

Camberwell Grove Conservation Area

The Character and Appearance of the Area



Figure 9 *Regency streetscape at Grove Crescent – designated under the London Squares Preservation Act*
Figure 10 *Brick paving and good modern lighting - St. Giles Churchyard*

Building types

- 3.1.12 The great majority of buildings in the Conservation Area are residential, particularly in Camberwell Grove and Grove Lane., the predominant type is three and four storey brick or stuccoed terraces of houses, dating from the late 18th/early 19th century and designed on classical principles, In other parts of the area there are two storey brick or stucco villas or pairs from the 19th century. Later, there are many examples of two storey brick houses built with arts and crafts/English revivalist influence, as at Grove Park, for example.
- 3.1.13 These residential building types provide the basis of the character of the Conservation area. Against their background a few institutional and public buildings are landmarks that stand out in the local context. On Denmark Hill, there is the main frontage of the Maudsley Hospital in early 20th century classical styles using red brick and Portland stone. Giles Gilbert Scott's 1932 Salvation Army College employs a neo-classical style in dark brown brick. The Mary Datchelor School is in a Queen Anne revival style using red brick and plain tiled roofs, and St. Giles Church is an 1840s Gothic revival design.

3.2 Sub-area 1 - Lower Camberwell Grove

St. Giles Church

- 3.2.1 St. Giles Church is a very important landmark in the Camberwell area, marking the "gateway" to the centre of Camberwell from the Peckham Road. It is notable as an early design by Sir George Gilbert Scott, won in competition with his partner Moffat. The key to its impact is the spacious setting of the churchyard, now filled with very fine mature trees, that affords views and glimpses of the pale grey and white spire from many angles.

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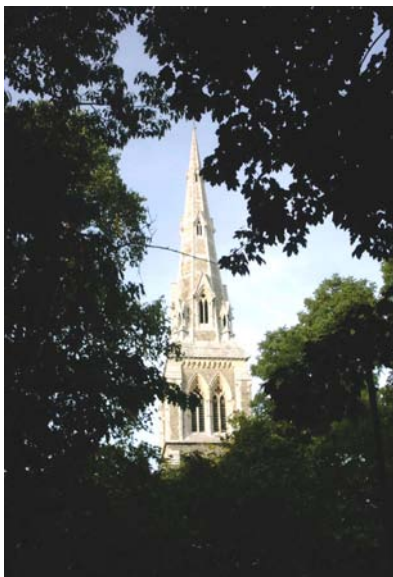


Figure 11 *The spire of St. Giles church glimpsed through a canopy of very fine mature trees in the churchyard.*

3.2.2 East of the church, the approach to the Conservation Area has a metropolitan character: a broad street flanked by 4-5 storey housing blocks in open grounds and with tall avenue trees. At no. 86 Camberwell Church Street the building line jumps forward to the pavement line, narrowing the street and changing in character to a busy high street. This first building in the group is listed and faces onto Churchyard Passage and the church setting itself. It links in similar style to nos. 84 and 82, which are not listed and the block at far as the corner of Camberwell Grove. A number of the buildings remain as houses and a number have ground floors converted to shops.

Camberwell Grove

3.2.3 The area of Camberwell Grove and Grove Lane around the Mary Datchelor School includes some of the older terraces in the Conservation Area and nos. 18-60 Grove Lane are particularly fine. The return frontage onto Camberwell Church Street is also strong and the Mary Datchelor School is a local landmark.

3.2.4 The entrance into Camberwell Grove is marked by a 4 storey corner building at 58 Camberwell Church Street, which includes the Lemon Grove restaurant and a less notable 3 storey wedge-shaped block at 1 Camberwell Grove. The junction itself is dominated by the traffic in Camberwell Church Street and ones eye is drawn easily past the immediate surroundings into the long vista up Camberwell Grove. The importance of avenue trees in the street is immediately apparent: they fill the narrowing perspective up the long straight incline of the street and contribute to a quiet and relatively protected character compared to the harsh environment of Camberwell Church Street.



