

# CAMBERWELL

AREA CHARACTER STUDY  
AUGUST 2023



CAMBERWELL GREEN SURGERY

WINE

WINE

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CAMBERWELL PUBLIC BATHS

Camberwell Leisure Centre

MCW

TAKE AWAY

DAF

1300

# INTRODUCTION

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## PURPOSE OF STUDY

Urban areas are continually changing. It is important that changes respond to the character of an area and the desires of local people. The purpose of this study is to capture the different character areas within Camberwell. It will be used to engage with the people who live, work or visit Camberwell, to discuss what local people like about their neighbourhood and about anything that they would like to be different. These views will inform the priorities and guidance for any future changes in the area.

Camberwell is an area with areas of development and areas with a strong heritage. It has a diverse and active local community. It also plays a strategic role in the transport for the wider area. There are two bus depots and many significant bus routes, key access roads and train lines. There are important local institutions, such as Maudsley and King's College Hospitals and Camberwell College of Arts. There are also several sites identified for regeneration, such as the vacant Magistrates Court. At present there are no Supplementary Planning Documents (SPD) or Development Plan Documents (DPD) to guide change in the area.

## STUDY METHODOLOGY

The area covered by this Area Character Study is the Camberwell Vision Area, as defined by the Southwark Plan 2022. The study assesses the physical and socio-economic data of the area. It also looks at the experience of those that live, work and visit Camberwell. It looks at how the area has changed over time and how it might change in the future. This initial assessment is used to identify areas with a consistent character.

The study has identified 25 of these distinct character areas – 4 town-centre/high-street areas, 3 specialist-use areas (covering the arts, healthcare and light industry) and 18 residential-majority areas. These areas are each analysed in more detail. This includes looking at the different building uses, the architectural character, open space and local landmarks.

These character areas were used to start conversations with local people about the different neighbourhoods in Camberwell. They were asked what parts of a neighbourhood's character they like, and if there is anything they would like to be different. The overview of these conversations is included at the end of each character area chapter.

# INTRODUCTION

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## PLANNING POLICY CONTEXT

### NATIONAL PLANNING POLICY & GUIDANCE

MHCLG - National Design Guide (2021)

GLA - London Plan Character and Context Supplementary Planning Guidance (2014)

Historic England - London's Historic Character Thesaurus and User Guide (2021)

### SOUTHWARK PLANNING POLICY & EVIDENCE BASE

Southwark Plan 2022

Southwark Movement Plan (2019)

Southwark Nature Action Plan (2020)

Southwark Open Space Strategy (2013)

Southwark Ward Profiles - Joint Strategic Needs Assessment [Accessed 2022]

Social Life - 'Understanding Southwark Daily life and the impact of COVID-19 across the borough' (2021)

Transport for London - WebCAT (2022)

Social Life - 'Southwark Stories' (2021)

Social Life - 'Understanding Southwark Young People's Perspectives' (2021)

## ADDITIONAL SOURCE INFORMATION

ONS - Mid-2020 Population Estimates for 2020 Wards (2021)

ONS - HPSSA dataset 37 (2020)

MHCLG - The English Index of Multiple Deprivation (2019)

London Atmospheric Emissions Inventory (LAEI), (2019)

DEFRA Strategic Noise Mapping (2017)

Daniele Quercia, Luca Maria Aiello, Rossano Schifanella. The Emotional and Chromatic Layers of Urban Smells. In Proc. of the 10th International AAAI Conference on Web and Social Media (ICWSM), (2016)

Sophie Reid - Southwark 'Healthy Basket' Study (2020)

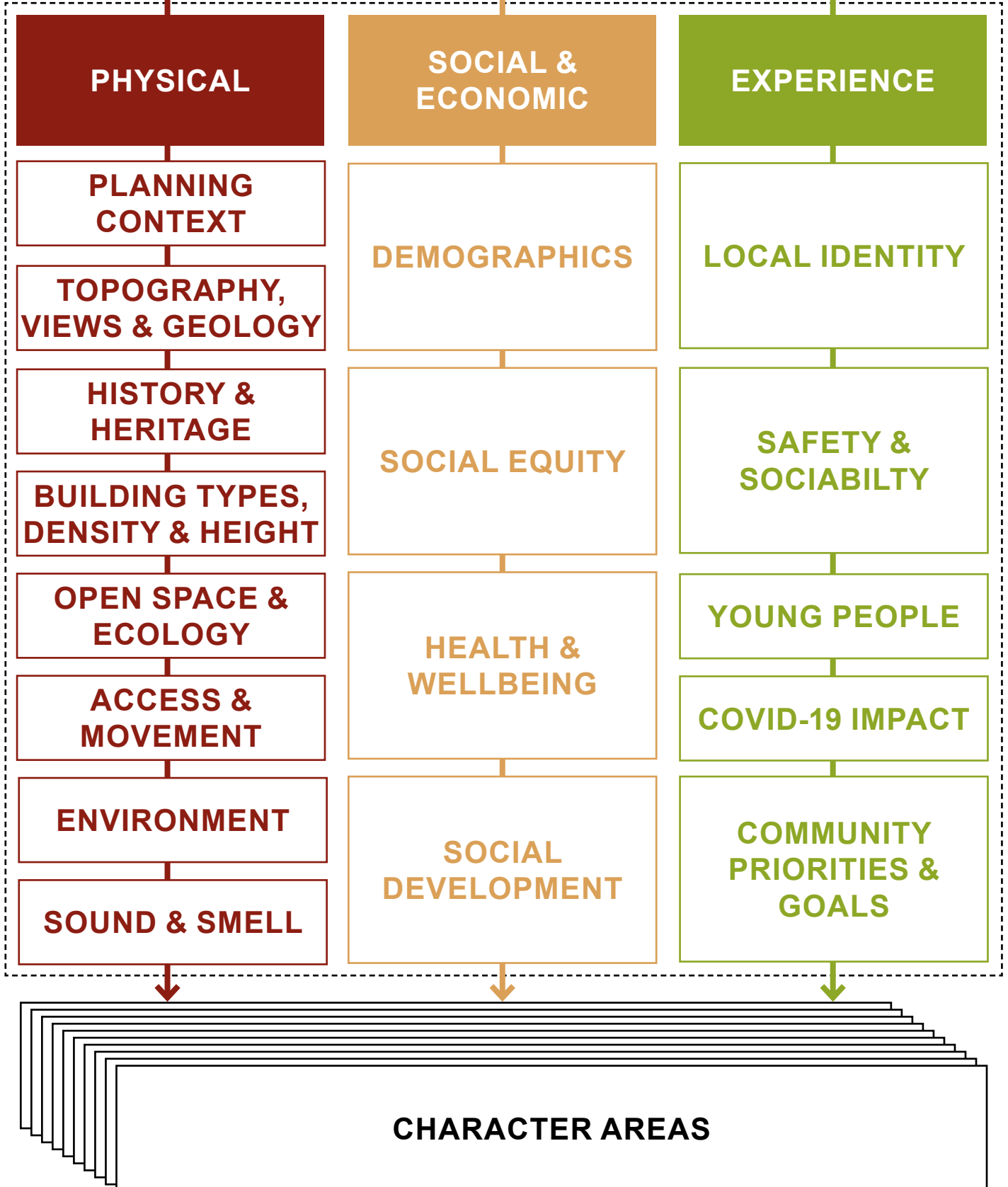
London Child Obesity Taskforce - 'Unhealthy Weight in London's Children - What We Know' (2019)

Guy's & St. Thomas' Charity & Gehl - Understanding Southwark's Food Experience (2019)

GLA - London High Streets Data Explorer [Accessed 2022]

# CAMBERWELL VISION AREA CHARACTERISATION STUDY

## AREA OVERVIEW







The background of the entire page is a high-resolution aerial photograph of a city, showing a dense grid of streets and buildings. The image is overlaid with a semi-transparent blue filter, which makes the details of the city less distinct but still visible. The text 'AREA OVERVIEW' is positioned in the upper right quadrant of the page.

# AREA OVERVIEW

# PLANNING CONTEXT

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### **SOUTHWARK PLAN 2022 - CAMBERWELL AREA VISION (AV.05)**

The Southwark Plan 2022 outlines the are included within the Camberwell vision. The neighbourhood is describes as follows:

#### **CAMBERWELL IS:**

- Centred on a medieval village centre which has become a thriving modern town centre surrounded by Georgian residential streets;
- A neighbourhood which extends into Lambeth;
- Linked by rail to central London from Denmark Hill Station and several bus services;
- A successful and busy town centre with a range of shops and activities both for the day and night time;
- Local shops on parades on Vestry Road and Camberwell New Road are also highly valued;
- Home to prominent health providers including the Institute of Psychiatry and Neuroscience, King's College Hospital and the Maudsley Hospital which are significant employers and generate footfall;
- A place for small businesses, learning and creativity with Camberwell library, Camberwell College of the Arts and small flexible spaces along with redevelopment of Burgess Business Park on Parkhouse Street;
- A place for sports and activities with high quality facilities including Camberwell Leisure Centre, Burgess Park and Camberwell Green.

The plan sets out a clear list of key considerations that any current and future proposed developments in Camberwell should meet:

#### **DEVELOPMENT IN CAMBERWELL SHOULD:**

- Improve safety and reduce congestion, particularly at the junction of Camberwell Road, Camberwell Church Street, Camberwell New Road and Denmark Hill;
- Provide as many homes as possible while respecting the local character of the area;
- Prioritise walking and cycling and improve public transport and the road network;
- Complement and improve the town centre with more large and small shops, entertainment, leisure, workspaces for smaller enterprises, particularly creative industries, and cultural activities and businesses that support the local health economy and well designed public spaces for visitors to linger;
- Provide a new rail station;
- Improve the local streetscape and environment including new greening;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Enhance the local historic environment.

Further to this, the plan outlines 13 allocated sites within the Camberwell vision area. These site allocations have the calculated potential to provide 1,765 new homes, 35,850sqm employment floorspace and 14,956sqm retail, community and leisure floorspace.

This include large sites and smaller sites "suitable for infill development" . Many of the site allocations are located within the Camberwell District Town Centre. They therefore offer the potential to improve the town centre environment.

# PLANNING CONTEXT

## RELEVANT WARDS

### WARDS CONTAINED WITHIN CAMBERWELL VISION AREA:

- Camberwell Green
- St Giles
- Champion Hill


### ADJACENT WARDS (SOUTHWARK):

- Newington
- Faraday
- Peckham
- Rye Lane

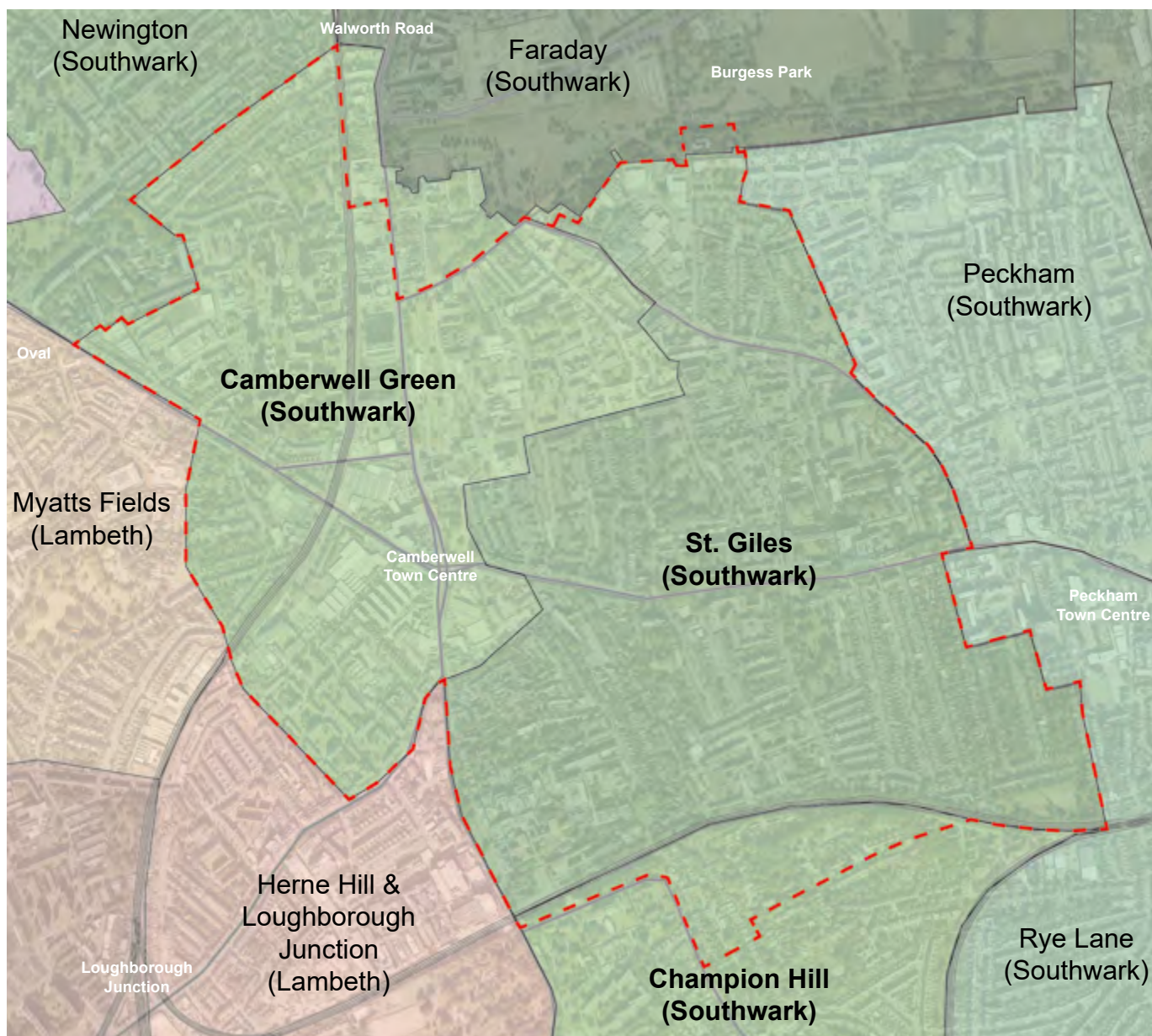
### ADJACENT WARDS (LAMBETH):

- Myatts Fields
- Herne Hill & Loughborough Junction

### KEY

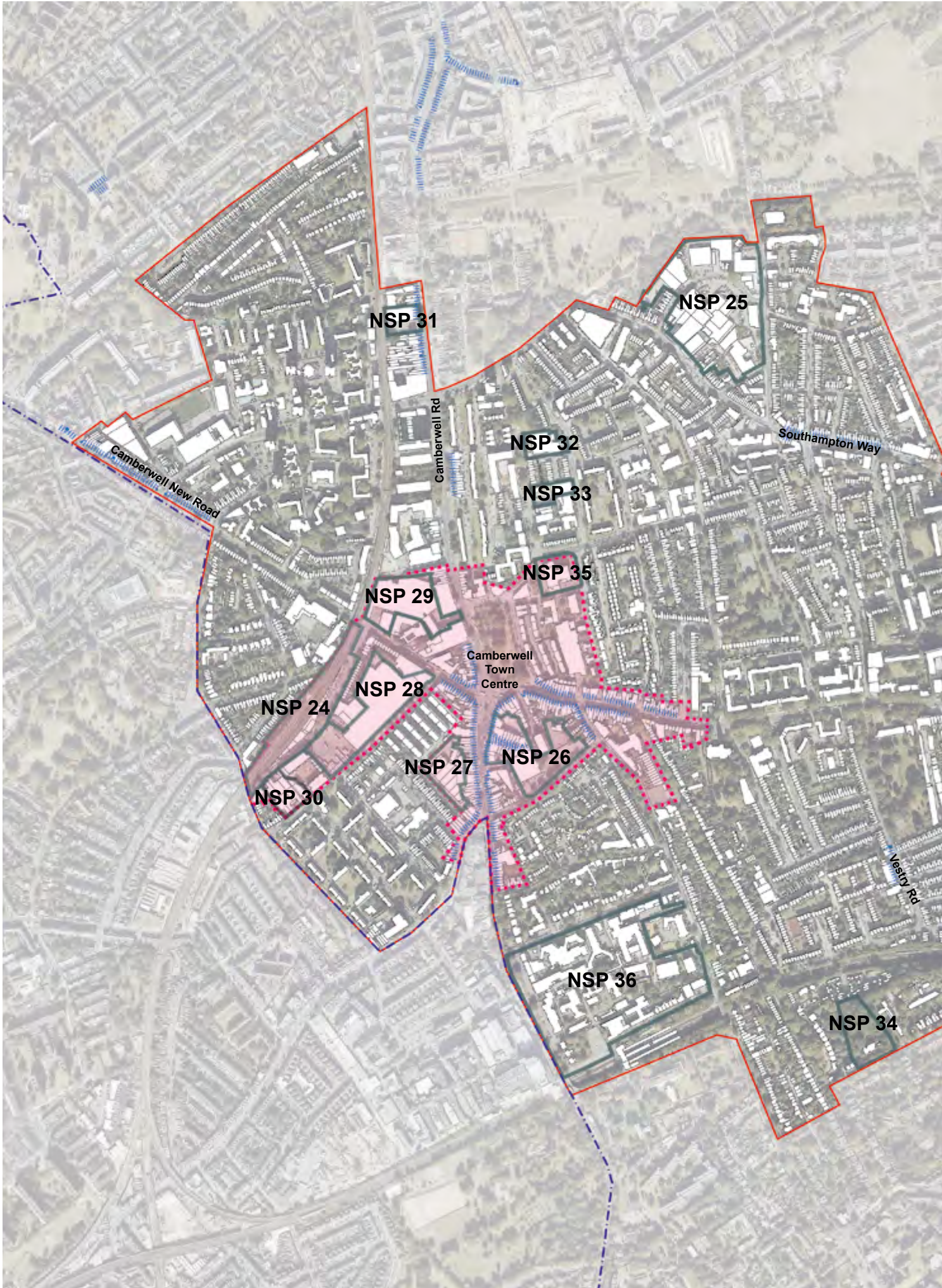
 Ward Boundaries

 Camberwell Vision Area





# Physical



# PLANNING CONTEXT



## KEY

-  Southwark Boundary
-  Camberwell Area Vision Boundary
-  Camberwell District Town Centre
-  NSP Site Allocations
-  Protected Shopping Frontages

- Majority of Site Allocations located within the district town centre.
- Smaller site allocations allow for development of mixed-use schemes.
- Significant protected shopping area in Camberwell Town Centre, with smaller local shopping areas on Camberwell Rd, Southampton Way and Vestry Rd.
- The area falls within the Peckham and Camberwell Creative Enterprise Zone, and new creative uses are encouraged.



NSP 24: Camberwell Station



NSP 25: Burgess Business Park



NSP 26: Butterfly Wak, Morrisons Car Park & Police Station



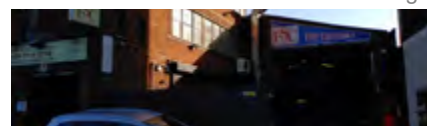
NSP 27: Valmar Trading Estate



NSP 28: Camberwell Bus Garage



NSP 29: Abellio Walworth Depot



NSP 30: Land Between Camberwell Station Road and Warner Road



NSP 31: Iceland, 120-132 Camberwell Road



NSP 32: 49 Lomond Grove



NSP 33: 83 Lomond Grove



NSP 34: 123 Grove Park



NSP 35: Camberwell Green Magistrates Court



NSP 36: Denmark Hill Campus East

# TOPOGRAPHY & VIEWS

The northern half of Camberwell is flat. South of Camberwell Church Street/ Peckham Rd the ground slopes upwards toward Denmark and Dog Kennel Hill, at a gradually increasing gradient.

Many of the terraces in this area run perpendicular to the slope, allowing good views to the north.







The sloping contours of south Camberwell, combined with the large number of street trees, causes the area to serve as a green backdrop to northern Southwark and central London.

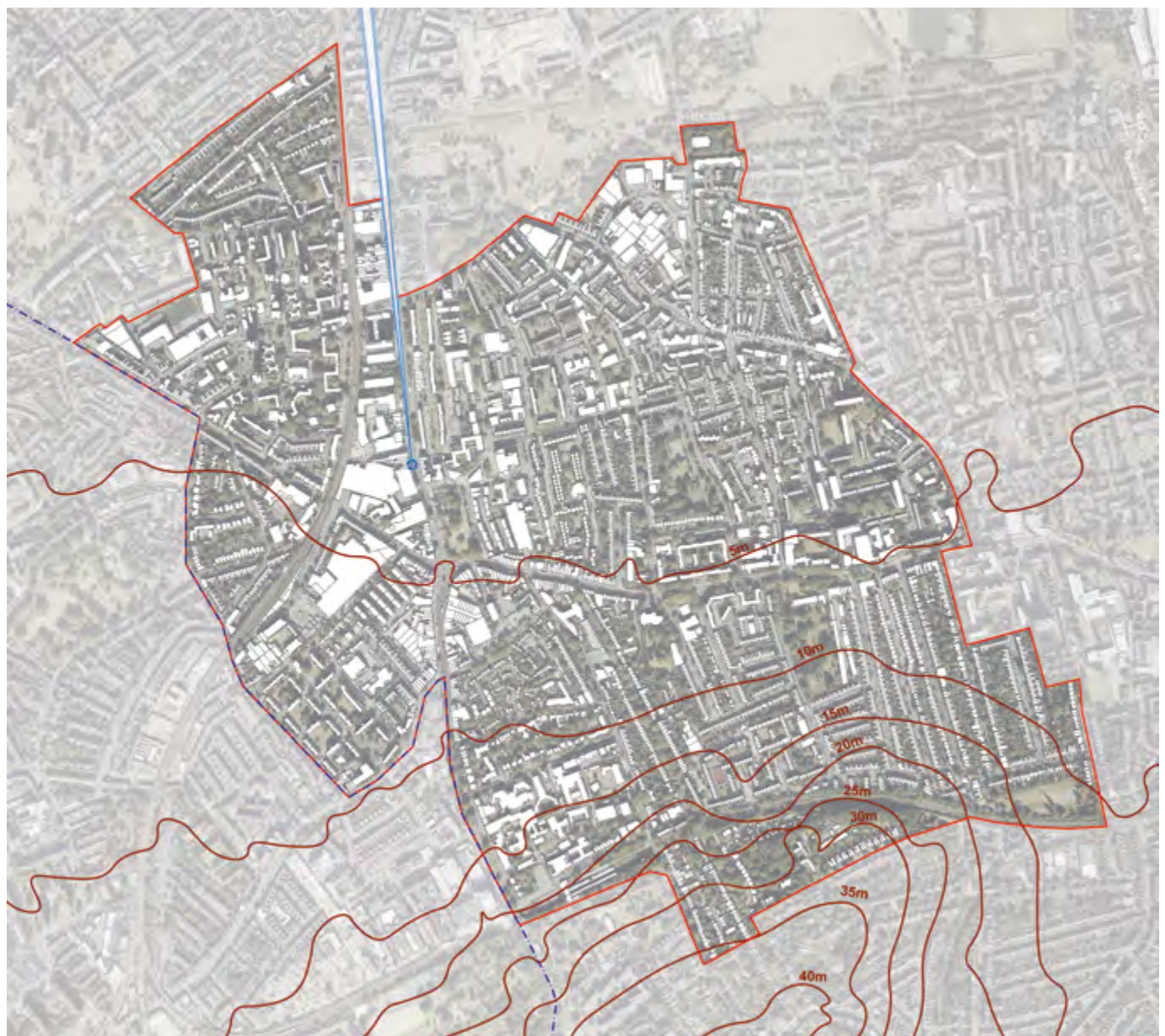
Camberwell Road benefits from borough view 3, a protected linear view north along Camberwell Road towards St. Paul's Cathedral



Camberwell Rd Linear View

## KEY

-  Southwark Boundary
-  Camberwell Area Vision Boundary
-  Contour Line (5m)
-  Borough View Landmark Viewing Corridor
-  Wider Setting Consultation Area
-  Viewing Place









# GEOLOGY

The solid geology of the Camberwell Vision Area is divided in half. The south-west area is built on London Clay. The north-east area is built on Lambeth Group clay/sand mix. The south-east area is built on Thanet Sand.

There is also a small area of Peckham Road that is built on Thanet Sand ground.

 Camberwell Area Vision Boundary

**Solid Geology**

 Thanet Sand

 Lambeth Group (Clay/Sand)

 London Clay



# HISTORY & HERITAGE

## MIDDLE AGES

Camberwell is mentioned in the Domesday book of 1086. It is described as containing 6 Hides and 1 Virgate, 1 Church, 8 Ploughs, 63 Acres of Meadow, Woodland.



Above: View of Camberwell from the Grove, 1750 (Ye Parish of Camberwell - William Harnet Blanch, 1877)

## 18TH CENTURY

In the Georgian era Camberwell had a reputation as an area popular with wealthy, middle-class professionals. This was due to its tree-lined streets, large parks, clean air, public baths and reputation for healing springs.

The Camberwell Fair started in the Middle Ages. It became a notable annual event, developing from a market to a popular fair with food, drink and entertainment.

Camberwell has retained much of this historic Georgian village street pattern. Many of the wide roads of Camberwell were developed in this period to allow horse-drawn carriages to pass.

Below: John Rocques Plan of London (1766) shows Camberwell as a small settlement surrounded by farmland.



# HISTORY & HERITAGE

## 19TH CENTURY

The Victorian era saw an expansion of transport methods in Camberwell, benefiting in part from the opening of Vauxhall Bridge in 1816.

The first public buses came to Camberwell in 1851. These were followed shortly by the extension of the railway to Camberwell in 1862 and the introduction of tram companies in 1871. By the end of the century as many as 250 trams were passing through Camberwell.

The Grand Surrey Canal still served north Camberwell at this point. It connected Camberwell with Peckham and the Surrey Commercial Docks.



Above: Grand Surrey Canal passing St. George Church (Ye Parish of Camberwell - William Harnet Blanch, 1877)

Below: Stanford's Map of the County of London (1894)



# HISTORY & HERITAGE

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This period is also when Camberwell consolidated its reputation as a home for arts and creativity. It saw the establishment of a large number of music halls, theatres and cinemas. At the end of the century the Camberwell School of Art & South London Art Gallery were established.

Camberwell's reputation for healing continued. The Camberwell House Lunatic Asylum opened in 1846. This progressive asylum was the second largest in London, with 20 acres of park-like grounds for the patients.

The Camberwell Public Baths was founded in 1892, housing private baths and two large public swimming baths. The baths were divided along gender and class lines, with different entrances for upper and lower class and men and women.

The development taking place in Camberwell led to some concerns about the potential loss of green space. Camberwell Green was purchased by the Parish vestry to protect it from development.



Above: Camberwell School of Arts pictured c.1915  
(South London Gallery (SLG) website: <https://www.southlondongallery.org/history-collections/slg-history>)



Above: Camberwell Town Hall, built 1872-3  
(Ye Parish of Camberwell - William Harnet Blanch, 1877)

# HISTORY & HERITAGE

## 20TH CENTURY

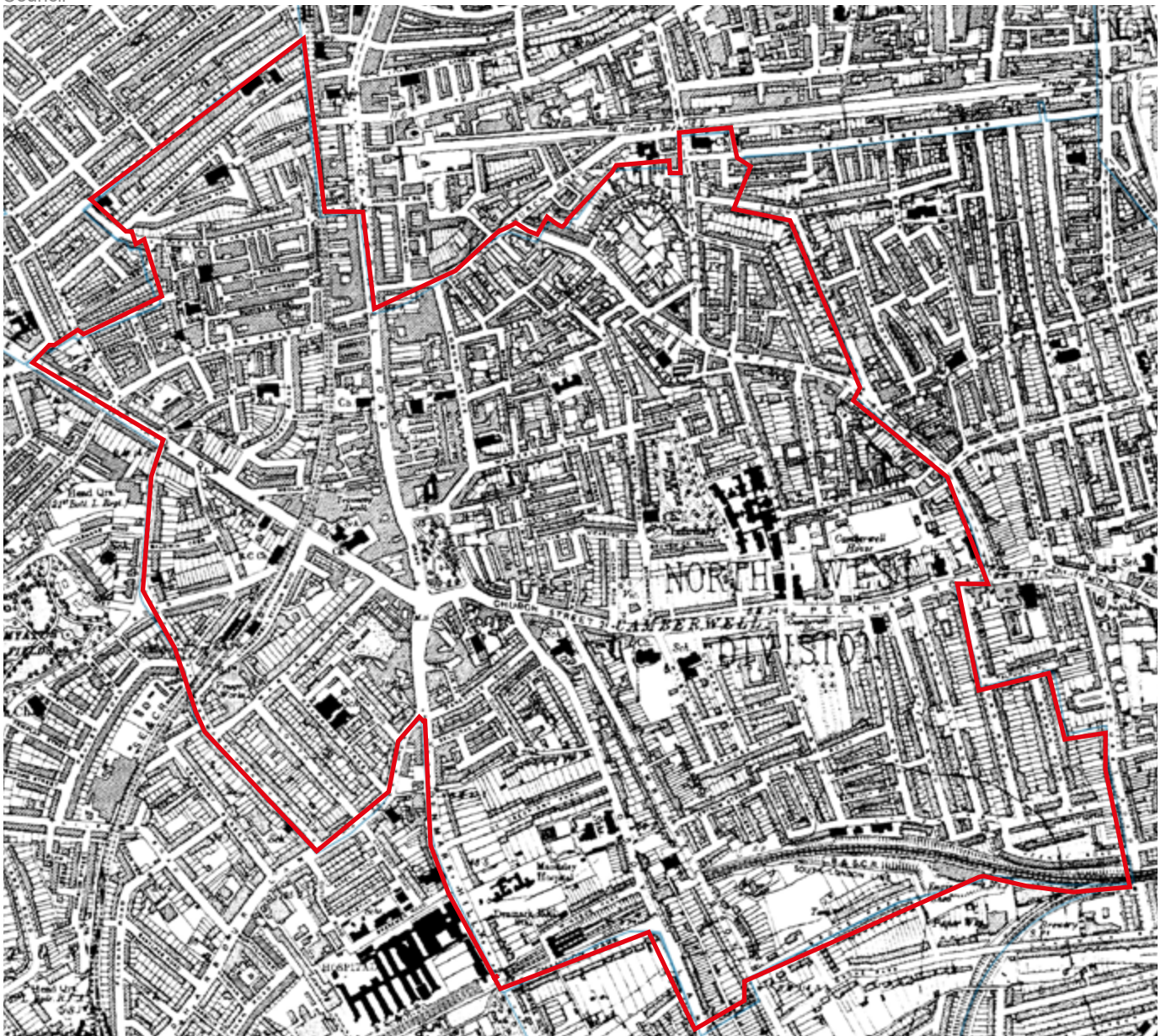
At the beginning of the century the Metropolitan Borough of Camberwell adopted the motto 'All's Well'. This was initially true for the area. The Peabody Trust built flats by Camberwell Green in 1910 and King's College Hospital moving from central London to Camberwell. The Maudsley Hospital was also constructed.

However, this changed with the arrival of war to the country. As with much of south London, the area was severely bombed in both World War I and World War II. An estimated 5,650 houses in the area destroyed. The rise of the private motorcar and war-time cuts led to the closure of Camberwell Station in 1916.



Above: Maudsley Hospital Administration Block,  
Constructed 1911 - 1923

Below: Ordnance Survey 1915-1920 map revised by County Council



# HISTORY & HERITAGE

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From the 1950s these lost homes were rebuilt as part of the post-war council housing effort. The Borough of Camberwell had an architect's department. This was unusual at the time. The department drew up the plans for estates such as Sceaux Gardens, completed in 1959. Others were completed by London County Council's architect's department, such as Elmington Estate, completed in 1956.

Many of these developments followed a very different street pattern and scale to the previous housing. There was a change in focus towards designing for motor vehicles rather than pedestrians. As a result many of the estates did not create enclosed streets. Taller blocks were spaced far apart, with open space between for car parking and landscaping.

The University of the Arts expanded in the 1960s, with a large brutalist extension. Modernist architects James Stirling and James Gowan designed the Brunswick School Dining and Assembly Hall in 1961-62.

In the 1970s Burgess Park was created to the north of Camberwell. This was inspired by the 1943 Abercrombie Plan and provided a large area of green space. It remains one of the largest parks in South London, covering approximately 56 hectares.

Camberwell continued to be an important creative hub, with the Theatre Peckham opening in 1985 on Havil Street. In 1995 the Imperial Gardens nightclub opened under the railway arches near the Camberwell Bus Terminal and the crypt of St. Giles' Church started to host jazz nights.



Above: Marie Curie Building, Sceaux Gardens  
Completed 1959



Above: University of Arts Extension, Murray Ward & Partners  
Completed 1960



Above: Burgess Park is one of the largest parks in central London, and is a popular and well-used park for the local community.

# HISTORY & HERITAGE

## 21ST CENTURY

The early 2000s saw the demolition of the Elmington Estate in north Camberwell. This was replaced by a series of urban courtyard blocks and terraced homes. Further new apartment buildings were built along Camberwell Road and Elmington Road.

A fire broke out on 3 July 2009 in Lakanal House, a 14 storey block on the Sceaux Gardens Estate. This tragedy led to the death of 6 residents.

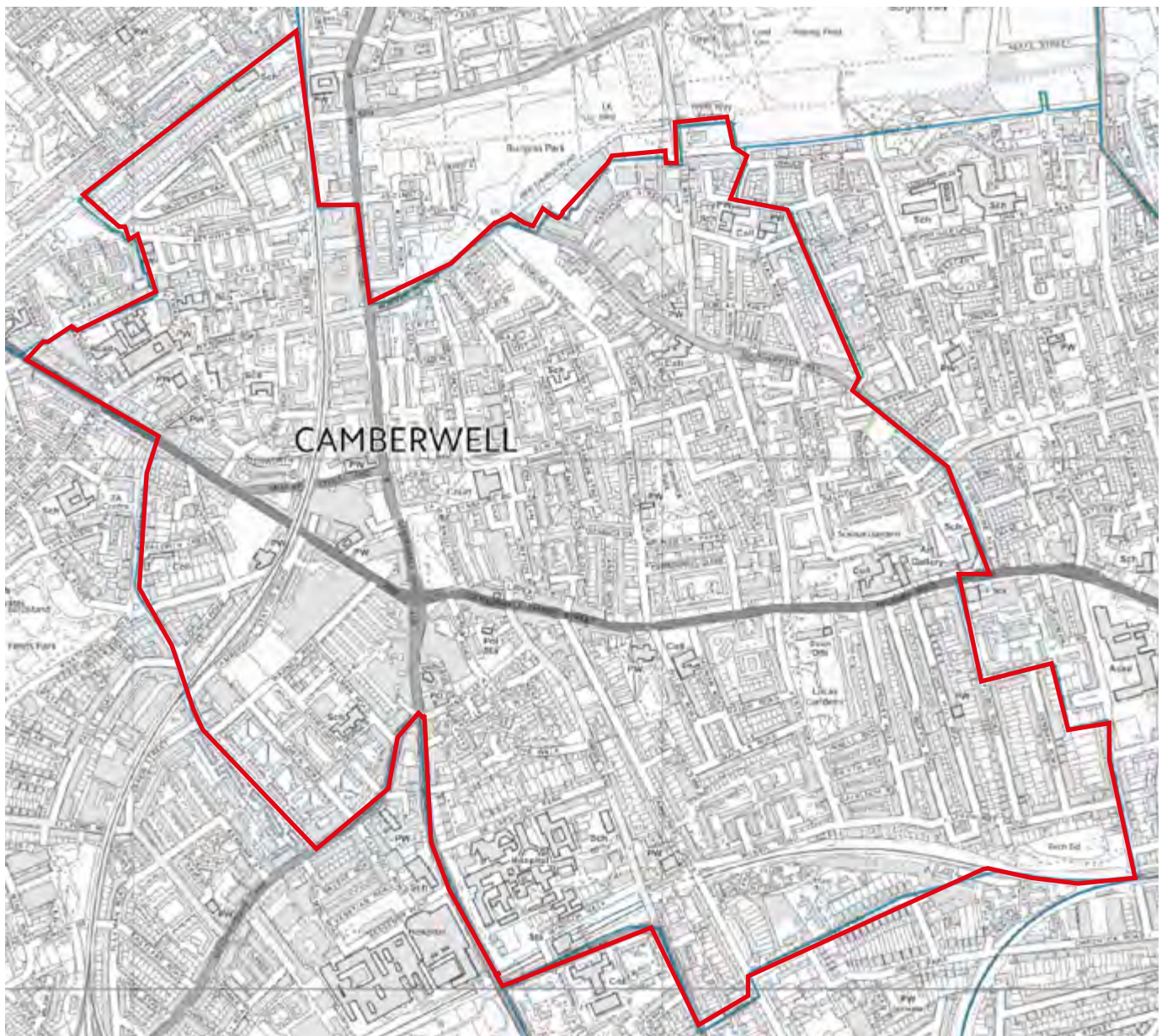
In 2013, the Maudsley expanded with the new ORTUS learning centre.

The South London Art Gallery also expanded in 2018, with a new gallery space in the former Peckham Road Fire Station.



Above: Ortus Centre, Duggan Morris  
Completed 2013

Below: Ordnance Survey 2017 map







# Physical



# HISTORY & HERITAGE



## KEY

- - - Southwark Boundary
- Camberwell Area Vision Boundary
- Conservation Area

## Listed Buildings

- Grade II\* Listed
- Grade II Listed
- Local List Nominations

## Building Ages

- Pre 1837 (Georgian/Regency)
- 1837 - 1870 (Victorian)
- 1870 - 1914 (Pre-War)
- 1914 - 1945 (Inter-War)
- 1945 - 1964 (Early Post-War)
- 1964 - 1979 (Late Post-War)
- Post 1979
- Unknown

- Heritage town centre around Camberwell Green with many late-19th Century buildings.
- Listed buildings located on two main axis - Camberwell Grove and Camberwell New Road/Church Street/Peckham Road.
- Well preserved Georgian/Regency terraces on Camberwell Grove and Vicarage Grove.
- Large areas of Victorian terraced housing are interspersed with early 20th Century housing estates.
- Newest buildings located along the edge of Burgess Park and along Southampton Way.



Camberwell Green Conservation Area



Camberwell New Road Conservation Area



Grosvenor Park Conservation Area



Camberwell Grove Conservation Area



Sceaux Gardens Conservation Area



Holly Grove Conservation Area

# BUILDING TYPES, DENSITY & HEIGHT

Camberwell features a wider range of buildings, which can be broadly be divided into the following typologies:

## LOW DENSITY

### WAREHOUSE / TRANSPORT / INDUSTRIAL



Density: Low

Number of storeys: 1 - 2

Typically constructed from corrugate or brick. These are low-lying, functional buildings, often with adjacent fenced or fenced enclosures.

Size and age varies.

### TERRACED HOUSING



Density: Low - Medium

Number of storeys: 2 - 4

Terraced houses laid out in long rows. The fronts of the houses define streets. Private gardens of varying sizes are located at the rear.

Mostly built from brick, with pitched roofs. Mostly built before pre-1920, with a few contemporary additions to some rows.

## MID DENSITY

### UNIQUE STAND-ALONE BUILDINGS



Density: Low - Medium

Number of storeys: 2 - 8

Typically specialist buildings to serve a specific function. Such examples include religious, medical, education or civic buildings. These buildings typically stand apart from their surroundings. They often serve as local landmarks.

Style, age and construction method is unique to each building.

### TERRACED COMMERCIAL WITH HOUSING/OFFICES ABOVE



Density: Medium

Number of storeys: 3 - 4

Terraced buildings with commercial uses on the ground floor. These are usually shops, restaurants or bars, with flats or offices above.

Mostly built pre-1920. Usually brick construction, with pitched roofs. Various materials are used for the shop fronts. Sometimes the commercial unit extends out at the ground floor.

## MID DENSITY

### MANSION FLAT BLOCKS



**Density: Medium**

**Number of storeys: 4 - 6**

Blocks of flats that have been designed to match the style of large houses. Typically built of brick with pitched roofs. Mansion flat blocks are usually designed to create defined courtyard spaces.

The style was popular in the late-19th century and early-20th century, but has also been experimented with more recently.

### URBAN / COURTYARD FLAT BLOCKS



**Density: Medium - High**

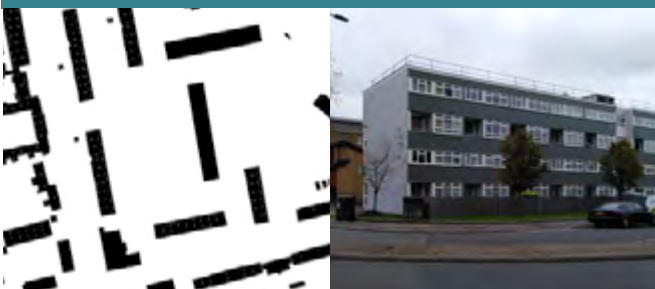
**Number of storeys: 4 - 6**

Blocks of flats designed with an outer edge that creates a strong boundary to the street. Larger blocks have an internal communal courtyard or podium. Each flat typically has its own balcony. The ground floor may include commercial units or maisonettes.

Construction is typically concrete frame with brick or render cladding. Used for most newer buildings.

## MID DENSITY

### STAND-ALONE MID-RISE BLOCKS



**Density: Medium - High**

**Number of storeys: 4 - 10**

Rectangular flat blocks spaced far apart to provide open space at the ground floor. The spaces between the buildings are very open and typically lacking a sense of enclosure.

Popular in the late-20th century. Typically built with a concrete frame and pre-fabricated concrete or brick cladding panels.

## HIGH DENSITY

### STAND-ALONE HIGH-RISE BLOCKS



**Density: High**

**Number of storeys: 11+**

Rectangular or square flat blocks of significant height. Spaced far apart to provide open space at the ground floor, which is very open and typically lacking a sense of enclosure.

Popular in the late-20th century. Typically built with a concrete frame and pre-fabricated concrete or brick cladding panels .



# Physical



# BUILDING TYPES, DENSITY & HEIGHT



## KEY

-  Southwark Boundary
-  Camberwell Area Vision Boundary

### Building Typologies (storeys)

-  Warehouse / Transport / Industrial (1 - 2)
-  Terraced housing (2 - 4)
-  Terraced commercial with housing/offices (3 - 4)
-  Mansion flat blocks (4 - 6)
-  Urban/courtyard flat blocks (4 - 6)
-  Stand-alone flat blocks/towers - Mid Density (4 - 10)
-  Stand-alone flat blocks/towers - High Density (11+)
-  Unique buildings (2 - 8)

- Camberwell Town Centre is defined by terraced commercial uses, mansion blocks, urban blocks and unique buildings.
- There is a ring of stand-alone flat-blocks around the town centre, as well as further groupings to the east and south-east.
- Large neighbourhoods of terraced housing in the south-east, north-east, west and north-west.
- Warehouse, transport and industrial buildings are mostly clustered on Camberwell Station Road and Burgess Business Park.
- Strong correlation between building types and building ages.



Mansion Blocks on Peckham Road



Stand-Alone Towers on Comber Estate



Terraced Commercial on Denmark Hill



Terraced Housing on Linnell Road

# OPEN SPACE, GREENERY & ECOLOGY

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Southwark's Open Space Strategy (2013) found that the level of park provision within Camberwell was below the borough standard. Northern Camberwell has a good level of green space. However south and west Camberwell are noticeably lacking in accessible green space.

## OPEN SPACES



### PUBLIC PARKS, GREENS & GARDENS

Camberwell has some public green spaces, including the focal Camberwell Green, located at the centre of the town centre.

This is supplemented by Brunswick Park and Lucas Gardens, both over 1.5 hectares. However, both parks have the unusual arrangement of being edged on some sides by the rears of properties.

Burgess, Myatt's Fields and Ruskin Park are all near to the Camberwell.



### PLAYING FIELDS

Warwick Garden Recreation Ground is a 1.5 hectare local playing field located in the south-east of Camberwell. It provides an important community facility for outdoor recreation.



### RELIGIOUS / BURIAL GROUNDS

The churchyard of St. Giles Church provides a hidden but pleasant green space, with a good level of foliage.

St. George's Churchyard in the north is surrounded by Burgess Park. It is therefore not placed under the same demand to serve as additional amenity space.



### NATURAL / SEMI-NATURAL GREENSPACE

These are areas of open space that are natural or semi-natural in character. Benhill Road nature garden provides an accessible semi-natural space in east Camberwell.

The Grove Park and East Dulwich Railway cuttings and embankments in south Camberwell are not accessible but provide important wildlife habitat and greenery.



Camberwell includes larger green spaces that serve all residents and neighbourhood green spaces for residents of a specific estate or area.

## ADDITIONAL GREEN INFRASTRUCTURE



### STREET TREES

Street trees and green infrastructure play an important role in providing a healthy green environment. For example, they allow local people to take nature-orientated walks.



### CAMBERWELL GREEN CORRIDORS

A project between Southwark Nature Action and Elmington Community Gardens. The project aims to create biodiversity links between existing green spaces.

## NEIGHBOURHOOD SPACES



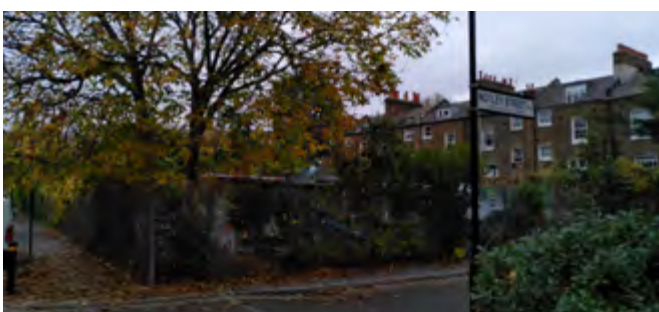
### SPORTS AREAS

There are a variety of different types of sports areas across Camberwell. Brunswick Park contains tennis courts and a games court. Many of the residential neighbourhoods also feature multi-use games areas. These vary in quality, with some of them designed in a way that is unwelcoming to use.



### PLAYGROUNDS

Camberwell Green, Brunswick Park and Lucas Gardens all feature playgrounds for children. These contain a variety of play equipment. Besides these parks, the residential neighbourhoods feature many small playspaces. As with the sports areas, these vary in quality and range of equipment.



### ALLOTMENT / COMMUNITY GARDENS

There are two allotment gardens in Camberwell. One is located on the Southampton Way Estate and one is on Caspian Street.

There is also an informal community garden that has been founded on Vestry Road on top of the old nuclear shelter.

# Physical



# OPEN SPACE, GREENERY & ECOLOGY



## KEY

- Southwark Boundary
- Camberwell Area Vision Boundary
- Open Space**
  - Public Park or Garden
  - Playing Field
  - Religious/Burial Grounds
  - Natural/Semi-Natural Space
  - Other Open Space
  - Play Space
  - Sports Area
- Open edge to space
- Closed edge to space
- ☼ Site of importance for nature conservation
- ≡≡≡ Outside 280m park catchment area
- Green Infrastructure**
  - ↔ Green Corridors
  - Tree Lined Streets

- There are no large public parks within the Camberwell Vision Area, but 3 close to the boundary.
- Most of central and north Camberwell is within 280m of a park. The areas outside this catchment include south of Camberwell Grove, east of Sceaux Gardens, the Crawford estate and the Wyndham & Comber estates.
- Except for Camberwell Green, the public parks and gardens in Camberwell have low levels of permeability. They are often closed off on 2 or more sides.
- North Camberwell has a good network of small, medium and large green spaces.

Information Source: Southwark Open Space Strategy, 2013

Below: Brunswick Park



# ACCESS & MOVEMENT

Southwark's Movement Plan (2019) emphasises the positive benefits of active travel. This is movement that is self-propelled such as walking, running, cycling, scooting or skating. It has been shown to improve mental and physical well-being.

## ACTIVE TRAVEL



### LOW TRAFFIC NEIGHBOURHOODS

Areas where motor traffic is reduced by the prevention of through traffic. This creates a safer, cleaner and more pleasant environment.

Much of the north-eastern segment of the Camberwell Vision Area is a low traffic neighbourhood. This area is surrounded by Camberwell Road, Camberwell Church Street and Southampton Way.



There is also a low traffic neighbourhood south of Denmark Hill Station and one in Walworth to the north of the Camberwell Vision Area.

### LOW LINE

A proposed walking route that follows the rail viaducts that run north - south through Camberwell. This has not yet been fully implemented, but will provide new easy-to-follow walking routes.



### SCHOOL STREETS

Streets outside schools with time-based restrictions on motorised traffic. This is to create a safer, healthier and pleasant environment for schoolchildren.

There are six school streets within the Camberwell Vision Area - St. George's C of E, The Charter School East Dulwich, Brunswick Park Primary, St. Joseph's RC Primary, Comber Grove Primary and Crawford Primary.



### CYCLING INFRASTRUCTURE

There are 3 cycle routes that run through the Camberwell Vision Area:

- **Cycle Superhighway 5** - Runs east-west along the busy A202 (Camberwell New Road / Camberwell Church Street / Peckham Road) with little infrastructure or segregation.
- **London Cycle Network 23** - Runs north-south along Camberwell Grove to the A202, and along Benhill Road and Wells Way. A mix of quiet and busy roads.
- **Cycleway 17** - A north-south quiet route that runs along Camberwell Grove before winding over to Wilson Road, crossing the A202 and following Benhill Road and Edmund Street to Burgess Park.

The other key priority in the movement plan is ensuring efficient use of road networks. This is to allow people to travel around easily via public transport or private means. It is important to limit the impact of congestion and air pollution.

## PUBLIC TRANSPORT



The level of Public Transport Accessibility varies across Camberwell. There is very good accessibility to the bus network in the town centre and north-west. The south has access to buses and Denmark Hill overground station.

The north-east and south-east has very low levels of public transport accessibility with only access to limited buses.

## BUS NETWORK

There are a large number of buses that pass through Camberwell, but these are largely concentrated on two main routes - Camberwell New Road / Camberwell Church Street / Peckham Road and Camberwell Road / Denmark Hill.

There are also two large bus garages located in Camberwell, on either side of Camberwell New Road.



## RAIL NETWORK

Denmark Hill station is located at the southern edge of Camberwell. The station has recently benefited from improvements.

There are proposals to reopen the train station on Camberwell Station Road. Transport for London prepared a Strategic Outline Business Case in 2018 with regard to reopening the station.



## ROAD NETWORK



Camberwell is divided by two large A roads:

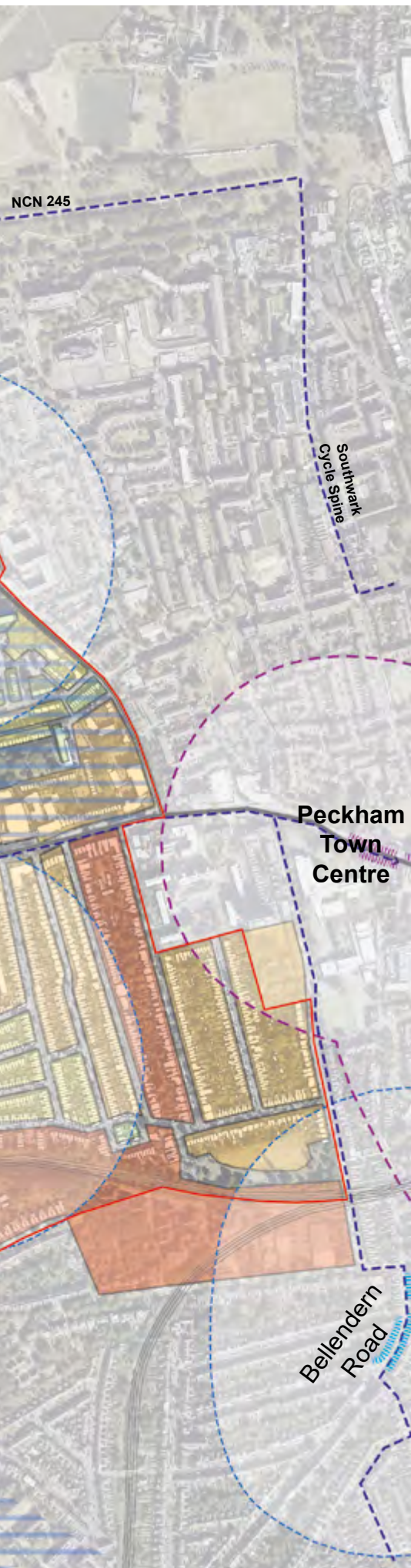
- **A202 (Camberwell New Road / Camberwell Church Street / Peckham Road / Medlar Street)** - Runs east-west from Peckham to Kennington and is part of the Transport for London Road Network.
- **A215 (Camberwell Road / Denmark Hill Road)** - Runs north-south from Walworth to Denmark Hill.

This roads meet in Camberwell Town Centre, creating a very busy junction that provides a significant barrier to pedestrian and cycle movement.


# Physical



# ACTIVE TRAVEL



## KEY

 Camberwell Area Vision Boundary

### Active Travel

-  Low Traffic
-  Neighbourhood
-  Low Line
-  School Streets
-  Cycle Network

### Urban Block Perimeters

-  1000m and greater
-  500 - 999m
-  250 - 499m
-  Less than 250m

### Daily Needs

-  Town Centre Protected Retail Frontages
-  280m Catchment Area
-  Other Protected Retail Frontages
-  280m Catchment Area

- The A202 and A215 serve as significant barriers to pedestrian and cycle movement.
- The cycle network is quite disjointed and reliant on the A202, a very busy road with limited cycle infrastructure or segregation.
- The areas of Camberwell with the lowest levels of permeability are those that are adjacent to railway lines. This especially the case for urban blocks with historic terraced housing.
- North-east Camberwell benefits from good permeability, a low-traffic neighbourhood, cycle lanes and school streets. However the furthest north of Camberwell lacks proximity to shopping streets.
- Pockets of south and east Camberwell lack proximity to shopping areas.

