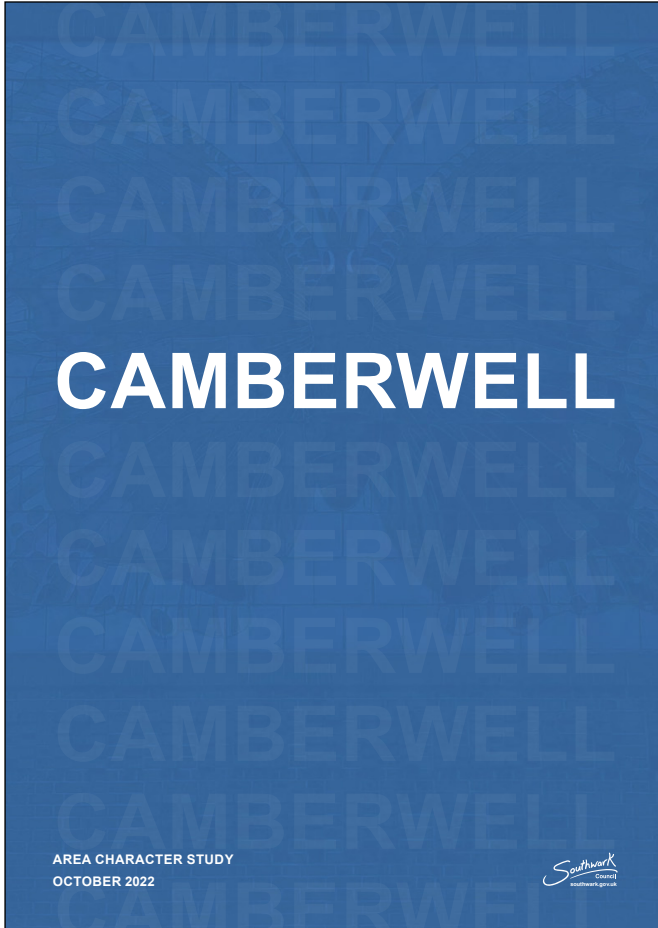
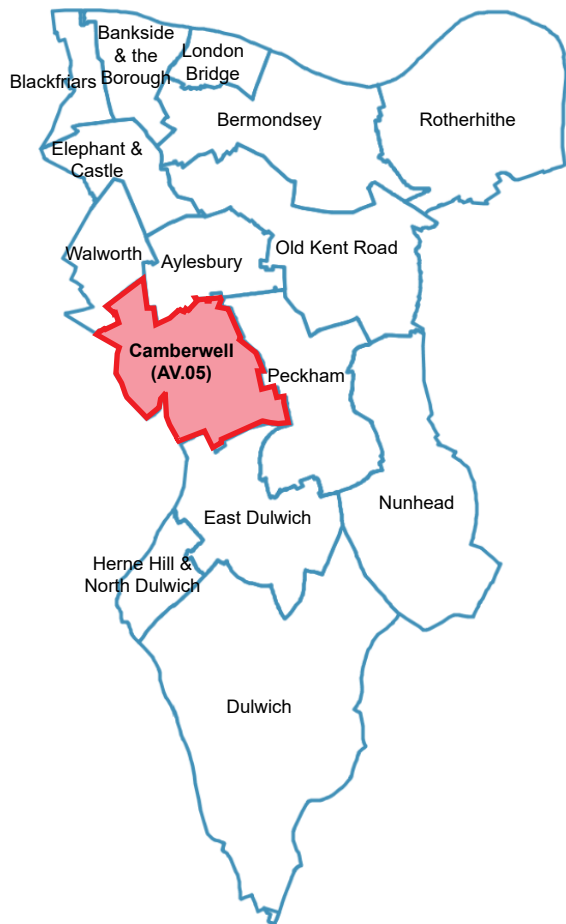