Figure 12 *The Lemon Grove Restaurant: marking the corner of Camberwell Grove and Camberwell Church Street.*

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- 3.2.5 The most notable element in this lower section of the street is the early 19th century 3-storey terrace on the eastern side from no. 15. They set a pattern repeated along the eastern side of the street of simply proportioned elevations of tall plain window openings with gauged flat arched lintels and round-headed doors. Almost all have coped parapets at roof level concealing the roof itself and have basements protected by decorated iron railings. Rising up the street, the houses are steadily set further back so that by the row from no. 35 to 45 they have front gardens, also with railings.



Figure 13 53-55 Camberwell Grove: façades stepping back behind railings

- 3.2.6 A key building in the street is the Grove House Tavern, a mock Queen Anne building with strong red brick detailing on a brown brick background, that makes heavy use of recessed curves to emulate rustication. It is topped by a mansard storey in green slate laid to diminishing courses. Its eye-catching detailing contrasts with the quiet elegance of the terraces opposite and it exploits the prominence of its corner position next to the enclosure of the school playground.



Figure 14 The Grove House Tavern

Central Camberwell Grove

- 3.2.7 South of The Grove House Tavern, and as far as Lettsom Street, Camberwell Grove continues in a similar character, with well ordered continuous three and four storey terraces, well-planted front gardens and cast iron railings remaining in a number of cases to basement areas and front boundaries. A continuous building line on the western side makes for a particularly high quality street scene. There is a greater architectural variety on this side, including an Italianate group with arched windows and a stuccoed ground floor next to The Tavern and a pair of dark amber brick villas

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above that. Nos. 38 to 60 are linked pairs of houses, similar in detail to the terraces on the eastern side, but linked by simple storey entrance lobbies.



Figure 15 *Italianate terrace north of The Grove House Tavern*

3.2.8 Nos. 78-92 is a particularly fine group of eight houses, designed symmetrically in 3 storeys with 4 storey end and centre units. They are well renovated. Opposite, nos. 91-103 are amongst the earliest houses in the Conservation Area (91-95 are 1775) distinctive for their wide, 6 panelled round-headed entrance doors.



Figure 16 *78-92 Camberwell Grove*

3.2.9 Some elements have been lost and rebuilt, notably north of the railway line where there has also been redevelopment of war damage with 1950s and 60s apartment blocks. Grove Chapel (1819) remains as a reference to the late 18th / early 19th century character of the rest of the street.

Grove Lane

3.2.10 18-60 Grove Lane illustrate excellently the character of the late 18th century elements of the Conservation Area, which is defined by the interrelationship of well ordered and continuous building façades and strong front garden planting and street boundaries. The terrace is based on an original design of three storeys and basement, but with later extensions in parts to 4 storeys. It follows the basic pattern of square windows of reducing height on the upper floors, but here with round headed doors and windows on the ground floor. Mature trees mark the forward line of the gardens that curves out of view by the end of the terrace. Front boundary railings are important in the street and there is a variety of designs, including cast iron gate arches and railings.

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Figure 17 18-60 Grove Lane; a late 18th century terrace. Front garden planting and railings are integral to the quality of the group.



Figure 18 Lyndhurst Primary School

- 3.2.11 The character of the eastern side of Grove Lane is strongly influenced by the Maudsley Hospital complex. The Lyndhurst Primary School is a notable building on this side of the street behind the hospital. The school is in a well-proportioned Queen Anne revival style, to a symmetrical plan. Railings and a shallow garden area create a good edge to the street, with a wide pavement area: but traffic safety barriers are intrusive. The School-keepers house forms part of this group.
- 3.2.12 The buildings opposite are of very varied styles, but together provide a much stronger frontage than the western side. The main length from 69 to 77 is of good late Victorian brick houses, with strong gables and linking porch roofs. Most of the detailing is retained, and some have been re-roofed in slate, others have been re-roofed in brown concrete tiles. Most retain their front boundary hedges.
- 3.2.13 79-85 Grove Lane is a much earlier group: no. 83 is a listed house in early 19th century stuccoed Gothick style; its high stucco boundary wall is positioned right on the footway south of it. Grove Lane Terrace is an ordinary group of 1930s houses and 85a is a contemporary block of flats set well back from the street.