Below: Cycle lane on Stories Road



# Physical





# PUBLIC TRANSPORT & ROAD NETWORK



## KEY

- - - Southwark Boundary
- Camberwell Area Vision Boundary

### Public Transport

- • • Bus Network
- Bus Stops
- Train Network
- ⚡ Train Station (active)
- ⚡ Train Station (inactive)

### Public Transport Access Level

- |   |   |
|---|---|
| <span style="background-color: #800000; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> 6b (best) | <span style="background-color: #008080; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> 2         |
| <span style="background-color: #FF0000; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> 6a        | <span style="background-color: #ADD8E6; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> 1b        |
| <span style="background-color: #FFA500; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> 5         | <span style="background-color: #483D8B; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> 1a        |
| <span style="background-color: #FFFF00; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> 4         | <span style="background-color: #D3D3D3; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> 0 (worst) |
| <span style="background-color: #008000; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> 3         |   |

### Road Network

- A Roads
- B Roads
- Transport for London Road Network

- Camberwell Town Centre is well connected due to the large number of buses.
- The north-south A215 (Camberwell Rd/Denmark Hill) assists significantly with public transport access.
- The east-west A202 (Camberwell New Rd/Camberwell Church Street/Peckham Rd) does not bring the same level of benefit, despite being part of the Transport for London Road Network
- South Camberwell benefits from both the A202 and Denmark Hill station
- Eastern Camberwell is less connected than central and west Camberwell.
- North-east Camberwell has a particularly low public-transport access level, despite having a bus route running nearby.
- The Lettsom Estate has particularly poor public transport access.

Below: TfL bus on Camberwell Church Street

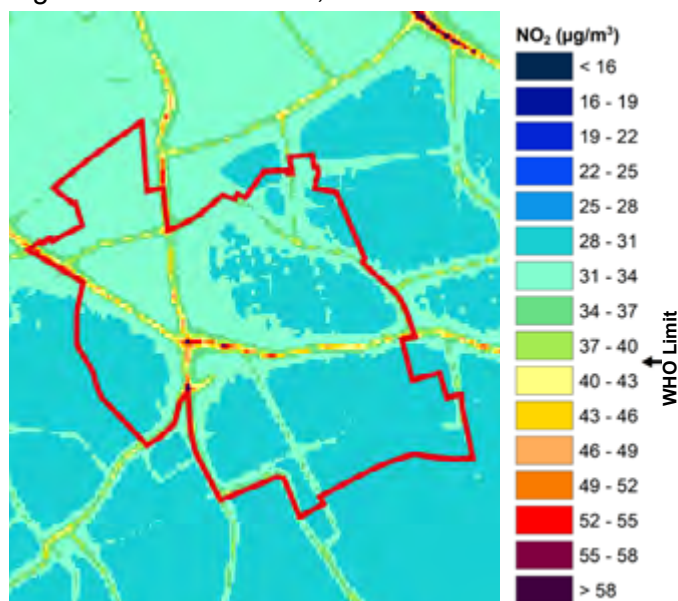


# ENVIRONMENTAL - AIR POLLUTION

The four pollutants mapped below are those that are predictable and known to have a detrimental impact on health. The pollution maps below are extracted from those produced by the London Atmospheric Emissions Inventory (LAEI) for 2019. The whole of Camberwell is in Southwark's Air Quality Management area.

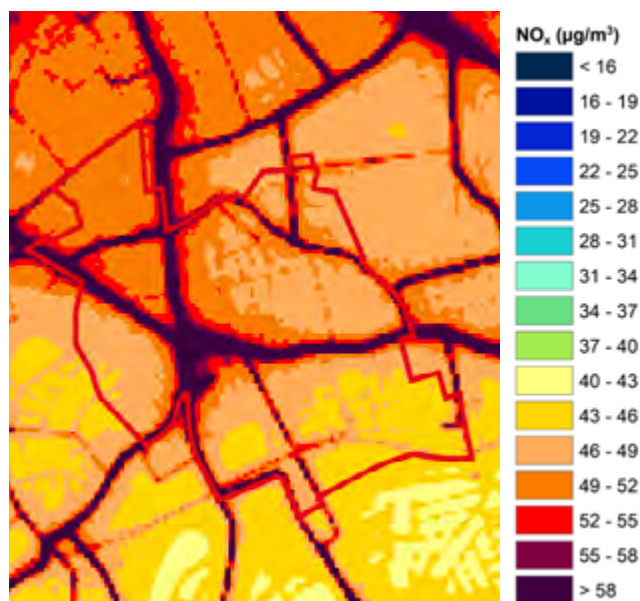
## NITROGEN DIOXIDE (NO<sub>2</sub>) (2019)

Studies have shown links between NO<sub>2</sub> pollution and respiratory symptoms. Road transport is responsible for an estimated 50% of emissions. The average NO<sub>2</sub> pollution is high along the A202 and A215, where it exceeds WHO targets. It is also higher in the north-west, but below the WHO limit.



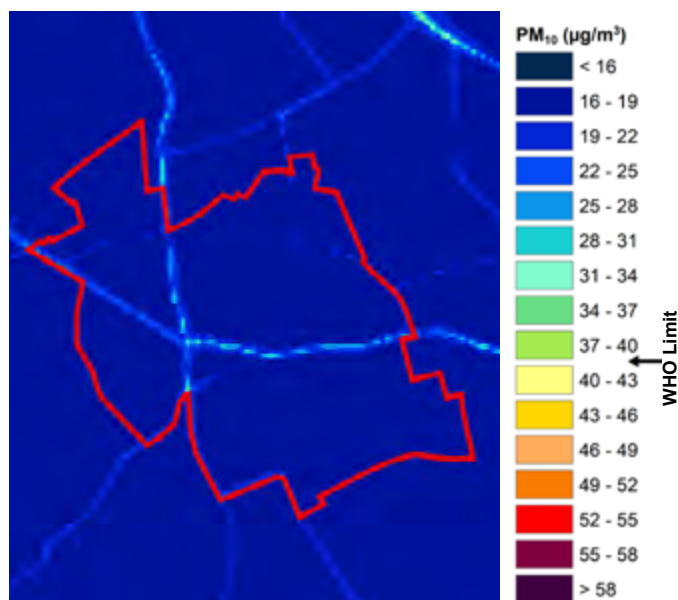
## NITROGEN OXIDES (NO<sub>x</sub>) (2019)

NO<sub>x</sub> are gases produced by burning fossil fuels, with road transport by diesels the predominant source. NO<sub>x</sub> is high across Camberwell. It is particularly dominant along the A202 and A215 and Southampton Way, with a noticeably high concentration in Camberwell Town Centre.



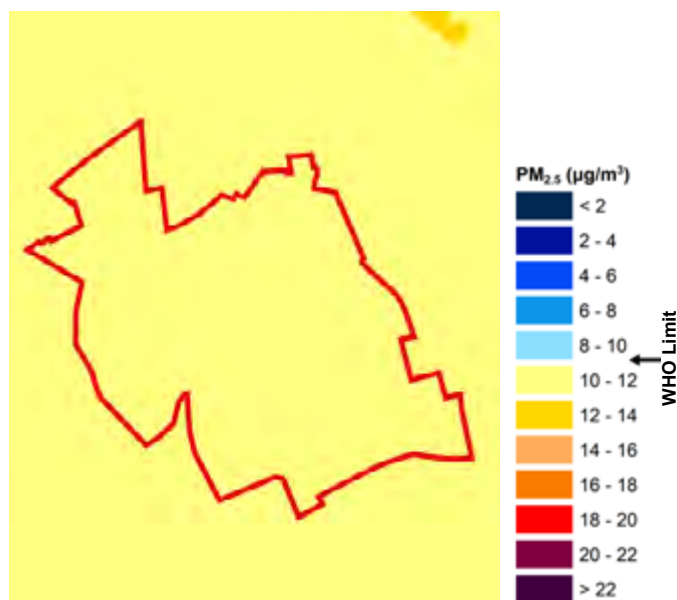
## PM<sub>10</sub> PARTICULATES (2016)

Particles smaller than 10 micrometers can settle in the airway or lungs and cause problems. Particulate pollution is higher along Camberwell's road network, but remains below the recommended WHO limit.



## PM<sub>2.5</sub> PARTICULATES (2016)

Particles smaller than 2.5 micrometers can settle in the airway or lungs and cause problems. Particulate pollution exceed WHO consistently throughout Camberwell and most of central London.



Source: London Atmospheric Emissions Inventory (LAEI), 2019.

# ENVIRONMENTAL - NOISE POLLUTION

Excessive environmental noise has shown to have serious impacts on physical and mental health. It also has a negative impact on biodiversity. Regular noise maps are produced by the Department for Environment Food & Rural Affairs to understand areas with problematic noise pollution.

## NOISE POLLUTION MAPPING - $L_{DEN}$ (2017)

The following maps are created using the  $L_{DEN}$  2017 data from the Department for Environment Food & Rural Affairs. The  $L_{DEN}$  indicated a 24 hour annual noise pollution average. This is calculated with separate weightings for daytime, evening and night-time periods.

The mapping shows particularly high noise pollution along both the A202 and the A215. The sound spreads further into residential areas around open spaces. Further noise pollution is provided by the railway lines. This creates a particular high concentration of noise pollution along the west of Camberwell Road.

### KEY



Source: DEFRA Strategic Noise Mapping (2017), Contains public sector information licensed under the Open Government Licence v3.0.




# ENVIRONMENTAL - FLOODING

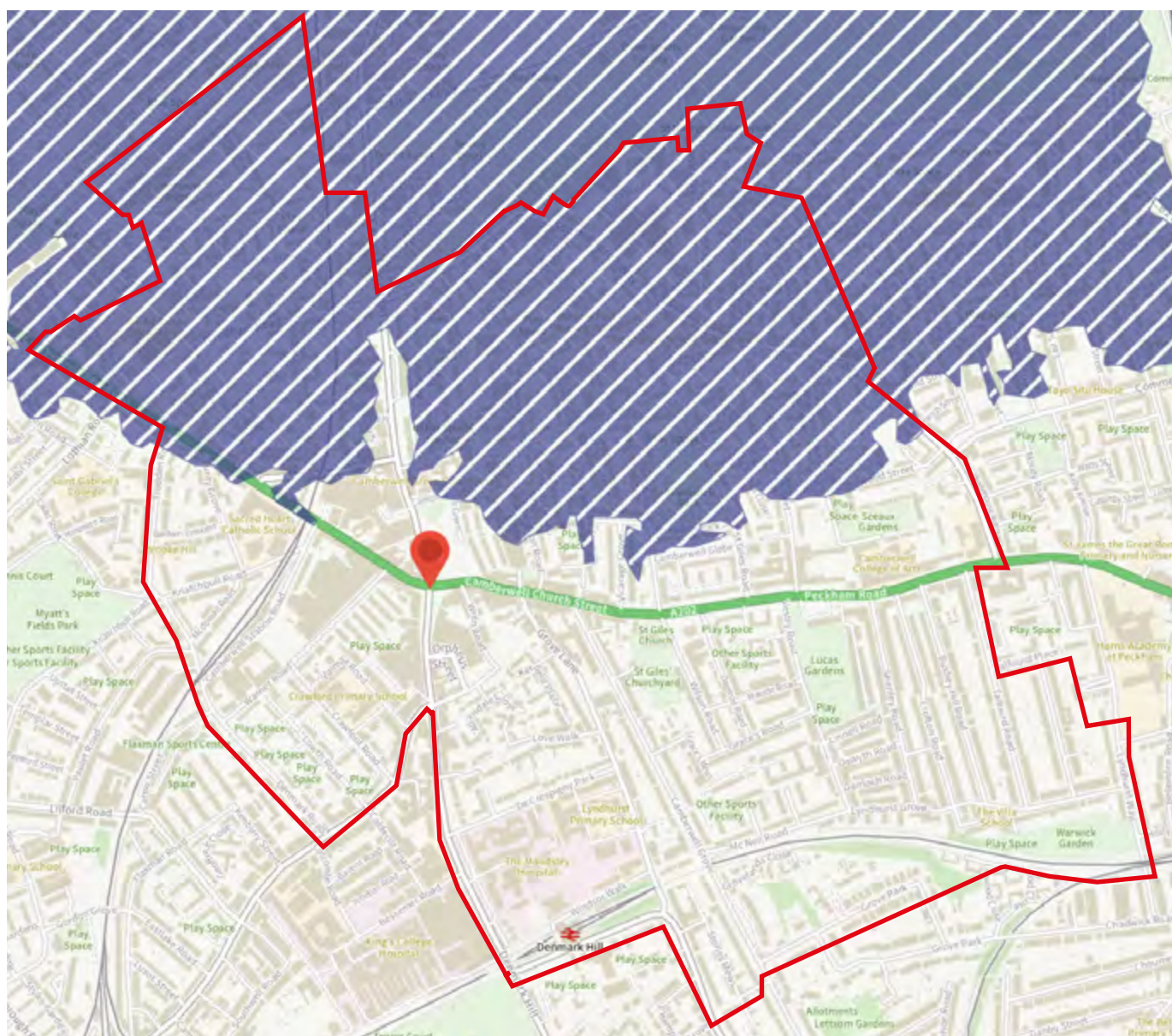
## FLOOD RISK FROM RIVERS AND THE SEA

The Thames Barrier protects 125 sqkm of central London from flooding. This area would otherwise be at risk of flooding due to tidal surges from the River Thames and would be a Flood zone 3. Flood zone 3 is the highest risk level. This area include some of Northern Camberwell, as indicated below. Without the Thames Barrier the area would have a high probability of flooding.

Southern Camberwell is in Flood Zone 1. This means the area has a low probability of flooding.

### KEY - FLOOD RISK ZONE

-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1



Source: © Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021

# ENVIRONMENTAL - FLOODING

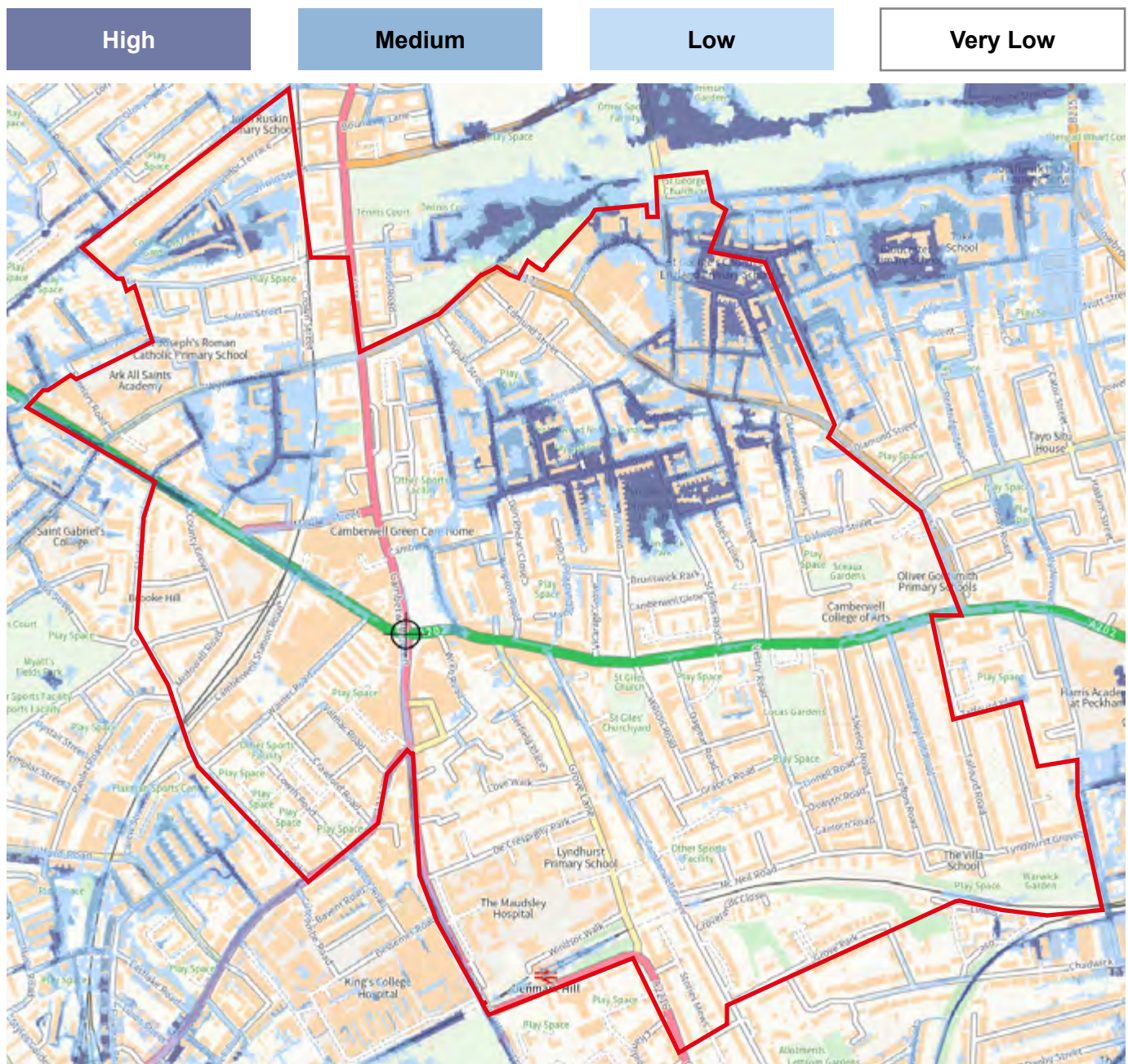
## FLOOD RISK FROM SURFACE WATER

Surface water flooding occurs when large amounts of rainfall overwhelm drainage systems. This is due to land heights, surface finishes, drainage and other features.

The area of highest flood risk from surface water is the North of Brunswick Park, including Elmington Road and adjacent roads.

Other areas of high risk from surface water flooding include St. George's, Grosvenor Park and the Comber Estate.

## KEY - EXTENT OF FLOODING RISK FROM SURFACE WATER



Source: © Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022

# SOUND

The below sound map by GoodCityLife (2016) is aggregated from social media data. Associated noises are split into five dominant groups.

- The sound of transport is not only dominate on main roads, it is also dominant in many neighbouring residential streets.
- The town centre is characterised by a mixture of man-made sounds, including transport, humans and music. The most common sound in Camberwell Green is that of people.
- Areas where music is the dominant sound tend to be those located nearby religious buildings.
- Green areas away from main roads, such as Brunswick Park and Burgess Park, are dominated by nature sounds.
- Residential streets with a high number of trees and less through-traffic also have nature sounds as the most dominant.

● TRANSPORT ● NATURE ● HUMAN ● MUSIC ● BUILDING



Source: ChattyMaps, GoodCityLife, 2016 [Accessed 2021]

# SMELL

The below smell map by GoodCityLife (2016) is aggregated from social media data. Associated smells are split into five dominant groups.

- Nature smells are the most dominant across the borough, reflecting the greenery present in Camberwell.
- The smell of emissions are the strongest around places with high levels of congestion. This is along Camberwell Road/Denmark Hill and Camberwell New Road/Church Street/Peckham Road, as well as around the bus depots and Wyndham Road.
- Food smells are the most dominant in areas of the town centre that aren't dominated by emission smells. They are also dominant in residential areas in eastern Camberwell.
- Animal smells are only dominant around the Registry Office, Madeleine Terrace and Grovelands Close.
- Smells of waste are dominant on Bethwin Road and around the disused Magistrates Court.

● EMISSIONS ● NATURE ● FOOD ● ANIMALS ● WASTE

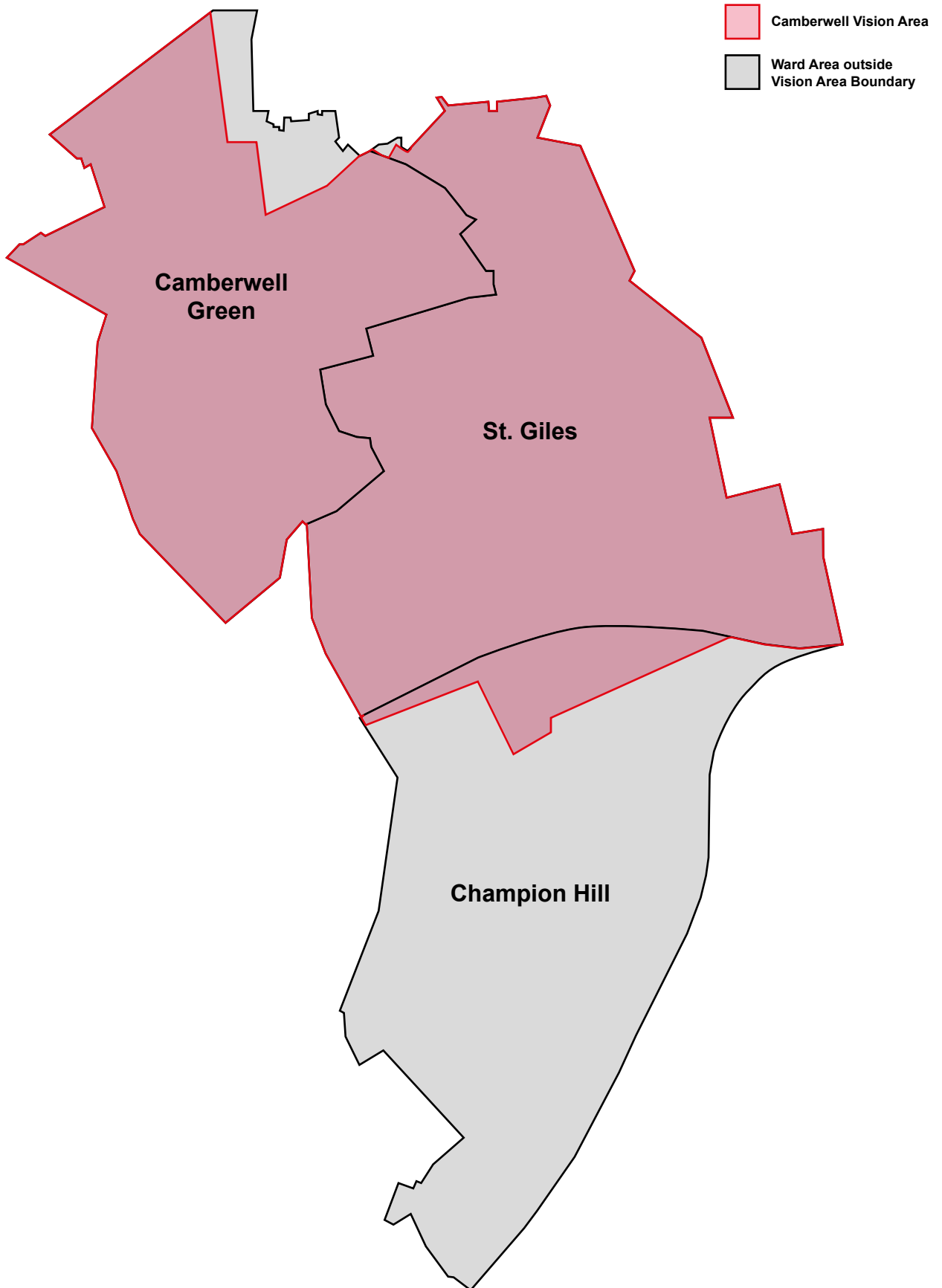


Source:SmellyMaps, GoodCityLife, 2016 [Accessed 2021]

# DEMOGRAPHICS

## WARD ANALYSIS

The Camberwell Vision area includes area within the three wards shown below:



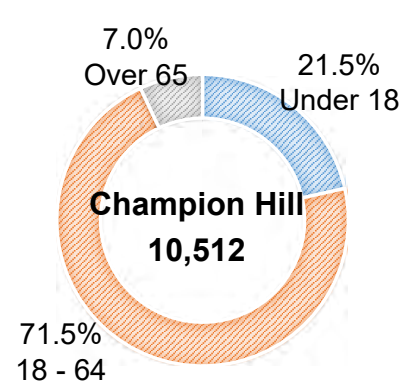
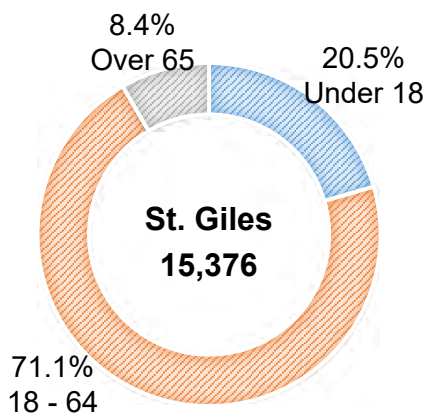
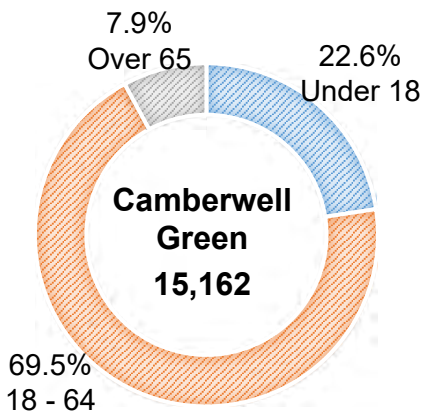
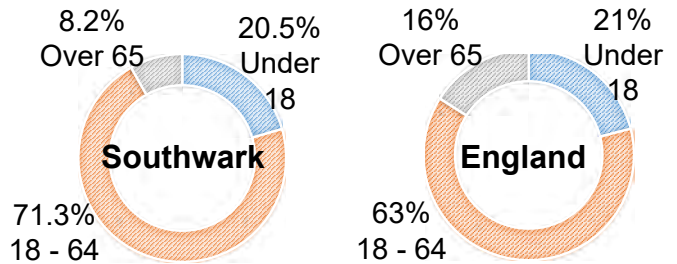


# DEMOGRAPHICS

## WARD PROFILES

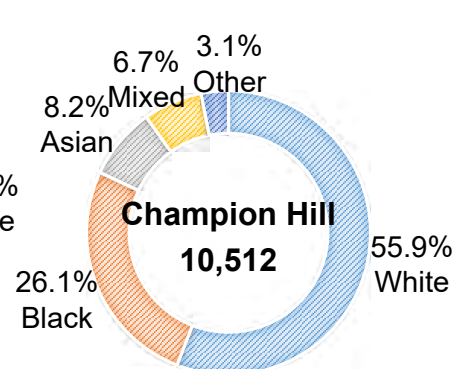
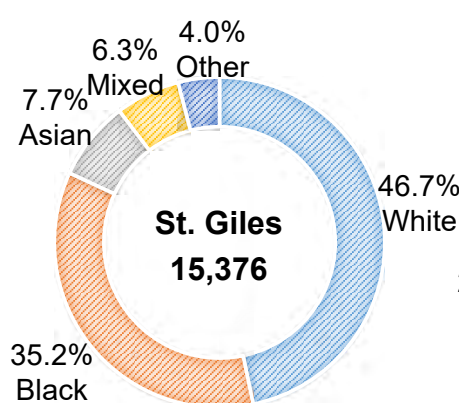
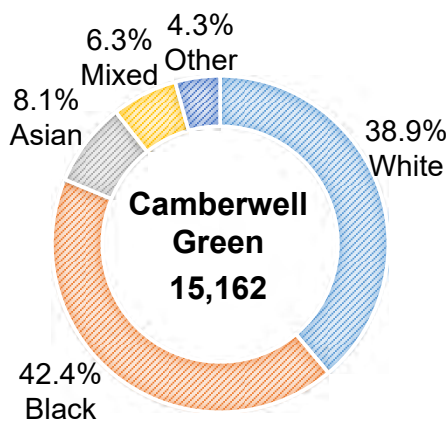
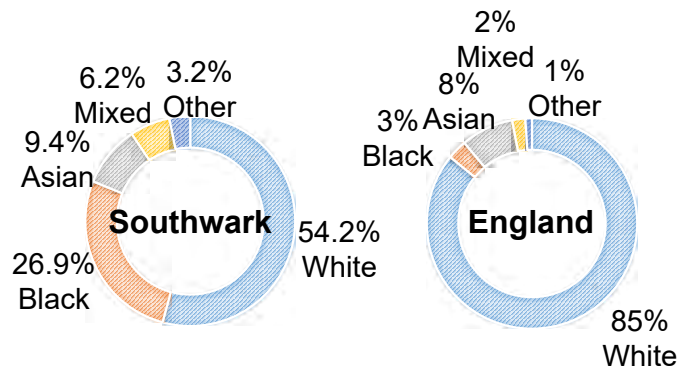
### AGE

The ages of Camberwell are representative of Southwark as a whole, which is a young and vibrant borough, with far lower levels of over-65s. The Under-18 population is similar to the national average.



### ETHNICITY

Camberwell has a very diverse population. It is more diverse than the Southwark average, which is already more diverse than the national average. There is a higher Black population, and lower White population that the Southwark average. This is highest in Camberwell Green and St Giles. The ethnicities of the Champion Hill population are more similar to the Southwark-wide average.



Data Sources:  
 Ward Population: Mid-2020 Population Estimates for 2020 Wards (ONS, Population Estimates Unit, 2021)  
 Age: Southwark Ward Profiles - Joint Strategic Needs Assessment (2017)  
 Ethnicity: 2011 Census data (ONS, 2011)  
 [Note: Ward boundaries changed since 2011. The closest former ward area has been used to extract data]

# SOCIAL EQUITY

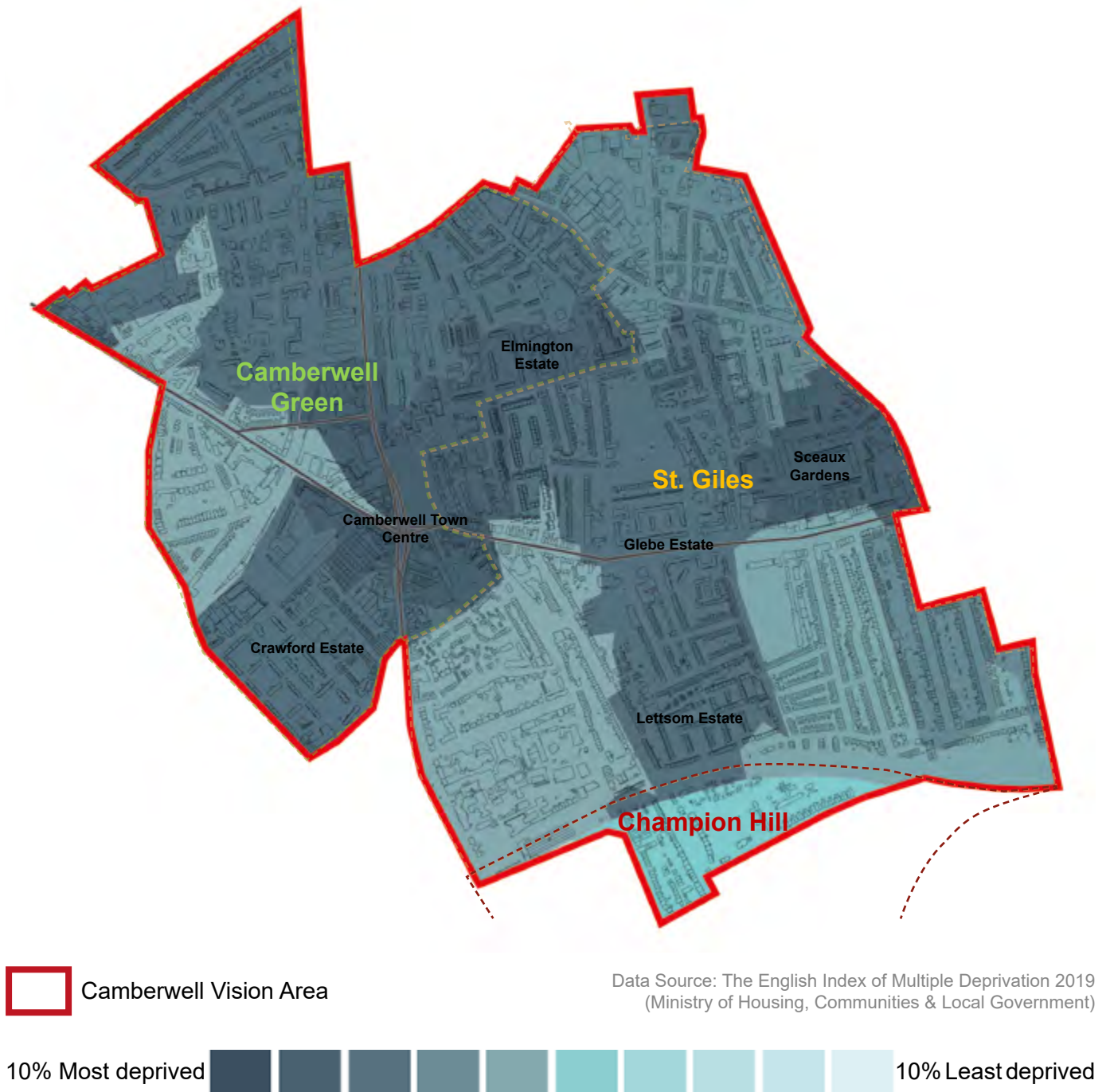
## DEPRIVATION

The data maps on the following pages show the levels of deprivation across the Camberwell Vision Area. The information is from The English Index of Multiple Deprivation<sup>1</sup>. The darkness of blue shows the level of deprivation within an area.

The map for multiple deprivation (below) overlays the various indices of deprivation to give an overview. This suggests that Camberwell has varying levels of deprivation. There are pockets of increased deprivation located around the Town Centre and the housing estates in the centre, east and north-west and south-west. There are pockets of lower deprivation around Maudsley, Camberwell Grove, Love Walk, Camberwell New Road, Lucas Gardens and Grove Park.

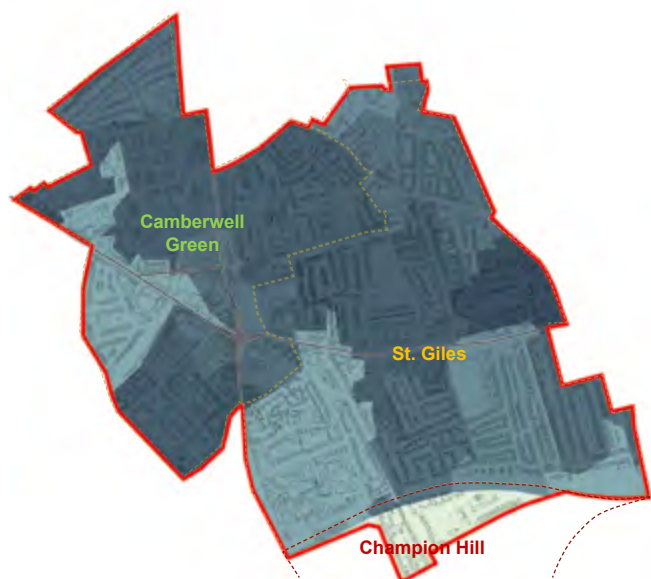
<sup>1</sup> Ministry of Housing, Communities & Local Government, 'English indices of deprivation 2019'

### INDEX OF MULTIPLE DEPRIVATION DATA MAP (2019)

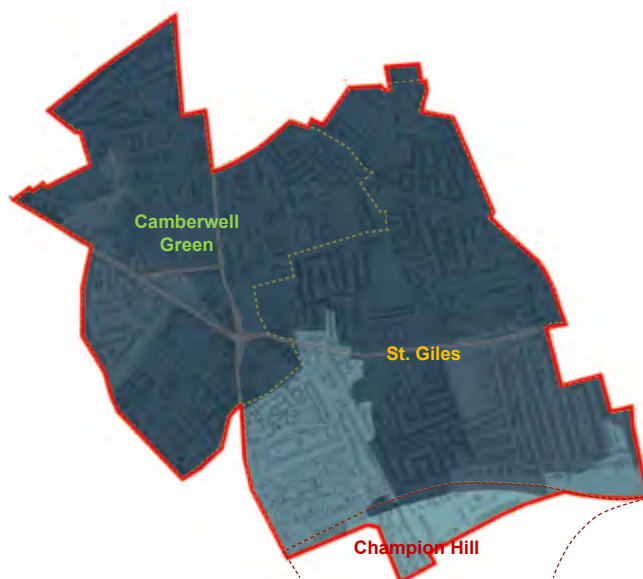


# SOCIAL EQUITY

**INCOME DEPRIVATION DATA MAP (2019)**



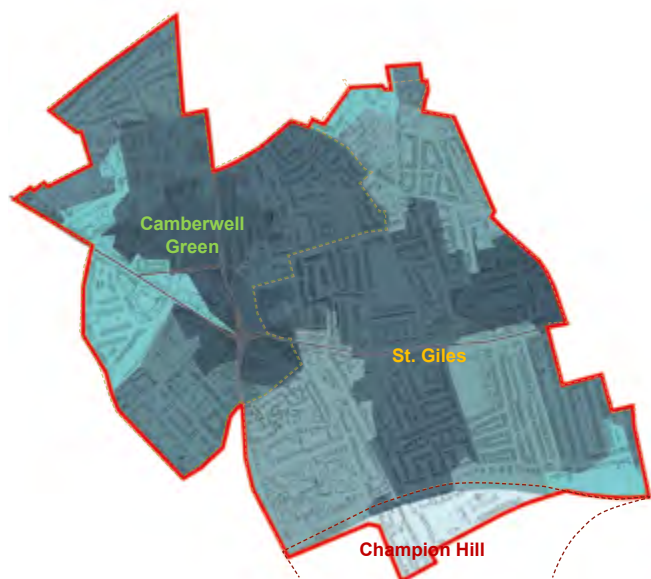
**INCOME DEPRIVATION - AFFECTING OLDER PEOPLE DATA MAP (2019)**



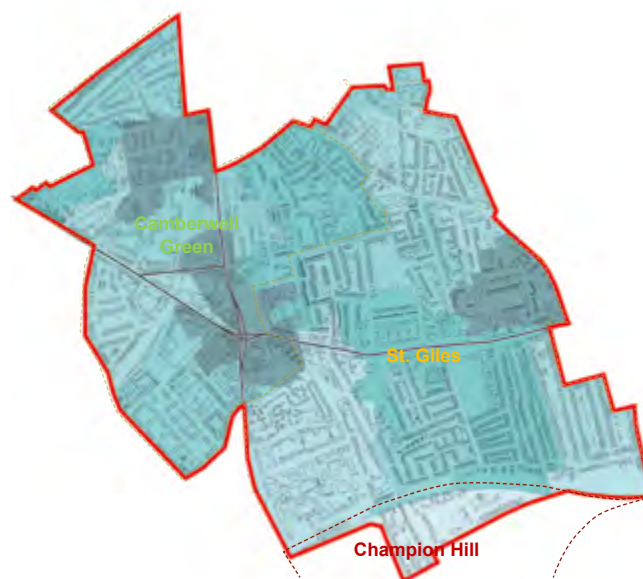
Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government )

The data for income deprivation shows a similar geography to those of multiple deprivation. A stronger difference in income deprivation is shown between the less deprived areas to the south and west and the more deprived areas to the north and centre of Camberwell. This distinction becomes particularly pronounced when looking at income deprivation affecting older people.

**EMPLOYMENT DATA MAP (2019)**



**EDUCATION SKILLS & TRAINING DATA MAP (2019)**



Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government )

Employment deprivation measures the proportion of the working-age population involuntarily excluded from the labour market. This shows very similar variations across the area to income deprivation. The town centre and the area along Camberwell Road and Peckham Road having the highest levels of deprivation. The same is true for the attainment and skills in the area. However, the entirety of Camberwell vision area shows lower levels of deprivation for education, skills and training than it does for employment or income.

# SOCIAL EQUITY

## ACCESS TO HOUSING & SERVICES

Barriers to Housing & Services measures the affordability and overcrowding of housing, levels of homelessness and the distance from local services. Local services include post offices, primary schools, grocery stores and GP surgeries.<sup>1</sup>

The physical and financial accessibility of housing and local services is low across the Camberwell area. It is particularly pronounced in the centre and east of the area, as well as a pocket in the north-west.

<sup>1</sup> Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)

### BARRIERS TO HOUSING & SERVICES DATA MAP (2019)



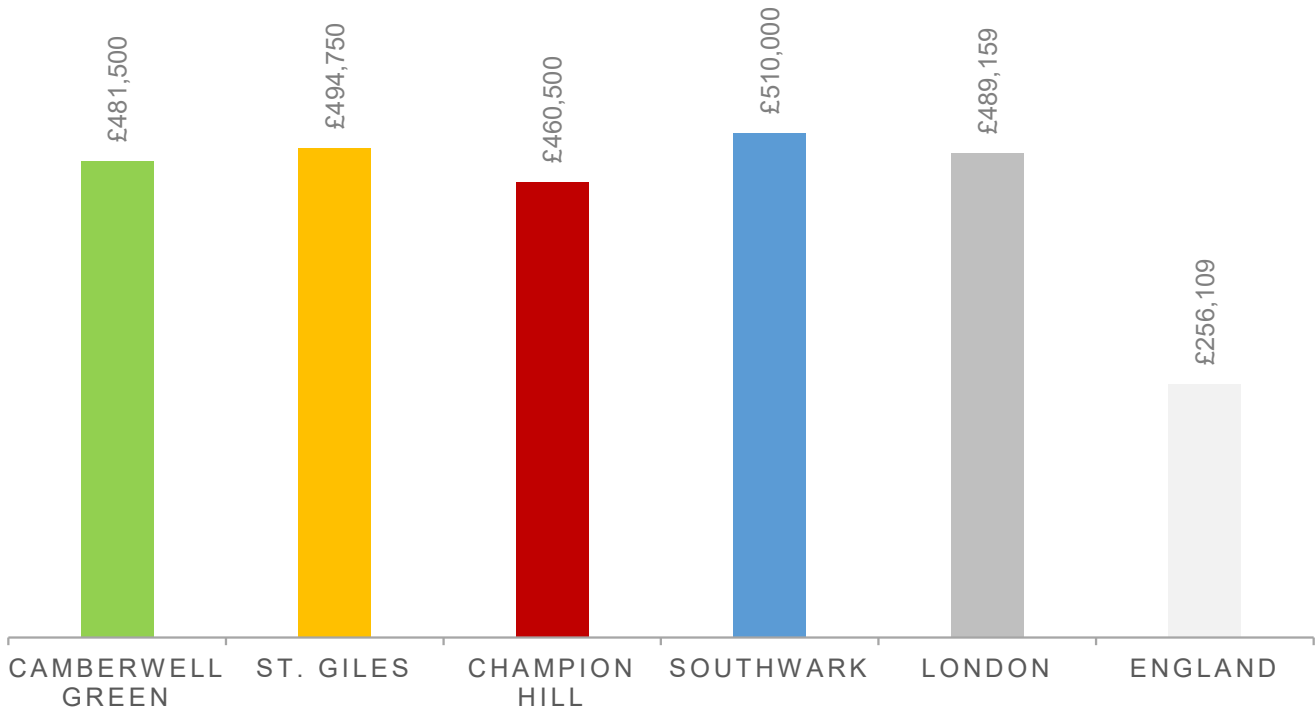
 Camberwell Vision Area

Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government)



# SOCIAL EQUITY

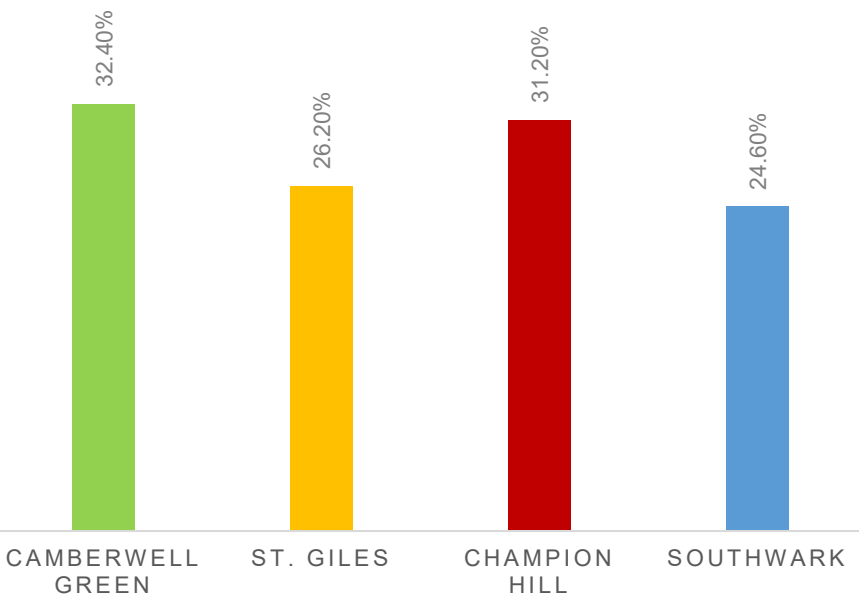
## MEDIAN HOUSE PRICE (2020)



Data Source: Median house price (ONS, HPSSA dataset 37, July 2020)

House prices are slightly lower than the Southwark average across the three wards contained within the Camberwell Vision Area. These are near to or just below the London average, which is well above the average house price for the rest of England. According to the GLA, the average London house price in June 2021 was around six times higher than the average price in March 1970. High house prices in an area typically also raise private rental prices in the area. This suggests that the cost of private housing in the Camberwell area is a high proportion of earnings.

## PERCENTAGE OF HOMES MANAGED BY COUNCIL OR TMO (2019)



There are more homes managed by Southwark Council or a tenant management organisation in all of the wards covered by the Camberwell Vision Area than the average for the borough.

While this represents an important provision of affordable housing, the high barriers to housing and services for some of these estates suggest that the access to local services from the estates is poor.

Data Source: Southwark Council, Interactive Ward Profiles (2019)

# SOCIAL EQUITY

## LIVING ENVIRONMENT

The living environment deprivation measures the quality of the environment. It looks at the quality of indoor housing, in particular the proportion of homes that don't meet the Decent Homes standard or have central heating. It also looks at the air quality and number of road traffic accidents in the external environment.<sup>1</sup>

The Living Environment deprivation is high across Camberwell. It is highest in the town centre, along Camberwell New Road, and around the Elmington Estate, Lucas Gardens and Grove Park.

<sup>1</sup> Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)

### LIVING ENVIRONMENT DATA MAP (2019)



 Camberwell Vision Area

Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government)



# SOCIAL EQUITY

## CRIME

### CRIME DATA MAP



The crime deprivation is based off the information for number of recorded crimes under the categories of violence, burglary, theft and criminal damage.<sup>1</sup>

The crime deprivation map differs significantly from the previous maps. West and central Camberwell has noticeably higher levels of crime than the rest of the area, as does the area around Warwick Gardens. There are lower levels of crime recorded in the north and east of the Camberwell vision area.

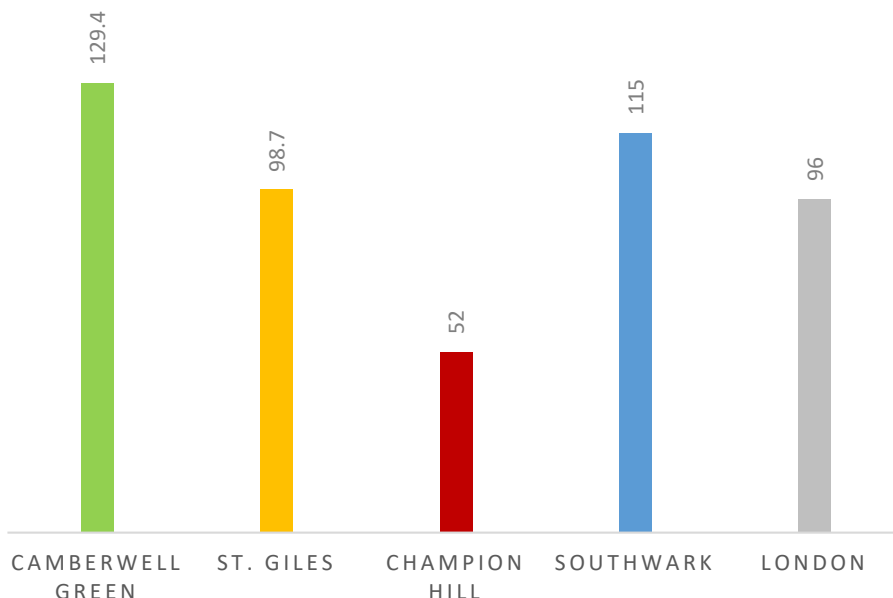
<sup>1</sup> Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)

Camberwell Vision Area

Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government)



### OVERALL CRIME RATE PER 1,000 RESIDENTS (2018/19)



The variation in crime rates is also shown in the overall crime rates for the wards. The crime rate for Champion Hill is lower than both the London and Southwark average. St. Giles has a crime rate similar to the London average. Camberwell Green has a higher crime rate than both the Southwark and London average and has the 6th highest crime rate in the borough

Data Source: Southwark Council, Interactive Ward Profiles (2019)

# HEALTH & WELLBEING

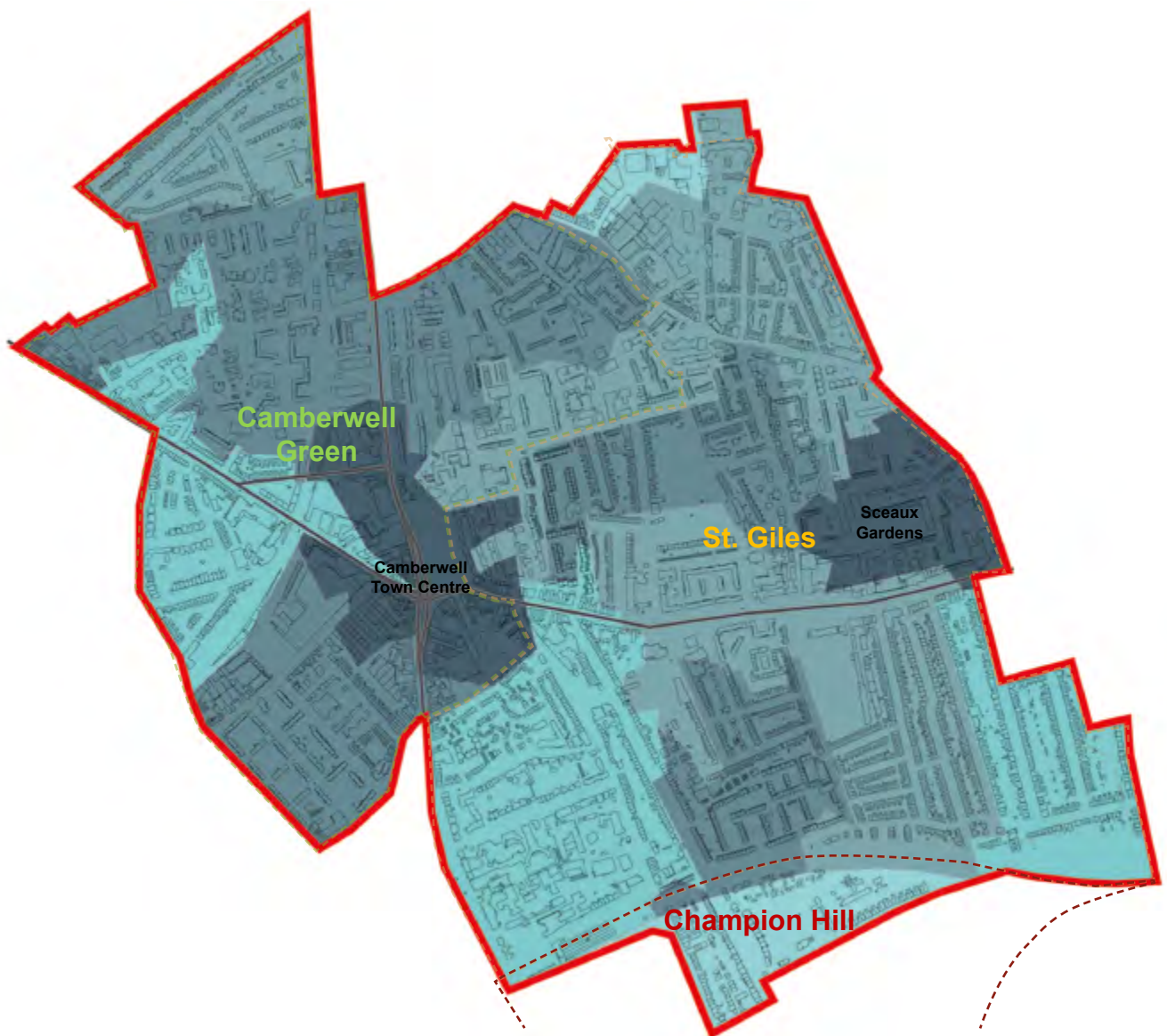
## HEALTH & DISABILITY

The health and disability deprivation is based on years of potential life lost, comparative illness and disability population ratio, acute morbidity and rate of mood and anxiety disorders.<sup>1</sup>

The west, south and north of the Camberwell vision area show reasonably low levels of health & disability deprivation. Pockets of health and disability deprivation are located throughout the area, with the highest deprivation located around the town centre and Sceaux Gardens.

