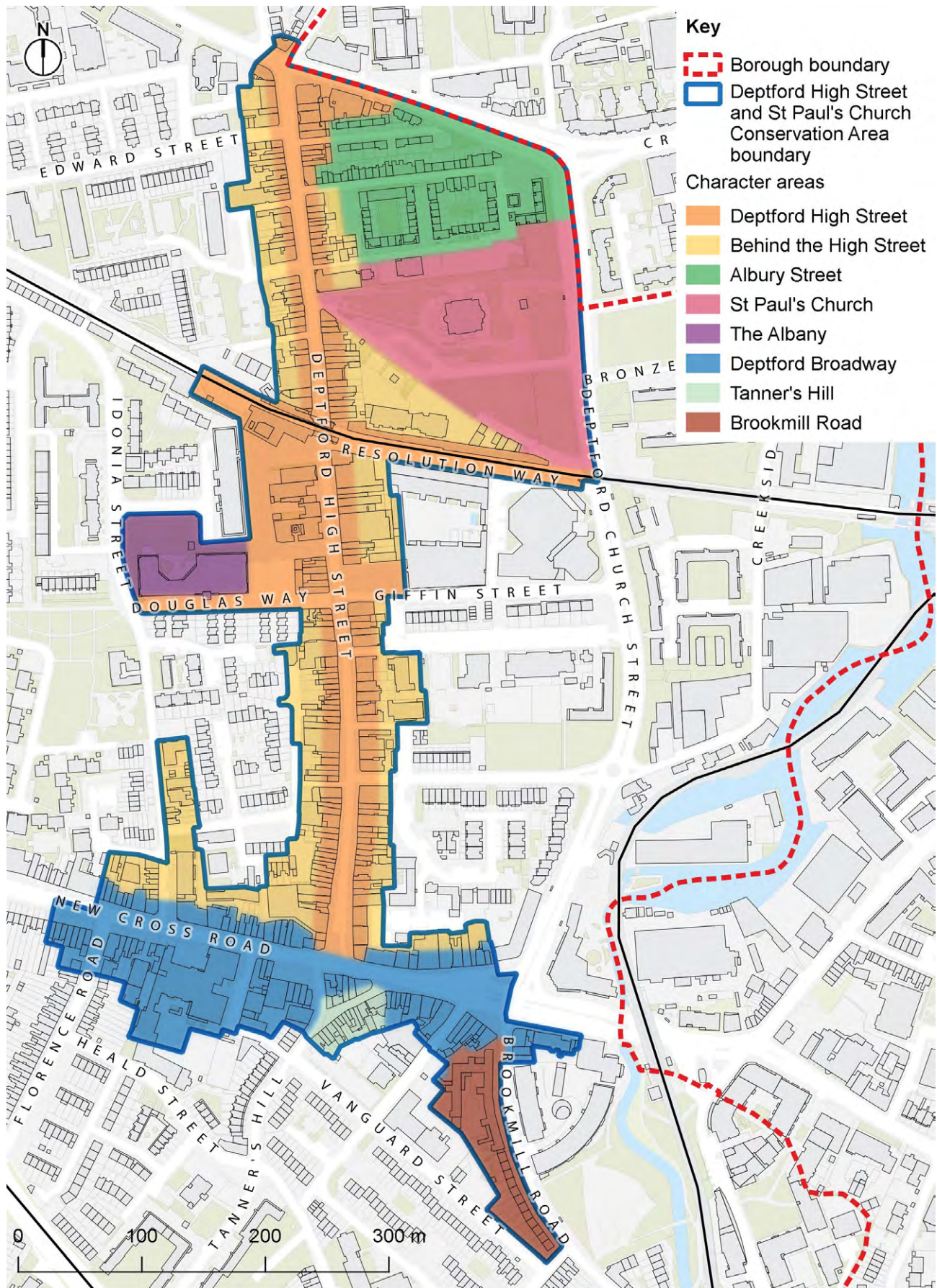


Fig. 50: Character areas



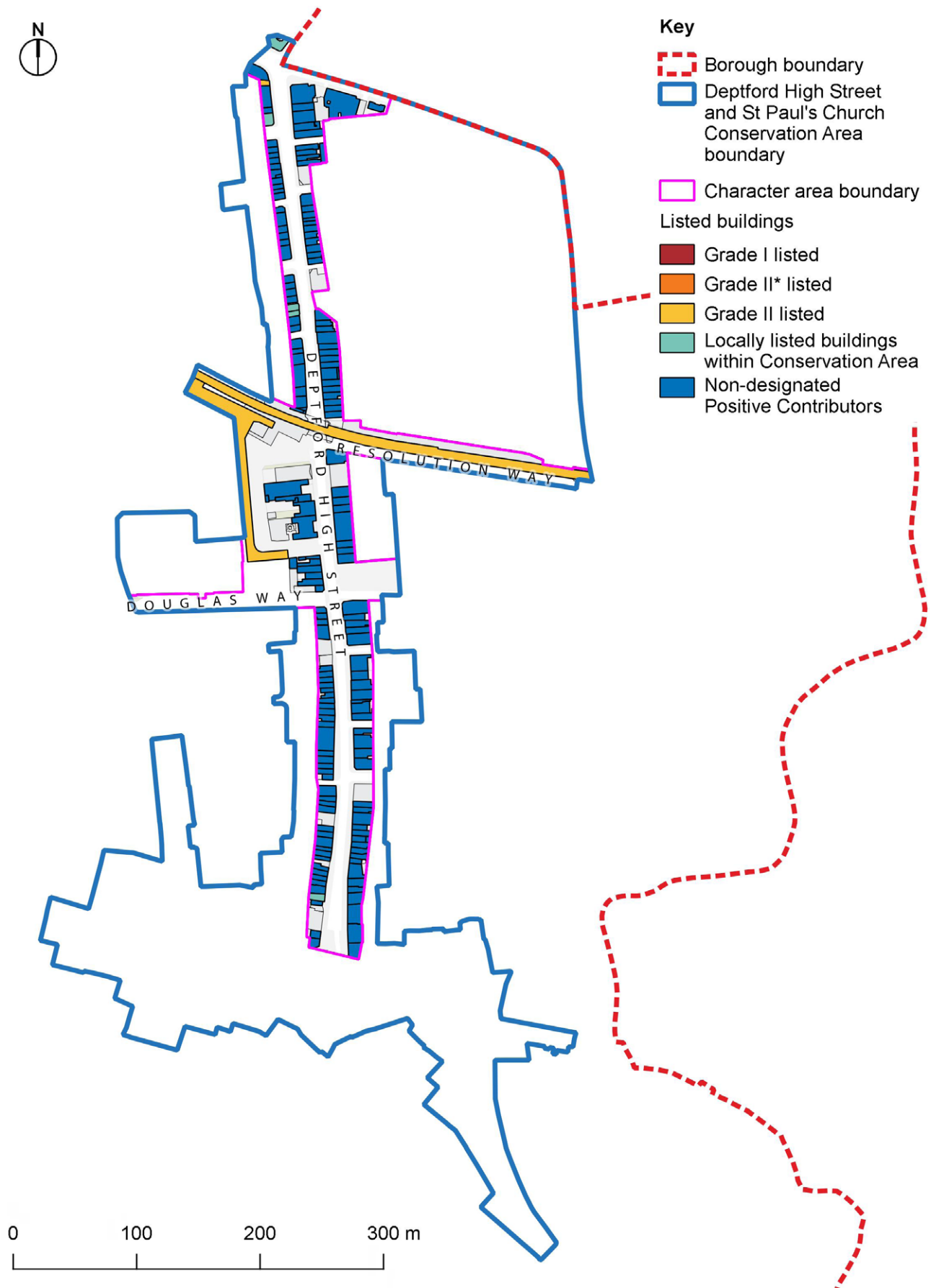


Fig. 51: Deptford High Street character area



### 10.1 Deptford High Street

Deptford High Street forms the central artery of the Conservation Area, but historically it was a undeveloped track laid out to connect the settlements of Upper Deptford (near the Broadway) and Lower Deptford at the river. Then called Butt Lane, sections of the road were developed over the course of the seventeenth and eighteenth centuries by different owners, often shipwrights. The commercial success of Deptford's dockyards and the craftsmanship of its employees meant that the houses were well-built. This piecemeal residential development resulted in a lack of uniformity that continues to characterise Deptford High Street today.

The Victorian period saw Butt Lane transform from a residential street to the commercial centre of Deptford. New buildings sprung up in the gaps along the street, and existing ground floors were converted to retail use. In 1825, Butt Lane was renamed the High Street to reflect its new commercial character.

The buildings of Deptford High Street changed little in the twentieth century, but many of the shops transformed to reflect the changing population of the local community. Deptford High Street continues to represent a wide range of retail uses and is a rare example of a thriving London High Street that retains a great deal of its historic character.



Fig. 52: Deptford High Street looking south from Evelyn Street, c. 1900

### 10.1.1 Townscape character

The following contribute to the townscape character of the Deptford High Street Character area:

- Linear development, punctuated by numerous side streets;
- Modest scale of plot width, massing and height;
- Narrow street with uninterrupted frontage, creating a strong sense of enclosure;
- Buildings tight to the back edge of the pavement;
- Variety of building heights and roof forms set adjacent to each other; only a few instances of continuity of height and roof form;
- Intensity of activity increased on market days; the stalls and crowds significantly alter the townscape character of the Conservation Area;
- Dynamic views up and down Deptford High Street
- Key view to St Paul's Church;
- Glimpse views down side streets to surrounding twentieth-century development.



Fig. 53: Uninterrupted building line



Fig. 54: Narrow plot width and height variety



Fig. 55: Shopfronts opening onto street



Fig. 56: Linear, gently curving development

### 10.1.2 Buildings and architecture

Deptford High Street is the product of gradual development over time and is therefore characterised by its variety of building styles. The following are the characteristic features of Deptford High Street's architecture:

- Buildings ranging in age from the seventeenth to the twenty-first century;
- Building heights between one and four storeys;
- London stock brick is the dominant material;
- A variety of finishes to front elevations, including render and paint, and artwork;
- Dynamic roofscape, often with historic forms such as M-shaped and gambrel roofs;
- Shopfronts at ground floor level, some of them historic;
- Lively shop signage animates the streetscape, with illuminated and painted signs of all sizes and colours. In many cases these obscure and detract from the historic host buildings;
- The historic London to Greenwich railway crosses the High Street and the railway bridge, the carriage ramp and the viaduct arches at Resolution Way are important features;
- Many former public houses and bank buildings reflect the High Street's commercial heyday;
- Side elevations of buildings on corner plots visible along the High Street;
- A small number of high quality, early-twentieth century buildings.



Fig. 57: Dynamic roofscape



Fig. 58: 20th century development (left)



Fig. 59: Railway viaduct and former public house



Fig. 60: Variety of finishes to frontages



### 10.1.3 Streets and spaces

The character area contains two main streets: Deptford High Street and Douglas Way. Short sections of side streets are included where they meet the High Street. The main characteristics of these streets and the spaces they contain are as follows:

- Deptford High Street is the main artery of the character area and the Conservation Area;
- Deptford High Street, Giffin Square, Douglas Way and the area around Deptford Station have all been resurfaced in the last ten years and retain no historic fabric;
- Public open spaces are provided by Giffin Square and Deptford Market Yard, which on non-market days are little used;
- Deptford High Street is part pedestrianised on market days between Deptford Broadway and Giffin Square;
- The railway viaduct is a prominent visual and auditory presence on Deptford High Street;
- Deptford Station is an historic arrival point, with Douglas Way providing a secondary arrival point from New Cross;
- Few historic streetscape materials and features remain - Deptford High Street, Giffin Square, Douglas Way and Deptford Market Yard have all been resurfaced and retain no historic fabric;
- A small number of young trees have been planted at the north end of Deptford High Street, in Giffin Square, Deptford Market Yard and on Douglas Way;
- Views to St Paul's churchyard provide glimpses of more extensive and mature greenery.



Fig. 61: Douglas Way, looking west



Fig. 62: Giffin Square



Fig. 63: View to St Paul's Church from the High Street



Fig. 64: Refurbished station area

### 10.1.4 Uses

Deptford High Street is predominantly commercial in character, with a mixture of retail and residential uses. The key characteristics are as follows:

- The street market along Deptford High Street and the second-hand market on Douglas Way, animating the character area with people, noises and smells;
- Small, independent retailers selling a range of goods;
- Large number of specialist retailers selling fresh produce, such as butchers, fishmongers and bakers;
- Commercial units in the railway arches along Resolution Way;
- Night-time economy along Resolution Way, with many restaurants, bars, pubs, nightclubs and music venues activating the area in the evening;
- The Catholic Church of Our Lady of the Assumption holds a central position on Deptford High Street.



Fig. 65: Our Lady of The Assumption, Deptford High Street



Fig. 66: Market at corner of Douglas Way



Fig. 67: Specialist shops on Deptford High Street



Fig. 68: Historic station carriage ramp

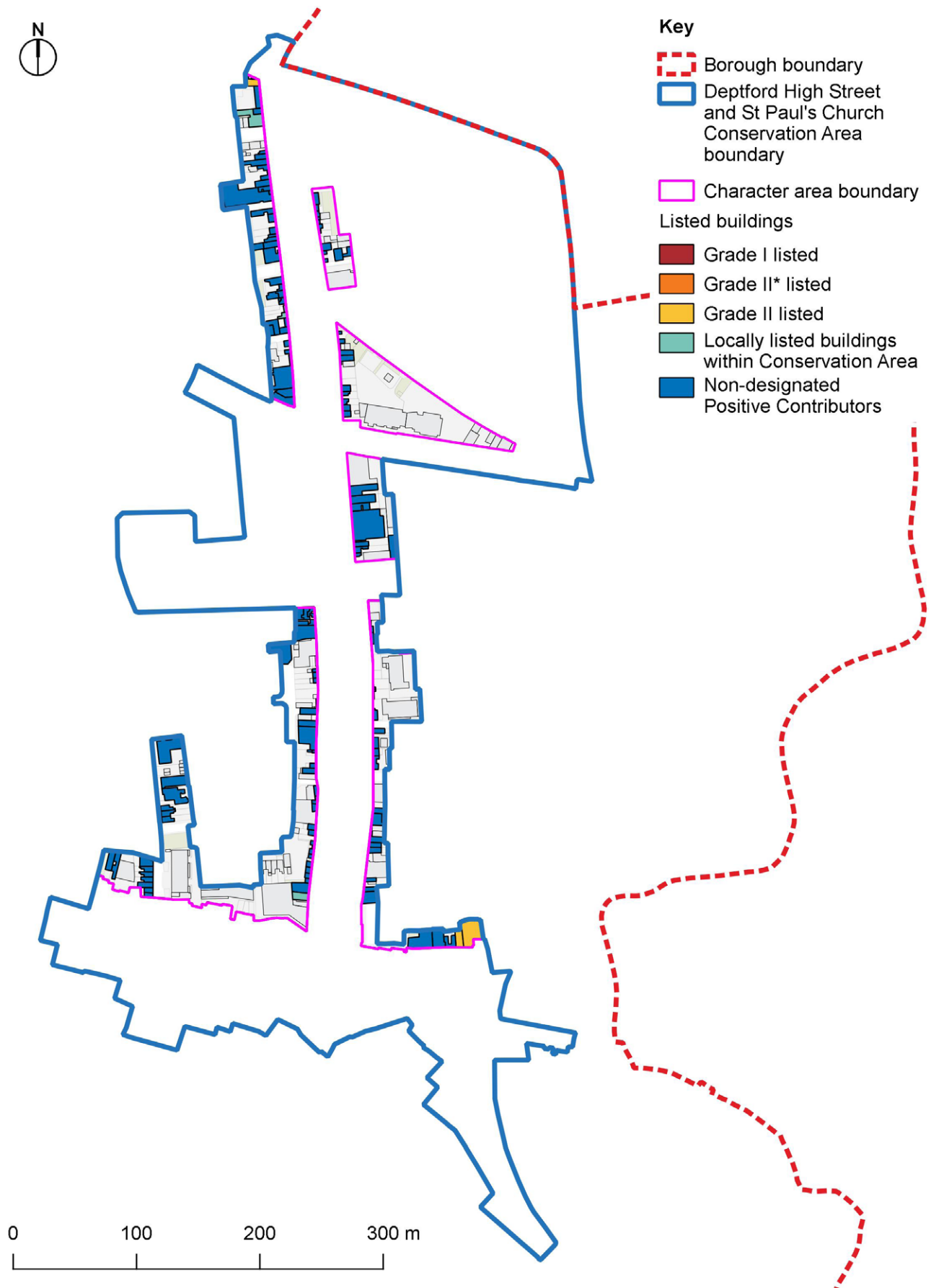


Fig. 69: Behind the High Street character area



## 10.2 Behind the High Street

The Behind the High Street character area is intimately connected to the linear development of Deptford High Street. Backland development has always been secondary to the properties along Deptford High Street, and has never been a 'principal facade' of these buildings.

Development to the rear of plots is not a modern phenomenon, and historic maps show that a small amount of development in the rear plots of frontage buildings took place from the time that Deptford High Street was fully built up in the nineteenth century. This early development was much less dense, but appears to have been as haphazard as that which takes place today within the character area.

The Behind the High Street character area is made up of the rear elevations of the properties along Deptford High Street, New Cross Road and Deptford Broadway and the structures located on these rear plots, as well as the properties fronting Crossfield Street and Watson's Street. The nature of the character area means that the front and rear of some properties within the Conservation Area may fall within two separate character areas.



London Borough of Lewisham

Fig. 70: View looking north-west over Deptford from St Paul's Church, mid twentieth century

### 10.2.1 Townscape character

The townscape character of the Behind the High Street character area is formed of the ends of plots along Deptford High Street, New Cross Road, and Deptford Broadway. It is defined by its variety and the sporadic nature of its development over time. The key characteristics can be summarised as follows:

- Ad-hoc development, creating a tapestry of built and unbuilt spaces;
- Rear plot development subservient in scale to the rear elevation of the Deptford High Street property;
- Building heights between one and three storeys;
- Irregular building line;
- Plot widths match the primary building on Deptford High Street;
- Boundary wall comes up to the pavement, with development behind;
- Combination of full and glimpse views to the roofs, flank and rear elevations of the primary buildings behind, often revealing the age of the primary building;
- Lack of animation on elevations and boundary walls, creating minimal connection with the areas beyond;
- Development punctuated by open space and gardens, making development feel less enclosed.



Fig. 71: Variety of building heights on Deptford High Street



Fig. 72: Glimpse views to rear and flank elevations



Fig. 73: Harmful impact of cumulative alterations, west of Deptford High Street



Fig. 74: Varied roofscape, east of Deptford High Street

### 10.2.2 Buildings and architecture

The Behind the High Street character area comprises buildings of a range of ages and consists of a combination of the rear elevations of the buildings along Deptford High Street, rear extensions to the primary buildings in front and independent structures in the rear plots. The key characteristics can be summarised as follows:

- Generally utilitarian architecture in rear plots reflecting their function;
- Stock brick is the dominant building material;
- Varied roofscape and roof form;
- The former Granary on Comet Place is an attractive building that reflects Deptford's industrial past;
- A small number of modest residential buildings along Watson's Street reflect the historic development of the area surrounding Deptford High Street in the nineteenth century;
- The former cinema, the Deptford Electric Palace, on Hyde Street is of interest for its historic community use;
- St Joseph's Catholic Primary School is a handsome late-nineteenth century building of architectural interest as an example of the Victorian school building typology;
- Some modern buildings of inappropriate scale that rise above the height of the frontage buildings and subvert the traditional hierarchy;
- An interesting new residential building fronting Crossfield Street (No. 1 Crossfield Street, to the rear of No. 156 Deptford High Street) of sympathetic scale and high quality contextual design;
- A combination of garage and residential entrances at street level, generally of metal construction;
- Unsympathetic external metal staircases, such as on Comet Place;
- The immediate setting of this character area is of mid to late-twentieth century street layouts beyond the Conservation Area, which themselves have limited spatial relationship to Deptford High Street.



