

Sub-area 4 – De Crespigny Park, Maudsley Hospital

- *83-97 Denmark Hill*: a row of large 2 and 3 storey, brick stucco villas, form a strong group because of their impressive scale, strong building line and planted/railing front boundary. They are an important element in the Denmark Hill streetscape.
- *Maudsley Hospital* frontage: including villas each side from 99-115 Denmark Hill, now used as offices. Strong and impressive frontage following similar line to 83-97, and a landmark element in Denmark Hill.

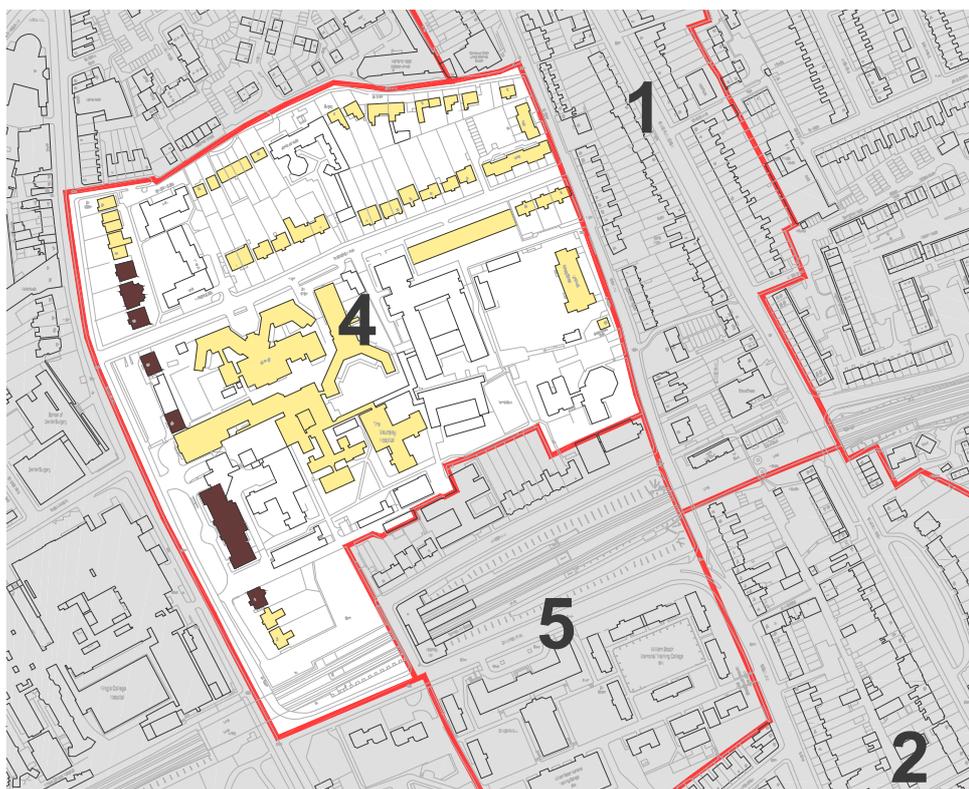


Figure 49 Sub-area 4: Listed buildings (red) and key unlisted buildings

Sub-area 5 – Champion Hill

- *Salvation Army College*: is dominated by the main landmark building on Champion Park, but including the quadrangle of accommodation blocks on the east side, and the brick boundary walls to Champion Park and Grove Lane. Collectively, they have a very strong visual impact on the adjacent streetscape.