<sup>1</sup> Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)

### HEALTH & DISABILITY DATA MAP (2019)



 Camberwell Vision Area

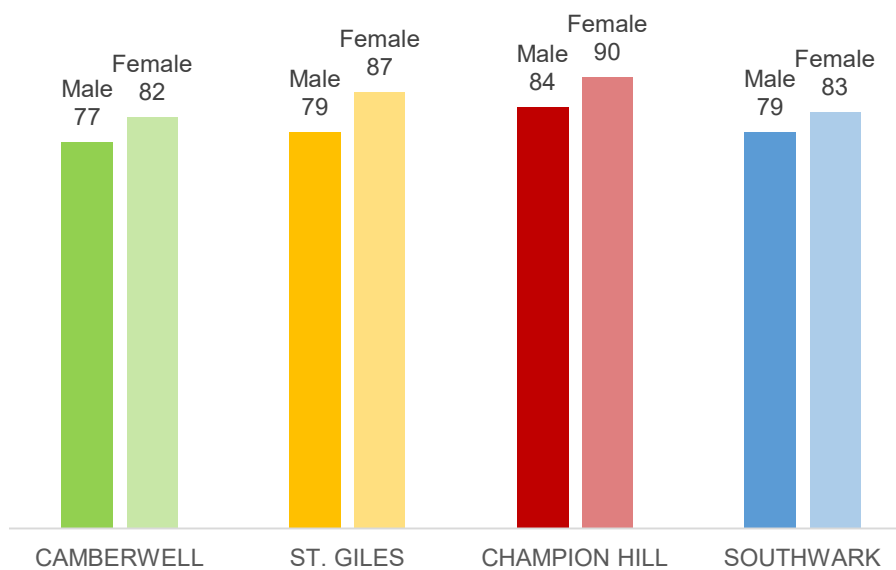
Data Source: The English Index of Multiple Deprivation 2019  
(Ministry of Housing, Communities & Local Government)





# HEALTH & WELLBEING

## LIFE EXPECTANCY (2015-17)



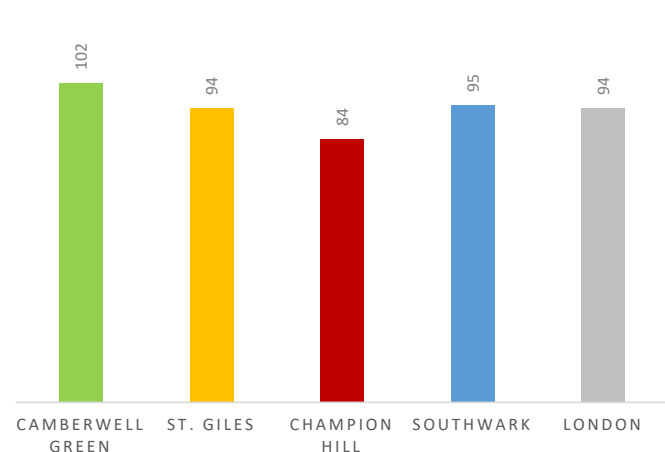
Data Source: Southwark Council, Interactive Ward Profiles (2019)

Southwark has the 6th lowest average healthy life expectancy for men, and 9th lowest for women, of all London boroughs<sup>1</sup>.

Life expectancy varies across the three wards covered by the Camberwell Vision area. Life expectancy for both men and women is higher in the St. Giles and Champion Hill wards than the Southwark average, while Camberwell Green has a life expectancy that is slightly below the Southwark average.

<sup>1</sup> Office for National Statistics: Health state life expectancies, UK: 2014 to 2016

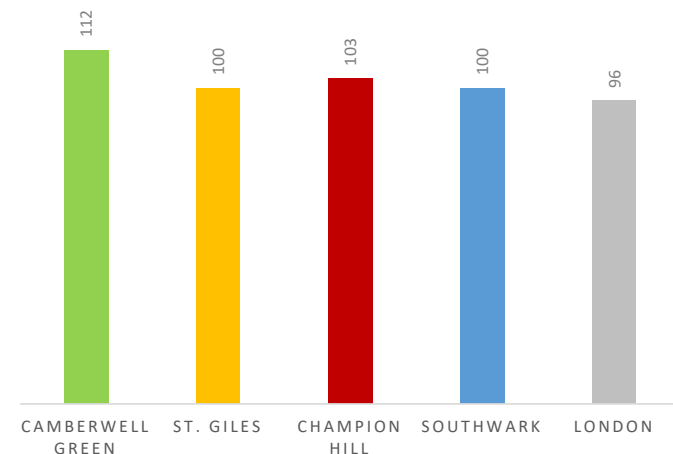
## STANDARDISED ADMISSION RATIO FOR EMERGENCY HOSPITAL ADMISSIONS FOR ALL CAUSES (2013 - 18)



Data Source: Southwark Council, Interactive Ward Profiles (2019)

The amount of emergency admissions to hospital correlate strongly with the life expectancy. Champion Hill has an admission rate below the Southwark and London average. St. Giles has an admission rate that matches the Southwark and London average. Camberwell Green has an admission rate higher than the Southwark average.

## STANDARD INCIDENCE RATES FOR NEW CASE OF ALL CANCERS (2012 - 16)

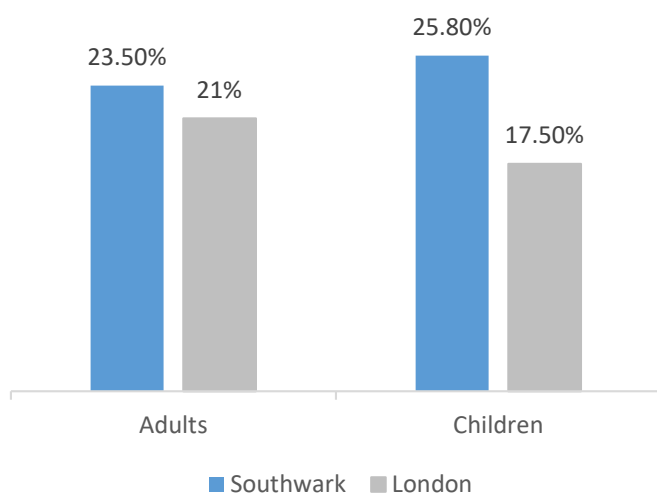


Data Source: Southwark Council, Interactive Ward Profiles (2019)

Incidence rates of cancer are broadly in line with the Southwark average, except for Camberwell Green which has an above average incidence rate for cancer.

# HEALTH & WELLBEING

## FOOD INSECURITY



Food Insecurity In London, City Intelligence – Greater London Authority – June 2019

The Food Standard Agency defines food insecurity as follows:

*“Limited or uncertain availability of nutritionally adequate and safe foods or limited or uncertain ability to acquire acceptable food in socially acceptable ways”<sup>1</sup>*

A 2019 GLA study found that the adult population in Southwark had higher household food insecurity than the London average. The food insecurity for children was even higher<sup>2</sup>.

<sup>1</sup> Food Standards Agency – Low Income Diet and Nutrition Survey (2007)

<sup>2</sup> Food Security In London, City Intelligence – Greater London Authority – June 2019

A survey by GLA found that food insecurity was made worse by existing inequalities. Lower average levels of food security were found across disadvantaged groups including: black respondents; those in social-rented tenancies; those reporting being ‘often lonely’; those with dependent children; those who are unemployed or long-term sick/disabled; those on low incomes and those with burdensome debt.<sup>3</sup>

A healthy basket study was commissioned by Southwark in 2020. This investigated access to healthy, affordable and appropriate food across the borough. A ‘healthy basket’ was developed following a community engagement event on 23rd January 2020 at Bells Gardens Community Centre, Peckham. The study found that the availability of the healthy basket was low across the borough. It was typically far more available in areas that had access to a supermarket. All supermarkets in the study sold over 75% of the basket, in contrast to only 11% of convenience stores.<sup>4</sup>

<sup>3</sup> Greater London Authority 2019. Survey of Londoners

<sup>4</sup> Reid, S. (2020) ‘Southwark ‘healthy basket’ study’

## THE ‘HEALTHY BASKET’



Reid, S. (2020) ‘Southwark ‘healthy basket’ study’


# HEALTH & WELLBEING

## FOOD ACCESS MAP






A food access map was created looking at supermarket catchment areas and other food stores and street markets. Areas of multiple deprivation are also overlaid. This is to show how the food access is exacerbated by existing inequality and deprivation.

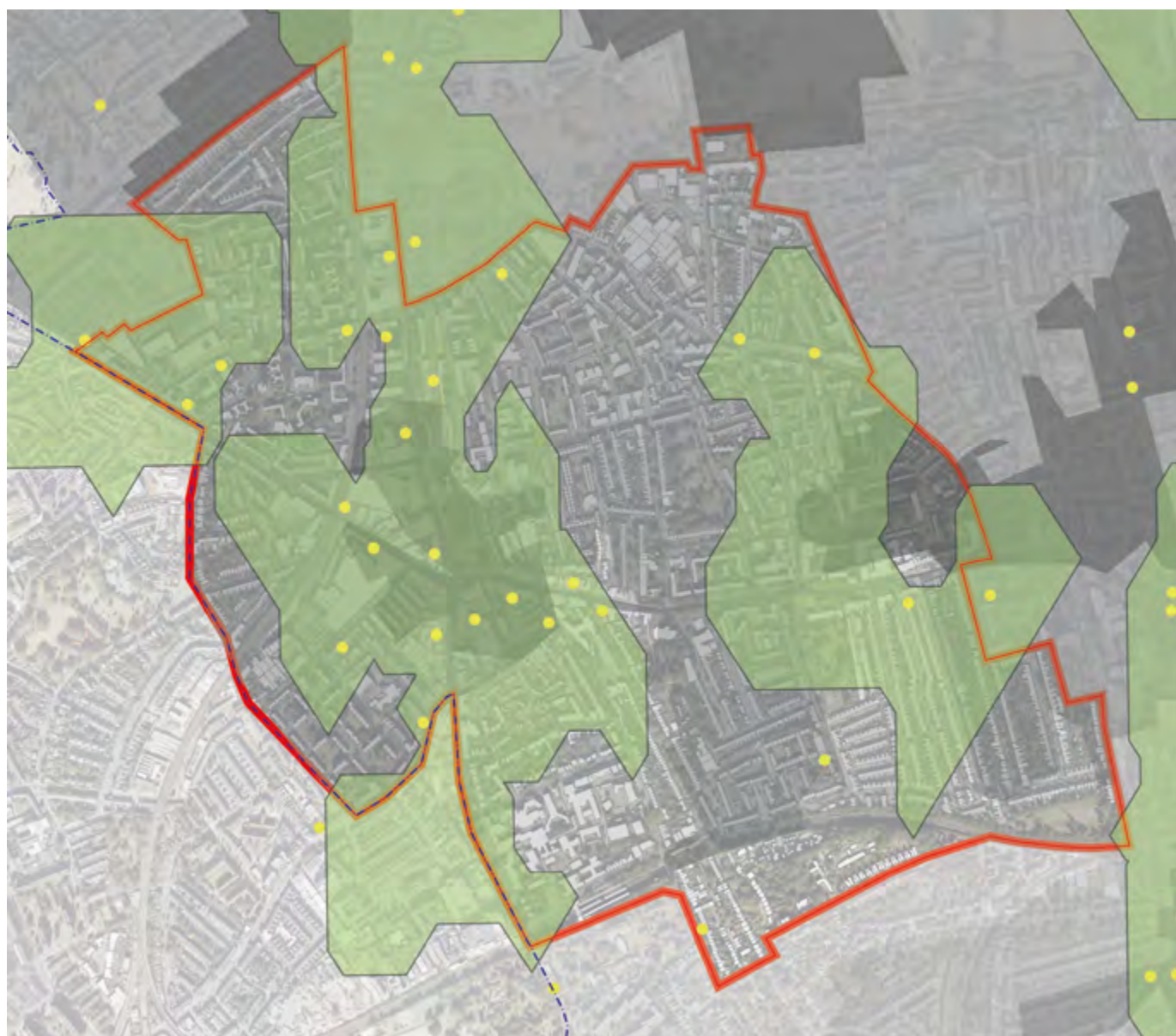
Central Camberwell had a good level of food access, but there is a corridor of poor food access that runs across the east of the Camberwell Area. There are further pockets in the north-west, south-west and south-east.

### KEY

-  Southwark Boundary
-  Camberwell Area Vision Boundary
-  Supermarket Catchment Area
-  Food retail business / street market

### Indices of Multiple Deprivation

-  0 - 5042 (most deprived)
-  5042 - 11993
-  11993 - 18943
-  18943 - 25894
-  25894 - 32844 (least deprived)

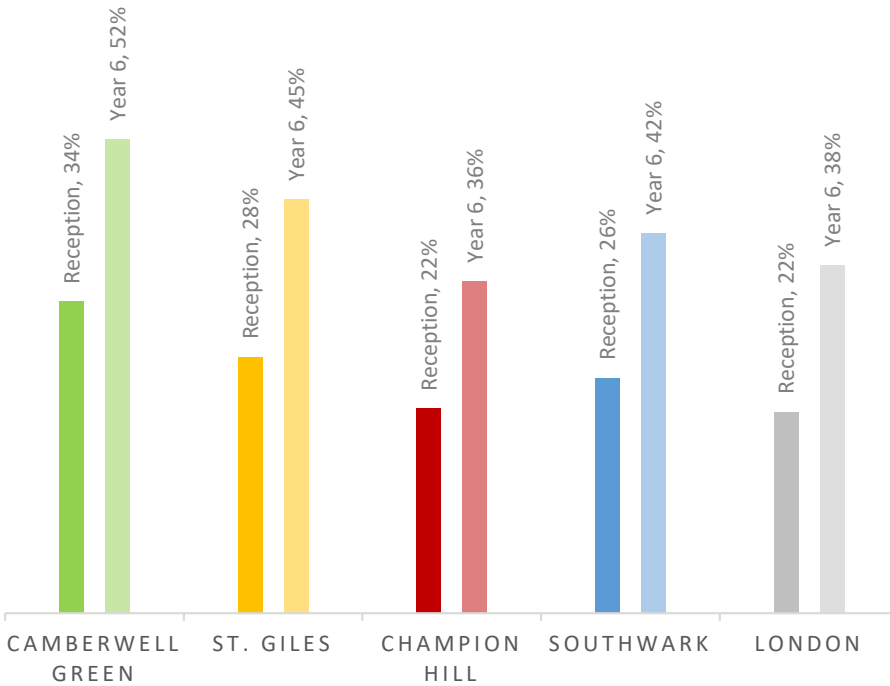


Adapted from 'Food Access Map of Southwark - Reid, S. (2020) 'Southwark 'healthy basket' study'

# HEALTH & WELLBEING

## CHILD OBESITY

### EXCESS WEIGHT BY WARD (2015/16 - 2017/18)



Excess weight is defined by the body mass index, referring to children classified as overweight, obese or severely obese. Excess weight can lead to a range of physical and psychological health issues.

London has the highest amount of excess weight in 10-11 year olds than any other region of England.<sup>1</sup>

Camberwell Green and St. Giles, both have excess weight above both the Southwark and London average.

<sup>1</sup> London Child Obesity Taskforce 'Unhealthy Weight In London's Children - What We Know' (2019)

There is a strong correlation between food security and childhood obesity. It is recognised that the surrounding environment is a significant influencing factor in rates of unhealthy weight in children. There have been shown to be strong links between deprivation and excess weight. A child in one of London's poorest neighbourhoods is twice as likely to experience unhealthy weight than a child living in one of the richest neighbourhoods<sup>1</sup>. Low-income neighbourhoods have higher amounts of unhealthy food options, and children from lower socio-economic groups consume takeaways more frequently than other children<sup>2</sup>.

A 2019 study by Guy's & St. Thomas' Charity & Gehl, found that 24% of food places in Camberwell were fast food & takeaway outlets. This is compared to 14% in Peckham, and only 23% of food shops in Camberwell had displays of fresh food, in contrast to 65% in Peckham<sup>3</sup>.

<sup>1</sup> London Child Obesity Taskforce, 'Unhealthy Weight In London's Children - What We Know' (2019)

<sup>2</sup> Guy's & St. Thomas' Charity & Gehl, 'Understanding Southwark's Food Experience' (2019)

<sup>3</sup> ibid



TITCHIE

MIRABELLA HAIR  
274 1000 1000

Morley's  
Food & Post Pack Chicken & Burgers

Mangoal

GABBY'S  
HAIR PERKS & MORE



# SOCIAL DEVELOPMENT

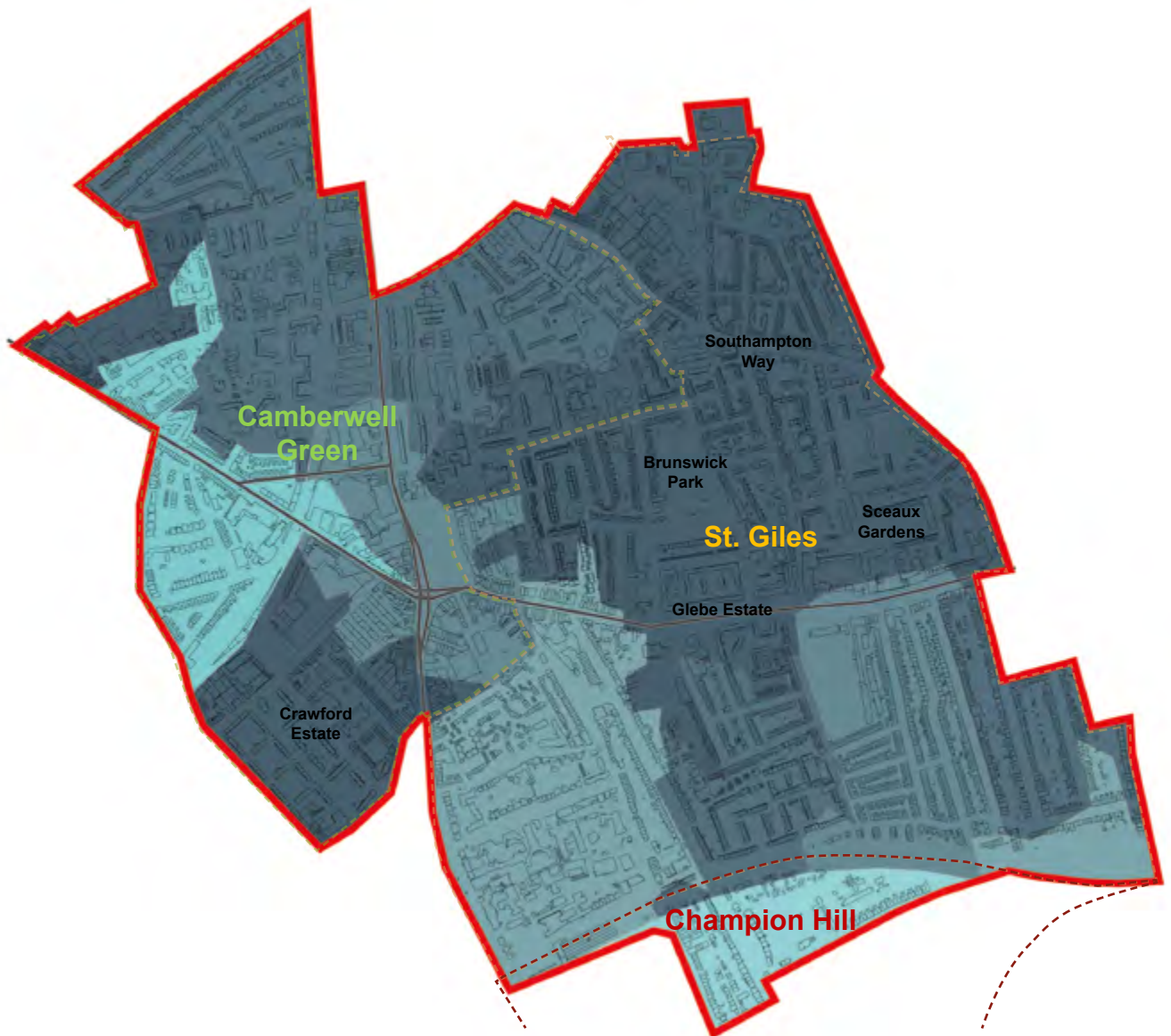
## CHILD DEVELOPMENT

Income deprivation is one of the factors with a high impact on child development. Southwark has higher levels of child poverty than both the London and National averages<sup>1</sup>.

The map below shows the proportion of children aged 0 to 15 living in income deprived families. North-east Camberwell shows the highest concentration with a large amount of the area more deprived than the national average. There are further pockets of income deprivation affecting children in the south-west and north-east.

<sup>1</sup> Southwark Council, 'Social Regeneration Indicators' (2019), <https://www.southwark.gov.uk/health-and-wellbeing/public-health/health-and-wellbeing-in-southwark-jsna/social-regeneration-indicators?chapter=7> [Accessed: 03/02/2022]

### INCOME DEPRIVATION - AFFECTING CHILDREN (2019)



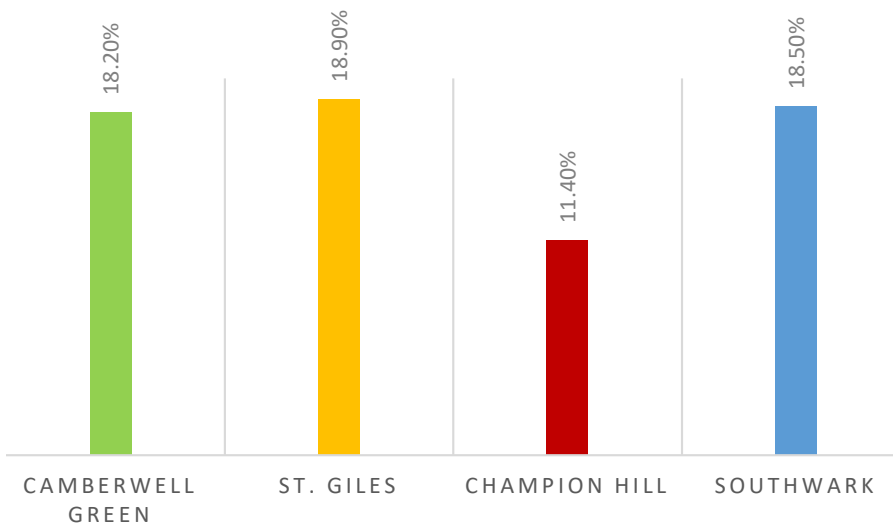
 Camberwell Vision Area

Data Source: The English Index of Multiple Deprivation 2019  
(Ministry of Housing, Communities & Local Government)



# SOCIAL DEVELOPMENT

## CHILDREN AGED 0-15 YRS LIVING IN HOMES CLAIMING OUT OF WORK BENEFITS (2017)

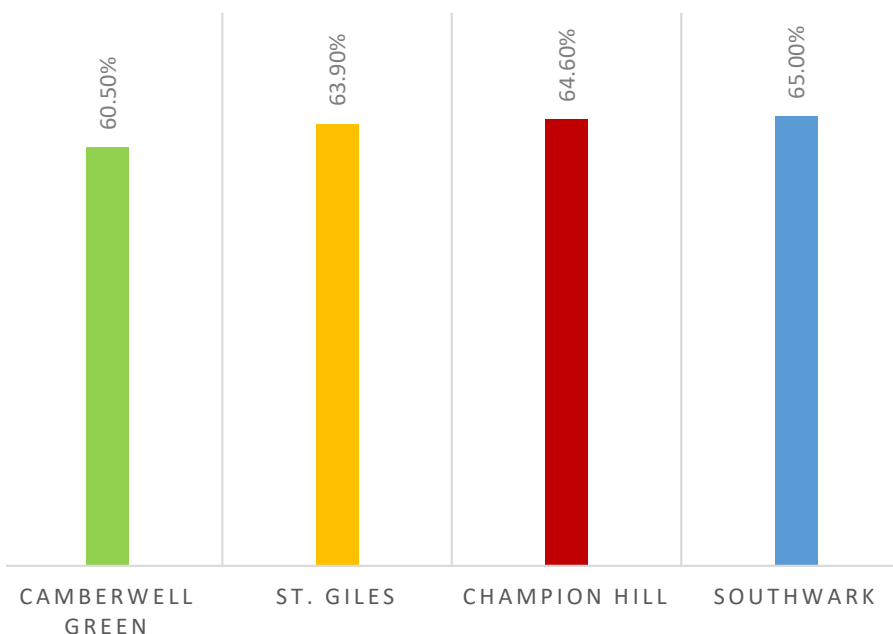


Camberwell Green and St. Giles have similar levels of children aged 0-15 years living in homes claiming out of work benefits to the Southwark average.

Champion Hill has a significantly lower percentage. This matches the deprivation map, with the part of the Camberwell vision area within Champion Hill having the lowest level of income deprivation affecting children.

Data Source: Southwark Council, Interactive Ward Profiles (2019)

## PERCENTAGE OF PUPILS ACHIEVING A GOOD LEVEL OF DEVELOPMENT AT AGE 5 YRS IN 2015



Children are considered to reach a good level development if they meet the expected early learning goals. It often referred to as 'school readiness'.

Child development is lower across all three wards than the Southwark average. Yet all these are above the national average of child development, which is 60.4%<sup>1</sup>

<sup>1</sup> Southwark Council, Interactive Ward Profiles (2019)

Data Source: Southwark Council, Interactive Ward Profiles (2019)

Experience





# ENGAGEMENT SUMMARY

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The following are a list of community engagement and consultations that have taken place in Camberwell in the last 3 years, organised by Southwark Council or other community interest charities or commissioned parties. These were held in order to develop an understanding of the complex and varied experiences of residents, traders and stakeholders in the Camberwell area.

## **UNDERSTANDING SOUTHWARK - DAILY LIFE AND THE IMPACT OF COVID-19 ACROSS THE BOROUGH**

**APRIL 2020 - AUGUST 2021, SOCIAL LIFE**

A research study commissioned by Southwark Council that explored the impact of Covid-19 across the borough. Camberwell was one of six areas that were given specific focus.

The study included residents surveys, business surveys, stakeholder interviews, street interviews, walking interviews, trader interviews, online stakeholder engagement and statistical analysis. Further research was completed focusing on just the experiences of young people.

## **COMMUNITY INVESTMENT PLANS**

**MARCH - NOVEMBER 2020, SOUTHWARK COUNCIL**

An online consultation was run for projects to be put forward to be undertaken using local CIL payments. These set forth community priorities. These were then considered by ward councillors. Chosen projects were progressed, including Camberwell Routes for All, a water butts pilot scheme on D'Eynsford estate, renovation of Dog Kennel Hill Adventure Playground, play equipment for Camberwell Green and the replacement of Theatre Peckham main doors.

## **CAMBERWELL GOALS WORKSHOP**

**FEBRUARY 2020, SOUTHWARK COUNCIL**

An in-person workshop held with key stakeholders and resident representatives to agree upon the key goals for social regeneration in Camberwell.

## **UNDERSTANDING SOUTHWARK'S FOOD EXPERIENCE**

**DECEMBER 2019, GUY'S & ST. THOMAS' CHARITY & GEHL**

Research done by Gehl and Guy's & St. Thomas' Charity, an independent urban health foundation. The study focused on the foodscape of Camberwell & Peckham, combining street interviews with data analysis and site surveys to develop an understanding of the food experience of the two town centres.

## **CAMBERWELL COMMUNITY PRIORITIES**

**JANUARY - JULY 2019, GORT SCOTT & SOUTHWARK COUNCIL**

A series of consultation events to establish the community priorities for Camberwell's future, including community walks, public consultations, workshops and consultations with Southwark Pensioners, young people and community and TRA representatives.

# LOCAL IDENTITY

## CAMBERWELL IDENTITY CAMPAIGN

A project was launched in 2019 by local community groups SE5 Forum, Camberwell Society and Camberwell Arts to celebrate the identity of the area. This led to the formation of the Camberwell Identity Group. Through engagement with the local community and businesses, the following six themes were established, with the below banners designed by the group:



Above: Banners produced by the Camberwell Identity Group

### RICH WITH FOOD & DRINK

- Camberwell is an area with a diverse mix of restaurants, offering food from around the world at a range of budgets and styles.
- The weekly Camberwell Green farmers market on Saturdays provides further opportunities for finding food and drink.

### BUZZING WITH BUSINESS

- Trade has been a key part of Camberwell's history since it was a small farming village trading fresh produce with London.
- Camberwell today has a variety of independent shops and local businesses.

### FRESH WITH GREEN SPACES

- The parks and green spaces are an important part of the area for the local community.
- Camberwell has a history of rich biodiversity, including giving its name to the 'Camberwell Beauty' a migrant butterfly that arrived in the area in the 18th century.

# LOCAL IDENTITY



Above: Banners produced by the Camberwell Identity Group

## FLOWING WITH CREATIVITY

- Camberwell is home to an array of art galleries, art schools and creative industries.
- Many actors, musicians, authors and artists have strong links to Camberwell.

## FOR HEALTH & WELLNESS

- Camberwell has a strong history of health and wellness, with asylums, hospitals and public baths in the area.
- King's College Hospital and the Maudsley Hospital have both been located in Camberwell for over a century.

## ALIVE WITH COMMUNITY

- Camberwell had a proudly diverse and active community of residents and businesses.
- The diversity of the area is reflected in the eclectic architecture, from Georgian terraces to modernist housing estate.

# LOCAL IDENTITY

## PHYSICAL IDENTITY

Camberwell's physical identity reflects its diverse and varied history. The map below has been produced as part of the Camberwell Identity campaign.

### GREEN SPACES

The importance of the green spaces in Camberwell is shown clearly. There are a variety of parks and green spaces, each with their own character, from the expansive Burgess Park to the secluded St. Giles churchyard.

### TOWN CENTRE

Camberwell's historic urban layout is important to its physical identity, with a clearly distinct town centre. Commercial, leisure and community uses centred are around a communal green located at the heart of the area.

### ARCHITECTURE

A variety of buildings of different architectural styles have been highlighted. These are highly varied, from the ornate Victorian building of the South London Gallery and Camberwell Leisure Centre, to the post-war modern Theatre Peckham and Camberwell College of Arts extension, to the recent contemporary additions of the Camberwell Library and the Ortus Conference and events centre.

This reflects this eclectic and varied mix of architecture that can be found throughout Camberwell.



Above: Camberwell Map, produced by the Camberwell Identity Group

CAMBERWELL SIKIF



# SAFETY & SOCIABILITY

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The following summary is taken from the 'Understanding Southwark - Daily life and the impact of Covid-19 across the borough' report by Social Life (October 2021) and the 'Southwark Stories' report by Social Life (December 2021). This is a compilation of walking interviews carried out by the Social Life team in Summer 2020 and Summer 2021.

## SAFETY

- Camberwell was largely described as safe and quiet in the Social Life study. Interviewees felt there were enough people around and an adequate police presence to ensure safety.
- While overall residents felt safe in their area, not all felt safe after dark. There were some worries about antisocial behaviour on Camberwell Green, including street drinking.
- Some residents and traders were concerned that an increase in the night-time economy might increase anti-social behaviour on the streets.

*"It is as safe as anywhere. I am familiar with the place, I know the neighbours and I feel safe. There are low crime rates and I feel like I am in a bubble of safety."*

*- Camberwell Resident, 2021*

*"I feel safe here, despite it being the stabbing capital of London. Maybe it's my middle-aged cloak of invisibility."*

*- Camberwell Resident, 2021*

## TRUST & BELONGING

- Camberwell residents from the 'Southwark Stories' walking tours reported feeling invested in their local community. They all said they felt that they belong in the area and felt a connection to the neighbourhood. Proximity to green spaces and plentiful local shops and restaurants were highlighted as important aspects. They praise Burgess Park, some spend a big part of their everyday life there. All enjoy spending time locally and value the rich variety of ethnic shops and restaurants.
- Diversity is seen as a key strength of the local area. While residents perceived Camberwell to be home to a mix of people, residents were uncertain whether those from different backgrounds interact regularly.
- Residents and stakeholders noted that more community events and activities would encourage wider participation and would help develop networks of support across groups.

*"Yes, [I belong]! I have been here a long time, from when it was nothing, and do feel like I belong - it's like any relationship, they have their ups & downs but you have to stick with it, not just chop and change; how will you ever build anything that lasts?"*

*- Camberwell Resident, 2020*

*"The great diversity of people has always been a very strong point of the area."*

*- Camberwell Resident, 2020*







# SAFETY & SOCIABILITY

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## SATISFACTION WITH LIFE & AREA

- There is a definite pride in the neighbourhood, its parks and its social infrastructure. Residents appreciate the improvements that have been made to date. They care enough to make suggestions about where further improvements need to be made.
- Burgess Park and other green spaces are highly valued by residents. These have been important places where people connected to each other throughout the pandemic. Many people reported meeting friends and socialising with neighbours in the park.
- Pollution, noise and air quality were among the major concerns for those who took part in the research. Some residents noted that areas around Camberwell Green, where the traffic moves slowly and buses and lorries are idling, are most affected by noise and pollution.

*“I love my flat and I adore where I live.”*

*- Elmington Estate Resident, 2020*

*“Camberwell is quite segregated in its built environment.”*

*- Camberwell Student Resident, 2021*

*“So many different cultures and things to do.”*

*- Gloucester Grove Resident, 2020*

## SOCIAL COHESION

- Residents reported having plenty of people to turn to for support. This was largely attributed to a strong voluntary sector, local community organisation and tenant & residents' associations.
- While many residents spoke of the kindness of neighbours and friendliness between different social groups, some concerns were raised about issues facing less visible groups, especially black, disabled or low-income residents. Newer white residents were considered the least likely to integrate.
- Most traders reported having a varied client base and many regular customers. The more expensive hospitality businesses described having an older, middle-class, white customer-base.

*“I don't know. I sort of feel like I'm passing through and everyone has just been put here, doing their own thing, co-existing separately but peacefully.”*

*- Camberwell Resident, 2021*

*“We have everyone: British, African, Asian, we welcome everybody. ... Customers come from everywhere, we welcome everyone.”*

*- Local Trader, 2021*

# SAFETY & SOCIABILITY

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## LOCAL CHANGE & CONTROL

- There are mixed views about the changes that are taking place locally. Camberwell residents were generally sceptical about their ability to influence what goes on in their area.
- A common feeling is that the regeneration will not bring opportunities for long standing residents. There are fears that this group might be pushed out of the area. A smaller group of residents was more positive about the current pace of development. These appreciated that the area is attracting new visitors.
- Other particular issues affecting individuals were problems such as getting repairs done.
- Several residents raised concerns about the amount of community engagement that has moved online in the pandemic. They hoped that opportunities for face-to-face participation will return once lockdown measures are lifted.

*“the few times I’ve engaged with the council it’s been difficult. I don’t know where to get more info about the outcome”*

*- Camberwell Resident, 2020*

*“It’s hard to get in touch [with the council] unless you are online.”*

*- Camberwell Resident, 2020*

*“We don’t have the council’s back up and support.”*

*- Elmington Estate Resident, 2020*

*“We contribute to the area, contribute to the ambience but we don’t have control over what happens. It’s not that we feel we can’t, we’re just not really into changing the area, so don’t get involved.”*

*- Local Trader, 2021*



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SOUTH 2018

**GOSCHEN ESTATE**  
ALL WORKERS & VISITORS PLEASE REPORT TO THE SITE OFFICE.  
SECURITY AND SAFETY MUST BE MAINTAINED AT ALL TIMES.  
WORKING WITH THE NEIGHBOURHOOD  
PLEASE KEEP TO THE FOOTPATHS  
PLEASE DO NOT USE LIFTWAYS  
PLEASE DO NOT CLIMB ON SCAFFOLDING  
PLEASE DO NOT TOUCH OR REMOVE MATERIALS  
PLEASE DO NOT SMOKE OR CONsume ALCOHOL  
PLEASE DO NOT USE DRUGS OR RECREATIONAL SUBSTANCES  
PLEASE DO NOT OPERATE MACHINERY UNLESS TRAINED AND LICENSED  
PLEASE DO NOT OPERATE MACHINERY WITHOUT THE NECESSARY PERMITS AND APPROVALS  
PLEASE DO NOT OPERATE MACHINERY WITHOUT THE NECESSARY TRAINING AND APPROVALS  
PLEASE DO NOT OPERATE MACHINERY WITHOUT THE NECESSARY TRAINING AND APPROVALS

**WELCOME**  
HAPPY WELCOME TO ALL  
VISITORS TO THE SITE



# YOUNG PEOPLE'S EXPERIENCE

## UNDERSTANDING SOUTHWARK YOUNG PEOPLE'S PERSPECTIVES

The following is a summary of some of the findings from the 'Understanding Southwark - Young people's perspectives' report by Social Life (October 2021). The study was not specifically focused on Camberwell, but looked at the experience of young people across the Borough as a whole.

### IMPACT OF COVID ON EVERYDAY LIFE

- Young people reported a decrease in mental well-being due to the Covid-19 pandemic. They said that this was particular due to an increase sense of isolation and anxiety and a loss of social interaction and events.
- Lack of daily routine has led to a disconnect from their local areas. The closure of particular places, such as fast food outlets, barbers, libraries, clothes shops and churches has been highly negative. These places play a significant social role for young people.

### LOCAL ASSETS & CHALLENGES

- Access to outdoor and green spaces became important gathering places for young people to exercise, socialise or just find some important time away from their families. Burgess Park and Brunswick Park were both mentioned as important local assets.
- Larger parks with decent outdoor facilities were the preference. Especially ones with playgrounds, football pitches and basketball cages.
- Benches were discussed as being important places for socialising. Some of the young people interviewed recognised the negative reaction this sometimes had from neighbours and the local police.
- Young people highlighted the lack of youth clubs, indoor and outdoor gyms and sports clubs. More of these facilities were seen as having the potential to make the local area vibrant, safer and more inviting.

*"There are no spaces for young people where they can engage and interact, where young people feel free, where they feel they can do what they want."*



Participants were asked to contribute hand-drawn maps. The map of Camberwell above highlights Camberwell Green, Nandos and Morrisons as key local places. (Social Life - 'Understanding Southwark Young people's perspectives', October 2021)

*"I would pass time sitting on park benches, just make sure I was not stuck indoors for a long time. Even though I'm outside it isn't the experience I want ... I want to be around more people, to be outside with friends."*



Participants were asked to take photographs of local spaces in the local area they would go to regularly before the Covid-19 pandemic. McDonalds on Denmark Hill was highlighted as key social place. (Social Life - 'Understanding Southwark Young people's perspectives', October 2021)

# YOUNG PEOPLE'S EXPERIENCE

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## A PLACE TO BELONG

- Young people broadly feel that they belong and get on well with other people in their area. Some young people reported instances of tension and discrimination on the basis of race and age.
- There were concerns expressed of changes in their local area leading to a loss of local identity and a sense of belonging. Some participants were concerned that they would no longer feel a sense of belonging to the area in the future.

*“Race and age determine who gets discriminated. Brown skin, black skin and young people. Race is important but also age ... mainly age ... Sometimes young people are outside just chilling out and people think they are up to no good.”*

*“Young people are definitely not involved in regeneration processes. Recently, there was an indoor event at the local community hall, but younger people are never encouraged to attend such events or have their opinions heard.”*

## LOCAL CHANGE AND CONTROL

- While some respondents spoke positively of changes in the local area, there was a significant amount of scepticism that the changes were providing benefit to young people or existing residents.
- The consultation processes implemented by the council were not seen as effectively including young people.

## SAFETY

- Young people reported feeling safe during the day, but expressed concerns about violence and gangs.
- A strong sense of community and knowing neighbours was described as contributing positively to perceptions of safety.

## SUPPORT AND OPPORTUNITIES

- Participants highlighted a need for more support for young people, with a lack of youth centres, mentoring, apprenticeships and internships a major concern.
- Young people expressed a need for more widely available counselling and well-being services.



While young people were worried about the long-term impact of changes, some projects were welcome, such as Camberwell Library. (Social Life - 'Understanding Southwark Young people's perspectives', October 2021)

*“It would be a good idea to have health services for young people where they can drop in.”*

# YOUNG PEOPLE'S EXPERIENCE

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## CAMBERWELL FOODSCAPE - UNDERSTANDING SOUTHWARK'S FOOD EXPERIENCE FOR YOUNG PEOPLE

A study was done by Gehl and Guy's & St. Thomas' Charity, an independent urban health foundation, focusing on the foodscape of Camberwell & Peckham. This combined street interviews with data analysis, public life surveys and site surveys to develop an understanding of the food experience of the two town centres. A foodscape is defined as a "landscape of purchased and/or consumed foods and the resulting cultural associations".<sup>1</sup>

The study placed particular emphasis on understanding the relationship between the design of the built environment in these town centres and childhood obesity.

The following are summary points extracted from the report of their findings entitled 'Understanding Southwark's Food Experience', published in January 2019:

<sup>1</sup> Guy's & St. Thomas' Charity & Gehl, 'Understanding Southwark's Food Experience' (2019)

### PUBLIC ACTIVITY

- Denmark Hill was recognised as a street with a high level of public activity, with 1650 pedestrians passing hourly at the daily peak of 2pm.

### BUILT ENVIRONMENT

- Camberwell was lacking in active, vibrant foodscape frontages, with a particular lack of stores showing fresh produce.
- Fast food and takeaway outlets accounted for 24% of the food-related frontages in Camberwell.
- The most popular food places for young people, were those with vibrant but inactive frontages, featuring low amounts of transparency but high levels of advertising.

### TRANSPORT HUBS & HIGH STREETS

- Transport hubs are significant social and gathering places, particularly for young people. Waiting for transport was the dominant activity of young people in Camberwell's public space, accounting for 22% of time, in contrast to 19% in conversation and 15% playing. Interviews revealed that 25% of young people in 2019 were commuting to school.
- Fast food outlets are concentrated around public transport hubs. In many cases fast food places are acting as more welcoming extension of bus stop environments.

### EATING BEHAVIOUR

- Young people eat out a lot - 88% of young people aged 6-16 said they eat out 1-5 times a week.
- Young people eat out because they like the food and to be social with family and friends.
- 1 in 3 young people who we observed in the foodscape were in fast food shops after school hours.

### SOCIAL SPACES

- Camberwell is limited in public amenity spaces where young people can gather.
- Fast food outlets were provided as examples of civic spaces, as they are typically welcoming places where young people can spend time in an informal way, with low stakes, as well as having tasty food.

# YOUNG PEOPLE'S EXPERIENCE



Camberwell Green was identified as a popular place, with a range of healthy activities and experiences on offer for a range of young people, from young children to teenagers. These including spaces for sitting, exercising and playing, to shopping at the Saturday food market. Of 258 people observed in Camberwell Green, 96% of activities taking place were exercising and playing.

(Guy's & St. Thomas' Charity & Gehl, 'Understanding Southwark's Food Experience', 2019)



McDonalds and Nandos were recorded as the most social places in Camberwell for young people aged 6-16 after school hours and at 2pm. They are popular because they are sheltered places with tasy food and toilets, that are welcoming and informal. Young people feel free to gather there, without their behaviour being monitored or controlled. Both outlets also benefit from their close proximity to public transport links, with McDonalds in particular just 5m from the Denmark Hill bus stop.

(Guy's & St. Thomas' Charity & Gehl, 'Understanding Southwark's Food Experience', 2019)

# COVID-19 IMPACT

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The following summary is taken from the 'Understanding Southwark - Daily life and the impact of Covid-19 across the borough' report by Social Life (October 2021) and the 'Southwark Stories' report by Social Life (December 2021), a compilation of walking interviews carried out by the Social Life team in Summer 2020 and Summer 2021.

### MAIN IMPACTS

- Residents reported that the Covid-19 pandemic has led to increased financial hardship due to job losses. They also reported increased anxiety, loneliness and loss of confidence.

### MENTAL HEALTH & WELLBEING

- Residents were worried that lockdowns had affected people's physical and mental health.
- Some commented how reduced physical activity and eating processed foods is having an impact on their bodies.
- A majority of residents and stakeholders reported that issues such as anxiety, loneliness, and loss of confidence were affecting people from all age groups. Younger and older people were identified as being most at risk.

### VULNERABLE GROUPS & INDIVIDUALS

- The disproportionate impact of the pandemic on vulnerable groups and lower-income communities was a concern raised during the three phases of research.
- Interviewees spoke about how vulnerable people, including those with dementia or living in overcrowded households, have struggled.
- Residents and stakeholders reported that the pandemic put a further strain on people working informally, in precarious work or on zero-hours contracts.

*"It's been tough with the mosque and things not being open to socialise, but feel good now that everything is open so I can go to the pub and co-op. More people are going out to support the local market. There are more activities and we gather more with other families."*

*- Resident*





# COVID-19 IMPACT

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## **VOLUNTEERING & SOCIAL INVOLVEMENT**

- Volunteering with local groups increased during the first lockdown in March-June 2020. Residents spoke about working with local groups to deliver groceries or prescriptions to people who were shielding. This made them feel more involved in their local communities at a time when other community activities had stopped.
- In the third phase of research, fewer residents spoke about their volunteering activities and participation in mutual aid groups. This suggested that there had been a drop in involvement as the pandemic entered its second year.

*“During lockdown, my neighbours always called to ask about my wellbeing. The kids in the area also used to check in.”*

*- Resident, 2021*

## **TRADER IMPACT**

- Traders in Camberwell report significant negative impact from the pandemic. It is something that is still causing difficulties, both with regards to bringing back customers and finding staff. Many are exploring an increase in online presence and home delivery, which may impact their high street presence.
- In June and July 2021, with the easing of the third national lockdown, Camberwell residents and stakeholders reported that their local area was slowly coming back to life. However, many traders said that they were still struggling with the effects of lockdowns and noted a sense of reluctance among their customers to come into their stores.

*“Nobody wants to work in catering any more. Before the pandemic it was getting very hard, now even harder... During lockdown people were rethinking their lifestyle and in particular those that work in hospitality have decided that there are easier ways of making a living.”*

*- Trader*

# COMMUNITY PRIORITIES & GOALS

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## SUMMARY OF GOALS

The following community goals and priorities have been consolidated from the following engagement:

- **Understanding Southwark Survey - Social Life (October 2021)**
- **Community Investment Plans - Southwark Council (March - November 2020)**
- **Camberwell Community Goals Workshop - Southwark Council, (12 February 2020)**
- **Camberwell Community Priorities - Gort Scott & Southwark Council (January - July 2019)**

As well as follow up discussions from December 2021 - March 2022 with the community representative attendees of the Camberwell Community Goals Workshop on 12 February 2020.



### CELEBRATE LOCAL IDENTITY & HERITAGE

- Celebrating Camberwell as a destination with great culture, healthcare institutions and a place with a proudly diverse heritage.
- Protection and restoration of heritage buildings.
- All new developments to express the local identity of Camberwell and respond the historic surrounding character.



### TOWN CENTRE

- Strengthen and enliven Camberwell town centre in the day and evening
- Improvement of the built environment of the town centre, such as shop fronts, lighting and facilities.
- Better utilisation of upper floors of high street buildings.



### GREEN SPACES & BIODIVERSITY

- Improving air quality and green infrastructure.
- Better maintenance and enhancement of existing green spaces.
- More community gardens
- Opening up of under-used, fenced off green spaces in housing estates.
- Address fly-tipping



### ENHANCE PEDESTRIAN AND CYCLING ROUTES

- Improve connections with new routes and improved existing routes.
- Improvement of pedestrian infrastructure and crossings to make routes and spaces accessible to all.
- More segregated cycle lanes, pedestrianised areas and an improved public realm.
- Improve safety in spaces and journeys

# COMMUNITY PRIORITIES & GOALS

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### IMPROVE PUBLIC TRANSPORT AND ROAD CONGESTION

- Improvements in public transport infrastructure, such as the reopening of Camberwell Station.
- A reduction in the levels of vehicle traffic and parked cars, without impacting the surrounding residential streets.



### HEALTH & WELLBEING

- More leisure and health facilities and improved maintenance of current facilities.
- Support people who are suffering from social isolation
- Improving air quality
- Address noise pollution caused by traffic
- Improving access to healthy food



### COMMUNITY SUPPORT

- Greater provision of affordable housing and protection for existing residents.
- Ensure that existing residents are not negatively impacted by any changes in the area.
- Collaboration between Southwark and Lambeth.
- Invest in neglected areas in Camberwell and make vacant or under-used premises available for community uses.
- Provision of community hubs in the area.



### SUPPORT FOR YOUNG PEOPLE

- Better facilities for young people, such as youth centres.
- Inclusion of young people in the public realm and in decisions being made.



### SUPPORT FOR OLDER PEOPLE

- More street furniture & public facilities
- Drop-in locations & community hubs



### SUPPORT FOR BUSINESS

- Awareness and support for local businesses, especially independent ones, to ensure that the mix of businesses and uses reflect the diverse population of the surrounding area.
- The preservation and provision of more affordable workspaces, including light industrial and artist spaces.
- Support for new enterprises, and the provision of start-up spaces.
- The impact of larger businesses and institutions should be maximised and coordinated.



# CHARACTER AREAS





# CHARACTER AREAS

The area overview analysis has been used to divide Camberwell into distinct character areas:

## TOWN-CENTRE / HIGH STREET



1: Camberwell Town Centre



2: Camberwell Road



3: Station Road



4: Camberwell New Road

## SPECIALIST-USE



5: Peckham Road



6: Maudsley



7: Burgess Business Park

## RESIDENTIAL

8: Grosvenor Park

9: Wyndham & Comber

10: Elmington West

11: Elmington East

12: St. Georges

13: D'Eynsford

14: Brunswick Park

15: St. Giles & Havil

16: Southampton & Sceaux

17: County Grove

18: Crawford West

19: Crawford East

20: Love Walk

21: Grove

22: Graces

23: Lettsom

24: Grove Park

25: Warwick Garden Terraces



# CHARACTER AREA 01

# CAMBERWELL TOWN CENTRE



Camberwell Town Centre is a historic town centre. The street pattern has remained largely unchanged since the 19th century. Many of the buildings of this period have also been retained.

The focal point of the area is Camberwell Green. The green is next to the key intersection of the A202 and A215. From here spread the four roads that are both key shopping streets and transport routes.

Camberwell Church Street is a historic shopping street, with some late-Victorian/pre-war terraced buildings. Denmark Hill, Camberwell Road and Camberwell New Road have a mixture of historic terraced buildings and newer buildings of a range of ages and quality. This includes the Butterfly Walk Shopping Centre, which has an associated surface car park to the south east.

## AREA PROFILE

### DOMINANT BUILDING AGES:

Pre-War

Victorian

Post 1979

### CONSERVATION AREA INCLUDED:

Camberwell Green

### LISTED BUILDINGS:

14

### DOMINANT BUILDING TYPE:

Terraced commercial with housing/offices

### AVERAGE NO. OF STOREYS:

4

### DENSITY:

Medium

### QUALITY OF PUBLIC REALM:

Medium

### ACCESS TO PUBLIC PARKS:

High

### ACTIVE TRAVEL SCORE:

Medium

### PUBLIC TRANSPORT ACCESSIBILITY:

6b

6a

### INCOME DEPRIVATION:

Medium

### EMPLOYMENT DEPRIVATION:

High

### AIR QUALITY:

Poor

### CRIME LEVEL:

High

### HEALTH DEPRIVATION:

High

### HEALTHY FOOD ACCESS:

High

### SOUNDS:

Human

Music

Transport

### SMELLS:

Emissions

Nature

Food





**KEY**

- - - Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

<span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Residential	<span style="background-color: #f0e0e0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Commercial
<span style="background-color: #c0c0c0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Community	<span style="background-color: #f0e0e0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Workspace
<span style="background-color: #a0c0a0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Religious	<span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Health
<span style="background-color: #a0c0e0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Education	<span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Transport
<span style="background-color: #f0e0e0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Industrial	<span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Vacant

**Movement**

- Key Transport Route
- Local Access Route
- - - School Street
- - - Pedestrian Only Route
- ↔ Controlled Crossing Point
- - - Cycle Route
- - - Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

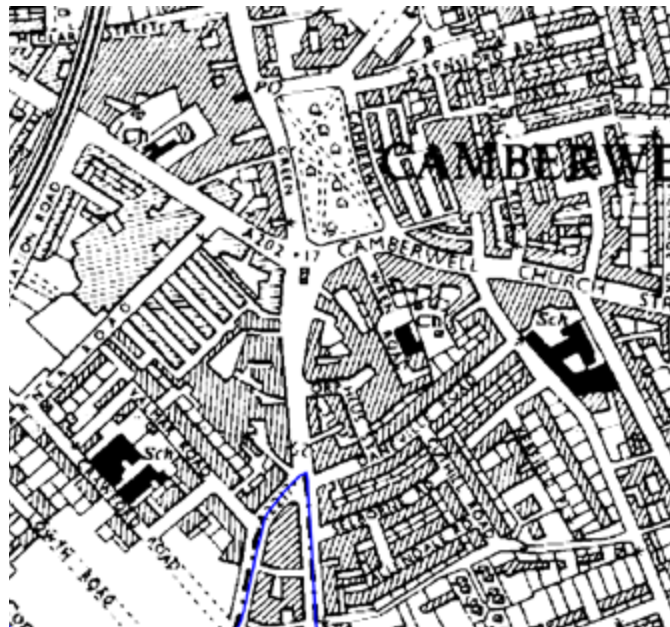
# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

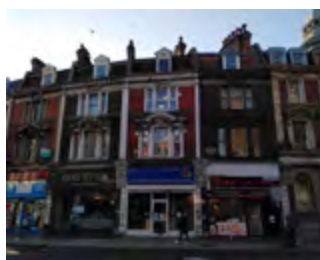
We can see the present street pattern of the town centre in the 19th century. The prominent central role of Camberwell Green is also visible.