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Figure 19 83 Grove Lane – Regency Gothick

Townscape

Urban spaces

- 3.2.14 Because the Conservation Area is based on linear streets, there are no very significant formal urban spaces. Greenery is a strong feature in a number of incidental street spaces, and in the more significant green spaces of St. Giles Churchyard and above the railway tunnel between Camberwell Grove and Grove Lane.
- 3.2.15 As a variation on the linear street theme, Grove Crescent forms a long narrow green, defined by the façades of the houses and mature tree planting on the street. Basement railings and stone flags create an intact Regency period environment.



Figure 20 Green and planting in front of Grove Crescent

Green Spaces

- 3.2.16 St. Giles Churchyard is a well-contained green space, enclosed by old brick boundary walls behind the Church itself. Mature tree cover both encloses and shelters the space, but allows views through it below the high leaf canopy. The railway tunnel creates an open green space between Grove Lane and Camberwell Grove. It is not well contained as a space, particularly on the south side where garage courts to 1960s housing blocks adjoin it. However, two cylindrical tunnel air shafts, and a certain amount of mature tree cover provide some focus and enclosure of the space.

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Figure 21 *St. Giles Churchyard: mature trees contribute to a high quality, sheltered public space.*

3.2.17 As well as the greenery on the street side of buildings in the Conservation Area, there is a great deal of very significant tree cover in back gardens behind the main building frontages. In many instances trees are so tall that they appear above the roofs of the buildings, and they are an important component in the overall quality of a mature green townscape as the backdrop to buildings viewed from the street.

Negative elements

3.2.18 Within the lower Camberwell Grove sub-area there are some negative elements that intrude as a result of damage and insensitive change. In the vicinity of the Mary Datchelor School, the boundary to the school and the school's grounds and play spaces south of the school building create a significant gap in the townscape. The school walls and high chain-link fencing are a poor outlook for the historic terraces either side. Further up Grove Lane, pedestrian barriers related to Lyndhurst School are an unsightly intrusion and, adjacent to the Conservation Area, the servicing area off Daneville Road is also dominated by highway engineering inappropriate to the setting of the western side of Grove Lane.



Figure 22 *Daneville Road, visible from the Conservation Area*



Figure 23 *Derelict building at 83c Grove Lane*

3.2.19 There are relatively few negative buildings in the sub-area. The most obvious is the tiny derelict house at 83c Grove Lane, which occupies a very narrow site adjoining the northern end of the terrace at 85-91. Camberwell United Reform Church, Grove Lane, is an unsympathetic modern building, made worse by the dominance of its wheelchair access ramps.

3.2.20 Some other elements are neutral, contributing little to the character of the area without detracting seriously. The post-war blocks of flats at 67 and 85a Grove Lane and the 1960s redevelopment area around Hull Court and Grove Court between Grove Lane and Camberwell Grove are examples. They have the mitigating

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presence of maturing trees, which now fill out the street alignment to restore a degree of containment of views and space.



Figure 24 Grove Lane; mature trees in front of 83a restore containment of the street space, where modern development had left a gap

3.3 Sub-area 2 - Upper Camberwell Grove

- 3.3.1 The railway tunnel and the open area above it make a distinct break in the character of Camberwell Grove. Just to the north, modern flats replace more damaged areas on both sides of the street. There are views through the space to the tower of the Salvation Army College and the tall blocks of the Maudsley Hospital site.
- 3.3.2 South of it, the Regency character of the street returns, with avenue trees and a generous street width. The most notable buildings are the stucco terraces, particularly Grove Crescent, but there are a number of brick buildings, too, and a variety of detailed styles. The main terraces are 3 storeys, but there are 4 storey sections and some 2-storey elements. Grove Crescent provides an excellent example of a Regency townscape, with the inter-relationship of the building facades, basement area railings and flagstone pavement (see above).



Figure 25 195 Camberwell Grove

- 3.3.3 The view downhill from the top of Camberwell Grove is a long vista enclosed by avenue trees. The building line is generally consistent, but no. 195 stands forward on the pavement edge to provide a middle-distance closure of the view.

Upper Grove Lane

- 3.3.4 Closing eastward views along Champion Park a particularly distinctive group of listed buildings at 103-109 is formed by four brick Regency houses with curved bay windows. South of Canning Cross, the refurbished George Canning pub provides local colour and the views provide a glimpse to converted carriage/stable blocks behind.