# Our Previous Approach to Area Character Studies

**Peckham Area Character Study  
Initial Community Discussion - 16 May 2023**



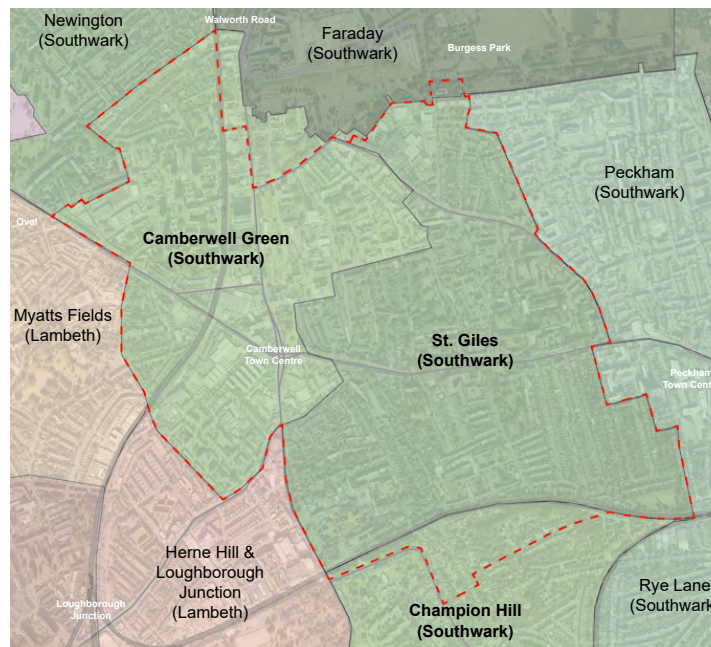
**Example:**  
**Camberwell Area  
Character Study**

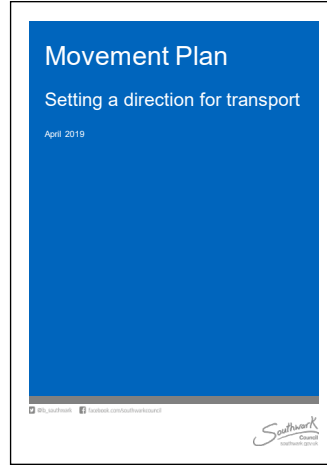
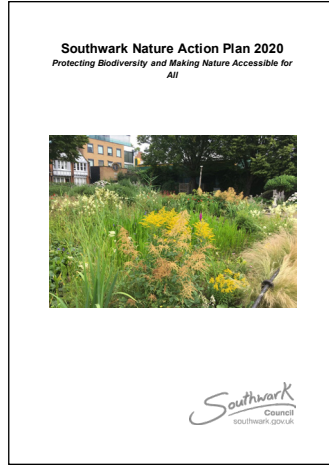
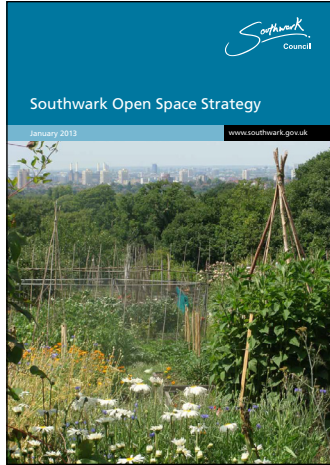


## Area Covered by the Study

Relevant considerations:

- Other planning documents, such as the Local Plan.
- Electoral ward boundaries.



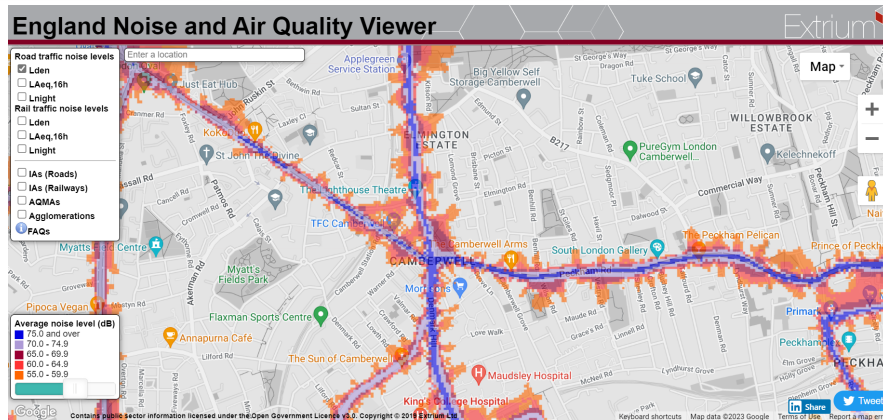


# Existing Information

We review existing information on the area:

## PHYSICAL

- Planning Context
- Topography & Views
- Geology
- History & Heritage
- Building types, Density & Height
- Open Space, Greenery & Ecology
- Access & Movement
- Air & Noise Pollution
- Flooding





## Physical



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## Physical

### OPEN SPACE, GREENERY & ECOLOGY

#### KEY

- Southwark Boundary
- Camberwell Area Vision Boundary

#### Open Space

- Public Park or Garden
- Playing Field
- Religious/Burial Grounds
- Natural/Semi-Natural Space
- Other Open Space
- Play Space
- Sports Area

- Open edge to space
- Closed edge to space

- Site of importance for nature conservation
- Outside 280m park catchment area

#### Green Infrastructure

- Green Corridors
- Tree Lined Streets

Information Source: Southwark Open Space Strategy, 2013

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

Below: Brunswick Park



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# Existing Information

We review existing information on the area:


## PHYSICAL

- Planning Context
- Topography & Views
- Geology
- History & Heritage
- Building types, Density & Height
- Open Space, Greenery & Ecology
- Access & Movement
- Air & Noise Pollution
- Flooding

Ministry of Housing, Communities & Local Government








## The English Indices of Deprivation 2019 (IoD2019)

The Indices relatively rank each small area in England from most deprived to least deprived

1<sup>st</sup> most deprived area  32,844<sup>th</sup> least deprived area

There are 32,844 small areas (Lower-layer Super Output Areas) in England, with an average population of 1,500

There are 7 domains of deprivation, which combine to create the Index of Multiple Deprivation (IMD2019):

<b>Income</b> (22.5%)  Measures the proportion of the population experiencing deprivation relating to low income. <b>Supplementary indices:</b> Income Deprivation Affecting Children Index (IDACI) measures the proportion of all children aged 0 to 15 living in income deprived families.	<b>Employment</b> (22.5%)  Measures the proportion of the working age population in an area involuntarily excluded from the labour market.	<b>Education</b> (13.5%)  Measures the lack of attainment and skills in the local population.	<b>Health</b> (13.5%)  Measures the risk of premature death and the impairment of quality of life through poor physical or mental health.
<b>Crime</b> (9.3%)  Measures the risk of personal and material victimisation at local level.	<b>Barriers to Housing &amp; Services</b> (9.3%)  Measures the physical and financial accessibility of housing and local services.	<b>Living Environment</b> (9.3%)  Measures the quality of both the 'indoor' and 'outdoor' local environment.	

**How can the IoD2019 be used?**

- comparing small areas across England
- identifying the most deprived small areas
- exploring the domains (or types) of deprivation
- comparing larger administrative areas e.g. local authorities
- looking at changes in relative deprivation between iterations (i.e. changes in ranks)
- quantifying how deprived a small area is
- identifying deprived people
- saying how affluent a place is
- comparing with small areas in other UK countries
- measuring absolute change in deprivation over time

More guidance available

## Southwark Ward Profiles


INTRODUCTION

These ward profiles have been developed as part of Southwark's Joint Strategic Needs Assessment (JSNA), and complement the five multi-ward area profiles for the borough. The profiles are an interactive tool allowing the user to explore ward level data regarding health and wellbeing in Southwark.


Select ward:  
Camberwell Green

People Starting Well Living Well Ageing Well Place Summary Table

Further information on health and wellbeing in Southwark is available at: [www.southwark.gov.uk/jsna](http://www.southwark.gov.uk/jsna)




## Southwark 'healthy basket' study



Investigating access to healthy, affordable and appropriate food in Southwark

Author: Sophie Reed  
Date: May 2020



# Existing Information

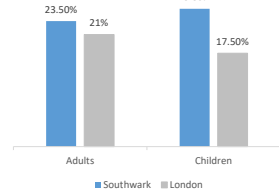
We review existing information on the area:

## SOCIAL & ECONOMIC

- Demographics
- Social Equity
- Health & Wellbeing
- Social Development

## HEALTH & WELLBEING

### FOOD INSECURITY



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

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

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

<sup>3</sup> Greater London Authority 2019, Survey of Londoners  
<sup>4</sup> Reid, S. (2020) 'Southwark 'healthy basket' study'

### THE 'HEALTHY BASKET'



Reid, S. (2020) 'Southwark 'healthy basket' study'

## HEALTH & WELLBEING

### FOOD ACCESS MAP

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

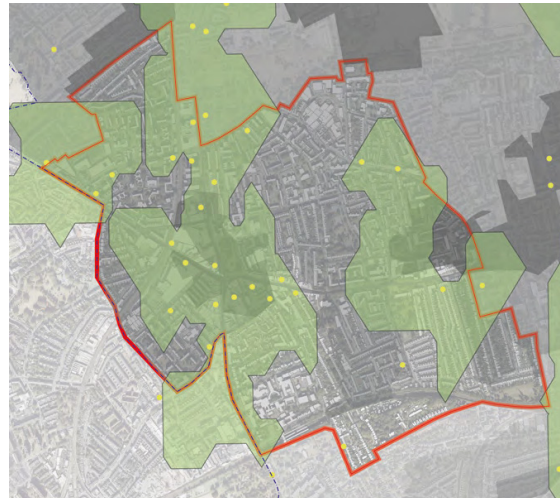
Central Camberwell had a good level of food access, but there is a corridor of poor food access that runs across the east of the Camberwell Area. There are further pockets in the north-west, south-west and south-east.

### KEY

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

### Indices of Multiple Deprivation

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



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

# Existing Information

We review existing information on the area:

## SOCIAL & ECONOMIC

- Demographics
- Social Equity
- Health & Wellbeing
- Social Development



### Southwark stories

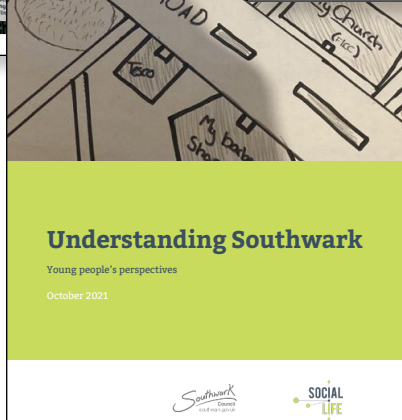


### Camberwell Social Regeneration Charter

Stakeholder Meeting

12 February 2020

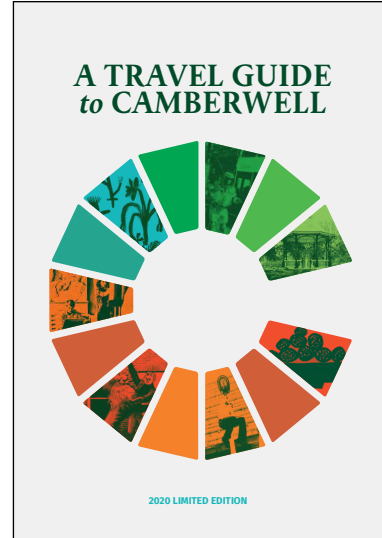
Facebook: southwarkregeneration



### Understanding Southwark

Young people's perspectives

October 2021



### A TRAVEL GUIDE to CAMBERWELL



2020 LIMITED EDITION



### Understanding Southwark's Food Experience

Gehr

Southwark 2019

Food Systems & Public Life  
Insight report

## Existing Information

We review existing information on the area:

### EXPERIENCE

- Local Identity
- Safety & Sociability
- Young People's Experience
- Covid-19 Impact
- Community Priorities & Goals



## LOCAL IDENTITY

### PHYSICAL IDENTITY

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

#### GREEN SPACES

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

#### TOWN CENTRE

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

#### ARCHITECTURE

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

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



Above: Camberwell Map, produced by the Camberwell Identity Group

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## Existing Information

We review existing information on the area:

### EXPERIENCE

- Local Identity
- Safety & Sociability
- Young People's Experience
- Covid-19 Impact
- Community Priorities & Goals

# Character Areas

We identified 25 distinct neighbourhood areas with a consistent character.