**1949-1954** (OS County series Epoch 5)

Developments in the 20th century include larger buildings to the west of the town centre. This creates large urban blocks and decreases pedestrian permeability.

## URBAN & ARCHITECTURAL CHARACTER:



**REGULAR  
TERRACED FRONTS**



**PROMINENT  
CORNER BUILDINGS**



**ROUNDED /  
FACETED CORNERS**



**GROUND FLOOR  
RETAIL**



**SHALLOW,  
MANSARD ROOFS  
WITH DORMERS**



**YELLOW STOCK  
BRICK WITH  
STUCCO**



**RED FACING BRICK**



**WIDE, BUSY ROADS**

## OPEN SPACE



### CAMBERWELL GREEN

The historical location of the Camberwell Fair. A well-proportioned and well-used central green space.

The green is open, with good natural surveillance on all sides. The west and south sides are next to busy trafficked roads, but the north and east are quiet. Some mature trees also provide shelter and separation for the green.

## NOTABLE BUILDINGS



### 17 CAMBERWELL GREEN

Grade II-listed former bank built in 1899.



### CAMBERWELL LEISURE CENTRE

Historic swimming pool and recreation building built in 1892.



### HARTNELL'S BUILDING

Grade-II listed corner building.



### THE NOLLYWOOD PUB

Curving pub that defines the north-west corner of the green.



### CAMBERWELL LIBRARY

Completed in 2016, a contemporary addition to the corner of Camberwell Green.



### ST. MARY'S CATHEDRAL

Red brick Greek Orthodox church



### FORMER POLICE STATION

Grade-II listed former police station. Currently vacant.

# AREA ANALYSIS

## SITE ALLOCATIONS



### NSP35: MAGISTRATES COURT

4,810m2 site with former law court and public plaza.



### NSP26: BUTTERFLY WALK

13,840m2 site with supermarket, retail, police station and surface car park



### NSP27: VALMAR TRADING ESTATE

6,021m2 site with light industrial uses

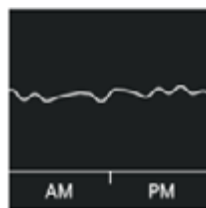
## TOWN CENTRE ANALYSIS

### TOWN CENTRE PROFILE

Camberwell has a town centre profile of 'All-day Steady, Saturday Peak, Busier'<sup>1</sup>. This is typical of a local town centre in a residential area, with fewer office workers. It also suggests that people travel to the town centre from further away, usually at the weekend.

<sup>1</sup> GLA London High Street Datastore, 2022

Hourly Profile



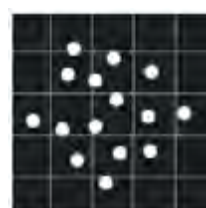
All-Day Steady

Daily Profile



Saturday Peak

Size/Density



Busier



# Character Area 01 - Camberwell Town Centre

## COVID-19 RECOVERY

Camberwell Town Centre has proved resilient during the Covid-19 pandemic. This has been the case in many local town centres in residential areas. Some outlets may have benefited from an increase in people working from home.

However, the Social Life survey highlights that many traders are still facing difficulties. Some attribute this to the reluctance of customers to return to stores. Difficulties are more pronounced for those businesses that rely more on office workers. Likewise for those that are vulnerable to competition from online retailers.

The pandemic has highlighted the important social and civic role that local town centres have.

## VACANCY RATE

Camberwell residents raised the number of vacant retail units as a concern in 2018. Difficulties have continued with the Covid-19 pandemic and the cost of living crisis. This has led to a loss of consumer confidence.

The 18m wide busy roads that pass through the town centre serve as a barrier to shoppers and pedestrians. They have a detrimental impact to the quality of the space.



## YOU SAID



### IDENTITY

- The diversity of Camberwell's community was raised by many respondents as a very positive aspect of the area's character, with a vibrant mix of people and culture.
- Camberwell was described as social, friendly and inclusive - with respondents highlighting the many community activities on offer.
- 58% of respondents agreed that Camberwell Town Centre has a strong sense of history, though views varied as to how well preserved that history is.
- The area was also highlighted as somewhere with a strong creative identity.



### BUILT FORM

- Respondents praised the historic architecture of Camberwell Town Centre but were concerned that better protection of these buildings were needed.
- The historic buildings would benefit from better upkeep and cleaning, with graffiti raised as a particular problem in the town centre.
- Concerns were raised that some of the shopfronts are not sufficiently in keeping with the heritage of the buildings, especially for some of the hot-food takeaways.



### MOVEMENT

- 66% of respondents agreed that Camberwell Town Centre was easy to get to with public transport. The good bus links are seen as a real asset by many, though some respondents have concerns around potential cuts to bus services. Others felt there is an over-reliance on buses, with a problem of buses idling, and that Camberwell would benefit from having more options.
- 67% of respondents agreed that traffic is a problem and 66% agreed that the town centre was too polluted. Anti-social driving was raised as a particular problem.
- Only 31% of respondents agreed that it was pleasant to walk around the area. It was highlighted that there is often not enough space for pedestrians, especially those with greater accessibility needs. Areas such as the pavement on Denmark Hill in front of the Butterfly Walk Shopping Centre were raised as particularly problematic.
- It was highlighted how difficult it is crossing the roads in the town centre, especially at the junction of Camberwell Church Street, Camberwell Road and Denmark Hill. Respondents felt that the junction is poorly designed, especially the pedestrian crossing, and that too much priority is given to motor vehicles.
- Only 23% of respondents agreed that it was pleasant to cycle around the town centre, with respondents highlighting the lack of cycle lanes, insufficient cycle storage and a poorly designed street layout that puts cyclists at risk at junctions.
- A particular problem was raised of cyclists and e-scooters using the pavement, especially around takeaway shops such as in front of McDonalds.
- Some respondents expressed a desire for a train station or tube station in the town centre, but other respondents felt that the lack of a tube station was a positive aspect for Camberwell, contributing to it's 'village' feel.

## YOU SAID



*"I would like to see the green of Camberwell green, a much cleaner place, street cleaners need to occupy the green regularly - there is a lot of broken glass. Southwark council should repair the broken lamp so the park is brighter at night, the police should patrol the green as there is a lot of drug and verbal abuse taken place on the green"*

*- Local Resident*



### NATURE

- 65% of respondents agreed that it was easy to access green space in the area. Some respondents considered the green spaces in the area to be good quantity, while others felt that more planting was needed, especially on some of the main roads.
- Camberwell Green is considered by respondents to be a positive attribute and some respondents noted the positive contributions that it made by providing a location for fresh air, socialising and community activities. However, a very large number of respondents complained that the green is poorly managed. Issues with litter, broken glass, syringes, drainage, and rats were all raised. Respondents felt the green was not sufficiently lit and felt unsafe, with significant problems with antisocial behaviour, public drinking and drug use, public urination and sexual harassment. Bike theft was also raised as a problem, as was the noise and air pollution due to the neighbouring busy roads. Several respondents felt that the location of the public toilet detracted from the quality of the park and surrounding area.



### PUBLIC SPACES

- Lack of cleanliness of public spaces is seen as a particular problem with rubbish, including broken glass, being left on the pavements. Only 19% of respondents agreed that the area was kept sufficiently clean and tidy. Some respondents felt that a better strategy was needed for commercial waste collection than shops leaving rubbish on the pavements.
- Some respondents consider the high street to be too cluttered.
- Many respondents raised concerns about safety, and highlighted issues with antisocial behaviour and drinking and drug taking in public spaces in the town centre.
- Insufficient lighting in the town centre and around the green was raised as an issue.
- Many respondents felt that the public toilet was poorly designed and poorly located, and should not be in such a prominent location.



### USES

- 69% of respondents agreed that they could buy most things they needed day-to-day locally. The town centre was described as having a good mix of up-market and affordable shops. The high variety of independent local shops, businesses, restaurants, and pubs is seen as a really strong positive, and helping the town centre have a vibrant food scene.
- Many respondents felt that the high number of betting shops in the town centre were contributing to antisocial behaviour.

## YOU SAID



*“Camberwell’s strong cultural mix and rich history make it a great place to live. It is wonderful most shops and businesses are independent, and we have a wonderful choice of places to eat and drink that suit all wallets.”*

*- Local Resident*



### HOMES AND BUILDINGS

- Camberwell Library was highlighted by many respondents as a well-maintained and accessible facility and an attractive example of contemporary architecture.
- The Camberwell Leisure Centre was mentioned as an attractive building and a great community facility.
- Respondents had mixed views on the Butterfly Walk shopping centre. Some feel that the shopping centre is unattractive and in need of renovation or replacement, others feel that the centre is convenient with a good environment.
- The former Camberwell Magistrates Court was considered an unsafe and unattractive area. Respondents would like to see the site brought back into use.
- The former Camberwell Police Station and former Camberwell library were both highlighted as neglected heritage buildings that could provide community facilities.



### RESOURCES

- Respondents felt that more support was needed for those who were homeless, or had mental health issues or alcohol or substance addiction issues.
- Only 19% of respondents agreed that there was plenty for young people to do in the area. More activities for young people were requested, such as reopening youth centres or providing public spaces especially for young people.
- Respondents felt that more support for local small and independent businesses was needed.



### LIFESPAN

- There were some concerns that development in the area would lead to gentrification.

## AREA SUMMARY

Camberwell town centre benefits from many buildings of heritage significance. It is clear that the history of Camberwell town centre is important to the identity of the area. We will review the Camberwell Green conservation area and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

The numerous small, independent stores and community spaces contribute to the diversity and vitality of Camberwell Town Centre. Development in the town centre should reflect this and where appropriate include small spaces for independent retail, community and creative use.

Any development of shopfronts should respond to the heritage of the buildings. We will publish updated guidance on shopfronts to support this.



## Character Area 01 - Camberwell Town Centre

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

Pollution and congestion are significant problems within the town centre. Pavements are often quite narrow and the busy main roads act as a barrier to movement. We will continue to work on our Equal Pavements pledge and improve the accessibility of our pavements. As part of Southwark's Streets for People strategy the current pedestrian crossing provision will be reviewed and locations for new crossings will be identified.

Any development in the area should be designed to accommodate walking and cycling. Larger sites in the town centre should improve the permeability of the town centre and provide alternative pedestrian routes to take pressure off the main roads. Development that encroaches further upon the pavement or encourages car dependency should be discouraged in order to avoid further pressure on the roads in Camberwell town centre.

Camberwell Green is an important central amenity and should continue to be protected. To address the pest issues, vegetation on-site has been cut back, recycling bins have been relocated and the fence line reinstated. Weekly monitoring and bait traps will be used to address this moving forward, as well as daily litter clearance and emptying. The notice boards have been updated, as well as installing a bird feeding notice.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and e-bikes and e-scooters obstructing pavements. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier. We have also increased our street-cleaning and graffiti cleaning programs.

The council's Town Centre & Estate Warden Task force will continue to address issues of anti-social behaviour and street drinking. Funding from the Home Office's Safer Streets Four Fund has been received and will be used to improve the safety of streets. We will carry out an Environmental Visual Audit around the Camberwell Green area to identify opportunities for designing out crime and improving safety. It is important that any development in the town centre is designed to provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety. This is especially important around Camberwell Green. We will also be replacing old lighting with energy efficient LED lanterns.

The Butterfly Walk site received planning permission for 145 homes, shops, and a hotel, cinema and community space (Ref: 19/AP/7057). The consented proposal includes the retention of Butterfly Walk shopping centre and Morrisons and proposes a new pedestrian link to Orpheus Street. The owners of the Magistrates Court have been consulting with the planning department to agree on an acceptable design to bring the site back into use. The former Camberwell Police Station and former Camberwell library are privately owned, but we support proposals for these to be brought back into use, especially if the proposals include independent retail, community or creative uses.

We will continue to partner with charities and local hospitals, including the South London and Maudsley NHS foundation trust, to provide support for those who are homeless, or suffering from mental health issues or substance addiction issues.

The Southwark Pioneers Fund has been created to provide support to local businesses and start-ups. The council has also created Southwark Works, an employment support service that helps local people find work.

Camberwell Library is an important anchor building in the town centre. It also continues to provide activities for young people. Just north of Camberwell town centre is the Brandon Youth Centre, which runs activities for young people aged 11 to 19 (up to 25 for young people with special educational needs). We have also created the One Hub Southwark, an activity and information hub for young people in Southwark.

There is an opportunity to create further social spaces for young people in any development that comes forward in Camberwell town centre.

# CHARACTER AREA 02

## CAMBERWELL ROAD



Camberwell Road between Camberwell and Walworth can be split into three distinct sections.

The northern and southern sections of the road contain a mix of Victorian terraces and newer flat blocks. The terraces have ground floor retail with front extensions. These extensions were likely built in the front yards or gardens.

The middle section is different in character. It has a mixture of small commercial and post-war flat blocks. Neither have a strong relationship with the main road. The commercial areas are set-back from the main road. The flat blocks are set amongst green space.

The width between buildings is also larger in the middle section. The public realm is less clearly defined. The 18-storey Castle Mead building is a lot higher than the rest of the area.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Post 1979

Early Post War

Inter-War

#### CONSERVATION AREA INCLUDED:

None

#### LISTED BUILDINGS:

1

#### DOMINANT BUILDING TYPE:

Terraced commercial with housing/offices

Mid rise blocks

#### AVERAGE NO. OF STOREYS:

5

#### DENSITY:

Medium

#### QUALITY OF PUBLIC REALM:

Low

#### ACCESS TO PUBLIC PARKS:

High

#### ACTIVE TRAVEL SCORE:

Medium

#### PUBLIC TRANSPORT ACCESSIBILITY:

6a

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

High

#### AIR QUALITY:

Poor

#### SOUNDS:

Nature

Human

Transport

#### CRIME LEVEL:

Medium

#### SMELLS:

Emissions

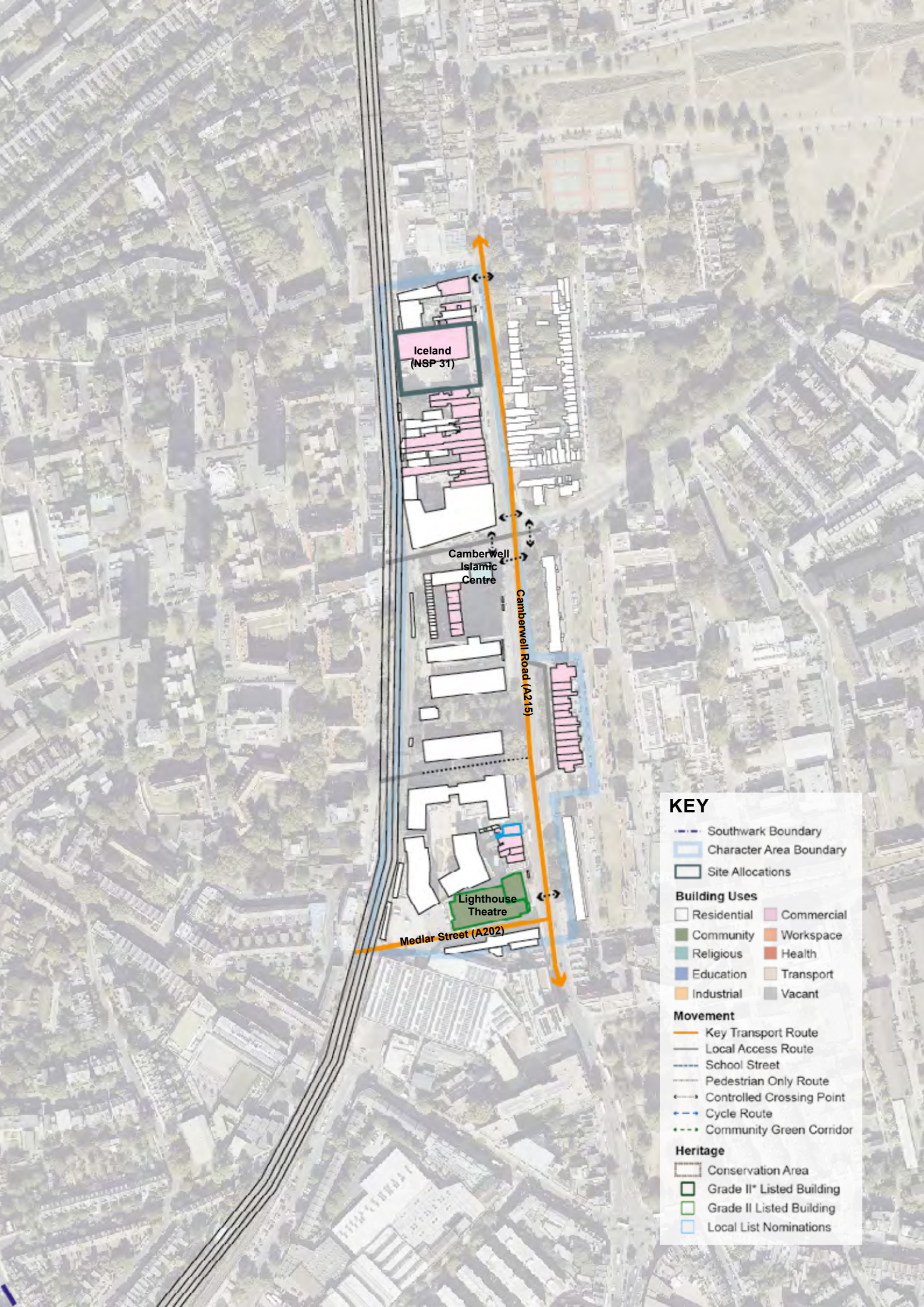
Nature

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

High



**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

Residential	Commercial
Community	Workspace
Religious	Health
Education	Transport
Industrial	Vacant

**Movement**

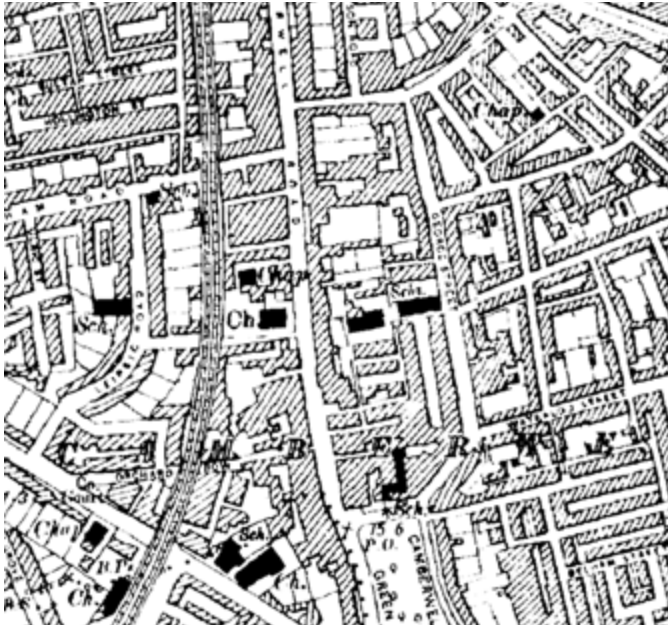
- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

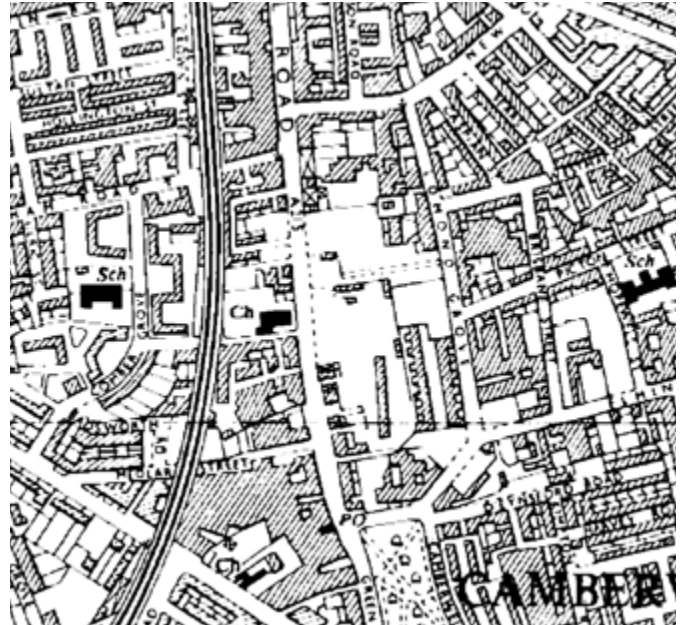
# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

Camberwell Road follows the historic route connecting Camberwell to Walworth. It appears on maps as far back as the 1681 Plan of the Manor of Walworth for the cannons of Canterbury.



**1949-1954** (OS County series Epoch 5)

The area was damaged during the war. The middle section of Camberwell Road was largely empty until the construction of the Elmington Estate in the early 1960s.

## URBAN & ARCHITECTURAL CHARACTER:



**TERRACED COMMERCIAL**



**SET-BACK RETAIL AREAS**



**WIDE CENTRAL ROAD**



**STAND-ALONE FLAT BLOCKS**

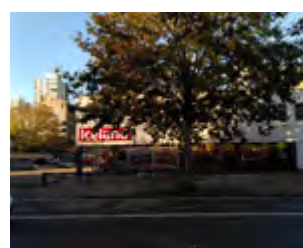
## NOTABLE BUILDINGS



**LIGHTHOUSE THEATRE**

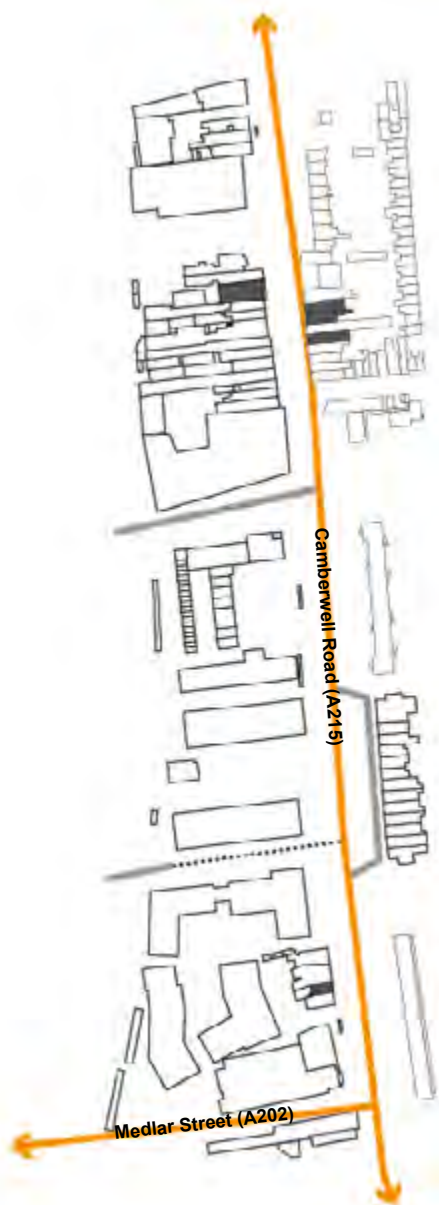
Formerly the Regal Cinema, a Grade II-listed events venue.

## SITE ALLOCATIONS



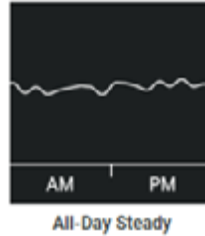
**ICELAND, 120-132 CAMBERWELL ROAD**

2,930m<sup>2</sup> site with supermarket and car park.



## HIGH STREET ANALYSIS

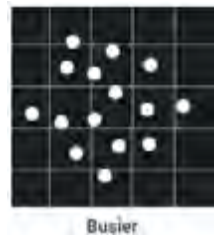
Hourly Profile



Daily Profile



Size/Density



Camberwell Town Centre, Camberwell Road has an 'All-day Steady, Saturday Peak, Busier' profile<sup>1</sup>. This is the same as Camberwell town centre. In contrast to Camberwell Town Centre, restaurants and cafés make a smaller proportion of the retail .

### COVID-19 RECOVERY

Consumer spend data suggests that Camberwell Road proved resilient to the Covid-19 pandemic. The area returned to pre-pandemic levels quickly.

### VACANCY RATES

Camberwell Road has a high vacancy rate, with almost one quarter of the commercial units vacant.

<sup>1</sup> GLA London High Street Datastore, 2022

- Active Retail
- Vacant Retail (24%)

*Note: Vacancies as per March 2022*

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



### CONTEXT

- The area benefits from proximity to Camberwell Town Centre and Burgess Park.



### IDENTITY

- The area feels more like a thoroughfare, with a lack of a community. Only 10% of respondents agreed the area has a strong sense of community, only 14% of know their neighbours, and only 19% spend time with friends and family locally. Some respondents did praise their neighbours for being friendly, but there was a general concern about a lack of community integration.

# YOU SAID



### BUILT FORM

- 54% of respondents do not like the buildings at all and 54% do not like the streets and open spaces at all. Some highlighted the lack of consistency in building style. Others raised the number of bare brick walls, and suggested that murals or public artwork might help improve the visual appearance of the area.
- The draught caused by tall buildings is an issue.



### MOVEMENT

- 67% of respondents said that the area was easy to get to by public transport, with the frequent buses highlighted as enabling this. However, respondents also felt that the bus lanes need to be lengthened to give them greater priority over private traffic.
- 71% of respondents agreed that traffic was a problem in the area. The width of Camberwell New Road makes it difficult to cross and encourages aggressive driving and speeding, including by buses. It was felt the area would benefit from traffic management and traffic calming measures.
- 62% of respondents agreed that air pollution was an issue. This was partly attributed to congestion and problems with buses idling.
- Only 10% of respondents agreed that it was pleasant to walk around the area.
- Only 5% of respondents agreed that the area was pleasant to cycle around, with many respondents saying that more cycling infrastructure is needed, such as a cycling lane along Camberwell Road.
- Some respondents felt the area would benefit from a tube or train station nearby.



*“There is too much motor traffic and pollution. Reduce the car lanes, widen and expand pavements and cycle lanes. Longer stretches of bus lane, so they always have priority over private cars passing through the area.”*

*- Local Resident*



### NATURE

- More trees and green spaces needed in the area. It was highlighted that there was an opportunity for planters in the pavement which would also help address pollution and traffic noise issues. Despite the proximity to Burgess Park, only 33% of respondents agreed that it is easy to access green space in the area.



### PUBLIC SPACES

- Only 5% of respondents felt that the area was kept sufficiently clean and tidy, with issues regarding general cleanliness and litter.
- While the pavements are good size they are poorly maintained, with bumps, broken pavers and dropped curbs in poor condition, making the environment inaccessible.
- The streets are not sufficiently lit.
- Anti-social behaviour, crime and homelessness are seen as problems in the area.
- The area in front of Castlemead was highlighted as an area that is under-utilised and would benefit from greater planting.

# YOU SAID



### USES

- The area was praised for being affordable with good local businesses and restaurants nearby and easy access to shops. 52% of respondents agreed that they could buy most things they need day-to-day locally.
- Some respondents felt that the area would benefit from more variety in commercial and social options nearby.



### HOMES AND BUILDINGS

- Residents in the area raised concerns about insufficient heat and sound insulation. The latter was considered to be especially a problem for those homes that are next to the railway.



### RESOURCES

- Only 5% of respondents agreed that there was plenty for young people to do in the area.

## AREA SUMMARY

Development that provides social or community uses should be welcomed, as should any proposals to activate some of the bare brick walls in the area, such as public artwork.

Camberwell Road is an important north-south route. It is well connected to the rest of London due to frequent buses. However, the high levels of traffic on the road causes poor air quality. The wide, busy road acts as a barrier to pedestrians and there are few safe crossing points. We will continue to work on our Equal Pavements pledge and improve the accessibility and maintenance of our pavements. As part of Southwark's Streets for People strategy the current pedestrian crossing provision will be reviewed and locations for new crossings will be identified and measures for traffic calming will be explored.

Any development in the area should be designed to accommodate walking and cycling. Development that encourages car dependency should be discouraged in order to avoid further pressure on Camberwell Road.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and e-bikes and e-scooters obstructing pavements. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier. We have also increased our street-cleaning programs.

Many of the green areas along Camberwell Road have little planting or features. They are surrounded by low barriers that discourage use. Improvements could make these green spaces an amenity for local residents. An increase in planting would improve biodiversity and poor air quality.

The Energy Advice Centre at London Southbank University (LSBU) is a partnership between Southwark Council and LSBU. The centre can provide free expert advice on green home upgrades and retrofit measures to your property, including insulation. The Energy Advice Centre is available both in-person and online.

Just north of Camberwell town centre is the Brandon Youth Centre, which runs activities for young people aged 11 to 19 (up to 25 for young people with special educational needs). We have also created the One Hub Southwark, an activity and information hub for young people in Southwark.

# CHARACTER AREA 03

## STATION ROAD



Camberwell Station Road is characterised by a mixture of Victorian terraced housing, commercial units, light industrial and transport infrastructure, both past and present.

The railway line borders the north-western edge, with the railway arches housing a range of light industrial uses, including many auto repair garages.

Mature trees line Camberwell Station Road.

Two bus garages occupy the land on either side of Camberwell New Road. These are both low-rise with large footprints.

The south of the area has a mixture of smaller industrial and newer residential blocks.

There is a high lack of permeability to the area due to the railway line and the large urban blocks.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Early Post War

Pre-War

Post 1979

#### CONSERVATION AREA INCLUDED:

None

#### LISTED BUILDINGS:

None

#### DOMINANT BUILDING TYPE:

Warehouse/  
transport/ industrial

#### AVERAGE NO. OF STOREYS:

4

#### DENSITY:

Low

#### QUALITY OF PUBLIC REALM:

Low

#### ACCESS TO PUBLIC PARKS:

Medium

#### ACTIVE TRAVEL SCORE:

Low

#### PUBLIC TRANSPORT ACCESSIBILITY:

6a

5

4

3

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

Medium

#### AIR QUALITY:

Medium

#### CRIME LEVEL:

High

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

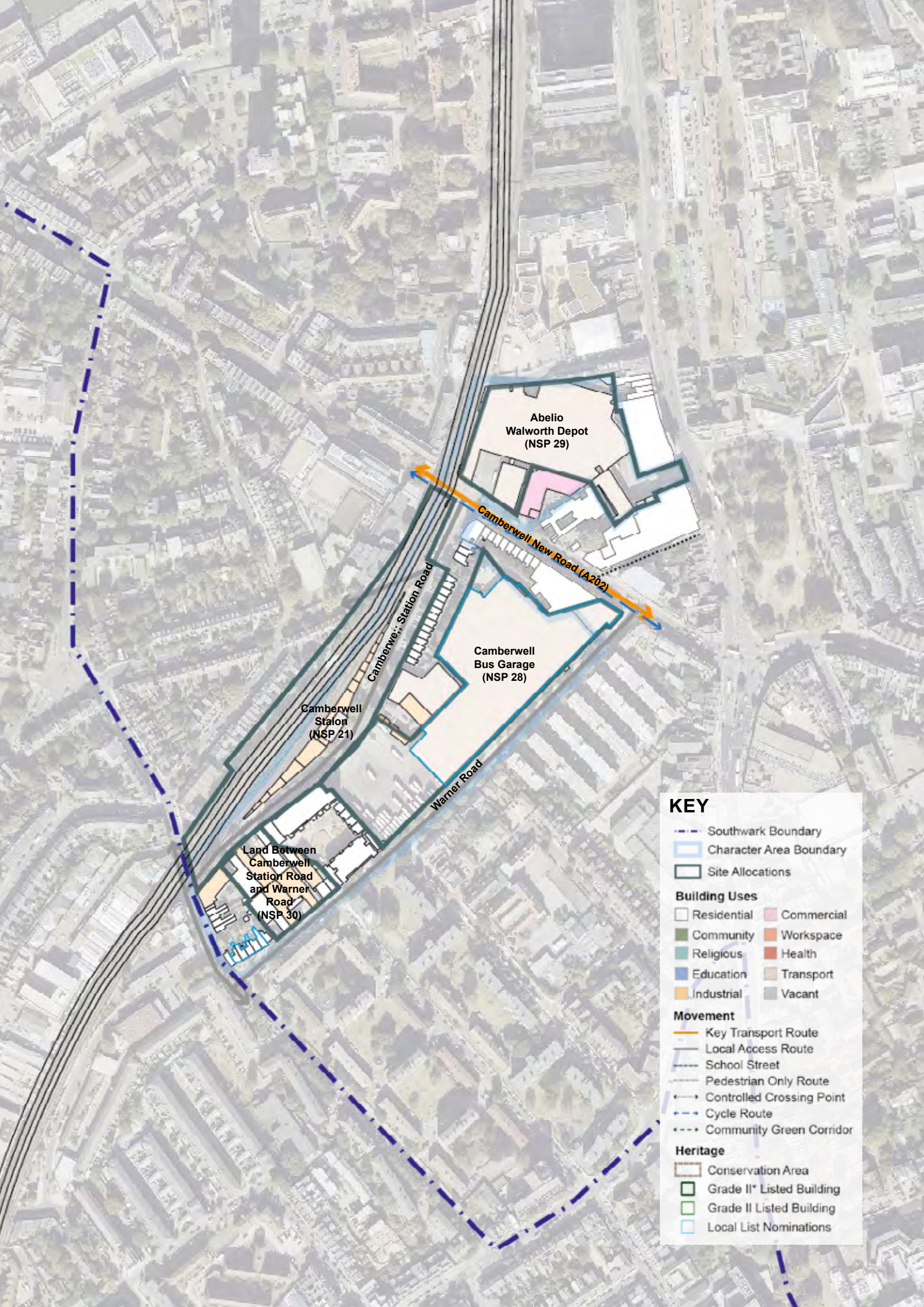
Transport

#### SMELLS:

Emissions

Food





Abelio  
Walworth Depot  
(NSP 29)

Camberwell  
Bus Garage  
(NSP 28)

Camberwell  
Station  
(NSP 21)

Land Between  
Station Road  
and Warner  
Road  
(NSP 30)

Camberwell Station Road

Warner Road

Camberwell New Road (A202)

### KEY

- Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |             |            |
|-------------|------------|
| Residential | Commercial |
| Community   | Workspace  |
| Religious   | Health     |
| Education   | Transport  |
| Industrial  | Vacant     |
- Movement**
- Key Transport Route
  - Local Access Route
  - School Street
  - Pedestrian Only Route
  - Controlled Crossing Point
  - Cycle Route
  - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

## HISTORY



**1896-1899**

(OS County series Epoch 2)

The large blocks of the area have been in place since the 19th century. But before this the area had smaller residential blocks. A school occupied the site of the Abelio Depot



**1949-1954**

(OS County series Epoch 5)

The closure of Camberwell train station also saw the construction of the bus depots. The Abelio Depot was initially a tramway depot.

## URBAN & ARCHITECTURAL CHARACTER:



**BRICK BUS GARAGES**



**RAILWAY ARCHWAYS**



**INDUSTRIAL UNITS**



**TERRACED RESIDENTIAL**



**STEEL PALISADE FENCING**



**HIGH LEVELS OF SURFACE PARKING**



**MATURE TREES**

## SITE ALLOCATIONS



### NSP21: CAMBERWELL STATION

16,400m<sup>2</sup> site, including railway arches and the former railway station.



### NSP28: CAMBERWELL BUS GARAGE

17,090m<sup>2</sup> site with the potential to re-provide bus infrastructure as part of a mixed-use scheme.



### NSP29: ABELIO WALWORTH DEPOT

11,330m<sup>2</sup> site with the potential to re-provide bus infrastructure as part of a mixed-use scheme, as well as supporting the low-line walking route.



### NSP30: LAND BETWEEN CAMBERWELL STATION ROAD AND WARNER ROAD

4,135m<sup>2</sup> site with business, faith and community buildings.

## AREA REGENERATION

In 2019 Southwark spoke with local residents, businesses and land owners to discuss the area's future. This led to £1m of GLA Good Growth funding allocated to Camberwell Station Road.

In 2021 JA Projects were chosen by the council and local community groups to design the Camberwell Station Road improvements. They have engaged with the local community to develop initial proposals.



Indicate sketch by JA Projects

## YOU SAID



### CONTEXT

- There are a good range of small shops nearby and Myatt's Fields park is a great asset in the wider area.



### IDENTITY

- Only 7% of respondents agreed that the area had a strong sense of community, though those that did emphasised the sense of community as one of the things they liked most about the area.



### BUILT FORM

- Positive aspects of the built form include the mixed nature of the area, the Victorian terraced housing and tree-lined streets.
- There are concerns about the disrepair of many buildings and graffiti.



### MOVEMENT

- 56% of respondents said that they didn't like the transport options in the area at all, while others praised the good transport links that they felt the area had.
- None of the respondents felt that it was pleasant to walk or cycle around the area with the poor conditions of the roads and pavements highlighted as a reason for this, along with issues of speeding and double and treble-parking.
- 64% of respondents agreed that air pollution was a problem in the area and 57% felt that the area was too noisy, with some attributing the noise to the bus depot.
- The campaign to reopen Camberwell Station is seen as a positive, and something that would greatly benefit the wider Camberwell area.



### NATURE

- While the mature trees lining the streets were praised, 68% of respondents said that they didn't like the green spaces and planting in the area at all and only 21% agreed that it was easy to access green space in the area.



### PUBLIC SPACES

- 68% of respondents said that they didn't like the streets and open spaces in the area at all and 64% agreed that the streets in the area were too cluttered. Issues with uneven pavements and routes blocked with automobiles and broken car parts and glass were raised.
- 50% of respondents said that they felt unsafe in the area, and only 14% said they felt safe in the area. The poor street lighting on Station Road was raised as a particular issue that contributed to a lack of safety.



*"The mixed neighbourhood is a joy, and is what London should be about. But it needs embracing. Light industrial garages, beautiful housing, tree-lined street, close to Camberwell centre and close to the wonderful Myatts fields Park and Minet conservation area."*

*- Local Resident*

## YOU SAID

- Warner Road is leafy and pleasant but loose leaves and tree roots make it unsafe.
- Only 7% of respondents agreed that the area was kept sufficiently clean and tidy. More street cleaning is needed.



### USES

- Some respondents view the businesses in the area, such as the car mechanics, as central to the area's character. Others feel that there is need for a greater range of businesses, with more shops and cafés needed. The unused arches are highlighted as a potential location for these.



### HOMES AND BUILDINGS

- Camberwell Station is in a poor state of repair. Most respondents felt that this should be brought back into use, ideally as a train station.
- The unused railway arches are an opportunity to provide space for local businesses, which will create a more varied range of uses in the area.
- The Bear Pub is seen as a significant opportunity and should be reopened through discussion with the community.



*"The area is too industrial for its proximity to the center, there are too many auto repair shops with cars awaiting repair in the street. The council should look at other examples of regenerating railway arch's and surrounding areas and diversify the range of business while ensuring those car shops which continue to operate limit pollution and impact on the local area."*

*- Travels through the area*

## AREA SUMMARY

We will continue to progress the GLA-funded public realm improvements in Station Road. This will include improvements to pavements and more planting.

The Bear Pub has now reopened. We are supportive of working with the property owners of the former station building and the unused railway arches to advise on how these buildings can be brought back into use. We encourage proposals that provide opportunities and space for local businesses.

We will continue to work with local and regional partners to explore the possibility of reopening Camberwell Station. This could improve the connectivity and vitality of the area and reduce congestion in Camberwell by providing alternative travel options.

Any development in the area should contribute to the vibrant mixed-use nature. The provision of quality green space is an important part of any proposal. Larger schemes should improve the permeability of the Station Road area and provide alternative pedestrian routes.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and obstructed pavements. This will make sure the council can address the issues that concern residents directly and keep our streets cleaner, greener and healthier.

# CHARACTER AREA 04

## CAMBERWELL NEW ROAD



Camberwell New Road is a historic route. Both the urban layout and the buildings themselves have heritage significance. Many of the residential and commercial terraces were built in the Georgian era. Many have a Grade-II heritage listing.

The most prominent building in the south-east of the road is the Sacred Heart Catholic School. This is a high-achieving mixed Roman Catholic secondary school and sixth form. The current building was completed in 2014.

The central section of Camberwell New Road features residential buildings. Further west on the road has two stretches of commercial units on the northern side.

The road itself is part of the Transport for Load Road Network and is a highly-trafficked road. Intermittent cycle lanes are included along the road.

### DOMINANT BUILDING AGES:

Georgian/Regency

Victorian

Pre-War

### CONSERVATION AREA INCLUDED:

Camberwell New Road

### LISTED BUILDINGS:

41

### DOMINANT BUILDING TYPE:

Terraced commercial with housing/offices

Terraced housing

### AVERAGE NO. OF STOREYS:

3 - 4

### DENSITY:

Medium

### QUALITY OF PUBLIC REALM:

Medium

### ACCESS TO PUBLIC PARKS:

Low

### ACTIVE TRAVEL SCORE:

Medium

### PUBLIC TRANSPORT ACCESSIBILITY:

5

4

### INCOME DEPRIVATION:

Low

### EMPLOYMENT DEPRIVATION:

Low

### AIR QUALITY:

Poor

### CRIME LEVEL:

High

### HEALTH DEPRIVATION:

Low

### HEALTHY FOOD ACCESS:

High

### SOUNDS:

Transport

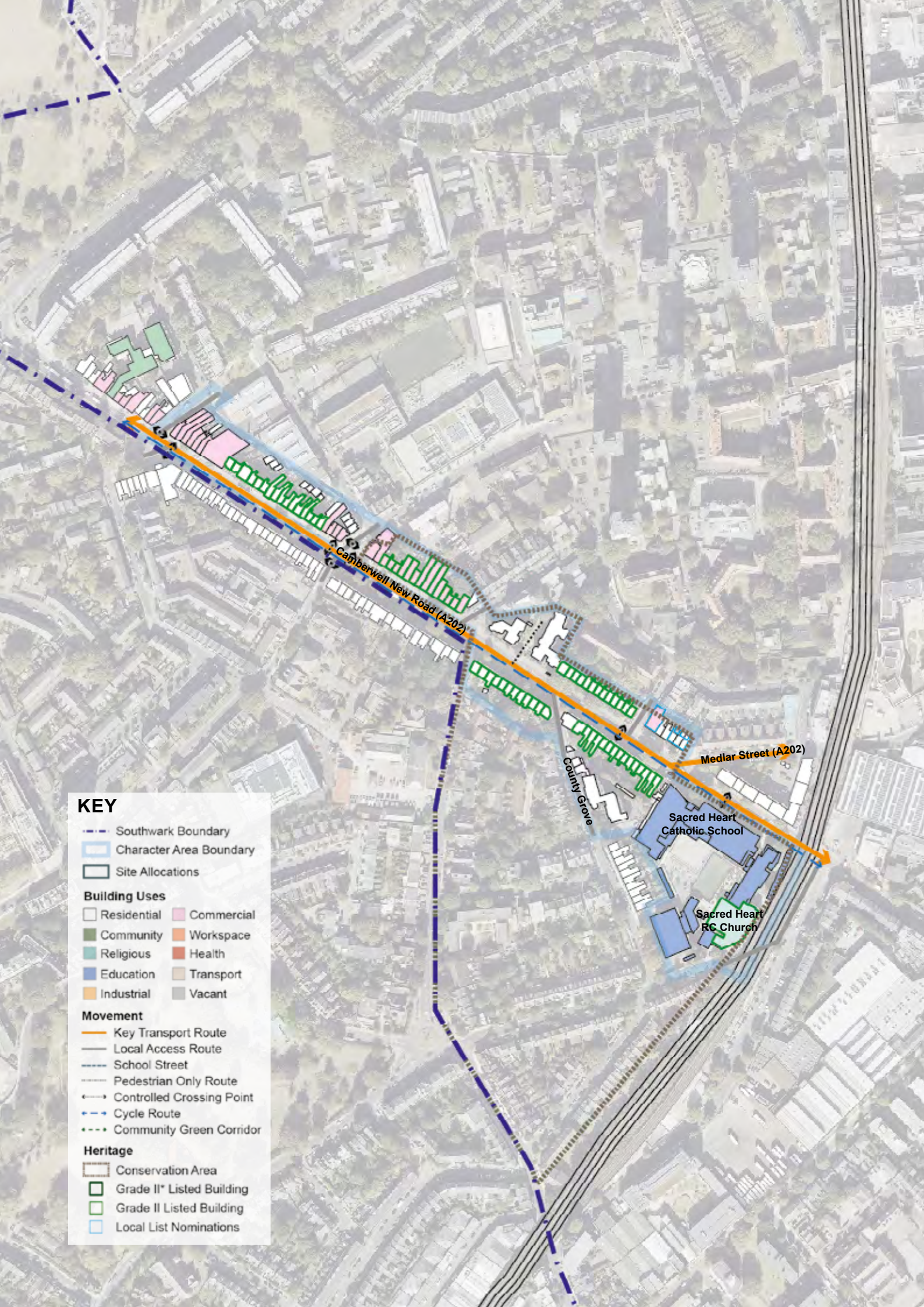
Human

Building

### SMELLS:

Food

Nature



**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

Residential	Commercial
Community	Workspace
Religious	Health
Education	Transport
Industrial	Vacant

**Movement**

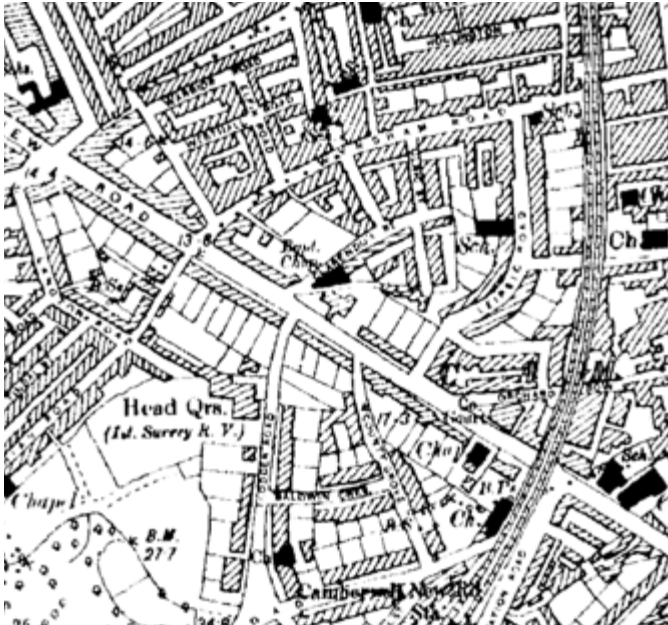
- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

# AREA ANALYSIS

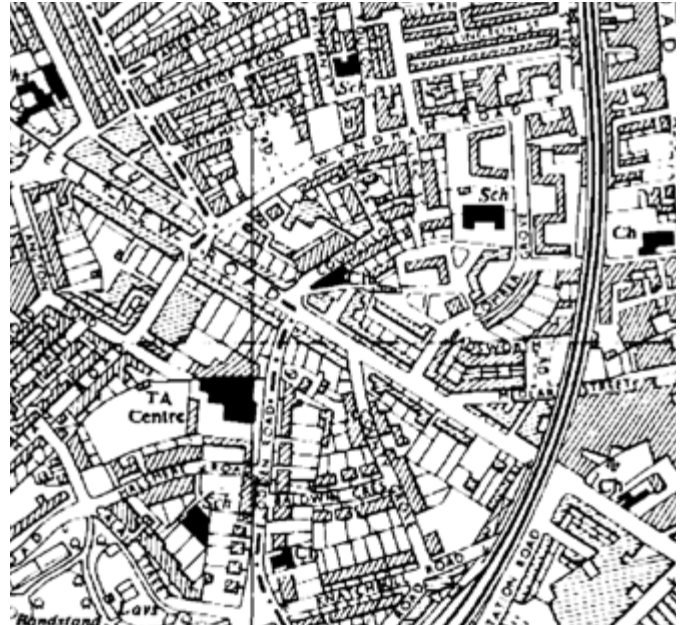
## HISTORY



**1896-1899**

(OS County series Epoch 2)

Despite its name, Camberwell New Road is one of Camberwell's oldest roads. It has changed little from the 19th century. Many of the buildings that line the road date back to this period.



**1949-1954**

(OS County series Epoch 5)

The area increased in density in the 20th century. This was most noticeable to the south-west. Despite this, the road itself and the immediate buildings remained mostly unchanged.

## URBAN & ARCHITECTURAL CHARACTER:



**GEORGIAN TERRACES**



**HISTORIC SHOP FRONTS**



**PARAPETS HIDING ROOF LINE**



**PROMINENT CORNER BUILDINGS**



**YELLOW BRICK & WHITE STUCCO**



**SASH WINDOWS**



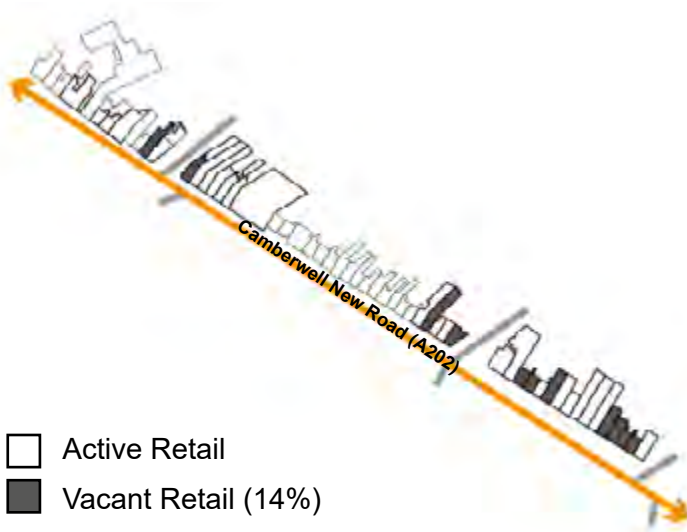
**WIDE ROAD**



**STREET TREES**



## HIGH STREET ANALYSIS



- Active Retail
- Vacant Retail (14%)

*Note: Vacancies as per March 2022*

### VACANCY RATES

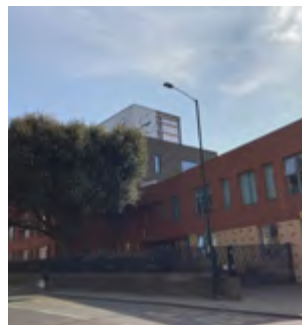
Camberwell New Road has a very high vacancy level, with over a third of the retail units currently vacant. This is one of the highest rates within the borough.

### NOTABLE BUILDINGS



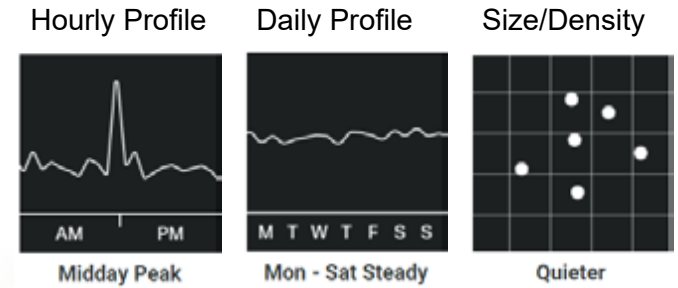
#### SACRED HEART CHURCH

Grade II listed 1950s modern Roman Catholic Church, designed by D Plaskett Marshall.



#### SACRED HEART CATHOLIC SCHOOL

Designed by Cottrell & Vermeulen, the Sacred Heart secondary school and sixth form is an important educational building in Southwark.



Camberwell New Road has a different character profile to the town centre. The high street is quieter. It has a steady rate of visitors across the week, suggesting a more immediate catchment area. It has a daily peak around midday, suggesting it is popular for lunchtime visits.

### COVID-19 RECOVERY

Consumer spend data suggests that Camberwell New Road proved resilient to the Covid-19 pandemic. The area returned to pre-pandemic levels quickly.

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



### CONTEXT

- The area is considered a key transport route from the West End to Peckham.
- It is conveniently located for reaching shops and services in Camberwell Town Centre, as well as near to pleasant green spaces like Myatt's Field Park.



### IDENTITY

- 76% of respondents agree that the area has a strong sense of history, highlighted that it's a historic route over 200 years old. Some feel that this history is not fully celebrated.

# YOU SAID

- While only 44% of respondents agreed that the area has a strong sense of community, many respondents highlighted the community as one of the aspects they liked most about the area. 78% agreed that they knew their neighbours, suggesting a high level of neighbourliness.
- The area is also liked for its diversity.



### BUILT FORM

- The architecture is attractive and varied with 75% of respondents that strongly like the buildings or like them on the whole. The historical Georgian buildings were particularly praised.
- Greater regulation of roadside commercial signage is needed.
- Graffiti is seen to be a significant issue in the area.



### MOVEMENT

- 76% of respondents agreed that the area was easy to get to by public transport.
- Only 16% of respondents agreed that it is pleasant to walk around the area. There is a need for greater prioritisation of pedestrians, such as the creation of additional crossings.
- Only 8% of respondents agreed that it is pleasant to cycle around the area. More cycle infrastructure is needed, such as a dedicated cycle lane, particularly as it is a key cycle route from the West End to Peckham.
- 76% of respondents agreed that traffic was a problem in the area, and this need to be reduced. This is causing problems with air pollution and noise pollution. There is also an issue with speeding, especially at night. It is however recognised that Camberwell New Road is a significant main road and therefore a certain level of travel is inevitable. A 20mph zone was suggested as one potential way of addressing the traffic.



### NATURE

- The mature street trees contribute positively to the area.