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Figure 26 *Regency bow-fronted houses at Grove Lane / Champion Park*

- 3.3.5 19th century houses north of Canning Cross have been converted to shops. With the pub they provide some vitality at this significant location at the junction of Champion Park and Grove Lane. Looking north from Grove Lane, the trees on the railway embankment, the bridge abutments and the listed buildings (particularly no. 101 next to them a cream-painted 3 storey brick house), form a gateway into the central area of the Conservation Area.



Figure 27 *Canning Cross and The George Canning: the refurbished pub creates a focus for activity.*

Champion Grove

- 3.3.6 On its western side, the southern part of Grove Lane consists of more recent development of 1930s housing and post-World War II redevelopment of flats. Champion Grove is a remaining square of early development, with paired stucco villas that date to about 1840 on the western side and late 19th century houses in its centre (see the Stanford map, showing the square before the later infill housing). A pair of stucco houses remains on the Grove Lane frontage.
- 3.3.7 The character of the square is very low key, with simple pedimented 2 storey villas made distinctive with simple square Grecian porticoes to the entrance doors. Plain low stuccoed boundary walls meet the street in front of small well-planted front gardens. Nos. 27 and 29 are a 3 storey pair, with a basement and are notable for their cast-iron trelliswork balconies and porches and tall French casements.

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Figure 28 Nos. 27 and 29 Champion Grove

- 3.3.8 The later housing, particularly nos. 35-53 and 12-22, are solid redbrick terraces, with prominent gables linked by entrance porches. They retain most of their original details without loss through modernisation, except for the replacement of most of the original slate roofs with brown concrete ribbed tiles. The inner north-east cover of the square is rebuilt in a post-war development of flat-roofed town-houses/apartments.

Views and Townscape

- 3.3.9 The key townscape qualities of upper Camberwell Grove and Grove Lane are similar to those of the lower areas. Again, the linear character of the streets creates long vistas in which containment by street trees and garden planting is very important. The view down Camberwell Grove from the top at Grove Hill Road is particularly notable, and 195 Camberwell Grove has prominence standing forward of the street edge.
- 3.3.10 The green space between Camberwell Grove and Grove Lane over the railway tunnel also allows lateral views, in which the tower of the Salvation Army college figures significantly. Glimpses into narrow turnings off the main streets are also a feature, for example at Canning Cross, Champion Grove, Grove Park and Stories Road.

Neutral areas

- 3.3.11 The Camberwell Grove Conservation Area is extensive, and perhaps inevitably includes some areas that, between the high quality elements, are not distinctive. They neither add to nor detract from the character of the area: they are essentially neutral. As in the lower areas, post-war redevelopment tended not to observe the building forms and urban morphology of the historic elements of the Conservation Area. The 1960s area of Harfield Gardens, between Grove Lane and Stories Road is such an element, and here the presence of avenue trees is a very important mitigating feature, providing some historic continuity in the appearance of the street. Blocks of flats on Grove Hill Road between Grove Lane and Camberwell Grove similarly fail to contribute to the townscape, and here are not mitigated by effective tree planting.

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Figure 29 Harfield Gardens

3.3.12 A number of the shops at 125-135 Grove Lane had fallen into decay, with very poor quality alteration and shop fronts. They are undergoing improvement, and the refurbishment of the George Canning pub is helping to revitalise the group as a small neighbourhood centre. It could come to make a very positive contribution to the Conservation Area.

3.4 Sub-area 3 - Grove Park

3.4.1 Turning into Grove Park off Camberwell Grove, the contrast of the suburban environment is marked. Grove Park is now characterised by late 19th / early 20th century speculative development, although it, too, derives from a taste for a greener, more spacious, "English" environment, with building styles and garden planting that deliberately evoke the native countryside rather than the city. It is a pattern of development that was repeated with more or less success in suburbs all over the country from about the 1890s.



Figure 30 North side of Grove Park, with sash windows

3.4.2 The centre of Grove Park is a fairly intact and spacious example, although it was built over the green space of an earlier and grander generation of the garden concept. There are three main versions of semi detached houses, which each have slight variations in detail. For example, those between 91 and 112 have sash windows, while those opposite at 59-80 have casements. The consistency of building style is reinforced by the continuity of front garden planting. Boundary hedges are the standard frontage treatment, though not present everywhere.