Fig. 75: No. 1 Crossfield Street



Fig. 76: Houses on Watson's Street



### 10.2.3 Streets and spaces

The Behind the High Street character contains the secondary back streets and spaces in the Conservation Area. The key characteristics can be summarised as follows:

- Narrow streets, dominated by parked cars;
- Limited pedestrian activity;
- Perceived lack of connectivity to the primary spaces of the Conservation Area due to limited visibility of connections, for example between Comet Place and Douglas Way;
- Comet Place retains a significant amount of historic street material, though in poor condition;
- Limited views down side streets to Deptford High Street, and in some cases of St Paul's Church;
- A small area of public green open space is located to the rear of Nos. 178 - 186 Deptford High Street, comprising parts of their rear plots which have been opened up and are accessible from Albury Street, which appears uncared for and underused;
- Limited greenery visible and a lack of amenity space in rear plots;
- Crossfield Street is more heavily used as it provides a direct route to Deptford Station from the residential developments to the east.



Fig. 77: Historic street materials on Comet Place



Fig. 78: Limited green space (south of Albury Street)



Fig. 79: Limited views down side streets (Hyde Street)



Fig. 80: Limited pedestrian activity

### 10.2.4 Uses

The Behind the High Street character area is a mix of storage, yards, uses ancillary to the frontage retail units and residential uses. The key characteristics can be summarised as follows:

- Residential rear extensions to the primary building on the plot;
- Commercial rear extensions to the retail units of the primary building;
- Garage units and parking spaces;
- Self-contained residential development, usually flats;
- Small number of historic residences along Watson's Street;
- A small number of plots used as rear gardens, especially to the north of Deptford Railway Station;
- North of Deptford Railway Station access to rear plots is gained from Deptford High Street, rather than from the rear of the plots;
- Generally quiet;
- St Joseph's Catholic Primary School reflects the introduction of educational reform to Deptford in the nineteenth century.



Fig. 81: Commercial rear extensions to east of Deptford High Street



Fig. 82: Residential rear extensions to Deptford High Street



Fig. 83: Private rear gardens, west of Deptford High Street



Fig. 84: Mixture of garage and residential use

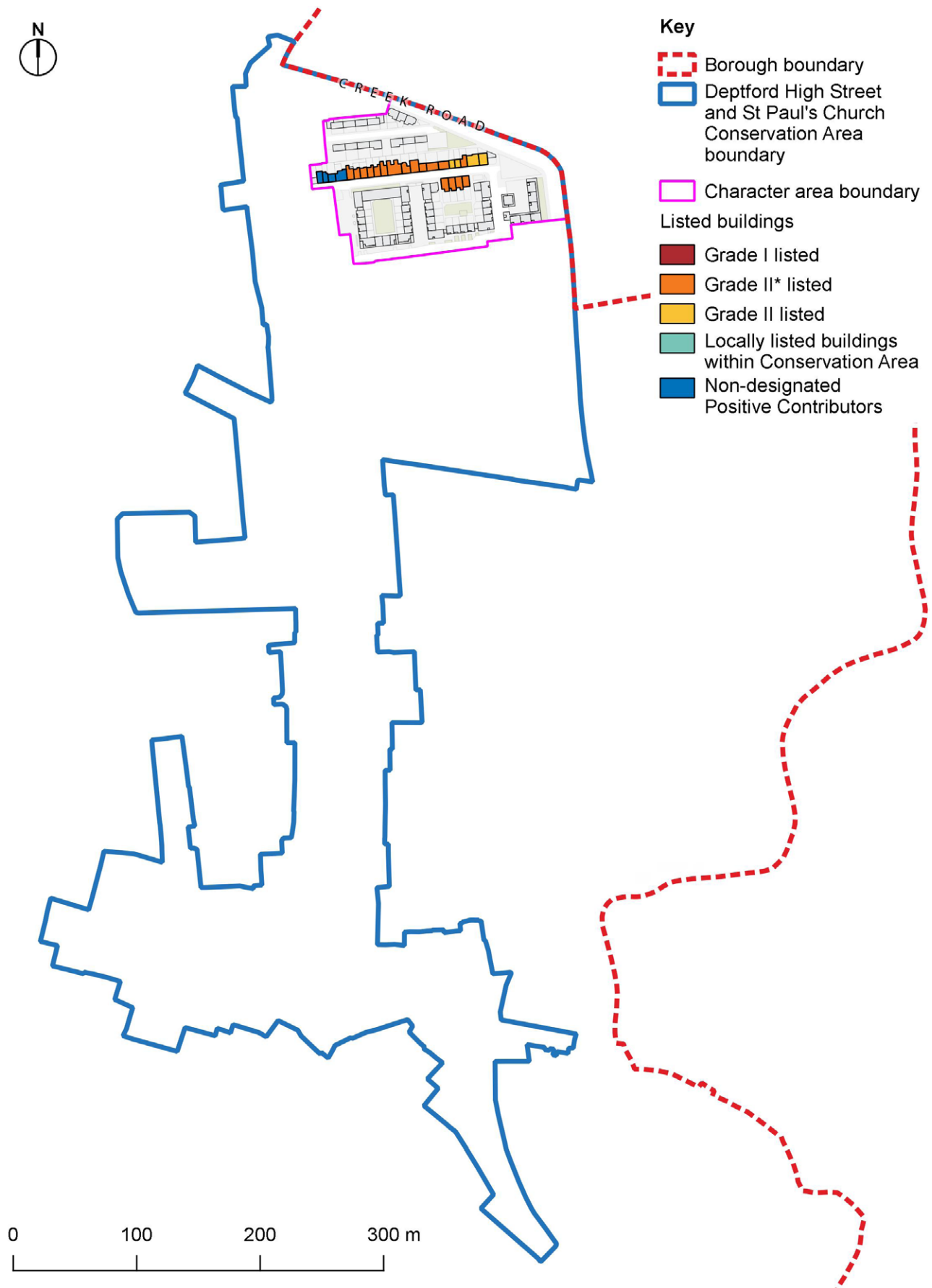


Fig. 85: Albury Street character area



### 10.3 Albury Street

Albury Street is one of the oldest streets in Deptford and hosts some of its most handsome buildings. These buildings date from the early Georgian period and their historic and architectural interest is reflected in their designation at Grade II and Grade II\* listed.

Albury Street, formerly Union Street, was laid out in 1705 by a local bricklayer, Thomas Lucas. Lucas developed the street between 1705 and 1715, constructing around forty houses, many of which survive today. Lucas sold leases on land surrounding his, and required that owners built in a scale and style that conformed to his own existing properties. This requirement explains the subtle individuality of the houses on Albury Street amongst a remarkably uniform and high quality streetscape. Union Street was renamed Albury Street in 1898.

The original terraced development along Lamerton Street (formerly Queen Street) was similar in form to that of Albury Street, but was not fully developed until the late-nineteenth century. Mary Ann Gardens (formerly Mary Ann's Buildings) was also developed as terraces, but with smaller scale buildings. Creek Road was realigned at the end of the nineteenth century, truncating the eastern end of Lamerton and Albury Street.

Today, Albury Street represents a residential street typology which remained common in Deptford until the large-scale demolition that took place in the twentieth century as part of 'slum' and bomb damage clearances. Lamerton Street and Mary Ann Gardens were both cleared in the twentieth century, along with most of the south terrace of Albury Street. Cleared areas were filled in with low rise development which remains today on all three streets in this character area. The houses of Albury Street were in poor condition until the late-twentieth century, despite their listed status, and have been subject to extensive conservation in the last twenty years.



Fig. 86: Albury Street, 1930s

### 10.3.1 Townscape character

The Albury Street character area consists of consists of three streets, Albury Street, Lamerton Street, and Mary Anne Buildings, along with the quadrangle development of Mary Ann Gardens. Despite containing a mixture of eighteenth and twentieth century buildings, the townscape character of the area is harmonious. The key characteristics can be summarised as follows:

- Regular building line on the north terrace of Albury Street and along Lamerton Street, creating a sense of enclosure;
- Greater variety in building line and form in the Mary Ann Gardens development;
- Break in building line between Nos. 26 and 32 Albury Street, offering views through to St Paul's Church;
- Building heights of between two and four storeys, sometimes with a basement level;
- Regular narrow plot sizes; those of the 20th century buildings reflecting the historic grain of the streets;
- Buildings on Albury Street at the back edge of the pavement, with the exception of Nos. 12- 32, which form part of the Mary Ann Gardens development;
- The north side of Lamerton Street and Nos.12- 26 Albury Street are set back from the pavement with first floor access via stairs, creating a sense of openness on the respective streets; part of Mary Ann Buildings is more open still due to set back on north side and open boundary to the churchyard to the south;
- East end of Albury Street and Lamerton Street lack resolution points, opening up onto Deptford Church Street beyond;
- The spacious quadrangle developments of Mary Ann Gardens are built at a sunken level, reducing the impact of their scale and massing in relation to the historic houses of Albury Street.



Fig. 89: Low rise development on Lamerton Street



Fig. 90: Building line along Albury Street



Fig. 87: Minor variation in building heights, Albury Street



Fig. 88: Sunken ground level, Mary Ann Gardens

### 10.3.2 Buildings and architecture

The Albury Street character area is considerably more formal than that of the wider Conservation Area and this is largely a result of its architecture. The key characteristics of the area's buildings and architecture can be summarised as follows:

- Largest concentration of listed buildings in the Conservation Area;
- Largest concentration of unified terraces and architectural compositions in the Conservation Area;
- Handsome early- Georgian terrace along Albury Street, some houses with ornate hand-carved and painted doorcases, and canopies;
- Mixture of eighteenth century and later-twentieth century buildings;
- Red and London stock brick the dominant materials;
- Regular rear elevations, some with gardens;
- Roofscape generally regular, made up of pitched or mansard roof forms;
- Later-twentieth century structures are generally sympathetic in material, scale and massing; most easterly of Mary Ann Gardens development is less sensitive in its scale and massing.



Fig. 91: Early-Georgian terrace on Albury Street



Fig. 92: Unsympathetic massing, Mary Ann Gardens



Fig. 93: Rear elevation of Albury Street seen from Creek Road



Fig. 94: Later-twentieth century terrace (right)



### 10.3.3 Streets and spaces

The area comprises three streets that branch off from Deptford High Street at its northern end. The key characteristics can be summarised as follows:

- Narrow, densely developed streets;
- Generous opening to the south between Nos. 26 and 32 Albury Street offering views through Mary Ann Gardens to St Paul's Church and gardens;
- The opening between Nos. 26 and 32 Albury Street steps down to reach Mary Ann Gardens, creating a greater sense of space and providing a level change unique within the Conservation Area;
- Albury Street and Lamerton Street are poorly resolved at their eastern ends, opening out onto Deptford Church Street;
- Historic street materials survive along the length of the Lamerton Street, Albury Street and Mary Ann Buildings, adding significantly to the character;
- Hard surfacing throughout the Mary Ann Gardens development;
- A few of trees at the east end of Albury Street;
- Views of extensive and mature vegetation in views towards St Paul's churchyard gardens
- Entrance to Albury Street does not announce the arrival in a significant historic street due to street clutter, bins, and poor streetscape treatment;

### 10.3.4 Uses

The Albury Street character area is entirely residential.



Fig. 95: Historic street materials on Lamerton Street



Fig. 96: Poor resolution with Deptford Church Street

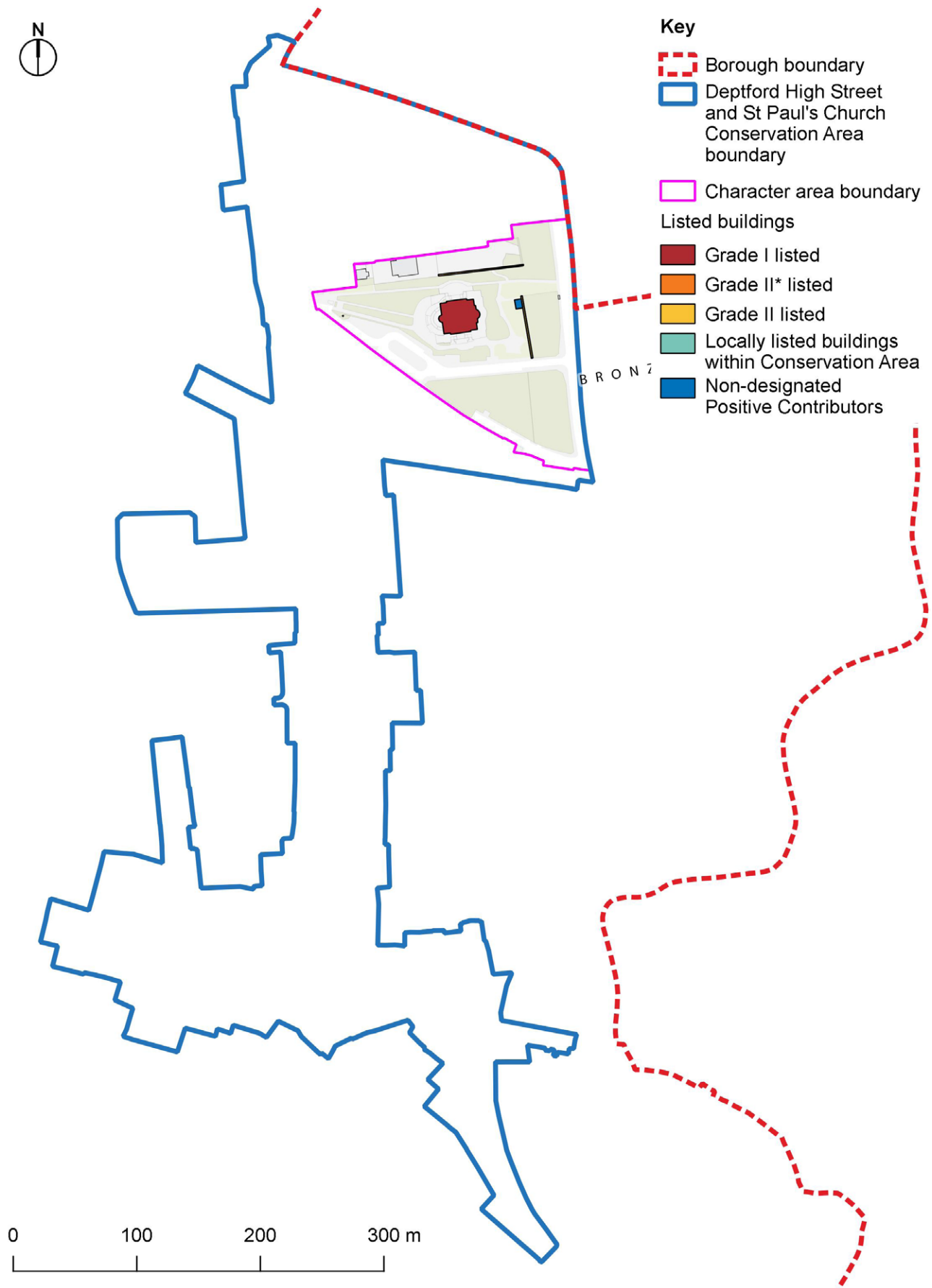


Fig. 97: St Paul's Church character area

## 10.4 St Paul's Church

St Paul's Church is a Deptford and south London landmark and its historic and architectural interest is recognised by its Grade I listed status. Its existence is evidence of a tumultuous time in political and religious history through the 17th and 18th centuries (2.3.1). St Paul's Church was built 1713- 30 by Thomas Archer as part of the Fifty New Churches Commission, the existing parish church of St Nicholas no longer able to sustain the rapidly growing population of Deptford.

Built in Portland stone, the church's cylindrical tower rises above a semi-circular columned portico above a sweeping staircase that forms a grand entrance to the building. The unusual polygonal rectory, also designed by Archer, was demolished in 1889 and was replaced by St Paul's Terrace. Crossfield Street, formerly Crossfield Lane, is one of the oldest streets in the Conservation Area (shown on a 1623 map, Fig. 4 on page 13). Its route was altered in the twentieth century to create Coffey Street and the terrace of houses on it was demolished, along with that of St Paul's Terrace.

The grounds of St Paul's Church were historically bounded by development to the east along Deptford Church Street. This included the Unitarian Baptist Chapel, which was located directly behind St Paul's: its boundary wall (listed at Grade II) still exists and encloses a small island of green space which appears disconnected from the wider historic context and open spaces. The buildings along Deptford Church Street were demolished in the early twentieth century.



British Library

Fig. 98: Engraving of St Paul's Church and rectory, W.H. Toms, 1731



### 10.4.1 Townscape character

The grand design of St Paul's Church was intended to stand out from the modest scale of its domestic surroundings, and its presence and distinct open setting continue to define the character area today. The key townscape characteristics can be summarised as follows:

- St Paul's Church physically dominates the character area;
- Large amount of green space, providing an open setting for St Paul's Church;
- Additional structures are subsidiary in scale to St Paul's Church, reflecting the historic grain of the area;
- The western entrance to the churchyard is set back from Deptford High Street in an historic opening, creating a key view towards the church;
- The historic church walls form a continuous boundary and enclose a large, peaceful garden;
- To the east the busy highway, Deptford Church Street, and to the south, behind Crossfield Street, the historic London to Greenwich railway line cuts the site off visually from the southern part of the Conservation Area;
- Level changes and the historic boundary wall create barriers to pedestrian through-movement.



Fig. 99: Historic church wall



Fig. 100: View from Deptford Church Street



Fig. 101: Entrance from Deptford High Street



Fig. 102: Open setting to buildings

### 10.4.2 Buildings and architecture

There are a small number of buildings in the character area in addition to the Grade I listed St Paul's Church. The key characteristics are as follows:

- St Paul's Church is the most architecturally dominant building in the Conservation Area;
- Small number of additional buildings- the rectory, Salvation Army building, and Victorian mortuary- all of which are subsidiary in scale and decoration;
- The late-Victorian mortuary to the rear of St Paul's Church within the church grounds is of historic interest as an example of this typology;
- To the east of St Paul's Church, sections of the former Unitarian Baptist Chapel's boundary walls remain and reflect this historic use of the site;
- The boundary wall of St Paul's Church is of historic and architectural interest, with some predating the church itself;
- A Roman sarcophagus, discovered south of Deptford High Street, is situated in the recently re-landscaped forecourt of St Paul's Church.



Fig. 103: Interior of St Paul's Church



Fig. 104: St Paul's Church rectory



Fig. 105: Late-Victorian mortuary



Fig. 106: Sarcophagus at western entrance



### 10.4.3 Streets and spaces

The St Paul's Church character area provides the largest quantity of public green space in the Conservation Area. The key characteristics can be summarised as follows:

- The churchyard to St Paul's provides a peaceful green space connected to Deptford High Street;
- Beyond the eastern church walls, the former graveyard of the Unitarian Baptist Chapel is an historic open space and provides additional green space;
- A Thames Tideway Tunnel site is located in the triangular piece of land to the south of St Paul's Church. Work is ongoing and will result in a new landscaped area within the character area;
- Crossfield Street and Coffey Street provide a cycle and pedestrian connection between Deptford High Street and Deptford Church Street;
- The eastern end of Crossfield Street is of historic interest as it reflects the historic street pattern of the area;
- St Paul's churchyard can be accessed from three directions: via a gate from the east at Deptford Church Street, via its principal entrance from the west at Deptford High Street, and from the north at Mary Ann Gardens via a poorly signposted gate.