### PUBLIC SPACES

- Only 20% of respondents agreed that the area was kept sufficiently clean and tidy., with issues including pest issues such as rats and insufficiently frequent rubbish collections.
- The drains are poorly maintained, which leads to surface water flooding.
- Anti-social behaviour and crime is a concern in the area.



*“Speeding of heavy vehicles and buses is a significant burden for the thousands of people that live along Camberwell New Road, and detrimental to the children that learn here. As are speeding scooters and motorcycles. A speed camera and noise detector... would be a huge asset to the community and improve thousands of lives in an instant.”*

*- Local Resident*

# YOU SAID



### USES

- The local shops & businesses were seen as a positive, but there was concern that there is not sufficient support for them.
- The Sacred Heart School is seen as an asset for the area.



### HOMES AND BUILDINGS

- There are concerns over a lack of management of shop signage, with shopfronts that are inappropriate for heritage architecture, as well as concerns of shops being let as residential.



### RESOURCES

- Only 4% of respondents agreed that there was plenty for young people to do in the area.
- The area would benefit from greater collaboration between Southwark and Lambeth councils.

## AREA SUMMARY

Camberwell New Road is a historic terraced Georgian road. This built heritage is important to the character of the area. We will review the Camberwell New Road conservation area and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

Any development of shopfronts should respond to the heritage of the buildings. We will publish updated guidance on shopfronts to support this.

The high levels of traffic on Camberwell New Road create high air and noise pollution. The road acts as an obstacle to pedestrian and cycle movement. There are long stretches with no crossing points. As part of Southwark's Streets for People strategy the current cycling infrastructure and pedestrian crossing provision will be reviewed and locations for new crossings and infrastructure will be identified. Camberwell New Road will be included in our review of speeding hotspots and we will assess if traffic calming interventions are required. We will also work with Lambeth to reduce the impact of traffic in the area.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping and littering. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier.

The Southwark Pioneers Fund has been created to provide support to local businesses and start-ups. The council has also created Southwark Works, an employment support service that helps local people find work.

Just north of Camberwell town centre is the Brandon Youth Centre, which runs activities for young people aged 11 to 19 (up to 25 for young people with special educational needs). We have also created the One Hub Southwark, an activity and information hub for young people in Southwark.

Southwark will continue to build upon our collaborative working relationship with Lambeth to coordinate matters such as transport and safety.

# CHARACTER AREA 05

## PECKHAM ROAD



Peckham Road is a prominent route. It has a strong history of creative, civic and health-related institutions. The asylums that once lined the road have gone and many of the civic buildings have relocated. Yet the creative institutions have increased in prominence and number. They have diversified into further forms of creative expression such as performance and digital arts.

The buildings along the road have a consistent civic grandeur. They vary in architectural style. The South London Art Gallery has an elaborate Baroque red-bricks façade. The neighbouring Camberwell College of Arts has a Brutalist concrete design. Sunshine House is a colourful contemporary building.

The west of the road has a similar scale, with a number of residential ‘mansion block’ style estates, most notable the mid-20th century Glebe Estate.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Inter-War

Post 1979

Georgian/Regency

#### CONSERVATION AREA INCLUDED:

Camberwell Grove

Sceaux Gardens

#### LISTED BUILDINGS: 17

#### QUALITY OF PUBLIC REALM:

Medium

#### ACCESS TO PUBLIC PARKS:

High

#### DOMINANT BUILDING TYPES:

Unique buildings

Mansion flat blocks

#### AVERAGE NO. OF STOREYS:

5

#### DENSITY:

Medium

#### ACTIVE TRAVEL SCORE:

Low

#### PUBLIC TRANSPORT ACCESSIBILITY:

4

3

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

Medium

#### AIR QUALITY:

Poor

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

Transport

Nature

Human

#### SMELLS:

Emissions

Food

Nature

# KEY

- Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f0f0f0; border: 1px solid #ccc;"></span> Residential | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f08080; border: 1px solid #ccc;"></span> Commercial |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid #ccc;"></span> Community   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffa07a; border: 1px solid #ccc;"></span> Workspace  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #80c0c0; border: 1px solid #ccc;"></span> Religious   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #804040; border: 1px solid #ccc;"></span> Health     |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #6495ed; border: 1px solid #ccc;"></span> Education   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #d2b48c; border: 1px solid #ccc;"></span> Transport  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffa500; border: 1px solid #ccc;"></span> Industrial  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #a9a9a9; border: 1px solid #ccc;"></span> Vacant     |
- Movement**
- Key Transport Route
  - Local Access Route
  - School Street
  - Pedestrian Only Route
  - Controlled Crossing Point
  - Cycle Route
  - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations



# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

In the 19th century Peckham Road was a significant route, lined with grand homes with large rear gardens. It also had some prominent churches, Camberwell House lunatic asylum, Southwark Town Hall, South London Gallery and arts school and the New Phoenix Brewery.



**1949-1954** (OS County series Epoch 5)

In the 20th century many of the gardens in the area were developed to provide new homes. The same happened to the grounds of the asylums. The road also received bomb damage. Damaged and destroyed buildings were replaced with mansion blocks.

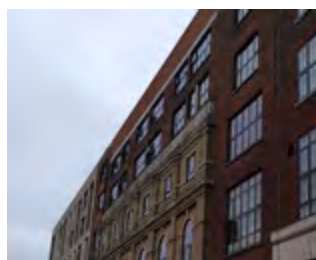
## URBAN & ARCHITECTURAL CHARACTER:



**GRAND CIVIC ARCHITECTURE**



**BRICK MANSION BLOCKS**



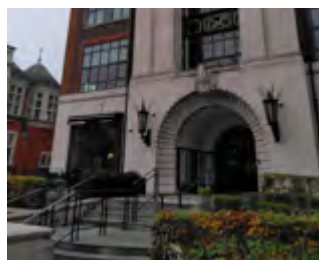
**CONSISTENT BUILDING LINE**



**LARGE BUILDING FRONTAGES**



**VARIED STYLES OF ARCHITECTURE**



**BUILDING FORECOURTS**



**WIDE, BUSY ROAD**



**MATURE STREET TREES**

## OPEN SPACE



### ST. GILES CHURCHYARD

An attractive, quiet and secluded churchyard located behind the prominent Victorian church, with a large number of mature trees. The churchyard is bound on two sides by residential properties, with the Camberwell College of Arts bordering the other side. A snicket connects the churchyard to Camberwell Grove.

## NOTABLE BUILDINGS



### ST. GILES CHURCH

Prominent Victorian Gothic church by George Gilbert Scott with a 64m spire.



### CAMBERWELL HOUSE BUILDINGS

Former asylum buildings converted into student accommodation and the Southwark registry office.



### NEW VESTRY HALL / SOUTHWARK TOWN HALL

The former town hall that has since been expanded several times.



### EMPLOYMENT ACADEMY

A recently extended Edwardian building that use to be the 'Guardian Offices'.

## PECKHAM ROAD CREATIVE CORRIDOR

Peckham Road has always played a significant role as a civic and creative corridor. Since the Victorian era many important creative institutions were established along the road. These played a key role in Camberwell's reputation as a location for the creative industries. These include the following:



### SOUTH LONDON GALLERY

Contemporary art gallery dating back to 1891.



### CAMBERWELL COLLEGE OF ARTS

Part of UAL, an arts school that opened in 1898 in collaboration with the South London Gallery.



### THEATRE PECKHAM

A community theatre for young people founded in 1985.



### VANGUARD COURT

Victorian industrial estate that now contains creative studios and workshops.

## YOU SAID



### CONTEXT

- Peckham Road has a central location.



### IDENTITY

- 62% of respondents agreed that the area had a strong sense of history, in part due to the historic public buildings.
- It is a creative and artistic area, with the art school and galleries as well as local creative businesses and creators.
- The area is culturally diverse, with a mix of young people, families and older communities.



### BUILT FORM

- All respondents praised the buildings in the area, with 92% saying that they strongly like them or like them on the whole. The restored traditional buildings were highlighted for particular praise, such as the former asylum buildings and old civic buildings.



### MOVEMENT

- Some respondents felt that the area has good transport links due to the bus connections. Other respondents felt the area would benefit from more public transport options such as a tube or train station, or better traffic flow for buses.
- The pavements in the area are a good width, but more pedestrian crossings are needed.
- Many respondents highlighted that more needs to be done to make the area safer for cycling and only 12% of respondents agreed that it was pleasant to cycle around the area. The lack of segregated cycle lanes, connected cycle networks and storage for bicycles were highlighted as the main issues that puts people off from cycling in the area.
- 57% of respondents agreed that traffic was an issue in the area, and this is also causing issues with air pollution.



### NATURE

- 57% of respondents agreed that it was easy to access green space in the area and this was raised by many as a valuable part of the character of the area. However, there are concerns about the potential loss of green space.
- The mature street trees were seen as a particularly positive asset, though the leaves left on the streets can be a hazard.



*"I like the parade of shops at the bottom of Shenley Road. Very friendly. Love the Welcome to Camberwell mural. The South London Gallery has great exhibitions - and they are free! Great cafe space in the gallery to work from, as well as socialise in"*

*- Local Resident*



# YOU SAID

- St. Giles churchyard is attractive and peaceful, though there are concerns about anti-social behaviour taking place within it, such as the churchyard being used for public urination.



### PUBLIC SPACES

- Street refuse was raised as an issue and only 19% of respondents agreed that the area was kept sufficiently clean and tidy.
- It was felt that there was an opportunity for the land on Wilson Road north of the College of Arts to be more of a public space.
- The Camberwell Bunker Gardens is seen as an underutilised space with a lot of potential that is currently not well maintained or managed.



### USES

- There are a positive range of shops, bars, galleries and restaurants that contribute to the vibrancy of the area and make it easy to access amenities.



### HOMES AND BUILDINGS

- A number of buildings make especially positive contributions to the area, including the former asylum buildings, the former townhall and Theatre Peckham. St. Giles' Church is an attractive local heritage and community asset with a large number of events. The South London Gallery is an important neighbourhood asset, with great free exhibitions, and a good bookstore and café. The Camberwell College of Arts brings young and creative people to the area.
- Gilesmead is attractive, low-rise and with good levels of greenery.
- Vanguard Court is home to valuable creative businesses but there are concerns about disruption due to parking restrictions, blocking of roads, issues with large trees in Lucas Gardens and insufficient maintenance of the boundary wall. There is also frustration with planning decisions that are believed to have restricted the improvement of buildings.

## AREA SUMMARY

The historic buildings are important to the character of the area. We will review the Camberwell Grove and Sceaux Gardens conservation areas and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

The creative uses are an important part of the identity of Peckham Road. New developments should contribute to this vibrant identity as a creative corridor through the inclusion of creative, commercial and community uses.

Peckham Road is very wide with high levels of traffic. There are few crossing points. The road acts as a significant barrier to pedestrian movement. This is a particular problem around the Arts College, with buildings on both sides of the road. As part of Southwark's Streets for People strategy the pedestrian crossing provision will be reviewed and locations for new crossings will be identified. Opportunities for improved cycle infrastructure will also be identified.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as fly tipping and littering. This will make sure the council can address the issues that concern residents directly and keep our streets cleaner, greener and healthier.

# CHARACTER AREA 06

## MAUDSLEY



Maudsley Hospital opened east of Denmark Hill in 1923. Since then there have been various expansions. The additional buildings have given the hospital a complex and varied character.

Before the hospital the area was a residential neighbourhood. Some of these homes still remain, typically at the corners of the hospital campus. Most have been absorbed into the campus, such as those along Windsor Walk.

The south boundary is defined by the railway line. This includes the Grade II-listed Denmark Hill Station, which was recently refurbished .

The east of the area contains education uses, both related and distinct from the hospital. This includes the Ortus Learning Centre and the Lyndhurst Primary School.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

- Inter-War
- Post 1979
- Victorian

#### CONSERVATION AREA INCLUDED:

Camberwell Grove

#### LISTED BUILDINGS:

5

#### DOMINANT BUILDING TYPES:

Unique buildings

#### AVERAGE NO. OF STOREYS:

3

#### DENSITY:

Low

#### QUALITY OF PUBLIC REALM:

Medium

#### ACCESS TO PUBLIC PARKS:

Medium

#### ACTIVE TRAVEL SCORE:

Low

#### PUBLIC TRANSPORT ACCESSIBILITY:

6a

#### INCOME DEPRIVATION:

n/a

#### EMPLOYMENT DEPRIVATION:

n/a

#### AIR QUALITY:

Medium

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

n/a

#### HEALTHY FOOD ACCESS:

n/a

#### SOUNDS:

Nature

Transport

#### SMELLS:

Nature

Food

Emissions



**KEY**

- - - Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |   |  |
|---|--|
| <span style="background-color: #e0e0e0; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Residential | <span style="background-color: #f08080; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Commercial |
| <span style="background-color: #6aa84f; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Community   | <span style="background-color: #e69d00; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Workspace  |
| <span style="background-color: #4db6ac; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Religious   | <span style="background-color: #c0392b; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Health     |
| <span style="background-color: #3498db; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Education   | <span style="background-color: #d3d3d3; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Transport  |
| <span style="background-color: #f1c40f; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Industrial  | <span style="background-color: #95a5a6; border: 1px solid #ccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Vacant     |
- Movement**
- Key Transport Route
  - Local Access Route
  - - - School Street
  - - - Pedestrian Only Route
  - - - Controlled Crossing Point
  - - - Cycle Route
  - - - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

Lyndhurst Primary School

ORTUS Learning Centre

Denmark Hill Campus East (NSP 36)

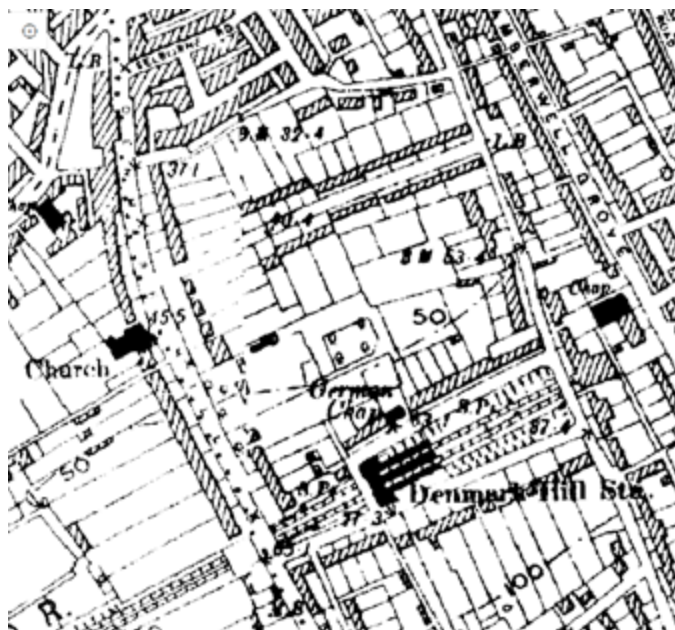
Maudsley Hospital

Denmark Hill Station

Denmark Hill

# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

In the 19th century the area was suburban in character, with terraced homes on large plots.

Denmark Hill station was completed in 1866.



**1949-1954** (OS County series Epoch 5)

The western blocks of Maudsley Hospital were built at the beginning of the 20th century. It was initially a psychiatric hospital. At the same time King's College Hospital relocated to the other side of Denmark Hill, creating a concentration of healthcare uses.

## URBAN & ARCHITECTURAL CHARACTER:



**GRAND CLASSICAL ENTRANCES**



**CONTEMPORARY INFILLS + ADDITIONS**



**INSTITUTIONAL ARCHITECTURE**



**HISTORIC VILLA HOUSES**



**MATURE TREES**



**SECLUDED WALKING ROUTES**



**SURFACE PARKING & SERVICE AREAS**

## NOTABLE BUILDINGS



### MAUDSLEY ADMINISTRATION BLOCK

Grade-II listed entrance building of red brick and Portland stone.



### 99, 103 & 111 DENMARK HILL

Georgian-era houses that have since been absorbed into the Maudsley complex



### DENMARK HILL STATION

Recently refurbished Grade-II listed railway station, platform and canopies, dating back to 1864-66.



### ORTUS

Award winning learning centre and event space, with cafe and exhibition areas.

## AREA REGENERATION

### NSP 36: DENMARK HILL CAMPUS EAST

The Maudsley campus is allocated site 36 'Denmark Hill Campus East' in the Southwark Plan 2022. The allocation sets out the potential of the site for health, research and education uses. It identifies the opportunity for new public routes through the site.

Proposed designs have been put forward with residential buildings on the north of the site and new medical buildings on the south.



Above: Proposals for De Crespigny Park, Maudsley Hospital Consultation Booklet, July 2020

# YOU SAID



### CONTEXT

- The presence of Maudsley in Camberwell is positive, with the NHS Trust providing much needed support and valued mental health services.
- Some respondents expressed concern about the impact of patients on the wider area.



### PUBLIC SPACES

- Respondents raised concerns about the public realm around Denmark Hill station. There were concerns that the street is overly cluttered, with the combination of cycle racks, placards and bins make the area difficult and inaccessible for pedestrians, especially those in wheelchairs or pushing pushchairs.



### HOMES AND BUILDINGS

- The views of Denmark Hill station itself were positive, with the station considered to be an attractive building, with a good pub and café within the station.

## AREA SUMMARY

The South London and Maudsley NHS foundation trust continues to be a key partner in providing a wide range of NHS mental health services.

The area has evolved haphazardly and as a result lacks a clear urban layout and has poor permeability and way-finding. Proposals that increase the potential of the site to provide health, research and education uses, while creating new public routes through the site should be encouraged.

Walking routes through the Maudsley site would work with the new northern entrance to Denmark Hill to improve the connections from the station to the town centre. This would provide an alternative route to Denmark Hill, which is steep and polluted.

We are improving the public realm on Windsor Walk around Denmark Hill Station. We will focus on rearranging the current bridge layout to simplify the environment and create more space for pedestrians, cyclists, while supporting the commercial uses at the station and ensuring there is space for outdoor seating. We will also increase accessibility by widening the footway from the bridge to the new station entrance on Windsor Walk.



CAMBERWELL  
FOR HEALTH  
& WELLNESS



# CHARACTER AREA 07

## BURGESS BUSINESS PARK



Burgess Business Park is characterised by industrial buildings and storage warehouses . These buildings are typically built of brick and corrugate metal. They have adjacent open-air storage yards surrounded by metal palisade fencing.

These are contained within two clusters. The cluster south of Parkhouse Street is centred around an old industrial chimney . The northern cluster curves around Parkhouse Street and borders Burgess Park.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Post 1979

#### CONSERVATION AREA INCLUDED:

Camberwell Grove

#### LISTED BUILDINGS:

3

#### DOMINANT BUILDING TYPES:

Warehouse /  
Transport / Industrial

#### AVERAGE NO. OF STOREYS:

2

#### DENSITY:

Low

#### QUALITY OF PUBLIC REALM:

Low

#### ACCESS TO PUBLIC PARKS:

High

#### ACTIVE TRAVEL SCORE:

Medium

#### PUBLIC TRANSPORT ACCESSIBILITY:

3

2

#### INCOME DEPRIVATION:

n/a

#### EMPLOYMENT DEPRIVATION:

n/a

#### AIR QUALITY:

Medium

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

n/a

#### HEALTHY FOOD ACCESS:

n/a

#### SOUNDS:

Nature

Transport

#### SMELLS:

Nature

Food

Emissions





Burgess Park

parkhouse Street

Burgess Business Park (NSP 25)

Southampton Way (B217)

**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

□ Residential	□ Commercial
□ Community	□ Workspace
□ Religious	□ Health
□ Education	□ Transport
□ Industrial	□ Vacant

**Movement**

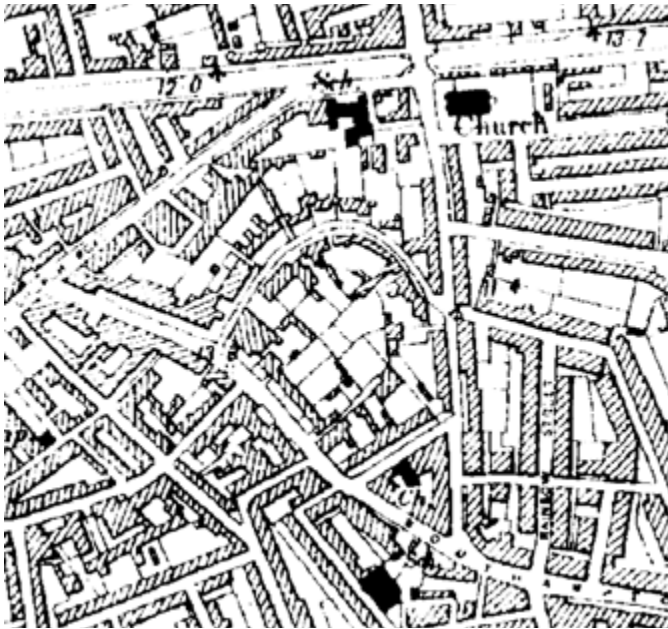
- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

In the 19th century, Parkhouse Street featured mostly terraced and semi-detached residential buildings. There were some smaller industrial areas in the vicinity. This included a timber yard to the north-east and a stone yard and small factory to the north-west. These were likely located here due to the proximity of the Surrey Canal.



**1949-1954** (OS County series Epoch 5)

By the mid-20th century, the area featured many industrial uses. Much of the site south of Parkhouse Street was a confectionery factory. The increased road network led to the decline of the Surrey canal. In the early 1970s the canal was filled in and the area to the north was demolished to create Burgess Park.

## URBAN & ARCHITECTURAL CHARACTER:



**BRICK INDUSTRIAL BUILDINGS**



**CORRUGATE METAL SHEDS**



**LANDMARK CHIMNEY**



**INDUSTRIAL YARDS**



**STEEL PALISADE FENCING**



**SURFACE PARKING**



**PARK EDGE**

## OPEN SPACE



## BURGESS PARK

Inspired by the 1943 Abercrombie Plan, Burgess Park is one of the largest parks in South London. It covers approximately 56 hectares. It is a popular and well used park.

Despite bordering the park, there are no connections from the Burgess Business Park area to the park.

## NOTABLE BUILDINGS



### 73, 75 & 77 SOUTHAMPTON WAY

Three Grade-II listed early 19th century terraced houses.

## AREA REGENERATION

### NSP 25: BURGESS BUSINESS PARK

The site is Site Allocation 25 in the Southwark Plan 2022. This identifies the potential development as a higher-density mixed-use site. This would allow for the re-provision of light industrial space alongside new homes. The homes would enjoy the proximity of Burgess Park. This would also allow for new connections to the park.

Proposals have been put forward for the site.



CGI Proposal for Burgess Business Park residential, as submitted on 10th February 2022 (HTA Design)

# Character Area 07 - Burgess Business Park

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



### IDENTITY

- The highly visible historic chimney at the centre of the area is an important local landmark.



### BUILT FORM

- While the respondents did not express a positive view of the appearance of the current buildings, many highlighted that the low-rise nature of the the buildings was a positive feature.



### NATURE

- The close proximity to Burgess Park was raised as the main positive aspect of the area. The biodiversity of the nature area directly next to the area was highlighted as an important aspect.



*“Being near the park, the low-rise, big-sky, long views nature of the area. Views of the dominating historic chimney to way find. The local community care deeply about biodiversity in the Burgess Park nature area next to Burgess BP and do not want a new entrance bisecting it. The noises of industry during the day and total silence at night”*

*- Local Resident in response to: “What do you like most about the area?”*



### PUBLIC SPACES

- Some respondents mentioned feeling unsafe in the area.



### USES

- Many respondents mentioned a desire for the area to contain more uses for local people, such as affordable housing or shops.



### LIFESPAN

- Many of the respondents are concerned about some of the proposals that are coming forward for the site, in particular the potential impact of tall buildings on the area and the impact on the surrounding transport infrastructure.

### YOU SAID



*“I would like to see the area put to better use than e.g. a sea of vehicles on the Wells Way boundary which seem never to move and to serve no useful purpose. I’d like to see the area used for housing but not of the 10-12 storey variety.”*

*- Local Resident*

## AREA SUMMARY

Industrial land in Southwark is of strategic importance and should be preserved. However, development in the area could allow for the retention of light-industrial uses while creating additional uses for local people, such as affordable housing and shops. This also has the opportunity to improve the appearance and safety of the area.

At present the site is very closed off. There are large fenced off areas, little active frontage and no connection to the park. Both the site and the park would benefit from improved connectivity. This would improve the safety of the park edge and allow more residents to have close access to the park. Increasing connections would also improve the permeability of the site.

Proposals have received planning permission for mixed-use developments providing new homes and commercial floorspace, including on 21-23 Parkhouse Street (Ref: 19/AP/0469) and 25-33 Parkhouse Street (Ref: 20/AP/0858). While these schemes would lead to a reduction in light industrial space, the proposals would provide much needed social rented affordable housing and affordable workspace. As the schemes progress key material considerations will be ensuring that they are of high quality design that relates appropriately to the industrial character of the area.

The owners of other sites in the Burgess Business Park area have been consulting with the planning department to agree an acceptable design that provide public benefits to local people that would outweigh any detrimental impact.

# CHARACTER AREA 08

## GROSVENOR PARK



Grosvenor Park, Grosvenor Terrace and Urlwin Street are well-preserved Victorian terraced streets. Much of the area is within the Grosvenor Park conservation area, which was first tabled in 1989.

The area is very separate from its wider surroundings. The railway lines form a natural boundary on the eastern side. The residential streets taper to the west. There is a pedestrian and cycle connection to Bethwin Road. There are no north or south connections.

The area has a very consistent character of terraced properties. Most houses have raised front entrances and ground floors distinct from upper floors. There are a few more recent infill additions.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Victorian

Pre-War

#### CONSERVATION AREA INCLUDED:

Grosvenor Park

#### LISTED BUILDINGS:

16

#### DOMINANT BUILDING TYPE:

Terraced housing

#### AVERAGE NO. OF STOREYS:

3 - 4

#### DENSITY:

Low

#### QUALITY OF PUBLIC REALM:

High

#### ACCESS TO PUBLIC PARKS:

High

#### ACTIVE TRAVEL SCORE:

Low

#### PUBLIC TRANSPORT ACCESSIBILITY:

5

4

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

Medium

#### AIR QUALITY:

Medium

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

Human

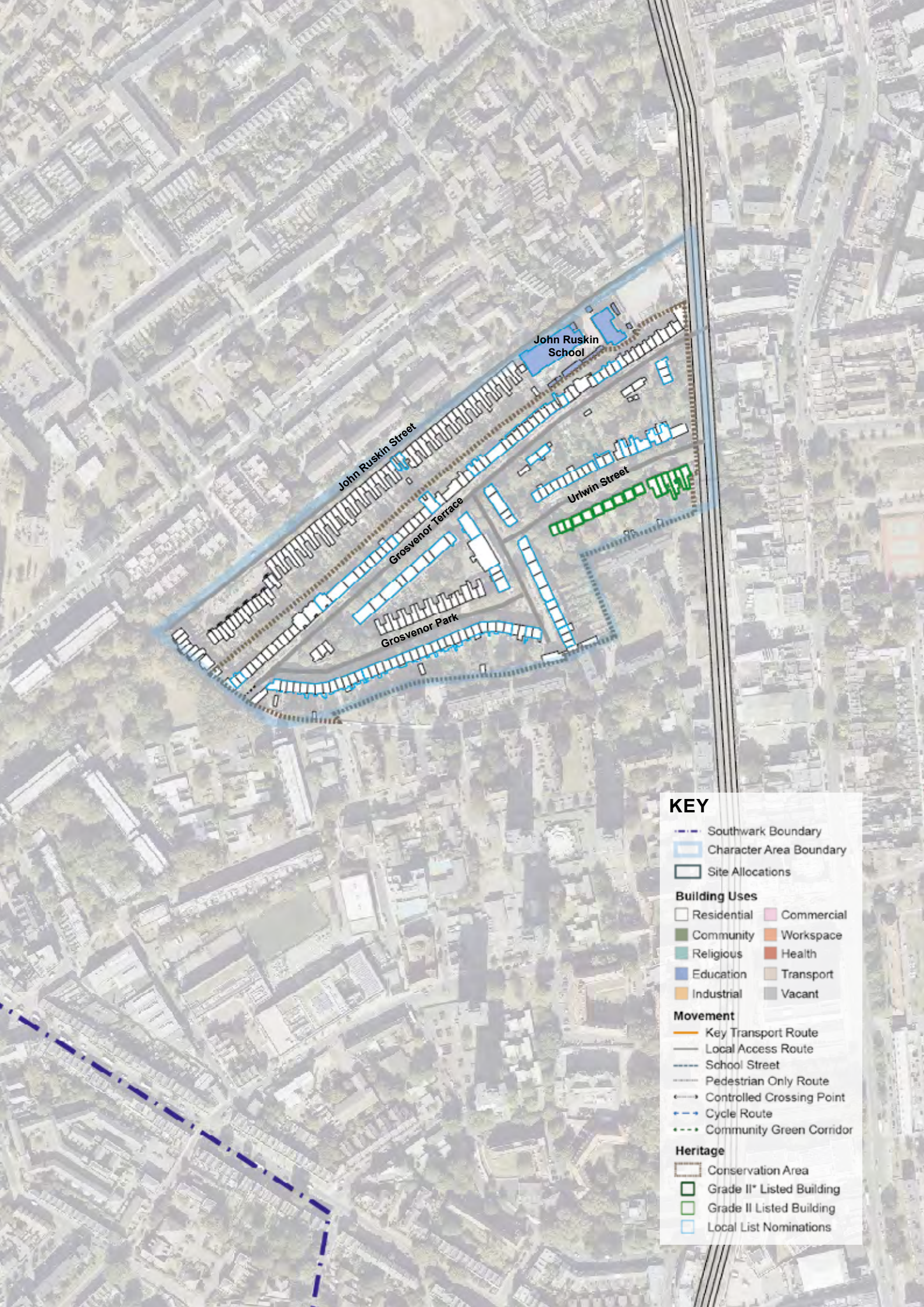
Transport

Music

#### SMELLS:

Nature

Emissions

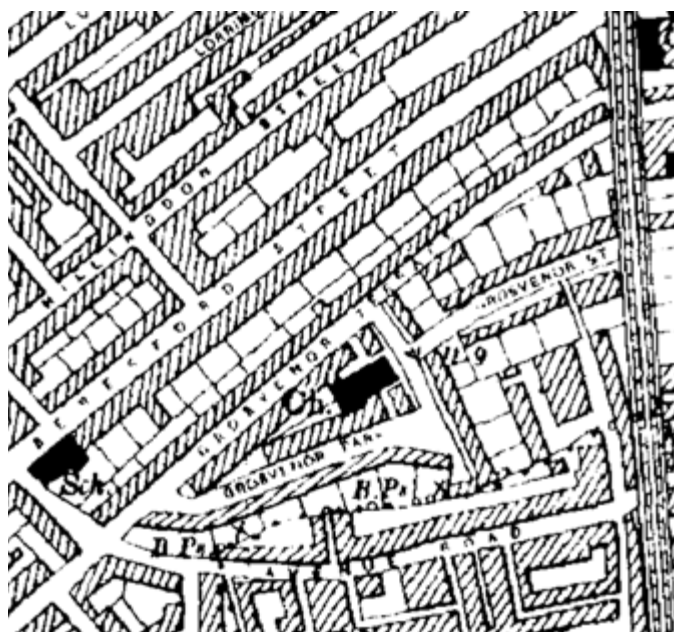


### KEY

- Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |               |              |
|---------------|--------------|
| □ Residential | □ Commercial |
| □ Community   | □ Workspace  |
| □ Religious   | □ Health     |
| □ Education   | □ Transport  |
| □ Industrial  | □ Vacant     |
- Movement**
- Key Transport Route
  - Local Access Route
  - School Street
  - Pedestrian Only Route
  - ↔ Controlled Crossing Point
  - Cycle Route
  - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

Speculative builders constructed the residential properties in the mid 19th century. The triangular neighbourhood has few through-routes and is very self-contained.



**1949-1954** (OS County series Epoch 5)

There have been few changes to the area since its construction in the mid 19th century. The most significant have been the construction of John Ruskin Primary School and Avenue Secondary School (since demolished) and the demolition of All Souls' church in the 1970s.

## URBAN & ARCHITECTURAL CHARACTER:



**VICTORIAN TERRACED HOUSING**



**ARTICULATED GROUND FLOOR**



**YELLOW BRICK**



**WHITE LINTELS & ARCHITRAVES**



**MANSARD & GABLE ROOFS**



**PROMINENT CHIMNEYS**



**TAPERING STREET PATTERN**



**DEFINED RAILWAY EDGE**



## OPEN SPACE



### GROSVENOR COMMUNITY GARDEN

In-between Grosvenor Terrace and Grosvenor Park is a small community garden.

The park is well proportioned with a good balance between enclosure and observation. Play-spaces for small children makes up most of the park. There is also a small seating area with benches and pergolas.

## NOTABLE BUILDINGS



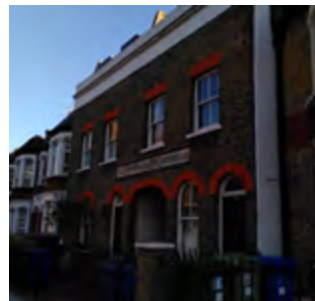
### JOHN RUSKIN PRIMARY SCHOOL

The late-Victorian school first opened in 1899. The building has contrasting red and yellow brickwork that becomes more varied on the upper floors. Many windows have articulated keystones and open and broken pediments. The top floor has decorative metal railings and wheel windows.



### 21 - 36 URLWIN STREET

The Grade-II listed properties include several well-preserved detached Victorian homes. These are book-ended by older terraced Regency properties.



### 127-129 JOHN RUSKIN STREET

Former Whitbread & Co's Entire pub. The mosaic sign is still visible on the front of the building.

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



### CONTEXT

- Grosvenor Park is quite separate to the surrounding area, but this was raised by many respondents as a positive aspect of the area, creating a unique, safe and peaceful environment.
- Residents have concerns about crime in the wider area around Grosvenor Park but feel that the large block sizes and impermeability act as a buffer to this.



### IDENTITY

- 74% of respondents agree that the area had a strong sense of community and 63% know their neighbours. The 'village feel' of the area was mentioned as an especially positive feature. This is also attributed to the secluded and quiet nature of the area, due to the lack of through movement. Only 7% of respondents felt that noise was a problem in the area.

## YOU SAID

- 81% of respondents agreed that the area has a strong sense of history. The important working class history was raised as important by respondents.



### BUILT FORM

- 79% of respondents strongly like the buildings in the area. The area has a well-preserved consistent historic architectural character characterised by a mixture of architectural terraced properties with occasional brick garden walls.



### MOVEMENT

- Only 44% of respondents agreed that the area was easy to get to by public transport. Several respondents expressed a wish for a tube or train station nearby as the buses can get very crowded.
- 59% of respondents agreed that it was pleasant to walk around the area and 63% agreed that it was pleasant to cycle around the area. This is due to the attractive tree lined streets and lack of through traffic. Only 7% agreed that traffic was a problem in the area.
- A few respondents were in favour of better north-south connections to the surrounding area, but most were against this and felt that the lack of wider connections helped create a secluded, safe and peaceful environment.



### NATURE

- All respondents said that they liked the green spaces and planting in the area. 86% of respondents strongly like the green space and planting and 86% of respondents agreed that it was easy to access green space in the area.
- The large connected gardens contribute to the nature and wildlife in the area and should be protected. This is supplemented by the mature trees and smaller planters in the streets.
- Grosvenor Community Park was praised as a peaceful, well maintained green space that is an important resource, especially for families.
- While the area was praised for its greenness, further opportunities for urban greening were also identified such as the apex of Grosvenor Terrace and Grosvenor Park.



*The area is a natural wildlife sanctuary of connected gardens that should be protected and has the full protection of all trees front and back as per its conservation area status.*

*- Grosvenor Estate TRA*



### PUBLIC SPACES

- Fly-tipping, dog mess and rubbish are issues on the streets.
- The number of wheelie bins on the pavements makes the area hard to navigate in a wheelchair or while pushing a pram.
- 63% of respondents agreed that they feel safe in the area, though some had concerns about safety in the wider area.

# YOU SAID

- More street lighting is required, and the current light fittings aren't considered appropriate for a conservation area. The bright lights from the Goschen Estate were also felt to be an issue for some neighbouring properties.



### USES

- Some respondents felt the area was lacking shops and pubs.



### HOMES AND BUILDINGS

- It was highlighted that the number of properties in the area is higher than it appears externally due to the high division within properties.
- The presence of basement flats in the area emphasises the importance of avoiding any impediment of daylight from potential future developments.



### RESOURCES

- There are concerns regarding insufficient maintenance of properties and a lack of enforcement of the conservation area restrictions.



### LIFESPAN

- The refurbishment of railway arches for local businesses is seen as an opportunity to bring new uses to the area.
- Any development should be sensitive to the unique character of the area.

## AREA SUMMARY

Grosvenor Park has a well-preserved historical neighbourhood character. We will review the Grosvenor Park conservation area and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community. The conservation area ensures that more development requires the oversight of the planning department. We will continue to enforce on any changes that do not have appropriate planning permission.

The secluded nature and high level of greenery creates a safe and peaceful environment. The large block sizes makes the area quite separate from its surroundings, giving the neighbourhood poor permeability but also increasing sociability and creating a sense of togetherness among residents.

Any development in the area should be sensitive to the unique character of the architecture. Particularly consideration should be made to the impact on existing properties, many of which have been subdivided and contain basement flats that would be strongly impacted by potential overshadowing. Development should also preserve or enhance the high level of greenery and biodiversity in the area.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as fly tipping and littering. This will make sure the council can address the issues that concern residents directly and keep our streets cleaner, greener and healthier.

We will continue to work on our Equal Pavements pledge and improve the accessibility of our pavements.

Proposals that support the creation of walking routes alongside the railway arches and provide uses for local businesses should be supported, especially if they are serving the needs of local people.

# CHARACTER AREA 09

## WYNDHAM & COMBER



The Wyndham and Comber estates and the areas around them contain a mix of architecture and uses. The most prominent are the five twenty-one-storey tower blocks in the centre of the estate. These have been built out of a concrete and brick in the brutalist architectural style. They are connected in two clusters by large raised platforms. These were designed by Greater London Council Architects' Department, along with the 2-storey flat blocks for elderly residents.

Around these blocks is a mix of smaller modernist blocks and inter-war mansion blocks. There is also a range of stand-alone buildings. These have varied uses including educational, religious, cultural and community.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Late Post-War
Inter-War
Post-1979

#### CONSERVATION AREA INCLUDED:

None
LISTED BUILDINGS: 1

#### DOMINANT BUILDING TYPE:

Terraced commercial with housing/offices
Terraced housing

#### AVERAGE NO. OF STOREYS:

12
DENSITY: High

#### QUALITY OF PUBLIC REALM:

Low
-----

#### ACCESS TO PUBLIC PARKS:

Low
-----

#### ACTIVE TRAVEL SCORE:

High
------

#### PUBLIC TRANSPORT ACCESSIBILITY:

5
4

#### INCOME DEPRIVATION:

Low
-----

#### EMPLOYMENT DEPRIVATION:

Low
-----

#### AIR QUALITY:

Poor
------

#### CRIME LEVEL:

High
------

#### HEALTH DEPRIVATION:

Low
-----

#### HEALTHY FOOD ACCESS:

High
------

#### SOUNDS:

Transport
Music
Building

#### SMELLS:

Emissions
Nature
Food

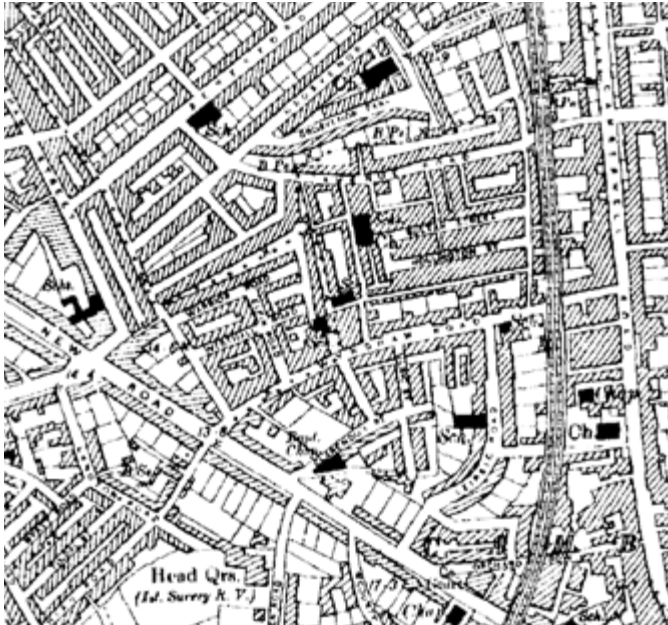


**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations
- Building Uses**
  - Residential
  - Commercial
  - Community
  - Workspace
  - Religious
  - Health
  - Education
  - Transport
  - Industrial
  - Vacant
- Movement**
  - Key Transport Route
  - Local Access Route
  - School Street
  - Pedestrian Only Route
  - ↔ Controlled Crossing Point
  - Cycle Route
  - Community Green Corridor
- Heritage**
  - Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

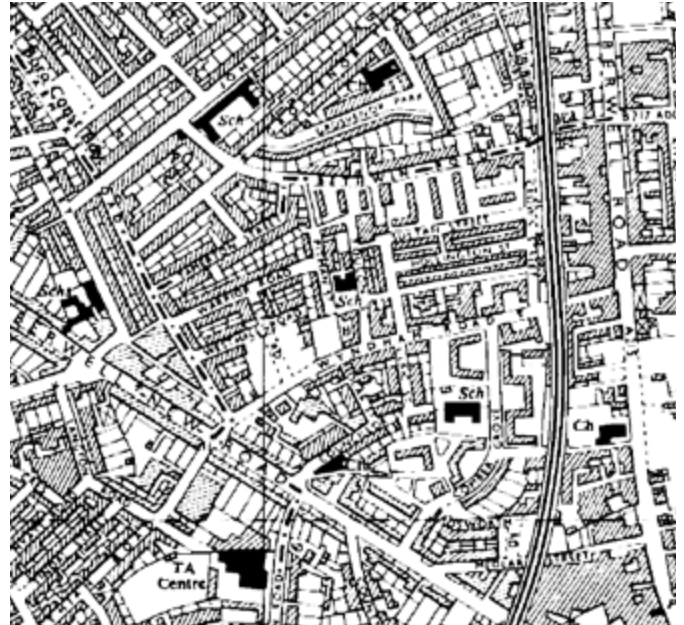
## HISTORY



**1896-1899**

(OS County series Epoch 2)

By the end of the 19th century, the area featured a series of tightly-packed terraced streets. These had an irregular street layout with little open or green space. Schools and churches were included within terraced blocks throughout the neighbourhood.



**1949-1954**

(OS County series Epoch 5)

During the inter-war and post-war era the tightly-packed terraces were replaced. This was initially with mansion blocks. Later a combination of brutalist 21-storey tower blocks and 2-storey flat blocks for elderly residents were built.

## URBAN & ARCHITECTURAL CHARACTER:



**BRUTALIST TOWER BLOCKS**



**LOW-RISE MODERN FLAT BLOCKS**



**MANSION BLOCKS**



**STAND-ALONE SCHOOL BUILDINGS**



**SEPARATED PEDESTRIAN AREAS**



**RAISED PAVED PLATFORMS**



**SURFACE PARKING**



**RAILWAY ARCHES**

### OPEN SPACE



### BETHWIN ADVENTURE PLAYGROUND

An enclosed playground for 6 - 16 year-olds, featuring various activities. Open in the evenings and Saturday afternoons.

### NOTABLE BUILDINGS



#### ST. JOSEPH'S PRIMARY SCHOOL

Grade-II listed school, built in the early 19th-century and extended in 1909.



#### CALVARY TEMPLE

Formerly the Clarendon Baptist Church, an Italianate wedge-shaped Victorian church building.



#### ANISH KAPOOR STUDIO

Studio space belonging to the Turner-prize-winning British-Indian sculptor.



#### BLUE ELEPHANT THEATRE

A 50-seat fringe community theatre founded in 1999.



#### ARK ALL SAINT'S ACADEMY AND HIGHSCORE SCHOOL

RIBA London award winning school complex.



#### HOLLINGTON YOUTH CENTRE

Historic youth club set up in 1893.

## YOU SAID



### IDENTITY

- Only 32% of respondents agreed that the area had a strong sense of community, though some residents highlighted the sense of community as one of the things they liked most about the area.
- The diversity and quietness of the area are positive attributes.



### BUILT FORM

- The architecture in the area proved divisive. 40% of respondents strongly like or like on the whole the buildings in the area, but 30% of respondents don't like the buildings in the area at all. This may be in part due to varied architecture of the area. The early 20th century mansion blocks are viewed favourably, but attitudes towards the brutalist tower blocks are mixed.
- Graffiti is a concern in the area.



### MOVEMENT

- 74% of respondents agreed that the area was easy to get to by public transport, due to the good transport links.
- Only 32% of respondents agreed that it was pleasant to cycle around the area, and only 5% agreed that it was pleasant to walk around the area. This is partly due to poorly designed road layouts, and partly due to the amount of traffic.
- 58% of respondents agreed traffic was a problem in the area. The traffic is especially problematic at the junctions, on Councillor Street and particularly on Wyndham Road, where it is a danger for the schoolchildren travelling to one of the schools in the area.



### NATURE

- There is very little green space in the area and what greenery does exist is of poor quality. More good quality green space is needed. The spaces around the tower blocks were highlighted as opportunities for greater landscaping and greenery.
- The large mature trees that line some of the streets, such as Comber Grove, have a highly positive contribution to the area.



*"The spaces around the tower blocks need relandscaping to allow for green spaces or communal areas. Currently the underground car parks are unused and above them is just a wilderness which is being allowed to grow wild because Southwark Council don't weed or spray the hard surfaces regularly enough."*

*- Respondent*



### PUBLIC SPACES

- Many of the public spaces suffer from a lack of maintenance and cleaning which along with anti-social behaviour, creates significant problems. Issues include cracked and poorly maintained pavements, rubbish, fly-tipping, graffiti and public urination. Only 11% of respondents agreed that the area is kept sufficiently clean and tidy.
- Some respondents praised the parks and children's play areas. Bethwin Adventure playground was highlighted as a particularly positive asset.



## YOU SAID

- The area has low levels of public safety. Only 32% of respondents agreed that they felt safe in the area and 26% reported that they felt unsafe in the area. Multiple respondents raised the lack of safety as a particular concern. The area also suffers from poor lighting of public spaces, creating dark spaces that feel unsafe.



### USES

- The high number of schools in the area is a positive aspect.
- The Blue Elephant theatre is a positive community asset.
- Some of the shops on Wyndham Road would benefit from improvement.



### HOMES AND BUILDINGS

- The buildings in the area need better maintenance.
- The older buildings do not have lifts, creating a barrier to accessibility.



*“Wyndham Road is currently a huge missed opportunity. Today, it is run-down and has far too much car traffic, which creates air pollution and is a significant danger to the high number of children walking to and from school.”*

*- Local Resident*

## AREA SUMMARY

As part of Southwark’s Streets for People strategy we are consulting on proposals to implement traffic reduction schemes and improvements for walking, wheeling and cycling. We are also undertaking public realm improvements, including creating planting and seating next to Comber Grove Primary School, as well as improved cycle infrastructure.

There are a large number of mature trees in the area, but otherwise biodiversity is low. There is an opportunity for increased planting in the green spaces. There is a good amount of open space in the area, but this is typically under-utilised. Much of the open space is inaccessible and closed off by barriers or fencing. There is little positive relationship between the buildings and the public space.

Cleaner Greener Safer funding has been allocated to improve the planting in the public realm on the Wyndham, Comber and Goschen estates, including replanting existing planting beds, providing new planting beds and create small communal garden areas. There are also proposals to resurface the Goschen Estate sports pitch.

Particular consideration should be given by any development in the area on provide high quality, usable green space and outdoor amenity space. Proposals should provide active frontage onto these spaces, to improve passive surveillance and safety.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and e-bikes and e-scooters obstructing pavements. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier.

Cleaner Greener Safer funding has been allocated to improve the cleanliness of bin storage areas and energy supply cupboards on the Wyndham, Comber and Goschen estates.

# CHARACTER AREA 10

## ELMINGTON WEST



The west half of the Elmington Estate and wider area has a varied mix of buildings. The most prominent are the long, low flat blocks developed by the London County Council in the late 20th century.

These blocks are typically 4 - 5 storeys high and between 50-90m long. Beyond that the design of the blocks varies. The earliest blocks have shallow pitched roofs and red brick façades. The later blocks are designed with flat-roofs and pre-fabricated cladding panels.

The flat blocks are spaced far apart, with large areas of poorly defined green spaces. Between the blocks are a mixture of surviving buildings from before the war, newer industrial buildings and flat blocks. The 17-storey Masterman House is located in the north-eastern corner of the area.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Early Post-War

Post-1979

Inter-War

#### CONSERVATION AREA INCLUDED:

None

#### LISTED BUILDINGS:

2

#### DOMINANT BUILDING TYPE:

Mid rise blocks

#### AVERAGE NO. OF STOREYS:

5

#### DENSITY:

Mid

#### QUALITY OF PUBLIC REALM:

Low

#### ACCESS TO PUBLIC PARKS:

High

#### ACTIVE TRAVEL SCORE:

High

#### PUBLIC TRANSPORT ACCESSIBILITY:

5

4

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

High

#### AIR QUALITY:

Poor

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

Transport

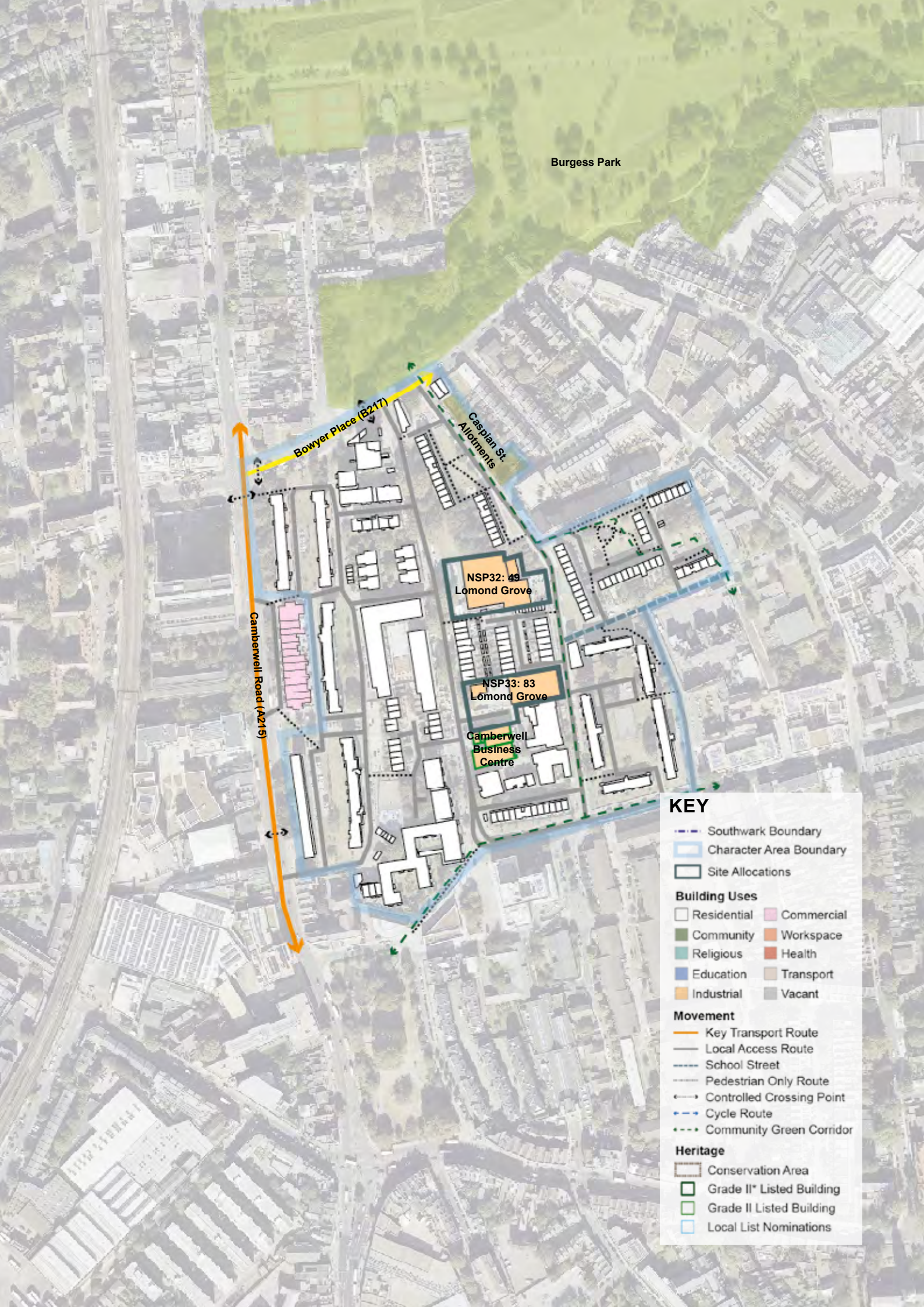
Nature

Human

#### SMELLS:

Nature

Food



Burgess Park

Bowyer Place (B217)  
Camberwell Road (A215)

Casplan St.  
Alotments

NSP32: 49  
Lomond Grove

NSP33: 83  
Lomond Grove

Camberwell  
Business  
Centre

**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

- Residential
- Commercial
- Community
- Workspace
- Religious
- Health
- Education
- Transport
- Industrial
- Vacant

**Movement**

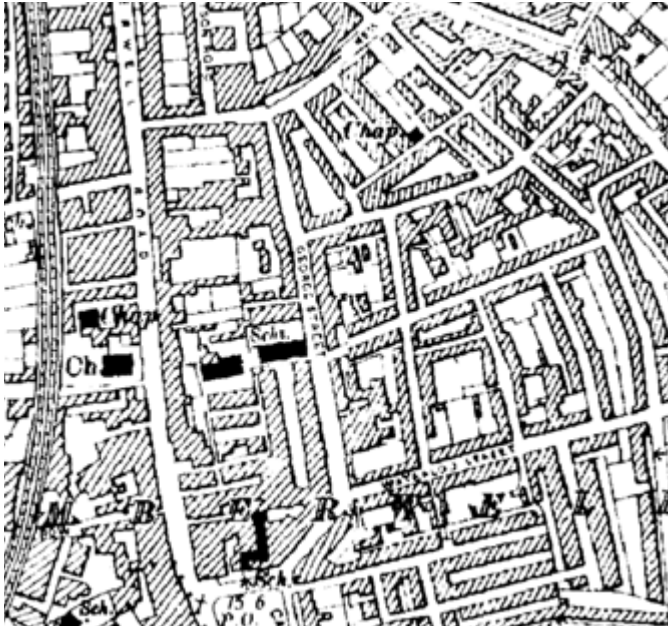
- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

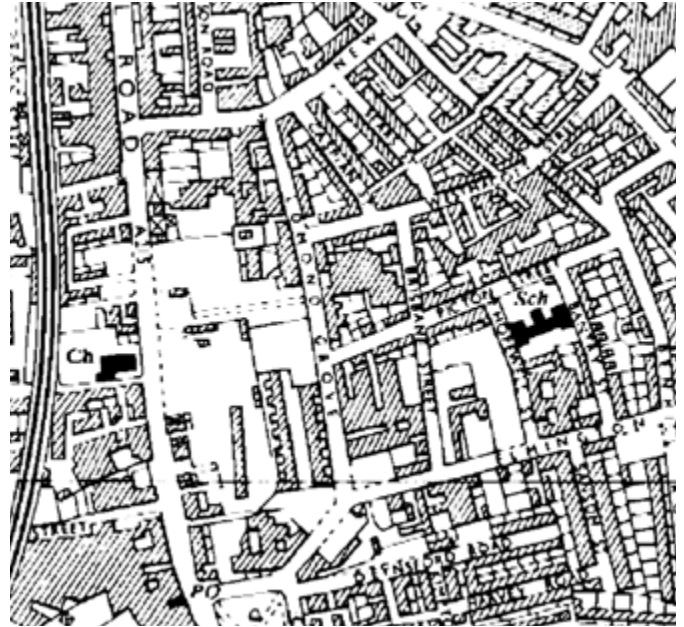
# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

At the end of the 19th century, the area east of Camberwell Road was mostly terraced residential homes. The area was of a similar character to the wider Camberwell area.