Views and Townscape

3.4.3 Compared to the regular and controlled appearance of later development, the original mansion buildings of Grove park stand out. They are built on the higher ground of the south side of the area, and have features intended to arrest the eye – such as the Italianate tower of number 17. Number 13 (Fontenoy House) is one of the earliest of the original houses, built about 1830, position high on a crank | the road alignment on the South side of Grove Park, and its end elevation is the focus of the westward view along the street. A new house adjacent to 91 Grove Park now provides a focus for the view into the area eastwards from Camberwell Grove.

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Figure 31 17 Grove Park – one of the original mansions

Figure 32 New house adjacent to 91 Grove Park, providing a focus to the eastern end of the street

- 3.4.4 As elsewhere in the Conservation Area, mature planting behind buildings provides a green backdrop to complement the greenery on the street side of development. Lettsom Gardens, which is higher than Grove Park, is particularly important in this way (and it has protected planning status), and the grounds of Queens Court are visible on the north side.

Negative elements

- 3.4.5 Since a key characteristic of the development form is ordered and mature front gardens and boundaries, where they break down they are potentially very detrimental to the character of the area. Front fences in Grove Park (between nos. 80 and 37 particularly) are a prime example. While hedges are the standard boundary treatment, there is a discontinuity of other elements such as fences, trellises and walls that undermines consistency. Some of the cheaper fencing materials in use are particularly intrusive.
- 3.4.6 Some other elements fail to make a positive contribution to the Conservation Area. Modern flats at Queen's Court, Grove Park, could have addressed the street in more traditional way, but instead leave a gap, albeit well landscaped. The access into Lettsom Gardens from Grove Hill Road is an untidy, fenced arrangement on a key corner on the boundary of the Conservation Area.

3.5 Sub-area 4 - De Crespigny Park and Maudsley Hospital

Denmark Hill

- 3.5.1 The Maudsley Hospital covers an extensive portion of the Conservation Area with direct frontage onto Denmark Hill and De Crespigny Park. The frontage onto Denmark Hill is of great significance. The centrepiece is the relatively recent (1923) classically designed main entrance building. The Tuscan orders of its façade relate comfortably to the early 19th century classical brick and stucco villas that have been absorbed into the hospital complex each side of it.

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Figure 33 *Maudsley Hospital: Denmark Hill frontage*

- 3.5.2 The group of large houses north of De Crespigny Park is also part of this important Denmark Hill frontage, set back with mature trees on their street boundary. While the space immediately in front of the hospital main block is carefully managed with lawns and railings, north of De Crespigny Park, former front gardens have been lost, and boundary railings damaged to create forecourt parking for the flats into which the villas have been converted.

De Crespigny Park

- 3.5.3 De Crespigny Park retains glimmers of a once finer architectural character provided by large villas in spacious grounds. At the Grove Lane end, the 3 storey double fronted houses remain in residential use, with steps up to porticoed entrances above high basement storeys. At the Denmark Hill end, similar houses have been restored. In between much is lost, including all of the hospital area on the south side. Modern apartment blocks have filled gaps on the north side, but without considered reference to the neighbouring architecture.



Figure 34 *De Crespigny Park: part of a once more extensive estate of large villas each in its own spacious grounds*

- 3.5.4 The south side of the street is now dominated by the 4 storey 1930s ward blocks of the hospital. They have a distinctive winged plan form that presents flat angled planes to the street. Here, mature street trees mitigate the visual expanse of facing brickwork. The upper storey is blank, but has broad openings on the hospital side to reveal open-air exercise terraces on the roofs of the wards. The inner elevations of the ward blocks have strong modernistic characteristics, such as horizontally barred steel windows, which are not so evident on the street side.
- 3.5.5 New development is beginning to replace some of the older buildings, and the recently completed Institute of Psychology illustrated at Figure 35 is a good addition to the street, observing the original design code well with a strong architectural frontage on the line of adjacent buildings and a well-planted front boundary to the plot. It has a simple, well-proportioned rhythmic façade that echoes the three-storey roof parapet of its neighbours.

