

This report has been produced for Southwark Council



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**Conservation Management Plan:
Camberwell New Cemetery, Southwark.**

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Executive Summary

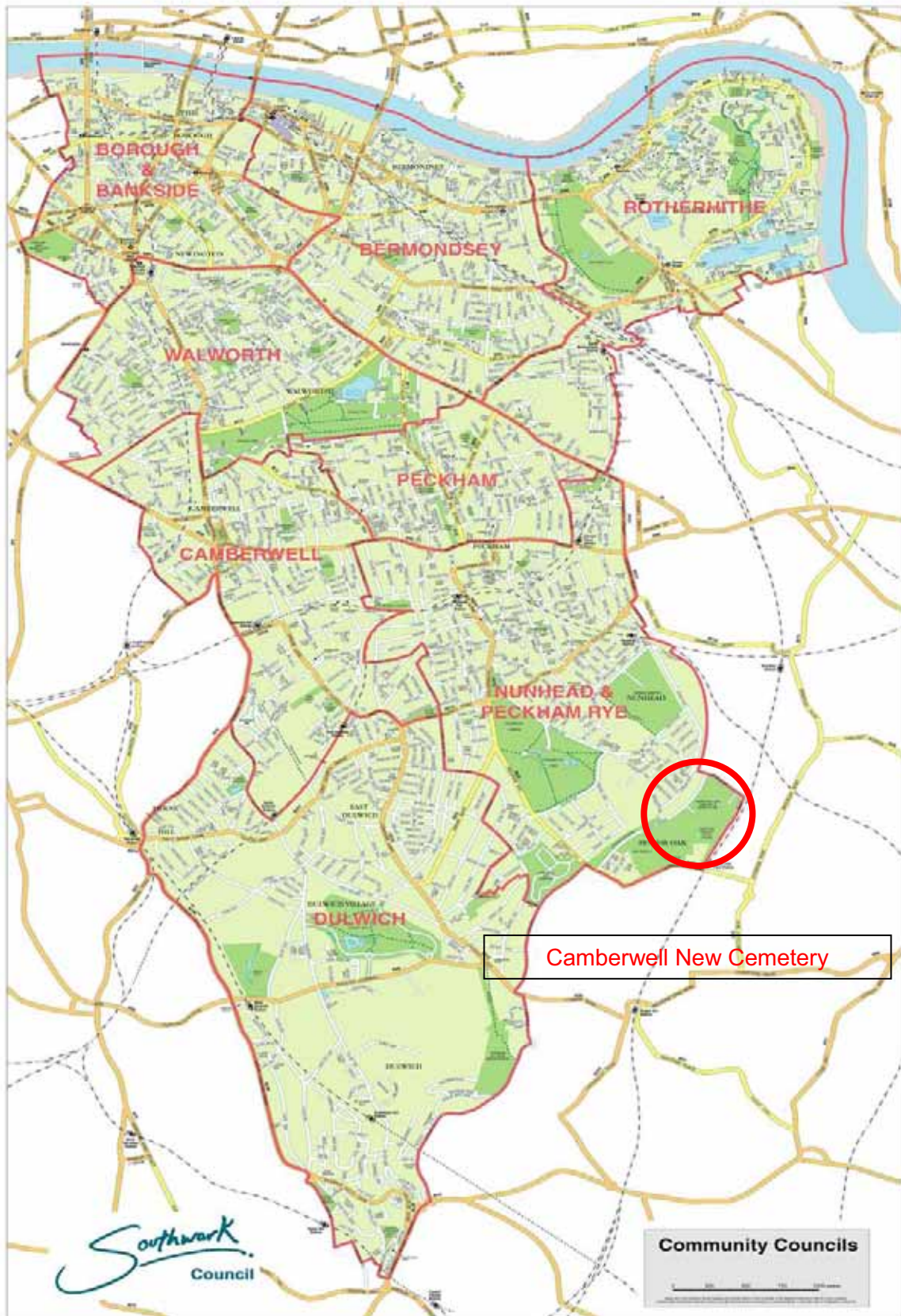
Southwark Council owns and manages three cemeteries, Nunhead Cemetery, Camberwell Old Cemetery and Camberwell New Cemetery. This Conservation Management Plan (CMP) has been set out to steer the management and the future development of Camberwell New Cemetery. It has been researched and developed in conjunction with the Southwark Cemetery Strategy (adopted in May 2012). That Strategy sets out in detail how the cemeteries (and in particular Camberwell Old Cemetery and Camberwell New Cemetery) might be managed so as to enable the Council to continue to offer burial space through a wide range of measures including, where appropriate, the re-use and reclamation of older graves. The delivery of that burial space will necessarily involve changes in the management of the cemetery. Ongoing use for burial may also bring sustained revenue which in turn offers opportunities to direct funds toward the restoration, repair and positive management of the cemetery in the future.

This CMP considers the sets out a 'Statement of Significance' outlining where and why Camberwell New Cemetery is important. Risks and opportunities are also set out along with key management aims. A 'Masterplan' is then proposed which ties in with the proposals set out in the Cemetery Strategy .

The Cemetery Strategy and the proposals have been developed further to input from local people and stakeholders and follows an extensive consultation exercise. The on-going involvement of local people and stakeholders is seen as key to the successful development and management of the Cemetery and, to this end, this CMP suggests a strengthened role for groups such as the Friends of Camberwell New Cemetery in the future management of the cemetery.

This CMP sets out the steps that can be taken immediately to manage the cemetery effectively with clear direction and purpose. It also sets out medium and longer term enhancements. With appropriate funding, and taken forward alongside the Southwark Cemetery Strategy, the CMP would assist in reversing the trend of decline and neglect that the cemetery has witnessed over recent decades. This will enable the best and most valuable features and attributes of the cemetery to be protected and restored, and its character enhanced for the benefit of the local communities.

Figure 1.1 Location Plan



1.1 Introduction

- 1.1.1 This Conservation and Management Plan, (CMP) is intended to guide the future development and management of Camberwell New Cemetery, Forest Hill, Southwark. Commissioned by Southwark Council (SC), it has been developed under the guidance of Southwark Council Public Realm department, who currently manage the cemetery.
- 1.1.2 The CMP is to be read in conjunction with the *Southwark Cemetery Strategy* (adopted in May 2012 by Southwark Council). That Strategy seeks to provide burial capacity on a sustainable basis within the Southwark cemetery landholdings through a combination of use of unused (virgin or previously derelict) land, mausolea, burial within raised ground over old public burials and through the reclamation and re-use of older graves.
- 1.1.3 In developing this Statement the views and contributions of a wide range of stakeholders have been sought as part of a consultation process including.
- 1.1.4 A Masterplan is also included with this document illustrating and describing proposals for the Cemetery that might be developed over the short, mid and long term. The Masterplan is in turn supported by an Action Plan setting out clearly the next steps that need to be followed.

1.2 Camberwell New Cemetery- Location

- 1.2.1 Camberwell New Cemetery is located in Honor Oak, Southwark, London SE23 3RD. It lies within the Nunhead and Peckham Rye Ward close to the south boundary of the borough. Its main entrance is located off Forest Hill Road. It extends to 14.5 hectares. It is bounded on its south-east boundary by Honor Oak Park and the railway line, on its north boundary by Brockley Way and on its north-west boundary by Brenchley Gardens. To the immediate south lies the public open space of One Tree Hill and One Tree Hill allotments. Due south lies Honor Oak Park road and Honor Oak Park station. The borough Crematorium extends on a contiguous pieces of land extending to the north of the site.
- 1.2.2 The main access for pedestrians and vehicles is through double gate off Brenchley Gardens. In addition there is a pedestrian access gate in the north of the site that provides an access into the Crematorium and hence to Brockley Way. In the south there is a vehicular access which serves a car park. That car park is shared by users of the cemetery, and users of the allotments and Honor Oak Park adjacent.

1.2.3 The cemetery lies at the very southern limit of the Southwark borough. The borough of Lewisham extends south of the railway south of the site.

1.3 Aims of the Conservation Management Plan

1.3.1 Current guidance, *'Technical Guidance on the Re-Use and Reclamation of Graves in London Local Authority Cemeteries'*, by London Environment Director's Network (2013) advocates that where a cemetery strategy involves the re-use or reclamation of graves, then any such strategy should be supported by a conservation management planning process.

1.3.2 This CMP follows that guidance and is also informed by guidance set out by English Heritage and the Heritage Lottery Fund (HLF) including:

- [Paradise Preserved](#) , [English Heritage](#), (2007)
- [Conservation Management Planning – Integrated plans for conservation, new work, physical access, management and maintenance of heritage sites, Heritage Lottery Fund \(HLF\) \(April 2008\)](#).

1.3.3 The document is designed to be further developed over time. The broad management proposals within the CMP are capable of being developed more fully into more detailed Management Schedules and plans.

1.3.4 In summary the aim of the CMP is to:

- define the important qualities and attributes of the cemetery by way of a 'Statement of Significance';
- illustrate by way of a Masterplan, the short, medium and long term development of the cemetery;
- give guidance on appropriate management of its natural and cultural and historical heritage;
- to integrate these aspects of cemetery management with the proposed continued use of the cemetery for burial as a recreational and amenity asset.

1.4 Content of this Report

- 1.4.1 After this introduction and in line with the guidance, the document seeks to explain the significance of the heritage asset of Camberwell New Cemetery (sections 2.0 and 3.0) its present condition, risks and opportunities (section 4.0).
- 1.4.2 Conservation management aims and detailed policies follow in section 5.0.
- 1.4.3 The Masterplan is illustrated and described in section (6.0) supported by a tables recommending a series of actions and management. Finally guidance of Review and Monitoring is included in Section 7.0.

2.1 Introduction- Research and Survey Work

2.1.1 Desk survey and site survey work has been carried out and research has been conducted considering the following aspects:

- Historic Development of the Site, Patterns of Consecration, (sections 2.2).
- Burial Uses, Layouts and Arrangements (sections 2.3).
- Funerary Monuments and Sculptures (sections 2.4).
- Cultural and Biographical Heritage (sections 2.5).
- Landscape Design (sections 2.6).
- Architecture (sections 2.7).
- Nature Conservation (sections 2.8).
- Arboriculture (sections 2.9).
- Amenity and Open Space (sections 2.10).
- Use Surveys and Value (sections 2.11).
- Current Management (sections 2.12).

2.2 Historic Development of the Cemetery, Patterns of Consecration

2.2.1 The history of the cemetery and its burial patterns has been studied with reference to the burial records (see below), St Giles Vestry Minutes, historic Ordnance Surveys and plans and records held at Southwark Local Studies Library and the Metropolitan Archives. References have been taken from book by Ron Woollacott "*Southwark's Burial Places Past and Present*" and from "*London Cemeteries An illustrated Guide and Gazetteer*" by Hugh Meller.

History

2.2.2 In 1901 68 acres of freehold land at Honor Oak were purchased to form Camberwell New Cemetery but the greater part of the land was initially let to Honor Oak and Forest Hill Golf Club with a smaller area in the south-west (south of the line of an old canal) let as a fireworks factory. The New Cemetery was opened on May 23rd 1927.

2.2.3 The layout was designed broadly symmetrically around a central carriageway axis which leads directly to the central double Chapel (the south-west side being a non-conformist chapel and the north-east being Anglican). There is a circular carriageway around the Chapel and a series curving carriageways. However in contrast to Camberwell Old the

- majority of the layout was set out to be orthogonal and symmetrical with carriageways and paths.
- 2.2.4 The recording of burials, was arranged in a series of squares (approximately 40yds x 40yds). Many of the paths/carriageways were designed to coincide with the boundaries of the squares. This is important because it potentially makes tracing of plots easier both on plan and on the ground.
- 2.2.5 The development of the cemetery and the consecration pattern is illustrated in Figure 2.9. This layout was proposed to be extended as far as the railway in the south and up to Honor Oak Park road, including the allotments in the west. The layout was never fully developed as drawn. Initially the cemetery extended along the boundary with Brenchley Gardens (New Road) up to One Tree Hill (sq 120) in the south and to Brockley Way in the north-east, whilst the remainder of the land holding remained as golf course and fireworks factory.
- 2.2.6 Whilst the arrangement of squares extended up to Honor Oak Park road in the original 1940 plan, it is clear from that plan that at that time there was a 300ft wide strip of land, offset from housing, within which burial was not envisaged due to legal constraints at the time. (As noted above in the early days of the cemetery part of this land was leased as a firework factory and subsequently it became used as a horticultural nursery).
- 2.2.7 Around 1940 the cemetery was extended to fully include squares 80, 90, 101, 102, 103 and 112 (as far as the current boundary with the allotments) but squares to the south of this (91-94/81-84) in the west and squares 27-30/40-42 in the east and the current area of Honor Oak Park all remained as Golf Course. A plan of 1940 by the Borough Engineer (Figure 2.4) intended to record areas for consecration also shows the intended arrangement of squares and carriageways.
- 2.2.8 Around 1954 the squares 91-94/81-84 were taken into the cemetery so as to extend to the current boundary with the Park. At that time the Honor Oak Park was laid out as a recreation ground.
- 2.2.9 By 1970/71 the Honor Oak Nursery and small car park had been laid out south of the Cemetery. In 1990/1991 the squares 27-30/40-42 in the east were taken into the cemetery and the size of the Park was reduced. The carriageway layout in the 1990's

section was not laid out in accordance with the original plan and the carriageways do not coincide with the squares. It is notable in this area that the plot alignments also drifted from the orthogonal alignments and became less regular.

- 2.2.10 In 2001 the extension area between the Park and the old nursery (on the line of the canal and fireworks factory) was laid out. Squares in the extension should have been numbered 61/62/73/74 to meet the original numbering but in practice the extension was numbered as squares 63/64/72/73/74.
- 2.2.11 Most of the original site of the old nursery was cleared of buildings but was subsequently used for illegal dumping of soil, later removed in 2010 and 2011.
- 2.2.12 In 2011/2012 a strip of land between the 2000 extension and the railway was brought into use for burial (sq48,49).
- 2.2.13 Most of the site of old nursery area was fenced off and remains derelict and unused whilst a portion adjacent to the car park was fenced off and set aside as a works yard.

Consecrations

- 2.2.14 In general, and with the exception of the 2001 extension, the south-west half of the cemetery is consecrated the east is not (converse to the Chapel arrangement). Consecrations occurred broadly in line with extensions in 1927, 1940 and then in 1954.

Burial Pattern Private and Public Graves

- 2.2.15 Burial plot numbering at Camberwell New used the same system as at Camberwell Old, i.e private plots were allocated the next number in the sequence irrespective as to where they were located within the cemetery whilst blocks of plot numbers (of several hundred) were reserved for public plots. This gives rise to the apparently random sequencing of plot numbers seen on the ground.
- 2.2.16 An exercise has been carried out overlaying the current Ordnance Survey with the Burial Plans. Areas of Public and Private graves have been identified and these are shown on Figure 2.9
- 2.2.17 From the overlays and site inspection a small part of the site adjacent to One Tree Hill in sq 120 (Site D1) has been identified as virgin. Nearby the part-wooded area extending

north, sq109-117,118,119 (Site D2) is identified as having received all burials between 1927 and 1945.

Age Structure

- 2.2.18 Use of the cemetery did not follow a sequential pattern on the ground and rather burials were distributed across different parts of the cemetery from 1927. Similar to Camberwell Old there are also areas where, as space has become constrained, more recent burials have been slotted in at ends and in between of rows and in paths and planting areas. Similarly the age structure (time since last interment) has been complicated by 2nd and 3rd interments. Nevertheless Camberwell New is distinctly more structured in terms of age than Camberwell Old. This is not least because it was opened and extended in 4 distinct phases.
- 2.2.19 From a sampling exercise what is apparent is that each area of public burials appears to have been used up completely (without subsequent burials) starting in (consecrated) squares 109/117 then moving to 118/119. Public burials space in (non consecrated) square 1, 36, and 24 were also filled up completely early on.
- 2.2.20 The pattern in the private plot areas is much less structured, but generally squares 108/116 in the west as well as plots around chapel were filled early on. On the ground the age distribution of graves appears narrower in any one area (more structured) than suggested by the sample. This is because any one square may extend across pathways taking in areas of both older and more recent burials (eg sq 89).

Traditional Kerbsets and Lawn Burial

- 2.2.21 Private graves at Camberwell New use a mix of traditional 'kerbset' and lawn burial.
- 2.2.22 Kerbsets are usually very densely arranged and these areas:
- are difficult to access for the public attending a funeral and the tight spacing and uneven ground between kerbsets can be unsafe to access;
 - are difficult in operational terms in that the kerbset and the concrete landing they ordinarily sit on are difficult to move and set down (for the purposes of accessing the grave for second interments), risking damage or disturbance of adjacent kerbsets in the process of achieving safe working room;
 - often have insufficient access for machine- making inefficient hand digging necessary;

- can be difficult to make safe when memorials become unstable.
- 2.2.23 Older parts of Camberwell New are laid out with rectilinear kerbset arrangements with plot sizes of:
- 3'6" (to 3'10") wide x 7'11" (to 8'6") long
(1.07m (to 1.12m) x 2.42m (to 2.59m))
- 2.2.24 Modern 'lawn' type burial arrangements started to appear in the 1970s in Camberwell New and have continued up until the present day in the current extension area.
- 2.2.25 Older lawn burial areas (back to back) at Camberwell New are generous in length at :
- Plots: 3'6" wide x 8'7" (with approx 15"/30" single/double memorial strip)
(1.07m wide x 2.62m long + 380/760mm memorial)
- 2.2.26 Recent lawn burial plot sizes at Camberwell New are typically:
- 4' wide x 9'0" long (1.22m x 2.74m) containing graves at: 2'2" wide x 7'0" long (0.66m x 2.15m) (allowing routine excavations of graves). An additional strip of varying width is included in these lawn burials areas for the headstone arrangement.
- 2.2.27 With lawn burial the overall arrangement is less efficient in space than the kerbset areas but much easier to manageable and maintain. Having the memorial sited at the head of the grave, on un-disturbed ground (either in lawn or gravel strip or on sitting a concrete 'raft' or 'bearer') means it is less liable to subsidence (unlike where memorials are placed over a grave) and memorials can be placed immediately after the burial.
- 2.2.28 In Camberwell New memorial 'rafts' were-used only after 2001 in the extension. These were laid in concrete. Rafts are being trialled in gravel at Camberwell Old. 'Back to back' plots with memorials sited on concrete or gravel memorial rafts and facing away from one another facilitates simple lawn cutting with larger machines and reduced strimming. The practice of allowing an 18" 'garden' area in front of each memorial significantly undermines the advantages of having a back to back lawn burial arrangement.
- 2.2.29 Plot sizes in common burial areas vary but generally appear as 4' x 7'6" (1.22x2.28m) without memorials.

2.4 Funerary Monuments and Sculptures

2.4.1 Funerary monuments within the cemetery are considered under the headings:

- General Style of Memorials.
- Special or Distinctive Memorials.

General Style of Memorials

1920s and 1930s Memorials

2.4.2 A small number of the older memorials from the late 1920s and 1930's front onto paths and carriageways concentrated around the chapels. These are also found in the north west of the cemetery (sq. 108/116). These '*Historic Monument*' areas have memorials of grander, more ornate design, than the remainder. They include:

- i. simple monolith (single headstone) monuments;
- ii. simple kerbsets with headplate and with/without chains/railings often gravel filled;
- iii. ornate kerbsets with/without chains/railing with ledger slab or raised (4 way weather) ledger slabs;
- iv. large ledger slabs with no upright headplate, sculpture or crucifix;
- v. a large number of crucifix monuments usually associated with a full kerbset;
- vi. a very small number of allegorical sculptural monuments usually associated with a full kerbset.