Fig. 107: View east down Crossfield Street



Fig. 108: Entrance from Deptford Church Street



Fig. 109: Path west towards Deptford High Street



Fig. 110: Former Unitary Baptist Chapel grounds



#### 10.4.4 Uses

The St Paul's Church character area is defined by the religious and charitable values associated with St Paul's Church and the green and tranquil space with its opportunities for connection with nature provided by the churchyard. The key characteristics can be summarised as follows:

- Large amount of public open space, mature trees and vegetation; this space is also a graveyard and provides a place for peaceful reflection away from the busy surrounding streets;
- Religious and social use of St Paul's Church;
- The rectory to St Paul's Church;
- Charitable use of Salvation Army building north of the rectory.



Fig. 111: Public playground



Fig. 112: Public green space



Fig. 113: St Paul's Church rectory



Fig. 114: Salvation Army

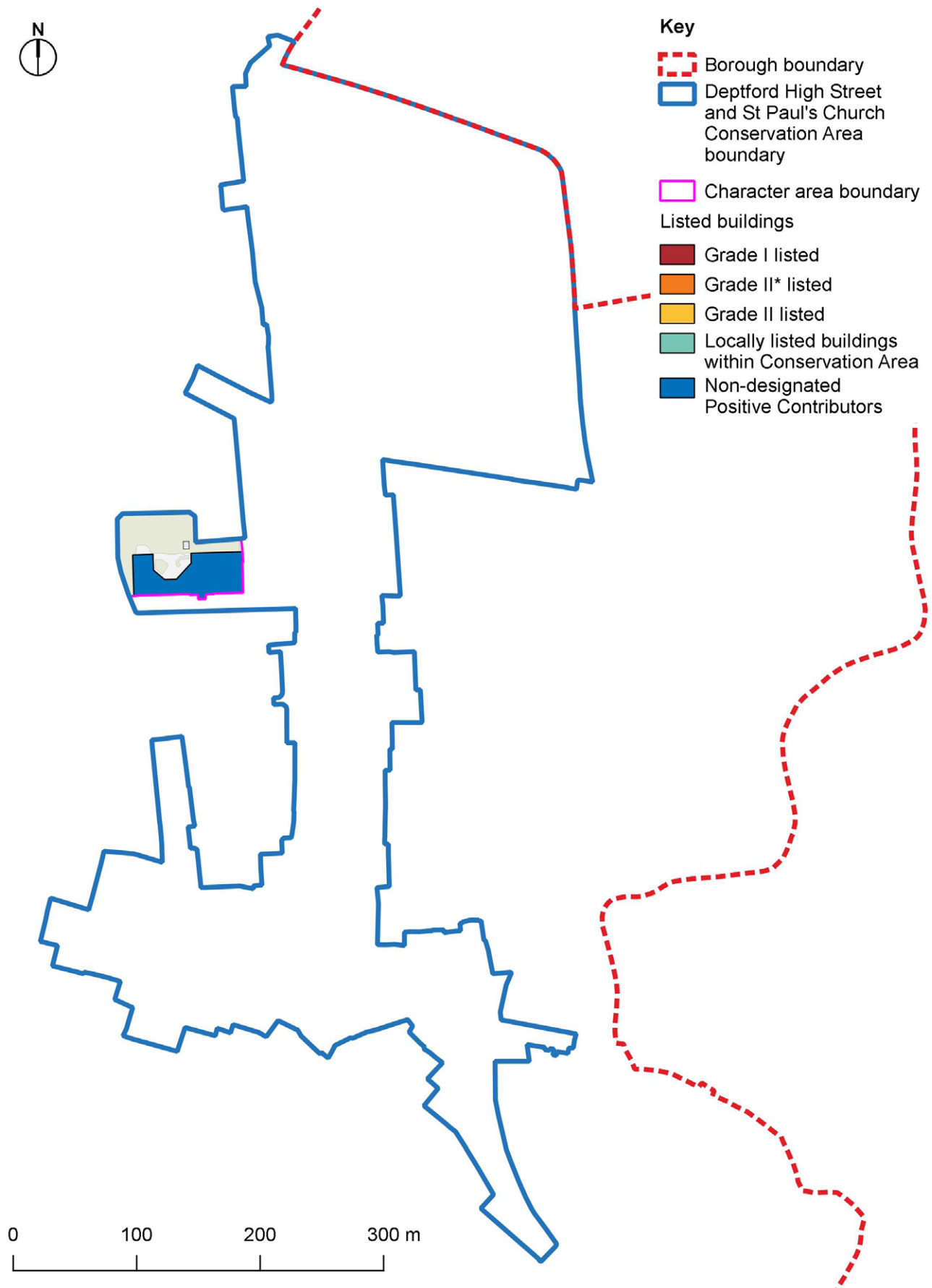


Fig. 115: The Albany character area

### 10.5 The Albany

The Albany is a Deptford institution with historic connections to the local community. It has its origins in The Deptford Fund in 1894, a charitable organisation focussed on helping the working classes in Deptford. The Deptford Fund built its first building, the Albany Institute, on Deptford Church Street in 1899. Over the course of the twentieth century, the Albany evolved into a home for community-led arts and entertainment. The original building burnt down in 1978 and the Albany moved to its present location in 1982.

The new building was designed by the architectural practice, Howell, Killick, Partridge and Amis (HKPA) and included a new theatre. Princess Diana attended the opening ceremony in 1982. The present building is notable as an architecturally innovative, purpose-built community arts building from this period. The Albany continues to serve the Deptford community today.

The Albany's distinctive character and uses warrant its assessment as a separate character area in this document.



The Albany

Fig. 116: The original Albany Institute on Deptford Church Street



### 10.5.1 Townscape character

The townscape character of The Albany character area can be summarised as follows:

- Low building height of two storeys;
- Uninterrupted building line along Douglas Way, right up to the back edge of the pavement;
- Expansive garden space to the rear, creating a setting for the building and a sense of openness.

### 10.5.2 Buildings and architecture

The Albany is the only building in the character area and its character can be summarised as follows:

- Late twentieth-century style;
- Red brick is dominant building material;
- Pitched clay tile roof, punctuated by striking glass dormer windows;
- Large glass windows at ground floor, creating an active visual connection with Douglas Way.



Fig. 117: The Albany, view from east along Douglas Way

### 10.5.3 Streets and spaces

The Albany character area is bounded by Douglas Way to the south, Rochdale Way to the north, Idonia Street to the west and Octavius Street to the east. The key characteristics of these streets and their associated spaces can be summarised as follows:

- The road and pavement were recently resurfaced in high quality materials as part of wider improvement works that sought to better connect Fordham Park with Douglas Way and Deptford High Street;
- Deptford's second-hand market runs along Douglas Way three days a week, animating the main elevation of the Albany;
- On non-market days Douglas Way is a quiet street;
- The surrounding streets - Idonia Street and Rochdale Way - provide a intimate setting of post-war residential development to the Albany Garden;
- The Albany garden provides a pleasant public area and a rare green space in the Conservation Area; it is somewhat overshadowed by the modern Deptford Project development at Deptford Market Yard.

### 10.5.4 Uses

The Albany is a historic organisation that continues to serve the local community today. Its character and uses can be summarised as follows:

- Community-led arts centre;
- Range of local engagement and public programmes;
- Public open space (including growing/community gardening spaces) in the Albany garden.



Fig. 118: The Albany on market day

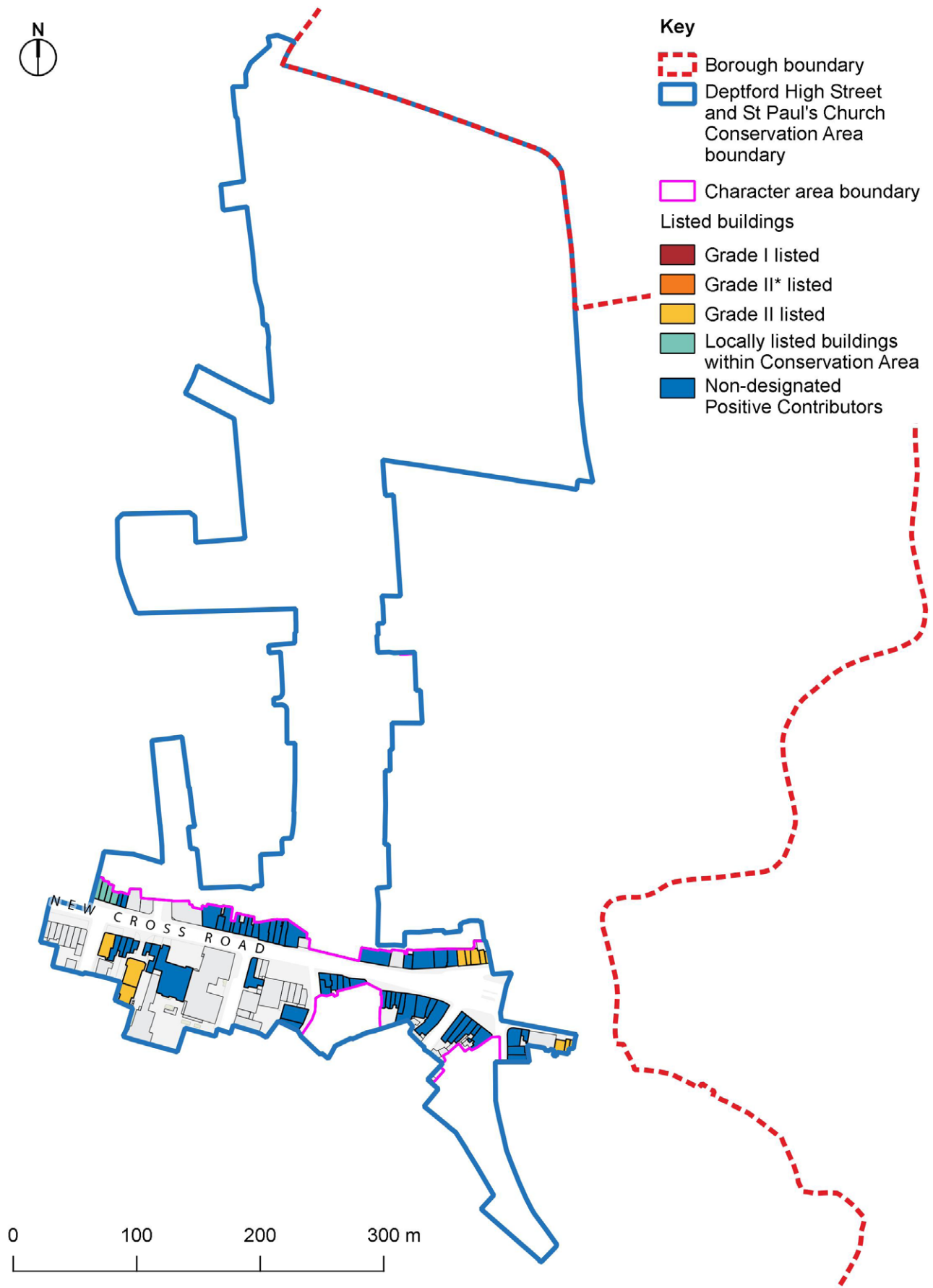


Fig. 119: Deptford Broadway character area



## 10.6 Deptford Broadway

Deptford Broadway and New Cross Road have ancient origins as part of the Roman road between London, Canterbury and Dover. The route's strategic position meant that some of the earliest development in the area occurred along it in the Roman period, a fact that is reflected in its designation as an Archaeological Priority Area.

Like Deptford High Street, Deptford Broadway was not fully developed until the middle of the nineteenth century. Historic maps and illustrations show a small area of land with a pump on the site of the current junction with Deptford Church Street (Fig. 120). By 1868 Deptford Broadway was lined with buildings of a larger height than those along Deptford High Street.

During the Victorian period and the early-twentieth century several areas along the road were cleared and larger buildings constructed on the amalgamated plots. These buildings were comparatively grand, such as George Coles' Odeon cinema and the Broadway Theatre (both since demolished), and contributed entertainment to Deptford Broadway's existing commercial character.

The junction with Deptford Church Street, where the pump had historically stood, was widened in the 1970s. These works were detrimental to the character of Deptford Broadway since they prioritised vehicular use over the pedestrian environment and created a place that was no longer pleasant to navigate as a pedestrian. The impact of these alterations is still felt today in the character area, where traffic dominates the appearance and feel of the street.



British Library

Fig. 120: Watercolour of Deptford Broadway looking east towards Blackheath. 1840

### 10.6.1 Townscape character

Deptford Broadway and New Cross Road form part of the Roman route that connected London, Canterbury and Dover. These ancient origins are reflected in its townscape character today, the main characteristics of which can be summarised as follows:

- Road slopes down from New Cross towards the Creek at Deptford Bridge;
- Widening of road in the east towards Deptford Bridge, reflecting the historic 'broadway' street form;
- Deptford High Street and several secondary streets branch off to the north and south;
- Buildings heights between three and four storeys;
- Frontages varying from one to four bays in width, with the exception of the wider Addey and Stanhope School;
- Variety of plot widths but generally larger plot sizes than the rest of the Conservation Area, resulting from the amalgamation of many plots in the nineteenth and twentieth centuries;
- Near-continuous building line. Single break in building line at entrance to Zion Baptist Chapel;
- Variety of roof forms, predominantly hidden behind parapet walls;
- Buildings come right up to the back edge of the pavement, with the exception of the Zion Baptist Chapel, Addey and Stanhope School, and the paved open space in front of Nos. 496- 508 New Cross Road.



Fig. 121: Width of Deptford Broadway



Fig. 122: Continuous building line



Fig. 123: Junction with Deptford Church Street



Fig. 124: Set-back building line

### 10.6.2 Buildings and architecture

The Deptford Broadway character area represents a range of building styles and ages, but is predominantly built up of nineteenth century structures. The main characteristics can be summarised as follows:

- Red and London stock brick the dominant building materials;
- Variety of finishes to frontages- plain brick, rendered and painted, resulting in a colourful streetscape;
- Elaborate decoration to frontages, such as window casings, quoining and gables, creating a sense of grandeur;
- Several former Victorian public house buildings and the art deco former department store building at No. 11 Deptford Broadway reflect the character area's commercial heyday;
- The historic Royal Albert pub remains in use and its architectural interest is reflected in its Grade II listed status;
- The Addey and Stanhope School is a grand institutional building, its larger scale indicating its social status;
- The nineteenth-century Zion Baptist Chapel and its two unusual gatehouses are Grade II listed and are of architectural interest on the streetscape;
- The Grade II listed former Holland and Company distillery building at Nos. 14-16 Deptford Bridge is of historic interest for its connection to the Deptford Brewery, which was located directly south of this site;
- Nos. 17-21 Deptford Broadway form a handsome group of late-eighteenth century terraced houses and are listed at Grade II;
- Larger scale of architecture and commercial uses reflect Deptford Broadway's former place in the local hierarchy of streets and uses prior to the development of Deptford High Street;
- Late-twentieth century infill buildings are generally of low quality.



Fig. 125: Former distillery on Deptford Bridge



Fig. 126: Former department store building



### 10.6.3 Streets and spaces

The Deptford Broadway character area is made up of made up of a single road with three sections and names, the key characteristics of which are as follows:

- The east end of the character area is formed of Deptford Bridge, which merges with Deptford Broadway at the junction with Brookmill Road and Deptford Church Street;
- Deptford Broadway merges with New Cross Road just west of the entrance to Deptford High Street;
- The road is broad, but heavy with traffic and creates a barrier between Deptford High Street and streets to the south;
- Secondary streets branch off to the north and south- Watson's Street, Wilshaw Street, Tanner's Hill and Harton Street;
- The paved space in front of Nos. 496-508 New Cross Road is the only public open space in the character area;
- Artwork on the side elevation of No. 494 New Cross Road was introduced by students of Goldsmith's University in the 1970s and continues to animate the open space.



Fig. 127: Busy, wide road



Fig. 129: Glimpse view of side streets



Fig. 128: Junction with Deptford High Street



Fig. 130: Open space on New Cross Road

### 10.6.4 Uses

Deptford Broadway was historically a hub of commercial activity, with a mixture of retail, entertainment and residential uses. Today the quantity of traffic makes it a less enjoyable area to navigate, and this change is reflected in its character and uses. The key characteristics can be summarised as follows:

- The north side of the road is predominantly retail at ground floor with residential accommodation above;
- The south side of the road provides a greater variety of uses, including educational and religious;
- Small independent retailers offering a range of services, including taxi hire, beauty parlours and cafes;
- Several unoccupied buildings, creating dead frontages to the street;
- Former banks and public houses converted to new retail uses;
- Several educational buildings, including the Addey and Stanhope School, the Iyengar Yoga Institute and First Step Nursery;
- The Zion Baptist Chapel is an historic religious building on the south side of New Cross Road.



Fig. 131: Small independent retailers



Fig. 133: Small, independent retailers



Fig. 132: Zion Baptist Chapel



Fig. 134: Former Victorian public house

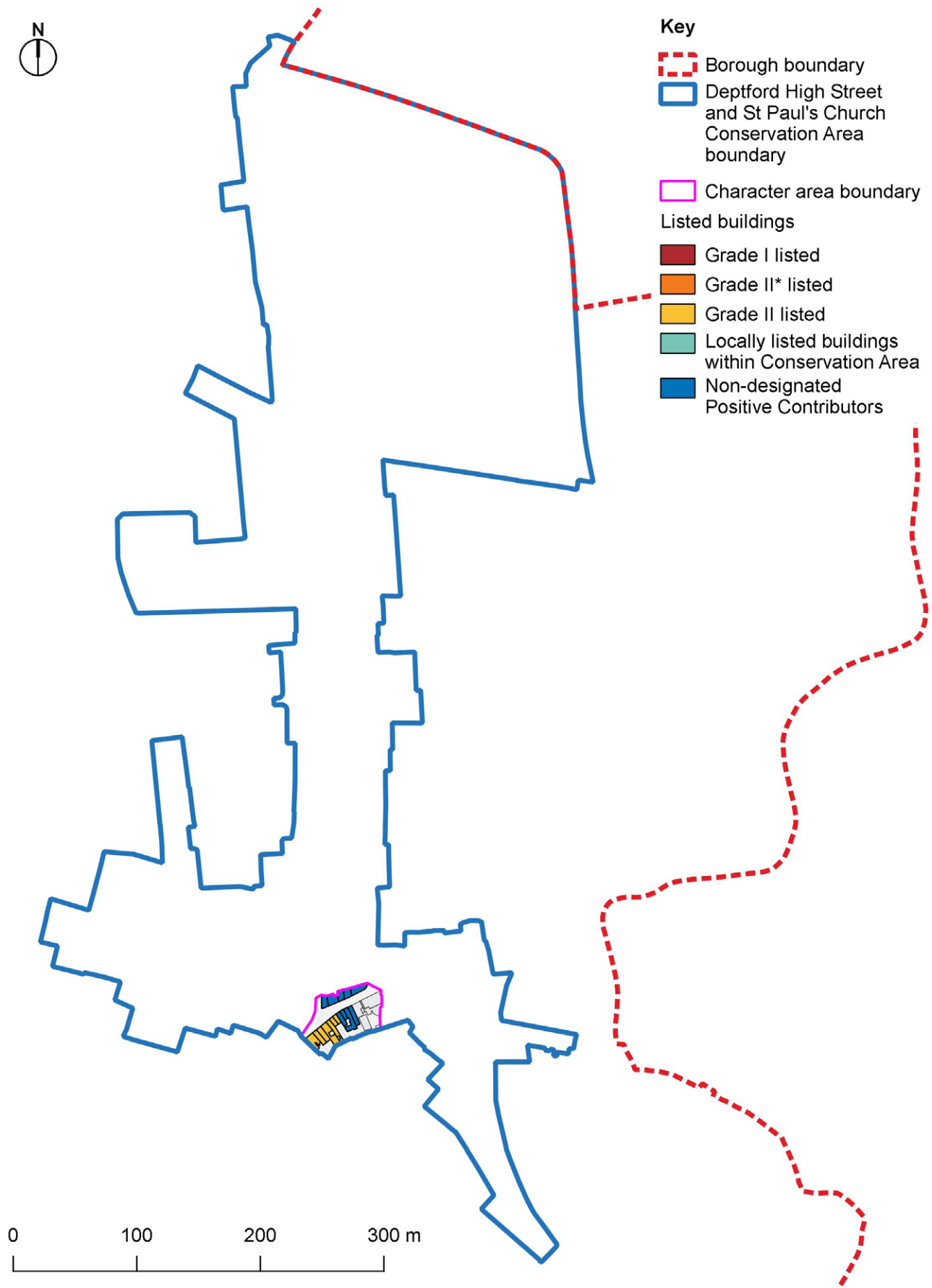


Fig. 135: Tanner's Hill character area



## 10.7 Tanner's Hill

Tanner's Hill historically marked the southern extremity of Deptford until it was first developed in the seventeenth century as the nearby settlement of Upper Deptford continued to expand.