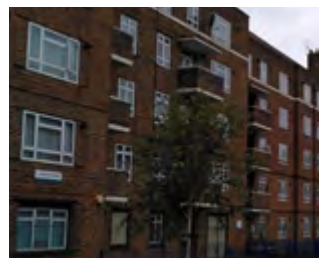
**1949-1954** (OS County series Epoch 5)

The area was bombed during World War II. The London County Council decided to clear many of the damaged and remaining terraced houses in the area. They replaced them with the modernist flat blocks that form the Elmington Estate.

## URBAN & ARCHITECTURAL CHARACTER:



**LONG, LOW FLAT BLOCKS**



**RED BRICK**



**PRE-FABRICATED PANELS**



**HIGH BLOCK SEPERATION**



**REPETITION IN FACADE DESIGN**



**BUILDINGS SET BACK FROM ROAD**



**OPEN GREEN LAWNS**



**INDUSTRIAL ARCHITECTURE**

## OPEN SPACE



## CASPIAN STREET ALLOTMENTS

A 0.12 hectare volunteer-run community allotment garden. The space provides some highly in-demand allotment growing space.

## COMMUNITY-LED GREEN CORRIDORS

### Camberwell Green Corridors



Southwark Nature Action Volunteers and Elmington Community Gardens have developed proposals for green corridors to connect Burgess Park, Camberwell Green, Brunswick Park and Benhill Nature Garden.

These involve a series of strategically placed 'biodiversity stepping stones'. These will improve biodiversity and provide green walking routes across the north of the area.

Left: Map of proposed green corridors, Southwark Nature Action Volunteers

## SITE ALLOCATIONS



### NSP32: 49 LOMOND GROVE

3,160m<sup>2</sup> site providing 1,940m<sup>2</sup> employment floorspace with the potential to be developed to re-provide employment uses alongside housing.



### NSP33: 83 LOMOND GROVE

2,104m<sup>2</sup> site with light industrial and storage uses with the potential to be developed to re-provide employment uses alongside housing.

## YOU SAID



### CONTEXT

- The area has good access to a range of everyday uses, including shops, restaurants, bars and public facilities. It is also convenient to travel to central London.



### IDENTITY

- The area is quiet and tranquil.



### BUILT FORM

- The dominance of low and mid-rise buildings in the area is seen as a positive.
- The Victorian industrial buildings on Lomond Grove provide a positive contribution to the area.
- The prefabricated architecture is poorly maintained and visually unattractive.



### MOVEMENT

- 67% of respondents agreed that the area was easy to get to by public transport. The area benefits from frequent buses and easily accessible bus stops.
- Only 11% of respondents agreed that it was pleasant to walk around the area.
- Congestion and noise pollutions are both problems in the area. The design of the roads could be improved.
- Reopening Camberwell train station would benefit the area.



### NATURE

- 67% of respondents agreed that it was easy to access green space in the area. These spaces are important to allow for young people to go outside and play and for activities like dog walking.
- The Caspian Street allotments are an especially positive asset in the area.



### PUBLIC SPACES

- Some respondents praised the area for being kept tidy, while other felt that the pavements and drop kerbs are not sufficiently maintained.
- There are some issues with safety in the area.



### USES

- The area has a wide range of shops within a convenient distance.
- Camberwell Salvation Army was highlighted as an important community space.
- The Fruit Tree Day nursery is a positive asset in the area.



### HOMES AND BUILDINGS

- Many of the homes in the area have insufficient sound insulation, leading to issues with noise pollution from the roads disturbing people in their homes.



*"I like the open green spaces as it gives young people a chance to go outside the estate and play out; a chance to finally be away from their screens and have fresh air, which is very important - especially in this day and age."*

*- Local Resident*

## YOU SAID



### RESOURCES

- There is not enough for young people to do in the area. More facilities for young people are needed, such as youth clubs.
- The area would benefit from more small independent businesses, such as a local coffee shop or restaurant.



### LIFESPAN

- Some respondents were worried about change in the area, including concerns about overpopulation.



*"I would like to see more small businesses, such as coffee shops restaurants and options for children and adults to entertain themselves."*

*- Local Resident*

## AREA SUMMARY

The urban layout of the flat blocks in the Elmington Estate is quite dispersed and fragmented. There are large spaces between blocks that are not clearly defined. North-south connectivity is strong across the area. Routes running east-west, however, are poorly defined and hard to follow.

We will continue to work on our Equal Pavements pledge and improve the accessibility of our pavements. As part of Southwark's Streets for People strategy the current pedestrian crossing provision will be reviewed and locations for new crossings will be identified.

Any development in the area should be designed to accommodate walking and cycling. Development that encourages car dependency should be discouraged in order to avoid further pressure on the roads. Developments should support the community aspirations to create green corridors to improve biodiversity and provide green walking routes.

Cleaner Greener Safer funding has been allocated to improve community gardening and cycle storage provision across the Elmington Estate.

Redevelopment on the allocated sites on Lomond Grove (Site Allocations NSP 32 & NSP33) offer opportunities for improved east-west links, as well as new homes and space for local businesses.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as littering.

The council's Town Centre & Estate Warden Task force will continue to address issues of anti-social behaviour. Funding from the Home Office's Safer Streets Four Fund has been received and will be used to improve the safety of streets and public spaces. Proposals in the area should be designed provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety.

West of the Elmington Estate is the Brandon Youth Centre, which runs activities for young people aged 11 to 19 (up to 25 for young people with special educational needs). We have also created the One Hub Southwark, an activity and information hub for young people in Southwark.

# CHARACTER AREA 11

## ELMINGTON EAST



The character of the east half of the Elmington Estate has changed twice in the last decade. Tightly woven terraced homes were replaced with modernist high-rise flat blocks. Then the high-rise blocks were replaced with lower courtyard flat blocks and terraces.

These newer blocks are brick clad and based around a traditional urban block design. They have continuous frontages, street doors, prominent corners and private central amenity spaces.

The public realm has good permeability. There are pedestrian and cycle-only routes in both the newer and older parts of the neighbourhood. This reduces through traffic and make for a more pleasant public realm.

The south of the area features many prominent school buildings.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Post-1979

#### CONSERVATION AREA INCLUDED:

None

#### LISTED BUILDINGS:

1

#### DOMINANT BUILDING TYPE:

Urban/Courtyard flat blocks

Terraced housing

#### AVERAGE NO. OF STOREYS:

4

#### DENSITY:

Mid

#### QUALITY OF PUBLIC REALM:

High

#### ACCESS TO PUBLIC PARKS:

High

#### ACTIVE TRAVEL SCORE:

High

#### PUBLIC TRANSPORT ACCESSIBILITY:

4 3 2

1b 1a 0

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

Medium

#### AIR QUALITY:

Poor

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Low

#### SOUNDS:

Nature

Transport

Building

#### SMELLS:

Nature

Food





Burgess Park

Evelina Mansions

Southampton Way (B217)

Spa School Camberwell

Dining & Assembly Hall

Brunswick Park Primary School

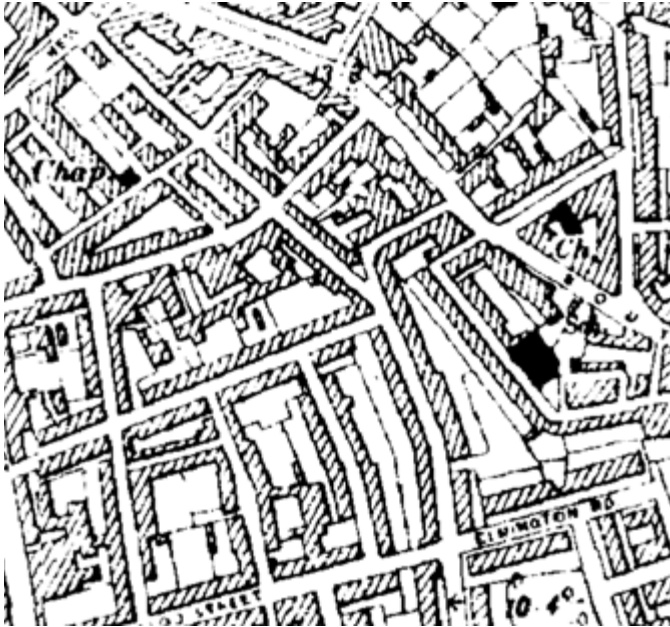
Benhill Road Nature Garden

### KEY

- - - Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: white; margin-right: 5px;"></span> Residential | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: pink; margin-right: 5px;"></span> Commercial  |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: green; margin-right: 5px;"></span> Community   | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: orange; margin-right: 5px;"></span> Workspace |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: teal; margin-right: 5px;"></span> Religious    | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: brown; margin-right: 5px;"></span> Health     |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: blue; margin-right: 5px;"></span> Education    | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: tan; margin-right: 5px;"></span> Transport    |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: yellow; margin-right: 5px;"></span> Industrial | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: gray; margin-right: 5px;"></span> Vacant      |
- Movement**
- Key Transport Route
  - Local Access Route
  - School Street
  - Pedestrian Only Route
  - ↔ Controlled Crossing Point
  - - - Cycle Route
  - - - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

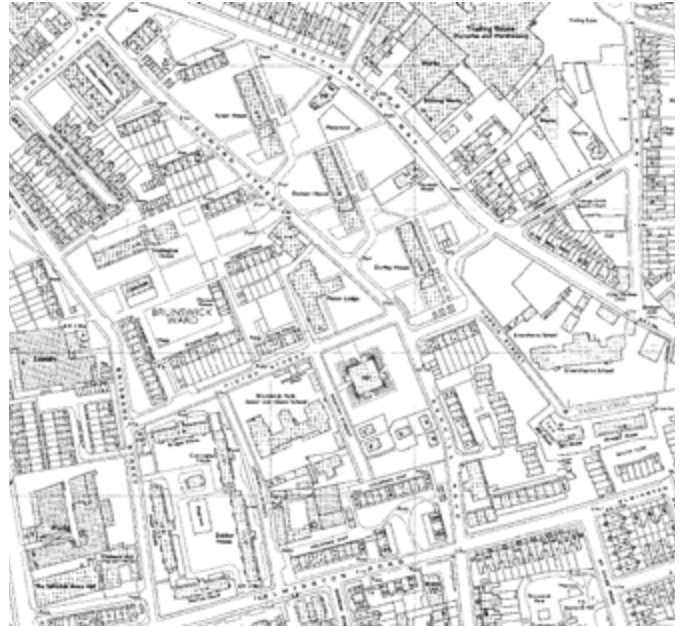
## HISTORY



**1896-1899**

(OS County series Epoch 2)

At the end of the 19th century, the area east of Camberwell Road was mostly terraced residential homes. These were of a similar character to the wider Camberwell area.



**1977**

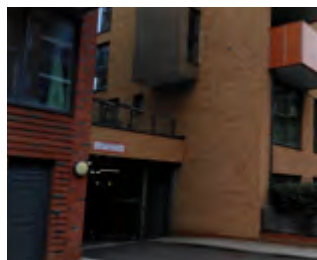
(OS)

The area was bombed during World War II. The remaining houses were replaced by the London County Council with tall flat blocks set in open space. Many of these taller blocks were demolished in the early 2000s. They were replaced with lower courtyard flat blocks.

## URBAN & ARCHITECTURAL CHARACTER:



**COURTYARD & TERRACE BLOCKS**



**VARIED BRICK CLADDING**



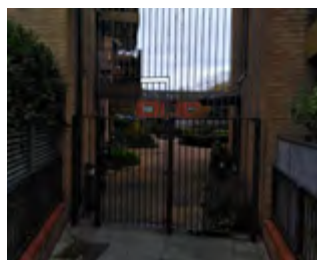
**PROMINENT CORNERS**



**PROTRUDING BALCONIES**



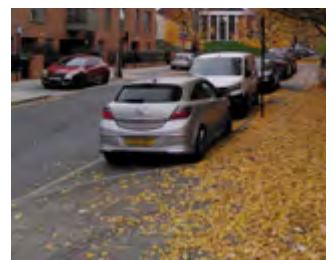
**SMALL FRONT GARDENS**



**PRIVATE COURTYARDS**



**SHARED SURFACE**



**PARALLEL STREET PARKING**

### OPEN SPACE



#### **BENHILL ROAD NATURE GARDEN**

Benhill Road nature garden provides an accessible semi-natural space in the area. It is a Local Site of Importance for Nature Conservation, providing a variety of animal habitats. There are also some seating areas.

### ARTWORK



#### **PIED PIPER, WILLI SOUKOP**

The Austrian-born artist created the sculptural mural for the Tenants' Clubroom on the Elmington Estate. It was inspired by the Pied Piper of Hamelin. When the estate was redeveloped in 2001, the sculpture was moved to the wall of the sports hall that overlooks Benhill Road Nature Garden.

### NOTABLE BUILDINGS



#### **BRUNSWICK PARK PRIMARY SCHOOL DINING & ASSEMBLY HALL**

Grade-II listed 1960s modern hall designed by James Stirling & James Gowan.



#### **EVELINA MANSIONS**

Mansion flat block built in 1900 by the philanthropic model dwellings company Four Per Cent Industrial Dwellings Society.

## YOU SAID



### CONTEXT

- The proximity to Burgess Park is a very positive feature for the area.
- It is easy to get to central London.



### IDENTITY

- The area benefits from a strong and diverse community. 77% of respondents agreed that the area has a strong sense of community and 69% of respondents know their neighbours.



### BUILT FORM

- The architecture in the area is popular, with all respondents saying that they 'Strongly Like' or 'Like on the whole' the buildings in the area. Several respondents emphasised the modern architecture as a positive aspect of the character.



### MOVEMENT

- Only 23% of respondents agreed that the area was easy to get to by public transport. Better public transport options are needed such as closer bus stops or more frequent bus connections. Some respondents would like to have a tube station in the area.
- The low traffic was raised by many as a very positive aspect of the area and only 23% of respondents felt that traffic was a problem in the area. 69% of respondents agreed that it was pleasant to cycle around the area, but only 38% of respondents felt that it was pleasant to walk around the area. Bicycles and scooters using the pavement is an issue in the area.
- The zebra crossing on New Church Road helps with access to the park.
- Too much space in the area is given over to car storage and on-street parking.



### NATURE

- 77% of respondents agreed that it was easy to access green space in the area, with Burgess Park, Benhill Road Nature Garden and Caspian Street allotments all nearby. These spaces were highlighted as especially good for walking and exercise, with 77% of respondents also agreeing that there are plenty of places to exercise and keep fit.
- There is good access to children's playgrounds in the area.
- The street trees are also a positive asset in the area.



*"I have lived here for 30 years and my children were born and went to school round the corner. Though the area has changed a lot on that time with a lot of regeneration and building, essentially it is the same Camberwell it always was. The best bit is being right next to Burgess Park, the allotments at Caspian St and our street which is a really great friendly supportive place to live."*

*- Local Resident*

## YOU SAID



### PUBLIC SPACES

- Some respondents that too much of the public realm in the area was concreted over.
- 69% of respondents agreed that they felt safe in the area. Some respondents raised concerns about anti-social behaviour but only 8% reported feeling unsafe in the area.



### USES

- Only 23% of respondents agreed that they could buy most things they needed day-to-day locally. The area would benefit from closer shops, cafés and pubs.



### HOMES AND BUILDINGS

- Some respondents feel that the reclamation yard on the corner of the park visually detracts from the area.
- Some residents have issues with noise from neighbours in the area.



### RESOURCES

- There are some concerns about crime and petty theft.



### LIFESPAN

- Some are concerned about the impact new buildings will have on the area, especially potential high-rise buildings.



*“Transports are only via bus, and they usually go on very busy roads, so I feel like not really living in London because it takes ages to go anywhere. There is also a chronic lack of shops, particularly food - it feels like it’s an area where people just go to sleep. Also, it is particularly noisy: some residents just don’t have any respect for neighbours and there is nothing we can do”*

*- Local Resident*

## AREA SUMMARY

The east of the Elmington Estate is a permeable and easy to navigate neighbourhood. It is characterised by popular courtyard flats that create a clearly defined public realm and a strong sense of community.

Developments in the area should include planting to contribute to increasing biodiversity. Surface car-parking is also dominant in the area and should be kept to the minimum in any proposals, limited to provision for disability spaces.

The lower levels of public transport accessibility means it is important that people can get around via walking, wheeling or cycling. This is to avoid high levels of car dependency that would increase congestion and air pollution. Any development in the area should be designed to make it easy and pleasant to walk, wheel and cycle.

Cleaner Greener Safer funding has been allocated to improve community gardening and cycle storage provision across the Elmington Estate.

The council’s Town Centre & Estate Warden Task force will continue to work with the local police to address issues of anti-social behaviour and crime.

# CHARACTER AREA 12

## ST. GEORGE'S



The St. George's area has retained its traditional street pattern. It mostly consists of terraced homes from the late-Victorian or Edwardian period. There are some more recent additions and larger flat buildings around the periphery.

The area benefits from being near to Burgess Park. This partly compensates for the lack of other green spaces.

There are several buildings located throughout the area of heritage significance. This includes the former church and vicarage and some well preserved early-Victorian buildings.

### AREA PROFILE

**DOMINANT BUILDING AGES:**



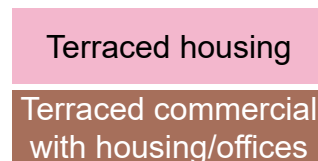
**CONSERVATION AREA INCLUDED:**

None

**LISTED BUILDINGS:**



**DOMINANT BUILDING TYPE:**



**AVERAGE NO. OF STOREYS:**



**DENSITY:**



**QUALITY OF PUBLIC REALM:**



**ACCESS TO PUBLIC PARKS:**



**ACTIVE TRAVEL SCORE:**



**PUBLIC TRANSPORT ACCESSIBILITY:**



**INCOME DEPRIVATION:**



**EMPLOYMENT DEPRIVATION:**



**AIR QUALITY:**



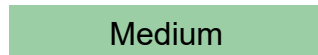
**CRIME LEVEL:**



**HEALTH DEPRIVATION:**



**HEALTHY FOOD ACCESS:**



**SOUNDS:**



**SMELLS:**





Lynn AC  
Boxing  
Club

St. George's  
Church (former)

St. George's  
Vicarage (former)

St. George's  
School

Church of  
St. George

St.  
George's  
Pub

Peckham Grove

Southampton Way (B217)

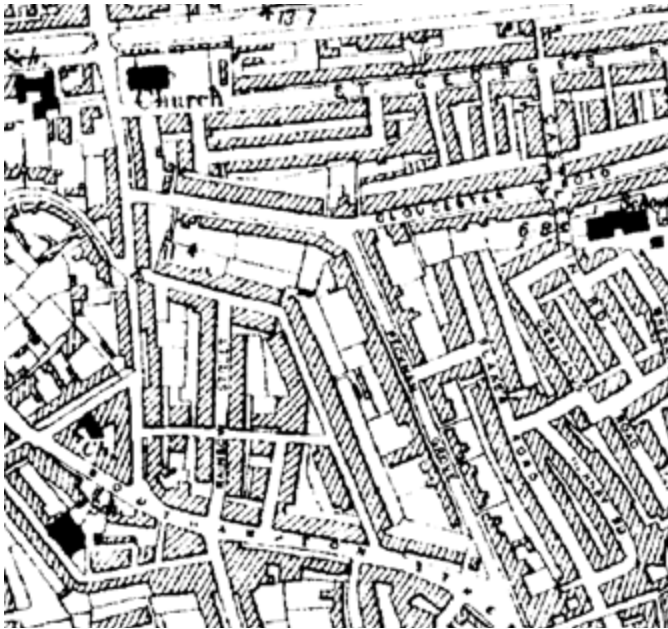
Melis Way

### KEY

- - - Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |   |   |
|---|---|
| <span style="border: 1px solid white; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Residential                             | <span style="background-color: #f8d7da; border: 1px solid #f5c6cb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Commercial |
| <span style="background-color: #d4edda; border: 1px solid #c3e6cb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Community  | <span style="background-color: #fff3cd; border: 1px solid #ffeeba; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Workspace  |
| <span style="background-color: #d1ecf1; border: 1px solid #bee5eb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Religious  | <span style="background-color: #f8d7da; border: 1px solid #f5c6cb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Health     |
| <span style="background-color: #d1ecf1; border: 1px solid #bee5eb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Education  | <span style="background-color: #d4edda; border: 1px solid #c3e6cb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Transport  |
| <span style="background-color: #fff3cd; border: 1px solid #ffeeba; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Industrial | <span style="background-color: #d4edda; border: 1px solid #c3e6cb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Vacant     |
- Movement**
- Key Transport Route
  - Local Access Route
  - - - School Street
  - - - - Pedestrian Only Route
  - ↔ Controlled Crossing Point
  - - - Cycle Route
  - - - - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

The urban layout of the St. George's area has changed little since the 19th century. Most of the road layouts have been created through gradual development of terraced homes in the Victorian era.



**1949-1954** (OS County series Epoch 5)

The most noticeable changes in the 20th century was the loss of the Surrey Canal to the north and the creation of Burgess Park. Around this time St. George's school was built between Coleman and Tower Mill road. There was also the development of industrial buildings on Peckham Grove.

## URBAN & ARCHITECTURAL CHARACTER:



**VICTORIAN TERRACED HOUSES**



**GROUND FLOOR RETAIL EXTENSIONS**



**REGULAR BRICK FRONTAGES**



**GABLE ROOFS**



**BAY WINDOWS**



**SMALL FRONT GARDENS**



**WIDE PAVEMENTS**



**PARALLEL PARKING**



## OPEN SPACE



### ST. GEORGE'S CHURCHYARD

The churchyard is partially incorporated into Burgess Park. The church was converted to residential use. When this happened a small area around the church was retained for residential parking and private amenity use.

Incorporated this private amenity space into Burgess Park would benefit the wider area. It would improve the access to the park from the south-west.

## ARTWORK



### CAMBERWELL BEAUTY MURAL

The mural depicts the Camberwell Beauty butterfly. It was originally located on the Samuel Jones paper factory on Southampton Way. When the factory was demolished in 1982, the mural was moved to the library, baths and wash-house to the north of St. George's Church.

## NOTABLE BUILDINGS



### ST. GEORGE'S CHURCH (FORMER)

Grade-II church designed by Francis Bedford and built in 1824. Half of the church was destroyed in a fire in 1980. The rest was converted to residential.



### ST. GEORGE'S VICARAGE (FORMER)

Grade-II vicarage building built in 1820 and extended in 1840 and 1860. A large stone urn in the garden was previously the font of St George's Church.



### LYNN AC BOXING CLUB

Grade-II former public baths and wash house designed by Maurice Adams and built in 1902. Later a public library, sports club and offices.

## YOU SAID



### CONTEXT

- The proximity to Burgess Park is a very positive feature for the area.
- The area is close to Camberwell town centre.



### IDENTITY

- The area is friendly, with a quiet 'village' feel. 70% of respondents agreed that they knew their neighbours.



### BUILT FORM

- 73% of respondents 'strongly like' or 'like on the whole' the buildings in the area, with the low-rise character of the housing particularly praised.



### MOVEMENT

- Some respondents mentioned that it was easy to travel to and from the area due to the frequent buses on Walworth Road, but only 30% respondents agreed that the area was easy to get to by public transport
- 50% of respondents agreed that traffic was a problem in the area. This is especially a problem during peak hours and along main routes, such as Southampton Way and Wells Way.
- Some respondents felt that the overall amount of street parking should be reduced.
- Stronger enforcement of illegal parking is required.
- There is an opportunity for improving the cycle infrastructure in the area, and it would benefit from more bike lanes.



*"There is a significant opportunity for improving cycle routes and developing routes around Burgess Park, including along Parkhouse St."*

*- Local Resident*



### NATURE

- 80% of respondents agreed that it was easy to access green space in the area, with Burgess Park in such close proximity.
- Burgess Park is seen as very positive asset for the area, but there are some concerns about levels of safety within the park.



### PUBLIC SPACES

- Only 10% of respondents agreed that the area was kept sufficiently clean and tidy.
- Pavements in the area are too narrow.
- 70% of respondents agreed that they felt safe in the area. No respondents reported feeling unsafe in the area.



### USES

- The local shopping opportunities are poor and only 30% of respondents agreed that they could buy most things they need day-to-day locally and despite the high number of respondents who know their neighbours, only 10% of respondents spend time with friends and family locally. Many residents feel that the shops in the area do not serve the needs of local people.

## YOU SAID



### HOMES AND BUILDINGS

- The former Camberwell library, bath-house and wash-house that is now home to Lynn AC Boxing Club is a valued local heritage asset.
- The St. George's Church Tower serves as a local landmark for the area.



### RESOURCES

- There is not enough for young people to do in the area.



### LIFESPAN

- Some respondents feel there is insufficient protection for heritage buildings.
- There are concerns about the impact proposed high-density schemes nearby might have on the area.



*"We need new shops, bakeries, coffee shops, supermarkets. A lot of the shops look dodgy and despite living next door my friends and I do not dare set a foot in them. Such a waste of place. Instead of travelling much further we could use shops on Southampton Way if they were clean, welcoming and aimed at the population now living in the area."*

*- Local Resident*

## AREA SUMMARY

The traditional 19th century terraced housing contributes to an area with a neighbourly 'village' feel. We will adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

St. George's has poor public transport accessibility. This places increased importance on local facilities and active travel within the area. We will continue to work on our Equal Pavements pledge and improve the accessibility of our pavements. As part of Soutwark's Streets for People strategy traffic calming measures, pedestrian crossings and cycle infrastructure will be reviewed.

Any development in the area should be designed to accommodate walking and cycling. Development that encourages car dependency should be discouraged in order to avoid further pressure on Southampton Way and Wells Way.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as fly tipping and littering. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier.

Development in the area that provides space for commercial and community uses that would meet the needs of local people should be encouraged.

The Soutwark Pioneers Fund has been created to provide support to local businesses and start-ups. We have also created the One Hub Soutwark, an activity and information hub for young people in Soutwark.

Proposals that provide facilities for local people, especially young people, should be encouraged.

# CHARACTER AREA 13

## D'EYNSFORD



The D'Eynsford estate was built in the 1970s. The area has a mixture of flats and homes. It is built in a consistent style with long, low-lying red-brick blocks with shallow-gabled roofs.

Access roads run around the perimeter of the blocks, with associated surface parking and parking garages. The interior of the blocks contain landscaped green areas. These are typically accessed at the ends of the blocks or the occasional alley between blocks. They are otherwise enclosed by private residential gardens.

The blocks have been designed with many private balconies and gardens for residents. There is also a block of sheltered accommodation, a community room and an enclosed garden called the 'Camberwell Secret Garden'. There was previously a temporary accommodation hotel, but this has since closed.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Late Post-War

#### CONSERVATION AREA INCLUDED:

None

#### LISTED BUILDINGS:

None

#### DOMINANT BUILDING TYPE:

Mid rise blocks

#### AVERAGE NO. OF STOREYS:

3

#### DENSITY:

Low

#### QUALITY OF PUBLIC REALM:

Medium

#### ACCESS TO PUBLIC PARKS:

High

#### ACTIVE TRAVEL SCORE:

High

#### PUBLIC TRANSPORT ACCESSIBILITY:

5

4

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

Medium

#### AIR QUALITY:

Poor

#### CRIME LEVEL:

High

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

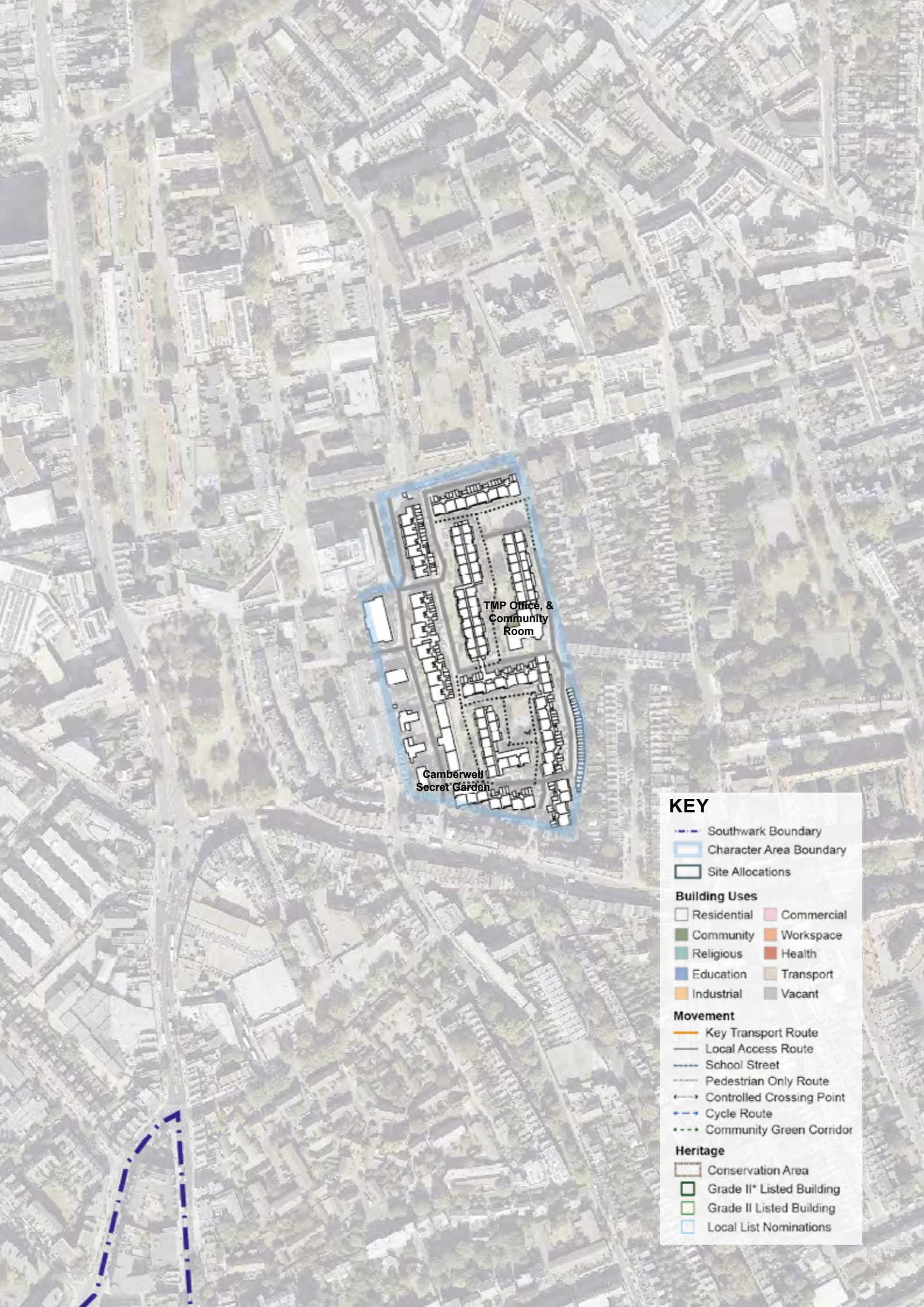
Transport

Human

#### SMELLS:

Nature

Food



TMP Office, & Community Room

Camberwell Secret Garden

**KEY**

- Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |             |            |
|-------------|------------|
| Residential | Commercial |
| Community   | Workspace  |
| Religious   | Health     |
| Education   | Transport  |
| Industrial  | Vacant     |
- Movement**
- Key Transport Route
  - Local Access Route
  - School Street
  - Pedestrian Only Route
  - Controlled Crossing Point
  - Cycle Route
  - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

In the 19th century the area consisted of small terraced housing, with small rear gardens. This were laid out closely together in a tightly grained street layout.



**1949-1954** (OS County series Epoch 5)

The high-density terraced housing layout remained unchanged into the 20th century. During World War II several bombs landed on Kimpton Road. The housing was cleared following the war and the current D'Eynsford estate blocks were built.

## URBAN & ARCHITECTURAL CHARACTER:



**LONG, LOW FLAT BLOCKS**



**RED-BRICK CLADDING**



**PROTRUDING BALCONIES**



**SHALLOW GABLE ROOFS**



**PEDESTRIANISED AREAS**



**ENCLOSED GREEN SPACE**



**GROUND FLOOR GARAGE SPACE**

## OPEN SPACE



### ESTATE PUBLIC REALM

There are two semi-enclosed green spaces contained within the blocks of the estate. These have several mature trees, grass-covered mounds and seating areas. The southern green space also has a small playspace. There are also two more open green areas to the south-west and north-east. These have less planting and enclosure and serve more as pedestrian routes. A multi-use games area is located at the north of the estate.



### CAMBERWELL SECRET GARDEN

An enclosed community garden is located on the southern end of the estate. The garden contains community growing space, a greenhouse and seating areas. It is open to the wider community at restricted times.

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



### CONTEXT

- D'Eynsford benefits from close proximity to the town centre. However, these can cause issues with anti-social behaviour such as noise from neighbouring businesses on Camberwell Church Street and delivery drivers for restaurants in the area driving through pedestrianised areas.



### IDENTITY

- The area is sociable. 67% of respondents agree that the area has a strong sense of community and 67% know their neighbours.

## YOU SAID



### BUILT FORM

- The buildings in the area are viewed positively. 67% of respondents strongly like the buildings in the area, 17% like the buildings on the whole and 17% somewhat like the buildings.
- There are some concerns about the impact of the structures at the rear of businesses on Camberwell Church Street, and the associated noise.
- Graffiti is a problem in the area.



### MOVEMENT

- The car free zones are a positive aspect of the area, though there is a problem with mopeds, scooters and cyclists using the pedestrianised area.
- 50% agreed that the area was pleasant to walk around but only 17% agreed that the area was pleasant to cycle around.
- There is a desire to reduce car parking and increase cycle storage.



### NATURE

- The green spaces and planting are a very positive aspect of the area. All respondents strongly like or like on the whole the green spaces and planting and 83% of respondents agreed that it was easy to access green space in the area.



*"The estate is well designed however there is a danger that cheap repairs i.e white plastic windows will be used to replace the original wooden windows. The borough sometimes overlooks the aesthetics of design which has a major effect on the environment. The green spaces and planting by volunteers and local people is great."*

*- Local Resident*



### PUBLIC SPACES

- Respondents were very positive about the design of the public spaces in the area, with all responding that they strongly like or like on the whole the streets and open spaces.
- There are some problems with the general upkeep of some of the communal spaces. Some of the fencing around the estate is in a poor state of repair. There are issues with rubbish and fly-tipping.
- There are some problems with anti-social behaviour in the area, including issues with drug dealing and public urination.



## YOU SAID



### HOMES AND BUILDINGS

- There are some concerns about flats being left empty.
- Some residents are concerned about wooden windows being replaced with plastic ones.
- Some of the garage doors in the area need repainting.



*"Kimpton Road is used as a car parking location for the town centre, especially during weekends. Kimpton Road has very little passive surveillance/ active frontage so can sometimes attract drug dealers, people urinating in bushes etc. There is often a big build up of litter on the road after car drivers chuck empty fast food wrappers in the street."*

*- Local Resident*

## AREA SUMMARY

The long low-rise flat blocks contribute to a sense of community. This is supported by the enclosed green courtyards and secret garden provide valuable communal green space to the wider area. These spaces are also important for biodiversity in the area.

The perimeter of the estate has a public realm of poorer quality. Large paved areas are dominated by access roads and surface parking. These areas are surrounded by inactive ground floors that contain carports, garages and plant space.

It is important that any development in the D'Eynsford area is designed to provide active frontage onto the adjacent streets and public spaces, particular on the perimeter of the estate, to improve passive surveillance and safety. Proposals should also be designed to accommodate walking and cycling, and continue the car-free nature of the estate.

There is an opportunity to convert the ground floor garage space and stand-alone garages into more flexible and active uses. This would contribute to the vibrancy of the surrounding area.

As part of Southwark's Streets for People strategy the cycle infrastructure will be reviewed and locations for new infrastructure will be identified. Cleaner Greener Safer funding has been allocated to improve cycle storage provision.

Cleaner Greener Safer funding has been allocated to increase planting across the D'Eynsford Estate.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and e-bikes and e-scooters obstructing pavements. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier. We have also increased our street-cleaning and graffiti cleaning programs.

The council's Town Centre & Estate Warden Task force will continue to address issues of anti-social behaviour. Funding from the Home Office's Safer Streets Four Fund has been received and will be used to improve the safety of streets and public spaces.

# CHARACTER AREA 14

## BRUNSWICK PARK



Brunswick Park formally opened as a park in 1907. Before this the open space was private communal gardens and part of 'Brunswick Square'. Many of the homes in the area pre-date the establishment of the public park.

The park forms the central space for the area. It has an unusual relationship with the buildings around it. It is bound by roads on two sides and by domestic rear gardens on the other two sides.

The surrounding properties are mostly residential. The exception is the church to the west of the park. Most of the homes are terraced residential properties. A terrace of Early Victorian villas line the southern edge of the park. East of the park are a range of flat blocks. These include two converted buildings from the former St. Giles' hospital and a stepped post-war flat block.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Pre-War

Georgian/Regency

Victorian

#### CONSERVATION AREA INCLUDED:

None

#### LISTED BUILDINGS:

6

#### DOMINANT BUILDING TYPE:

Terraced housing

#### AVERAGE NO. OF STOREYS:

4

#### DENSITY:

Medium

#### QUALITY OF PUBLIC REALM:

High

#### ACCESS TO PUBLIC PARKS:

High

#### ACTIVE TRAVEL SCORE:

Medium

#### PUBLIC TRANSPORT ACCESSIBILITY:

3

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

Medium

#### AIR QUALITY:

Medium

#### CRIME LEVEL:

Low

#### HEALTH DEPRIVATION:

Low

#### HEALTHY FOOD ACCESS:

Low

#### SOUNDS:

Nature

Human

Transport

#### SMELLS:

Nature

Food



Elim Church  
Brunswick Park

**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

Residential	Commercial
Community	Workspace
Religious	Health
Education	Transport
Industrial	Vacant

**Movement**

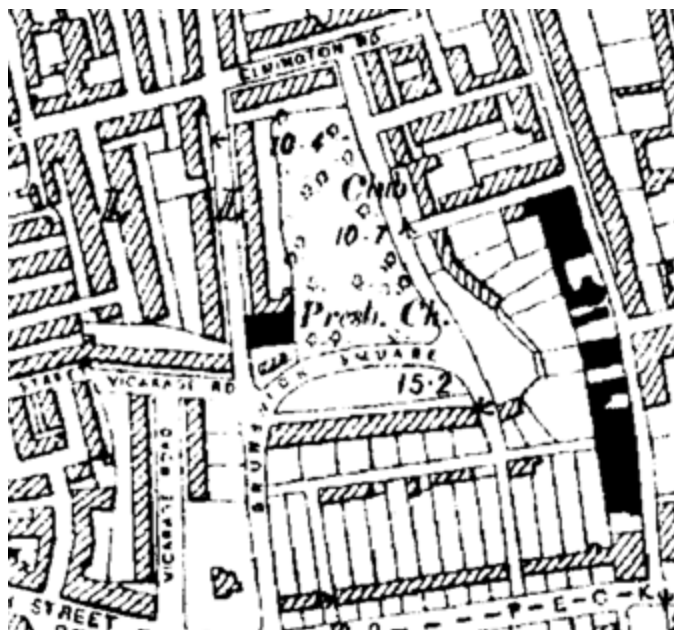
- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

The land was developed in the 19th century. Terraced homes were built around a central open space, referred to as Brunswick Square. The open space was partially divided by a crescent road. A Presbyterian Church and Sunday School were located in the south-west corner of the park.



**1949-1954** (OS County series Epoch 5)

Camberwell Borough Council purchased the open space in 1901. The land south of the roadway was incorporated into the open space to create Brunswick Park. At the same time, St. Giles hospital expanded onto the land to the east of the park.

## URBAN & ARCHITECTURAL CHARACTER:



**RESIDENTIAL TERRACES**



**ORNATE MANSION BLOCKS**



**FOCAL GREEN SPACE**



**RAISED PARAPETS**



**REGULAR STREET FRONTAGE**



**YELLOW BRICK & WHITE STUCCO**



**RAISED ENTRY DOORS**

## OPEN SPACE



### BRUNSWICK PARK

A 1.6 hectare park with a variety of facilities, including tennis courts, a multi-use games area and childrens playground.

The park is open to the public at all times and contains a range of planting. It is a popular and well used local park.

## NOTABLE BUILDINGS



### THE BOWER

A former toilet block that has since been converted into an exhibition and event space.



### THE BOWER HUT CAFE

The former park keeper's block that has been converted into a cafe facility.



### FORMER ST. GILES ADMINISTRATIVE BLOCK

Grade II listed 1904 former hospital administrative building, now apartments.



### FORMER ST. GILES WARD BLOCK

Grade II listed 1904 former hospital patient ward building, now apartments. Also the birthplace of Marianne Jean-Baptiste, the first black British woman to be nominated for an Oscar.



### 16 BRUNSWICK PARK

Former home of Una Marson the poet, playwright, activist and first black woman programme maker at the BBC.

## YOU SAID



### IDENTITY

- 65% of respondents agreed that the area has a strong sense of history. Some respondents highlighted the heritage significance of the area as a well-preserved example of mixed late Georgian and Victorian period architecture, while others highlighted the notable historic individuals with links to the area.



### BUILT FORM

- 94% of respondents like the design of the buildings in the area, with particular mention of the attractive streetscape, the lack of larger buildings, the historic Victorian properties and the balance of buildings and green space.



### MOVEMENT

- Respondents praised the quietness of the streets. Some suggested that this made the area better for walking, though only 47% agreed that the area was pleasant to walk around.
- Most respondents spoke favourably of the measures to reduce through-traffic in the area, though some felt that further steps needed to be taken to reduce traffic and one respondent felt that the measures were too inconvenient.
- 76% of respondents said that it was pleasant to cycle around the area, though some commented on the lack of cycle storage and inconsistent cycling networks.
- In contrast only 52% of respondents agreed that the area was easy to get to by public transport, with suggestions of a train or tube station as a way to address this.



### NATURE

- The 'Green Spaces and Planting' were the most positive aspect of the area, with 94% of respondents said that they 'Strongly Liked' this and Brunswick Park was mentioned by many residents as being a particularly positive aspect of the character of the area.
- While Brunswick Park was praised extensively, some respondents did raise concerns with antisocial behaviour in the park and many suggested that the park would benefit from public toilets.



### PUBLIC SPACES

- The main issue raised by respondents was the problem of litter and flytipping in public spaces. Only 29% agreed that the area was kept sufficiently clean and tidy and respondents felt that this was something that could be addressed through better enforcement and more frequent rubbish collection. The recycling / donation bins outside the park that are often overflowing and not emptied with sufficient frequency was raised by multiple respondents as a contributing factor to this.



*"The park, playground and park cafe sustain this community - the reopening of the cafe and refurbishment of the playground a few years ago has made a big impact on the usage of the park as a whole and the character of the area"*

*- Local Resident*

## YOU SAID



### USES

- Several respondents praised the local shops and businesses. There was particular mention made of the positive impact that the Bower Café and Bower Gallery had on the area.
- Only 35% of respondents agreed that they could buy most things they needed day-to-day locally. Some suggested that the area would benefit from a supermarket.



### RESOURCES

- Lack of activities for young people was raised as a significant problem and only 12% of respondents agreed that there is plenty for young people to do locally.



*“The area is dirty. People do not take care of public spaces and are not held accountable for littering or flytipping”*

*- Local Resident*

## AREA SUMMARY

The Brunswick Park area has a well preserved terraced housing layout around the central park area. Both the converted hospital blocks and the Victorian and Georgian terraces work well with the park and provide a good level of observation and definition.

The terraces that border the park on the northern and western edge have a more complex relationship. The rear gardens do not provide observation and the terraces block permeability to the park. However, the gardens act as a perceived extension to the green area of the park. This also creates an extended green area for wildlife.

The historic buildings and green space are important to the identity of the area. We will provide a historic area appraisal in order to assess whether the area should be nominated as a Conservation Area. This would protect the historically significant architecture, green spaces and urban design in the area. We will also adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as fly tipping and littering. This will make sure the council can address the issues that concern residents directly and keep our streets cleaner, greener and healthier.

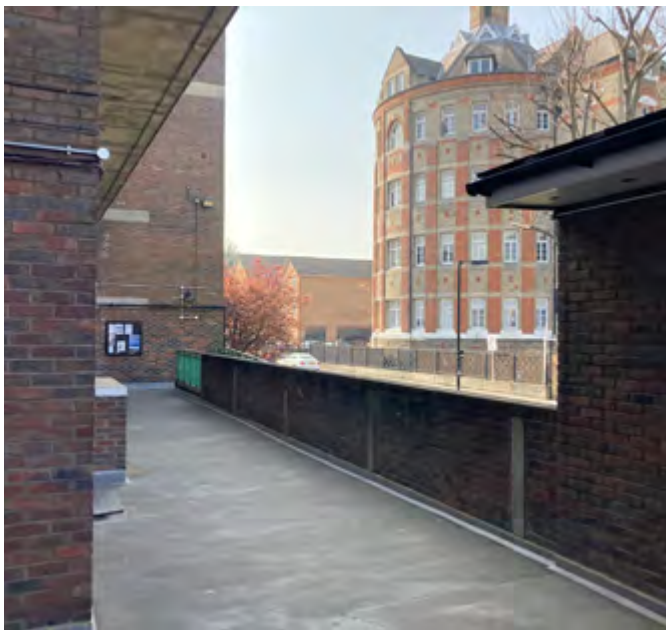
There is a lack of community facilities in the wider area. Proposals in the area that provide facilities for local people should be encouraged.

We are in the process of finding a new tenant for the Bower Café and Bower Gallery to ensure that these valued local spaces continue to stay open in the area.

Just east of Brunswick Park are the Bradfield Club and Damilola Taylor Youth Centres, which provide activities for young people. We have also created the One Hub Southwark, an activity and information hub for young people in Southwark.

# CHARACTER AREA 15

## ST. GILES & HAVIL



The St. Giles and Havil area has a mix of architectural types. The area contains the low-rise flat blocks of the Havil Street Estate and Gables Close. These blocks are interspersed with the converted buildings of various healthcare institutions. This includes the St. Giles tower, Bethel Home and Pilgrims Cloisters.

There are two distinct urban blocks in the area. One is the post-war Havil Street Estate. The other is the more recent Gables Close development. The Havil Street Estate is centred around two public landscaped areas. The Gables Close development is more car-orientated, with a prominent access road. Both urban blocks have a similar design approach of low-rise brick-clad flat blocks that are connected to form larger wholes.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Late Post-War
Post-1979
Victorian

#### CONSERVATION AREA INCLUDED:

None
LISTED BUILDINGS: 3

#### DOMINANT BUILDING TYPE:

Mid rise blocks
Mansion flat blocks

#### AVERAGE NO. OF STOREYS:

4
DENSITY: Medium

#### QUALITY OF PUBLIC REALM:

Low
-----

#### ACCESS TO PUBLIC PARKS:

High
------

#### ACTIVE TRAVEL SCORE:

High
------

#### PUBLIC TRANSPORT ACCESSIBILITY:

3
---

#### INCOME DEPRIVATION:

Medium
--------

#### EMPLOYMENT DEPRIVATION:

Medium
--------

#### AIR QUALITY:

Medium
--------

#### CRIME LEVEL:

Medium
--------

#### HEALTH DEPRIVATION:

Medium
--------

#### HEALTHY FOOD ACCESS:

Good
------

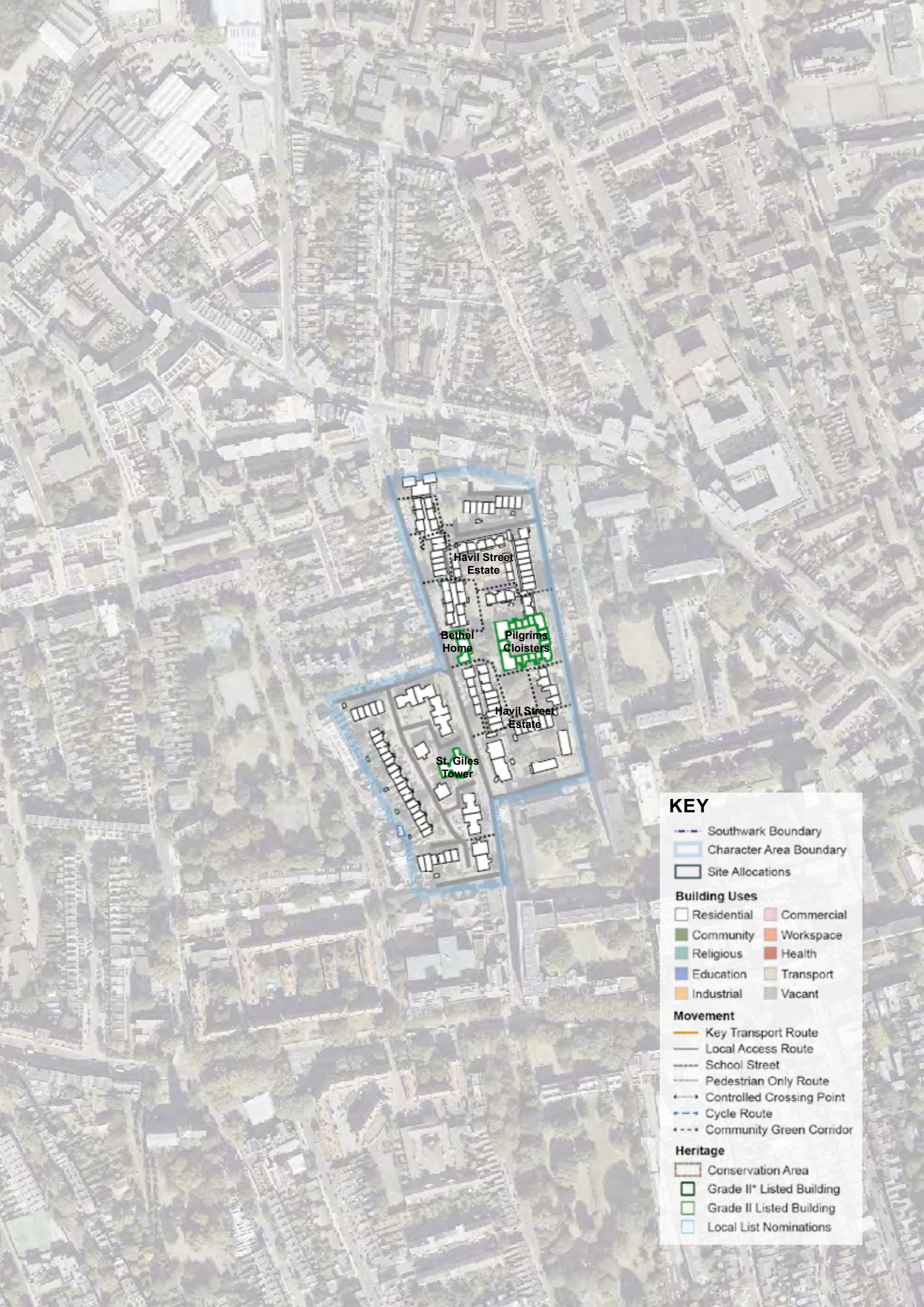
#### SOUNDS:

Human
Nature

#### SMELLS:

Food
------





**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

Residential	Commercial
Community	Workspace
Religious	Health
Education	Transport
Industrial	Vacant

**Movement**

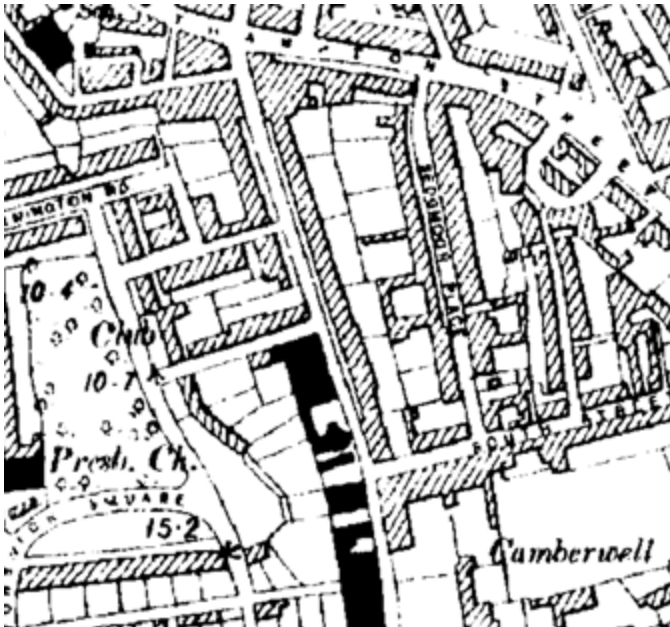
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- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

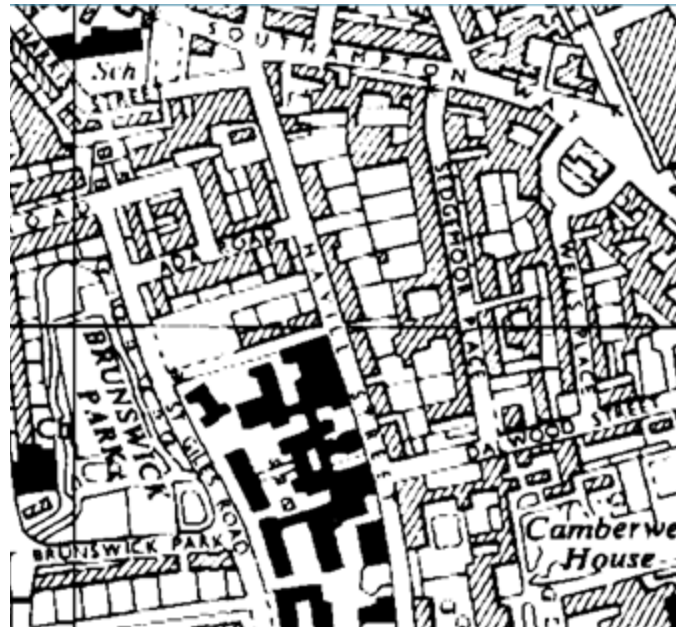
# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

In the 19th century, a series of workhouses, almshouses and infirmary buildings occupied the area. These were set among residential terraces. More infirmary buildings were constructed towards the end of the 19th century. This included the circular tower that was later renamed 'St. Giles Tower'.