## CHARACTER AREAS

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

### TOWN-CENTRE / HIGH STREET



1: Camberwell Town Centre



2: Camberwell Road



3: Station Road



4: Camberwell New Road

### SPECIALIST-USE



5: Peckham Road



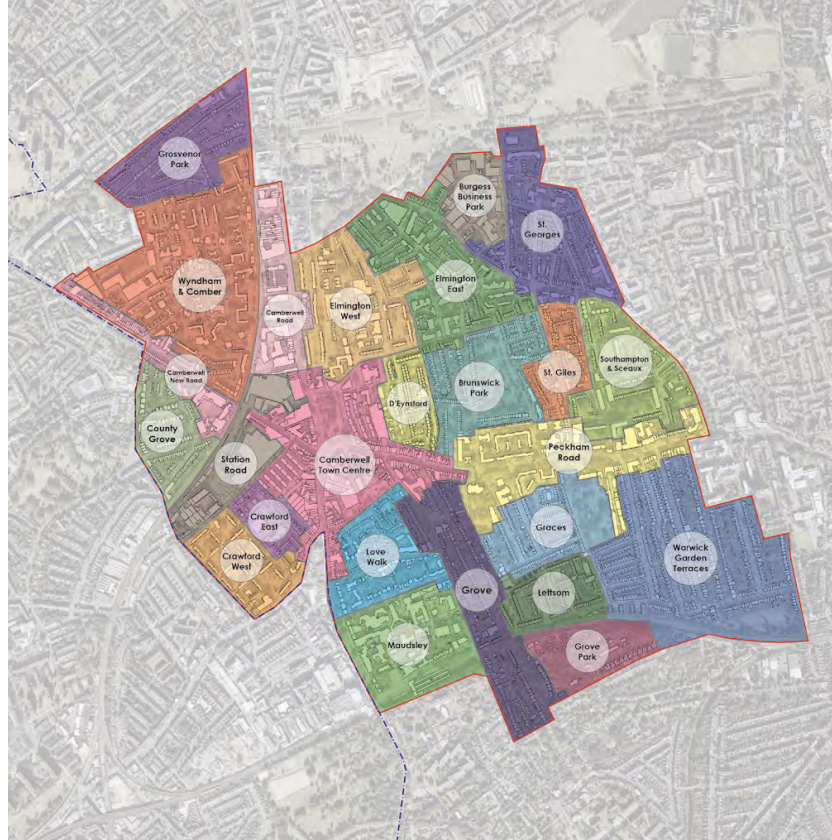
6: Maudsley



7: Burgess Business Park

### RESIDENTIAL

- |                          |                             |
|--------------------------|-----------------------------|
| 8: Grosvenor Park        | 9: Wyndham & Comber         |
| 10: Elmington West       | 11: Elmington East          |
| 12: St. Georges          | 13: D'Eynsford              |
| 14: Brunswick Park       | 15: St. Giles & Havil       |
| 16: Southampton & Sceaux | 17: County Grove            |
| 18: Crawford West        | 19: Crawford East           |
| 20: Love Walk            | 21: Grove                   |
| 22: Graces               | 23: Lettsom                 |
| 24: Grove Park           | 25: Warwick Garden Terraces |





**Camberwell Area Character Study  
Consultation  
11th October 2022 - 18th January 2023**



## Consultation: Events

- Pop-up events.
- Attending local community group and TRA meetings.
- Surveying.
- Interactive maps.







## Consultation: Events

- Pop-up events.
- Attending local community group and TRA meetings.
- Surveying.
- Interactive maps.



## Consultation: Website

- Allow people to respond online.
- Matched the in-person consultation (surveys and interactive maps).
- Allowed everyone to see the anonymised responses.

**Tell us your thoughts on Camberwell**

We want the views of the people who live, work in and visit Camberwell on:

- The buildings, spaces and places
- What works well in the design of the areas and what doesn't.

The survey will help us make decisions about the area about what we should protect, and what we should try to change.

Click on the map below to choose an area and complete a short survey.

Or scroll down to tell us about any buildings, spaces and places that you especially like or dislike.

Closing date: Wednesday 18 January 2023.

