

St Mary's conservation area supplementary planning document

local development framework



St Mary's conservation area

St Mary's conservation area was designated in 1976 and focuses around St Mary's church, a Grade II* listed building whose tower foundations form the oldest structure in the borough. This location is also the birthplace of modern Lewisham, as settlement developed around St Mary's church and along Lewisham High Street, the old coaching road from the Kent countryside to central London. The conservation area contains mid-Victorian terrace housing along Ladywell Road, buildings from the 18th century onwards along Lewisham High Street, and an important group of Edwardian civic buildings along Ladywell Road.

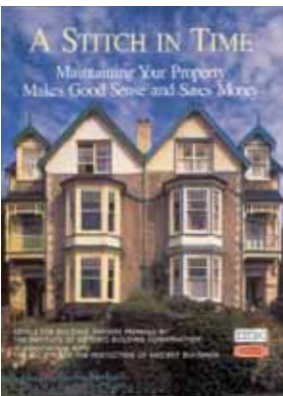


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Boundary of St Mary's conservation area

Planning permission

If you want to alter or replace any of the items mentioned in this document, you will need planning permission. The following pages give guidance on the types of alteration that are likely to be granted permission. Sensitive alterations improve the appearance of the conservation area and will also retain or increase the sale or rental value of individual buildings, as historic, well maintained features are highly marketable.



Further advice on looking after your home can be found in *A Stitch in Time*, available from the Council's planning information desk, or from the Society for the Protection of Ancient Buildings (see the back pages for addresses). Further information on the history and character of the conservation area can be found in the St Mary's conservation area appraisal, available from the planning information desk.

There is a presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area. Conservation area consent is required for the demolition of a building in a conservation area and will be resisted where the building makes a positive contribution.

Alterations to Victorian houses

Original features contribute to the historic character of the conservation area. Occupants will therefore be required to retain features such as original windows and doors, roofing materials and garden walls. Where these are lost or the originals are beyond repair, replacements should copy the originals faithfully in terms of design, function, materials and appearance.



Windows and doors

Sash windows were installed when the houses were built and several types can be seen in the conservation area. Original windows should be kept wherever possible and can be draught-proofed and repaired as necessary. When beyond repair or when reinstating the original style, replacement windows should be painted timber, sliding sash windows with horns.



A number of characteristic original doors survive in the conservation area and these include two-panel, four-panel and Queen Anne-style doors in the residential properties. When replacement is necessary, original doors should be used as templates for replacement doors rather than the standard modern doors. New doors should be made of wood and painted.



The appropriate type of window and door are as follows:

- 4-6 Ladywell Road: Six-over-one paned sash windows, and front doors with nine stained glass panes over two moulded solid panels.



- 17-27 Ladywell Road: Sash windows with margin lights, and front doors with two long moulded panels.

- 29-39 Ladywell Road: Sash windows with central glazing bar, and two-panel front doors.



- 41-53 Ladywell Road: Sash windows with margin lights and central horizontal glazing bar, and four-panel front doors.

- Church Grove: Sash windows with margin lights and central horizontal glazing bars, and two-panel front doors.



Rear windows were generally eight-over-eight paned sash windows, which were cheaper at the time than the 'modern' sash windows with large panes of glass, as seen on front elevations. The original windows should be preserved wherever possible and owners needing to replace their windows may wish to reinstate this style.

Front gardens

Planted gardens with boundary walls are a feature of the area and planning permission will therefore not be granted to remove the wall or cover the garden entirely in a hard surface. Plants and advice on planting can be obtained from local garden centres, shops and markets in Catford and Blackheath.



Roofs

The typical Victorian roofing material is slate and this should be used when re-roofing becomes necessary. Artificial slate will be acceptable if it replicates slate with its surface markings and rough edges. Artificial slate which is smooth and flat is a poor match and not appropriate. Roof lights and roof vents will not be allowed on front roof slopes where visible from the public realm. Roof extensions may be granted permission if sensitively designed (see next paragraph). It is also important to maintain chimneys, as permission will not be granted for shortening or removal.