2.4.3 The styles of these memorials reflect the Victorian age more than the styles prevalent at the time. They are generally of stone (predominantly sandstones and granite but also including white pink and grey marble, Portland limestone). Timber, slate, cast metal and terracotta memorials are not generally evident. Many include inlaid lead inscription. Generally plots occupy single plots.

Early to mid C20th monument

2.4.4 Later early to mid C20th monuments (1930s and 1940's and 1950's) are generally simpler. These are found throughout the south-west and north western parts of the cemetery.

2.4.5 Kerbsets with simple headstone predominate and there is a mix of 'Gothic' and 'Arts and Crafts' style or, more commonly, 'Edwardian Classical' or 'Edwardian Baroque' styles.

Typical detailing includes an angular (usually flat or scroll topped) headplate/stele with stepped shoulders, sometimes tapering, and often with vertical or horizontal panels of embellishment. Arrangements are often asymmetrical. Kerbsets usually comprise four corner post, and four side kerbs infilled with gravel or glass. Often one or other component or side of a headplate or kerbset is of contrasting texture or rusticated. Marble and grey granite are particularly popular. Kerbsets are of a standard size of 2'6" x 6'6".

Late C20th and C21st Monuments

- 2.4.6 Memorials from the mid 50's, and 1960's and 1970s sited on the new lawn burial areas are continue the Edward Classical detailing but are simple monolithic headstones predominantly in sandstones and grey silver or granites, grey marbles, and Portland limestone.
- 2.4.7 From the late 1970s onward lawn memorial types begin to appear and there is a gradual move toward the black and white marble. These are regular in appearance 75mm thick x 600mm wide x 90mm maximum height, often with symmetrical or asymmetrical curved tops to the headplates, and incised painted or gilded lettering. A smaller number of more distinctive memorials in a variety of styles also occur. In 2000 all headstones in the 200 extension were lawn memorial types sited on the concrete memorial raft.

Special or Distinctive Memorials

- 2.4.8 No monuments within the cemetery are Listed.
- 1.1.8.1 Hugh Meller in 1981 in his book '*London Cemeteries – An illustrated Guide and Gazetteer*' confirms that the cemetery does not have a wealth of architecturally significant memorials.

In comparing the funerary monuments to the cemetery's architecture he notes that:

'Regrettably the tombstones do not compare with such grandeur. A depressingly large number are greying marble headstones but there is evidence too of the new fashion for black marble'

2.5 Cultural and Biographical Heritage

2.5.1 Three graves of note are included in Hugh Mellers Gazetteer as noted in table 2.2. and Figure 2.11.

Table 2.2 Culturally or Biographically Significant Burials

Square No.	Plot No.	Name	Year of Death.
??	??	Freddie Mills 1919-1965 (World Light-Heavyweight Boxing Champion 1948-1950)	1965
??	??	General Wilfred Kitching 1893-1977 (General of Salvation Army 1954-1963)	1977
??	??	William Pullman 1887-1960 (World Weight -lifting champion)	1960
??	??	George Cornell East end gangster famously shot by the Kray twins in 1966 at	1966

2.5.2 In addition the enclosure containing graves of the Salvation Army is of cultural interest in its own right and forms a distinctive arrangement.

2.5.3 There is a War Grave memorial managed by the Commonwealth War Graves Commission. In addition to one grave from the First World War, there are 198 Commonwealth service war graves of the Second, some 80 of the latter in war graves plot in Squares 91 and 92. A Screen Wall memorial lists some 120 whose graves could not be marked by headstones, and 56 other service personnel who were cremated at the crematorium.

2.5.4 There are also a series of enclosures, bounded by hedgerow either side of the Commonwealth War Graves. These enclosures contain plaques commemorating civilian war dead within the various boroughs around Camberwell.

2.6 Landscape Design

2.6.1 It is not clear who was responsible for the design of the cemetery, nor whether Aston Webb and Sons, who had involvement in the design of the chapels and lodges (see below) had a hand in that design. Nor is it clear whether the Borough Engineer was responsible for the design on his 1940 Plan (Figure 2.4).

2.6.2 In common with many Edwardian cemeteries Camberwell New was laid out with a clear design intent combining a geometric squares connected by sweeping carriageways. This

design is captured on the Borough Engineer Plan 1940. Thus to some extent it follows the principles of thinking in cemetery espoused in the work of John Claudius Loudon in his book *On the Laying Out, Planting and Managing of Cemeteries 1843*.

2.6.3 As noted above the cemetery was developed in a series of phases whereby:

- the original 1927 layout included the main entrance, the loops around the central chapels and land along the boundary with Brenchley Gardens either side of the main entrance- all laid out as a series of geometric squares and curves;
- the rectilinear arrangement was further extended in the 1940's and 1950's toward but not over the allotments;
- extensions followed in 1990 over the playing fields and in 2000 over the old nursery site.

2.5.2 It is clear from the layout that the principle of siting public burials behind several rows of private burials was a feature and arrangement of the design carried over from Camberwell Old Cemetery, that arrangement having been common practice in cemeteries of the Victorian age.

2.5.3 Of the original features:

- the layout of main carriageway remain;
- a small connecting carriageway has been lost (infilled with burial) between sq27 and sq16;
- other smaller paths remain;
- the original gates, chapels and lodges remain.

2.5.4 At the main entrance there is a generous arrangement of verges with lawn fine and rose beds behind.

2.5.5 The 1990 extension was poorly laid out with irregular geometry that compromised the original design intent. The paths do not co-ordinate with the square numbers in these areas and neither the paths nor the plots are laid out in a regular or orthogonal manner.

2.5.6 The 2000 extension similarly followed in a way that was mismatched with the original design.

2.7 Architecture

2.7.1 Original buildings and gates and boundary railings are by the renown architects Aston Webb and Sons. All of these are Listed and include :

- the *Mortuary Chapel* set in the centre of the cemetery originally divided into the consecrated Anglican chapel on the left (north) and Non conformist
- the *Mortuary Chapel (Non-Conformist)* set to the south
- the *Cemetery Lodge* on the south west side of the main gates
- the *Cemetery Waiting Room* on the north east side of the main gates
- the main gates and flanking boundary walls with railings over that extend the length of Brenchley Gardens and Brockley way (including also the extending to and forming the main gates to the Crematorium)

2.7.2 The Crematorium is also Listed and by Maurice Webb (son of Aston Webb) and William Bell Borough Architect. The Crematorium and its grounds are not technically part of the CMP at this stage (albeit it is noted that it would be best practice in the fullness of time to expand the CMP to include the Crematorium and its grounds) as both landscapes complement one another.

2.7.3 Listings are included at Appendix 2.1. It appears that the Lodge and Waiting Room are mistitled in these listings. Listing for the gates and railings are missing.

Gates and Boundary Railings

2.7.4 The gates and boundary along Brenchley Gardens and Brockley Way are an imposing and intact feature. The main entrance gates and flanking railings on Brenchley Gardens were erected in advance of the other buildings (see historic photographs Figure 2.10). The railings are now backed by a dense, tall mixed hedge and shrubberies. The two sets of gates on both Brenchley Gardens (to the Cemetery) and Brockley Way (to the Crematorium) are similar. The detailing includes:

- A main gate set back from the road side behind a wide pavement flanked by double gate pillars either side of the gate.
- An alignment either side of the double gates pillars that curves forward to meet the back-of-pavement line where it joins two further pillars, one each side.
- Simple cut stone (type unknown) pillars with detailing including a plinth at the base with top mouldings, a main column with a recessed rectangular panel bounded by moulded fluting to each face, a castellated corbel detail at the top centre of the panel supporting a substantial over-sail to the coping. A coping formed in 3-tiered

stepped arrangement with a spherical globe finial. The whole pier arrangements are whitewashed.

- The main central gates are flanked by two pedestrian gates. The gates include vertical pales and two top, one bottom and one middle rail. Ornate panels at either side and along the top of each gate leaf are formed by double pales with detailing in lighter weight wrought iron tracery between including cross and circular motifs. A gilded crest is formed in cast relief on the central gate leaves the crest includes the motto 'Alls Well'.
- A plinth wall in cut ashlar limestone with chamfered/weather top. The plinth steps up/down at regular intervals to suit the levels.
- Immediately either side of the main gates the railing panels are curved on plan and set over the curving plinth and include with two top rails and three bottom rails. Full height pales alternate with 1/3rd height pales, the latter rising just above the third rail. Double metal posts rise above the top of the pales with detailing reflecting the panels on the gates. These posts co-ordinate with plinth steps on the west (right) side). Pales are brought to a simple point as a finial
- Either side of the gates similar railings are set over the plinth wall. These are simpler, and have only a single bottom rail and double top rail with full height pales coming to pointed finials. Double metal posts rise above the top of the pales again with detailing reflecting the panels on the gates.
- These railings extend the full length Brenchley Gardens alongside the cemetery returning for several metres along Brockley Way where they terminate at a small pier with similar detailing to the above. Similar railings do not extend either side of the main gates to the Crematorium and instead the majority of the boundary on Brockley Way is of simple straight bar vertical pale metal railings.
- A second simple small pedestrian gate with double metal posts to match those in the railings is incorporated in to the boundary on Brenchley Gardens with at the access point to sq.108

Lodge and Waiting Room

2.7.5 The Lodge and Waiting Room are of a similar scale to one another and share similar detailing. The Listings include the description:

'Gothic in feeling but with attention to detailing materials and workmanship that it is more in keeping with an arts and crafts sensibility'

- 2.7.6 The Lodge is set over two storeys and has a generous three arched loggia with a parapet. Accommodation extends behind including rooms at 1st floor within the attic. A gable set over and behind the loggia has window fronting onto the main access. Modern low railings infill between the Loggia arches. Originally the buildings were used as an 'Office and Lodge' (Figure 2.4). The building is now disused and has been placed on the English Heritage (EH) 'at risk register'.
- 2.7.7 The Waiting Room is of a similar scale, with a similar frontage and detailing to the Lodge but without the 1st floor attic accommodation. It doesn't have the gable and window over the loggia. The ground floor arrangement is simpler and the 3 arched loggia has now been closed up with a part-glazed part-timber screen infilling the arches. To the rear there is a set of toilets accessed down the side and rear of the building. The Waiting Room is now used for storage.

Chapels

- 2.7.8 The chapels are arranged either side of a tall arch above which rises a square tower with corner buttresses which in turn rises to form an octagonal clock tower. A full description is given in the Listing which includes the commentary:
- 'Gothic in design but with such meticulous attention to detail materials and workmanship as to belong, clearly and unmistakably to an arts and crafts tradition'*
- 2.7.9 The Anglican chapel retains its original interior and is still in use as a cemetery chapel. The original massive timber doors open onto the main space of the nave with central aisle which is tiled throughout and which rises through a series of steps at the south end to form the chancel.
- 2.7.10 The Non conformist Chapel had a similar arrangement but has now been converted for use as offices and includes a small toilet and store either side of the lobby. The original timbers doors are retained. A small room sits behind the main doors holding historic records. The remainder of the space of the original nave has been divided with simple unobtrusive glass screens to form a reception for visitors, a manager's office and a staff and records office. The original steps at the north rise end to what would have been the chancel.

Workshops

- 1.2 In addition to the historic buildings on site there is a rudimentary workshop simply detailed and constructed in London brick. It is set within a yard bounded by a crude modern metal palisade fence to the rear of the Waiting Room/toilets.

2.8 Nature Conservation

- 2.8.1 The Cemetery has been the subject of a nature conservation assessment (carried out by Catherine Bickmore Associates in July 2011) (Appendix 2.2). The cemetery is a Site of Borough Importance (Grade II) for nature conservation.
- 2.8.2 The majority of the site consists of amenity grassland and species-poor semi-improved grassland between graves with the large amenity grassland/sports ground (Honor Oak Park) set adjacent. These habitats are noted as being of little conservation interest.
- 2.8.3 A wooded area (Area D and D1) in the south western part of the site forms the edge of the woodland on the adjacent One Tree Hill Site of Borough Importance (Grade I), and is likely to support breeding birds and possibly roosting and foraging bats, hedgehog, stag beetle and sheltering amphibians/reptiles and therefore provides local nature conservation interest to the site. However the understorey is dominated by bramble and ivy and is species poor.
- 2.8.4 Scattered trees, hedgerows and scrub belts around the site also provide local conservation interest and potential for birds.
- 2.8.5 The assessment finds that the cemetery as a whole consisted of common and widespread habitats which are easy to re-establish and that the importance of the SINC lies mainly on account of its extent and location in an otherwise built-up area. Habitats types are illustrated on Figure 2.12 and include:
- Amenity grassland
 - Species poor semi-improved grassland
 - Tall ruderal
 - Dense scrub
 - Scattered scrub
 - Introduced scrub (ornamental planting areas)
 - Broad leaved semi mature woodland
 - Scattered trees
 - Species poor hedgerow

2.9 Arboriculture

General Species Composition, General Age Structure.

2.9.1 An overview survey has been conducted at Camberwell New Cemetery. Tree locations have been studied with reference to the original Ordnance Survey plans (Figure 2.1 to 2.6) and against the burial records to gain an understanding of their likely ages or origins. Trees have been simplistically plotted at figure 2.13 using the aerial photography base. In broad terms the trees include:

- i. a small number of large mature oak, some potentially dating from the original field boundaries including along the boundary with One Tree Hill. Alongside these a dense area of regenerated secondary woodland including numerous smaller oak sycamore, hawthorn elder and ash (Area D1);
- ii. closely spaced hornbeam, oak, horse-chestnut and ash set within grass (Area D2);
- iii. a number of other large mature Horse Chestnut variously sited some with canopy infected by Horse chestnut leaf miner – *Cameraria ohridella*
- iv. numerous smaller ornamental varieties including pear, cherry, hawthorn, laurel and other ornamental trees distributed across the site;
- v. a large number of Lombardy Poplar some with evidence of Honey fungus, distributed throughout the site including along the boundary with the One Tree Hill allotments and the Honor Oak Park recreation ground and within mixed woodland along Brockley Way, many of which are over mature and/or in poor condition;
- vi. a belt of large *Chamaecyparissus* surrounding a semi circular arrangement of graves in squares 26/36.
- vii. open woodland with no understorey set along the boundary with Brockley Way including numerous large mature plane, oak, and sycamore, mixed with Lombardy poplar (above), and smaller species including hornbeam and hawthorn. Many trees in poor condition.
- viii. Dense hedgerow including over mature laurels, elder, viburnum and other large shrub developing into trees along the Brenchley Gardens boundary.

2.9.2 All the trees at Camberwell New are covered by a group Tree Preservation Order (TPO) dating back to 1991 (Appendix 2.3)

Historic Planting and Design.

2.9.3 Early photographs (Figure 2.10) show numerous small trees planted across early parts of the site, but non are arranged as avenues or other structured arrangements. There may

have been substantial areas of planting along Brenchley Gardens which now appears as a dense overgrown hedge.

Special/Distinctive/Veteran/Trees

- 2.9.4 Despite the group Tree Preservation Order there are very few individually special, distinctive, or veteran trees. Early photographs show a number of retained field trees around the periphery. A very small number of mature large oaks, some in very poor condition, are sited on the boundary with One Tree Hill.

Southwark Tree Management Strategy

- 2.9.5 The Southwark Tree Management Strategy sets out a policy framework for the trees owned managed and protected by the Council. The key objective of the strategy is to improve the maintenance and management of the Borough's trees in order to enhance the condition and overall safety of Southwark's tree stock. The strategy recognises that trees have a wide range of environmental, aesthetic, economic, health and biodiversity benefits and should be protected where necessary.

2.10 Amenity and Open Space

Southwark Open Space Strategy 2011

- 2.10.1 The Cemetery was assessed as part of a comprehensive review of open space across the borough - in 2011- 'The Southwark Greenspace Strategy.' In total, the Peckham and Nunhead sub area in which the cemeteries are located have a total of 1.18ha of park provision per 1,000 population, which is above the Borough wide average provision of around 0.91ha / 1,000 open space (a provision which is expected to fall to 0.76ha per 1,000 population by 2026 as the population increases).
- 2.10.2 The open space assessment included consideration of 18 Green Flag criteria (or 'dimensions') which could be assessed through a visual appraisal of the site using a scoring range of 1-6 (discounting any 'dimensions' that were not applicable). The 'dimensions' of quality considered were:
- The conservation of natural features.
 - The conservation of landscape features.
 - The conservation of buildings and structures.
 - The provision of educational
 - Levels of personal security within the space.
 - Evidence of dog fouling and availability of appropriate provision (designated bins, dog walks).

- interpretation facilities.
- Standards of arboriculture and woodland management.
- Whether the space was welcoming.
- The accessibility of a site and the safety of site access.
- How well signposted the space is.
- Whether there is equality of access to and within the space.
- The safety of equipment and facilities
- The appropriate provision of facilities for the type of space.
- The quality of facilities.
- The cleanliness of a site including litter and waste management arrangements.
- Standards of grounds maintenance and horticulture.
- Standards of building and infrastructure maintenance.
- Standards of equipment maintenance.

2.10.3 The study also looked at Value that open spaces played taking into account :

- The context of the open space, which largely concentrates on the local open space need
- Within the vicinity of the space and site access.
- The recreational function performed by the open space.
- The structural role of open space in separating and defining communities.
- The amenity value of spaces.
- The ecological role performed by spaces.
- The environmental value of spaces.
- The existing educational value of spaces to the community.
- The cultural and social value of spaces.

2.10.4 On the basis of this survey Camberwell New Cemetery scored at 41.1% for Value and 80.8% for Quality – which is above average quality and above average value for open-spaces across the borough as a whole.

2.10.5 This finding contrasts with the findings of a detailed ‘residents survey’ which was also carried out as part of the Southwark Open Space Strategy. That residents survey revealed that, although the perception of quality of open space was in line with the wider borough, the level of satisfaction with open space in this part of the Borough as a whole is one of the lowest in the borough (Box 2.1).

Box 2.1 Residents Survey Open Space Study in Southwark- in 2011**Quality Of Spaces**

C.8.15 Those categories rated as being good or very good quality sites are Thames Path (89%), Metropolitan Parks (88%), outdoor sports facilities (78%) and children's play area (78%).

C.8.16 Categories with a higher proportion of poor or very poor ratings include amenity areas (18%), cemeteries (10%) and smaller local parks (7%).

Satisfaction And Quality Of Life

C.8.17 Respondents in the Peckham and Nunhead sub-area recorded the second lowest levels of satisfaction with open space (76%), with only Elephant and Castle scoring lower with 71%.

C.8.18 In terms of the contribution open space plays in respondent's quality of life, 79% of respondents feel open space contributes a little or a lot to quality of life in the Peckham and Nunhead sub-area which is lower than the sub-areas of Bankside, Camberwell, Canada Water and Dulwich

2.10.6 The Southwark Greenspace Strategy also makes reference to the *Peckham and Nunhead Area Action Plan 2011(AAP)*. A series of objectives within the AAP, of relevance to the management and delivery of open spaces include:

- Theme 2: Community Wellbeing, improving individual life chances: Promoting a network of high quality and easy to access open spaces that serve a range of functions, including recreation and children's play, sports facilities, nature conservation and food growing.
- Theme 3: Traffic and Transport, improved connections: Making Peckham and Nunhead a more convenient and comfortable place to access and move around by walking and cycling.
- Theme 5: Natural Environment, sustainable use of resources: To protect, maintain and improve the quality, quantity and accessibility of open space. To promote opportunities for wildlife and protect sites of nature conservation value. To reduce the impact of development on the environment and help tackle climate change, air quality, pollution, waste and flood risk.
- Theme 6: Design and Heritage, attractive places full of character: Conserve and enhance the historic environment and use the heritage of places as an asset to promote positive change.