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Figure 35 *The new Institute of Psychology in De Crespigny Park observes earlier design principles and makes a sensitive addition to the Conservation Area*

Love Walk

- 3.5.6 Love Walk provides a quiet and informal interlude between the busy streets of Grove Lane and Denmark Hill. The area of historic interest is at the eastern end, in the group of detached brick Victorian villas between nos. 2 and 9. They are double fronted, with overhanging eaves and large sash windows divided with margin panes. No. 9, on the corner of Grove Lane, has a basement, hipped roof and boundary railings, to make a good strong visual statement in a key location. The others are set in small front gardens behind high boundary hedges, creating a sense of privacy and shelter.



Figure 36 *9, Love Walk: a quiet enclave of Victorian villas.*

- 3.5.7 North of Love Walk there has been recent housing redevelopment, but its intimate scale is in keeping with the historic part of the street. The heavy 1960s concrete framed block of Jenny Lee House is in contrast, quite out of scale with its environment, but tree and hedge planting in front of it provide visual mitigation.
- 3.5.8 At Jenny Lee House, Love Walk becomes a leafy path connecting to Ashworth Close. Houses in Ashworth Close (nos. 26-32) are mid-20th century in deep gardens, accessed through the old brick boundary wall that adjoins the footpath. With the greenery of the hedgerows opposite the wall, and the seclusion of the gardens behind it, this is an unexpectedly rustic corner of the Conservation Area.

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Figure 37 *Love Walk: leafy footpath to Ashworth Close and an original garden wall preserved in recent housing.*

Views and Townscape

- 3.5.9 The townscape of the area is a combination of the busy main street of Denmark Hill, remaining elements of the villas and landscape of the De Crespigny estate, and the closed institutional character of the Maudsley Hospital complex. The Maudsley, with the entrance to King's College Hospital opposite, underlines the importance of Denmark Hill as a major route in the area with its formal frontage and grassed entrance space between the main building and street railings. Buildings each side continue the set back alignment of frontages with tree planting to emphasise the breadth of the street.
- 3.5.10 The main street vistas are along Denmark Hill in both directions, taking in the frontage of Maudsley Hospital and closed by the gentle curve of the street and trees at the railway cutting by Champion Hill. De Crespigny Park offers a relatively formal prospect eastward, closed by houses on Grove Lane and the canopy of trees in gardens behind them. In contrast, Love Walk is characterised by brief green glimpses into gardens, and to Ashworth Close



Figure 38 *20th century houses and gardens in Love Walk*

Negative elements

- 3.5.11 Much of the more recent development associated with the Maudsley Hospital has been poor, often in temporary and semi-temporary structures erected for functional need without regard for site layout or appearance. The tower block has been a particularly intrusive element. On Denmark Hill, car parking and signage have created clutter that detracts from the excellent potential that there is for a fine street frontage. At best, most of the hospital complex is of neutral value to the quality of the Conservation Area, but new development now under way is beginning to improve the situation (see Figure 35 above)

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Figure 39 Maudsley Hospital, tower block: insensitive development now being redeveloped more appropriately
Figure 40 Maudsley Hospital frontage: clutter of car parking, signage and temporary buildings

3.5.12 Adjacent to the hospital in de Crespigny Park there are derelict houses that detract from the quality of the street. The main examples are at 13-15, a low modern building with no relationship to the height, position or design of its neighbours, and at 28, an original three storey house in a state of structural failure.



Figure 41 Vacancy and dereliction in De Crespigny Park: 13-15, left, and 28, right

3.5.13 Jenny Lee House is another example of modern development inappropriate in scale, positioning and design to its neighbours, although mitigated by remaining trees at its front boundary.



Figure 42 Jenny Lee House, Love Walk

3.6 Sub-area 5 – Champion Park

Salvation Army College

3.6.1 The Salvation Army College is a very strong building group in the Conservation Area, although it creates little human-scale townscape. On Champion Park and Grove Lane the dominating feature is its high brick wall, augmented at access points with security railings and gates. The dark brick accommodation blocks loom austere behind the walls. Designed by Giles Gilbert Scott in the 1930s, they are beautifully detailed, but only the main building is listed.