In the early-eighteenth century the area of Tanner's Hill was known as 'By the Pound', owing to its proximity to the parish prison located on the Broadway. The earlier houses on the site were variously replaced during this period, and by 1746 there were some seventy houses recorded 'By the Pound'. Nos. 19-31 Tanner's Hill are surviving examples of these structures. The parish prison closed in 1839, and by the mid-nineteenth century Tanner's Hill was known as Clarence Place, with the north-easterly fork named Clarence Row. Further redevelopment took place in the nineteenth century, and shopfronts were installed in several properties to accommodate retail use.

Large-scale clearances took place along the south end of Tanner's Hill in the twentieth century, and the pocket formerly known as Clarence Row is a rare survival of early domestic dwellings in Deptford and in London more widely. The importance of these structures is reflected in their Grade II listed status.



Ideal Homes

Fig. 136: Watercolour of Tanner's Hill, John R. Llwyd Roberts, 1926

### 10.7.1 Townscape character

Tanner's Hill is a rare historic streetscape whose key characteristics can be summarised as follows:

- Short, curving street;
- Modest scale in plot size, massing and height, reflecting their age and the historic grain of development;
- Building heights predominantly two storeys with an attic above;
- Narrow frontages;
- Uninterrupted building line, creating a sense of enclosure;
- Buildings tight to the back edge of the pavement;
- Varied historic roofscape, the rear visible from Vanguard Street;
- Group value of the listed and unlisted historic buildings, forming a cohesive cluster of historic buildings.



Fig. 137: Curving street



Fig. 139: Narrow frontages



Fig. 138: Historic roofscape seen from Vanguard Street



Fig. 140: Continuous building line

### 10.7.2 Buildings and architecture

Tanner's Hill contains some of the oldest buildings in the Conservation Area, whose importance is reflected in their Grade II listed status. The key characteristics can be summarised as follows:

- Significant group value, adding to the architectural quality of the individual buildings;
- The Grade II listed Nos. 19- 31 Tanner's Hill are rare examples of low-status eighteenth century dwellings, whose timber framed construction may have links with the naval dockyard in terms of materials, craftsmanship, and residents;
- Brick and timber are the dominant building materials;
- Building frontages are either painted or rendered, with the exception of No. 4 and Nos. 7-9 Tanner's Hill;
- Nos. 11-17 Tanner's Hill were rebuilt in the nineteenth century but are architecturally in keeping with Nos. 19-31;
- The plum bricks to the rear elevations of Nos. 2-4 Tanner's Hill suggest they may date to the eighteenth century;
- W. H. Wellbeloved Butchers at No. 31 Tanner's Hill is a longstanding family business, occupying the site since 1829;
- Timber shopfronts at ground floor level are nineteenth century additions, most of which are no longer in use but which continue to contribute to the historic character of the street;
- Nos. 7-9 Tanner's Hill is a twentieth century addition.



Fig. 141: Nos. 2- 4 Tanner's Hill



Fig. 142: Eighteenth-century houses



### 10.7.3 Streets and spaces

The Tanner's Hill character area is formed of the small section of Tanner's Hill which branches off to the east where the road forks. The key characteristics can be summarised as follows:

- Bounded by busy roads to the north and west, Deptford Broadway and Tanner's Hill respectively, negatively impacting the experience of the street;
- Pedestrianised; abrupt change in nature of space when entering from Deptford Broadway in terms of the width of street, level of pedestrian activity, and a sense of enclosure;
- The curve in the road and the building line is unusual in the Conservation Area, and creates an interesting dynamic view in;
- Single tree at south end of street;
- Cafe seating outside No. 4 Tanner's Hill animates the street.



Fig. 143: Public realm, view from the north



Fig. 144: Fork in the road, view from south

### 10.7.4 Uses

Tanner's Hill was historically a residential area that was transformed to accommodate commercial uses at ground floor during the nineteenth century. Today, the character area continues to represent these historic uses and the key characteristics can be summarised as follows:

- Pedestrianised, providing a sense of refuge from the busy Deptford Broadway;
- Small independent shops; W. H. Wellbeloved Butchers (No. 31 Tanner's Hill) is the only remaining retail unit on the south side of the street; The laundrette at No. 29 Tanner's Hill is not in use but retains its shopfront and signage; No. 4 Tanner's Hill houses a ground floor cafe with seating onto the street;
- The small retailers and bars reflect the area's history as an area with a vibrant DIY music and arts scene, which grew up as a feature across New Cross and Deptford from the 1970's and continues to generate a night-time economy;
- Nos. 11-27 Tanner's Hill variously have shopfronts but the ground floor has reverted back to residential use;
- No. 2 Tanner's Hill does not appear to be occupied.



Fig. 145: Cafe seating on pedestrianised street



Fig. 147: Shopfronts converted to residences



Fig. 146: Disused laundrette



Fig. 148: W. H. Wellbeloved Butchers

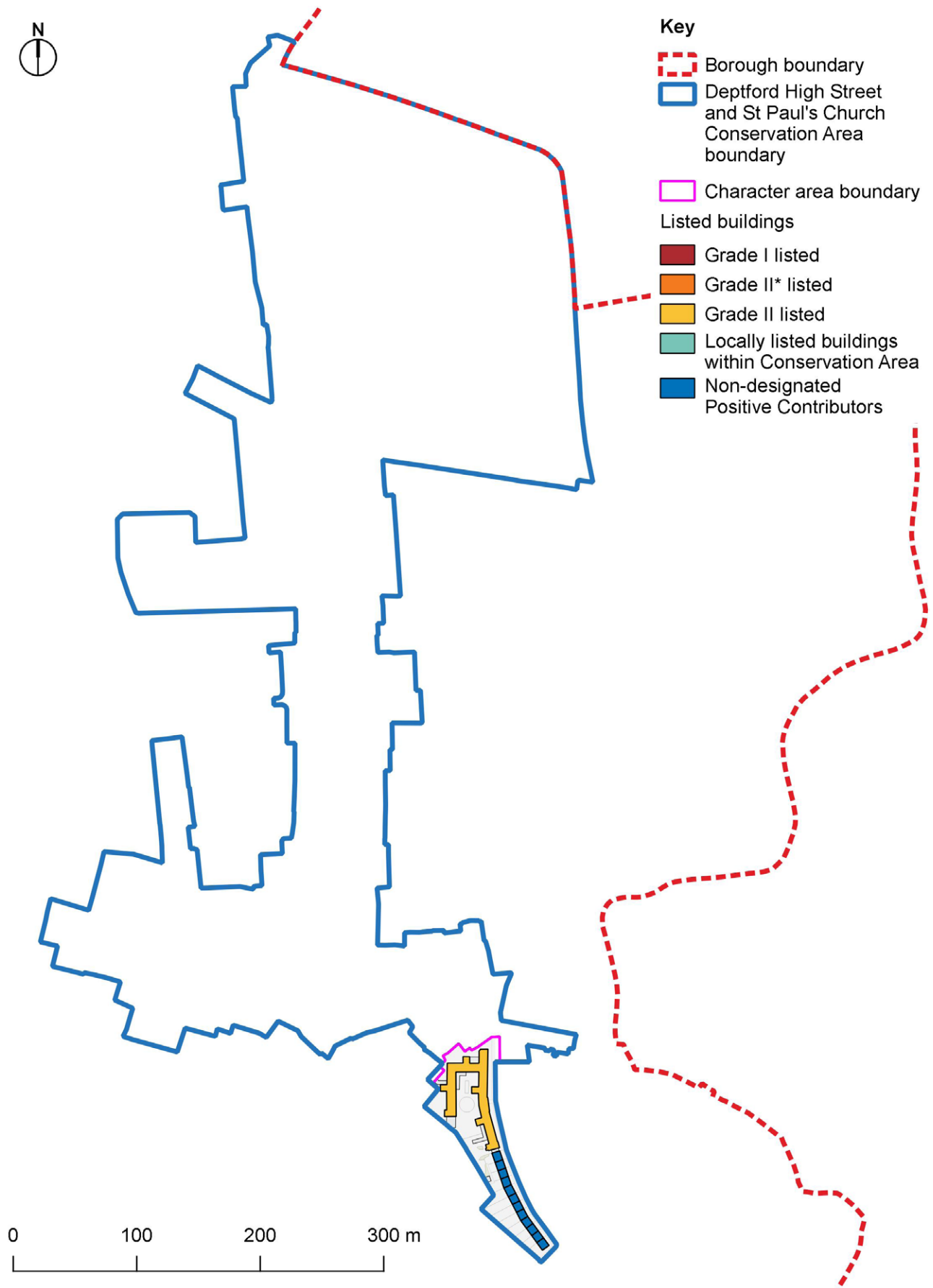


Fig. 149: Brookmill Road character area



## 10.8 Brookmill Road

Brookmill Road is the historic route that connected the settlements of Lewisham and Upper Deptford. The route was first known as Dog Kennel Row, a name derived from the location of one of Henry VIII's kennels in the location formerly occupied by the Brewery.

In the seventeenth century, the area surrounding the path was made up of fields. Brookmill Road was known by this time as Mill Lane, in acknowledgement of the milling industries that were forming around the River Ravensbourne at Deptford Creek.

Development did not begin in earnest along Mill Lane until the nineteenth century, when the area south of Deptford Broadway was densely built up to provide accommodation for Deptford's rapidly expanding population. The Deptford Brewery was located on the east side of the street at the junction with Deptford Broadway.

By the twentieth century, the houses along Mill Lane were in poor condition. The north section of Mill Lane was the first to be cleared by the London County Council (LCC), and was replaced by the twelve Sylva Cottages and Carrington House in 1902 and 1903 respectively. Carrington House (today Mereton Mansions) was a lodging house designed by the LCC to accommodate some seven hundred single men, and its significance as an early example of this typology is reflected in its Grade II listed status. Mill Lane was renamed Brookmill Road in 1904.



Fig. 150: Mill Lane, view from north c.1890

### 10.8.1 Townscape character

The Brookmill Road character area is formed of a section of the busy highway that leads south towards Lewisham. The key townscape characteristics can be summarised as follows:

- Road curving gently south-eastwards;
- Building heights of two and six storeys;
- Continuous building line;
- Roofscape formed of pitched roofs;
- Buildings set back from the road, Nos. 1- 24 Sylva Cottages with small, gated front gardens;
- Modest plot sizes, with the exception of Mereton Mansions, reflecting the historic grain of the street;
- Regular rear elevations, Sylva Cottages with modest rear gardens; Mereton Mansions has three linked blocks set around a large central courtyard;
- Scale of Sylva Cottages reflects the historic scale of buildings that existed here previously and responds to the scale of the adjoining nineteenth century terraced housing within the Brookmill Conservation Area.



Fig. 151: Gently curving road



Fig. 153: Regular rear elevations



Fig. 152: Responding to the adjacent scale



Fig. 154: Front gardens of Sylva Cottages

### 10.8.2 Buildings and architecture

The Brookmill Road character area is made up of the unified terrace of Sylva Cottages and Mereton Mansions, formerly Carrington House. All the buildings were constructed by the London County Council at the beginning of the twentieth century, and this is reflected in their architectural character. The key characteristics can be summarised as follows:

- Red brick the dominant building material;
- Architectural style reflecting the municipal in-house style of the London County Council at the time;
- Sylva Cottages are plain in style, with decoration limited to windowed door casings and plain brick gables facing the street on the houses at either end and in the centre of the group;
- Most of the Sylva Cottages retain their original timber windows;
- Mereton Mansions has modest decoration with sections of stone facing and painted render, creating interest on its street elevation.



Fig. 155: Mereton Mansions



Fig. 156: Sylva Cottages



### 10.8.3 Streets and spaces

Brookmill Road is a meandering highway that runs south towards Lewisham and north towards Deptford Church Street. The Brookmill Road character area is formed of the northernmost stretch of this road and its key characteristics are as follows:

- Narrow street creates bottleneck at junction with Deptford Broadway, causing traffic congestion;
- Quantity of traffic and lack of crossings create a barrier between the east and west sides of the street;
- Rear elevations and gardens back onto Vanguard Street, a quiet, residential area;
- Front gardens to Sylva Cottages provide a small amount of greenery;
- Large scale of Mereton Mansions and modern development opposite create a rather oppressive sense of enclosure at the north end of Brookmill Road, the latter excluding access from and obstructing views to the remaining historic Brewery buildings at the junction with the Broadway;
- Beyond the character area on the east side of the street, Broadway Fields provides a large area of open space, helping to offset the claustrophobic street character and impact of traffic.

### 10.8.4 Character and uses

The Brookmill Road character area is entirely residential in character, continuing the area's historic use.



Fig. 157: View to open space on east side of street



Fig. 159: View from north on Deptford Broadway



Fig. 158: Traffic congestion, looking north



Fig. 160: Enclosed north end of street

# Part Three: Management

## 11.0

# Purpose and structure of Part Three: Management

The London Borough of Lewisham has a statutory duty to review the management of its conservation areas from time to time. This is a vital task: whilst the Borough's Local Plan and national planning policy provide guidance and direction, area-specific advice is needed to provide greater detail and focus.

This will provide local communities and residents, developers and applicants with greater clarity and certainty, and help to direct change and development to where it can best foster economic prosperity and social well-being whilst preserving the significance of the area.

The guidance is divided into two parts:

**12.0 Management Actions** for Lewisham, for better management of the Conservation Area

**13.0 Design Advice** for applicants and the public, to inform the design and assessment of development proposals. This concludes with a **Check List** to help applicants prepare and submit planning and other applications for works and proposals in the Conservation Area

The actions and advice are derived from the assessment of character described in [Part Two: Character](#), and discussions with the public, local interest groups, Borough officers and Historic England.



Fig. 161: No. 1 Crossfield Street, a good example of recent development on a backland site in the Conservation Area responding thoughtfully to the character and appearance of its setting



# 12.0 Management

## 12.1 Conservation Area boundary

### Action:

Deptford High Street and St Paul's Church Conservation Areas will be merged into a single conservation area with a revised boundary

The Council will review the conservation area boundaries from time to time, usually in conjunction with updating the conservation area appraisal and management plan

### 12.1.1 Discussion:

The boundaries of the Conservation Areas as originally drawn in 1975 and 1976 and subsequently revised in 2000 are generally considered to be accurate and to capture an historic area of Deptford that holds special interest and warrants conservation. A number of amendments have been identified in the 2018-19 review, comprising the merger of two adjacent conservation areas; the inclusion of areas that share character or appearance with the existing conservation area; and minor refinements to the existing boundaries.

These changes are set out below and are shown on the map in [Fig. 162](#) on page 87.

### 12.1.2 Merger of St Paul's Conservation Area with Deptford High Street Conservation Area

The development of St. Paul's Church and the surrounding streets are inseparable from the historic development of the High Street.

It will lose no protection by merging it with Deptford High Street Conservation Area but the management of both will be improved by the greater cohesion, for example by removing the current boundary between the two across Albury Street. The distinctive character of the area will be identified as a separate character area (see [Part Two: Character](#)).

### 12.1.3 Extension 1: Comet Place (the carriageway)

Comet Place, including the alleyway passing 'The Granary' that links the street with Douglas Way to the north, is a rare survival of historic granite setted street surface that warrants conservation.

### 12.1.4 Extension 2: The Albany and Douglas Way

The Albany is proposed for inclusion on historical, cultural and architectural grounds. The Albany has been a pillar of the cultural life of Deptford for over a century and its commitment to community based and led performance is distinctive and cherished. The current building -the second home for the Albany - was designed by Howell, Killick, Partridge and Amis and opened in 1982. It is an example of contemporary contextual modernism, using traditional brick and sloped roofs in reaction to the neo-Brutalism of the previous decades. The green space behind is one of the few such areas off the High Street as most of the original gardens of frontage buildings have been converted to yards ancillary to ground floor retail. The Albany meets the criteria for positive contributors to the Conservation Area in its historic community use and architecturally in both in its design and its respect for the historic scale of development in the area.

Douglas Way has become a bustling extension to the High Street markets, especially since the pedestrian link along it to New Cross was completed. Its function is therefore now part of the core character that defines the special interest of this part of the Conservation Area.

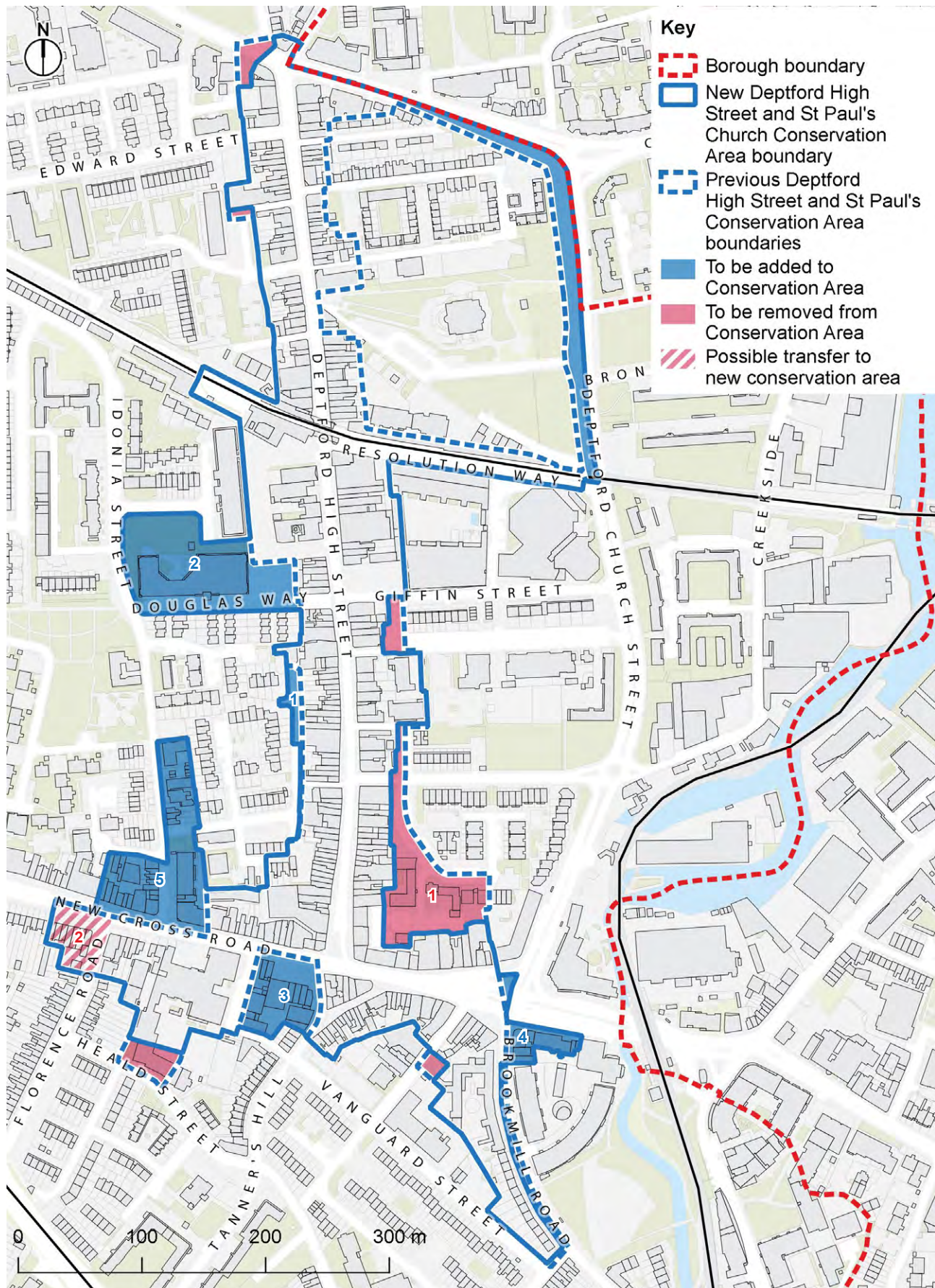


Fig. 162: Proposed Conservation Area boundary changes. Additions are numbered in blue, removals are numbered in red



### 12.1.5 Extension 3: Nos. 490 – 508 (even) New Cross Road and 20 and 22 Tanner's Hill

Nos. 496 – 508 comprise the site of the former Broadway Theatre, built in 1897 and demolished in 1964. This stretch lies within the historic core of Upper Deptford and provides enclosure to New Cross Road and to the street scene at the important historic junction of the High Street, New Cross Road, the Broadway and Tanner's Hill.