2.10.7 Particular strengths of Camberwell New Cemetery in meeting these objectives are that:

- the Green Chain Walk , a strategic well-signposted and popular walk passes directly through the Cemetery;
- it has recognised value for wildlife;

- it is a place of character with recognised heritage value including listed buildings.

2.10.8 In terms of its amenity and facilities a simple survey of the Cemetery reveals:

- there are toilets (two if including the ones at the entrance and also within the chapel);
- there is limited parking available;
- there is no signage nor on site direction to any other web resource or other resource explaining the heritage or nature conservation value;
- there are very few benches;
- horticultural displays are limited to relatively poor rose beds within verges on the main entrance;
- within the cemetery dog walking is allowed provided dogs are kept on leads. Dog waste bins are provided;
- there is clear information displayed as to opening times facilities available and contact details at the main entrance.

2.10.9 Honor Oak Park sits to the south of the Cemetery and is accessed from the Honor Oak Park road. The Park is outside the scope of this CMP although clearly there is an interface between the two pieces of land.

2.10.10 Opening times for the Cemetery (and Park) are limited generally being 8.30am-5.0pm in the winter month (10.0am -5.00pm Sunday) and being 8.30am- 7.0pm in the winter month (10.0am -7.00pm Sunday).

2.11 Use Surveys and Value

Cemetery Consultation 2011

2.11.1 From 4th July to 30th September 2011, Southwark Council carried out a broad consultation with residents and stakeholders in relation to the future of burial, and of the cemeteries in Southwark. The Council sought peoples' views on the use of the cemeteries and their views on the future of burial in the borough, given the lack of burial space available. 942 responses to a questionnaire were received with 1,000 individual detailed comments. More than 170 people attended consultation meetings that took place in a variety of locations. An Executive Summary is included at Appendix 2.4.

2.11.2 A key issue was whether older graves within the cemeteries (Nunhead, Camberwell New and Camberwell Old) should be re-used for burial. One option, also under consideration at the time was that part or all of Honor Oak Park might be used for burial. Strong feelings were expressed by many on the subject, and these were often polarised according to whether people had a preference for burial or cremation:

- the comment that 'Land is for the Living' featuring on several forms submitted;
- many people emphasised their emotional attachment to the borough and felt strongly about being buried in the place in which they had lived all their lives;
- re use of public graves and re use of private graves were the two most popular options expressed for the resolution of the burial capacity issue;
- there was a groundswell of local opinion opposing the use of Honor Oak Recreation Ground for future burial.

2.11.3 The survey also sought information as to how and when people used the cemeteries. This was not cemetery specific. Of the 942 respondents, 52% surveyed visited the cemetery occasionally, 33% visited monthly, 10% weekly and 5% never visited the cemeteries. The largest majority of survey respondents visited the cemeteries for recreation. (65%) This was followed by visiting a relative or friend's grave or memorial plaque with 'other' reasons also being cited.

Usage Survey Report 2011

2.11.4 A detailed usage survey was also carried between April and June 2011 by Alexandra Robb on behalf of the council. This gave a more detailed picture of usage than the broader consultation which considered burial provision and the future of the cemeteries as a whole. The survey included face to face interviews, survey forms, and head count techniques. Key findings for Camberwell New include that:

- 72% of visitors do so to visit a grave of relative of friend;
- 3% visited to attend a funeral;
- 25% visit for recreation including; dog walking and those walking with small children in pushchairs;
- the highest proportion of people visit on a monthly basis, with a relatively high percentage visiting weekly.

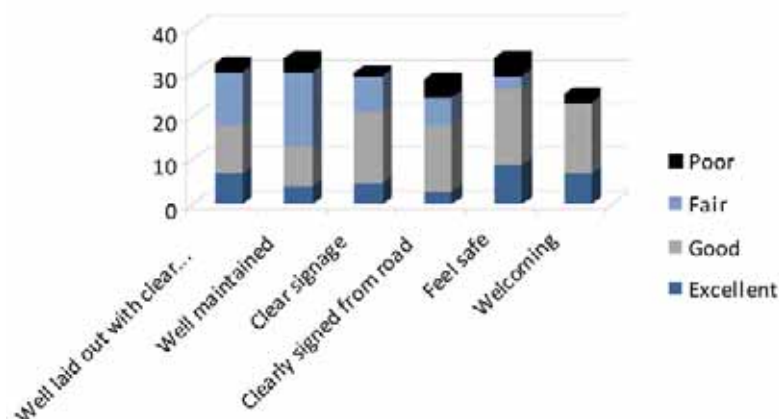
2.11.5 Subsequent observations over many months during the preparation of the Cemetery Strategy and this CMP confirm these initial findings and suggest:

- a large number of people visiting the cemetery for recreation do so to walk a dog
- a smaller number use the cemetery or to walk/run for exercise or for tai chi;
- some families use the cemetery as a safe space where children use a bicycle or scooter;
- a significant number of people use the Green Chain Walk mostly on foot to pass between Brockley Way and Brenchley Gardens and or Honor Oak Park road
- on a very few occasions individuals have been observed sitting /relaxing/ picnicking in the open areas of the site.

2.11.6 Responses to the survey highlighted in Box 2.2 suggest that:

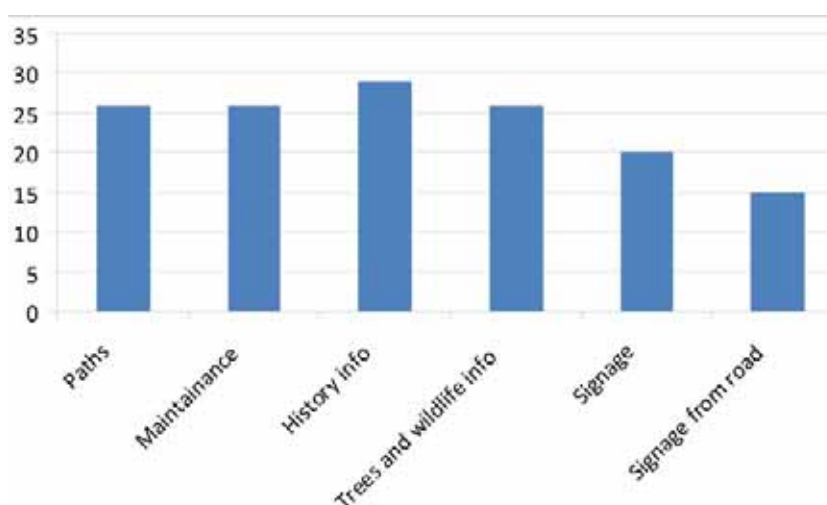
- Most people rated the paths at the cemetery between good and fair.
- Maintenance in general was considered fair, however there were a number of comments regarding cut grass being left untidily at grave sides
- People were unhappy about memorials being left to topple and fall
- There was general dissatisfaction about paths being dug up and used for burial
- Signage was considered generally good.
- Most people stated that they felt safe in the cemetery but
- a number of respondents cited incidences when they had felt threatened
- People generally found the cemetery welcoming.

Box 2.2 Usage Survey: Public Response to Aspects of Environment



2.11.7 As with the two other Southwark cemeteries the most popular suggestions for improvements (Box 2.3) were the provision of more information on history, trees and wildlife. Improvements to maintenance scored highly as did improved signage. Improved paths and signage from the road scored equally highly. Other suggestions included provision of more taps to assist with the watering of plants at grave sides as well as provision of toilets.

Box 2.3 Usage Survey: Public Response Areas for Improvement



2.11.8 When asked about specific improvements at Camberwell New Cemetery responses included:

- provision of more information on history, trees and wildlife
- improvements to paths and maintenance (these issues were important to those visiting the graves of friends and family regularly).
- improved signage and signage from the road.

2.11.9 In the survey specific suggestions were also made that:

- the wardens lodge should be used again for that purpose; and
- CCTV cameras be installed

2.12 Current Management and Maintenance

2.12.1 Camberwell New Cemetery is managed by the Cemeteries and Crematorium Manager with inputs from number of other sections within the council. Some functions appear to overlap.

General Maintenance

- 2.12.2 Maintenance of the site is currently undertaken by a private contractor (Quadron) under a contract that has been tendered and procured by the Service Development Manager (Grounds Maintenance) Lead Contract Manager. That contract is due for renewal in 2014. Works on the ground are monitored by two Monitoring Officers, who work under the direction of the Cemeteries and Crematorium Manager. That maintenance principally includes:
- i. general grass cutting 18x annually (fortnightly in growing season) to 30mm nominal height;
 - ii. cutting of spring and/or of summer meadow with a twice (2x) annual cut, rake and removal;
 - iii. cutting of conservation grass areas 6x annually to 150mm nominal height;
 - iv. ornamental grass cutting, boxed and removed (weekly through growing season);
 - v. maintenance (hand weeding, pruning) of shrub or flower beds on a monthly cycle;
 - vi. cutting of formal/informal hedges (up to 1.8m high maximum) on a monthly cycle;
 - vii. strimming (or burning) treatment to weeds arising on surfaces;
 - viii. maintenance of 'conservation borders' (native scrub areas) including litter clearance, barrier clearance (encroachment)- not scheduled, carried out 'as and when' deemed required;
 - ix. removal of general litter.
- 2.12.3 In practice this regime simplifies the picture of what happens on the ground. Most of the 1927 to 1970's traditional kerbset parts of the site are managed as if general amenity grass but are actually strimmed using petrol driven strimmers, (not apparently as regularly as 18x annually but not as infrequently as 'conservation grass' maintenance regime).
- 2.12.4 Where laid out as lawn burials the lawns are first strimmed around the headstones and then mown either with a standard rotary mower or with a ride on machine.
- 2.12.5 Public burial areas where small headstones have been removed (or were never present) are mown with standard or ride on rotary mowing machines (1/7/6/14/15/25/24/37/36).
- 2.12.6 Access for larger or ride on mowers is not always possible because of kerbsets surrounding and landlocking some areas (eg. 90, 10/101 102/103), which appear to be managed as conservation grass and strimmed.

- 2.12.7 Elsewhere small ornamental lawn areas either side of the entrance lawns appear to be box-cut to a much finer finish.
- 2.12.8 There are limited areas that appear to be mown as 'conservation grass' fringing woodland on One Trees Hill (squares 116 to 119).
- 2.12.9 A Pesticide Reduction Strategy is in place which also extends to herbicides, meaning that chemicals are not used except where absolutely necessary.
- 2.12.10 The Cemeteries and Crematorium Manager maintains oversight of the maintenance contractor through the Monitoring Officers.

Tree and Scrub Management

- 2.12.11 The following items are not included in the standard maintenance regime:
- x. Control and management of trees/woody scrub/shrubs as and where they regenerate (notably within grave/kerbsets).
 - xi. Management of dense woodland near One Tree Hill
 - xii. Removal or pruning of dead, diseased, dying or dangerous trees
 - xiii. Other forms of management of trees to best arboricultural practice through pollarding, thinning, or coppicing.
- 2.12.12 The section Arboricultural Officer also makes periodic inspections of standard trees in high target (high footfall/roadside) and, in conjunction with the Cemeteries and Crematorium Manager and Monitoring Officers, work-schedules are agreed which are then carried out by one of a number of shortlisted tree surgeons, thus partly addressing (xii) and (xiii) above.
- 2.12.13 There is no strategic plan for carrying out arboricultural works, either in the woodland areas or of individual trees.

Infrastructure

- 2.12.14 The following elements relating to infrastructure are not included in the standard maintenance regime:

- xiv. Inspection, and repair of potholes/cracks/defects in paths and carriageways, resetting of damaged/displaced kerbs;
- xv. Cleaning of drainage gullies;
- xvi. Inspection and repair of water stand pipes and bib taps;
- xvii. Repair/painting of historic railings and gates;
- xviii. Inspection, repair pointing and or cleaning of masonry to boundary features.

2.12.15 Monitoring Officers carry out periodic inspections commission repairs and maintenance as and when elements need immediate repairs. Historically these repairs have been limited on account of budget. There has historically been no strategic programme for infrastructure repair.

Burials and Plots

2.12.16 The following works are sometimes included in maintenance contracts for cemeteries but in Southwark they are not:

- xix. Levelling and consolidation of grave mounds and/or removal of excess soil 1-3 months after burial and/or re-turfing of graves after 3 months;
- xx. Topping up (with loamy topsoil) of grave plots that have subsided and reseeded or re-turfing.

2.12.17 Arrangements for grave-digging vary widely across the country. In larger municipal cemeteries grave-digging staff are often direct employees managed by the Cemetery/Crematorium Manager (and this is the case at Southwark). Where grave-digging teams are direct employees sometimes the team takes responsibility for levelling/clearance/consolidation/reseeding/re-turfing work in the 'down time' between grave preparation.

2.12.18 This has been the case to some extent at Southwark but the work appears to have been carried out as a low priority and on a reactive basis. Final topping up and re-seeding of plots has been carried out by the maintenance contractor (using loamy topsoil) as and where directed by the Manager.

2.12.19 Recent trials have been undertaken with more comprehensive levelling, consolidation and re-turfing of Area A in Camberwell New Cemetery, 3 weeks after the last burial in the area (see illustrations over page).

Memorial Management

2.12.20 Responsibility for the overall safety within a burial ground lies with the burial authority, which has responsibilities under the Health and Safety at Work Act 1974 and the Occupiers Liability Acts of 1957 and 1984 to ensure that, as far as reasonably practicable, their sites are maintained in a safe condition. Inspections and testing for memorial stability is made on a 5 yearly cycle in accordance with guidance from the Institute of Cemetery and Crematorium Management. Including that:

- All persons involved in the memorial safety inspection are suitably trained in the process.
- All memorials are subject to a visual inspection
- The inspections are fully documented
- All dangerous or unstable memorials (including any that will move and continue to fall to the ground with the exertion of a force of 350 Newtons (circa 35kg) or less).
- All memorials up to 2.5 metres are subjected to a hand test by trained personnel
- All memorials between 500mm and 1.5m are subject to confirmatory testing with force measuring equipment
- All those below 500mm will be risk assessed to decide on the most suitable type of inspection,
- A risk assessment in accordance with the guidance, mitigation measures
- Signs are placed giving notice of the inspections and of any work necessary to make memorials safe.

2.12.21 It is sometimes necessary to take action where memorials become dangerous or dilapidated for instance by:

- i. laying flat, or alternatively re-setting unstable memorials, or alternatively
- ii. removal of unstable memorials or parts of memorials
- iii. other form of memorial repair or restoration
- iv. fencing off memorials

- 2.12.22 There are administrative and legal requirements in respect of removal of memorials which the council must follow. This work is not therefore included in the standard maintenance regime and actions are carried out under the direction of the cemetery manager either directly by grave-digging staff, or through the maintenance contractor, or local stonemasons, as and when required.
- 2.12.23 Occasionally it is necessary to remove unauthorised memorials or materials from graves, which is usually carried out directly by the grave-digging staff following letters of notification.
- 2.12.24 At the last memorial inspection at Camberwell New a number of monuments were considered potentially unstable and were laid flat. It has not been necessary to fence off memorials nor to place with warning signs.

Advantages and Deficiencies

- 2.12.25 There are advantages and deficiencies in the current maintenance and management approach, these are assessed along with opportunities for improvement in section 4.0 below.

Illustration: .



Area A: completed prior to burial.



Area A: after burial.



Area A: top-up and turfing 3 weeks after burial.



2000, extension area with 'garden' areas and recent localised topping up.

