



# CAMBERWELL GROVE CONSERVATION AREA APPRAISAL

for LONDON BOROUGH OF SOUTHWARK

AUGUST 2003

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**for LONDON BOROUGH OF SOUTHWARK**  
**AUGUST 2003**

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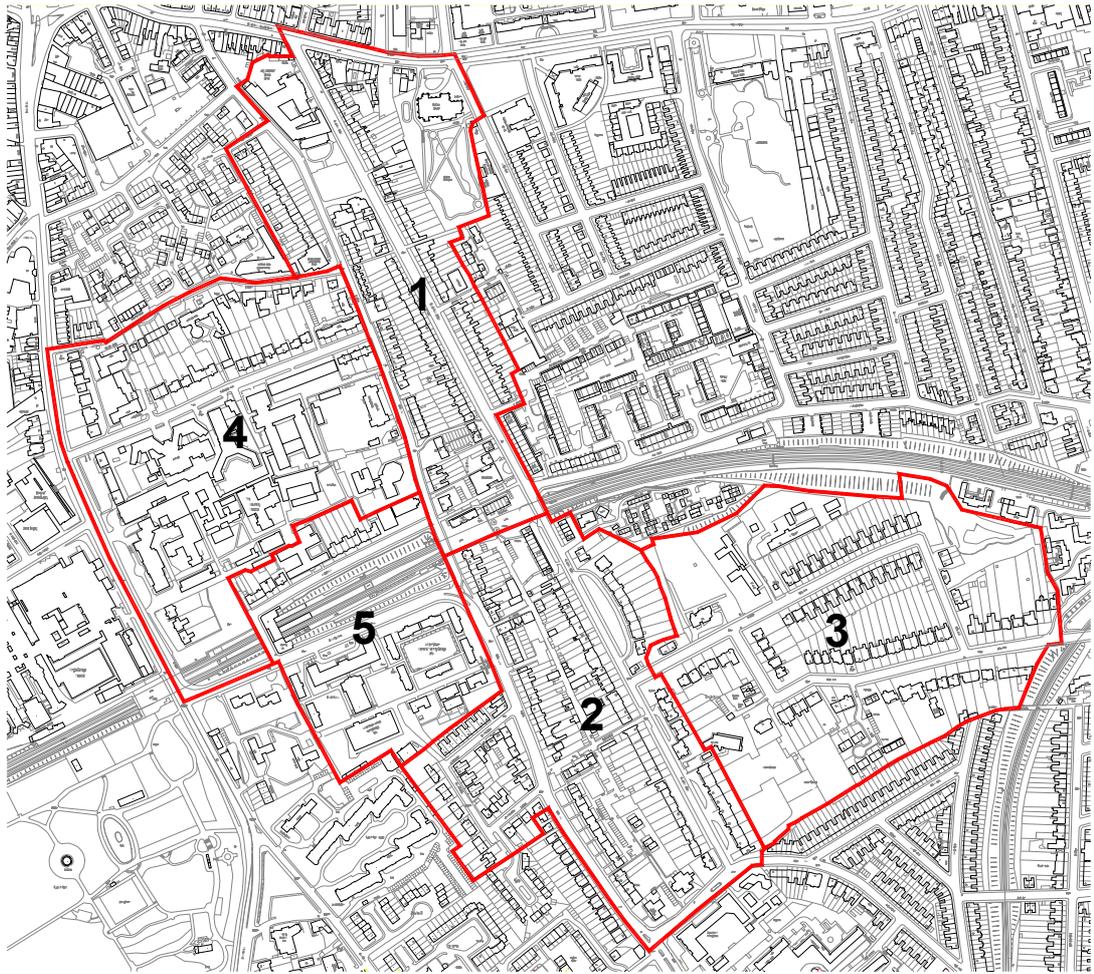
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## Camberwell Grove Conservation Area

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**Sub Area 1:** Lower Camberwell Grove: St. Giles Church and 18<sup>th</sup> / early 19<sup>th</sup> town houses north of the railway

**Sub Area 2:** Upper Camberwell Grove: 18<sup>th</sup> / early 19<sup>th</sup> town houses in Camberwell Grove south of the railway, and Champion Grove

**Sub Area 3:** Grove Park: early 19<sup>th</sup> century garden estate later built up with Edwardian suburban housing.

**Sub Area 4:** Maudsley Hospital: hospital complex and adjacent mid 19<sup>th</sup> century streets

**Sub Area 5:** Champion Park: Salvation Army college complex and the railway at Denmark Hill Station.

*Figure 1* Camberwell Grove Conservation Area and sub-areas: 1:8,000

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## **1 INTRODUCTION**

### **Purpose**

- 1.1.1 The purpose of this statement is to provide an account of the Borough High Street Conservation Area and a clear indication of the Borough Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area, and will be used by the council in assessing the design of development proposals.
- 1.1.2 The statutory definition of a Conservation Area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space, or features of archaeological interest, may also contribute to the special character of an area. It is, however, the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).
- 1.1.3 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4 This statement has been prepared following guidance given by English Heritage in their note "Conservation Area Appraisals".

### **Arrangement of this document**

- 1.1.5 The boundary of the Conservation Area is shown in figure 1. Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe each sub-area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces, and any elements that detract from the Conservation Area. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and trees, planting and other streetscape elements. Section 5 provides guidelines for future development and change in the Conservation Area.

## **1.2 Camberwell Grove Conservation Area**

### **Location**

- 1.2.1 The Camberwell Grove Conservation Area is situated in the area above the original Camberwell village. The Conservation Area is bounded by Camberwell Church Street to the north which becomes Peckham Road (A202) and links New Cross to Kennington and Vauxhall. The Conservation Area is severed by the railway line running through it from east-west and it also contains Denmark Hill Station. Grove Lane is on the western side of the area and becomes part of the A2216 leading from Camberwell to East Dulwich.