Their inclusion should ensure that a unified approach to the management of the New Cross Road / Deptford Broadway's streetscape can be taken and proper consideration given for the preservation and enhancement of the character and appearance of the area in future development proposals. The area is highlighted as an opportunity for enhancement.

Nos. 20 & 22 Tanner's Hill are two attractive mid Victorian buildings that make a positive contribution to the Deptford Broadway character area. No. 20, originally built as the Vestry Offices, is of historic significance for its history as the first seat of Deptford Borough Council from 1900 until the opening of Deptford Town Hall in 1905.

### 12.1.6 Extension 4: Nos. 2-16 (even) Deptford Bridge and Chesham House, Nos. 1a and 2a Brookmill Road

This group of buildings is similar in age and architectural quality to the buildings lining Deptford Broadway, and is included in the Conservation Area for the group's townscape value. The group includes the Grade II listed former Holland & Distillery offices. The corner building, Chesham House, provides a landmark within the area.

### 12.1.7 Extension 5: Watson's Street (part) and New Cross Road (part)

The southern end of Watson's Street contains 19th century buildings of modest scale and variety that are consistent with the character and appearance of the High Street. This is in contrast to the postwar development to the north and west.

Nos. 465-481 New Cross Road have uses and character that respond more closely to that of the Conservation Area to the east than to the nineteenth century terraces to the west. The properties combine retail and residential use, and reflect the small scale of historic development seen elsewhere in the Conservation Area

Nos. 1- 24 Watson's Street is a modern apartment building of no architectural merit and little regard for its historic townscape context. The site is an opportunity for future enhancement.

Proposals to remove places from the Conservation Area are explained next, in sections [12.1.8](#) and [12.1.9](#).





Fig. 163: Extension 1: Comet Place



Fig. 164: Extension 2: The Albany and Douglas Way



Fig. 165: Extension 3: Nos.490- 508 New Cross Road



Fig. 166: Extension 3: Nos. 20 and 22 Tanner's Hill



Fig. 167: Extension 4: Nos. 2- 16 Deptford Bridge



Fig. 168: Extension 5: Watson's Street



Fig. 169: Extension 5: Watson's Street



Fig. 170: Extension 5: Nos. 465-481 New Cross Road

The following were identified in the 2018-19 review as places that should be removed from the Conservation Area:

### 12.1.8 Removal 1: 1-30 Admiralty Close (1 - 5 odd), 1-12 Lady Florence Courtyard, Reginald Square

Modern residential infill development comprising blocks of flats of the late 1990s to the rear of commercial properties fronting Deptford High Street and the Broadway, not visible from within the Conservation Area and not affecting important views into it. These do not contribute to the special interest *and have been excluded (to update after consultation)*.

### 12.1.9 Removal 2: Nos. 446-458 New Cross Road (evens) and No. 1a Florence Road

These buildings are 19<sup>th</sup> century residential buildings erected as part of the transformation of Deptford into a suburb of London, following the arrival of the railways. They do not closely fit with the defining character and appearance of Deptford Broadway and Deptford High Street, which is predominantly of commercial and retail use and predates the railways.

No. 1a Florence Road is a modern replacement apartment block built in 2010 that does not contribute to the special interest of the Conservation Area.

They have more in common with the residential streets of similar date and origin to the west and south, and together with these streets they should be considered for a new conservation area in future. For the time being, they will be retained in Deptford High Street and St Paul's Conservation Area until such time as a new conservation area is adopted.



Fig. 171: Removal 1: Reginald Square



Fig. 172: Removal 1: Lady Florence Court



Fig. 173: Removal 2: Nos.1A and 2A Florence Road



Fig. 174: Removal 2: No. 458 New Cross Road (right)



### 12.1.10 Minor refinements to the boundary

The boundary of the Conservation Area has been refined in many locations to provide clarity and a more consistent and logical approach that more accurately reflects the extent of the special interest of the area. Two principles have been applied to this exercise:

1. primarily, to follow plot boundaries; unless
2. there are specific areas of street or pavement at the boundary that merit conservation.

These changes are marked up on the map in [Fig. 162](#) on page 87, above.

### 12.1.11 Recommended new conservation area: New Cross Road Nos. 409-457 (odd numbers) and Nos. 392- 458 (even numbers) and Alpha Road, Florence Road, Mornington Road (part)

Mid-19th century suburban development that followed the coming of the railways comprising grand terraces and modest terraces of considerable townscape value, their forms reflecting the impact of the railways on Deptford and the different scales reflecting the social hierarchy of the suburb.

Because of the different character and appearance, historical origins and function of these streets, they have different characteristics and management issues to the Deptford High Street Conservation Area and are therefore better managed as a separate conservation area.

The proposed conservation area includes the Mornington Centre built between 1879 -1885, which is considered one of the best School Board for London buildings within the Borough. It is also one of only two schools with rooftop playground area within the borough.



Fig. 175: Nos.409- 457 New Cross Road



Fig. 176: New Cross Road, view from west



Fig. 178: Florence Road



Fig. 177: Alpha Road



## 12.2 Character and use

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**Action:**

London Borough of Lewisham will seek to protect the distinctive market and dynamic independent retail character of Deptford High Street and associated streets through Policies in the new Lewisham Local Plan.

In assessing applications for new retail or other commercial outlets within Deptford High Street, the Council will have regard to the significant contribution to the character of the Conservation Area arising from small, independent traders and businesses. Development which does not reflect this defined character will be resisted.

### 12.2.1 Discussion:

Actions and policies of the Council that might affect the operation of the market and the viability of small independent shops could affect the special interest of the conservation area because of the core importance of the market and independent shops to its distinctive character.

The Council will seek to create Policies in the new Local Plan that will recognise this distinctive retail character and support it. In part this can be achieved by understanding the physical requirements of the shopkeepers and traders and where possible accommodating these in planning. This report and any future design guidance that might be prepared should be used to support this objective.

A Neighbourhood Action Plan might be another means of identifying the specific issues and addressing them.

## 12.3 Designation

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### Action:

London Borough of Lewisham will work with partners to identify historic buildings in the Conservation Area and provide them with appropriate protection.

### 12.3.1 Discussion:

#### Local List

Lewisham's Local List is an evolving one which is reviewed periodically to add buildings and structures which have been nominated or identified through the planning process. Whether buildings are formally named on the adopted Local List or not, once they are identified they are treated as 'non-designated heritage assets' and, as such, Policies in the NPPF and Lewisham's Local Development Framework exist to protect their significance.

As [Part Two](#) of this document has identified, the Conservation Area contains many buildings of considerable historical and architectural interest. All of the positive contributors within this Conservation Area are considered to be 'non-designated heritage assets' and would meet the criteria for inclusion on the Local List.

#### Pre- 1800 buildings

The area was the subject of a major study of pre-1800 buildings in the late-1990s (which can be read here: <https://research.historicengland.org.uk/Report.aspx?i=15993&ru=%2fResults.aspx%3fp%3d1%26n%3d10%26t%3ddeptford%26ns%3d1>). This study revealed there were many more of these than was first apparent, and that many are examples of more modest buildings once commonplace in London but are now exceptionally rare.

Since this study was published in 1998 the Council has sought to ensure that these buildings are conserved and appropriately protected.

A survey undertaken in parallel with the preparation of this document has revealed that many historic interiors identified in the 1990s study have since been altered or entirely removed.

Therefore, the Council intends to work with the local groups, whose knowledge and passion is so strong, to further understand the pre-1800 buildings and extent of the survival of historic interiors.

The Council will:

- Welcome proposals to work collaboratively with community groups to investigate and record them;
- Identify and where appropriate nominate buildings for statutory listing;
- Assess buildings for inclusion in future updates of Lewisham's Local List.

## 12.4 Planning controls and enforcement

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### **Action:**

London Borough of Lewisham will take a coordinated approach to enforcing breaches of planning control and advertisement control in the Conservation Area, in order to protect its special character and appearance.

Subject to the availability of resources, the London Borough of Lewisham will consider using its legislative powers to remedy the condition of land or buildings which adversely affect the amenity of the Conservation Area and the undertaking of urgent works or necessary repairs.

The Council will investigate all cases of unauthorised advertisements, hoardings or signs that adversely affect amenity and public safety.

Where expedient, the Council will make existing advertisements and hoardings subject to a Discontinuance Notice requiring their removal where these are considered to detract from the character and appearance of the area and cause substantial harm.

The Council will consider the use of Article 4 Directions to remove permitted development rights from single family dwellings where this is considered necessary to protect the special interest of the Conservation Area.

Where buildings are identified as being 'at risk', the Council will consider the use of the powers available to it to require urgent works or repairs to this building as necessary.

### 12.4.1 Discussion:

#### **Enforcement action**

The condition survey carried out in the 2018-19 review has highlighted that painting brickwork, poorly considered rear and roof extensions, unauthorised signage and removal of historic shopfronts has harmed the character and appearance of many buildings and the Conservation Area itself. For these reasons Historic England has identified the Conservation Area as being at Risk.

Enforcement cases within conservation areas are managed by the Planning Enforcement team with advice and support given by Conservation Officers. The Council is committed to using its planning powers where necessary to ensure that the Area's character and appearance is preserved or enhanced.

With this in mind, the Council is considering a programme of enforcement action targeting unauthorised works whose rectification would have a positive impact on the character and appearance of the Conservation Area and its most significant non designated heritage assets, prioritising:

- Pre-1800 buildings, which are one of the most significant groups of historic buildings in the Borough;
- Signage that does not comply with the Design Advice in this document and Council Policy and Supplementary Planning Document on shopfronts and signage;
- Run down sites and buildings which detract from the character and appearance of the Conservation Area.

A photographic survey has been undertaken during the 2018-19 review and this will be updated from time to time to assist in Enforcement investigations.



**Article 4 Directions**

The majority of properties within the Conservation Area are commercial properties and flats and as such, most alterations to the exterior of the buildings require planning permission.

An Article 4 Direction has been in place for Sylva Cottages Nos. 2-24 Brookmill Road since 1984, which removes specified permitted development rights from single family dwellings. This requires that planning permission is obtained for external alterations including replacement of windows and doors, alterations to the roofs, construction of porches and boundaries and external painting of buildings.

Article 4 Directions covering the same development rights are recommended on the following dwellings to protect their architectural character, which makes a positive contribution to the Conservation Area:

- Nos. 1-9 (odd), Nos. 12-16 (even) and No. 20 Watson's Street;
- Nos. 11- 17 Tanners Hill.

A map of the existing and proposed Article 4 Directions in the Conservation Area is shown overleaf ([Fig. 179](#)).

**Collaboration with communities**

The Council recognises the contribution of the local community to managing conservation areas, and will welcome proposals to work collaboratively to monitor and manage the area.

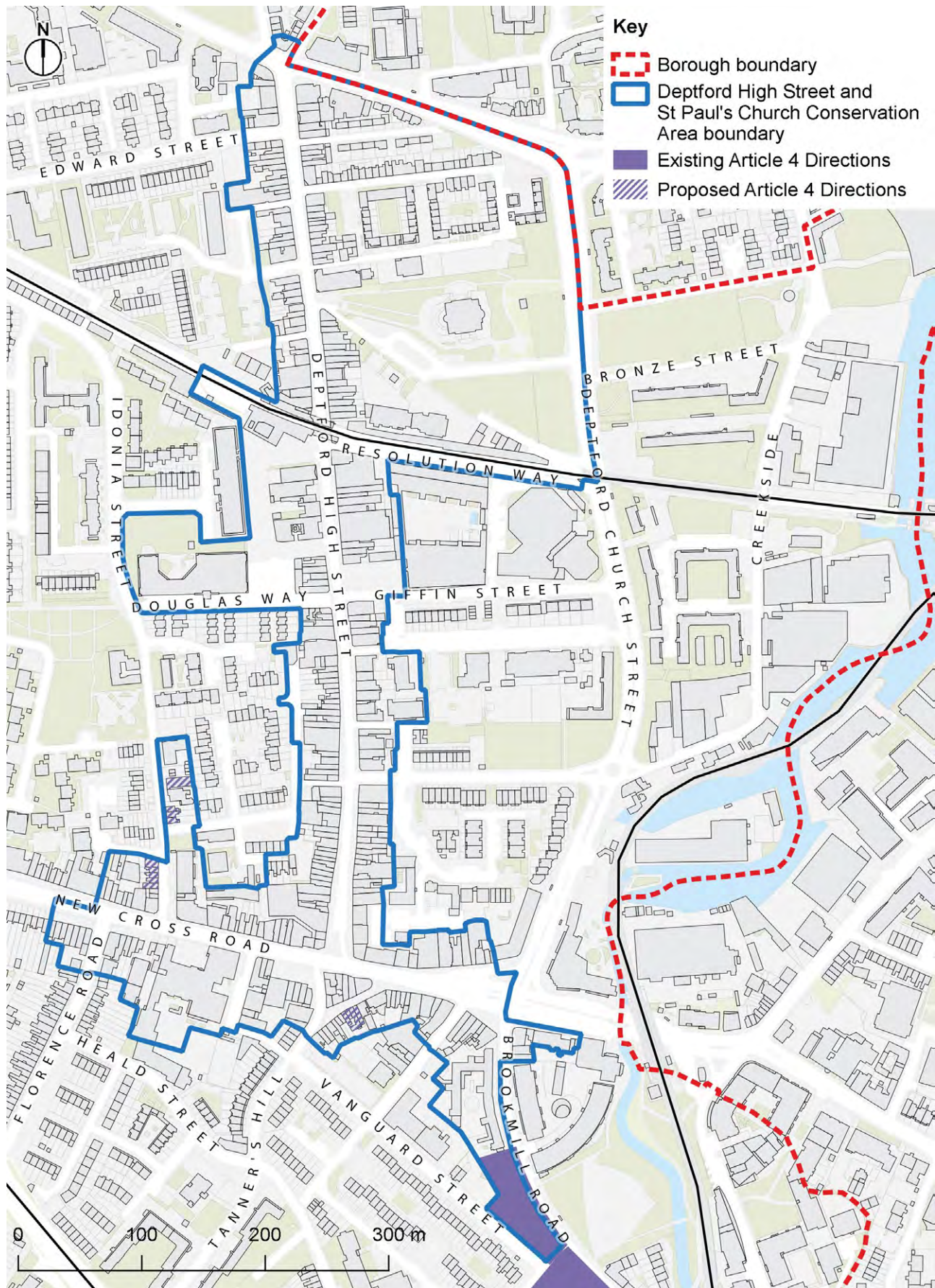


Fig. 179: Existing and proposed Article 4 directions in the Conservation Area

## 12.5 Priorities for future grant-funded projects

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### Action:

London Borough of Lewisham will continue to identify and pursue opportunities for grant funding to undertake programmes of work that further the understanding and conservation of the buildings in the area and support its social and economic vitality.

### 12.5.1 Discussion:

The following is a list of projects that could be undertaken subject to funding being obtained, in order to enhance the Conservation Area, and public appreciation and enjoyment of it:

1. Publish design guidance that promotes best practice and good design to help applicants bring forward proposals that conserve and enhance the Conservation Area, and limit the need for enforcement action. The guidance would contain drawings and illustrations of best practice and example designs for typical developments such as:
  - Shopfronts
  - Signage
  - Rear extensions
  - Roof extensions
2. Invest in carefully targeted schemes of building restoration and rejuvenation, prioritising:
  - Pre-1800 buildings, which are very significant but often fragile and vulnerable; and
  - Opportunities for investment that would support the retail character and vitality of the market, for example, Council owned properties and the 'seven sisters' (Nos.32- 44 Deptford High Street).
3. Support for community-led projects to gather and share information about the history and buildings of the Conservation Area, in order to encourage interest and increase understanding. This could include interpretation information and signage in the Conservation Area, as well as digital resources, events, etc.
4. A programme of repair and improvement to the streetscape of Albury Street, including relaying the granite setts and removing street clutter in order to reinforce the historic character of the street and the setting of its exceptional listed buildings.



## 12.6 Opportunities for enhancement

### Action

London Borough of Lewisham will, subject to funding and resources being obtained, consider the following opportunities for enhancement within the Conservation Area.

#### 12.6.1 Discussion:

The character and appearance of the Conservation Area could be enhanced, or its significance better revealed and appreciated, by the following site specific opportunities:

- A comprehensive review of street furniture and street clutter to rationalise, unify appearance, and improve quality;
- Car park site at the east end of Albury Street: terminating the street with sensitively designed development would improve the townscape of the Street and the setting of the listed buildings;
- Resolution Way: improved street lighting and improvements to pedestrian permeability by creating links to Crossfield Street to the north and Wavelengths to the south;
- Junction of Crossfield Street and Deptford High Street: address the pinch-point to avoid conflict with cyclists and pedestrians: consider removal of brick wall and planter and widening pavements;
- Narrow section of Comet Place at junction with Douglas Way: entrance often blocked with rubbish; measures to enhance its presence in the Conservation Area;
- Crossfield Street open space: review plans for the future landscaping of the Tideway Tunnel construction site to ensure that those works deliver the greatest possible benefit to local communities;
- Open space on site of former Baptist Chapel fronting Deptford Church Street – improve connectivity with surrounding open spaces and enhance boundary treatment;
- Nos. 17-21 Deptford Broadway, including pavement and traffic island in front: improve pedestrian experience and setting of these listed buildings;
- Car park site at No. 408 Evelyn Street;
- Open Space in front of Nos. 500- 508 New Cross Road.

The immediate setting of the Conservation Area could be enhanced by the following site specific opportunities:

- Tree planting on the wide pavement along Brookmill Street opposite Sylva Cottages;
- Works to the Deptford Broadway traffic junction with Brookmill Road and Church Street to reduce the dominance of traffic and enhance the pedestrian experience.