Figure 50 The Salvation Army College, Champion Park

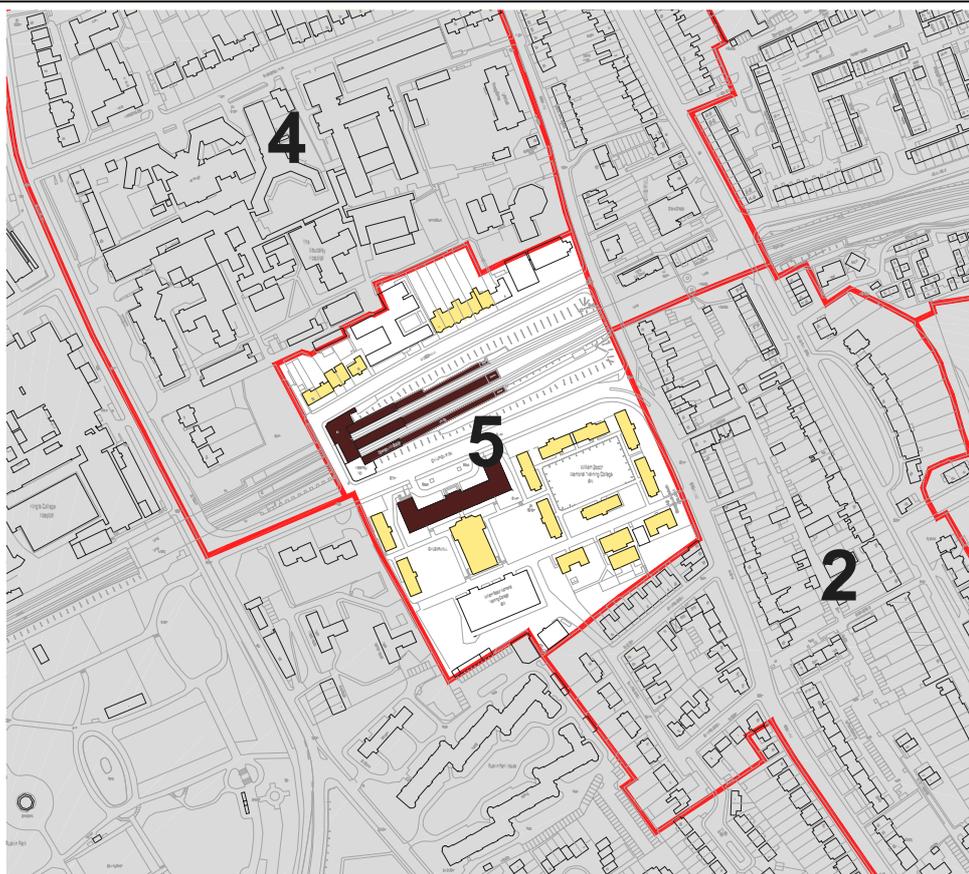


Figure 51 Sub-area 5: Listed buildings (red) and key unlisted buildings

Trees and Planting

4.1.6 Trees and planting are of enormous importance in creating the special suburban character of the residential areas in the Conservation Area. There are three particular significant elements:

- Avenue trees either in the public footway (e.g. Camberwell Grove), or on the front line of property boundaries (e.g. 18-62 Grove Lane).
- Garden planting and hedgerows in front gardens that provide a green continuum between the building line and the street.



Figure 52 Front gardens – Love Walk

- Mature trees in the back gardens of private properties that provide a green backdrop for the buildings, often forming the skyline above the roofs of the buildings.

- 4.1.7 There are some extensive areas of mature trees and gardens that provide both amenity and a visual setting for the buildings:
- St. Giles Churchyard: a public space (see above) with many mature trees, notably lime and plane (n.b. one very old specimen just south of the church).
 - Lettsom Garden: private garden with mature trees backing onto Camberwell Grove and Grove Park.
 - Grove Park and railway embankment: private garden(s) behind nos. 87-91, very mature back drop to views down Grove Park from Camberwell Grove.
 - Grove Park: boundary tree planting in back gardens.
 - Camberwell Grove/Grove Lane: mature boundary tree planting in back gardens.
 - Grosvenor Crescent: mature boundary tree planting in back gardens.
 - Champion Grove, Windsor Walk: colonising woodland trees providing visual screening of railway cutting, particularly in views from the Salvation Army College.

Other Designations

- 4.1.8 Grove Crescent, at 169-183 Camberwell Grove is a protected square under the London Squares Preservation Act. The northern end of the Conservation Area falls within the Camberwell Green Archaeological Priority Zone.
- 4.1.9 The railway is a wildlife corridor running through the Conservation Area, and the Denmark Hill Cutting is specifically identified as a site of Local Importance for Nature Conservation. St./ Giles Churchyard is a designated Local Open Space, and Lettsom Gardens and Community Gardens are classified as Private Open Space of Benefit to the Community.

4.2 Environmental Improvements

Public Realm

- 4.2.1 The Council will make efforts to avoid unnecessary street clutter, to ensure that regular maintenance and repair is undertaken, and where replacement is necessary that a co-ordinated approach is taken to ensure consistent and appropriate design throughout the area. The Council has a policy of retaining traditional black and white street nameplates in the Conservation Area, and of undertaking highway repairs to match the existing materials. Resources permitting, other positive ways of enhancing streets and public spaces within the Conservation Area will be explored, such as the planting of suitable street trees and the reinstatement of traditional street furniture.
- 4.2.2 Specifically, there is scope for:
- Landscape and surface improvements to parking areas in front of properties on Denmark Hill (the Maudsley Hospital);
 - Shopfront and forecourt improvements to nos. 113a-121 Grove Lane;
 - Replacement of surfacing to passage by Grove House Tavern with high quality paving material;
 - Replacement of tarmac paths in St. Giles' Churchyard with high quality paving material;

- Possible paving enhancement works in front of Denmark Hill Station (Windsor Walk).