Figure 2.1 Historic Map Overlays: OS 1871 1st Edition

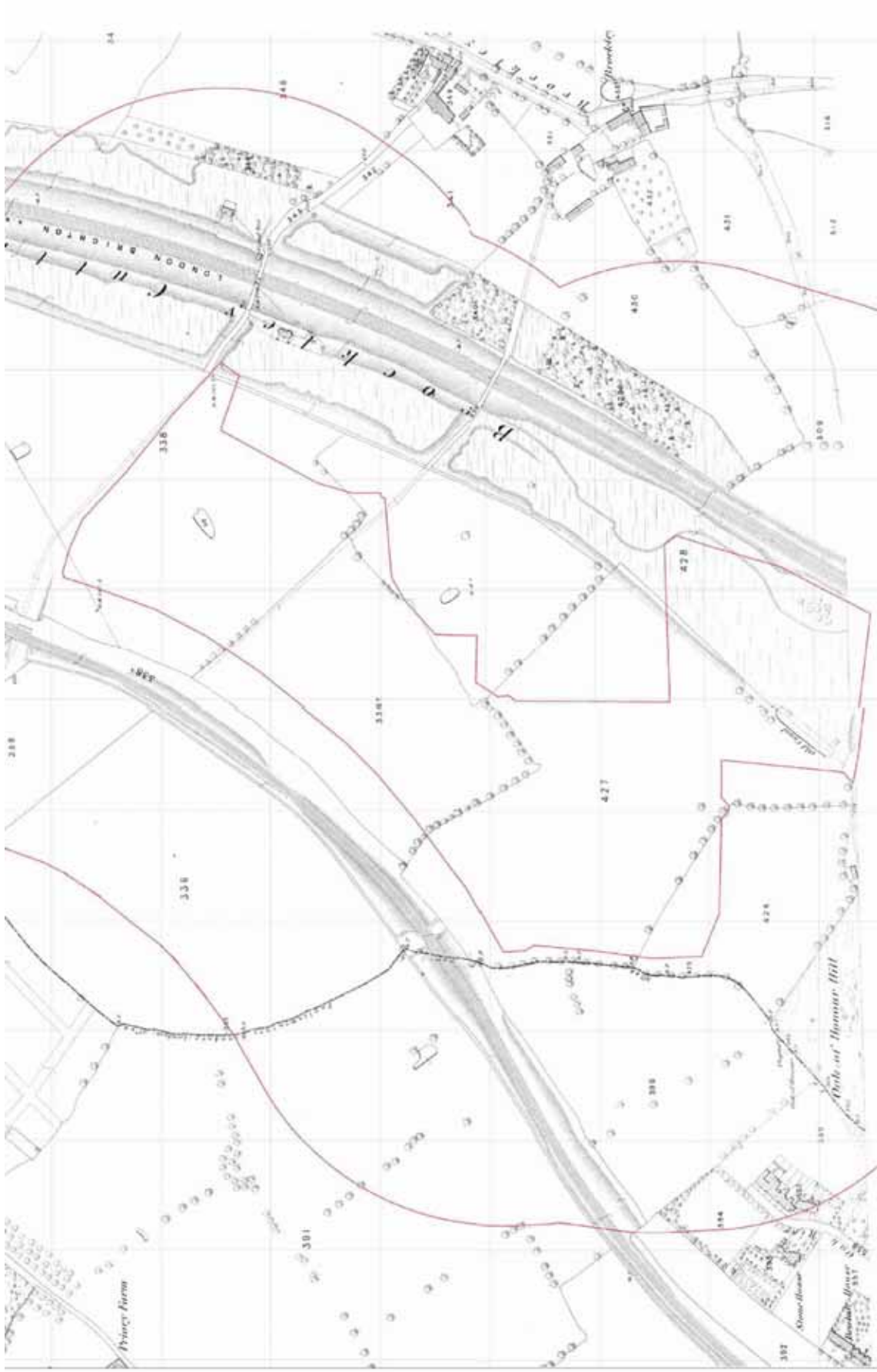


Figure 2.2 Historic Map Overlays: OS 1896

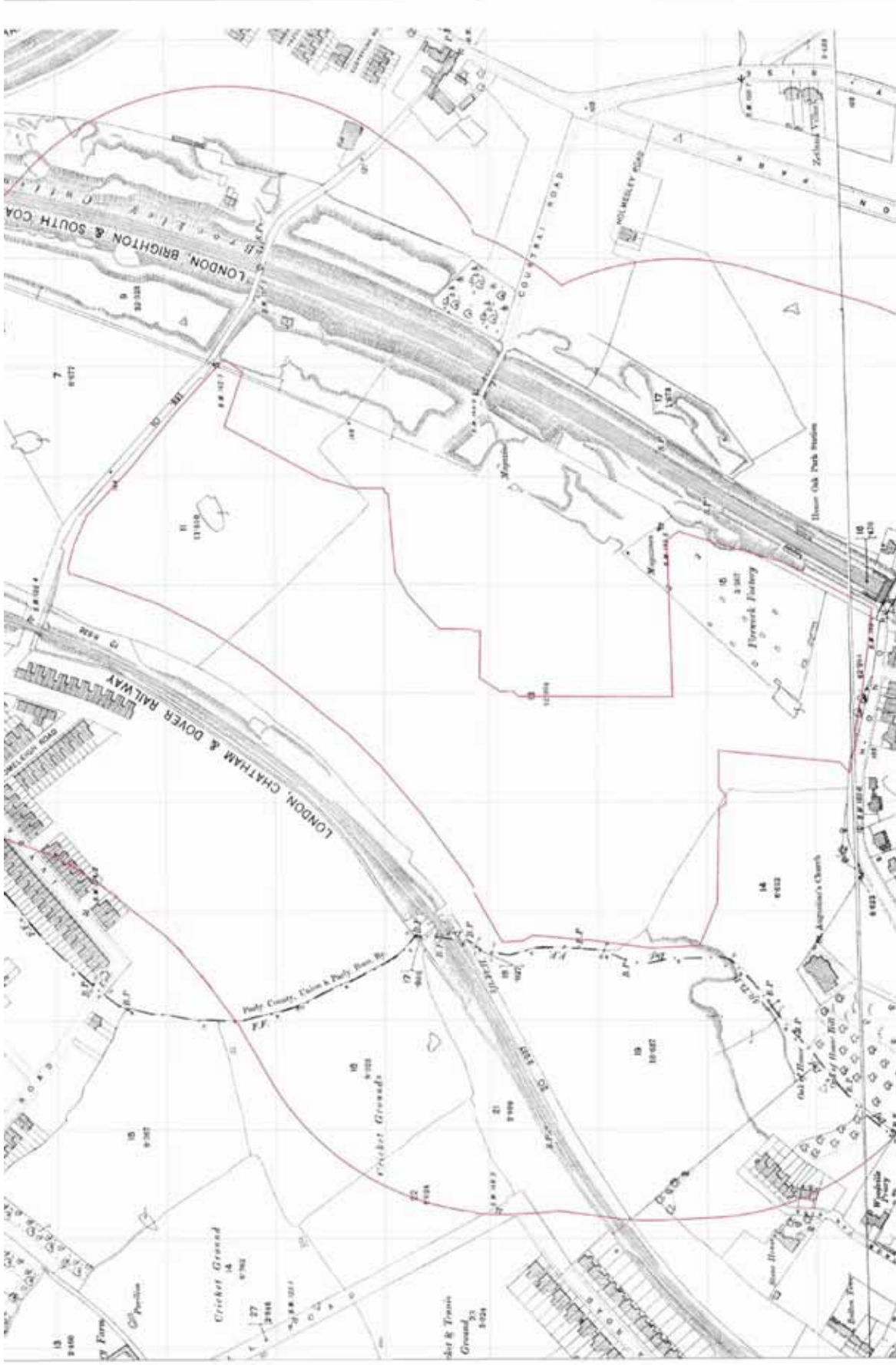


Figure 2.3 Historic Map Overlays: OS 1916



Figure 2.4

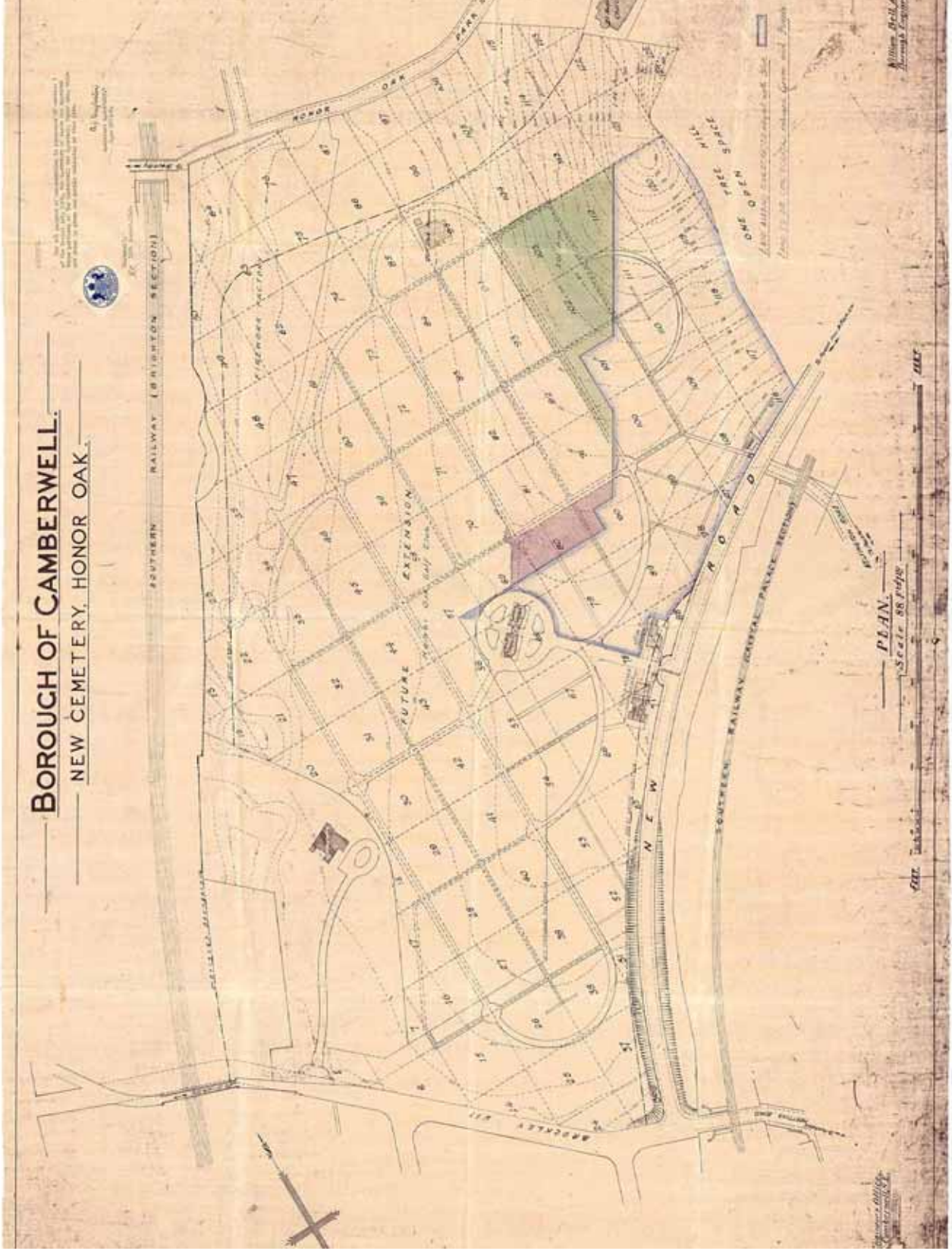


Figure 2.5 Historic Map Overlays: OS 1951



Figure 2.6 Historic Map Overlays: OS 1991



Figure 2.7 Map Overlays: OS 2011 (with designations)



Figure 2.8 Historic Plot Overlays

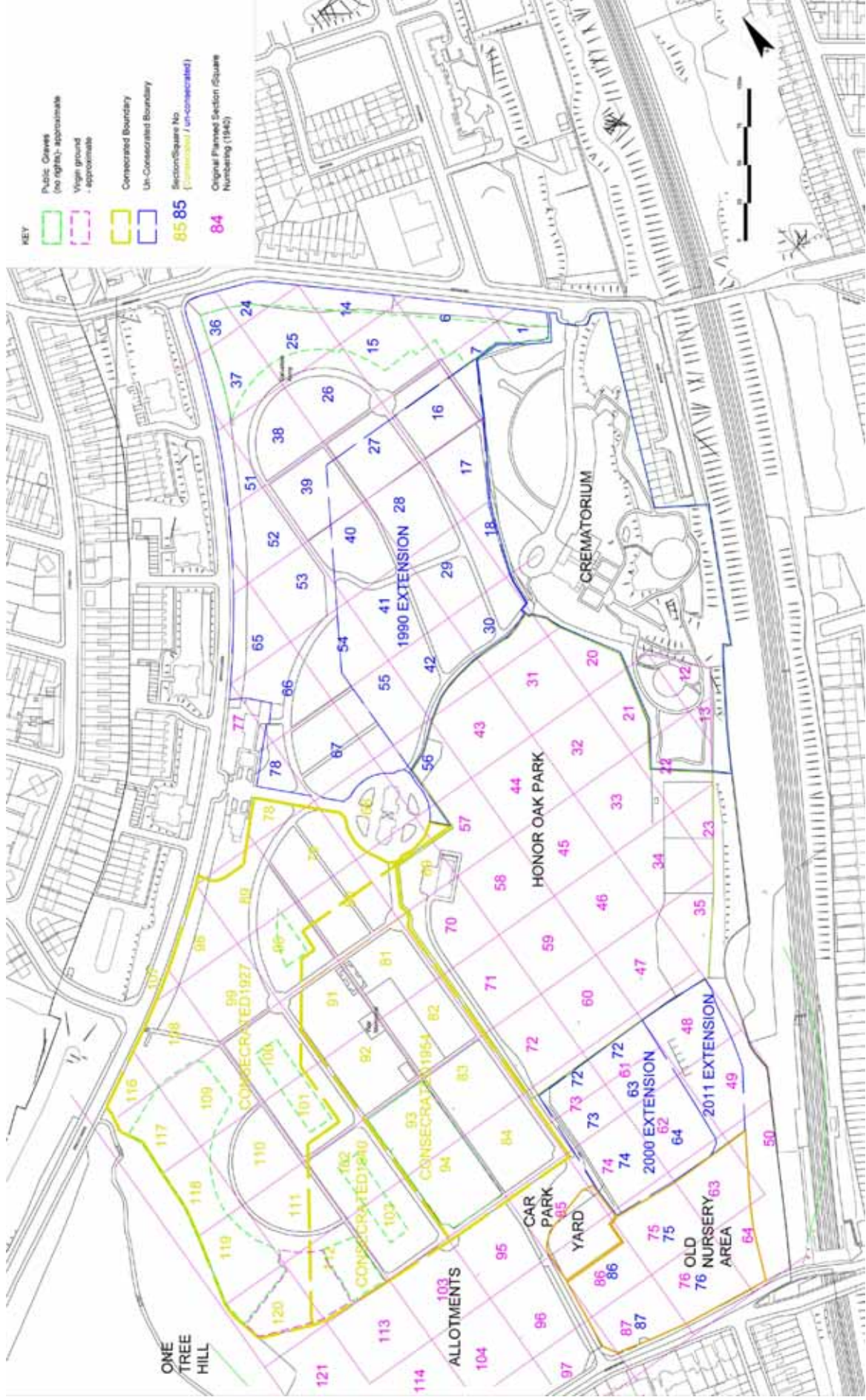


Figure 2.9 Aerial Photograph (Current Day)



Figure 2.10 *Historic Images*

(historical images with thanks to Southwark Local Studies Library)

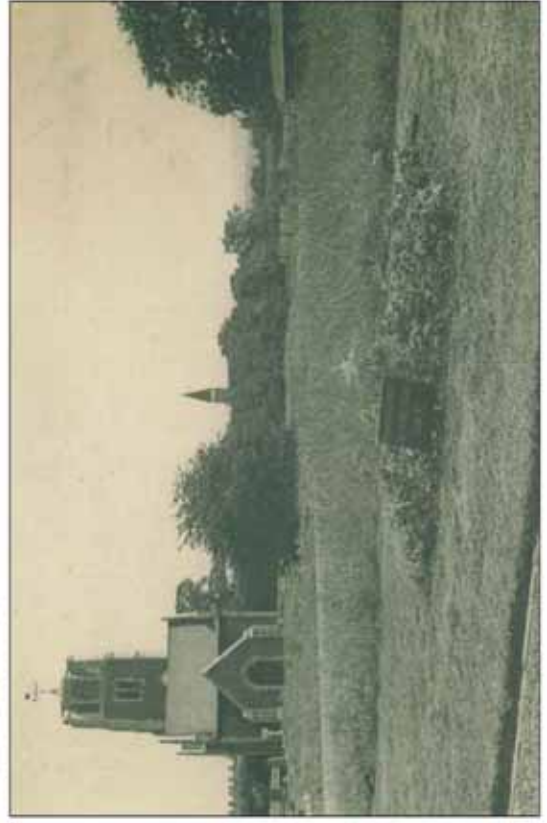
View across the site 1927



View of the Cemetery and One Tree Hill from Crematorium Memorial Gardens 1951



View of Chislehurst Cemetery Memorial 1951



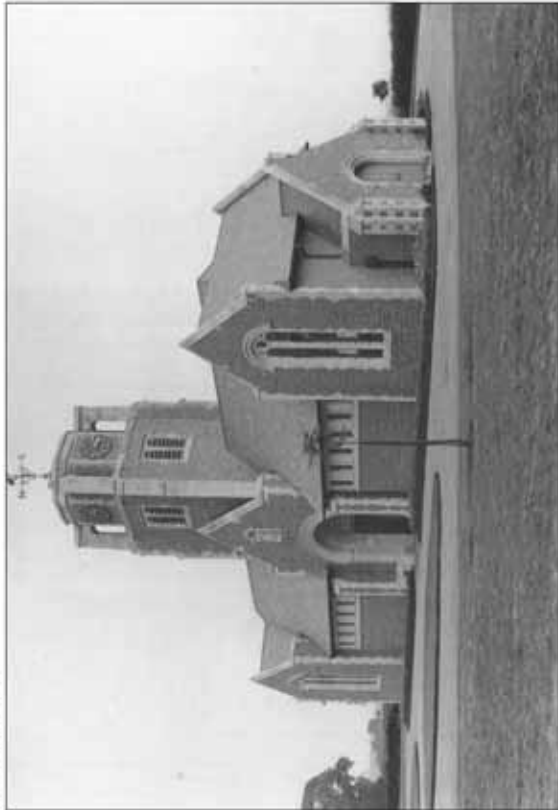
View from Cemetery from near One Tree Hill 1951



Figure 2.10 *Historic Images*

(historical images with thanks to Southwark Local Studies Library)