## 12.7 Open space and trees

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### **Action:**

London Borough of Lewisham will protect and where possible enhance public spaces as a vital resource for community health and cohesion, ensuring their historic character is retained and enhanced.

### **12.7.1 Discussion:**

#### **Green space**

The Conservation Area's public realm is dominated by paved streets and spaces, and there is notably little public green space.

The most important and largest area of public green space is the churchyard of St Paul's and the neighbouring land currently occupied as a Thames Tideway construction site. Their character is strongly influenced by the historic buildings within and around them.

Existing green space provides a welcome contrast to its surroundings, and should be conserved and where possible enhanced. For example, the relandscaping of the Thames Tideway site should be taken forward with continued community involvement to ensure it delivers the greatest benefit to local people.

#### **Trees**

In the Conservation Area trees are concentrated in green open spaces, where they contribute to mature landscaping. These spaces contrast with the streets around them in which there is little space for trees.

The Council is committed to the maintenance of all trees of value in the Conservation Area and, where these do not fall within the responsibility of the Council, will encourage owners to carry out ongoing maintenance to ensure their health and longevity. .

Whilst not a key historic characteristic, the benefits of introducing more trees would outweigh this change in character, providing that they are appropriately sited with consideration for the setting of historic buildings and places. Trees would create shade and counter air pollution, positively impacting areas such as Giffin Square.

## 12.8 Highways, pedestrians and public realm

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### Action:

London Borough of Lewisham will review traffic management measures on Deptford High Street to effectively prioritise pedestrian needs and safety.

London Borough of Lewisham will work with Transport for London to explore ways to reduce the impact of traffic and highways infrastructure on the character and appearance of the Broadway.

London Borough of Lewisham will seek to retain and restore historic paving and street materials and furniture where it survives.

London Borough of Lewisham will seek to introduce high quality paving and surface material of traditional type, colour and finish.

London Borough of Lewisham will seek improvements to street lighting and traffic signs; review existing signage and consider scope for rationalisation and the removal of street clutter.

London Borough of Lewisham will look for opportunities to strengthen and enhance local character in connection with transport improvements to New Cross, and to improve access and routes for pedestrians at Deptford Broadway, to the Thames and by the use of safe attractive quiet routes, including public realm and way-finding.

### 12.8.1 Discussion:

Streets and open spaces, collectively known as the public realm, are a major factor in the character of the Conservation Area. Its management takes place largely outside the planning system with the control resting with the Highways Department and Transport for London.

Street works within the Conservation Area should reflect national good practice guidance as set out in Historic England's *Streets for all: Advice for Highway and Public Realm works in Historic Places 2018* and *Streets for all: London 2018*; and the Council's *Streetscape Guide 2015*.

Statutory undertakers are responsible for carrying out the permanent reinstatement of the highway where they disturb it, using the existing materials, or the closest possible match if the materials cannot be re-used.

### Deptford High Steet

Deptford High Street has recently been the subject of a comprehensive programme of improvements to the street materials that has much improved its condition and the appearance of the Conservation Area.

As part of this, new traffic measures have been introduced which have reduced the number of vehicles and generally improved conditions for pedestrians.

Concerns have been raised by the public and businesses about through traffic. The Council is developing proposals for the introduction of one way traffic to address problems with 'rat running' on the northern stretch of Deptford High Street.



**Albury Street**

Albury Street, with its early 18th century terraces, is one of the most historically and architecturally important in the Borough, and indeed in London. The streetscape contains some historic materials but the granite setts are laid randomly, not in the neat, regular patterns used historically (for durability and for effective drainage); they have either been taken up and re-laid badly, or brought from elsewhere in the relatively recent past.

Repairing and improving the streetscape and 'decluttering' it of redundant and unnecessary signage, bollards etc, would reinforce the historic character of the street and the setting of its exceptional listed buildings.

**Broadway / New Cross Road**

The road variously named New Cross Road and Deptford Broadway is part of the ancient arterial road into London from Kent established by the Romans. It is therefore of considerable historic (and archaeological) interest.

However, because 2,000 years later it remains one of the main arterial routes in and out of London (A2), the impact of traffic on the character appearance of the conservation area here is substantial: both physically, aurally, and in the effect of pollution and vibration on the fabric of buildings and the health of people.

The A2 is managed by Transport for London, and Lewisham is working with them to improve the conditions elsewhere on the A2 for residents, businesses, pedestrians and cyclists, as part of New Cross Area Framework and Healthy Streets concept (<http://content.tfl.gov.uk/healthy-streets-for-london.pdf>). The Council will encourage the extension of this project to the Broadway, in recognition of the potential for it to enhance the Conservation Area and improve conditions for retailers and market traders here and on the High Street.

**Pedestrian and cycle links**

The "North Lewisham Links" project has created attractive and safe new pedestrian and cycle routes away from busy and polluted main roads, making it easier for people to get to shops and services. One of these routes connects New Cross to Deptford High Street via Douglas Way, and has proved popular and successful.

Similar success could be achieved on the east side of the Conservation Area by creating better pedestrian and cycle links from the railway station via Resolution Way to the housing and Deptford Creek developments to the east, and also by opening up arches under the railway viaduct to create a new north - south route linking St Paul's churchyard, the Leisure Centre and the Tidemill site.

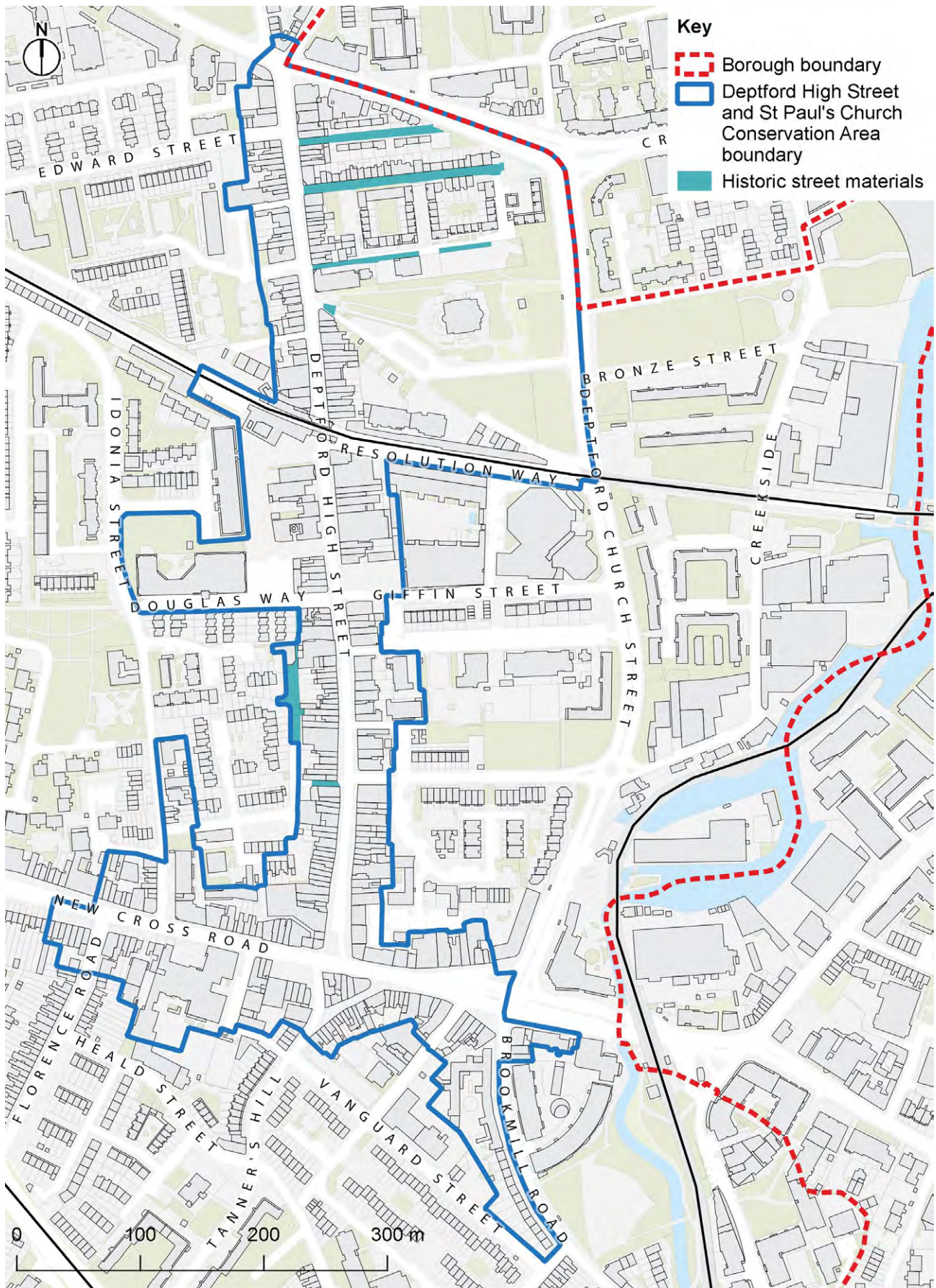


Fig. 180: Historic street materials



## 12.9 Education and interpretation

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**Action:**

London Borough of Lewisham will foster and support community initiatives to gather and disseminate the social and building history of the Conservation Area.

**12.9.1 Discussion:**

The Council believes that a key to the successful management of the Conservation Area is raising awareness of its interest and importance by making more information on the area readily available.

A great deal of interest and knowledge exists locally and amongst the many interest and amenity groups.

The Council would therefore like to support community led initiatives to collect and share information about the history of the area, and the condition and historical and architectural interest of its buildings. Much is still to be understood about the pre-1800 buildings of the Conservation Area, for example, that community projects could help to uncover.

The Building Exploratory is a charity based in London that helps local communities to uncover, understand and record the history of their areas. It could be a useful partner and source of advice for such a project.



## 12.10 Setting

### Action:

In considering proposals for development outside the boundary of the Conservation Area, the London Borough of Lewisham will have regard to the duty to preserve the significance of the Conservation Area, which includes:

- the sense of enclosure on the High Street, views up and down the High Street, and views of St Paul's church;
- the importance and nature of primary and secondary gateways into the Conservation Area, because of their contribution to its character and appearance.

### 12.10.1 Discussion:

Managing setting is important on Deptford High Street because of its enclosed character, and the modest scale of its buildings – both of which are key elements of its distinctive appearance. Taller buildings outside the Conservation Area rarely intrude (except when looking down side streets).

The setting of St Paul's Church is also important because of the exceptional architectural interest of this building, which was intended to visually dominate its surroundings as an expression of the power and authority of the early 18th century State and Church.

The current contrast in character between development within and without the Conservation Area should be taken into account when considering proposals for new development in the surrounding area. New development outside the Conservation Area should relate to the outside character but still consider its relationship to the smaller scaled, fine grained, varied townscape within the Conservation Area.

In considering applications outside the Conservation Area, the Council will seek to maintain these characteristics by:

- Resisting taller development at either end of Deptford High Street that would harm the significant long views by appearing at the end of these vistas;
- Resisting development that would be visible above the roofline of buildings fronting Deptford High Street when viewed from the opposite side of the street (see [Fig. 181](#));
- Expecting new development within the setting of the Conservation Area to respond to the Conservation Area positively and thoughtfully in terms of design, layout and materials, particularly when viewed down the side streets off the High Street;
- Expecting development in the vicinity of the gateways identified in the Conservation Area map to respond positively to these locations in design and activity, in order to reinforce these architectural entrances to the areas of historic townscape and maintain existing building heights;
- Resisting development that has a harmful impact on the setting of St Paul's Church, including longer views of its spire.

Historic England's *Good Practice and Advice Note in Planning No 3: The Setting of Heritage Assets* (2017) explains the role of setting in respect of significance and includes advice on wider concepts of setting in relation to communal and historic significance. Historic England's *Good Practice and Advice Note in Planning No 4: Tall Buildings*, offers guidance on the design of tall buildings.

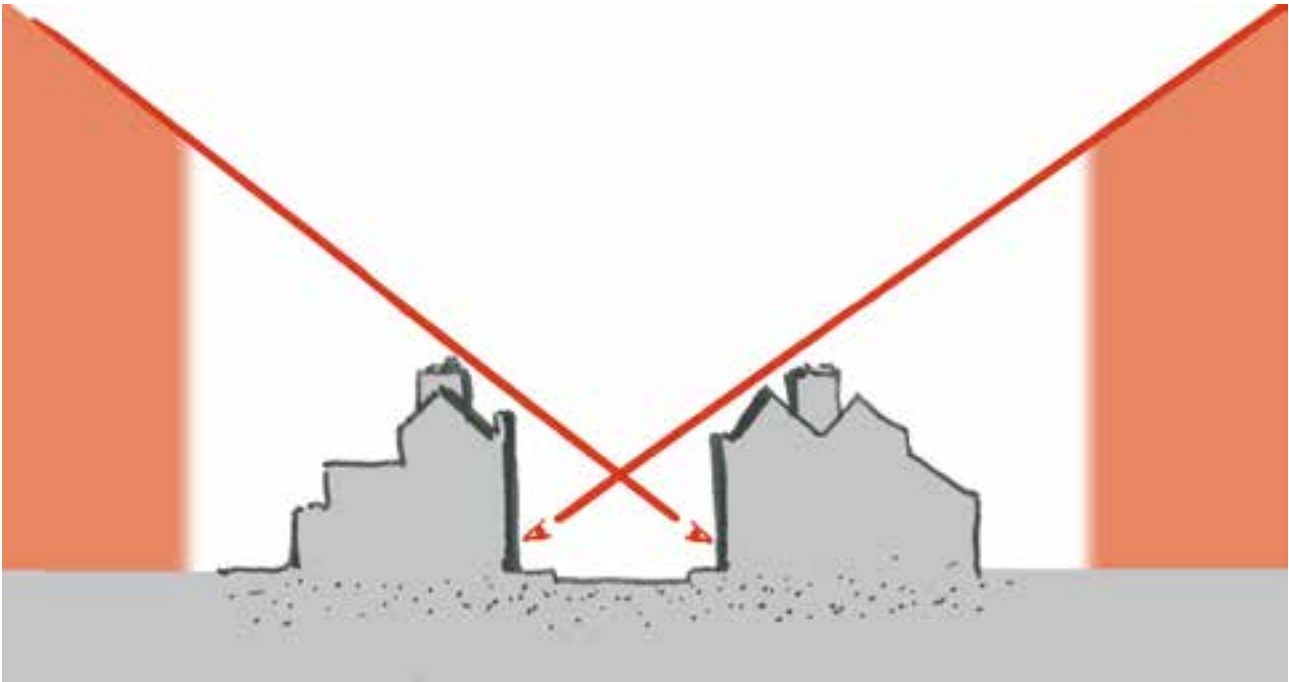


Fig. 181: Diagram showing sight lines indicating the limits to scale of potential adjacent development outside the Conservation Area