House extensions, conservatories and roof extensions

Some rear elevations can be seen clearly from the street, meaning that they are part of the public realm and form part of the character and appearance of the conservation area that is visible to all. It is therefore appropriate to treat these elevations similarly to the front elevations in terms of alteration and extension. An Article 4(2) direction applies to all



elevations visible from a public place, which means that planning permission may also be required for extensions or alterations to rear elevations. Rear extensions must respect the design of the house and not cause harm to the character of the conservation area or to the amenity of neighbours. Other features, such as sash windows, bare brickwork and slate roofs should be retained or copied.



Some dormer windows can currently be seen on rear roof slopes and their small scale and simple lead cladding are sympathetic to the style of housing and provide a reasonable design for new dormers when required. Roof lights will only be permitted on rear roof slopes and these should be a flush-fitting design with a discreet frame such as those made by the Rooflight Company. They should not have a chunky frame or project above the roofing slate. Roof lights will not be permitted on front roof slopes.

Trees

Trees are protected in conservation areas and the Council must be notified before they are pruned or felled. A form is available from the planning information desk or the Council's website.

Items not allowed

The Council can take enforcement action against unsympathetic alterations that would not be granted planning permission. You are therefore strongly advised to check if permission is required with the planning service before organising works.

The following works will not normally be permitted in the conservation area:

- upvc or aluminium windows and doors
- satellite dishes visible from the public realm
- porches or infilled entrance recesses
- ridged concrete roofing tiles
- roof lights in front roof slopes
- demolition of chimney stacks and pots
- pebbledashing or other rendering of elevations
- painting brick elevations (although repainting windows and stucco is acceptable)
- demolition of boundary walls.

Suggestions for enhancement

Whenever works are carried out to a property, you should ensure they comply with this supplementary planning document. Where unsympathetic alterations have been made, why not make improvements, which will not only improve the appearance of your house, but potentially increase its value and enhance the appearance of the conservation area?

Such improvements could include removing paint from brickwork, reinstating timber sliding sash windows and slate or imitation slate roofs. The original two- and four-paneled front doors have often been lost, but are particularly characteristic of the area, so why not ask a joiner to copy an original from your street for your own house? Perhaps the cheapest way to improve the appearance of your house is to maintain the front garden. Plants provide an inviting setting to the house and a traditional privet hedge or collection of evergreen shrubs won't need much maintenance for a long-lasting effect. All these recommendations will add to the value and saleability of your house too.

Alterations to other buildings

There are many non-residential buildings in St Mary's conservation area, including the former civic buildings along Ladywell Road and the commercial buildings along Lewisham High Street. Planning permission is needed to make external alterations to these buildings and we will take into consideration whether the alterations preserve or enhance the character of the conservation area when determining applications. When making an application for extensive works, a conservation architect should be appointed.

General principles

Generally, buildings should be well maintained and repaired using traditional materials such as timber and brick. Alterations which are not sympathetic to the style of the building, such as installing upvc windows, rendering brickwork or removing historic features will not be granted planning permission and enforcement action may be taken.



Windows

Sash windows of varying styles are characteristic of most of the buildings in the conservation area, although many have been altered. New replacement windows should be painted timber sliding sash windows in a glazing pattern that would have been originally used. If you would like further advice on reinstating original style windows, please contact the conservation and urban design team.



Shopfronts

Generally, modern shopfronts have been designed using poor quality materials such as coated aluminium frames and upvc fascias without taking into consideration the appearance of the whole building. New shopfronts will need to show improvement on the present ones. Further guidance can be found in the shopfronts supplementary planning document, available from the planning information desk.



Ladywell Road

Acre Lifts, 2 Ladywell Road. This late Victorian building is clearly visible from the entrance to the conservation area and would benefit from having the white paint removed from its façade, which detracts from the predominantly fair-faced brick townscape.



Carpet Corner, Ladywell Road. This building is outside the boundaries of the conservation area, but has an important impact on it. Redevelopment is desirable at this location to provide a higher quality building that relates more successfully to the character of the street. A more appropriately scaled building might reach the height of the neighbouring numbers 9-13 Ladywell Road, and could be articulated to respond to the neighbouring Victorian terraces. A traditional or contemporary solution would work in this location, although in both cases, the design, materials and finishes must be to a very high standard and respond specifically to the character of St Mary's conservation area.



Former Ladywell Baths (the Playtower). Grade II.