**1949-1954** (OS County series Epoch 5)

In 1930 London County Council took over many of the infirmary and former workhouse buildings to establish St. Giles Hospital. In the 1980s St. Giles Hospital closed. The infirmary buildings in the area were demolished or converted into residential buildings.

## URBAN & ARCHITECTURAL CHARACTER:



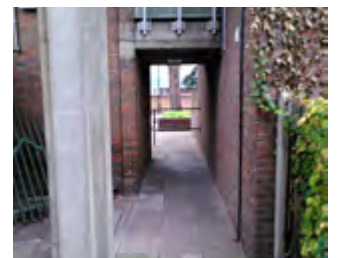
**SMALL FLAT BLOCKS**



**WIDE SPACES BETWEEN BLOCKS**



**SEMI-ENCLOSED COURTYARDS**



**NARROW PEDESTRIAN ALLEYS**



**SHALLOW PITCHED ROOFS**



**DISJOINTED ROUTES**



**HARD-STANDING**

### OPEN SPACE



#### HAVIL STREET ESTATE

The Havil Street estate has two open courtyard spaces. These have a number of mature trees but are otherwise of poor quality. There is little planting or amenity space and they are surrounded by bare concrete walls, vents and fences. They are poorly observed. The routes in and out of these spaces have poor accessibility, with winding routes and level changes.

### NOTABLE BUILDINGS



#### ST. GILES TOWER

Grade-II listed former circular hospital ward built in 1888, now converted to flats.



#### PILGRIMS CLOISTERS

Grade-II listed former Aged Pilgrim's Friendly Society's home built in 1837, now converted to flats.



#### BETHEL HOME

Grade-II listed former asylum for women built in 1837, now converted to homes.

## YOU SAID



### CONTEXT

- The area benefits from being within easy reach of Brunswick Park.



### IDENTITY

- 67% of respondents agree that the area had a strong sense of history. This was highlighted by many as a particular important positive attribute for the area.
- None of the respondents felt that the area had a strong sense of community.



### MOVEMENT

- Most feel that the traffic calming measures and low traffic neighbourhood initiative has helped reduce traffic in the streets and make them safer. However, one respondent felt that the area would benefit from improved car access from the north and east.
- 50% of respondents agreed that it was pleasant to walk around the area and 67% agreed that it was pleasant to cycle around the area.



### NATURE

- 83% of respondents agree that it is easy to access green space in the area, such as the nearby Brunswick Park.



### PUBLIC SPACES

- There is a problem with litter and fly-tipping taking place in many of the streets and public spaces, particularly at the end of Gables Close.
- There are concerns about anti-social behaviour in the area, including drug-taking and noise disruption at night-time.



*“Traffic calming measures have worked to make these streets quiet and safe.”*

*- Camberwell Resident who travels through the area*

## YOU SAID



### USES

- There are a general lack of shops in the area, making it harder for residents to buy most of the things they need day-to-day locally. The area would benefit from the introduction of local shops such as a supermarket, bakery or coffee shop.



### HOMES AND BUILDINGS

- The mixture of housing in the area is a positive aspect.
- The historic buildings in the area have a positive contribution to the area's character, such as St. Giles Tower, Bethel Home and Pilgrims Cloisters.



*"The significant fly tipping issue at the end of Gables Close and horrible levels of litter that attract vermin. Very noisy at night - people hanging around outside residential buildings playing loud music, smoking skunk, shouting and no interest shown by the police at all or the housing association who own the open garages."*

*- Local Resident*

## AREA SUMMARY

The historic buildings in the area contribute strongly to the sense of identity of the St. Giles and Havil area. We will adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

The public realm in the area is of poor quality. It is frequently dominated by expansive paved areas. Where green areas are included they do not encourage use. There is little planting to contribute to the biodiversity of the area. It is important that any future developments provide greater levels of greenery and biodiversity than is currently present.

The area has several pedestrian routes, but these have poor accessibility. They are hard-to-follow, with winding routes and level changes.

There is poor levels of observation for many of the public spaces in the area. Many of the spaces are surrounded by bare brick walls or fences. This contributes to issues like litter and fly-tipping. The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as fly tipping and littering. This will make sure the council can address these problems directly and keep our streets and estates cleaner, greener and healthier.

It is important that any development in the St. Giles and Havil area is designed to provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety and reduce anti-social behaviour.

There is a lack of community facilities in the wider area. Proposals in the area that provide facilities for local people should be encouraged.

# CHARACTER AREA 16

## SOUTHAMPTON & SCEAUX



The Southampton and Sceaux Gardens estates are both characterised by a mix of mid and high-rise blocks. Rows of smaller two and three-storey single homes are also dispersed throughout.

The blocks are spaced far apart, with large green spaces located between them. Some of these spaces in the Sceaux Gardens are retained elements of earlier landscaping. Several mature trees are planted throughout the area.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Early Post-War

Post-1979

#### CONSERVATION AREA INCLUDED:

Sceaux Gardens

#### LISTED BUILDINGS:

12

#### DOMINANT BUILDING TYPE:

High rise blocks

#### AVERAGE NO. OF STOREYS:

7

#### DENSITY:

High

#### QUALITY OF PUBLIC REALM:

Medium

#### ACCESS TO PUBLIC PARKS:

Medium

#### ACTIVE TRAVEL SCORE:

Medium

#### PUBLIC TRANSPORT ACCESSIBILITY:

3

#### INCOME DEPRIVATION:

High

#### EMPLOYMENT DEPRIVATION:

High

#### AIR QUALITY:

Medium

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

High

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

Nature

Building

Transport

#### SMELLS:

Food



**KEY**

- - - Sowerth Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

□ Residential	□ Commercial
□ Community	□ Workspace
□ Religious	□ Health
□ Education	□ Transport
□ Industrial	□ Vacant

**Movement**

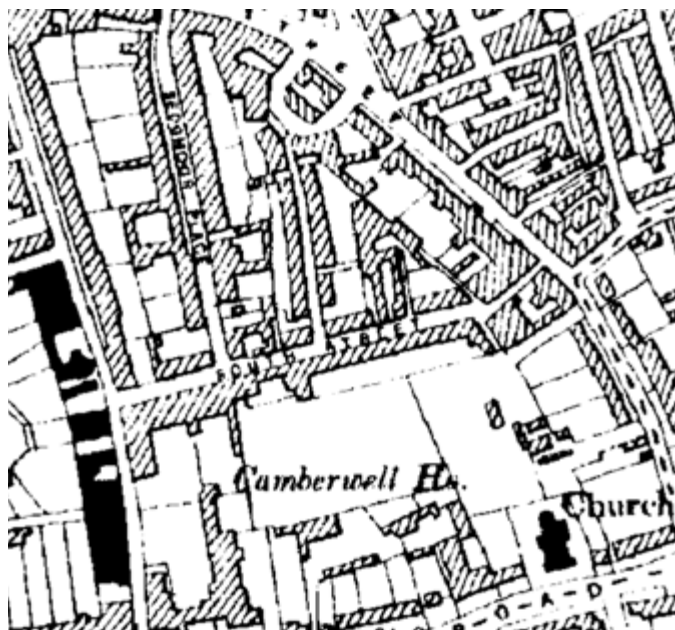
- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- ↔ Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

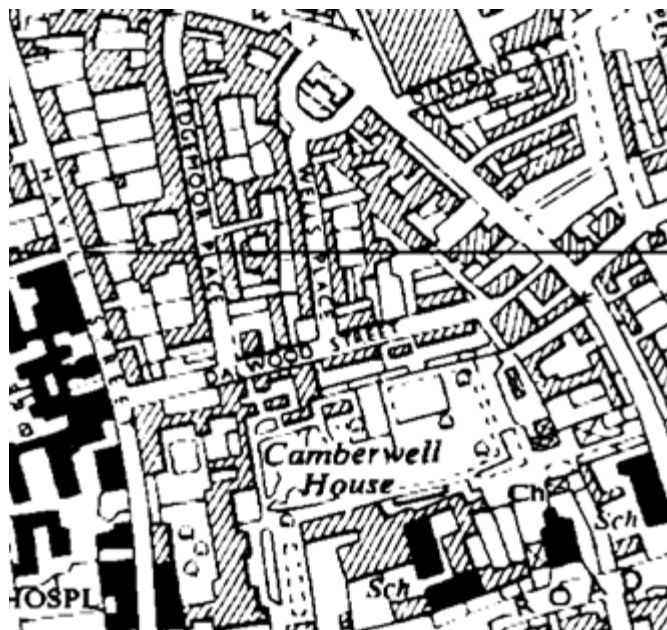
# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

In the 19th century the north of the area was predominately terraced houses, with some factories interspersed. The south contained Camden Church and Nursery and garden land attached to the Camberwell House Lunatic Asylum.



**1949-1954** (OS County series Epoch 5)

World War II bombing caused significant damage in the area and Camberwell House Lunatic Asylum closed in 1955. The terraced homes and factories were replaced by the Sceaux Gardens and Southampton Way Estate flat blocks. These were designed in a modernist style.

## URBAN & ARCHITECTURAL CHARACTER:



**HIGH & NARROW BLOCKS**



**HIGH BLOCKS NEXT TO SMALL HOMES**



**REPEATED MODULAR FACADE**



**BARE FLANK WALLS**



**LARGE UNDEFINED OPEN SPACE**



**INACTIVE GROUND FLOOR**



**FENCES & HEDGEROWS**



**SURFACE PARKING**



### OPEN SPACE



#### SCEAUX GARDENS ESTATE

The public realm on the Sceaux Gardens estate includes large green spaces with large amounts of planting and mature trees. The gardens south of the Mistral block include a community garden.



#### SOUTHAMPTON WAY ESTATE

The public realm on the Southampton Way also contain large green spaces. They are of similar scale to those in the Sceaux Gardens estate, but have less planting, paths and seating areas. The exception is a community garden that has been established on the north-east of the estate. Many of the green spaces border Southampton Way, leaving them quite open and exposed. The public realm includes a large amount of surface parking and access roads.

### ARTWORK



#### OUR WORK IS TODAY TOGETHER - MARK TITCHNER

A geometric artwork that wraps around the facade of the Sceaux Gardens Tenants' and Residents' Association Hall. The design was inspired by the geometric layout of the tower block windows, but contains the addition of overlapping arcs and circles.

## YOU SAID



### CONTEXT

- The area benefits from close proximity to Camberwell Town Centre, transport links to central London and nearby community facilities.
- Brunswick Park was also identified as a particularly beneficial local asset to the area.



### IDENTITY

- 83% of respondents agreed that the area has a strong sense of community, with others noting that this contributes to a richness of life contained within the area which is highly valued by residents.



### BUILT FORM

- Most respondents felt positively about the built form of Southampton & Sceaux with 83% of respondents saying they like the buildings on the whole. However, 17% of respondents don't like the buildings at all, and one respondent described disliking the height of the buildings.



### MOVEMENT

- 83% of respondents identified traffic as a problem in the area. One respondent attributed this problem to the road closures in the wider area.
- The need for more cycle infrastructure (including cycle lanes, bike storage and bike parking facilities) was identified by a number of respondents.
- The gated UAL campus development by Gardens House was identified as a barrier to north / south movement and accessibility.



### NATURE

- 83% of respondents said that they 'strongly liked' or 'liked on the whole' the green spaces and planting in the area and 67% of respondents agreed that it was easy to access green space in the area.
- The central gardens at Sceaux Gardens were praised in particular by a number of respondents for its accessibility, wildlife and the sense of community it fosters.



### PUBLIC SPACES

- Some improvements to public spaces are needed, with respondents expressing a need for increased lighting, as well as raising some concern regarding litter and rodents.
- 67% of respondents agreed that they felt safe in the area, and no respondents said that they felt unsafe. Some respondents attributed this to the generally low levels of crime in the area.



*"There is a huge community of wildlife that lives in the gardens which is delightful (foxes, squirrels, sometimes bats and woodpeckers). There is a strong community fabric to Sceaux Gardens where people know their neighbours and interact with them daily... For an urban estate it is a great place to raise children. It is safe, has low crime, and is designed to foster community"*

*- Local Resident*

## YOU SAID



### USES

- The need for more community facilities were identified, specifically, the need for an indoor community facility with seating.



*“The significant North/South restricted access issue is caused by the gated new UAL campus development behind Sainsbury’s”*

*- Local Resident*

## AREA SUMMARY

The urban and architectural character of the area is varied, but broadly popular. Despite being of different ages and styles the buildings are largely popular and have succeeded in creating a strong sense of community. This is especially the case in the Sceaux Gardens Estate.

As part of Southwark’s Streets for People strategy the traffic calming, cycle infrastructure and current pedestrian crossing provision will be reviewed and opportunities for improved street design will be identified to address issues with traffic.

Cleaner Greener Safer funding has also been allocated to provide a safe and accessible paver path on the Southampton Way Estate.

The green spaces in the Sceaux Gardens estate are particularly successful and provide both biodiversity and amenity space for residents. Many of the open green spaces in the Southampton Estate are not as welcoming to use or as biodiverse. Low barriers make the spaces hard to access and there is a lack of facilities and planting. There is an opportunity to improve these spaces. However many are next to residential blocks, so care is needed to ensure that any changes do not have a negative impact on residents.

Cleaner Greener Safer funding has been allocated to improve the planting and biodiversity of the green spaces on the Sceaux Gardens and Southampton Way Estates including updating planting beds, adding new planting beds, introducing an irrigation system and removing of rubble.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as littering. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier.

The council has been granted planning permission to develop the Florine and Racine blocks as well as some of the garages on the Sceaux Garden Estate to provide 79 new socially rented homes (21/ AP/1866). The proposals would provide much-needed homes, additional landscaping and children’s play space to the central gardens.

Cleaner Greener Safer funding has been allocated for a series of murals to be painted across the estate, with winning entries being chosen from local artists, schools and colleges.

There is a lack of indoor community facilities in the wider area. Proposals in the area that provide facilities for local people should be encouraged.

# CHARACTER AREA 17

## COUNTY GROVE



County Grove is a well-preserved neighbourhood of Victorian housing. It is located west of the railway lines and is on the edge of the boundary between Southwark and Lambeth. It is close to Myatt's Fields Park.

The houses in the area are mainly terraced housing, with a few detached or semi-detached villas and mansion flats.

The neighbourhood, along with Camberwell New Road, forms the Camberwell New Road Conservation Area.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Victorian

Pre-War

#### CONSERVATION AREA INCLUDED:

Camberwell New Road

#### LISTED BUILDINGS:

3

#### DOMINANT BUILDING TYPE:

Terraced housing

#### AVERAGE NO. OF STOREYS:

3

#### DENSITY:

Medium

#### QUALITY OF PUBLIC REALM:

Medium

#### ACCESS TO PUBLIC PARKS:

High

#### ACTIVE TRAVEL SCORE:

Medium

#### PUBLIC TRANSPORT ACCESSIBILITY:

5

4

3

2

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

Medium

#### AIR QUALITY:

Medium

#### CRIME LEVEL:

High

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

Transport

Human

#### SMELLS:

Food

Nature

Emissions



Myatt's Fields Park

Fodden Road

Camberwell New Road

County Grove

Sacred Heart Catholic School

Sacred Heart RC Church

Knatchbull Road

**KEY**

- Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- Residential
  - Commercial
  - Community
  - Workspace
  - Religious
  - Health
  - Education
  - Transport
  - Industrial
  - Vacant
- Movement**
- Key Transport Route
  - Local Access Route
  - School Street
  - Pedestrian Only Route
  - Controlled Crossing Point
  - Cycle Route
  - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

The area was developed in the 19th century. This followed the urbanisation between Camberwell and Kennington along Camberwell New Road. Many of the current homes were built at this time.



**1949-1954** (OS County series Epoch 5)

Bombing during World War II led to the loss of some of the buildings in the area, but the overall terraces remained largely intact.

## URBAN & ARCHITECTURAL CHARACTER:



**TERRACED VICTORIAN HOMES**



**SMALL FRONT GARDENS**



**BAY WINDOWS**



**CROSS-GABLED ROOFS**



**MATURE STREET TREES**



**RAILWAY LINE ADJACENT**

## OPEN SPACE



### MYATT FIELD'S PARK

This character area is next to Myatt's Field Park, a medium sized park in Lambeth. The park has many facilities, including tennis courts, sports pitches, playgrounds, a wildlife area and a cafe.

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



### CONTEXT

- Respondents described the area as close to central London, with a good choice of cultural venues, while still being a green and quiet area. The proximity to the green asset of Myatt's Fields was seen as a positive.
- The location of this area on the boundary of Southwark and Lambeth can be viewed as a frustration, due to the boroughs' differing approaches to certain services such as bin collection or parking enforcement.



### IDENTITY

- 57% of respondents agreed that the area has a strong sense of community, with several respondents raising this as something they particularly liked about the area. Respondents also value the diversity of the community.
- Respondents described their neighbours as 'friendly' and 57% of respondents agreed that they know their neighbours. The area was also described as quiet.
- 71% of respondents agreed that the area had a strong sense of history, with some attributing this to the mix and visual appeal of buildings in the area.

## YOU SAID



### BUILT FORM

- The buildings were identified by a number of respondents as positive features of the area and were described as 'pretty' and 'traditional'. The majority of respondents (86%) strongly like the buildings in the area, and the remainder of respondents said that they like them on the whole.



### MOVEMENT

- A need for improvements to transport and access arrangements in the area was identified in many responses.
- 86% of respondents said that traffic is a problem in the area, with responses noting issues related to traffic volume and pollution on nearby Camberwell New Road as well as speeding on Knatchbull Road.
- Only 29% of respondents said that it is pleasant to walk around the area, with particular barriers for some groups (e.g. people using wheelchairs or pushchairs) due to poor surfacing, clutter on the street and poor parking practices.
- No respondents said that it is pleasant to cycle in the area, and more cycling infrastructure such as bike hangars is needed.
- Other issues raised by respondents include the need for greater restrictions on non-resident parking and the poor quality of the highways.



*"Roads could be much calmer for a quiet residential area. Knatchbull Road has issues with speeding."*

*- Travels through the area frequently with friends / family who live here*



### NATURE

- The availability of green space and nature was seen as a positive feature of the area, with 86% of respondents agreeing that it is easy to access green space in the area.
- One respondent noted that the area would benefit from further soft landscaping, with areas of planting to infill empty corners within the streetscape.



### PUBLIC SPACES

- Concerns were raised regarding the maintenance of public spaces within the area, with only 14% of respondents agreeing that the area is kept sufficiently clean and tidy. Respondents noted that the pavements are uneven and are slippery when wet due to poor maintenance / cleaning. This also has implications on movement within the area.
- Respondents identified issues with the cleanliness of the underside of the railway bridges, due to bird droppings. Measures to prevent birds from accessing the underside of the bridges is needed.
- While many respondents agreed that they feel safe in this area, anti-social behaviour in this area and its surroundings was raised as a concern by some respondents.



## YOU SAID

- Respondents also noted that the streets can be dark, especially during the winter and the need for increased street lighting was expressed.



### USES

- Respondents praised the good mix of cultural and commercial venues available in the area and in Camberwell more generally. However, concerns were expressed regarding the loss of local pubs and gentrification in the area. A need for more good quality night-time venues was expressed.



*“The pavements can be too slippery and dangerous when wet, the pavements are also not kept clean, so the leaves make them very slippery. There is the occasional antisocial behaviour and my car got broken into twice in one year. The bin men block up the pavements with the bins, which makes it difficult for wheelchair and pushchair users.”*

*- Local Resident*

## AREA SUMMARY

The historic buildings are popular and important to the character of the County Grove area. We will review the Camberwell New Road conservation area and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

While Myatt’s Fields Park is close to the area, wide roads and a large roundabout act as a barrier for access to the park for residents. There are also wider accessibility issues due to narrow, cluttered pavements. We will continue to work on our Equal Pavements pledge and improve the accessibility of our pavements. As part of Southwark’s Streets for People strategy the traffic calming, cycle infrastructure and current pedestrian crossing provision will be reviewed and opportunities for improved street design will be identified to address issues with traffic.

Any development in the area should be designed to accommodate walking and cycling. Development that encourages car dependency should be discouraged in order to avoid further pressure on the roads in the area.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as fly tipping and littering. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier.

It is important that any development in the town centre is designed to provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety.

We will continue to build upon our collaborative working relationship with Lambeth to coordinate matters such as transport and safety.

# CHARACTER AREA 18

## CRAWFORD WEST



The area to the south-west of Crawford Road contains the Crawford Estate. The housing estate was built in the 1960s and consists of brick-clad mid-rise blocks located around green areas.

The estate has a mix of heights. There are larger 6-8 storey blocks in the north-west corners of each green area and smaller 3-5 storey blocks on the south-west and north-east sides. Separated access roads run through the estate for residents to access parking areas.

To the south of the Crawford Estate is Mirless Court, a 4-9 storey brick-clad flat block. There is also a row of terraced houses with retail extensions on the ground floor.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Early Post-War

#### CONSERVATION AREA INCLUDED:

None

#### LISTED BUILDINGS:

None

#### DOMINANT BUILDING TYPE:

Mid rise blocks

#### AVERAGE NO. OF STOREYS:

5

#### DENSITY:

Medium

#### QUALITY OF PUBLIC REALM:

Medium

#### ACCESS TO PUBLIC PARKS:

Low

#### ACTIVE TRAVEL SCORE:

High

#### PUBLIC TRANSPORT ACCESSIBILITY:

6a

5

#### INCOME DEPRIVATION:

High

#### EMPLOYMENT DEPRIVATION:

Medium

#### AIR QUALITY:

Medium

#### CRIME LEVEL:

High

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

Transport

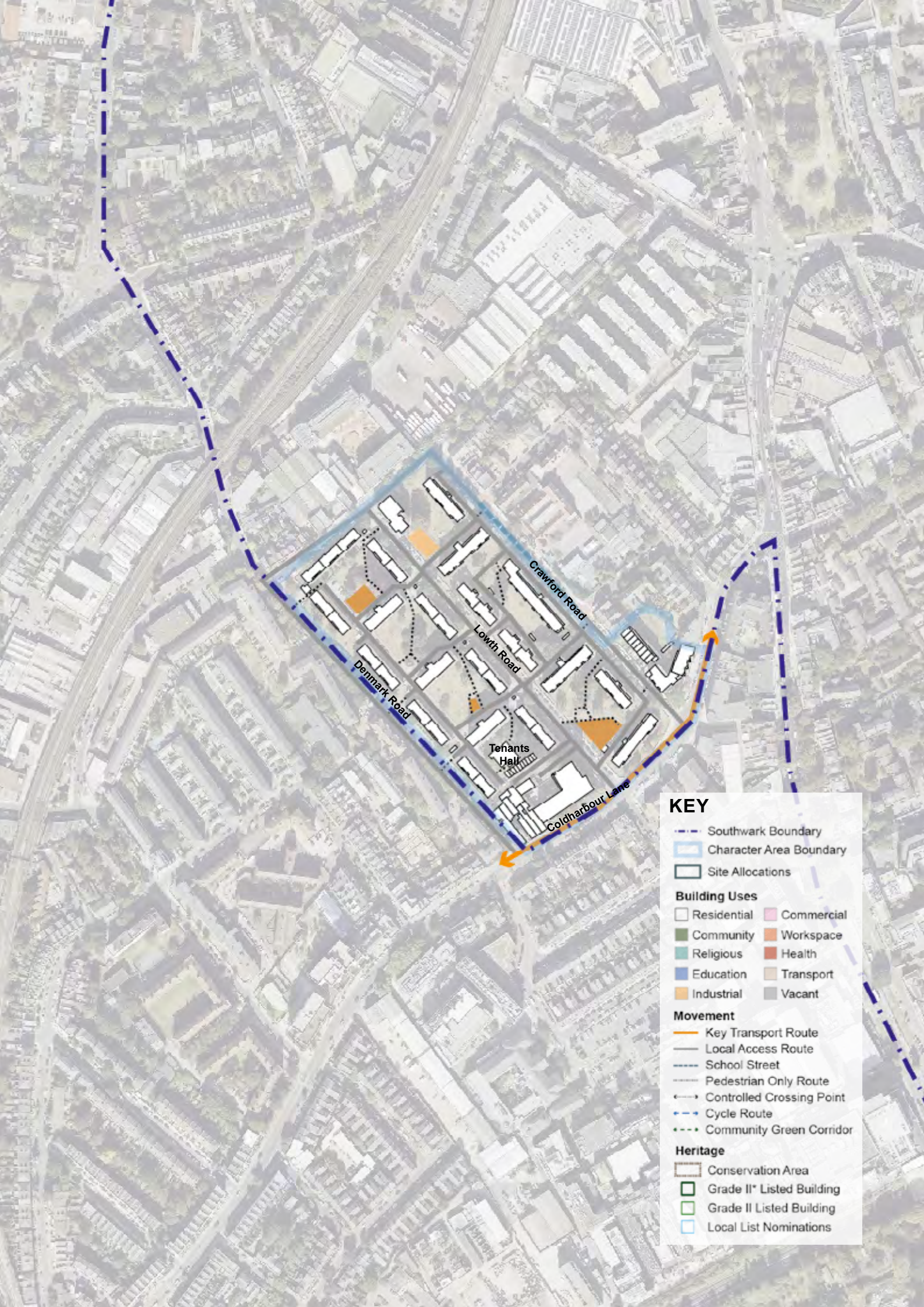
Human

Nature

#### SMELLS:

Food

Emissions



**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

□ Residential	□ Commercial
□ Community	□ Workspace
□ Religious	□ Health
□ Education	□ Transport
□ Industrial	□ Vacant

**Movement**

- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- ↔ Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

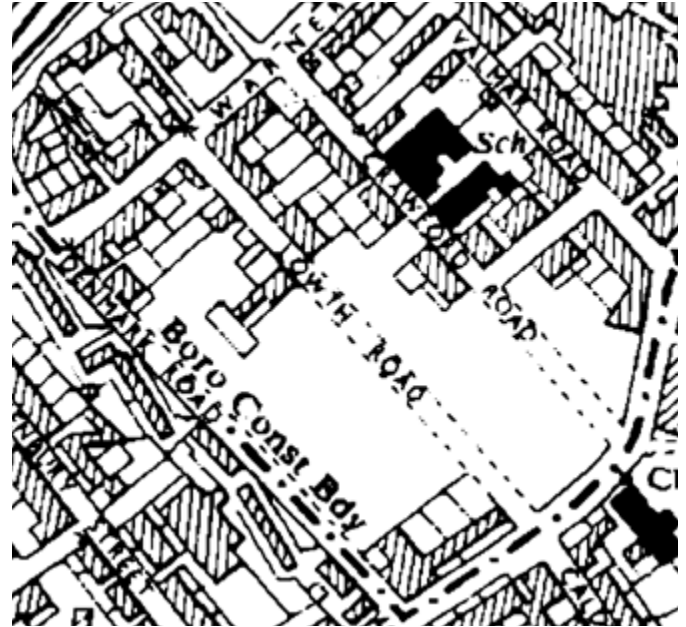
# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

In the 19th century the area contained two blocks of terraced residential housing.



**1949-1954** (OS County series Epoch 5)

Large amounts of the area were bombed during World War II. In the 1960s the Crawford Estate was built. The area between Crawford Road and Lowth Road was developed first, followed by the area between Lowth Road and Denmark road.

## URBAN & ARCHITECTURAL CHARACTER:



**LONG, NARROW  
FLAT BLOCKS**



**SIMPLE, REPEATED  
FACADE DESIGN**



**BRICK CLADDING**



**CONTRASTING  
WHITE BALCONIES**



**LARGE FENCED-OFF  
GREEN SPACES**



**EXTENSIVE ACCESS  
ROAD NETWORK**



**MATURE STREET  
TREES**

### OPEN SPACE



### ESTATE PUBLIC REALM

There are large amounts of green space on the estate, but they are mostly fenced off and unusable. This is in part due to the way that the green spaces run directly up to the ground floor flats. The green spaces are also lacking in planting, with only trees and lawn space.



### PLAY AREAS

There are numerous small play-spaces across the estate. These are typically located in fenced off areas of resin and hard-standing. They contain off-the-shelf play equipment suitable for young children.

## YOU SAID



### CONTEXT

- The presence of some industrial and mixed-use buildings on Warner Road can negatively impact on the activity, noise and atmosphere of parts of the estate
- The close proximity of Myatt's Fields park was described by respondents as positive aspect of the area.



### IDENTITY

- While no respondents identified the areas as having a strong sense of history or community, several respondents described the area as quiet and friendly. 60% of respondents agreed that they knew their neighbours.



### MOVEMENT

- 60% of respondents said that traffic was a problem in the area. In particular, respondents highlighted that the estate is often used as a cut through, leading to congestion on Warner Road and Denmark Road.
- Only 20% of respondents agreed that it is pleasant to walk around the area. No respondents felt that the area is pleasant to cycle around, with respondents attributing this to insufficient bike hangers and lots of on street parking in the area.



### NATURE

- The large trees were highlighted as making a positive contribution, but the overall green spaces and planting were not generally viewed positively with 60% of respondents saying that they didn't like these spaces at all.



### PUBLIC SPACES

- A number of respondents highlighted issues regarding safety and crime in the area and noted that the area is particularly unsafe for children.
- 60% of respondents agreed that the streets in the area are too cluttered, and only 20% felt that the area is kept sufficiently clean and tidy.
- Other respondents noted that improved maintenance of public spaces is needed to address issues of rubbish and fly-tipping, as well as general safety.



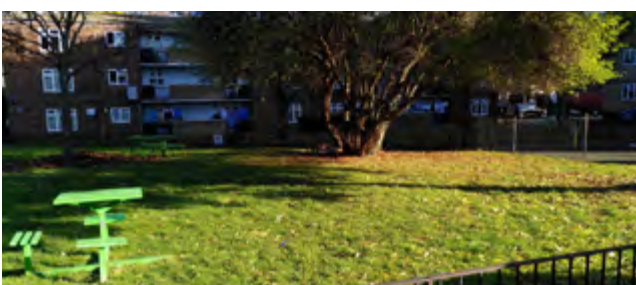
### USES

- Respondents highlighted that many of the retail units in the area are vacant, and in some cases derelict.



### HOMES AND BUILDINGS

- Respondents highlighted the need for improved secure access to the residential buildings in the area.



*"The character of the area... I would say is relatively quiet and mainly friendly"*

*- Local Resident*

# YOU SAID



### RESOURCES

- Some respondents highlighted a need for better facilities to improve social interactions for residents such as communal vegetable plots, better play equipment and seating areas.



*“Better maintenance of the public spaces, as it is really quite appalling at the moment and makes me feel quite unsafe. We need better opportunities for people to meet and work together from different blocks - e.g. communal vegetable plots, better play equipment, seating areas that make families want to use them”*

*- Local Resident*

## AREA SUMMARY

There are large amounts of surface parking and access roads in the public realm, encouraging car use and discouraging walking and cycling. Often there are access roads that run parallel to an adjacent street, separated by only a wall or a single block. A more efficient access network on the estate would free up space for more greenery, amenity space or cycle infrastructure.

As part of Southwark’s Streets for People strategy the traffic calming, cycle infrastructure and current pedestrian crossing provision will be reviewed and opportunities for improved street design will be identified to address issues with traffic.

Any development in the area should be designed to accommodate walking and cycling. Development that encourages car dependency should be discouraged in order to avoid further pressure on the roads in the area.

As part of our Cleaner Greener Safer programme an unloved playground on the estate has been transformed into a combined outdoor gym and playground, with new surfacing. Many of the remaining open spaces on the estate are not welcoming to use. There is an opportunity to further improve the accessibility of these spaces. However, consideration will need to be made to ensure the privacy of the ground floor flats that border the green spaces is not negatively impacted.

Any proposals that improve the biodiversity and quality of green spaces and provide communal facilities, while preserving privacy for residents, should be encouraged.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and e-bikes and e-scooters obstructing pavements. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier. We have also increased our street-cleaning and graffiti cleaning programs.

The Southwark Pioneers Fund has been created to provide support to local businesses and start-ups.

The council’s Town Centre & Estate Warden Task force will continue to address issues of anti-social behaviour. Funding from the Home Office’s Safer Streets Four Fund has been received and will be used to improve the safety of streets and public spaces.

It is important that any development in the town centre is designed to provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety.

# CHARACTER AREA 19

## CRAWFORD EAST



The area to the north-east of Crawford Road contains terraced housing and low-rise flat blocks.

These blocks are located around Crawford Primary School, which occupies its own urban block in the centre of the area. Many of the streets in this area are bordered by blank walls or protective fencing.

The terraced housing in the area creates a clearly defined frontage on the street. In contrast, the low-rise flat blocks in the north-west front on to sizeable surface parking areas. As a result, bare flank walls border the street.

Part of Crawford Road is a Schools Street. Traffic restrictions are in place at the beginning and end of the school day to create a safe environment for children.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Victorian

Pre-War

#### CONSERVATION AREA INCLUDED:

None

#### LISTED BUILDINGS:

None

#### DOMINANT BUILDING TYPE:

Terraced housing

Unique buildings

#### AVERAGE NO. OF STOREYS:

3

#### DENSITY:

Medium

#### QUALITY OF PUBLIC REALM:

Medium

#### ACCESS TO PUBLIC PARKS:

Low

#### ACTIVE TRAVEL SCORE:

Medium

#### PUBLIC TRANSPORT ACCESSIBILITY:

6a

#### INCOME DEPRIVATION:

High

#### EMPLOYMENT DEPRIVATION:

Medium

#### AIR QUALITY:

Medium

#### CRIME LEVEL:

High

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

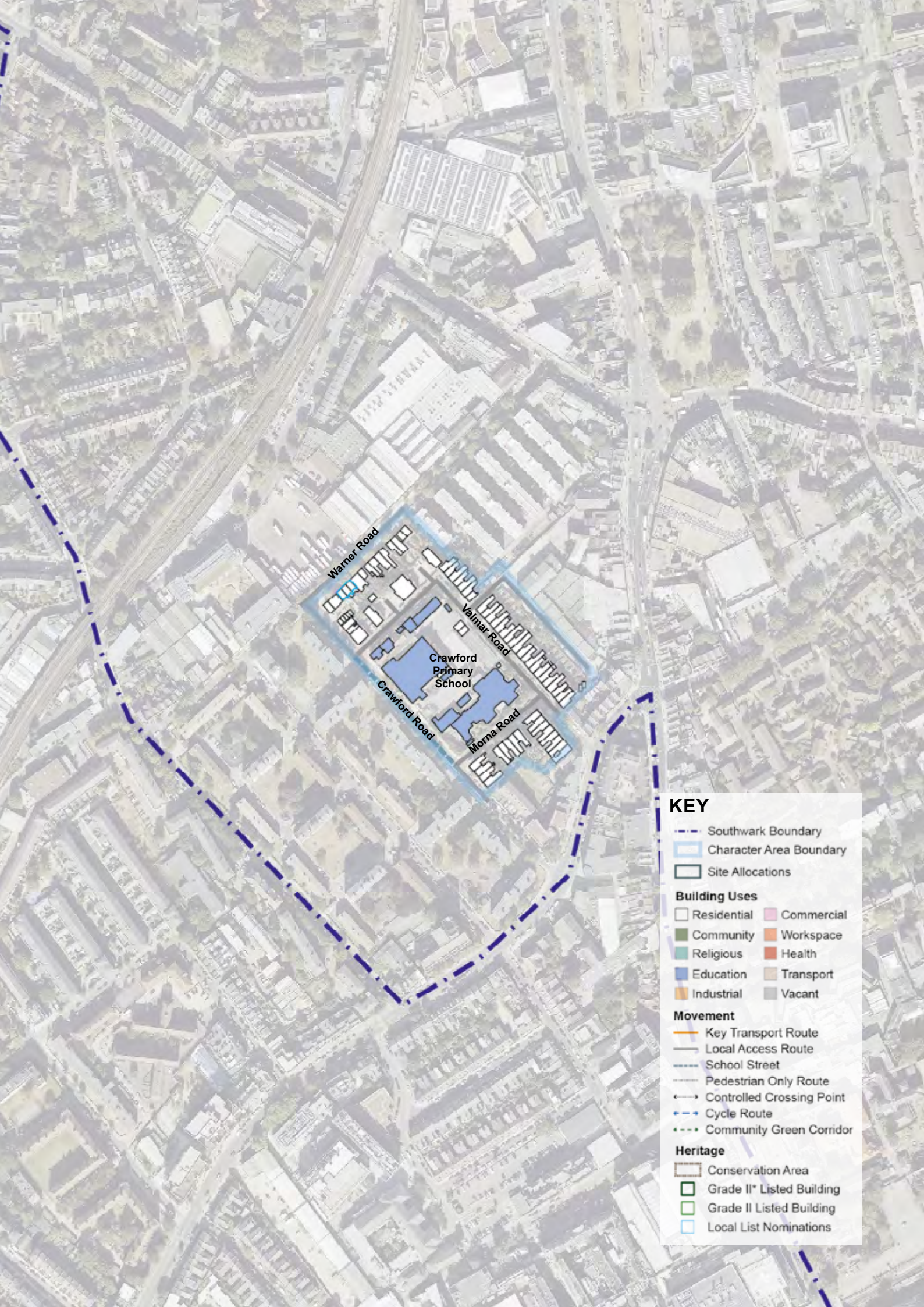
Nature

Transport

#### SMELLS:

Emissions





Warner Road

Crawford Primary School

Crawford Road

Valmar Road

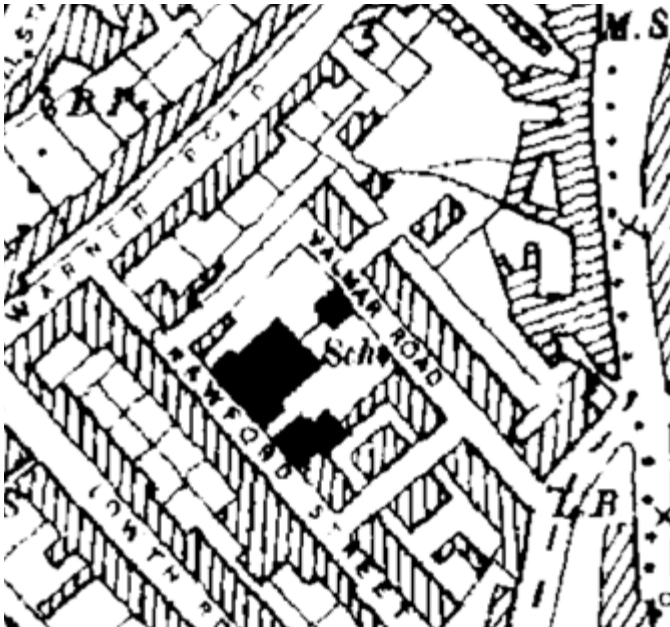
Morna Road

### KEY

- Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |             |            |
|-------------|------------|
| Residential | Commercial |
| Community   | Workspace  |
| Religious   | Health     |
| Education   | Transport  |
| Industrial  | Vacant     |
- Movement**
- Key Transport Route
  - Local Access Route
  - School Street
  - Pedestrian Only Route
  - Controlled Crossing Point
  - Cycle Route
  - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

## HISTORY



1896-1899

(OS County series Epoch 2)

A school was established on the site of the current Crawford Primary School in the late 19th century. Previously the land had been open field. Around the time of the construction of the school, terraced homes were built around the school. This created Valmar and Morna road.



1949-1954

(OS County series Epoch 5)

The street pattern has stayed largely the same since the 19th century. Low-rise flat blocks were built to the north-west of the school towards the end of the 20th century. The school was also expanded to cover the entire block.

## URBAN & ARCHITECTURAL CHARACTER:



VICTORIAN  
TERRACED HOUSES



SMALL FRONT  
GARDENS



BAY WINDOWS



GABLED ROOFS



CENTRAL SCHOOL  
BUILDINGS



SCHOOL STREETS



SURFACE PARKING



MATURE STREET  
TREES

## NOTABLE BUILDINGS



### CRAWFORD PRIMARY SCHOOL

The school has a mixture of Victorian buildings, 1970s buildings and a recent cross-laminated-timber extension designed by architects Hawkins Brown. The school is a prominent building in the character area.

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



### CONTEXT

- The area benefits from close proximity to nearby parks such as Myatt's Fields and Ruskin Park.
- The area is close to shops and the school is easy to get to. 90% of respondents can buy most things they need day-to-day locally.
- The area benefits from the nearby hospitals.



### IDENTITY

- 60% of respondents agree that the area has a good sense of community. 70% spend time with their friends and family locally.
- The area is community oriented, with people coming together locally and events being held for the community and younger people.



### BUILT FORM

- The mix of contrasting architectural styles is a positive part of the area's character. Some commented that they like the townhouses and small houses in particular.
- Some respondents noted that they dislike the graffiti on buildings and structures in the area.

## YOU SAID



### MOVEMENT

- Public transport options for this area is good, with 90% of respondents agreeing that the area is easy to get to with public transport. The buses are particularly accessible. While the overground was highlighted as a useful means of transport some respondents said that it can be overcrowded.
- There are plenty of car parking spaces in the area.
- Some concerns were raised regarding cyclists and e-scooters riding on the pavements.
- Respondents said that accessibility is an issue and that more space for pedestrians is needed. Some suggested that improvements such as increased drop curbs and crossing may help to alleviate these issues.
- Only 30% of respondents agreed that it was pleasant to cycle around the area.



### NATURE

- The recent planting of new trees in the area was viewed positively by respondents.



### PUBLIC SPACES

- 70% of respondents feel safe in the area, with only 10% of respondents that feel unsafe in the area. One respondent elaborated on this to say that the area feels safe in the daytime, but not at night-time.
- Anti-social behaviour is a concern in the area, such as street drinking.
- Only 40% of respondents agreed that the area is kept sufficiently clean and tidy, with some particular issues including litter and dog fouling on the streets.



### USES

- There is a need for more play space for children in the area.
- Some respondents noted the presence of good shops, restaurants and independent pubs in the area.



### HOMES AND BUILDINGS

- Crawford Primary School is viewed as a positive asset to the area.



*"It feels community orientated. There are good independent pubs nearby, and green spaces such as Ruskin Park. I like the contrast in architecture"*

*- Local Resident*

## YOU SAID



### RESOURCES

- Noise was highlighted by some respondents as an issue in the area.
- While some respondents suggested that more activities (and publicity for these activities) are needed for young people and the elderly in the area, 60% of respondents agreed that there is plenty for young people to do.
- Respondents noted that a greater police presence would be beneficial to the area to reduce crime and anti-social behaviour.



*"I would like more green spaces like Myatt's Fields Park, more play spaces and more for the kids and elderly (and more information on what's going on)"*

*- Local Resident*

## AREA SUMMARY

The terraced residential buildings and mature street trees make a positive contribution to the street. The traditional street layout, centred on the school, help to contribute to a sense of community.

We will continue to work on our Equal Pavements pledge and improve the accessibility of our pavements.

At present, surface parking makes up large amounts of the public realm. This is both in the form of parallel street parking, but also private car parks for the low-rise flat blocks and for Crawford School. There is an opportunity for more space to be used for improved public realm, widened pavements or children's play space.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and e-bikes and e-scooters obstructing pavements. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier. We have also increased our street-cleaning and graffiti cleaning programs.

The council's Town Centre & Estate Warden Task force will continue to address issues of anti-social behaviour. Funding from the Home Office's Safer Streets Four Fund has been received and will be used to improve the safety of streets and public spaces.

It is important that any development in the area is designed to provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety.

We have created the One Hub Southwark, an activity and information hub for young people in Southwark. This is designed to serve as a point of information on the activities available for young people in the area.

Our Ageing Well Southwark initiative is a flexible service to help older people and their carers discover and access a range of support and community available to them in Southwark. In Camberwell, the Southwark Pensioners Centre

# CHARACTER AREA 20

## LOVE WALK



The area around Love Walk has a low density and quiet character. This contrasts with the busyness of Denmark Hill to the west and the town centre to the north.

The area contains many detached, semi-detached and small-terraced homes set amongst greenery. The buildings are a range of ages. The Villas south of Love Walk and on De Crespigny Park Road are Victorian. The developments north of Love Walk are more recent, mostly from the late 20th century.

The area features large amounts of planting, both private rear gardens and smaller front gardens.

Most of the roads are non-through roads, with access only for pedestrians and cyclists. This creates a permeable and quiet neighbourhood. The area also contains large amounts of surface parking and single-storey garages.

### AREA PROFILE

**DOMINANT BUILDING AGES:**

- Post-1979
- Victorian
- Pre-War

**CONSERVATION AREA INCLUDED:**

Camberwell Grove

**LISTED BUILDINGS:**

3

**DOMINANT BUILDING TYPE:**

- Terraced housing
- Unique buildings

**AVERAGE NO. OF STOREYS:**

3

**DENSITY:**

Low

**QUALITY OF PUBLIC REALM:**

Medium

**ACCESS TO PUBLIC PARKS:**

Medium

**ACTIVE TRAVEL SCORE:**

High

**PUBLIC TRANSPORT ACCESSIBILITY:**

6a

**INCOME DEPRIVATION:**

Low

**EMPLOYMENT DEPRIVATION:**

Medium

**AIR QUALITY:**

Medium

**CRIME LEVEL:**

Medium

**HEALTH DEPRIVATION:**

Low

**HEALTHY FOOD ACCESS:**

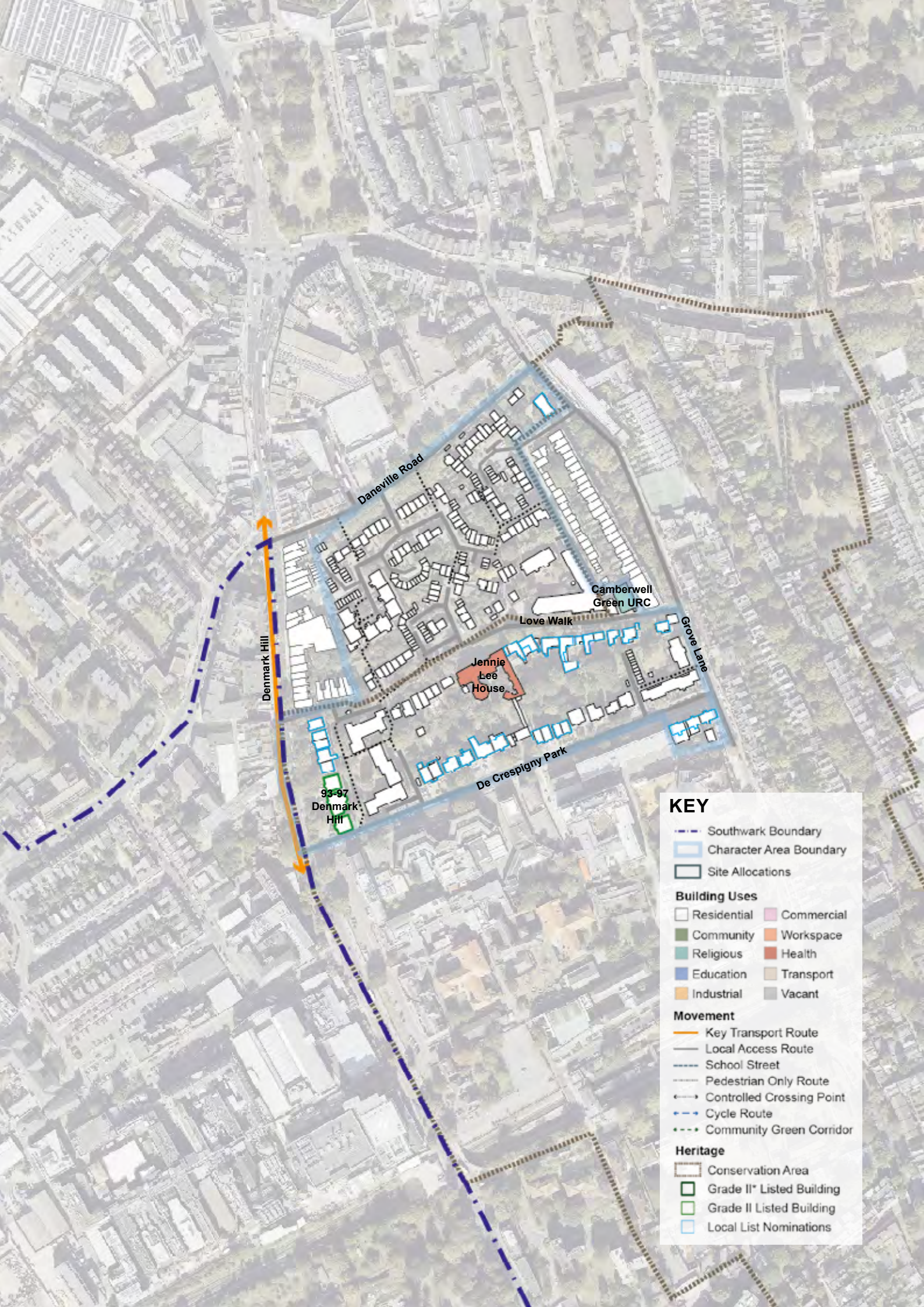
High

**SOUNDS:**

- Nature
- Building
- Transport

**SMELLS:**

- Nature
- Food
- Emissions



**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

Residential	Commercial
Community	Workspace
Religious	Health
Education	Transport
Industrial	Vacant

**Movement**

- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

In the 19th century, villas were located along the south of Love Walk and along De Crespigny Park, with open land to the north. Compact terraces were built on the open land at the end of the 19th century.