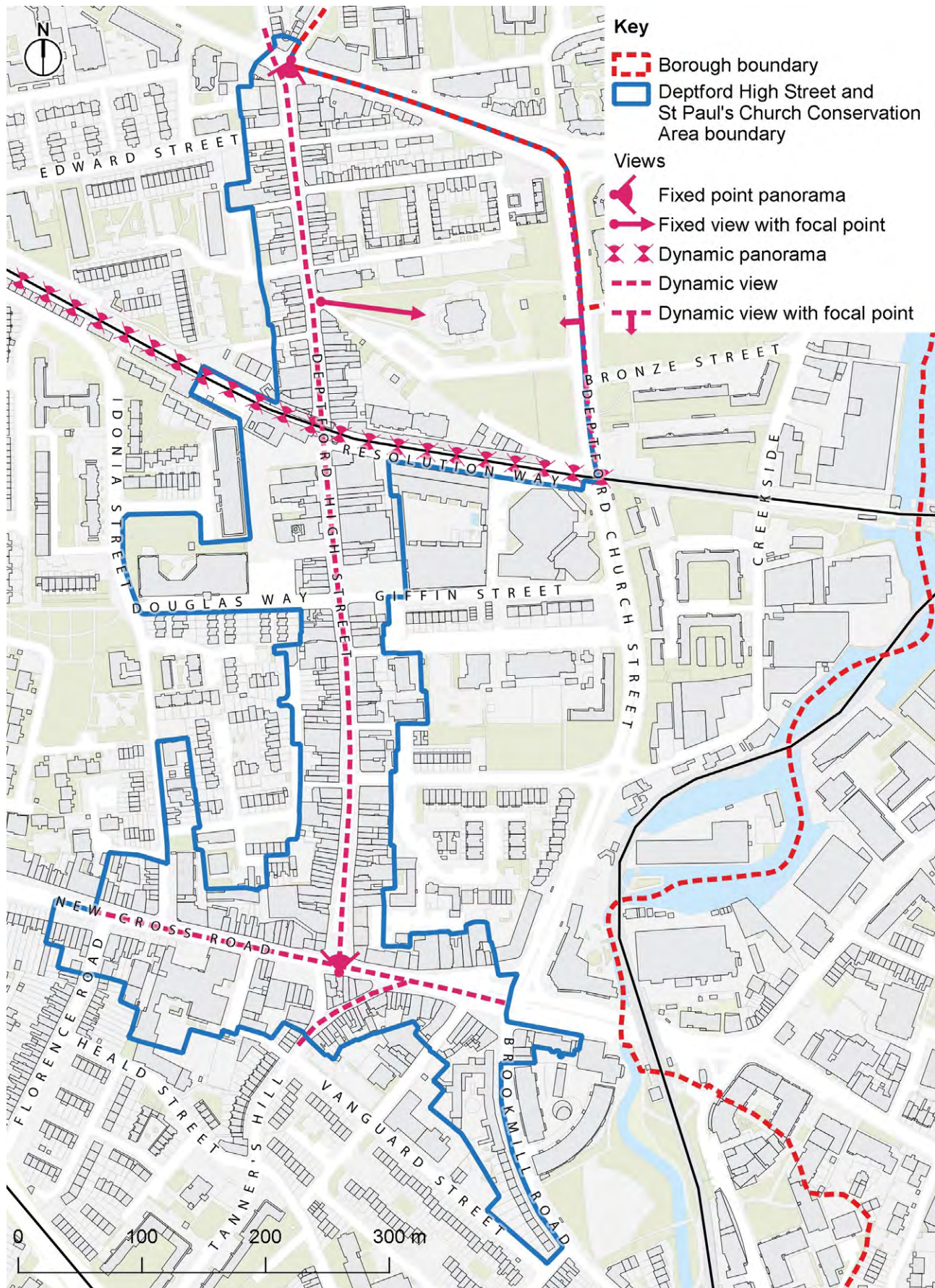


Fig. 182: Key views within the Conservation Area



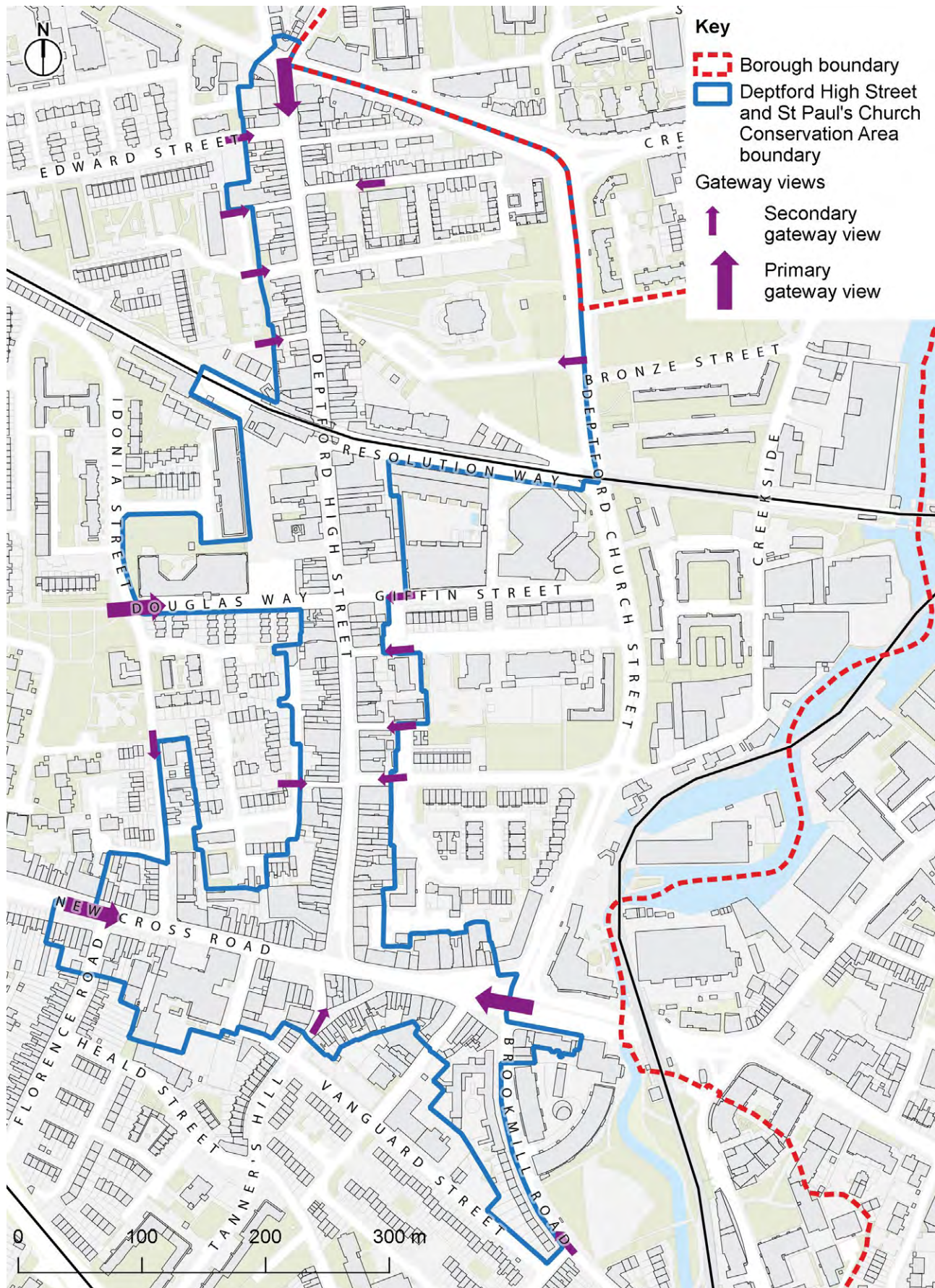


Fig. 183: Gateway views within the Conservation Area

# 13.0

## Design advice

London Borough of Lewisham is committed to the highest standards of design in the Conservation Area. Good design is fundamental to what the planning and development process should achieve, and is a core objective of the Council's emerging new Local Plan. Good design creates better places in which to live and work and helps make development acceptable to communities.

What follows is advice on how to interpret the Council's policies on design and development in order to conserve and enhance the specific character of this Conservation Area. It will be used by the Council to assess the suitability of proposals.

The chapter concludes with a [Check List](#) to help applicants prepare and submit planning and other applications for works and proposals in the Conservation Area.



## 13.1 Shopfronts

### Design Advice: Shopfronts

Proposals for new or replacement shopfronts should:

- retain and display historic elements and fabric where this survives;
- keep signage within the historic fascia zone;
- avoid frameless designs;
- avoid the use of Dutch blind canopies.

### Design Advice: Security shutters

The installation of solid security shutters will not be acceptable unless, in exceptional circumstances, it can be demonstrated that a specific security risk requires it.

#### 13.1.1 Discussion

##### Historic shopfronts

Shops and shopping have been a core characteristic of Deptford High Street and the Broadway for hundreds of years. Many of the historic buildings lining these streets were designed with shopfronts, though the piecemeal development of the area means that there are few uniform groups of buildings, and hence few uniform runs of shopfronts. Today, few shopfronts survive in anywhere near to their historic condition. Most shops have modern shopfronts of contemporary design, some installed without planning permission.<sup>1</sup>

Loss of historic shopfronts is likely to cause harm to the significance of the Conservation Area, but the degree of change to shop units is also a reflection of the trading requirements of retailers who underpin the bustling vitality of Deptford High Street. This vitality – built upon an unusually high percentage of independent small traders – is a core characteristic of the Conservation Area.

##### Design of new shopfronts

The Council's design advice for shopfronts in the Conservation Area, as set out in the document, aims to balance these factors and in doing so it seeks not to unreasonably impede independent local business. The advice is based on the Council's existing, Borough-wide [Shopfront Design Guide Supplementary Planning Document](#), modified to reflect the specific character and appearance of the Conservation Area.

The Council will expect surviving elements of historic shopfronts, as identified in this report, to be retained and restored (see [Fig. 194](#)). The Council will not accept the removal of historic elements if they are capable of refurbishment. These include historic fascias, pilasters and stall risers (see [Fig. 193](#) for explanation of these terms).

Frameless glass shopfronts can harm the architectural proportions of historic building frontages, which were designed with divisions and a stall riser. They may also result in the need for solid security shutters because of the lack of security provided by the shopfront. Shop fronts consisting of framed bi-fold doors are considered preferable, to allow both open space for trading and a closed shopfront outside trading hours.

<sup>1</sup> In 2013 a shopfront survey of the High Street was undertaken. This revealed that 60% of shopfronts were modern and did not contribute to its appearance. Since then, this percentage has got larger.



### Security shutters

The appearance of solid security shutters is harmful to the character and appearance of the Conservation Area, particularly out of shopping hours when closed shutters are prevalent on some sections of the High Street and Broadway. The Council therefore views all applications for replacement or new security shutters as an opportunity to enhance the appearance of the Conservation Area.

Open mesh or 'brick bond' roller shutters will be considered favourably, with or without a solid lower panel. The existence of inappropriate shutters at or near the application site will not be accepted as precedent for the approval of similarly inappropriate shutters.



Fig. 184: Neglected historic features and roller shutters



Fig. 185: Detail of neglected historic features

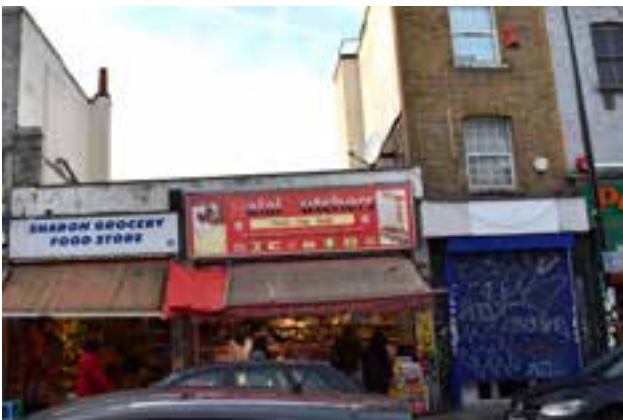


Fig. 186: Poorly designed modern shopfront and signage



Fig. 187: Poorly designed modern shopfront and signage

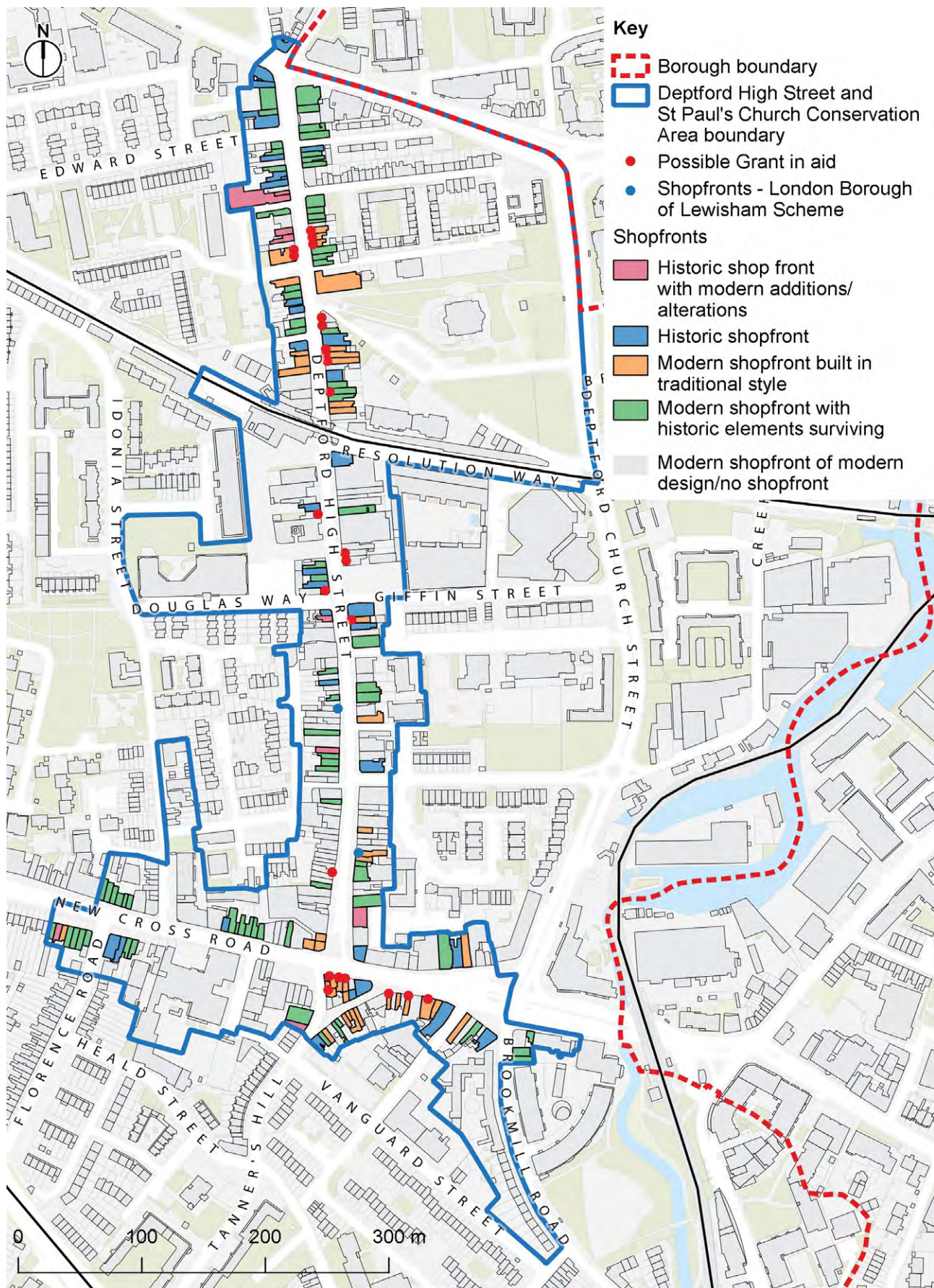


Fig. 188: Sensitively designed modern shopfront



Fig. 189: Well-proportioned shopfront in historic style







## 13.2 Signage

### Design Advice: signage

Fascia signage must be contained within the historic fascia zone of shopfronts.

Projecting/hanging signs must be located within the fascia zone and will be resisted on the elevation above the fascia.

Fascia signs must not be boxed out from the fascia.

Signage cannot be internally illuminated whether along the fascia or projecting.

Signage could be illuminated by trough or halo lighting or backlit lettering, subject to appropriate design and lux levels.

Swan-neck signage will not normally be acceptable because of its cluttered appearance.

#### 13.2.1 Discussion:

Inappropriate signage, often erected without the necessary permission, has caused considerable harm to the appearance of the Conservation Area, as discussed in Part Two: Character.

The Council has a policy for shopfront design that includes guidance for conservation areas (DM Policy 19), as well as a Shopfront Design Guide Supplementary Planning Document. The design advice in this Appraisal applies this guidance to the specific circumstances of the Conservation Area. Please refer to [Fig. 194](#) for further explanation of the advice.

In doing so, the Council seeks to strike a balance between:

- Conserving and wherever possible enhancing the appearance of the Conservation Area and its historic buildings;
- Supporting the independent retail business that are a strong part of the character of the Conservation Area, and a vital part of local life and economy.



Fig. 191: Oversized signage in poor condition



Fig. 192: Appropriately sized modern signage



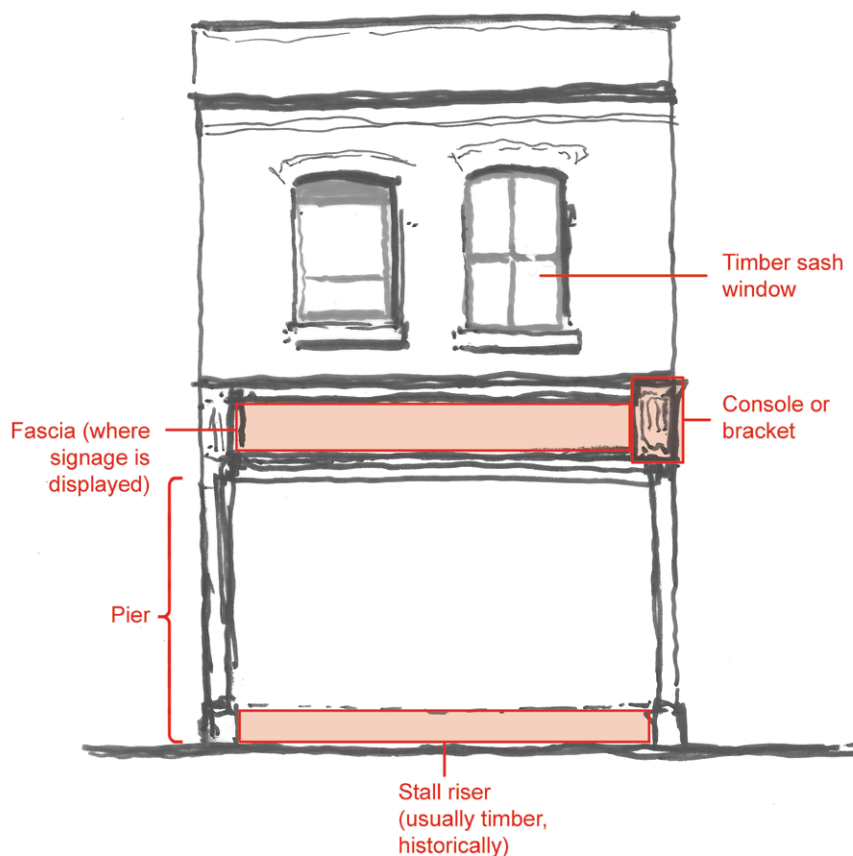


Fig. 193: Shopfront elements

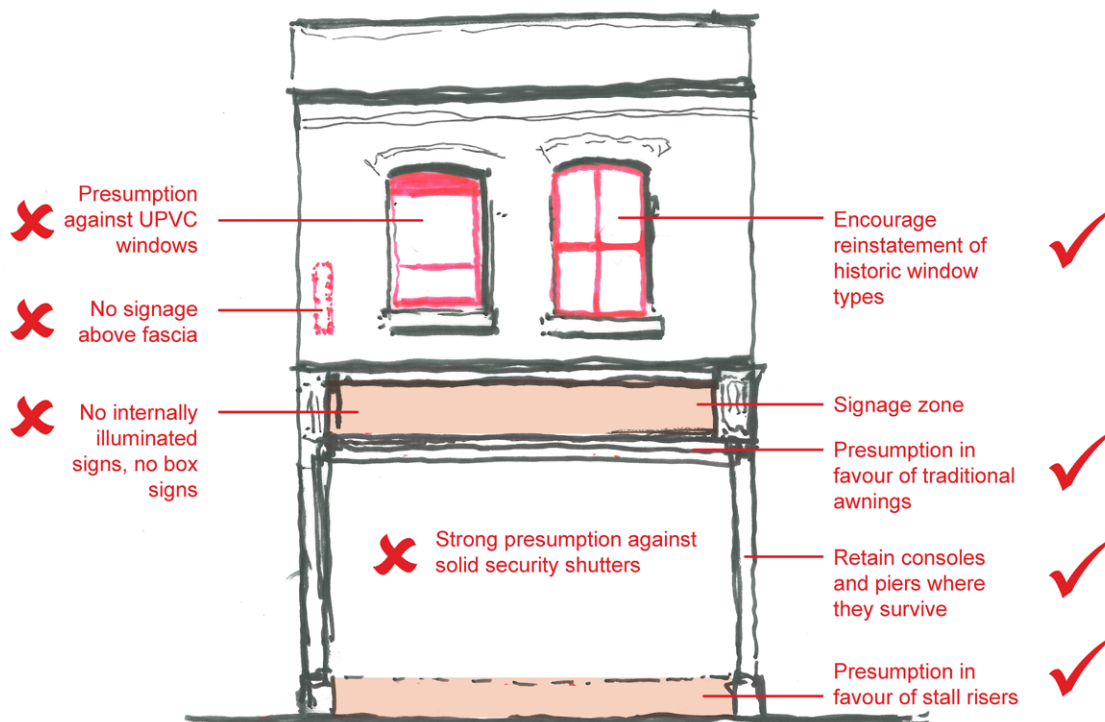


Fig. 194: Shopfront guidelines

### 13.3 Materials and details

#### Design Advice: materials and details

Materials and detailing should be of high quality and respond thoughtfully to the host building and surrounding context.

Where replacements are necessary, they should carefully replicate the historic materials, method of opening and glazing pattern.

#### 13.3.1 Discussion:

Historic architectural details and materials contribute strongly to the character and appearance of the Conservation Area.

Where these survive they should be retained. Where they are lost, the Council strongly encourages their reinstatement, which will enhance the character and appearance of the conservation area and help to mitigate the impact of other aspects of development proposals.

Any proposals to restore historic detail or materials should be based on evidence of the precise building in question, not generic information for historic buildings. This is because traditional building detailing varied greatly, and what might be appropriate for one building would be incorrect and misleading for another. The effect of this would be to harm the character and appearance of the Conservation Area.

Many historic photographs of the High Street and Broadway are now published online, and these may help to identify lost historic details on specific buildings. Some of the websites where these images can be found are listed in [Part One: Summary](#).



Fig. 195: Removal of historic cornicing



Fig. 196: Removal of historic brackets and frame



Fig. 197: Well-designed modern shopfront features



Fig. 198: Modern windows of sensitive material and design

## 13.4 Windows

### Design Advice: windows

Retain and refurbish historic windows where they exist.

In most cases, proposals to reinstate historic window forms will be acceptable if they are backed by convincing evidence and they are designed and executed to a high standard.

#### 13.4.1 Discussion:

Windows contribute to the overall appearance of buildings, with the variations in glazing patterns adding interest and a sense of hierarchy to elevations. Timber windows, if appropriately maintained and painted, have an extremely long life and can be repaired, avoiding the need for full replacement. The thermal properties of historic windows can be significantly improved by refitting, draught exclusion and the addition of acrylic secondary glazing.

Where historic or traditional style timber sash windows exist, these should be retained and the Council will expect to repair these, rather than replace them. Advice can be found on the Historic England website (Traditional Windows: their care, repair and upgrading, 2017) and on the Society for the Protection of Ancient Buildings website (SPAB Briefing, Windows and Doors, 2016).