This building by Wilson, Son and Aldwinckle was built in 1884 as Ladywell Baths with first- and second-class swimming-pools. On 10 November 2006, the building was listed Grade II by the Department for Culture, Media and Sport. It is a distinctive red-brick Gothic Revival building with a round tower sitting between the two unsymmetrical bays of the front elevation. The entrance to the pools and offices is through two pointed arches to the left of the tower and the remaining pool hall is contained in a double-height wing with a long hipped lantern to light the pool. The red-brick and stone front boundary wall is deemed to be part of the listed structure and is contemporary with the baths.



A new use, which preserves the special historic and architectural interest of the listed building, needs to be found. The best use will preserve the whole building and in particular the remaining pool hall, although the Council will not require the fire-damaged pool hall to be rebuilt.

Improvements might include the removal of the white paint to the entrance area, removal of unsympathetic signage and graffiti, as well as the reinstatement of the slate conical tower roof and landscaping to the green space at the front and side, which makes up the setting of the building.

St Mary's Centre, Ladywell Road. A number of unsympathetic alterations have taken place to this building, some of which could easily be reversed. The building's original façade can easily be restored by paint removal and the reinstatement of a front door. However, the side extensions have totally failed to respect the style of the building or preserve its setting, and could therefore one day be redeveloped more sensitively and in keeping with the 1891 building. A boundary treatment similar to the wall at the former Ladywell Baths (Playtower) or coroner's court could also be reinstated to enhance the building's setting.



Former Adhesives Specialities Ltd, 59 Ladywell Road. Locally listed. This building was built in the 1930s as Neuk Laundry in a simple 'Moderne' style by a local builder, Mr Howkins. It was altered in 1988-9 by another local firm, Rainey and Rainey, which added metal windows and a clock and heightened the parapets, giving the building a more Art Deco style. This is a building type that is uncommon in the conservation area as well as across the borough and it is a popular local landmark. It relates well to the scale of buildings in the area and is a focal point at the beginning of the bridge. For these reasons, it makes a positive contribution to the character and appearance of the conservation. Any development on this site should therefore retain the main body of the Art Deco building, although development may be possible to the remainder of the site.





Former Watergate School. This site is outside the boundaries of the conservation area but if redeveloped would have an impact on it, particularly with regard to Church Grove. A high quality design that preserves the setting of the conservation area and has particular regard to the small scale character of Church Grove and its views through to the former Ladywell Baths (The Playtower) would be required in this location.

Lewisham High Street

295-297 Lewisham High Street (part of the Hire Shop). This house was built in the 18th century and called Streete House. It originally had a gambrel roof with three small dormer windows to the front roof slope, which could be reinstated. To respect the history of the buildings and make the streetscape easier to 'read', it would be desirable to have two separate shopfronts, one for this building, and one for numbers 299-301 Lewisham High Street.

299-301 Lewisham High Street (part of the Hire Shop). Another 18th century building and a remainder of old Lewisham. The six-over-six paned sash windows, clay tile roof and chimney pots could be reinstated. If the opportunity arises, the appearance of independence between the red-brick Hire Shop building and numbers 299-301 should be reinstated by creating a separate shopfront, or returning to residential dwellings and reinstating the original front elevation detail.

305 Lewisham High Street. This late-Victorian Italianate house still has its character, but it would be desirable to reinstate timber sash windows and more sympathetic boundary treatment, such as substantial Victorian-style railings on a low brick wall or coping stone.



295-305 Lewisham High Street. The old houses would 'read' better if two separate shopfronts were reintroduced



315-319: The 'M' shaped roof, Georgian paned windows and central chimney stack, clay-tile roof and small dormer are important features of this mid-18th-century pair of houses



The Fox & Firkin with 300-314 Lewisham High Street

315-319 Lewisham High Street. Locally listed.

These are a mid-18th-century pair of houses which have been quite severely altered by shopfront additions. To improve the appearance of this pair all historic features should be retained, including the clay-tiled 'M' shaped roof, small flat-roofed dormer window and six-over-six paned sash windows. Although the two-storey extension to the front of 317 was added in the Victorian period, it has been subsequently greatly altered and devalued. A compromise to improve the appearance of the pair would be to remove the first-floor extension to number 317, reinstating six-over-six paned sash windows to the original wall plane, and to improve the shopfronts to both houses. The brickwork should be cleaned of paint and the side extension (number 319) should be removed or at least scaled back away from the shopfront.