The Chapel early 1900's



Lodge early 1900's



Memorial to William Albert Pullum World Weight Lifting Champion



Figure 2.11

Significant Monuments/Listed Structures

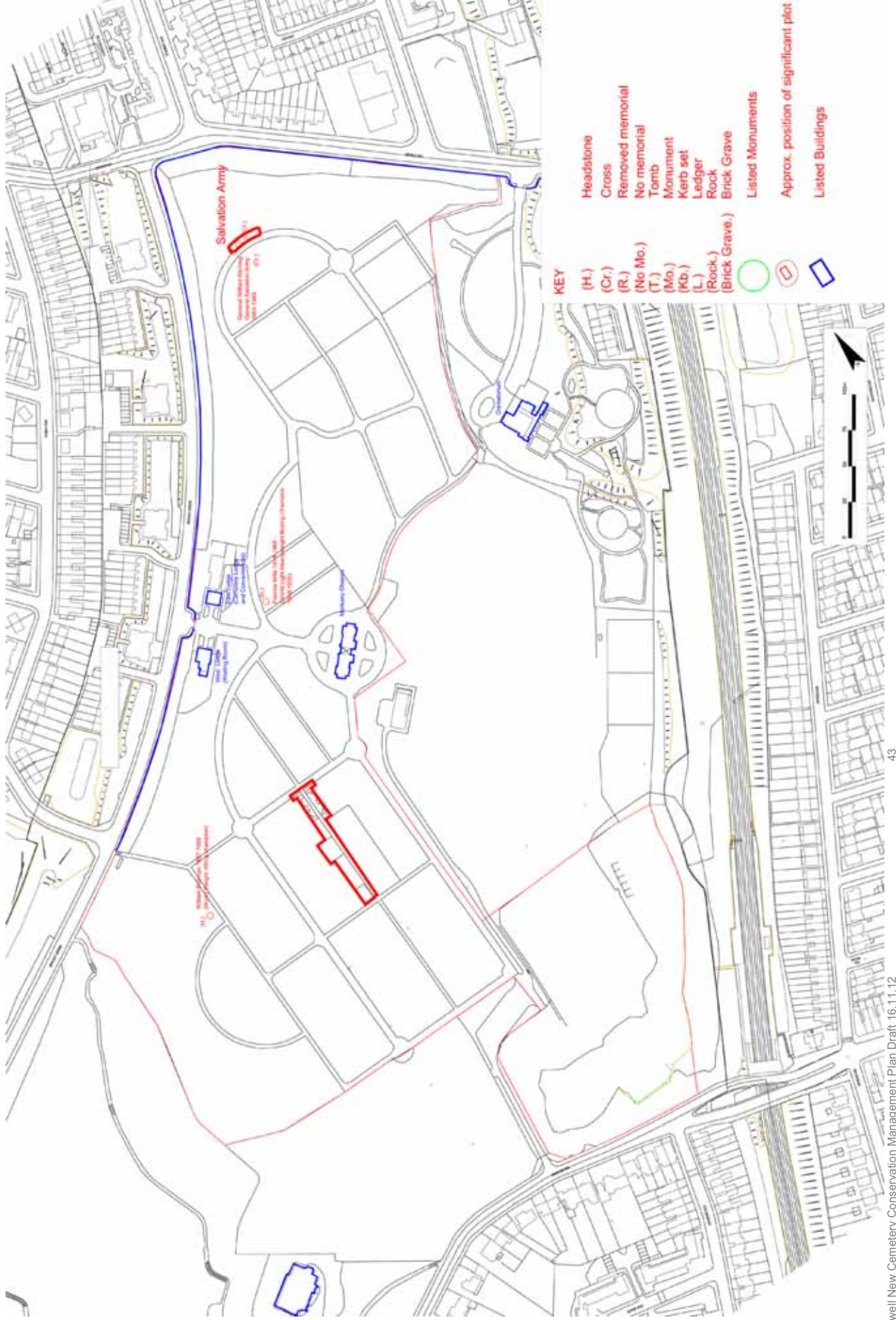


Figure 2.12 Phase 1 Habitat Plan

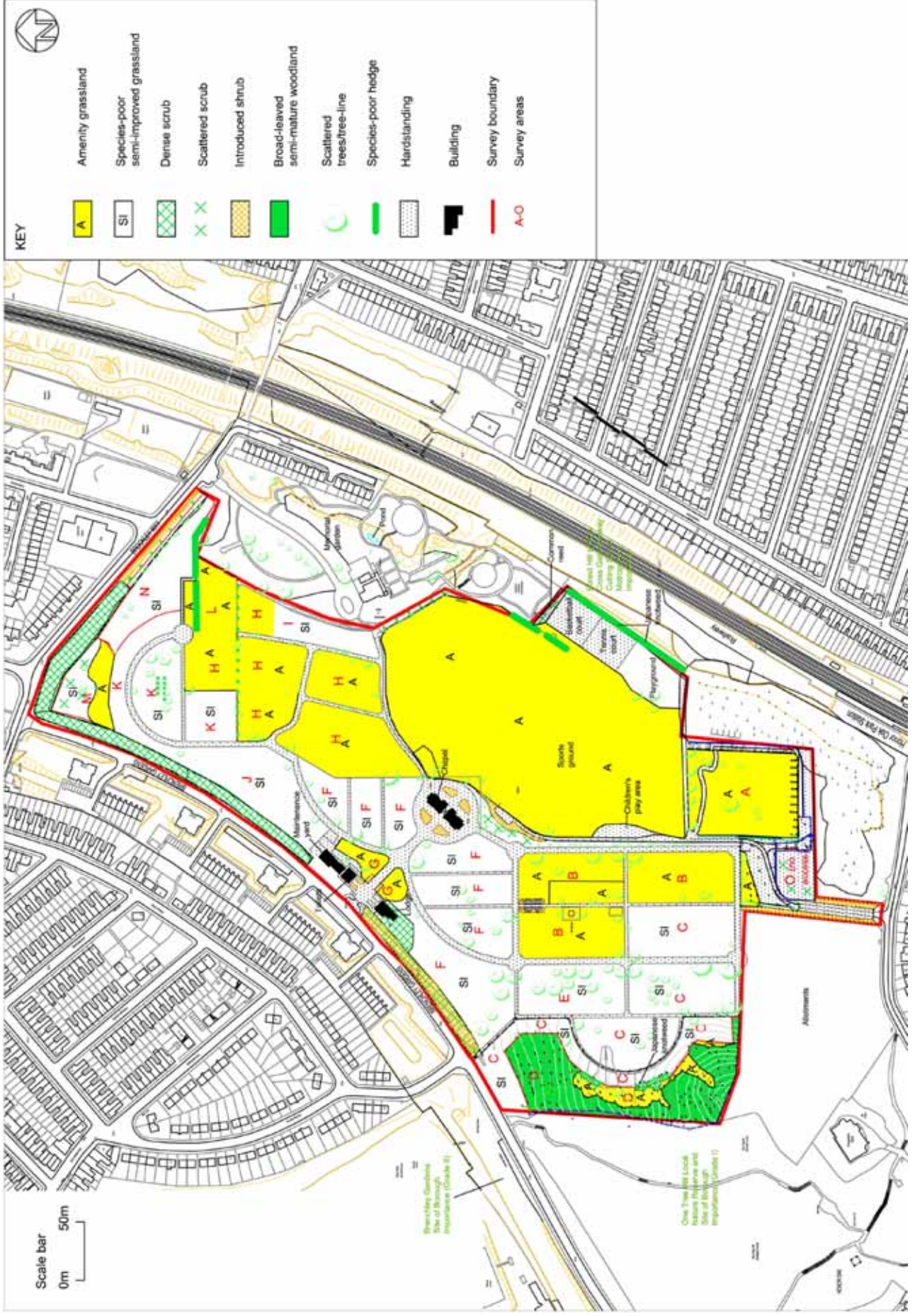


Figure 2.13 Tree Survey Plan

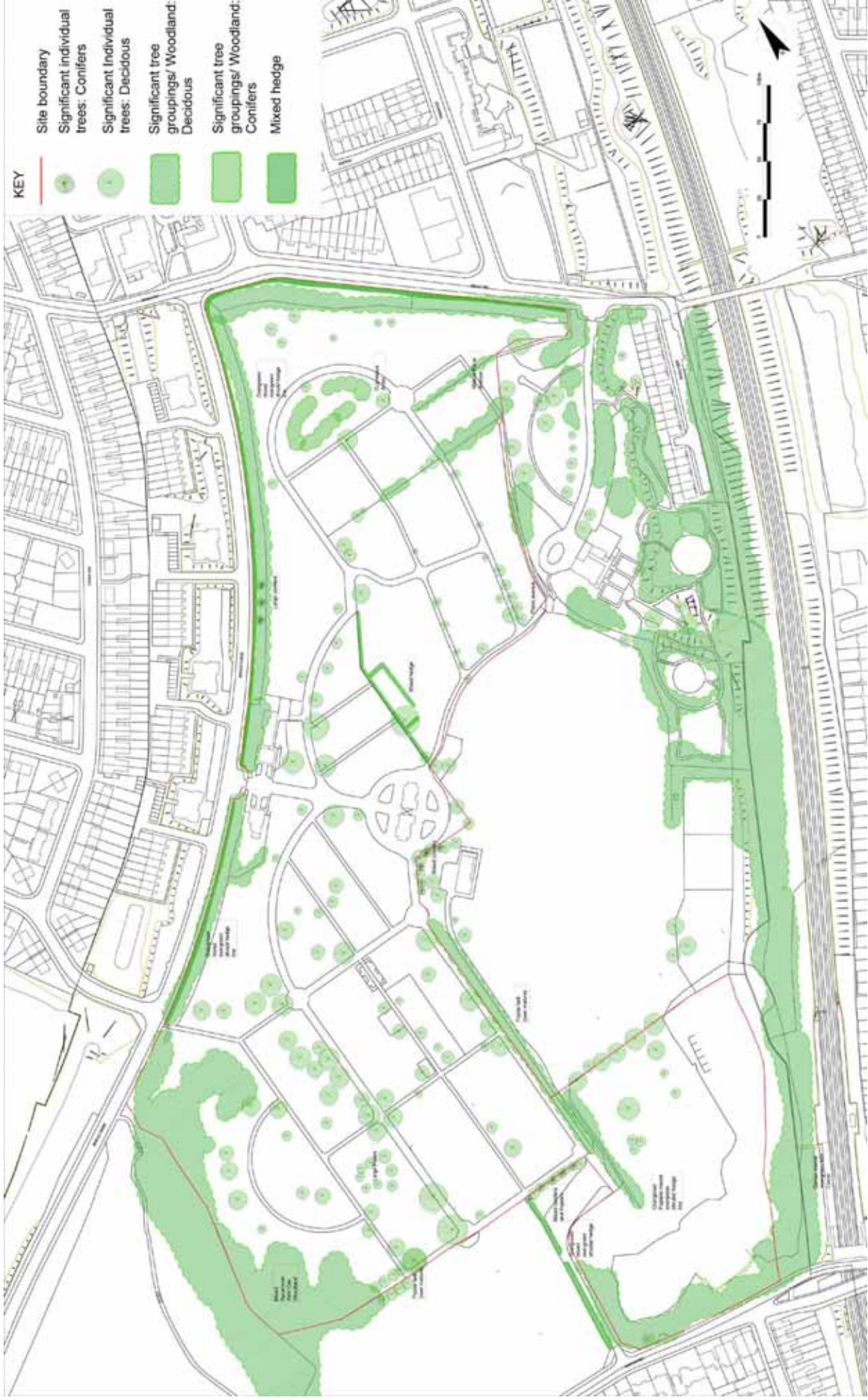


Figure 3.1 Character Areas and Key Features



3.0

Statement of Significance

Illustration: Historic kerbs



Illustration: General kerbs



3.1 Introduction - 'What Matters and Why' within the Cemetery

3.1.1 This Statement of Significance considers heritage value of the cemetery in terms of:

- Character Areas
- Historic Significance, Local and National Context, Special or Distinctive Layouts and Arrangements
- Funerary Monuments and Sculptures
- Cultural and Biographical Heritage
- Landscape Design
- Architecture
- Nature Conservation
- Arboriculture
- Amenity and Open Space
- Public Use and Value

3.2 Character Areas

3.2.1 The cemetery has been appraised and set out with reference to 9 character types. These 'character types', are found across various areas within the site. The areas, which are not homogenous and have indistinct boundaries, are shown on Figure 3.1.

Historic Kerbset

3.2.2 Some of the largest and most distinctive monuments are sited at the heart of the site directly in front of the Chapels. Similarly larger memorials are sited in squares 108/116 in a part of the cemetery used early on for burials. Whilst large, these are not particularly distinctive memorials, and include only ornate crosses and statues rather than the large chest tombs, obelisks or large family graves seen at Camberwell Old and Nunhead. They nevertheless contribute to a romantic mature cemetery character.

General Kerbset

3.2.3 The *General Kerbset* areas are generally set behind the Historic kerb set areas either side of the entrance, and extend up the slopes toward One Tree Hill in the south and extend also to areas in the north. In these areas most of the original traditional kerbset layouts remain in place. Whilst some of the kerbsets have larger gothic headplates most are Arts and Crafts style or more commonly Edwardian Classical or Edwardian Baroque styles. Some have distinctive features or carvings. Arrangements on the paths up to One Tree Hill

are distinctive in that they accentuate the sweeping curves of paths. Kerbsets are again set within trimmed grass which between cuts (and when allowed to grow long) has a faded romantic character. Immediately after close mowing when grass is left lying and where all the kerbsets and bases can be seen and (often in poor condition with irregular appearance) the areas can have a distinctly untidy appearance.

Special Burial Areas

- 3.2.4 The War Graves and War Memorial area as well as the Salvation Army area have their own distinctive appearance and feel, including carefully designed and managed memorials, and boundary hedgerows. The child burial area on the other hand has tall hedges that make it feel confined and overbearing which, combined with the types of memorialisation and collection of ephemera that associated with child burial areas, gives a cluttered slightly unkempt feel.

Woodland Glades

- 3.2.5 These areas extend (in parts) over areas that were originally public graves. With the memorials now removed they are now of rough grassland with scrub and stands of large mature trees, often forming the boundary of the site. They have an attractive semi-natural woodland/woodland glade feel, although again dense vegetation renders the areas foreboding and insecure for some. Views out across east London and Canary Wharf are a distinctive and attractive aspect of the areas in the south near One Tree Hill.

Amenity Grass

- 3.2.6 Several areas are of close mown grass with occasional mature trees. These are areas of public graves with no monuments or where monuments have been cleared. In some cases they are entirely surrounded by private *general kerbset* areas.

Lawn Burial

- 3.2.7 Since the 1970's a number of areas, have been laid out as lawn burial between rows of memorials. Here the smaller modern memorials (not kerbsets) laid out head to head maintain an openness that, within a setting of planting and mature trees, in places has an attractive well-ordered feel. However, in many areas the rows have been laid out poorly (out of line), and 'garden' areas have been allowed to become established, which combined with a lack of a memorial rafts (leading to long grass growing around the memorial bases) along with poor quality undulating lawn and subsiding graves, gives an appearance that is significantly less well-kept and less attractive that it could otherwise be.

Disturbed areas

- 3.2.8 Much of the old horticultural nursery area alongside Honor Oak Park road now includes areas of derelict concrete/tarmac bases and hardstanding. Bounded by a tall fence and dense vegetation (including overgrown laurels and evergreens) it has a disturbed unsettled feel of dereliction and abandonment.

Garden Verge Areas

- 3.2.9 The rose gardens set within close mown lawn and with a backdrop of over-mature mixed/evergreen shrub areas are found either side of the main at the entrance. Small quadrant shaped beds are also found around the Chapel. Their neatness and colour are welcoming at the entrance but the slightly scrappy, thin appearance of the roses gives them a dated tired feel.

Yard and Operational Areas

- 3.2.10 There are two operational areas. The site of the old nursery has in part been converted to a storage yard and used to site waste containers. This is bounded by an unsightly fence made from corrugated metal and palisade fencing which is conspicuous and incongruous. The second area takes in the yard which is relatively inconspicuous to the north of the waiting room but with an unsightly palisade fence along its boundaries with adjacent burial areas and which could be integrated better into the cemetery landscape.

3.3 Historic Significance, Local and National Context, Special or Distinctive Layouts and Arrangements

- 3.3.1 The layout clearly seeks to follow the principles of thinking in cemetery set out in the work of John Claudius Loudon in his book *On the Laying Out, Planting and Managing of Cemeteries 1843*. That guidance advocated a more regimented approach to layout of paths and avenues coordinated on a grid with the burial layouts.
- 3.3.2 The grid overlay system recording burial 'squares' sought to improve upon the system previously used at Camberwell Old by ensuring the grid/ squares generally coincide with the paths. Some infilling and the poor and irregular laying out of areas in the 1990s has diminished the integrity of the layout at Camberwell New.

3.4 Funerary Monuments and Sculptures

3.4.1 There are no listed funerary monuments. The larger memorials in the *Historic Kerbset* areas, add to the strength of character of the cemetery particularly at the heart of the site. However, other than these historic kerbset areas and the salvation army graves and war graves, the site does not have funerary monuments that are distinctive or special.

3.5 Cultural and Biographical Heritage

3.5.1 The site includes only a very few persons buried that could be said to have had an impact on local or national or international affairs, as highlighted in section 2.0 above, the presence of graves and memorials to the people noted adds only local interest to the cemetery.

3.6 Landscape Design

3.6.1 The layout itself is not necessarily by Aston Webb but appears to have been carefully considered in the way it presents, (and is in turn enhanced by), the setting of the Chapel building. Similarly the setting out and arrangement of the lodges and entrance gates on the axial approach are carefully considered. The symmetrical and geometry of this axial entrance approach is a key feature, and a feature which is most successful.

3.6.2 The part geometric part curvilinear layout generates occasional interesting and attractive vistas however, like many architectural designs imposed on a landscape (as opposed to working with the landscape) it is clear that more consideration was given to the symmetry of the layout as it appeared 'on plan', rather than the actual lie of the land. The layout therefore sits oddly with the undulating topography giving awkward and steeply sloping paths in the south west of the site.

3.6.3 The stop-go evolution of the site has led to a number of anomalies and irregularities in the design. The retention of the Honor Oak Park recreation ground and the incomplete use of the Fireworks factory site (later horticultural nursery), has led to an unresolved layout. Honor Oak Park is landlocked between the Cemetery, Crematorium and railway. There is no formal access from Brenchley Gardens nor Brockley Way into the park limiting its accessibility and amenity value. On the other hand by having extended the burial areas south-east of that access in the south of the site, the cemetery is now divided into two parts. This requires cemetery vehicles (including dumpers and gravedigging machines) to cross the access to the recreational facility and conversely recreational users need to cross the paths of funeral parties. This leads to a most unsatisfactory landscape layout

exacerbated by the poor quality and condition of boundaries and surfaces in that part of the site.

3.6.4 The wealth of trees and natural shrubs around the boundaries help in screening the cemetery from its urban surroundings, giving a peaceful feel.

3.6.5 A particularly attractive feature of the site are the views from the south of the site looking north east.

3.7 Architecture

3.7.1 The Aston Webb Chapels building is largely original to the outside and the interior fittings of the Anglican Chapel are also intact. The Chapel buildings are the most distinctive and valuable asset of the site, and of a quality of design and execution that compares with the best of chapels within municipal cemeteries nationally. This is reflected in its Listing by English Heritage.

3.7.2 The Chapel not only has quality of interest in its physical fabric but also, set as it is within the intact setting of the cemetery, illustrates an important aspect of England's social history. It represents a turning point in time after which municipal investment was directed away from burial and chapels to cremation and crematoria.

3.7.3 The Waiting Room and Lodge, whilst domestic in scale, have similar detailing and a similar quality of execution to the Chapel. Set alongside the entrance gates, railings and plinths (all similarly intact and all carrying similar detailing). They form an arrangement that is complete, distinctive, and a particularly valuable heritage asset with 'group value'.

3.8 Nature Conservation

3.8.1 The nature conservation value of the site as highlighted in section 2.0 relates primarily to:

- the extent and location of the SINC in an otherwise built-up area;
- the connectivity afforded by areas of fringing shrubs and scrub around the perimeter;
- the mosaic of different habitats with edges and interfaces between habitats;
- the potential to support roosts and provide feeding grounds for bat (and potentially) reptile populations.

3.9 Arboriculture

3.9.1 There are few valuable trees or tree groups in Camberwell New cemetery. Those that are valuable are potentially limited to:

- the very small number of large mature oak potentially pre dating the Cemetery on the boundary with One Tree Hill;
- mature planes and sycamores and oaks along the Brockley Way boundary.
- occasional mature specimens in the central part of the site.

3.9.2 The large mature Lombardy Poplars found in many parts of the site currently contribute to a feeling of enclosure and give a leafy skyline. However, these are in some cases becoming over mature and/or in poor condition, and so their potential future value is less than it otherwise might be.

3.9.3 The extent of tree cover within the cemetery and its contribution to overall tree cover in the locality is reflected by the group TPO status which covers the whole site. However, there are extensive belts of trees adjacent at One Tree Hill, and along Brenchley Gardens, as well as mature street trees along the length of Brockley Way, all of which contribute to the density of tree cover in the locality.

3.10 Amenity and Open Space, Public Use and Value

3.10.1 The significance of Camberwell New Cemetery in terms of its amenity and value are:

- that it is generally considered, with some exceptions, to be a 'well maintained' 'clean' and 'safe' place;
- that the route of the Green Chain Walk passes directly through the Cemetery;
- that as a piece of open space it has some value for wildlife
- with the presence of the gates, railings, lodges and chapels, it has a distinctive character with special heritage value
- it offers attractive and in some cases panoramic views;
- it adds to the amenity value of Honor Oak Park by providing an attractive open yet leafy setting to that park (a park which is otherwise largely devoid of trees or other landscape features).

3.11.1 The principal users of the cemetery visit in connection with burial (ie visiting the graves of friends or family). Recreation is a secondary but very important use. It is significant that the cemetery is able to meet the needs of both these user groups.

4.1 Introduction

4.1.1 This section follows the format of the earlier sections in setting out present 'Condition, 'Risks' and 'Opportunities' in terms of:

- Current Condition and Trends
- Funerary Monuments and Sculptures
- Cultural Heritage
- Landscape Design
- Architecture
- Nature Conservation
- Arboriculture
- Amenity and Open Space
- Public Use and Value
- Infrastructure
- Current and Future Management
- Implications of the Cemetery Strategy

4.1.2 Many of the themes and issues addressed in the first eleven aspects come together and inform the last (Implications of the Cemetery Strategy).

4.2 Current Condition and Trends

4.2.1 The original character of the cemetery would have had at its heart a regimented formality centred on the axial entrance and based around the traditional kerbside burial approach. In the 1970 the transition to lawn burial was initially handled well with regular alignments of generous plots

4.2.2 From the 1990's the cemetery management led to poorly aligned carriageways, irregular plot alignment, and the use of highways kerbs with an incongruous appearance.

4.2.3 The move to concrete memorial rafts was not handled well in the new millennium with new rafts being arguably too narrow and poorly detailed, but more critically with rules on 'garden' areas and informal kerbsides having been allowed to be relaxed, this gave a mix of lawn/garden/kerbsides that has become difficult to maintain and untidy.

- 4.2.4 The recent burial crisis in the authority has led to infilling of a pathway at sq16/27. Limited infilling around old plots elsewhere has led to a change in the character of the memorials both in terms of style and arrangement, weakening the character.
- 4.2.5 Despite the cemetery having remained in use continual for burial, repairs to the infrastructure have been underfunded. Even with a transition to more low-key management prescriptions, there has been insufficient funding, leading to an air of neglect.
- 4.2.6 This has been exacerbated by the land-use changes in the nursery area, including the abandonment of the nursery the subsequent unauthorised use of the area for soil dumping along with associated temporary fencing and surfacing treatments.
- 4.2.7 There have recently been efforts to reverse this underinvestment and this CMP represents part of that effort.
- 4.2.8 Detailed risks, opportunities and trends in terms of the identified asset recognised in the Statement of Significance (section 3.0 above) are summarised below.

4.3 Funerary Monuments and Sculptures

Condition

- 4.3.1 The general condition of memorials and monuments is reasonable:
- i. There are some examples of fallen (or laid down) headplates.
 - ii. There are number of kerbsets where headplates or parts of kerbing have been removed.
 - iii. Self-seeded woody plants (notably ash, and elder and sycamore) are becoming established in some kerbsets.
 - iv. Many kerbsets have subsided revealing foundations that are exposed decaying and unsightly.
- 4.3.2 Further study and assessment will need to be carried out as an integral part of the delivery of the Cemetery Strategy. A detailed assessment of all the significant memorials will need to be carried out to ascertain whether individual memorials or monuments are suitable (or merit) restoration, or re-inscription as part of reclamation or re use. (See Memorial Panel Process, below).