**1949-1954** (OS County series Epoch 5)

Some villas between Love Walk and De Crespigny Park were damaged by bombing and replaced with temporary prefabs. These prefabs were later replaced with the Nye Bevan Lodge (later renamed Jennie Lee House). At the end of the 20th century the terraced homes north of Love Walk were replaced.

## URBAN & ARCHITECTURAL CHARACTER:



**DETACHED HOMES & SHORT TERRACES**



**CUL-DE-SACS**



**PEDESTRIAN CUT-THROUGHS**



**GABLED ROOFS**



**SEPARATE GARAGE BLOCKS**



**PARKING COURTS**



**SHARED SURFACE**



**EXTENSIVE PLANTING**



### NOTABLE BUILDINGS



#### 93 - 97 DENMARK HILL

A trio of Grade-II listed villas built c.1842. The large detached villas are built of yellow brick, with low-pitched, hipped slate roof and protruding stucco porches.



#### CAMBERWELL GREEN UNITED REFORMED CHURCH

A recently completed two-storey brick church near the corner of Love Walk and Camberwell Grove.



#### LOVE WALK COTTAGES (26 - 32 LOVE WALK)

A collection of small secluded mid-20th cottages in deep gardens, accessed through an old brick boundary wall that adjoins the footpath.

## YOU SAID



### CONTEXT

- The area is conveniently located close to the town centre.

### IDENTITY

- The area is quiet and pleasant, with a village-like atmosphere, despite the proximity of the area to Camberwell Town centre.
- The diversity of the area is highly valued.
- The area was described as generally friendly, and 62% of respondents agree that they know their neighbours
- 62% of respondents agree that the area has a strong sense of history, and the historic homes in the area were highlighted in some comments.



### BUILT FORM

- The architecture and urban design of the area is valued. 54% of respondents said that they strongly like the buildings and the remaining 46% said that they like the buildings on the whole.
- The area is characterised by similarly designed buildings of various sizes, and the streetscape is generally low-rise and compact.
- The detached historic homes in the area were described particularly positively.



### MOVEMENT

- 53% of respondents agree that it was pleasant to walk around the area and described the area as quiet and pedestrian. However, some issues with food delivery mopeds using pedestrian walkways were identified.
- Concerns were raised regarding general east / west movement through the area, including the anti-cycling barriers which were installed on Hascombe Terrace with what respondents felt was insufficient consultation.
- Too much space is given over to vehicle parking in the area.
- 62% of respondents strongly like the transport options and 69% agree that the area is easy to get to by public transport.



*“A continuous procession of Uber and Just Eat mopeds navigate through the walkway from Selborne Road through to Allendale Close which are dangerous and should be stopped. Unwelcome footfall from drug addicts and drug dealing.”*

*- Respondent*



### NATURE

- Greenery was noted as a positive characteristic of the area, and the presence of generous gardens and trees means that there is a lot of wildlife, especially birds.
- 62% of respondents said that it was easy to access green space in the area.



### PUBLIC SPACES

- The street scape was described positively as an ‘enchanted maze’ and the compact intimacy of streetscape is valued.

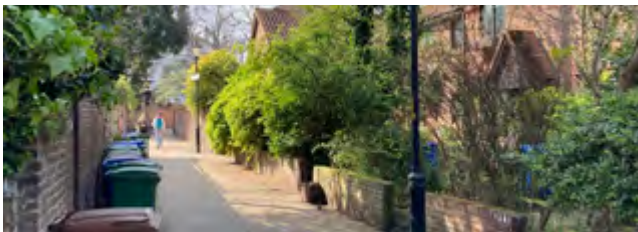
# YOU SAID

- Some concerns were raised about anti-social behaviour such as drug deals, due to the quiet and pedestrian nature of the streets and improvements such as increased street lighting would be welcomed to deter this behaviour.
- There is a need for improved maintenance of the public spaces, for example the streets could be kept cleaner and that there are issues with fly-tipping and bin collections in the area.



### RESOURCES

- Concerns were raised regarding activities and resources for young people, with only 8% of respondents agreeing that there was plenty for young people to do in the area.



*“Low density, lots of gardens / trees means lots of bird life. Despite being close to the centre of Camberwell (and all that offers) it is on the whole very quiet.”*

*- Local Resident*

## AREA SUMMARY

The low-rise, compact housing creates a green and quiet urban environment, with good levels of permeability for pedestrians, that is valued by residents and visitors. The historic properties in the area have a particularly positive contribution. We will review the Camberwell Grove conservation area and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

The public realm is dominated by large amounts of surface parking and hard-standing. Any development in Love Walk should improve the public realm and respond positively to the high levels of greenery in the area.

Proposals have been submitted to demolish the buildings on 10 Love Walk to provide a new care facility for adults with dementia (Ref: 23/AP/0330). While the proposed 3-4 storey building would have a slight impact on the intimate scale of Love Walk and historic setting, upon assessment it has been decided that this would be outweighed by the benefit of the provision of a much-needed specialist dementia care facility.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and e-bikes and e-scooters obstructing pavements. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier. We have also increased our street-cleaning and graffiti cleaning programs.

The council's Town Centre & Estate Warden Task force will continue to address issues of anti-social behaviour. Funding from the Home Office's Safer Streets Four Fund has been received and will be used to improve the safety of streets and public spaces.

It is important that any development in Love Walk is designed to provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety.

We have created the One Hub Southwark, an activity and information hub for young people in Southwark. This is designed to serve as a point of information on the activities available for young people in the area.

# CHARACTER AREA 21

## GROVE



The Grove character area is made up of two parallel streets built on the incline, Camberwell Grove and Grove Lane. These streets contain a large number of Georgian and Victorian houses built in terraces, or semi-detached houses connected by one storey links, or occasionally as symmetrical villas. These have prominent brick or brick and stucco frontages.

Both roads have very strong north-south emphasis. There are very few lateral connections between streets. The exception to this are a few narrow alleys and the pedestrian link south of Grove Chapel.

The buildings create a consistent design, but with a pleasing variety. Both streets feature high levels of planting. Camberwell Grove in particular has a large number of mature trees lining the street.

The railway runs under both roads. South of the railway line, Grove Lane connects to Champion Park to become the A2216.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Georgian

Victorian

#### CONSERVATION AREA INCLUDED:

Camberwell Grove

#### LISTED BUILDINGS:

146

#### DOMINANT BUILDING TYPE:

Terraced housing

#### AVERAGE NO. OF STOREYS:

4

#### DENSITY:

Medium

#### QUALITY OF PUBLIC REALM:

High

#### ACCESS TO PUBLIC PARKS:

Medium

#### ACTIVE TRAVEL SCORE:

Medium

#### PUBLIC TRANSPORT ACCESSIBILITY:

6a

5

4

3

#### INCOME DEPRIVATION:

Low

#### EMPLOYMENT DEPRIVATION:

Low

#### AIR QUALITY:

Poor

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

Low

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

Transport

Nature

Human

#### SMELLS:

Nature



St. Giles Church

Grove House Tavern

Grove Chapel

Grove Lane

Camherwell Grove

Grove Lane (A216)

St. John's Mess

**KEY**

- - - Saffron Walden Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: white; margin-right: 5px;"></span> Residential   | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: pink; margin-right: 5px;"></span> Commercial  |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: green; margin-right: 5px;"></span> Community     | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: orange; margin-right: 5px;"></span> Workspace |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: lightblue; margin-right: 5px;"></span> Religious | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: red; margin-right: 5px;"></span> Health       |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: blue; margin-right: 5px;"></span> Education      | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: brown; margin-right: 5px;"></span> Transport  |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: yellow; margin-right: 5px;"></span> Industrial   | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: grey; margin-right: 5px;"></span> Vacant      |
- Movement**
- Key Transport Route
  - Local Access Route
  - - - School Street
  - - - Pedestrian Only Route
  - ↔ Controlled Crossing Point
  - - - Cycle Route
  - - - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

Camberwell Grove existed initially as an avenue of trees. Houses were built on it and Grove Lane following the demolition of an estate house in 1776. The street trees were included to make the homes appealing to prospective middle class inhabitants. In the mid-19th century the railway was introduced.



**1949-1954** (OS County series Epoch 5)

The streets are largely unchanged since their construction in the late 18th/early 19th century. Some homes were destroyed during bombing in World War II. This led to some more recent infill construction. These infills are typically of a different character to the main terrace.

## URBAN & ARCHITECTURAL CHARACTER:



**GEORGIAN + VICTORIAN TERRACES**



**LINEAR STREETS**



**YELLOW BRICK & WHITE STUCCO**



**PROMINENT PARAPETS**



**SMALL FRONT GARDENS**



**STREET TREES**



**NARROW 'SNICKET' ALLEYS**

## NOTABLE BUILDINGS



### QUEENS ROW (18-60 GROVE LANE)

A terrace of 22 Grade-II listed houses built in the 1700s. The oldest houses on Grove Lane.



### GROVE CRESCENT

A curving terrace of 4 linked pairs of houses, built c.1830 and Grade-II listed.



### GROVE HOUSE TAVERN

A Grade-II pub on a prominent corner site designed in a mock Queen Anne style.



### GROVE CHAPEL

A Grade-II chapel built in 1819. The chapel has a two storey neo-classical facade built of stock brick and stucco.



### CLIFTONVILLE (83 GROVE LANE)

Early C19 villa, designed in an early gothic-revival style, with ogee-headed casement windows and door and a pitched slate roof.



### 124 + 125 GROVE PARK

19th century semi-detached houses, now flats.

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



### CONTEXT

- The proximity of the area to the town centre is viewed positively, making it easy to shop locally and go out to eat or for drinks. However, only 46% of respondents said that they can buy most things they need day-to-day locally.
- The nearby green spaces such as Ruskin Park and St. Giles Churchyard are highly valued.



### IDENTITY

- The area was described as friendly with a diverse and mixed community. However, only 50% of respondents said that they knew their neighbours and only 30% agreed that the area had a strong sense of community.
- The area is leafy and pleasant, with a peaceful ambience.

## YOU SAID

- Heritage in the area is highly valued, and 92% of respondents agree that the area had a strong sense of history. Some comments described how the well-preserved heritage buildings lend the area a strong sense of permanence.



### BUILT FORM

- 81% of respondents strongly like the buildings in the area, with the remaining 19% liking the buildings on the whole. The historic, varied and elegant architecture, particularly the listed terrace properties and their garden settings, are highly valued.
- The built environment of the area is generally low rise and provides good views.



### MOVEMENT

- 73% of respondents agree that the area was easy to get to by public transport, though some highlighted that there is a lack of late-night bus services.
- Only 31% of respondents said that traffic was a problem in the area, though issues of speeding motorists, traffic jams and road closures were identified.
- There is a lack of electric vehicle charging points in the area.
- 65% of respondents agreed that the area was pleasant to walk around, though some said that the area would benefit from more crossing points, especially south of the Champion Park junction.
- Only 42% of respondents agreed that it was pleasant to cycle around the area. Improved cycle infrastructure such as cycle links, and improved arrangements for cyclists at the traffic light system on Camberwell Grove is needed.



### NATURE

- 96% of respondents said they strongly like or like on the whole the green spaces and planting, praising the leafy tree-lined streets and numerous gardens and greenery.
- While the existing greenery and planting is viewed positively some comments reflected a desire for even more tree planting and green spaces, especially food growing spaces such as allotments.

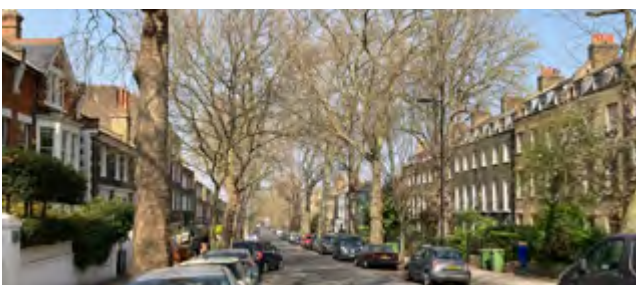


### PUBLIC SPACES

- 92% of respondents strongly like or like on the whole the streets and open spaces, however one comment noted that the parks could feel safer and cleaner.

### USES

- The small independent businesses at the bottom of the lane give it a sense of charm. The Butterfly Tennis Club and Zen Yoga were highlighted as particular assets to the area.
- There is a lack of entertainment or evening uses in the wider area and some concern was raised regarding the number of vacant shops.



*"[what I like most about the area is] the historic terraces and their settings with much greenery and the low-rise nature of the built environment, leading to low horizons and good views."*

*- Local Resident*



# YOU SAID



### HOMES AND BUILDINGS

- Some concern was raised regarding the rigidity of listed building policies, which are viewed as barriers to energy efficiency improvements to listed homes and buildings in the area.



### RESOURCES

- 53% of respondents reported feeling safe in the area, and no respondents reported feeling unsafe. However, some concern was raised regarding crime and anti-social behaviour in the area.
- Only 4% of respondents felt that was plenty for young people to do in the area and the children's play area is under-utilised.



### LIFESPAN

- High rise development in the area would have a negative impact on the generally low-rise built form of the area, and concerns were also raised regarding over-development of Canning Cross and Stories Mews.

## AREA SUMMARY

The area is of significant historic character with numerous heritage buildings that are highly valued and contribute positively to the character of the area. Many of these receive extra protection as listed buildings. We will review the Camberwell Grove conservation area and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community. Proposals in the area should be sensitive to the historic character.

As part of Southwark's Streets for People strategy the traffic calming, cycle infrastructure and current pedestrian crossing provision will be reviewed and opportunities for improved street design will be identified to address issues with traffic.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as littering. This will make sure the council can address the issues that concern residents directly and keep our streets cleaner, greener and healthier.

Some buildings have been built with hard-standing in front of the property, or the front gardens typical to the area have been converted to hard-standing. Proposals to convert this hard-standing to biodiverse planting would be in keeping with the historic character of the area. It would also increase biodiversity and visual amenity and should be encouraged.

We are producing Supplementary Planning Documents on householder applications, which will include guidance on where energy efficiency improvements for historic buildings may be appropriate. The Energy Advice Centre at London Southbank University (LSBU) is a partnership between Southwark Council and LSBU. The centre can provide free expert advice on green home upgrades and retrofit measures to your property. The Energy Advice Centre is available both in-person and online.

The council's Town Centre & Estate Warden Task force will continue to address issues of anti-social behaviour. Funding from the Home Office's Safer Streets Four Fund has been received and will be used to improve the safety of streets and public spaces.

The Southwark Pioneers Fund has been created to provide support to local businesses and start-ups.

We have created the One Hub Southwark, an activity and information hub for young people in Southwark. This is designed to serve as a point of information on the activities available for young people in the area.

# CHARACTER AREA 22

## GRACE'S



Grace's Road and the adjacent streets contain predominately late-Victorian terraced housing. There are also some more recent additions.

The terraced block sizes are more compact than those to the west and east. As a result the area has a high permeability.

The area is quite separate from the surrounding areas, due to large neighbouring urban blocks on three sides. The exception is Peckham Road to the north, to which there are many connecting routes.

Lucas Gardens provides an important green amenity space directly to the east.

### AREA PROFILE

**DOMINANT BUILDING AGES:**

Pre-War

**CONSERVATION AREA INCLUDED:**

Sceaux Gardens

**LISTED BUILDINGS:**

None

**DOMINANT BUILDING TYPE:**

Terraced housing

**AVERAGE NO. OF STOREYS:**

3

**DENSITY:**

Medium

**QUALITY OF PUBLIC REALM:**

Medium

**ACCESS TO PUBLIC PARKS:**

High

**ACTIVE TRAVEL SCORE:**

Medium

**PUBLIC TRANSPORT ACCESSIBILITY:**

3

2

**INCOME DEPRIVATION:**

Medium

**EMPLOYMENT DEPRIVATION:**

High

**AIR QUALITY:**

Medium

**CRIME LEVEL:**

Low

**HEALTH DEPRIVATION:**

Medium

**HEALTHY FOOD ACCESS:**

Medium

**SOUNDS:**

Music

Transport

**SMELLS:**

Food



St. Giles Church

Lucas Gardens

Wilson Road

Dagmar Road

Maude Road

Vestry Road

Grace's Mews

Grace's Road

**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

- Residential
- Community
- Religious
- Education
- Industrial
- Commercial
- Workspace
- Health
- Transport
- Vacant

**Movement**

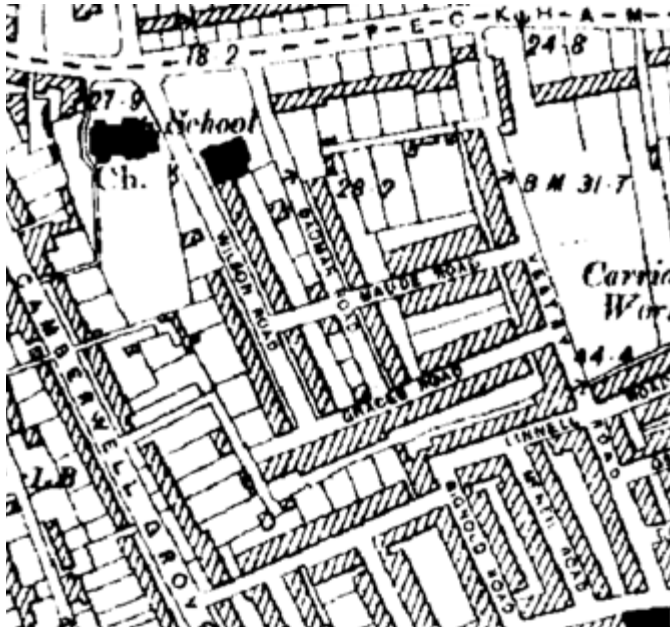
- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

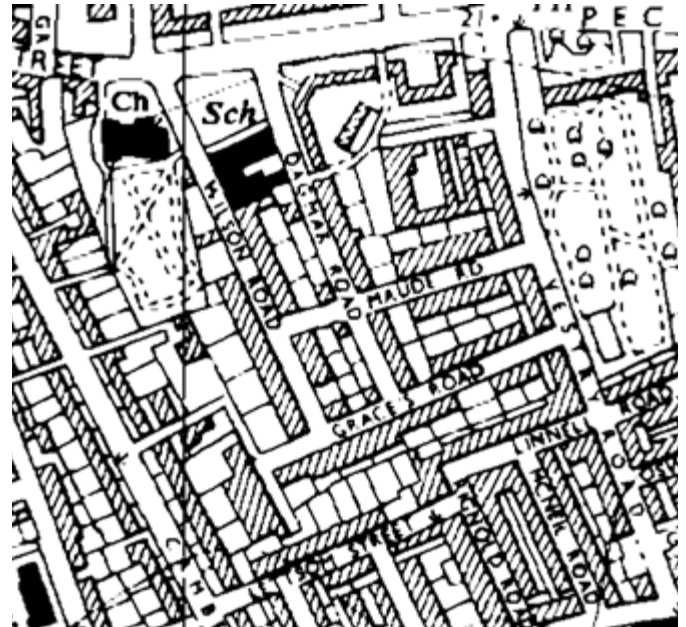
# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

The terraces were developed in the late 19th century. This was at the same time as much of the rest of Camberwell was developed.



**1949-1954** (OS County series Epoch 5)

The area largely survived bomb damage during the war. As a result it has maintained the same street pattern. Many of the buildings are the ones built when the area was first developed.

## URBAN & ARCHITECTURAL CHARACTER:



**VICTORIAN TERRACED HOUSES**



**RAISED FRONT ENTRANCES**



**BAY WINDOWS**



**GABLED ROOFS**



**YELLOW BRICK & WHITE STUCCO**



**PARALLEL STREET PARKING**



**BARE FLANK WALLS**



**COLOURFUL GROUND FLOORS**

### OPEN SPACE



#### LUCAS GARDENS

Lucas Gardens is a 1.73 ha small local park with a small playground and a dog walking area. It is registered as Borough Land of Local Importance,

The park has a very secluded atmosphere. This is due to it being bordered by the rears of properties on three sides. This also means that the park is not very well observed. It does however have a positive relationship with the houses on Vestry Road.

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



#### CONTEXT

- The area benefits from being close to the town centre, with good shops and places to eat as well as regular community activities.
- The nearby hospitals and art school were described as lending the area a sense of vibrancy.



#### IDENTITY

- While only 50% of respondents agreed that the area has a strong sense of community, some felt the area is very community focused and 90% of respondents know their neighbours.
- The diverse mix of tenures and social groups was seen as a positive aspect of the area's identity.
- The area was described as being arty and creative, but not pretentious.
- 80% of agreed that the area has a strong sense of history, with some comments identifying that this history is evident in the historical architecture and the scars of WWII bomb damage.

# YOU SAID



### BUILT FORM

- All of the respondents said that they either strongly like or like on the whole the buildings in the area. Many praised the attractive architecture, and the sense of it being a complete Victorian estate.



### MOVEMENT

- Public transport options were generally viewed favourably, with 70% of respondents agreeing that the area is easy to get to by public transport.
- While 70% of respondents agree that it is pleasant to walk around the area, only 40% agree that it is pleasant to cycle around the area.
- Only 20% of respondents feel that traffic is a problem in the area, however some feel that the road markings and road closures are unnecessary and disruptive.



### NATURE

- All respondents agreed that it was easy to access green space in the area, with St. George's Churchyard and Lucas Gardens providing green buffers on either side of the area.
- All respondents said that they strongly like or like on the whole these green spaces. In particular, Lucas Gardens was praised as an attractive and well-used park and gardens, though some highlighted that it would benefit from better maintenance.
- The area would benefit from more tree planting, especially along Dagmar Road.



### PUBLIC SPACES

- Significant concerns were raised regarding pavements being blocked by domestic wheelie bins, making it difficult for pedestrians as well as people using prams or wheelchairs. More and improved bin storage is needed, particularly on Grace's Road.
- Dagmar Road was described as too quiet to feel safe and would benefit from increased activity and footfall.
- The Bunker Gardens on Vestry Road are a good opportunity for an exhibition space or outdoor community space, potentially through a collaboration with the Camberwell School of Arts.
- Graffiti, fly-tipping and excessive signage were raised as concerns in the area.
- Better public use could be made of UAL's forecourt on Peckham Road.



*“[what I like most about the area is] the neighbours. It is a very community focussed area. I like that it's an almost complete Victorian estate but that it bears the scars of bomb damage from WWII so the area feels steeped in its own history.”*

*- Local Resident*

# YOU SAID



### USES

- 80% of respondents agreed that they can buy most things they need day-to-day locally.
- Creative activities and uses, such as the Wilson Road art studios, are viewed positively.
- The area could benefit from more cultural institutions and less vacant shops or betting shops.



### HOMES AND BUILDINGS

- The historic Victorian architecture is viewed very positively, with some calls for historic designation of buildings in the area.
- The contemporary buildings on Grace's Mews and Maude Road are also viewed as positive additions to the area.



### RESOURCES

- There is a need for more activities for your people and teenagers, with only 10% of respondents agreeing that there was plenty for young people to do in the area.



### LIFESPAN

- Concerns were expressed regarding the over-development of some properties by unscrupulous landlords
- Dagmar Road was identified as having relatively low density with some pockets of wasted space. This presents some opportunities for housing or other infill opportunities such as landscaping.

## AREA SUMMARY

The diverse and historic character is important to the identity of the Grace's area. The numerous traditional late-Victorian terraces contribute to a sense of neighbourliness and create a pleasant, walkable neighbourhood. We will review the Sceaux Gardens conservation area and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

Any proposals in the area should respond positively to the traditional terraced urban layout. Particular care should be given to avoiding negative impact on George's Churchyard or Lucas Gardens.

We will continue to work on our Equal Pavements pledge and improve the accessibility of our pavements.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and obstructed pavements. This will make sure the council can address the issues that concern residents directly and keep our streets cleaner, greener and healthier.

It is important that any development in the area is designed to provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety.

Proposals to convert the Bunker Gardens as a space for creative, charitable and community uses should be welcomed, providing these are sensitive the history of the space.

We have created the One Hub Southwark, an activity and information hub for young people in Southwark. This is designed to serve as a point of information on the activities available for young people in the area.

# CHARACTER AREA 23

## LETT SOM



The Lettsom Estate contains mid-rise long, linear flat blocks. These are arranged around alternating green spaces and parking areas.

The blocks are a mix of houses, maisonettes and flats and are uniform in design. Most of the flats and maisonettes are accessed by decks and have private balconies. Ground floor homes have small private gardens.

There is no through traffic in the area. Instead there are access points to the west and south and an access road that wraps around the north of the estate. There are a large number of pedestrian routes. Some of these routes pass through the blocks.

The blocks furthest east of the estate contain ground floor retail onto Vestry Road.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Late Post-War

#### CONSERVATION AREA INCLUDED:

None

#### LISTED BUILDINGS:

None

#### DOMINANT BUILDING TYPE:

Mid rise blocks

#### AVERAGE NO. OF STOREYS:

4

#### DENSITY:

Medium

#### QUALITY OF PUBLIC REALM:

Low

#### ACCESS TO PUBLIC PARKS:

High

#### ACTIVE TRAVEL SCORE:

High

#### PUBLIC TRANSPORT ACCESSIBILITY:

3

2

1b

1a

#### INCOME DEPRIVATION:

High

#### EMPLOYMENT DEPRIVATION:

High

#### AIR QUALITY:

Good

#### CRIME LEVEL:

Low

#### HEALTH DEPRIVATION:

Medium

#### HEALTHY FOOD ACCESS:

Low

#### SOUNDS:

Human

Building

Transport

#### SMELLS:

Nature

Emissions





**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

Residential	Commercial
Community	Workspace
Religious	Health
Education	Transport
Industrial	Vacant

**Movement**

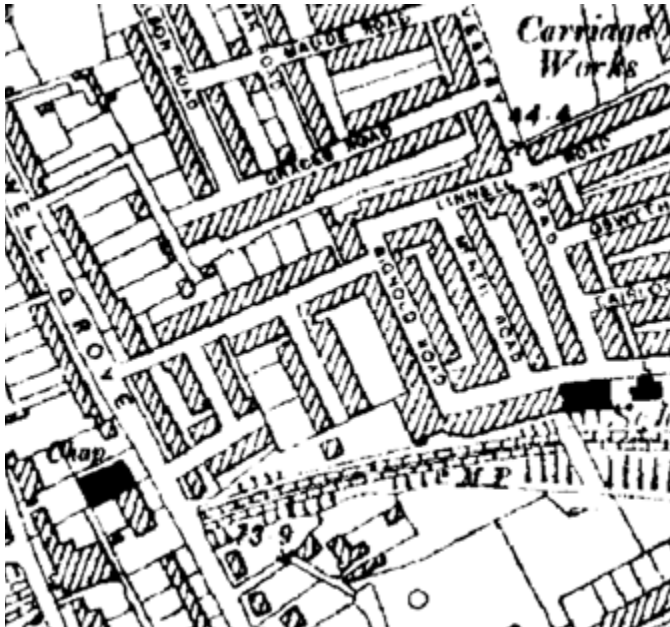
- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
- Grade II\* Listed Building
- Grade II Listed Building
- Local List Nominations

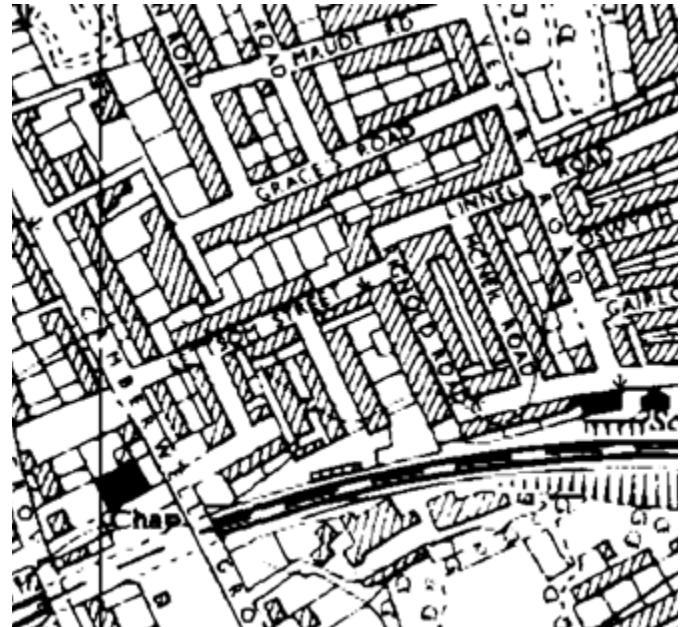
# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

The area were brick fields until the late 19th century, when some small terraced homes were built on the area.



**1949-1954** (OS County series Epoch 5)

A chemical factory was built among the terraced homes in the 20th century. Several homes on Lettsom Street were damaged during World War II. In the 1970s the council decided to develop the area as the Lettsom Estate. This was designed by Riches and Blythin Architects.

## URBAN & ARCHITECTURAL CHARACTER:



**MID-RISE FLAT BLOCKS**



**DECK-ACCESS**



**YELLOW BRICK CLADDING**



**SHALLOW PITCHED ROOFS**



**OPEN GREEN SPACES**



**SURFACE-PARKING**



**SINGLE-STOREY GARAGES**



**CUT-THROUGHS & ALLEYS**

### OPEN SPACE



#### LETTSOM ESTATE PUBLIC REALM

The public realm on the estate has large amounts of hard-standing and surface parking. There are also many single storey parking garages.

A multi-use games area is located in the west of the estate, but there is little space around it.

The green areas on the west estate are of poor quality, with little planting. Those on the east of the estate feature more planting.

The routes through public realm are hard to follow. They are winding and have frequent level changes. They also pass through buildings or along narrow alleyways bordered by blank brick walls.



Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



#### CONTEXT

- The proximity of the area to Camberwell and Peckham town centres is beneficial, as is access to nearby parks and green spaces such as Ruskin Park and Lucas Gardens.
- The broad, varied character of the surroundings is a positive feature of the area.
- The area was described as having an excellent food scene and creative buzz.



#### IDENTITY

- 78% of respondents agreed that the area has a strong sense of community and 67% said that they knew their neighbours. This is seen as a particularly positive aspect of living in the area, and reference was made to the active TRA, the local residents' magazine, the community gardening group and other resident-focused activities.
- The estate was described as a positive example of social mixing.



#### BUILT FORM

- While the buildings are of a good scale and well-built, the external appearance of the buildings was described as dull, austere and poorly maintained.
- The garages to the north of the area and the council building are poorly utilised.



#### MOVEMENT

- 67% of respondents agreed that the area is easy to get to by public transport, with Denmark Hill Station nearby and good bus connectivity.
- The fact that the estate is pedestrianised with no through-traffic is viewed positively. However, no respondents agreed that the area is pleasant to walk around. While east-west walking routes are straightforward, north-south walking routes are more complex and would benefit from clearer wayfinding and street lighting.

## YOU SAID



### NATURE

- The estate would benefit from more and better considered urban greening. 67% of respondents said that they only liked the green spaces and planting a little, or not at all.
- The extent of hard paving and concrete in the area increases local flood risk, exacerbates the heat island effect and reduces biodiversity.
- Community allotments would be a very positive addition and would support the Lettsom community gardening groups activities.



### PUBLIC SPACES

- The public realm in the area requires improvement. 56% of respondents said that they only liked the streets and open spaces a little, or not at all. Too much space is given to surface car parking when there are defunct former car parks under some of the blocks.
- There is insufficient outdoor seating or spaces for resting, and concerns about accessibility to some areas which can only be reached by steps.
- Significant concerns were also raised about rubbish, and none of the residents felt that the area was kept sufficiently clean and tidy. There are not enough bins on the estate, the bin stores are too small and are not well integrated into public realm. The new bin stores are not used appropriately by the bin management company.
- Fly-tipping is also a concern, with reports that people drive from outside the estate to dump large items. It was suggested that a new bulky items collection point could help with this issue.
- The sports and children's play equipment is not well maintained and needs improvement.
- Concerns were also raised regarding safety in the area, with reference made to increases in petty crime and youth violence.



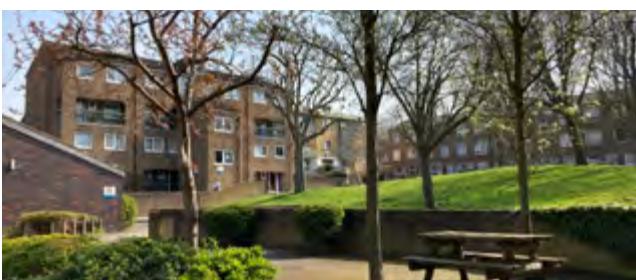
### USES

- The parade of shops on Vestry Road was highlighted as a particularly positive addition to the estate, and the Nandine restaurant is viewed as a local asset.



### HOMES AND BUILDINGS

- The residential accommodation on the estate is described as high quality, being well built with dual aspect, large windows and large rooms.
- There is a good proportion of family sized homes in the area.
- The homes here don't have private amenity space, and as such rely on the communal amenity facilities.



*“Strong sense of community. Buildings are good scale and well-built (but need to be properly maintained). Close to station, parks and lots of services nearby.”*

*- Local Resident*

# YOU SAID



### RESOURCES

- There is an opportunity for more sustainable energy to be produced on site, for example installing solar panels on the roof or heat pumps on the ground.
- There is a need for more places catering to teenagers and young adults in the area.



### LIFESPAN

- The TRA hall is generally viewed as a positive asset to the area, but concerns were raised that the building needs refurbishment rather than being demolished.



*“Improve the public realm, by reducing the amount of parking and introduce more urban greening, and improve biodiversity. More trees could help reduce urban heat effect and help reduce water run off after heavy rain.”*

*- Local Resident*

## AREA SUMMARY

The long low-rise flat blocks provide popular, light and well sized homes. The courtyard arrangement with a central pedestrian area contribute to a sense of community. However the external areas are dull and lacking in greenery. These require improvement, especially given the lack of private amenity space. Proposals that achieve this should be encouraged, especially on the west of the estate.

Cleaner Greener Safer funding has been allocated to improve the quality and biodiversity of planting in the public realm of the Lettsom Estate. It is important that any proposals in the area include the provision of green space and biodiverse planting. Greater levels of planting and greenery would address local flood risk and heat island effect while improving residential amenity space.

Proposals have been approved to reconstruct the Lettsom Tenants Residents Association Hall with a replacement hall, plus housing, new landscaping and children’s playspace (Ref: 21/AP/1358).

The large amounts of surface parking, garage blocks and defunct former car parks present opportunities for development, especially if it provides affordable housing or community facilities. This also provides the opportunity for greater activity on the north of the estate. Any development should avoid negative impact on the surrounding amenity space. It should be designed to provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety.

Any development in the area should be designed to accommodate walking and cycling. Development that encourages car dependency should be discouraged.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as fly tipping and littering. This will make sure the council can address the issues that concern residents directly and keep our streets and estates cleaner, greener and healthier.

The council’s Town Centre & Estate Warden Task force will continue to address issues of anti-social behaviour. Funding from the Home Office’s Safer Streets Four Fund has been received and will be used to improve the safety of streets and public spaces.

We have created the One Hub Southwark, an activity and information hub for young people in Southwark. This is designed to serve as a point of information on the activities available for young people in the area.

# CHARACTER AREA 24

## GROVE PARK



Grove Park is a low density residential area. It is located to the south of the railway line that runs from Denmark Hill to Peckham Rye.

The railway cuttings and embankments form a key part of the character of this area. These are steeply sloped with high amounts of planting. This serves as a backdrop to the residential properties in the area. These cuttings and embankments are also a site of importance for nature conservation.

The cuttings and embankments also cut off Grove Park and Grovelands Close to the north. This lowers the accessibility of the area but gives it a quiet and secluded character. The buildings in this area are typically small detached or semi-detached homes. There are a few small terraces on Grovelands Close.

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Post-1979

Pre-War

#### CONSERVATION AREA INCLUDED:

Camberwell Grove

#### LISTED BUILDINGS:

None

#### DOMINANT BUILDING TYPE:

Terraced housing

#### AVERAGE NO. OF STOREYS:

2

#### DENSITY:

Low

#### QUALITY OF PUBLIC REALM:

Medium

#### ACCESS TO PUBLIC PARKS:

Low

#### ACTIVE TRAVEL SCORE:

Low

#### PUBLIC TRANSPORT ACCESSIBILITY:

4

3

#### INCOME DEPRIVATION:

Low

#### EMPLOYMENT DEPRIVATION:

Low

#### AIR QUALITY:

Good

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

Low

#### HEALTHY FOOD ACCESS:

Low

#### SOUNDS:

Human

Nature

#### SMELLS:

Nature



Grove Park and East Dulwich Railway cuttings and embankments

Grovelands Close

NSP 34: 123  
Grove Park

Camberwell Grove

Grove Park

**KEY**

- Southwark Boundary
- Character Area Boundary
- Site Allocations

**Building Uses**

Residential	Commercial
Community	Workspace
Religious	Health
Education	Transport
Industrial	Vacant

**Movement**

- Key Transport Route
- Local Access Route
- School Street
- Pedestrian Only Route
- Controlled Crossing Point
- Cycle Route
- Community Green Corridor

**Heritage**

- Conservation Area
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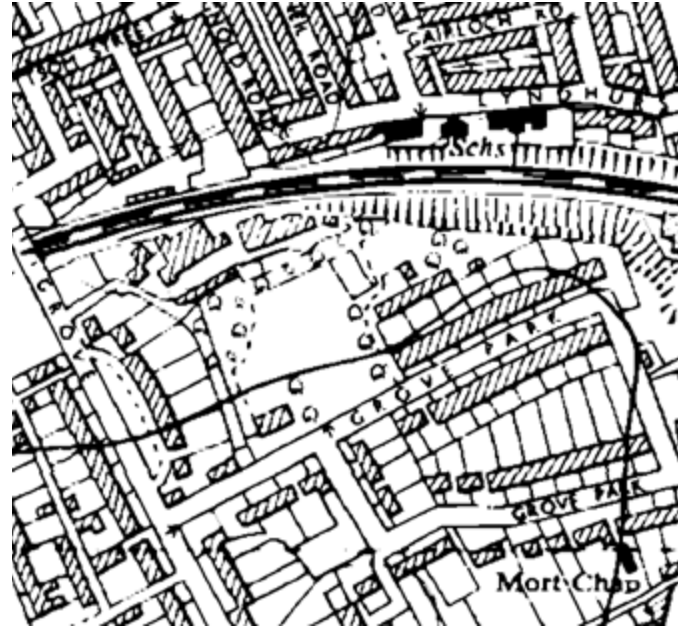
# AREA ANALYSIS

## HISTORY



**1896-1899** (OS County series Epoch 2)

Much of the land was part of the Grove Hill estate belonging to Dr. John Lettsom. The estate was disbanded in the 1800s and in 1866 the railway was extended across to the north of the area. Semi-detached homes were built along Craigaillon Gardens (now Grove Park).



**1949-1954** (OS County series Epoch 5)

The 20th century saw the establishment of an oil and fat refinery on the railway embankments. This was later demolished in the 1980s. The residential development of Grovelands Close was built on the site.

## URBAN & ARCHITECTURAL CHARACTER:



**SEMI-DETACHED HOMES**



**SMALL TERRACES**



**BRICK CLADDING**



**STEEP GABLED ROOFS**



**DRIVEWAY PARKING**



**WOODED BACKDROP**



### OPEN SPACE



#### **GROVE PARK AND EAST DULWICH RAILWAY CUTTINGS AND EMBANKMENTS**

The Grove Park and East Dulwich Railway cuttings and embankments are not accessible to the public. However they provide an important wildlife habitat. They also create a wooded backdrop to the houses in the area. They are recognised as a site of importance for nature conservation.

### SITE ALLOCATIONS



#### **NSP 34: 123 GROVE PARK**

A 5,798 m2 site with a former probation centre that is now vacant. The building has been identified as having the potential to be refurbished and extended to provide housing.

## YOU SAID



### CONTEXT

- The railway cuttings are a distinctive feature which contribute positively to the character of the area.



### IDENTITY

- The character of the area is highly distinctive and is described as calm, quiet and secluded.
- 67% of respondents agree that the area has a strong sense of community.
- All respondents agree that the area has a strong sense of history.



### BUILT FORM

- All of the respondents said that they strongly liked the buildings, streets and open spaces. This was attributed by some to the low density and eclectic mix of building styles, including the strong Arts & Crafts style of architecture, which contribute to the distinctive character of the area.



### MOVEMENT

- 67% of respondents agreed that the area was easy to get to via public transport, due to the close proximity of Peckham Rye and Denmark Hill railway stations.
- Issues were identified with traffic, particularly cars speeding along the bend in the road which presents a danger to other road users. This could be addressed through traffic calming or deterrence measures.
- 83% of respondents said that the area was pleasant to cycle around, and 67% agreed that the area was pleasant to walk around.



*“Cars speed too quickly round the bend in the road. We’ve seen many near misses and wing mirrors being taken off. I would like to see more effective traffic calming measures in place.”*

*- Local Resident*



### NATURE

- All respondents said that they strongly like the green spaces and planting in the area. Many described the area very positively as green, leafy and wildlife-friendly and made particular reference to the positive contributions of the railway cuttings and residential gardens.



### PUBLIC SPACES

- The public spaces in the area are generally satisfactory, and 83% of respondents agree that the area is kept sufficiently clean and tidy.

## YOU SAID



### USES

- Good access to amenities such as public transport, bars, shops and cafés is a positive.
- Only 33% of respondents agreed that they could buy most things they need day-to-day locally.



### RESOURCES

- One comment raised a concern about rising crime in the area, however 67% of respondents agree that they felt safe in the area.
- Only 17% of respondents feel that there is plenty for young people to do in the area.



### LIFESPAN

- Concerns were raised about new development which would not be in keeping with the character of the area, particularly any new hard landscaping or potential development on the railway cutting.



*“Only very sympathetic and carefully designed additions, new build or extensions could be considered. Its an oasis of calm and should stay that way.”*

*- Nearby Resident*

## AREA SUMMARY

The area is an important wildlife habitat. This is recognised with the Grove Park and East Dulwich Railway Cuttings and Embankments having further protection as a Site of Importance for Nature Conservation. The greenery also contributes to the pleasant, peaceful character of the area. Any proposals should protect or enhance this biodiversity and greenery.

The historic arts & crafts buildings contribute positively to the identity of the area. We will review the Camberwell Grove conservation area and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community. New development should be sympathetic to the historic character of the area.

Permission has been granted for the training centre on 123 Grove Park to be converted into residential use, following negotiations to limit impact on the trees and greenery at the rear of the property.

As part of Southwark’s Streets for People strategy the traffic calming measures will be reviewed and opportunities for improved street design will be identified to address issues with traffic.

The council’s Town Centre & Estate Warden Task force will continue to address issues of anti-social behaviour. Funding from the Home Office’s Safer Streets Four Fund has been received and will be used to improve the safety of streets and public spaces.

It is important that any development in the town centre is designed to provide active frontage onto the adjacent streets and public spaces, to improve passive surveillance and safety.

We have created the One Hub Southwark, an activity and information hub for young people in Southwark. This is designed to serve as a point of information on the activities available for young people in the area.

# CHARACTER AREA 25

# WARWICK GARDEN TERRACES



This area is characterised by Pre-War and Victorian housing arranged in long terraced blocks along linear streets, with traditional front and back arrangements.

The area is bookended by two large green spaces, Lucas Gardens to the north-west and Warwick Garden Recreation Ground to the south-east, though both green spaces have limited access points from the area.

Many of the roads run perpendicular off Peckham Road to the north, with large urban block sizes and few intersecting roads. The blocks sizes are smaller in the south-west of the area.

## AREA PROFILE

### DOMINANT BUILDING AGES:

Pre-War

Victorian

### CONSERVATION AREA INCLUDED:

Holly Grove

### LISTED BUILDINGS:

None

### DOMINANT BUILDING TYPE:

Terraced housing

### AVERAGE NO. OF STOREYS:

3

### DENSITY:

Medium

### QUALITY OF PUBLIC REALM:

Medium

### ACCESS TO PUBLIC PARKS:

High

### ACTIVE TRAVEL SCORE:

Medium

### PUBLIC TRANSPORT ACCESSIBILITY:

6a

5

4

3

2

### INCOME DEPRIVATION:

Medium

### EMPLOYMENT DEPRIVATION:

Medium

### AIR QUALITY:

Good

### CRIME LEVEL:

Medium

### HEALTH DEPRIVATION:

Medium

### HEALTHY FOOD ACCESS:

Medium

### SOUNDS:

Nature

Building

Transport

### SMELLS:

Nature

Food



Lucas Gardens

Shenley Road

South London Tabernacle Baptist Church

Talfourd Place

Linnell Road

Corton Road

Talfourd Road

Oswyth Road

Cross Road

Bansey Hill Road

Denman Road

Gairloch Road

Lyndhurst Grove

Lyndhurst Grove

Lyndhurst Way

The Villa School & Nursery

Grove Park and East Dulwich Railway cuttings and embankments

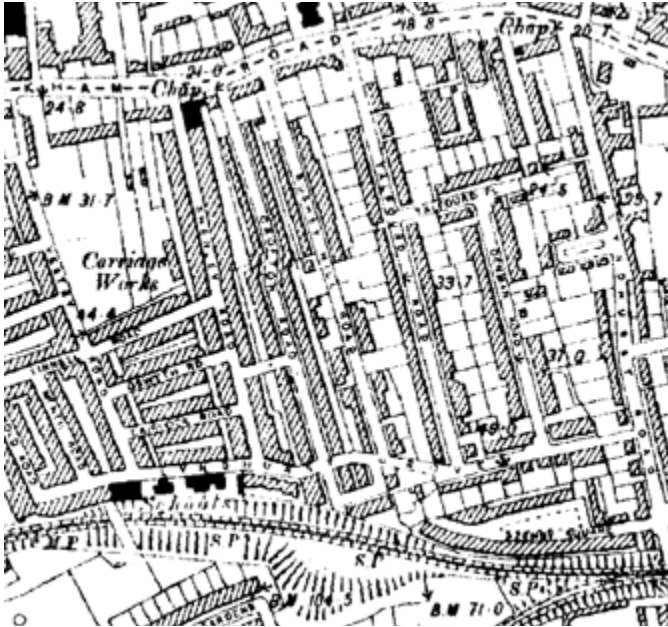
Warwick Garden Recreation Ground

**KEY**

- Southwark Boundary
  - Character Area Boundary
  - Site Allocations
- Building Uses**
- |             |            |
|-------------|------------|
| Residential | Commercial |
| Community   | Workspace  |
| Religious   | Health     |
| Education   | Transport  |
| Industrial  | Vacant     |
- Movement**
- Key Transport Route
  - Local Access Route
  - School Street
  - Pedestrian Only Route
  - Controlled Crossing Point
  - Cycle Route
  - Community Green Corridor
- Heritage**
- Conservation Area
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Local List Nominations

# AREA ANALYSIS

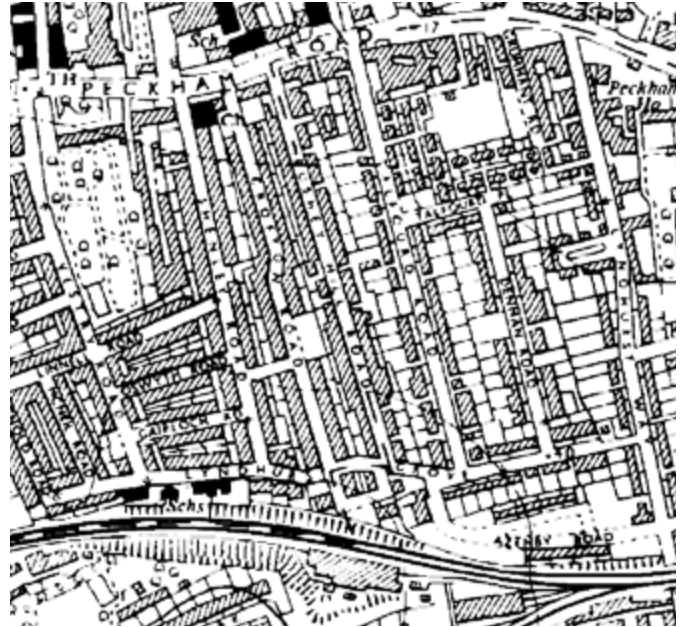
## HISTORY



1896-1899

(OS County series Epoch 2)

The street pattern in the area was established by the end of the 19th century. Rows of terraced homes were constructed, predominately running perpendicular from Peckham Road.

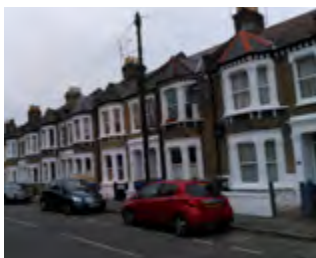


1949-1954

(OS County series Epoch 5)

Azenby Road in the south-east received bomb damage during World War II. The remaining homes in the area were demolished and replaced by Warwick Gardens Recreation Ground.

## URBAN & ARCHITECTURAL CHARACTER:



VICTORIAN  
TERRACED HOUSES



SMALL FRONT  
GARDENS



BAY WINDOWS



GABLED ROOFS



YELLOW BRICK &  
WHITE STUCCO



PARALLEL SURFACE  
PARKING



PROMINENT  
CORNER BUILDINGS

### OPEN SPACE



#### WARWICK GARDEN RECREATION GROUND

A 1.53 hectare small local park with a children's play area and sports facilities. The park is very linear, with access only from the north-west and south-east corners. The southern edge of the park is bordered by the railway line and embankments. The northern edge is bordered by a series of rear gardens.

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



#### CONTEXT

- The small group of shops, cafés and pharmacy on Vestry Road contribute strongly to the local community feel of the area and are highly valued.
- There is plenty of green spaces nearby, and there is good access to culture and leisure facilities.
- The views of the city are a valuable asset to the area.



#### IDENTITY

- While only 50% of respondents agreed that the area had a strong sense of community, many commented on the strong sense of community and friendliness of residents. 88% of respondents said that they know their neighbours.
- The area is quiet, calm and friendly.



#### BUILT FORM

- The streets were described as pretty with nice buildings and homes. 75% of respondents strongly like the buildings in the area, and the remaining 25% said that they like them on the whole or somewhat like them.
- An increase in graffiti in the area was highlighted as a concern.

# YOU SAID



### MOVEMENT

- While there are good train links nearby, the area would benefit from improved transport connections. Only 38% of respondents agreed that the area was easy to get to by public transport.
- Speeding is an issue on Linnell Road and Oswyth Road which are used as cut-throughs. One resident felt that this was due to road closures in the wider area, and another suggested that speed bumps may help to prevent this.
- 50% of respondents agreed that it was pleasant to walk around the area, but issues were identified with bins obstructing the pavement which can make movement difficult for pedestrians as well as those using pushchairs or wheelchairs. Only 38% agreed that it was pleasant to cycle around the area.



### NATURE

- While 88% of respondents agreed that it was easy to access green space in the area, some said that the area could benefit from even more greenery. One respondent expressed concern that trees are often cut down but not replaced.



### PUBLIC SPACES

- 75% of respondents strongly like the streets and open spaces.
- While 63% of agreed that they felt safe in the area, some highlighted that roads in the area would benefit from more street lighting.
- Issues with rubbish were identified, especially at the junction of Vestry Road and Linnell Road. Only 25% of respondents agreed that the area was kept sufficiently clean and tidy.



### USES

- 75% of respondents agreed that they could buy most things they need day-to-day locally, and many highlighted the shops on Vestry Road as an important local resource.
- Some concern was raised regarding the loss of an independent business on Vestry Road, which has been replaced with a multinational chain that provides delivery concerned regarding the replacement of a local independent shop with a multinational chain restaurant which only provides delivery services.
- Another respondent suggested that the area would benefit from even more small independent shops.



*“There are a lot of bins kept on the pathways which can make it difficult to walk down some roads safely. It would be great if all homes could be provided with a way to keep bin storage on their property.”*

*- Local Resident*



# Character Area 25 - Warwick Garden Terraces

Responses gathered during Camberwell community consultation, 11th October 2022 - 18th January 2023

## YOU SAID



### RESOURCES

- The area would benefit from more community events. One respondent highlighted a unit on Vestry Road which should be in community use but is not open.
- Only 13% of respondents agreed that there was plenty for young people to do in the area.



*"I love the local community feel, and the Pharmacy and the Nisa on Vestry Road have such a community feel and they are such a heart of the neighbourhood."*

*- Local Resident*

## AREA SUMMARY

The traditional Victorian terraced layout contribute to a sense of community and creates a pleasant, walkable neighbourhood. We will review the Holly Grove conservation area and adopt a list of local heritage assets that can offer greater protection for the buildings and spaces that are important to the history of the area and the local community.

Any proposals in the area should respond positively to the traditional terraced urban layout. Particular care should be given to avoiding negative impact on Lucas Gardens or Warwick Garden recreation ground.

We will continue to work on our Equal Pavements pledge and improve the accessibility of our pavements.

As part of Southwark's Streets for People strategy the traffic calming, cycle infrastructure and current pedestrian crossing provision will be reviewed and opportunities for improved street design will be identified to address issues with traffic.

The council has launched the FixMyStreet Pro online reporting tool. This will allow residents to flag issues such as graffiti, fly tipping, littering and obstructed pavements. This will make sure the council can address the issues that concern residents directly and keep our streets cleaner, greener and healthier.

The Southwark Pioneers Fund has been created to provide support to local businesses and start-ups. Proposals that support the cluster of commercial units on Vestry Road should be supported, especially if they provide community uses.

We have created the One Hub Southwark, an activity and information hub for young people in Southwark. This is designed to serve as a point of information on the activities available for young people in the area.