When applications are made to replace or renew windows which are not historic, such as aluminium or uPVC framed double glazed units, the Council will expect proposals to be traditional timber-framed sashes or casements, based wherever possible on historic photographs or other evidence of their historic form. Historically, there was considerable variation from building to building so a 'generic' traditional window may not be acceptable. Some twentieth century buildings may have had metal-framed windows. In such cases, proposals should be for windows of the same form.

Many historic photographs of the High Street and Broadway are now published online, and these may help to identify the historic pattern of windows for specific buildings. Some of the websites where these images can be found are listed in [Section 1.9](#).

It is now possible to install Slimlite timber double glazing sash windows, which have slim profile joinery consistent with historic practice. Other timber double-glazing units are constructed of much thicker timberwork, which is not historically correct and harms the proportions and appearance of historic buildings.

The Council resists the introduction of uPVC in conservation areas where they are visible from the public realm because of the harm they cause to the special interest of the areas. This is undoubtedly true in this Conservation Area where the assessment of the condition has identified the extent to which historic timber-framed windows have been replaced with metal or uPVC units, sometimes without the required planning permission.

The materials and design of these windows has harmed the appearance of individual buildings and collectively it has caused considerable harm to the character and appearance of the Conservation Area. This is one of the reasons why Historic England judges it to be 'at risk'.





Fig. 199: Traditional timber sash windows (left) alongside replacement uPVC windows (right)



Fig. 200: Single-pane uPVC windows



Fig. 201: Replacement uPVC windows



Fig. 202: Traditional timber sash windows (right) alongside replacement uPVC windows (left)

## 13.5 Roof extensions/upward extensions

### **Design Advice: roof alterations and extensions**

Roof forms and rooflines contribute strongly to the character and appearance of the Conservation Area, and there is a strong presumption against the erosion or loss of historic fabric, forms and variety.

Proposals to alter or replace roofs to create or improve residential accommodation are likely to be supported if:

- the building does not have a historic roof type, as described below;
- expert analysis of the roof demonstrates that it contains little or no pre-1800 fabric;
- any new windows are subordinate to the roof and set back, and of a form that is appropriate for the roof form and architecture of the building;
- any additional storey is designed as a roof form rather than an upward extension of the building frontage;
- any additional storey does not create a uniform roof line across adjacent buildings, where none existed previously;
- chimneystacks are extended upwards so that they project above a raised roof according to traditional design practice;
- they include proposals to restore historic detail where this has been lost. If this is carried out to a high standard using materials and workmanship to match the original, it might help mitigate the impact of roof changes by enhancing the character and appearance of the Conservation Area;
- Any photovoltaic arrays or solar heating panels are not located where they are visible from Deptford High Street, Albury Street, the Broadway or New Cross Road, because of the significance of these streets.

For pre-1900 buildings, a traditional mansard roof form extension is likely to be the most appropriate approach in most cases.

For buildings erected since 1900 a different approach, that responds intelligently to the architecture of the building as well as its context, may be acceptable.

### 13.5.1 Discussion

#### **Character of existing roofs**

The following are the characteristics of roofs and roofscapes that were identified in Part Two: Character as contributing strongly to the character and appearance of the Conservation Area, as well as the significance of individual buildings:

- a variety and juxtaposition of different roof forms and building heights, which reflect the history of the streets and creates a pleasant visual effect;
- the wide-scale survival of a historic and relatively unchanged roofscape across the Conservation Area;
- the presence of a range of historic roof types on pre-1800 buildings which are of architectural and historical significance to the Conservation Area.

**Historic roof types**

Surviving historic roofs contribute strongly to the character and appearance of the conservation area and their fabric is historically important evidence of past design and construction techniques. There is a strong presumption against replacing or substantially altering the following roofs:

- Mansard Roofs e.g. at Nos. 491- 493 New Cross Road;
- M-shaped roofs e.g. at No. 62 Deptford High Street;
- Roofs on pre-1800 buildings (see Fig. 31).

Conservation officers at the Council can advise if you are in any doubt as to what type of roof your property has.

**Terraced housing**

There are a few rows of identical or near identical buildings with a uniform façade and roofline and roof form. Where these exist, the Council will seek a consistent approach to the design of roof extensions, if extensions are otherwise acceptable, to maintain the intended unified appearance of the row.

**Additional storeys**

The variety of building heights and the juxtapositions this creates are a significant part of the Conservation Area's character and appearance. For this reason, proposals to raise building frontages and to fill gaps in frontages that create uniform heights where they don't already exist will normally be resisted.

There are two single-storey buildings on the High Street: No. 71 and No. 83 Deptford High Street. The rare survival of these into the 21st century is of particular interest and significance because single storey buildings were historically much more common in London, until rising land values encouraged their redevelopment. Therefore, there is a strong presumption against adding storeys to these buildings.

**Appropriate roof forms**

Because most historic buildings in the Conservation Area are not uniform, they need to be evaluated individually in order to identify the most appropriate form of construction for each individual circumstance.

Mansard roofs are a rare typology in the Conservation Area. Where new mansard roofs are proposed they should be designed to minimise their visibility from the street in order to conserve the historic design of the buildings. For this reason they should be set back behind an existing parapet in order to conserve the design integrity of the original building. Mansards on corner sites should have hipped roofs on all visible elevations, not raised flank walls. There is no precedent for flat-top mansard roofs on pre-1900 buildings in the Conservation Area, and these will normally be resisted on such buildings.



### **Dormer windows**

To maintain the intended architectural hierarchy of historic facades, any new dormer windows should be designed in ways which help to make them and any associated roof extensions subordinate to the historic façade of the building. For example:

- in a mansard roof extension, a single dormer window can help to make the works appear subordinate to the original building. Two dormers might have the same effect if the mansard is set back sufficiently far from the facade;
- dormer windows and their surrounds should be narrower than the upper storey windows in the façade;
- dormers should be clad in lead on the roof and sides. The front face should have painted timber surrounds of consistent thickness and should not exceed 180mm. In order to achieve the narrow profile it may be necessary to reduce the insulation on the dormer and increase the insulation in the roof to compensate, to meet building regulations;
- windows should be traditional timber sliding sash windows or casement windows, depending on the host building. Metal or UPVC windows are not normally considered appropriate. Double glazed units can be appropriate for new mansard roofs provided that the glazing unit is slimline and the profiles match the historic windows of the building as closely as possible. The box frame should be set back so that the dormer windows appear subordinate to the first floor windows.

### **Rooflights**

Rooflights in visible roof slopes can be visually intrusive as they form a shiny and reflective element in an otherwise matt roof slope by day and a brightly lit element by night. They are therefore best limited to elevations less visible from public views and carefully sized and positioned to minimize their visual impact. Rooflights should be of 'conservation type', i.e. sitting flush with the surface of the roof.

### **Chimney stacks**

Chimney stacks make an important contribution to the character of the Conservation Area, animating the skyline and illustrating historic heating and cooking systems. They should not be capped off when constructing a roof extension. Instead they should be extended upwards to match the original detailing, so as to maintain the historic, visual and functional relationship between roof and chimney, and continue to make a positive contribution to streetscape.

To comply with building regulations, stacks will need to be raised 1 metre above the line of the pitched roof. Flues and any existing flue liners or parging (mortar lining) should be raised, including those of neighbours where required. This work will require party wall consent. Flues and vents should not be visible on the front slope.

Traditional clay pots should be reused where possible or renewed to match originals and set in flashing (mortar). Flashings should be stepped in lead to match original detail.

**Microgeneration**

Microgeneration equipment, such as photovoltaic cells to generate electricity and solar thermal panels to heat water, are desirable in terms of environmental sustainability and are permitted development for single family dwellings.

On historic roof slopes the reflective surface and surface mounting of panels makes them undesirably eye catching. For this reason they should not be mounted where they would be visible from Deptford High Street, Albury Street, the Broadway or New Cross Road, because of the significance of these places.

Detailed advice on upgrading the thermal efficiency of historic buildings can be found in Historic England's website (<https://historicengland.org.uk/advice/planning/infrastructure/renewable-energy/microgeneration/>).

## 13.6 Rear extensions

### **Design Advice: rear extensions**

Rear extensions will be supported if:

- it can be demonstrated that they will not harm the setting, significance or historic fabric of listed buildings and unlisted pre-1800 buildings and boundary walls; for example, proposals should not obscure or require the removal of significant historic fabric (including windows), especially on pre-1800 buildings;
- it can be demonstrated that the proposals will not harm buried archaeology in the Archaeology Priority Areas;
- it can be demonstrated that the proposals will not harm the amenity of occupants of the host building or neighbouring buildings;
- historic plot shapes and boundaries are clearly legible;
- the footprint and height are demonstrably subordinate to the host building (so that its roof and roof form remains clearly visible) and allow views from public areas of the rear of the host building and historic neighbouring buildings;
- the architectural character of the proposals (unless attached to uniform rows of buildings) is in keeping with the varied and incremental character of the rear elevations of the host and neighbouring historic buildings, taking into account elements such as roof forms, chimney stacks and window types;
- the architectural character of the proposals read as secondary to the principle frontage of the host and neighbouring historic buildings;
- the proposals are built of high quality materials, used in ways that respond thoughtfully or imaginatively to those of the host building and adjacent historic buildings;
- any necessary access via the main frontage can be incorporated without harming the significance of historic elevations and shop frontages;
- proposals for bin and bike storage are incorporated within the development site;

#### 13.6.1 Discussion:

Rear elevations and roofscapes may appear very different to the principle elevation but they make an important contribution to the character and appearance of the Conservation Area. They often reveal evidence of the history and evolution of the building that can be absent from the main frontage because of re-facing. They can also illustrate important functional aspects of historic buildings, such as stairs, cooking and sanitary facilities.

This is particularly important for the pre-1800 buildings in the Conservation Area, whose rare historic fabric and forms are of particular significance for understanding the architecture and ways of life in Georgian London.

For these reasons, it is important that the significant aspects of rear elevations and roofs are retained and remain visible.



Because of the variety of buildings and materials in the Conservation Area, there is no standard solution to extending a building. Extensions should respond to the specific characteristics of the host building and its context. The assessment of character areas in Part 2: Character describe the range of different characteristics, such as more the uniform terraces of Albury Street and the greater height of buildings on the Broadway / New Cross Road.

Three Archaeological Priority Areas cover the Conservation Area. The Council seeks to secure the conservation, protection and enhancement of the archaeological heritage of the Borough and will therefore consider the need for archaeological work, including standing building recording, prior to development taking place.



Fig. 203: Although a side extension, this development illustrates many aspects of best practice that should be applied to proposals for rear extensions in the Conservation Area. It is clearly subservient to the host historic building, so that the roof and other significant details of the host building can be seen clearly. Materials and proportions are inspired by the historic building, with the result that the extension sits comfortably against it.



Fig. 204: Another example of good practice. This is clearly an ancillary extension, and has carefully matched brickwork and subtle detailing.

## 13.7 Development on rear plots

### **Design Advice: Development on rear plots**

Development on plots behind existing buildings will be supported if:

- it can be demonstrated that the proposals will not harm the setting, significance or historic fabric of listed buildings and unlisted pre-1800 buildings and boundary walls; for example, proposals should not obscure or require the removal of significant historic fabric (including windows), especially on pre-1800 buildings;
- it can be demonstrated that the proposals will not harm buried archaeology in the Archaeology Priority Areas;
- it can be demonstrated that the proposals will not affect the amenity of occupants of the buildings on the front of the plot or on either side;
- historic plot shapes, divisions and boundaries are maintained, and are clearly legible in the plan, elevation and massing of the proposals;
- the proposals are in footprint, height and elevation demonstrably subordinate to the building on the front of the plot and the upper parts and roofscape of historic buildings remain clearly visible from public areas;
- where a site lies at the boundary of the Conservation Area, the proposals will reinforce the character of the Conservation Area and result in a positive frontage that is pleasant and safe for pedestrians;
- the proposals will be built of high quality materials used in ways that respond thoughtfully or imaginatively to the character and appearance of historic buildings on the front of the plot and on adjacent plots;
- any necessary access via the frontage of the building on the front of the plot can be incorporated without harming the significance of historic elevations and shop frontages;
- proposals for bin and bike storage are incorporated within the development site;

#### 13.7.1 Discussion:

Rear plots make an important contribution to the character and appearance of the Conservation Area. They provide the setting and ancillary space to the frontage building and afford views of it. They indicate historic plot divisions, and usually demonstrate the narrow historic plots that are characteristic of the area. They provide evidence for the history of ancillary uses and businesses in the Conservation Area, and sometimes include freestanding buildings. Existing buildings on rear plots may contribute positively to the character and appearance of the backland areas of the Conservation Area, because of historic uses or design.

In considering if and how to develop on plots behind buildings, it is important to understand the particular character of these areas, as described in [Part 2: Character](#) – Behind the High Street. There is not one standard solution - instead, it is necessary to analyse the specific characteristics of the plot and its neighbours, and the buildings on the front of the plots.



In a number of locations, such as behind the High Street, rear plots face on to areas of very different and often more open character as a result of comprehensive postwar redevelopment. In such circumstances, new development will create a new street edge. In doing so, its architecture should respond positively to the character of the frontage building and wider Conservation Area to create a safe and pleasant environment for pedestrians.

Three Archaeological Priority Areas cover the Conservation Area. The Council seeks to secure the conservation, protection and enhancement of the archaeological heritage of the Borough and will therefore consider the need for archaeological work, including standing building recording, prior to development taking place.



Fig. 205: This new house on Crossfield Street is a good example of best practice. The historic boundary wall is retained, and the building is lower than the frontage building and clearly of an ancillary form, allowing views of historic buildings on Deptford High Street behind. Although there are modern details, the design draws on local architectural traditions: the pitched roof is of a traditional form and the black-stained timber is inspired by buildings that were once common in Deptford, and materials used in the Royal Dockyard. The result is a development that creates an attractive environment for pedestrians and an appropriate setting for the Grade I listed St Paul's church.



Fig. 206: In this example of rear plot development, the form of the roof responds to that of the historic houses on the front of the plots. The roof also expresses the plot boundaries, whilst the historic boundary wall is retained. The height of the development and the choice of materials means that the historic houses are still clearly understood to be the principal buildings on the plots, with their roofs and rear elevations visible from public areas.

## 13.8 Applicant checklist

London Borough of Lewisham encourages high quality development proposals in the Conservation Area. Good design is recognised in the Government's National Planning Policy Framework (NPPF) as fundamental to what the planning and development process should achieve, and is a core objective of the Council's emerging new Local Plan. Good design creates better places in which to live and work and helps make development acceptable to communities.

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Good design in the Conservation Area means applying the Policies in the NPPF and Local Plan to the objective of preserving and enhancing the character and appearance of the Conservation Area. This will help to sustain it as a socially and economically successful place.

Consider seeking pre-application advice from the Planning Department at the Council. This may help you to prepare proposals that are more likely to be supported, saving wasted time and cost. This link explains the process for requesting pre-application advice: <https://www.lewisham.gov.uk/myservices/planning/apply-for-planning-permission/get-planning-advice/Pages/default.aspx>

This checklist is intended to assist applicants in preparing planning applications for proposals in and within the setting of the Conservation Area. By following it, applicants can help to demonstrate how their proposals are consistent with Section 16 of the NPPF. This may increase the likelihood of the Council granting consent, and help speed the application process.

- ☐ Ensure that your application complies with the relevant sections of the London Borough of Lewisham validation checklist <https://www.lewisham.gov.uk/myservices/planning/apply-for-planning-permission/Pages/How-to-submit-a-valid-planning-application.aspx>. If it does not, the application may not be considered by the Council.
- ☐ Study the Design Advice in this document ([Part Three: Management](#)). The Council will apply this advice when determining your application. Is your proposal in line with the advice? If not, can you alter your proposal?
- ☐ Is your proposal based on good quality design and will you use high quality materials? For some kinds of development, employing a registered architect with relevant experience of designing in conservation areas or historic contexts, might help you to prepare appropriate proposals that meet the Council's expectations for good design quality that enhances the Conservation Area. This website can help you find an architect: <https://find-an-architect.architecture.com/FAAHome.aspx>
- ☐ Does your proposal include new foundations or basements? If so, you may be required to undertake archaeological assessment, because of the significance of archaeology in the Conservation Area.
- ☐ Include good quality drawings as required by the Validation Checklist. The more detail you supply, the easier it will be for the Council to assess whether your proposal is consistent with its Policies, and the less likelihood that you will be asked to submit further details as 'conditions' of planning permission before you can start and finish your works. This could save you time and uncertainty.



- Drawings should all be to scale and should include:
  - Site plan at 1:2500 scale
  - Location Plan
  - Relevant elevations and floor plans, showing the building as existing and as proposed.
  - Floor plans should be at 1:100
  - Details at 1:50 where necessary
- Applications for signage or shop fronts should show the size and dimensions of any proposed signage, including details of any illuminations and its location on the frontage of the building.
- Include a Design and Access Statement and Heritage Impact Assessment with the application. As a minimum, it is recommended that the Heritage Impact Assessment should:
  - Outline the history of the building and the site, using information in this document and in links listed in Useful Information. Where internal alterations are proposed, provide photographs of the interior of the building (all floors) in support of this.
  - Identify the heritage significance, including the contribution of the building and the site to the character and appearance of the Conservation Area as it is described in [Part Two: Character](#) of this document, including the relevant character area.
  - Explain how the proposals are consistent with the design advice contained in [Part Three: Management](#). If any Advice is not relevant to your application, explain why in simple terms.
  - Demonstrate how the proposed scheme maintains or preferably enhances the character and appearance of the Conservation Area

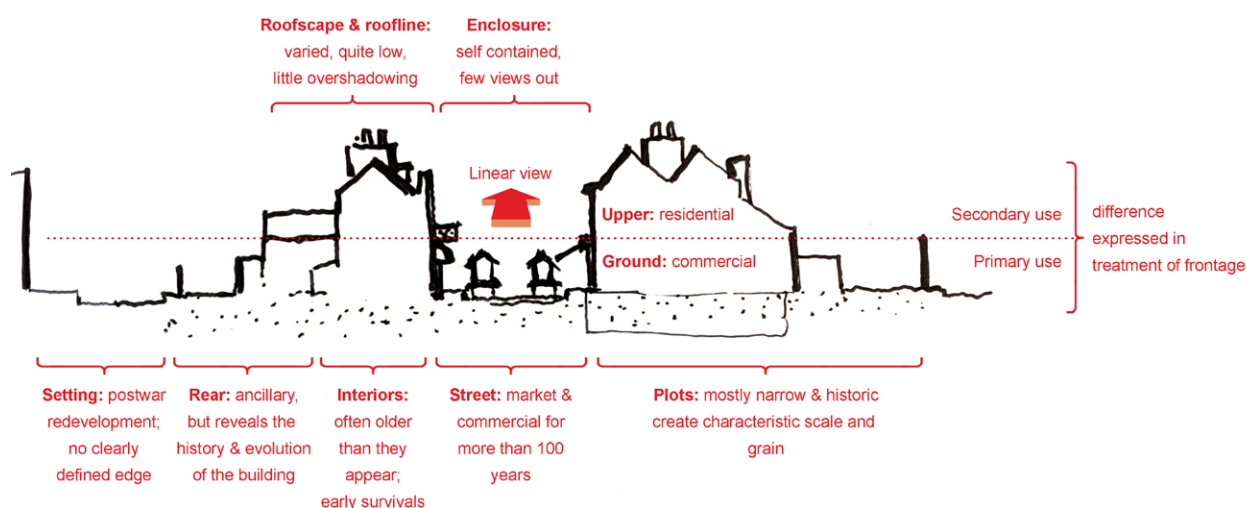


Fig. 207: Character of Deptford High Street