- 4.3.3 Much of the value of the memorials at Camberwell New lie in the larger monumentation around the Chapels. Given the poor ground clay conditions these are particularly at risk from subsidence, exposure of foundations and consequent degradation.

Risk: Stability and Safety

- 4.3.4 Memorial safety inspections are regularly carried out in accordance with guidance from the Institute of Cemetery and Crematorium Management (ICCM). It is cemetery management policy where memorials fail the 'topple test' to:
- immediately fence off the more substantial monuments;
 - lay down smaller memorials on the grave/kerbset;
 - contact the owner/heir to the grave at last known address;
 - remove parts that may be deemed unsafe if left insitu.

Risks: Trends in Condition , and Factors Affecting Deterioration.

- 4.3.5 The continuing growth of young trees bramble and other woody shrubs if left unchecked will continue to exacerbate existing damage to memorials.
- 4.3.6 Wanton vandalism does not seem to be an issue currently, however recent thefts of plaques and other metal elements is a growing concern.
- 4.3.7 The heavy clay ground is also a factor in the poor stability of memorials. In the course of re use and/or reclamation, given the tight plot layout, it will be necessary to re- site memorials over the excavated grave. This poses a continued risk in the long term, of subsidence and instability.

Opportunities

- 4.3.8 The Cemetery Strategy as informed by this CMP offers significant opportunities:
- To progress restoration, reversal, and re-inscriptions of monuments in association with the reclamation and or re-use of private graves; and
 - To restore the more significant monuments (without associated re use or reclamation of the grave) as noted below for culturally significant monuments.

4.4 Cultural Heritage

Condition and Risks

- 4.4.1 There is a risk that with proposed reclamation and re-use it might be seen that the cultural heritage may be compromised. In practice memorials are already being lost through instability and damage, vandalism and/or clearance. As the condition of memorials decays over time, cultural heritage becomes less accessible and potentially less valued. Without intervention this situation will worsen.

Opportunities

- 4.4.2 Opportunities exist to make more of the cultural heritage by:
- locating, and making detailed records of all culturally or architecturally significant memorials;
 - restoration of all culturally or architecturally significant memorials (without associated reclamation or re-use of the graves themselves);
 - development of on-site interpretation, potentially backed up by web-based resources to provide information on all culturally and architecturally significant memorials and graves.

4.5 Landscape Design

Condition and Risks

- 4.5.1 Factors affecting the integrity of the original design include that:
- new areas continue to be developed in a way that is reactive rather than planned;
 - there is continued deterioration of the infrastructure;
 - surfacing, kerbing and signage treatments are introduced that are of a 'highways' style, unsympathetic to the cemetery;
 - there is no planned or structured approach to the management of trees or tree replacements.
- 4.5.2 Areas of more colourful and ornamental landscape, with finer lawns and hedging often form attractive features at the entrances and at key nodes within parks and cemeteries. Such 'feature' areas exist at Camberwell New. A lack of proper management and investment in these ornamental areas could diminish the appeal of the cemetery to many visitors.

- 4.5.3 There is risk that without planning and investment boundary treatments which are either in particularly poor repair, or have been replaced with inappropriate fencing (such as palisade or worse), will continue to detract from the appeal of the cemetery.

Opportunities

- 4.5.4 The implementation of the Cemetery Strategy CMP offers an opportunity to enhance the tree structure, protect and strengthen boundary treatments and planting, and resolve some of the least coherent arrangements in the cemetery – around the nursery and car park.

4.6 Architecture

Condition, Risk, Opportunity

- 4.6.1 The future of the buildings on the site is currently being considered and will be the subject of a separate study which should ultimately be appended to this CMP.
- 4.6.2 Key issues are that :
- the existing offices (in the non-conformist chapel) whilst central and generously proportioned are difficult to heat and arguably do not make good use of the building in revenue terms;
 - the Lodge is empty, deteriorating, and has been placed on the ‘at risk’ register by English Heritage;
 - the Waiting Room is rarely used (except for storage), the conveniences to the rear are in poor condition, difficult to access, lack a disabled facility and they are not overlooked and so feel intimidating to use.
- 4.6.3 There is currently a likely demand for niches (columbaria). These are used to hold and receive ashes with space purchased by the bereaved on a leasehold basis of say, 10 or 15 years, with renewal fees payable thereafter. ‘Standalone’ niches/columbaria are used widely in cemeteries and are used to help meet the needs of the bereaved wishing to have a place to commemorate their loved ones (where the deceased has been cremated). The use of a niche with a specified leasehold period enables a turn-over to meet the needs of future generations whilst avoiding the management issues and wasteful use of space associated with interment of cremated remains in space that could otherwise be used for burial

- 4.6.4 There is therefore an opportunity, subject to a detailed feasibility study and consultation with the Council Conservation Officer and English Heritage, to:
- convert the offices into a space for columbaria;
 - convert the Lodge back into offices with records space;
 - re-furbish and modernise the conveniences and convert the waiting room into a commercial outlet e.g. for a florist and/or a café, or a stone mason's premises.
- 4.6.5 The latter may not contribute to the amenity of the Cemetery but could work hand in hand with potential proposals for Camberwell Old Cemetery (see Camberwell Old CMP).
- 4.6.6 As part of the Cemetery Strategy new mausolea are proposed on the sites of the old nursery. These would ideally be designed so as to have architectural elements that are in keeping with the architecture of the cemetery as a whole.
- 4.6.7 In these proposals there is the risk that any alterations to the cemetery buildings could be inappropriately designed or implemented so as to detract from the integrity of the original design. This would need to be balanced with the greater risk that without sustainable new use for the Lodge and Waiting Room they might continue to deteriorate.
- 4.6.8 Irrespective of these potential changes there remains a risk of lead being stripped from roof areas, as has happened recently. Regular use and occupation is the best deterrent to this form vandalism.

4.7 Nature Conservation

Condition and Current Status

- 4.7.1 Without detailed recording of species lists year on year it is not possible to be definite as to whether the nature conservation value of the site is improving or deteriorating. Trends are likely to include:
- closure of the canopies within the secondary woodland areas leading to an impoverished understorey;
 - trees becoming mature/over-mature and deteriorating in condition, many becoming ivy encrusted, so increasing their capacity to provide habitat for insects, birds, and bats (but with implications in terms of safety);

Risks

- 4.7.2 There is the risk if new burial areas are laid out without due consideration to nature conservation that general habitat value might be diminished and/or specific species habitats might be lost.

Opportunities

- 4.7.3 The nature conservation assessment was made cognisant of the potential options for re-use, being developed at that time. Constraints, opportunities, and recommendations are highlighted in section 5.0 and include
- retention, as far as is possible, of hedgerows and lines of scrub and trees surrounding the peripheries of the site to maintain habitat connectivity;
 - retention of the wooded area immediately adjacent to One Tree Hill as a woodland habitat buffer connecting to the site of nature conservation interest, (including where possible the retention of mature trees where patches of scrub and elm and dead wood subject to health and safety), to provide habitat for invertebrates and nesting birds;
 - treatment and eradication of Japanese knotweed from the patches of scrub where it is recorded near One Tree Hill, including drawing up of a Japanese knotweed management plan.
- 4.7.4 The nature conservation assessment work acknowledged the possibility of including new burials within area Area D adjacent to One Tree Hill, subject to retention of the majority of the woodland area and subject to trees being removed in carefully selected groups in order to minimise the impact on the adjacent wildlife site, and so as to create glades and increase the area of woodland edge habitat which is valuable in particular to foraging bats, birds, reptiles and invertebrates (for example speckled wood butterfly which prefers dappled shade).
- 4.7.5 In terms of any future works the assessment recommends:
- removal of trees and scrub outside the breeding bird season or following a check for nesting birds;
 - further survey for reptiles and use of mitigation measures employed before any major excavations in certain areas where there is evidence of reptiles;

- retention of dead wood including stumps in-situ (or moved to the edge of the woodland/scrub patches and stacked in partially buried piles) where possible to provide habitat for invertebrates, reptiles and amphibians;
- removal of understorey vegetation with care to avoid killing hedgehogs;
- retention of oak trees where possible as flagship species with high biodiversity value;
- planting of native scrub such as hawthorn, hazel and holly to act as a buffer habitat to the woodland, including also fruiting scrub and hedgerows;
- less intensive maintenance of scrub and grassland at the woodland edges (cutting 1-2 times per year and allowed to flower in summer/autumn before cutting);
- cutting of hedgerows/scrub in early spring to provide fruit for birds overwinter.

4.7.6 The assessment also recommends the retention of the overgrown hedgerows/scrub along the western (Brenchley Gardens) boundary of the site to provide habitat for sparrowhawks.

Figure 4.1 Photograph Location Plan

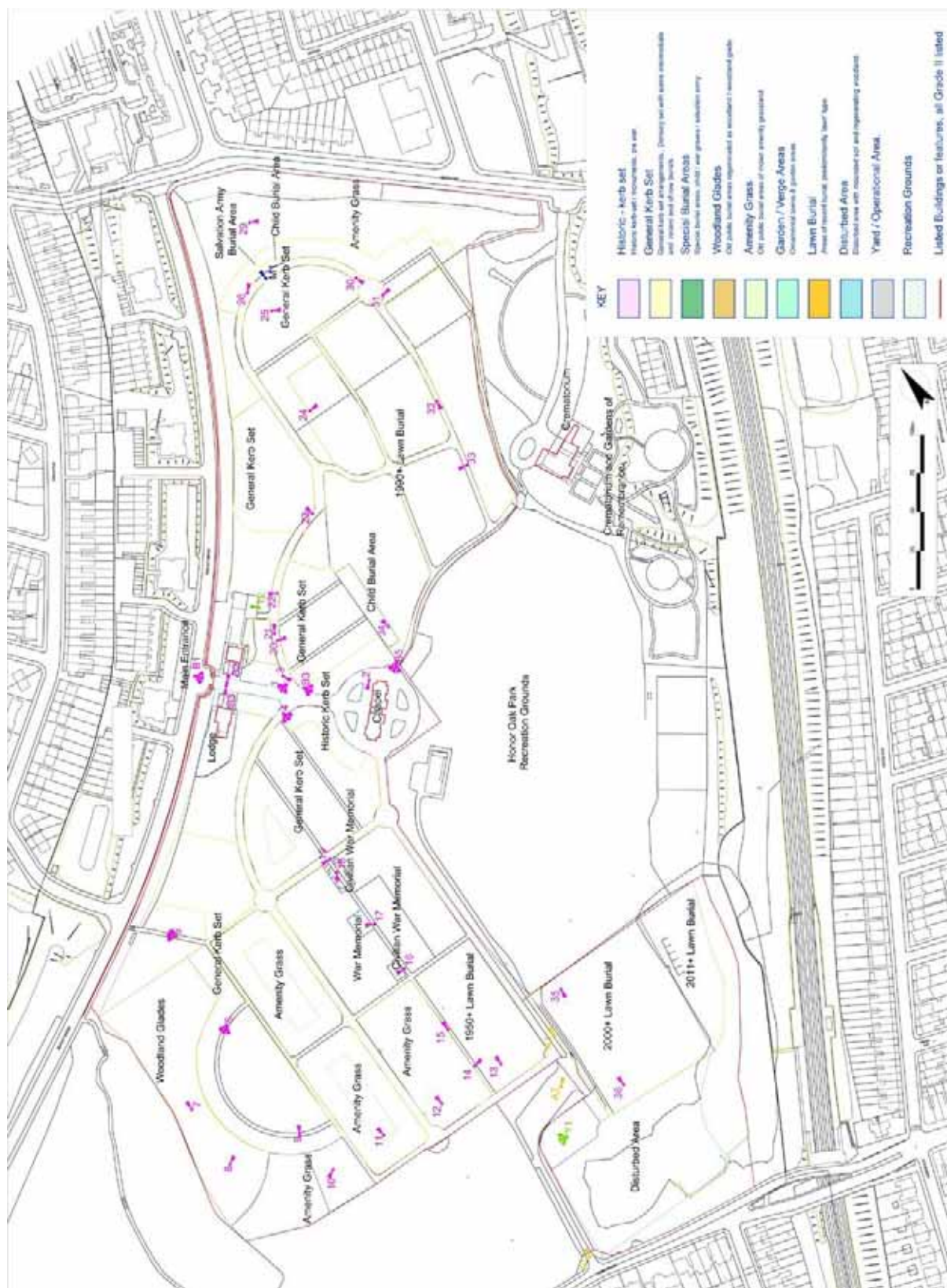


Figure 4.2 Site Photographs

(sheet 1 of 8)



Figure 4.2

Site Photographs

(sheet 2 of 8)



Figure 4.2 Site Photographs

(sheet 3 of 8)

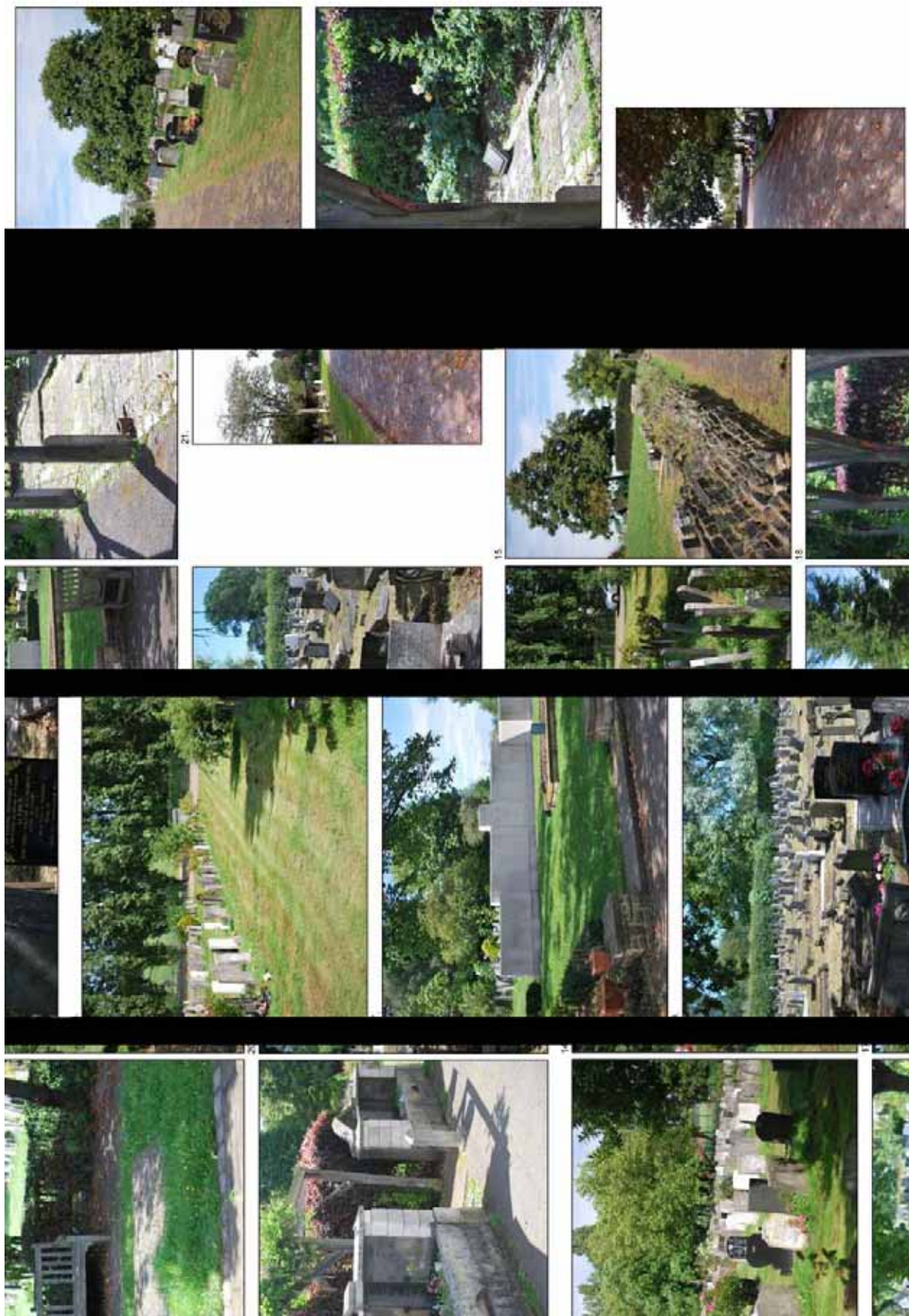


Figure 4.2 Site Photographs

(sheet 4 of 8)



Figure 4.2 Site Photographs

(sheet 5 of 8)



Figure 4.2 Site Photographs

(sheet 6 of 8)

Main Gates: Brenchley Gardens (Viewpoint B1)



Figure 4.2 Site Photographs

(Lodges) (sheet 7 of 8)

*The Waiting Room (Viewpoint B2)**The Lodge (Viewpoint B3)*

Figure 4.2 Site Photographs

(sheet 8 of 8)

*Chapels: North west elevation (Viewpoint B4)**Chapels: North east elevation (Viewpoint B5)*

4.8 Arboriculture

General Condition and General Safety and Management Issues.

4.8.1 A detailed survey of the condition of trees is outside the scope of this study. However as part of the preparatory work for the Cemetery Strategy detailed survey and assessment work was carried out in accordance with BS 5837 for a number of areas including areas D1 and D2 (see Masterplan, Figure 6.1). (Current version *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*) . This revealed :

- numerous trees in poor or very poor condition with some meriting removal on account of their condition;
- poor quality trees with narrow crown /drawn crown due to excessive suppression;
- large Lombardy Poplar in very poor condition.

Risks

4.8.2 There are a number of risks to the arboricultural resource:

- risk of loss of branches or even major limbs through decay/disease;
- windthrow of trees in poor condition exposed to prevailing winds (particularly after clearances);
- continued formation of poorly formed specimens in an overcrowded setting;
- continued lack of development of a diverse age structure leading to a lack of trees to provide proper succession;
- continued damage to trees and their roots through excavations of graves close to their trunks;
- damage and/or decay as a consequence of disease
- loss of limbs/decay/collapse of shortlived specimens in poor condition (Lombardy Poplar).

4.8.3 Under the Occupiers Liability Act(s) of 1957 and 1984 the Council has a duty of care to visitors and staff in respect of any dangerous trees. Currently this is being addressed by reactive inspections. Ideally this inspection regime should be strengthened.

4.8.4 Given the poor condition of some trees there is a risk that some trees (next to paths in particular but in all areas accessible to the public) may be subject to emergency pruning or removal on account of health and safety concerns. In the past this work appears to have taken place on a re-active and unplanned basis.

4.8.5 A key management risk is that the cemetery is covered by a Group TPO which does not record each and every qualifying tree. Within the cemetery a significant proportion of the trees are within regenerating woodland adjacent to one Tree Hill and along the boundary with Brenchley Gardens many of these are in excess of 75mm girth the ordinary qualifying criteria. This appears to make matters unclear as far management proposals are concerned (e.g. thinning, pollarding, felling). Those activities may be best practice for nature conservation, landscape or arboricultural reasons (without being necessary on account of trees being dead, diseased, dying or dangerous). In practice management has not been pro-active enough in the past.