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Figure 43 *Salvation Army College: the buildings have an imposing presence, but the boundary wall dominates the quality of the street environment.*

- 3.6.2 The Champion Park elevation has more openness simply because the boundary wall does not extend along this street frontage. Here the height of the central tower, and its symmetrical facade either side, are dominant. The setting has a very formal, even intimidating character, created by the scale, colour and power of the architecture. Tree planting in Champion Park and the railway cutting below it provide a light contrast to the weight of the buildings themselves.

Denmark Hill Station

- 3.6.3 Turning off Champion Park, Windsor Walk drops steeply down in front of Denmark Hill Station. The small-scale exuberance of this high Victorian Gothic building contrasts strongly with the character of the Salvation Army College above it. It includes a wealth of buff and red brick and terracotta detail, which is all well preserved. The conversion of the central section to the Phoenix and Firkin pub included the restoration of features damaged by fire.



Figure 44 *Denmark Hill Station (1864)*

- 3.6.4 The initial length of Windsor Walk is closed by no. 20. With the station building and the wall of the bridge opposite it, it makes a small space for arrivals at the station. Windsor Walk itself is a residential street of mid-late 19th century brick houses, but has suffered intrusions. No. 19 has been changed from residential use, blanking out its windows (though retaining the surround mouldings). A modern red-brick building associated with the Maudsley Hospital, replaces houses between nos. 11 and 16 and the corner with Grove Lane is redeveloped with 4 storey apartments set back behind a plain brick wall and railing: the potential strength of a corner building is lost. The outlook from buildings in Windsor Walk is onto the high railway boundary wall, robustly detailed with recessed panels, a deep plinth and sloped copings. The return wall onto Grove Lane is plainer, but with two piers with massive moulded stone copings.

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Views and Townscape

- 3.6.5 Although the Salvation Army college is a radical change in scale and character from the villas of the De Crespigny estate that it replaces, Champion Hill remains a leafy and spacious street, and its elevation allows fine views northwards over the railway and the nearer part of Camberwell. The college: has a formal entrance space, which is open to Champion Park. It is hard paved with statues of Colonel and Mrs William Booth, laid out symmetrically on the axis of the main entrance and very dominant tower. The space is important to provide breadth in the street scene to balance the height of the tower.

4 AUDIT

4.1 Listed buildings

- 4.1.1 The list of buildings of special architectural or historic interest for Southwark was updated in September 1998. Detailed list descriptions are available from the Council.
- 4.1.2 There are over 60 listings of buildings of special architectural or historic interest in the Camberwell Grove Conservation Area. St. Giles Church is listed grade II*, the others are all grade II. 34 of these listings are in Camberwell Grove alone, and many of them are multiple listings of several buildings in a connected group. In many instances secondary features, such as basement and boundary railings, are clearly identified as part of the interest.
- 4.1.3 The main groupings of listed buildings are:
- Camberwell Grove.
 - Grove Lane.
 - St. Giles Church and Churchyard Passage (no. 56 Camberwell Church Street).
 - Denmark Hill from Ashworth Close to Champion Park (including Maudsley Hospital).
 - The Salvation Army College.
 - Denmark Hill Station.

Key Unlisted Buildings and Building Groups

- 4.1.4 The main defining elements of the Conservation Area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the Conservation Area.
- 4.1.5 In most cases, individual houses follow a common building line, which is a key feature of the street character. Occasionally a building will stand forward of the general building line as a local landmark or notable incident in the street scene. Garden planting and street trees soften the impact of built elements, and provide more or less formality in the streetscape. The very strong building lines of Camberwell Grove combine with avenue trees to create a more formal character compared with Grove Park.

Sub-area 1 – lower Camberwell Grove

- *Camberwell Grove generally*: have very consistent building lines the length of the street creating almost *continuous* groupings in brick and some stucco façades of 2-4 storeys.
- *18-62 Grove Lane*: a long terrace of brick Georgian houses, 3 storeys with basements, area railings, long front gardens and front boundary railings. A key group defining character at the lower end of Grove Lane.
- *Camberwell Church Road*: 3 storey brick houses with basement and railings; many converted to shops.