[Keep me updated](#)


Your email will be used to contact you about project updates. You can unsubscribe at any point. Please read our [privacy policy](#).

[Project Overview](#) [About the project](#) [Have your say](#) [Timeline](#) [Latest news](#) [The team](#)

**Share your views by selecting an area on the map below and clicking on the arrow.**

We have identified 25 different areas in Camberwell that have a consistent character and we want to hear your thoughts.


**SELECT AN AREA BELOW TO SHARE YOUR THOUGHTS**



[Home](#) **Elmington West** 4 responses

1/2


**Elmington West**



The west half of the Elmington Estate and wider area has a varied mix of buildings. The most prominent are long, low flat blocks that are typically 4 - 5 storeys high and between 50 - 90m long. Beyond that the design of the blocks varies. The earliest blocks have shallow pitched roofs and red brick façades. The later blocks are designed with flat-roofs and pre-fabricated cladding panels.

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

**For the full character area description please open the document below:**

 **CA10 - Elmington West.pdf** pdf ↓ 👁

**How do you know this area?**  
Select one or more options

Live Here  Work Here  Study Here  Shop Here  Socialise Here

## Consultation: Website

- Allow people to respond online.
- Matched the in-person consultation (surveys and interactive maps).
- Allowed everyone to see the anonymised responses.



[Home](#) Map - Buildings, Spaces and Places 114 responses

**Buildings, Spaces and Places**  
Comments 44  
Agreements 70

Are there any buildings, spaces or places that you especially like or dislike in Camberwell? If so, click on the "Have your say button" on the top right and drop a pin on the map to identify them. This could be a place that you really love, like a local landmark or a favourite bench or green space. Or somewhere you don't like, such a space that is unsightly or feels unsafe. You can see what others have shared by clicking on the existing pins and click on the thumbs up if you agree with the comment.

[Learn more about Camberwell Area Study](#)

## Consultation: Website

- Allow people to respond online.
- Matched the in-person consultation (surveys and interactive maps).
- Allowed everyone to see the anonymised responses.



The screenshot shows a website interface for a consultation. At the top, there is a navigation bar with links: Project Overview, About the project, Have your say, Timeline, Latest news, and The team. The main heading is "Wyndham & Comber contributions". Below this, there are two statistics: "8 comments" and "7 agreements", each with a small illustration of people. A user's response is displayed, starting with "Like about 4 hours ago". The response includes several sections: "How do you know this area?" with the answer "Live Here"; "Do you agree with how the character of this area has been described?" with the answer "Agree"; "Please tell us your reasons" with the text "I like the style of the buildings with them being both low and high rise. It makes for a nice area and it is very quiet where I live as it is partly a traffic free rd."; and a Likert scale question "How much do you like the following things about the area?".

	Strongly like	Like on the whole	Somewhat like	Like a little	Don't like at all
The buildings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The streets and open spaces	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The green spaces and planting	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The transport options	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Consultation: Website

- Allow people to respond online.
- Matched the in-person consultation (surveys and interactive maps).
- Allowed everyone to see the anonymised responses.

## Consultation Responses

**1628**

**Contributions**

**550**

Area Surveys

**142**

Map Comments

**584**

Area Agreements

**352**

Map Agreements

**461**

**Respondents**

**174**

In Person

**372**

Commonplace

**4**

Email/Letter

# Character Area Summaries

Consultation used to create detailed summary for each character area.