4.8.6 A second concern is the Council's approach to planning in respect of TPOs, as it applies to the cemetery. For all new developments new trees are sought in replacement of any TPO trees proposed to be felled and the total combined girth of those lost are to be matched by an equivalent combined girth of the replacement trees. Whilst there is much more scope for the cemetery to accommodate trees than is the case for instance in Camberwell Old there is nevertheless limited room in and around graves in areas proposed for active burial in the future. It will thus be problematic (due to space available in the cemetery) to repeatedly make equivalent girth replacements within the confines of the cemetery without prejudicing proposals for future burial. Trees that are shoe horned in between burials for instance in older parts of the cemetery may themselves be liable to being damaged if reclamation and/or re-use were to take place nearby at a later date.

Opportunities

4.8.7 As part of the Cemetery Strategy there is an opportunity to prioritise funds to complete a Visual Tree Assessment (VTA) condition survey which would look at the condition and general health and vitality of every significant tree. Basic decay detection tools such as percussion might also be used. Detailed management recommendations, in accordance with BS 3998 2010, would be made with special regard to:

- Safety of people and property.
- Decision-making criteria for tree work.
- Wildlife and habitats.
- Veteran trees.
- Tree longevity.
- Value for local amenity, landscape, biodiversity and heritage
- TPO status

- 4.8.8 A VTA would identify tree works on a 'red' 'amber' 'green' basis according to location/accessibility of the tree and its general health and vigour. Repeat survey work would then be carried out in higher risk areas every 12 months with more substantial resurvey over 5years.
- 4.8.9 The Cemetery Strategy as supported by this CMP also offers the opportunity to develop a prescriptive 25 year Tree Management Plan which may propose selective felling, thinning and or crown lifting/pruning:
- i. within woodland groups to promote diverse age structure and allow better specimens to develop;
 - ii. of trees in poor health or vigour;
 - iii. to make paths safer and lighter and give light to planted areas
- 4.8.10 Within this a detailed plan will need to be drawn up that identifies space (on a strategic basis) for new replacement trees in areas which will not prejudice future burial. This may need to include proposals for trees within landholdings outside of the existing cemetery, notably in Honor Oak recreation ground, in agreement with tree officers in planning section.

4.10 Amenity and Open Space, Public Use and Value

Condition

- 4.10.1 As can be seen from the amenity and open space assessments and public responses summarised in out in section 2.0 the site currently functions well in providing amenity space of recognised wildlife and heritage value, forming a well-signposted link on the Green Chain Walk and with above average 'Value' and 'Quality' relative to openspaces across the borough as a whole.

Risk

- 4.10.2 The key risk to this amenity status would be any further deterioration in the conditions of paths (see below), monuments (see above), or trees (see above) any or all of which might lead to more restricted access on account of health and safety concerns.
- 4.10.3 Despite the high quality and value assessment local people are not satisfied with parks/cemeteries in the locality (see above). There is a risk that with a future shift towards a more formal landscape character associated with extended burial around One Tree Hill,

some people may perceive there to be an adverse impact on the quality and value of the space. Others may perceive a more accessible landscape to be more appealing and safer and therefore more valuable as amenity space.

Opportunities

- 4.10.4 From usage surveys and suggestions it is clear that there are opportunities to:
- enhance maintenance regimes (see below);
 - better interpret heritage and nature conservation value;
 - introduce better management over new graves (with more careful control/enforcement over the extents and types of items left on graves that can have an adverse impact on the character of the cemetery);
 - make the interface between the park and the cemetery and the allotments more attractive
- 4.10.5 The Cemetery Strategy, as informed by this CMP, also brings an opportunity to enhance facilities for users including new toilets, more seating, more standpipes.
- 4.10.6 Some of these activities will contribute toward addressing the Green Flag Criteria including that of being 'A welcoming place', a 'Healthy, safe and secure' place, a 'Clean and well maintained' place. Developing the planned long term burial uses for the site also contributes to the site being 'Sustainable' whilst this CMP should ensure that 'Conservation and Heritage' value is protected and well 'Managed'.
- 4.10.7 That leaves the Green Flag Criteria of 'Community Involvement' and 'Marketing'. These aspects might only be improved by having increased involvement of the fledgling 'Friends' group, better signage and interpretation along with promotional and interpretation initiatives such as nature and heritage walks.

4.11 Infrastructure

- 4.11.1 The condition of the infrastructure is summarised as follows:
- i. paths and carriageways are in generally poor condition throughout the southern end of the cemetery. Failure of wearing course has led to failure of underlying base and sub-base along many sections of paths;
 - ii. surfacing on some of the the paths in the northern areas have failed;

- iii. upstand highways style half-batter kerbs in the northern sections have been knocked and become dislodged;
- iv. original drainage (to the extent that any existed) appears to have failed in the south, there is no detailed condition survey as to what carrier drains remain;
- v. the vertical pale metal railing boundaries are in very poor conditions notably along boundaries with One Tree Hill, Honor Oak Park, Brockley Way;
- vi. Listed railings and gates along Brenchley Gardens are deteriorating with many joints and welds failing. The basal plinth appears in reasonable condition;
- vii. Pillars to the gates have been painted in the past. It is not clear whether this was to preserve pillars from erosion and /or to disguise earlier decay/erosion. Pillars need re-finishing.

4.12 Current and Future Management

Risks

- 4.12.1 Risks and limitations inherent in the current management regime are that for people visiting graves and the bereaved burial areas may appear too informal and poorly mown. On the other hand, visitors who appreciate the wild un-manicured aspects of the cemetery may find areas of more intensive management (associated with burial) unattractive. This tension will always exist and needs to be managed. Given the more extensive use of the cemetery for burial in the future, there is need address this, and to adjust and improve maintenance and management in the future.

Condition: Levelling and Re-turfing of Graves (generally)

- 4.12.2 The levelling of ground after infilling of a grave can be more difficult in clay soil than on loamy or sandy soils as the clay expands greatly when excavated, and does not then compact easily, and then subsides over time. Traditionally a solution has been to leave large amount of excess soil by way of a mound, initially allow that to settle and if a hollow then forms, top up with soil and seed.
- 4.12.3 In Southwark there is an increasing cultural preference for families (particularly black and Afro Caribbean families) to backfill the graves themselves and then dress the grave (the mound) with flowers and dedications. This results in the mound being larger than ideal,

with poor compaction. Optimum grave spacing is lost and there may sensitivities over the subsequent removal of the dressings.

- 4.12.4 It has not been an integral part of the responsibility of the gravedigging teams to undertake levelling and topping-up.
- 4.12.5 For all these reasons levelling and/or topping up and re-turfing (or reseeding) practice has generally been poor or somewhat ad-hoc leading to areas being uneven and bumpy, difficult to maintain, or maintainable only by strimmer.

Condition: Lawn Areas

- 4.13.1 Lawn burials areas have small memorials arranged in lines in lawns. A key advantage of 'lawn burial' areas over traditional kerbset burials is that a high standard of maintenance, can be achieved using for instance large ride-on mowers and mowing of margins with smaller rotary mowers. Bearers or rafts can also be maintainable with low inputs of herbicides and/or regular hoeing. However, in Southwark:
- i. There has traditionally been a lack policy (or a lack of enforcement) of 'no garden area' rules for lawn burial areas and the encroachment of small gardens /kerbsets areas onto the lawns has been allowed. At Camberwell New this has gone further and there has been a policy allowing 18" garden areas on lawn burial areas.
 - ii. Historically bearers or memorial rafts were not used at Camberwell New , even where lawn burial has been implemented. Newer areas after 2000 used bearers but these were marginally too narrow and poorly detailed. .
 - iii. The responsibilities for communicating policy and enforcement, levelling, setting out and use of bearers, and maintenance have fallen to different parties.
 - iv. These factors have in combination led to lawn areas being irregular, untidy, cluttered with unregulated memorials leading to areas being difficult to maintain, or maintainable only by strimmer.
- 4.13.2 Recent efforts to counter this have included clear information to the purchasers of graves (Appendix 4.1).

Condition: Mowing Regime

- 4.13.3 The grass cutting regime currently scheduled at the cemetery (whilst it may or may not currently benefit the Council) is overly simplistic. Mowing is being carried at a cost (rate)

tendered for 'amenity grass' but that does not truly reflect the higher maintenance inputs actually involved in the strimming of traditional kerbset or poorly laid out lawn areas.

- 4.13.4 Not having separate regimes and cost rates for strimming (and for different frequencies of strimming) may mean that many areas are either not being maintained, or not being maintained to a level that is appropriate.
- 4.13.5 Where there are kerbsets hidden in grass, particularly where in poor condition, compensation claims may arise from visitors tripping over unseen hazards. On the other hand where kerbset areas are mown close but the kerbsets are in poor condition the bases and broken parts are exposed and this looks unsightly.

Condition: Shrubs, Hedgerows Scrub Areas

- 4.13.6 There are potential limitations in respect of the current maintenance arrangements of shrubs, hedgerows and scrub areas.
- i. The limitation of standard maintenance (cutting) of hedgerow to a max height of 1.8m may have historically caused problems where hedging has outgrown this height and maintenance has become a special item. Some areas such as the boundary hedges may simply have been left of schedules.
 - ii. There may not be robust arrangements for gapping up ornamental hedgerows.
 - iii. The low (or no) herbicide approach is failing to address the problem of woody shrubs which are becoming established within kerbsets and damaging them.

Opportunities

- 4.13.7 The Southwark Open Space Strategy 2011 points to a change in the management of open space in Southwark. At paragraph 8.101 the strategy states :

'It is recommended that the Council considers changing the emphasis of frontline greenspace management from roving maintenance gangs and their replacement with teams responsible for a smaller area and potentially "static" frontline staff and gardeners who take on a more direct role as "rangers" incorporating gardening (park keeper), security and ranger responsibilities. The benefits of such an approach are:

- *Improvement in maintenance standards as a result of ownership and familiarity with a site.*
- *Increase in safety and security.*
- *A first point of contact for communication of problems or reporting of damage.'*

- 4.12.6 The review of management and contracting arrangements of late 2012 represents an opportunity to improve on current maintenance arrangements.

4.13 Implications of the Cemetery Strategy

- 4.13.8 The Cemetery Strategy (see Appendix 6.1) will bring about significant further change in the character of only certain parts of the cemetery. In effect burial use will be extended in the nursery area and close to One Tree Hill in the short and medium term partly on virgin ground partly through re-use of public graves. Also in the short term the nursery area would be made available for new burials. In the very long term (after 2045) the Strategy focusses re-use of public and private plots (subject to legal and other considerations). Proposals are summarised in section 6.0.

Summary of Risks Constraints and Opportunities

- 4.13.1 The immediate risks associated with the Cemetery Strategy are in not achieving the right balance between nature conservation and the introduction more 'formal' landscape treatments adjacent to One Tree Hill. On the other hand there are distinct opportunities here to retain the best trees, retain and properly manage a buffer for nature conservation purposes, and improve access to this part of the site, which would also have the benefit of enabling more people to enjoy views from this part of the cemetery.
- 4.13.2 The Cemetery Strategy also offers a very clear opportunity to resolve the messy arrangements around the old nursery area and to replace or upgrade unsightly fencing and surfacing and integrate the Cemetery and park more coherently. This would involve putting the nursery area into positive use for burial.
- 4.13.3 Arguably the most significant risks and opportunities relate to the buildings and railings and gates. Without resolution of a new use for the Lodges and Waiting Room there remains the very real risk that their condition will deteriorate making them even more susceptible to vandalism. Without investment to refurbish the railings they might further deteriorate so as to be significantly more expensive (or even impossible) to fully repair and refurbish.
- 4.13.4 Securing a long term sustainable use of the site for burial will help to ensure that these risks can be minimised.

5.1 Vision for the Cemetery

- 5.1.1 The management of Camberwell New Cemetery should aim to achieve an appropriate balance between use of the site for sustainable burial, recreation and amenity, alongside the protection and enhancement of the historic, cultural, arboricultural, and nature conservation values of the site .
- 5.1.2 The Masterplan and management policies detailed below seeks to take these issues fully into account.

5.2 Cemetery Strategy and Character Areas

- 5.2.1 The Cemetery Strategy has been informed by and developed around the Character Areas identified in Section 3.0.
- 5.2.2 The progressing of the Strategy with careful design and management, the correct approach to memorialisation, and the retention of the best historic and landscape features, in accordance with this CMP represents an opportunity to:
- secure a future for the buildings;
 - bring new use to the old nursery area, to give a reconfigured coherent and attractive landscape;
 - reverse deterioration of infrastructure;
 - record for posterity the general record of burials and memorial, making them available to a wider audience, potentially online;
 - improve physical access across the site;
 - improve the interpretation and accessibility of the heritage of the site;
 - protect and enhance important aspects of the site's bio-diversity and nature conservation;
 - widen the amenity and recreational appeal of the site.

5.3 Conservation Management Policies for Features and Character Areas

5.3.1 Detailed policies are set out below according to character area below. All work in terms of existing historic monuments would take place in accordance with a strict plots Memorial Panel process as outlined below (and at Appendix 5.2). Similarly in some areas new memorials would only be permitted in accordance with a strict Heritage Code (Appendix 5.3) in order to be in keeping the character of the cemetery.

5.3.2 Management Policy for the *Historic Kerbset Areas* shall be to:

1	stabilise all unstable monuments in accordance with Memorial Panel process	6	arrest all regeneration of woody plants/trees
2	undertake limited restoration of memorials in accordance with Memorial Panel process	7	improve facilities for interpretation
3	maintain to a high standard- close mown at margins , intermediate mown away from margins	8	enhance quality of landscape setting
4	improve physical accessibility and infrastructure	9	undertake reclamation of appropriate plots in long term (2045+)...
5	manage larger trees	10	assume preference for a) restoration and re-inscription of monuments and then b) use of monolith or kerbset (heritage code) monuments as appropriate to the immediate setting. (in long term (2045+)...)...

5.3.3 Management Policy for the *General Kerbset* areas shall be to:

11	stabilise (or record and clear) all unstable monuments in accordance with Memorial Panel process	18	plan for tree succession
12	arrest regeneration of woody plants		In long term (2045+)
13	improve facilities for interpretation	19	undertake re-use /reclamation of plots in accordance with Memorial Panel process
14	enhance quality of landscape setting hedges and boundary treatments	20	excepting for occasional significant groups of monuments assume preference for use of lawn or monolith (heritage code) monuments in open lawn arrangements.
15	maintain to a high standard- close mown at margins intermediate mown away from margins		
16	improve physical accessibility and infrastructure		
17	positively manage larger veteran/vintage/mature trees		

5.3.4 Management Policies for all *Woodland Glade* areas (and pending development of any specific areas as may be proposed for lawn burial) shall be:

21	manage grass areas as conservation grassland	26	manage larger veteran/vintage/mature trees where retained
22	arrest regeneration of woody plants/trees around perimeters	27	enhance nature conservation value - make specific habitat/nesting provisions- e.g log pile/hibernaculum/bat boxes/bird boxes
23	manage all invasive or undesirable weeds	28	underplant/plant marginal areas with mixed native shrubs to coordinate with future burial layout
24	prevent encroachment onto paths, reduce growth of woody scrub/bramble at margins		In medium term (2022+): Once specific areas are developed for burial these shall be managed as Lawn Burial; see below ...
25	remove and replace blighted/poor condition trees to co-ordinate with future burial		

5.3.5 Management Policy for the *Amenity Grassland Areas* (and pending any future use/re-use for burial in the long term) shall be as follows:

- 29 manage as wildflower /conservation grassland and seek opportunities to enhance floristic diversity
- 30 manage larger veteran/vintage/mature trees where retained

In long term (2045+):

Once specific areas are developed for burial these shall be managed as Lawn Burial; see below ...

5.3.6 Management policy for the existing and future *Lawn Burial*:

- 31 Manage as back to back arrangement with neat gravel/concrete rafts
- 32 where 18" garden policy persist, seek to 'manage out' over time and remove gardens where not being maintained
- 33 elsewhere enforce a policy of removal of ephemera, unauthorised planting and gardens
- 34 where possible enhance quality of landscape setting including hedges and boundary treatments
- 35 maintain to a high standard- amenity grass mown throughout
- 36 improve physical accessibility and infrastructure
- 37 memorials to be lawn type to meet regulations
- 38 memorials to meet the heritage code where within re-use areas
- 39 manage larger veteran/vintage/mature trees where retained
- 40 remove inappropriate (e.g. coniferous hedge/trees) subject to TPO consent

5.3.7 Management policy for the *Disturbed* (old nursery) area

- 41 Develop burial areas in accord with Cemetery Strategy, manage as lawn burial.
- 42 Manage shrub margins to give dense well-structured buffer at boundaries, replant and supplement as required.
- 43 Enhance all infrastructural elements- paths and surfacing, boundary treatments, furniture and fixings, and integrate with upgraded car park and upgraded access into Honor Oak Park.

5.3.8 Management policy for the two *Yard Areas* will in part depend on proposals for the Waiting Room and on taking forward short term proposals for the old nursery site. :

- 44 Old Nursery Yard: Integrate yard/storage into landscape proposals for upgraded car park and upgraded access into Honor Oak Park and adjacent burial areas . Present attractive frontages/boundaries. Concentrate all significant storage activities in Old Nursery Yard.
- 45 Waiting Room Yard: Integrate yard/storage into landscape proposals. Improve boundary with burial areas. Minimise level of machine activities in Waiting Room Yard.

5.3.9 Management of *Garden Verge* areas.

- 46 Develop a robust and enhanced structure of fine lawn/parterre/rose or herbaceous shrubs/formal hedges. Avoid any use for burial or interment of full or cremated remains. Permit scattering/ strewing into soil behind parterre hedges.

5.3.10 The *Special Burial* areas including areas around the Commonwealth War Graves must be managed to a high standard.

- 47 Maintain peripheral areas to the CWG to a high standard.
- 48 Simplify the structure and content of the civilian war dead memorials area and revert to fine cut lawn with feature planting and simple hedgerow and manage (as a *Garden Verge Area*) to a high standard.
- 49 reduce height of hedging around child burial areas, enforce a policy of removal of ephemera, unauthorised planting and gardens to enable more efficient mowing.

5.4 Policy on Use of Bearers/Memorial Rafts

Bearers/Memorial Rafts

5.4.1 Most new burial areas will be 'lawn burial' arranged head to head (back to back) for ease of maintenance. Head to toe (one way facing) arrangement may be used where space is a constraint. The preferred arrangement is to use a dedicated memorial bearer or over undisturbed ground at one end of the grave (900mm wide for back to back memorials , 550mm wide for one way facing). The plot should be managed under lawn regulations with no garden areas encroaching (See appendix 4.1). Memorials will generally be lawn memorials 3' high x 2' wide x 3" thickness with headstones secured to a base, 2'6 x 12" x

3", and fitted to the bearer where supplied or fitted into a shoe below a gravel bed in accordance with NAMM guidance. Maintenance regimes will need to be implemented for gravel bearers (monthly hoeing and/or spraying in growing season). Similarly a regime should be developed for concrete bearers (strimming and brushing to keep free of colonising plants or debris).

5.4.2 In Camberwell New the policy will be for the use of:

- gravel bearers which are appropriate in keeping with the informal /heritage feel of the area and more able to accommodate the sloping ground and potentially combine with a drainage function for use in all lawn burial areas within all parts of the cemetery other than the 2000 /2011 and proposed 2013 extension areas..
- concrete bearers to match existing for the 2000 /2011 and proposed 2013 extension areas, sited on level ground.

5.5 Heritage Memorial Code, Memorial Panel

Heritage Code

5.5.1 In the future in the older parts of the cemetery (i.e. other than the 2000 /2011 and proposed 2013 extension areas) it will be necessary to ensure that all new memorials are of a suitable character to complement the adjacent older historic memorials and the general character of the cemetery. This may involve the stipulation that memorials comply with a Heritage Memorial Code. This Code is under development and an example is included at Appendix 5.2. Heritage Memorials will be more constrained in terms of sizes permissible. A more limited variety of natural stone materials will be permitted and the use of black granite, currently in vogue would not be permitted.