300-314 Lewisham High Street. This is an 18th-century terrace that was modernised in the 19th century. Their character can clearly be seen, although they would benefit from the reinstatement of Victorian style windows. The first floor should have painted sliding sash windows with fixed side lights and the second floor should have pairs of plain sliding sash windows. The removal of paint from brick elevations and the retention of slate roofs and chimney stacks is to be encouraged. Shopfronts can be improved as replacement becomes necessary.

Notes

Application forms. For minor alterations described in this leaflet, use the householders' planning application form, which is available from the planning information desk or the Council's website. Applications for works that are required by the Article 4(2) direction are free of charge. Planning permission is normally determined in eight weeks.

Conservation area policy. The Council is required to pay special attention to preserving or enhancing the character or appearance of the conservation area and to publish proposals for doing this under the Planning (Listed Buildings and Conservation Areas) Act 1990. This document aims to give guidance on how this can be achieved and the restrictions imposed to control development.

Public consultation. This document was made available for public consultation in September and October 2006 in accordance with the Planning (Local Development) Regulations 2004 and the Council's Statement of Community Involvement. The Council received support for the imposition of additional planning controls in conjunction with this guidance and the extension of the conservation area. This supplementary planning document was adopted by Lewisham Council on 12 December 2006.

Article 4 (2) direction. Planning permission has been required for the items in this leaflet since an Article 4(2) direction came into effect on 10 January 2007. This enables the Council to refuse permission for alterations which would fail to preserve or enhance the character of the conservation area.

Enforcement. Enforcement action may be taken against unauthorised works which harm the character of the conservation area.

Pre-application advice. If you would like to discuss your proposals with us before applying for planning permission, or check whether permission is required, please contact us at the address overleaf.

Conservation contractors. A list of contractors that carry out window refurbishment and other conservation work is available from the Conservation and Urban Design team.

Character appraisal. A fuller description of the area's character which the Council seeks to preserve or enhance can be found in the St Mary's Conservation Area Appraisal, available on our website or from the planning information desk.

Useful contacts

London Borough of Lewisham

Website: www.lewisham.gov.uk

Planning Service

Laurence House
Fifth floor
1 Catford Road
Catford, London
SE6 4SW

Planning Information Desk:
020 8314 7400
Conservation and Urban Design team:
020 8314 9787 / 6071 / 8533
Planning Enforcement team:
020 8314 8092 / 6049 / 8747

Building Control

Laurence House
Second floor
(address as above)
Tel: 020 8314 8233

Lewisham Local Studies and Archives Centre

Lewisham Library
199-201 Lewisham High Street
Lewisham, London SE13 6LG
Tel: 020 8297 0682

Envirocall

Report fly tipping, graffiti, potholes
etc on the following phone number
or websites:
Tel: 020 8314 7171
www.lewisham-visibledifference.org.uk
www.lovelewisham.org

Housing Needs Grants

Capital House
47 Rushey Green
Catford, London
SE6 4AS
Tel: 020 8314 6622

Highways

Wearside Service Centre
Wearside Road
Ladywell, London
SE13 7EZ
Tel: 020 8314 2181

Street trees

Wearside Service Centre (as above)
Tel: 020 8314 7171

Conservation contacts

The Building Conservation Directory

01747 871717

www.buildingconservation.com

English Heritage

020 7973 3000 or 0870 333 1181

www.english-heritage.org.uk

www.helm.org.uk (EH Guidance Library)

Register of Architects Accredited in Building Conservation

01625 523784

www.aabc-register.co.uk

Royal Institute of British Architects

020 7307 3700 (ask for specialist conservation architects)

www.architecture.com

Royal Institute of Chartered Surveyors

020 7222 7000 (ask for specialist conservation surveyors)

www.rics.org

The Society for the Protection of Ancient Buildings (SPAB)

020 7377 1644

www.spab.org.uk

SPAB also operates an advice line – please phone for details.

The Victorian Society

020 8994 1019

www.victorian-society.org.uk

For translation, please provide your details below:

Për përkthim, ju lutemi shkruajini më poshtë detajet tuaja:

Pour la traduction, veuillez fournir les détails ci-dessous:

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Laurence House
1 Catford Road
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SE6 4RU

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Planning Information
Desk - 020 8314 7400
planning@lewisham.gov.uk

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