## CHARACTER AREAS

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

### TOWN-CENTRE / HIGH STREET



1: Camberwell Town Centre



2: Camberwell Road



3: Station Road



4: Camberwell New Road

### SPECIALIST-USE



5: Peckham Road



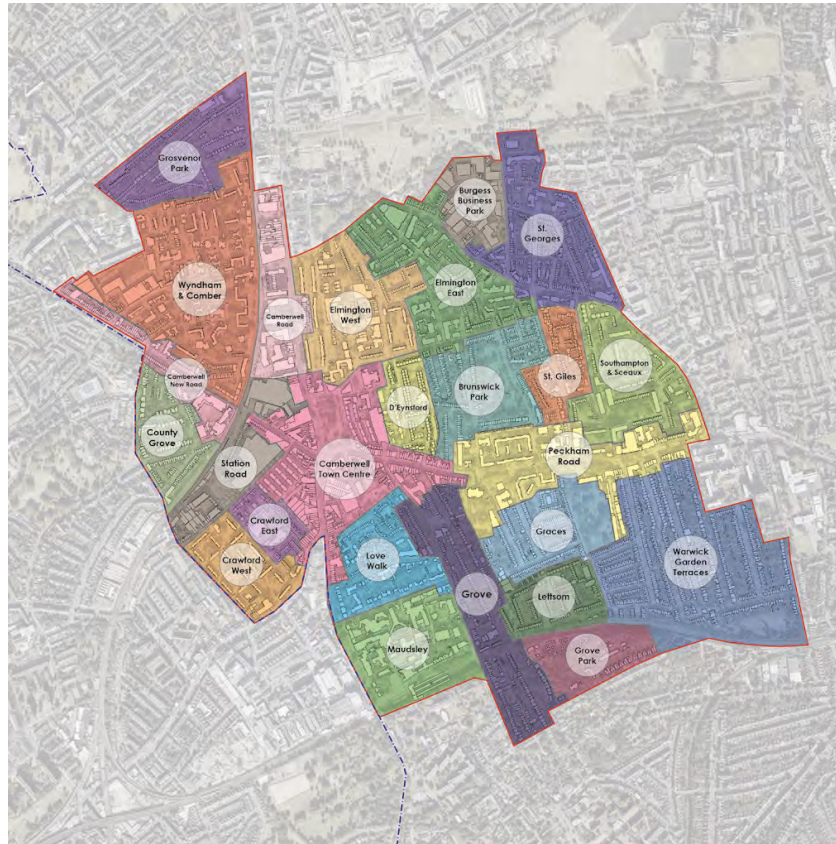
6: Maudsley



7: Burgess Business Park

### RESIDENTIAL

- |                          |                             |
|--------------------------|-----------------------------|
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| 16: Southampton & Sceaux | 17: County Grove            |
| 18: Crawford West        | 19: Crawford East           |
| 20: Love Walk            | 21: Grove                   |
| 22: Graces               | 23: Lettsom                 |
| 24: Grove Park           | 25: Warwick Garden Terraces |



## CHARACTER AREA 12

# ST. GEORGE'S



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

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

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

### AREA PROFILE

#### DOMINANT BUILDING AGES:

Pre-War

#### CONSERVATION AREA INCLUDED:

None

#### DOMINANT BUILDING TYPE:

Terraced housing

#### AVERAGE NO. OF STOREYS:

2

#### QUALITY OF PUBLIC REALM:

Medium

#### ACCESS TO PUBLIC PARKS:

Medium

#### ACTIVE TRAVEL SCORE:

High

#### PUBLIC TRANSPORT ACCESSIBILITY:

2

#### INCOME DEPRIVATION:

Medium

#### EMPLOYMENT DEPRIVATION:

Low

#### AIR QUALITY:

Poor

#### CRIME LEVEL:

Medium

#### HEALTH DEPRIVATION:

Low

#### HEALTHY FOOD ACCESS:

Medium

#### SOUNDS:

Nature

#### SMELLS:

Nature

#### Human

Food



# Character Area Summaries

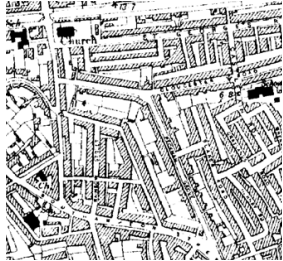
These explore the area in more detail:

- Area description.
- Area profile (based on area overview analysis).
- Map of building uses.