5.5.2 In practice and subject to further agreement there may be three types of Heritage Memorial permissible:

- i. Heritage 'Lawn Memorial' types with composite (modern) arrangement of Headplate and Plinth. These would be for general use in new lawn burial areas where previously sited over public burials (monoliths may also be permitted on lawn burials areas-see below).
- ii. Heritage Memorials of the 'Monolith types with simple arrangement of a single monolithic headplate. These would be mandatory for all reclaimed and re-used private graves areas). Also suitable for modern lawn burial areas over old public burials). Monoliths would also be mandatory on all graves/plots where due to plot-

size constraints the memorial has to be placed over the excavated grave (monoliths being more resistant to subsidence than lawn memorials) (Monoliths cannot be used on concrete bearers).

- iii. Heritage Memorials- Traditional Kerbset : These would be for exceptional use only for reclaimed and re-used private graves areas where, in order to preserve or maintain the character of a row of traditional kerbsets (which is otherwise intact), a traditional 2'6"x6'6" kerbset in heritage materials is suitable.

Memorial Panel

- 5.5.3 As part of re-use and reclamation there is a need to assessment of plots/graves and memorials. Memorials will need to be assessed in detail with regard to their value and suitability for a) restoration b) restoration/reversal and re-inscription c) restoration for re use without original inscription d) recording and removal. This assessment will involve a Memorial Panel Process (see Appendix 5.2 and section 5.9 below).

5.6 Consultation, Communication

- 5.6.1 It is likely that a series of public meetings will need to be held to consult upon and communicate the various developments proposed in the Cemetery. In certain circumstances it is likely to be useful to combine Friends Liaison Group Meetings with a wider public meeting. It is likely to be useful also to involve the Friends group in the dissemination of information on public meetings and consultations.

5.7 Accessibility of the Heritage Asset

- 5.7.1 A key part of increasing accessibility to the cemetery is not only physical accessibility but accessibility of its historical, genealogical, and cultural heritage. Much of this is currently being lost through memorials becoming lost, hidden, damaged, unstable or simply decaying. The Cemetery Strategy as guided by this CMP provides an opportunity to record the detail of memorials, their architectural/sculptural form, and the detail of inscriptions. If and when any memorials are cleared as part of re-use or reclamation the recording of this detail in a register is a legal requirement (see detailed guidance within Technical Guidance on the Re-Use and Reclamation of Graves in London Local Authority Cemeteries', by London Environment Director's Network (2013)) Opportunities should be sought to make this register/information readily available to the public either through the offices of the service, or preferably on-line.

5.7.2 The 'Interpretation' of the nature conservation, heritage and cultural values of the site should not be limited to on-site signage. Signs can be damaged, can quickly appear dated, and rarely convey the full interest. They can become out of date as a site changes and as research reveals more interest. Moreover where the site is inherently difficult to physically access a fixed sign approach reaches only a limited market. A better approach is that of linking low key signs on site to a series of leaflets, guided walks and website pages. A modern approach is to use smart phone applications. A Friends group may assist in this albeit the Council should retain some ownership by for instance sponsoring elements of the interpretation package and/or through receiving assistance from the council communications team.

5.8 Management and Maintenance

5.8.1 A number of issues have been identified in section 4.0 relating to

- Levelling and Re-turfing of Graves (generally)
- Lawn Areas
- Mowing Regime
- Woody Scrub
- Shrubs, Hedgerows Scrub Areas

Levelling and Re-Turfing of Graves (generally)

5.8.2 In order to resolve management maintenance difficulties it should be policy to achieve a high quality of lawn restoration as soon as possible after interment. Detailed prescriptions should include:

- i. minimise the amount of soil surcharged during the dressing of graves so as to be a small manageable mound;
- ii. set a 3 week date after which the grave will be cleared, the mound consolidated with supplementary soil recycled from site works, dressed with loamy topsoil from site store and turfed;
- iii. advise all purchasers of graves, at the point of sale , that this action will take place;
- iv. erect site notices to the same effect;
- v. conduct scheduled inspections on a quarterly basis of all burial areas and schedule levelling, topping up and turfing works.

5.8.3 The Cemetery and Crematorium Operations Manager assisted by the Monitoring Officers should be best placed to take responsibility for inspecting this levelling and topping up.

Bulk handling of excavated material, and compaction and replacement should be carried out by the grave-digging team. Levelling or topping-up with top soil and turfing should follow on, carried out by the team responsible for maintenance.

Lawn Areas

- 5.8.4 Management should work toward achieving maintenance of lawn areas using only ride-on or large rotary mowers, not strimming. Strict enforcement of 'no garden' policy should be the responsibility of the Cemeteries and Crematorium Operations Manager assisted by the Monitoring Officers and :
- i. all purchasers of graves should be clearly advised as to which regulations apply (e.g. lawn regulations) using standardised notices (e.g. Appendix 4.1)
 - ii. edges to bearers should be clearly marked out e.g. using driven copper nail markers /spray paint in advance of grave digging to maintain correct spacing (generally 1.22m (4') plot widths for gravel bearers)
 - iii. where memorial mason are to set memorials in gravel it is their responsibility to replace the weed suppressing membrane below the gravel, and replace and top up disturbed gravel. This should be made clear to them and made part of the conditions for erecting the memorials.
 - iv. practice needs to be established for removing weeds from gravel bearers by a combination of hoeing gravel on a monthly basis supplemented with occasional topping up of gravel. Occasional it will be necessary to spray out more pernicious weeds. This should theoretically give rise to lower maintenance inputs relative to strimming.

Mowing Regimes

- 5.8.5 It is suggested that it should be policy to follow more clearly differentiated mowing regimes These might for instance include:
- A. *Ornamental Grass* (Ornamental Garden and Verge areas)
 - B. *Amenity Grass –Lawn* (all new Lawn Burial Areas, general verges, open/unobstructed burial areas where near full clearance has taken place and where mowing may take place with rotary mowers)
 - C. *Amenity Grass –Obstructed* (Grass Areas partially obstructed with Traditional Kerbset where mowing may only take place with by rotary mowers but with strimming around obstacles- applies generally to Secondary Historic areas)

- D. *Close Mown -Strimmed* (areas around all kerbsets within 3m (one grave) back from path edges. Also applicable to entirety of 'Historic Monuments' or 'Historic Kerbset' areas. Assumes monuments are in sound condition with bases, foundations hidden by an even ground level)
- E. *Intermediate Mown -Strimmed* (areas around all kerbsets greater than 3m (one grave) back from path edges. Set cutting intervals to maintain grass height below outer edge of most kerbs (100-150mm) Assumes monuments are in sound condition)
- F. *Summer Meadow* with a twice (2x) annual cut, rake and removal (areas with specific summer meadow floristic diversity set away from paths and clear of unseen obstructions)
- G. *Spring Meadow* with a twice (2x) annual cut, rake and removal (areas with specific spring meadow floristic diversity set away from paths and clear of unseen obstructions)
- H. *Conservation Grass* areas 6x annually to 150mm nominal height (other areas set away from paths and clear of unseen obstructions)

Woody Scrub

- 5.8.6 It is suggested that a policy of preventing woody shrub growth in kerbsets or memorials should be pursued. Specific maintenance items should be included for this work.

Shrubs, Hedgerows Scrub Areas

- 5.8.7 Maintenance regimes for Shrubs, Hedgerows Scrub Areas should be refined to include:
- A. Regular scheduled clearance/barrier clearance/cutting back for all native shrub areas (Outside of bird nesting season)
 - B. Removal of regenerating trees from all native shrub areas.
 - C. Programme for formative cutting and gapping up of ornamental hedgerows.
 - D. Programme for maintaining boundary hedgerow so as to be less than 1.8m year round

5.9 Roles and Responsibilities in Maintaining Conservation Standards

- 5.9.1 Currently roles and responsibilities within the Section are as outlined in Appendix 5.1. Ultimately the Cemeteries and Crematorium Manager will remain responsible for managing the site, for protecting, conserving and enhancing its various assets. It is understood that a Service Development Manager will specifically be available to work on

new project areas delivering the Cemetery Strategy. That officer will need to maintain a good working knowledge of this CMP.

Cemetery Working Group

5.9.2 There are complex issues involved in rolling out the Cemetery Strategy, and there is a need to balance potential tensions between the management objectives for nature conservation, arboricultural, and objectives for amenity, or burial. Given these complexities it is likely to be worthwhile to schedule regular Cemetery Working Group meetings for those involved in cemeteries including the:

- Cemeteries and Crematorium Manager
- Service Development Manager- Cemetery Strategy
- Ecologist
- Tree Officer
- Monitoring Officer(s)
- Cemeteries and Crematorium Operations Manager
- Contracts and Service Manager

Friends of Camberwell New Cemetery'

5.9.3 It will also be useful to continue the work already carried out in developing a properly constituted 'Friends of Camberwell New Cemetery'. The Friends group should ideally have representatives with interests in all facets of the cemetery including, burial, amenity/recreation, nature conservation, and heritage. A regular (quarterly or twice-annual) schedule of Friends Liaison Group meetings, co-ordinated to convene around the time of the Cemetery Working Group would then provide a useful forum. The group might be encouraged to:

- input and comment on Cemetery Strategy and management projects;
- highlight any other management concerns/issues;
- report vandalism, damage, littering or antisocial behaviour;
- carry out monitoring work e.g. nature conservation, users/visitors;
- conduct research – e.g. cultural/historical/monument inscriptions;
- fund-raise and develop projects such as interpretation or heritage/nature walks;
- disseminate information on public meetings and consultations.

Memorial Panel

5.9.4 This assessment of memorials will involve a Memorial Panel Process (see Appendix 5.2).

The Panel itself would ideally be constituted to include:

- Cemeteries and Crematorium Manager* (and /or) Cemeteries and Crematorium Operations Manager
- Friends Group Representative
- Diocesan Representative
- Local specialist Stone Mason
- Soutwark Council Conservation Officer
- External Consultant*- e.g. ICCM

5.9.5 In practice once a robust framework for assessment has been formulated the external consultant* need no longer be involved. Similarly once the framework has been established and the process is running the Cemeteries and Crematorium Manager need no longer attend, with the proviso that the Operations Manager deputises and to ensure the process is fully recorded.

Cemetery Liaison Group

5.9.6 As part of the wider management of the cemeteries it is envisaged a Cemetery Liaison Group might be established including:

- Friends Group representatives
- Funeral Directors
- Diocesan Representative/Local Ministers
- Memorial Masons

6.1 Introduction

- 6.1.1 This Cemetery Strategy for Southwark Council seeks to address the chronic shortage of burial space in the borough. The Strategy (see Appendix 6.1) focusses on practical options for burial within the current cemetery areas within Southwark but also takes account of potential options for burial outside of those areas. This Masterplan is integrated with the Cemetery Strategy proposals.
- 6.1.2 The Cemetery Strategy proposes range of options addressing short, medium and long term provision of burial space, and is focussed on the Camberwell New Cemetery and Camberwell New Cemetery. Some 'immediate' options have been considered and have been developed in 2011/2012 (Area A)
- 6.1.3 Short Term options are proposed prior to 2022 and medium term options thereafter to 2040. There is significant lead in time in developing processes for reclamation and re-use of private graves, not least a requirement for primary legislation, hence the 2022 start date for the medium term options. Southwark Council Cabinet approved the Cemetery Strategy in 2012 subject to some considerations relating primarily to re-sequencing in Camberwell Old. In addition, and in order to seek to have burial areas prepared well in advance (rather than hastily prepared immediately prior to use) it is proposed to bring forward some of the areas for use (Area D1).

6.2 Short Term- (prior to 2022)

- 6.2.1 Table 6.1 sets out Short Term Options included in the Cemetery Strategy. Management policies are given in relation to each area (with reference section 5.0). Table 6.2 sets out other physical works to be implemented in the short term associated with the Masterplan. The 'short term' options proposed include:
- use of recently decontaminated land at the old nursery site by means of preparing (perforating/breaking out) existing hardstandings importing suitable soil over and establishing burial areas within a new landscaped setting (Area B)
 - and opening up of a wooded area of virgin ground in the south west of Camberwell New near One Tree Hill (Area D1)

Table 6.1 Short Term Options (prior to 2022)

Site	Target Start Date .	£	Planning and Faculty Requirements	Works/Infrastructure	Management Policies
D1 Lawn Burial Wooded Hilltop Camberwell New C'Old	2013- 2020		Faculty & Planning	New paths Tree Loss , Replacement Planting New path to cross over private graves (rights extinguished) Upgrade/modifications to existing c'ways to allow cortege access Gravel memorial rafts	Woodland Glade 21 to 27 As and where parts laid out to Lawn Burial manage 31 to 39 Memorials to Heritage Code
B Lawn Burial within new burial area established over Nursery Site C'New	2017		Planning	Re-configure access and yard and car park areas. Import raised platform of earth for burials over existing difficult ground walls and bases New steps paths boundary fencing Planted boundary Concrete memorial rafts	Prior to layout 49,50,51,52,53 After Layout 55, 56, 57, 58, 59 Memorials to Heritage Code (Lawn/monolith)

Table 6.2 Other Infrastructure and Management in Short Term (prior to 2022)

Site	Target Start Date .	£	Planning and Faculty Requirements	Works	Management Policies
Repairs main Carriageways	2013		No	Localised/targeted repairs to all areas failing	Inspections, repeat work to prevent deterioration
Refurbishment main Carriageway serving south-west part of site	2018 (or with D1)		No	Comprehensive repairs. Full new wearing course and modifications associated with and in advance of burial on D1	Inspections
Garden Verge Areas Civilian War Dead	From 2013		No	Enhance planting, lawn parterre hedging, structural hedges	46
Benches	From 2013		No	Limited number of location options (either side of the entrance, and or off the Greenchain walk). Fix high quality traditional benches	All new benches may be sponsored by the bereaved but must subject to strict lease period not in excess of 10 years. Limit numbers
Interpretation	From 2013		No	Site panels supported with leaflets/web material	4,14, and section 5.7
Water Supply	From 2013		No	Investigate and schedule repairs. Upgrade fitting types.	Inspections

6.3 Medium Term-(after 2022)

6.2.2 Table 6.3 sets out Medium Term Options included in the Cemetery Strategy. Management policies are given in relation to each area (with reference section 5.0). Table 6.4 sets out other physical works to be implemented in the short term associated with the Masterplan. Medium term works at Camberwell New relate to re-use of old public burial areas on consecrated ground near One Tree Hill (Area D2) and development of Mausolea on the site of the old nursery.

Table 6.3 Medium Term Options (after 2022)

Site	Target Start Date .	£	Planning and Faculty Requirements	Works	Management Policies
Woodland Glade D2 New Lawn Burial Through Re Use under Faculty	2035		Faculty P	Upgrade/modifications to existing c'ways to allow cortege access Gravel memorial rafts	Pending conversion manage as woodland glade to polices 21 to 27
Mausoleum Sites Old nursery (B)	2022		Planning	Sensitively designed Mausolea.	Seek to legal advice on long term sustainability/ reuse of the niches

Table 6.4 Other Infrastructure and Management in Medium Term (after 2022)

Site	Target Start Date .	£	Planning and Faculty Requirements	Works	Management Policies
Historic Kerbsets General Kerbsset Areas ,	Continue after 2022			Stabilise and restore key monuments	Prepare for reclamation and or re-use
Garden Verge Areas	Continue after 2022			Enhance planting, lawn parterre hedging, structural hedges	46

6.4 Long Term- (after 2045)

6.4.1 In the long term (after 2045) and subject to legal factors it is envisaged that reclamation and re- use of older graves will take place across extensive areas of the general kerbsset areas subject to a strict Memorial Panel Process with associated restoration of monuments and subject to the detailed policies (section 5.3) numbered 11 to 20.

6.5 Action Plan

6.5.1 Immediate actions necessary to implement robust management are set out in Table 6.5.

These are over and above measures set out in the Cemetery Strategy and those set out in Tables 6.1, 6.2, 6.3, and 6.4 above.

Table 6.5 Other Management Measures for the Short Term (from 2013)

Topic	CMP Ref	Areas Applicable	Detail
Lodges Chapels and Toilets and Yard	From s 4.6		Undertake detailed investigations/surveys /feasibility into potentially uses for Lodges /Waiting Room/Chapels Integrate with study into location for Masons yard/toilets on Camberwell Old
Memorial Stability	S4.3	All Areas	Review existing stability assessments/surveys Identify key areas of concern under Risk Assessment process Follow ICCM guidance . Initiate programme for action for key monuments
Cultural Assets	S4.4	All Areas	Review research, locate, photograph, record all culturally significant graves and monuments. Potentially involve Friends/Civic /Local History societies
Garden and Verge Area - Enhancements	S4.5	Garden and Verge Area	Review and detail enhancements to garden/verge areas
Detailed Review of Toilet/Yards Options	S4.6	All Areas	Conduct more detailed Review of Toilet/Yard Options Consider future options for Stonemasons Yards
Management Work Schedules- Nature Conservation	S4.7	All Areas	Develop detailed management work schedules – Nature Conservation
Tree Survey and Risk Assessment, Work Schedules	S4.8	All Areas	Conduct more detailed Tree Survey (VTA) and Risk Assessment, develop Work Schedules
Cemetery Liaison Group	S5.9	All Areas	Constituting Liaison Group
Friends Group	S5.9	All Areas	Assist in constituting Fiend Group
Memorial Panel	S5.9	All areas	Establish Memorial Panel Establish Assessment Process and Framework Establish Admin sytem
Heritage Memorial Code	S5.5	As table 6.1, 6.3	Develop and adopt Heritage Memorial Code to be applied to (new) Lawn Memorials / Monolith Memorials/ Kerbsset Memorials
Levelling and Turfing	s5.8	All areas receiving new Burials	Develop Formal system for Levelling and Turfing
Review Mowing regimes	s5.8	All areas except Yard, disturbed Areas	Review current mowing regimes Map out new regimes Include as part of Maintenance Review
Scrub, Shrub, Hedgerow Management	s5.8	All Areas	Review current mowing regimes Map out new regimes Include as part of Maintenance Review
Bearers	s5.8	All Lawn Burial Areas	Develop and adopt regime for maintenance

Illustration: One way facing lawn burial with gravel bearers well maintained in a cemetery in Kettering



Figure 6.1 Masterplan



Illustration: tbc

Illustration tbc

7.1 Monitoring and Review

- 7.1.1 Over time developments within the cemetery and works on the ground will render some of the recommendations within this CMP out of date and in need of revision.
- 7.1.2 This CMP should therefore be considered a 'working document'. Sections should be expanded, added, and revised periodically.
- 7.1.3 The CMP should be reviewed on an annual basis and/or upon the implementation of each key burial area developed out under the Cemetery Strategy
- 7.1.4 This monitoring, review and revision should be carried out under the direction/ownership of the Cemeteries and Crematorium Manager and subject to review by the Parks and Open Spaces Manager. Changes should be 'tracked' at each revision.

7.2 Adoption

- 7.2.1 Adoption of a CMP as 'formal policy' by the Council can assist in giving it validity. In order for this happen it would first have needed to be subject to consultation and scrutiny. However, given the CMP is essentially a working document and constantly under review formal adoption in this way can present difficulties. As an alternative the formal approval of the CMP at annual or special meetings of Friends and Liaison Groups may assist in giving weight to the document, and in so doing assure the Council that its management approach and actions are in order and democratic.

7.3 Review

- 7.2.2 The CMP should be more thoroughly reviewed every 3-5 years with key stages at 2017 and 2020 (this to co-ordinate with the review period for the Cemetery Strategy).