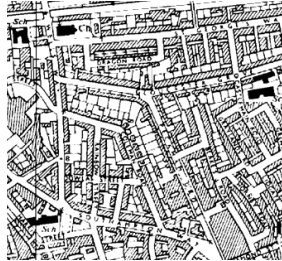
## AREA ANALYSIS

### HISTORY



1896-1899 (OS County series Epoch 2)

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



1949-1954 (OS County series Epoch 5)

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

### URBAN & ARCHITECTURAL CHARACTER:



VICTORIAN TERRACED HOUSES



GROUND FLOOR RETAIL EXTENSIONS



REGULAR BRICK FRONTAGES



GABLE ROOFS



BAY WINDOWS



SMALL FRONT GARDENS



WIDE PAVEMENTS



PARALLEL PARKING

### OPEN SPACE



#### ST. GEORGE'S CHURCHYARD

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

### ARTWORK



#### CAMBERWELL BEAUTY MURAL

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

### NOTABLE BUILDINGS



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

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



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

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



#### LYNN AC BOXING CLUB

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

# Character Area Summaries

These explore the area in more detail:

- History of character area.
- Urban & architectural character.
- Open space, artwork & notable buildings.
- Town centre/high street analysis (where relevant).

## Character Area 12 - St. George's

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

### YOU SAID



#### CONTEXT

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



#### IDENTITY

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



#### BUILT FORM

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



#### MOVEMENT

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



#### NATURE

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



#### PUBLIC SPACES

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



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

*- Local Resident*

## Character Area 12 - St. George's

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

### YOU SAID



#### USES

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



#### HOMES AND BUILDINGS

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



#### RESOURCES

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



#### LIFESPAN

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



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

*- Local Resident*

### NEXT STEPS

# Character Area Summaries

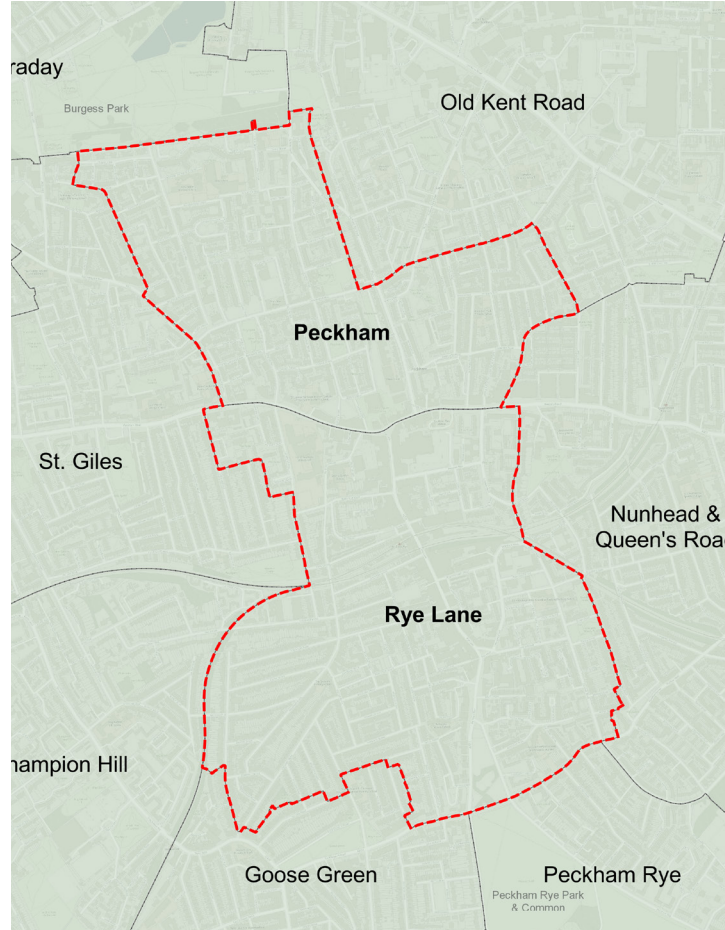
Includes a summary of the responses for that area, grouped according to the categories from the National Design Guide.



# Next Steps

The Area Character Study will then form part of the evidence base that will inform the following decisions:

- Future planning policies
- Town centre strategy
- Supplementary planning documents
- Development management



## Next Study: Peckham

Proposed area:

Peckham and Rye Lane  
wards / AV.14 Peckham,  
Southwark Plan 2022

## **Individual Exercise (5 minutes)**

Think of your favourite area / place in Peckham.

What is about that area / place that you like?

## **Group Exercise (10 minutes) - 4-5 People**

Share the areas / places you chose.

Identify common and contrasting features.

# **Groups Sharing Findings (15 minutes)**

# Final Observations / Questions