4.3 Potential development sites

4.3.1 The main development opportunities in the Conservation Area are related to the large institutional sites. For the Maudsley Hospital and The Salvation Army College, it would be in the interests of both the institutions and the local authority to prepare comprehensive forward-planning development frameworks to assess future needs for accommodation and access. The Maudsley in particular is undergoing major redevelopment, which is likely to continue. The key Conservation Area issues would include:

4.3.2 *Maudsley Hospital:*

- the establishment of appropriate building frontages along adjoining streets, notably De Crespigny Park and Grove Lane;
- retention of historic frontage and character to Denmark Hill;
- establishment of preferred development heights – i.e. avoiding the impact of the redundant tower block but improving on the development efficiency of the single storey and temporary building in the heart of the site;
- minimising the visual impact of car parking;
- a landscape framework.

4.3.3 Other development potential exists at:

- *Mary Datchelor School:* possible development of playground areas to the south of the main buildings, to provide sympathetic street frontages to Grove Lane and Camberwell Grove, relating to the classical 3 and 4-storey residential terraces on facing sides of the streets.

4.3.4 There will be pressure for infill development on larger existing sites throughout the area, and generally the principles for extensions are dealt with in the guidance indicate at 5.3.18 below. There are limited prima facie opportunities for more significant development in larger backland sites. However, they raise issues of privacy and retention of mature tree cover, and these concerns might well lead to a presumption against development. Possibilities exist at:

- Glebelands Close: and garage / backland areas between Grove Lane and Camberwell Grove - possible mews-style residential infill.
- Grove Park: gardens on the north side behind no. 123 and nos. 83-89. These are sensitive areas with mature tree planting of landscape value, particularly in providing a backdrop to houses in the Conservation Area – a new house has recently been introduced next to 89.
- Champion Grove: between nos. 29 and 35 and including opportunities in the Salvation Army College grounds – limited opportunity for residential infill;
- Grace's Mews: (behind no. 89 Camberwell Grove) possible development of warehouse site for further mews housing.

5 CAMBERWELL GROVE: GUIDELINES

5.1 Introduction

Purpose of this guidance section

- 5.1.1 This section of the report draws out from the appraisal those themes that are essential to the Conservation Area's historical character, which new development and improvement should pay heed to. It is not intended to provide a prescriptive methodology for new design in the area or to exclude innovation.
- 5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and preservation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.
- 5.1.3 While some of the more recent buildings in the Conservation Area make only a limited contribution to its special character, there is no objection in principle to good new building design in the Conservation Area in contemporary styles. The following design guidance seeks to promote modern design of quality, as well as to preserve and reflect the historical character of the area.

Consulting the Council

- 5.1.4 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the Conservation Area and it is likely that planning permission and / or Conservation Area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. Replacement of listed structures will usually prove unacceptable, and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the Conservation Area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised work is carried out the Council can enforce against it.
- 5.1.5 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building work.

5.2 Development form and Urban morphology

Urban morphology

- 5.2.1 The development form of almost the entire Conservation Area is based on 18th – 19th century housing patterns, with terraced plots of 5 to 6 metre width and set-backs from the street of varying depths. At their minimum, these setbacks are just two to three metres, frequently to provide an area for lighting a semi-basement protected by railings. Deeper front gardens are provided in other areas with strong front boundary treatments – walls, hedges, and/or railings. Back gardens are long, often with substantial outbuildings accessed from alleys at the back (e.g. between Grove Lane and Camberwell Grove).
- 5.2.2 Later development and changes of use may have altered the nature of these set-backs. On Camberwell Church Street, some have been built over to provide shop-fronts. On Denmark Hill almost all have been converted to car parking areas. The most critical attribute of the street frontage in all cases is that the boundary should

remain well defined and consistent: railings and hedge planting are the appropriate detail in most places, low walls and hedges are the right treatment in Grove Park and Champion Grove.

Pressure for Change

- 5.2.3 The Camberwell Grove Conservation Area has throughout its history had to absorb change. The most significant has been the intensification of the use of the larger old houses, by division into flats. Most of the capacity for conversion has probably now been taken up, but work clearly still continues in modernising and upgrading buildings, for example from multiple occupation in bed-sit style accommodation to self contained apartments.
- 5.2.4 A further significant area of concern is the Maudsley Hospital. Typically of hospital sites it is an agglomeration of good buildings, poor and temporary buildings and redundant buildings. It has a major impact on the fabric of the surrounding area, because of both losses through expansion and the conversion and alteration of buildings. The majority of it has little townscape value: indeed there are elements, such as the tower block in the south east corner of the site, that are major intrusions into the Conservation Area. Even the buildings on Denmark Hill are compromised by changes to the backs, which are by comparison very utilitarian, much altered and added to with modern and temporary constructions.
- 5.2.5 A further major pressure on the Conservation Area comes from traffic. One-way systems, traffic calming devices and parking areas all have a significant influence on the character of the Conservation Area and their visual impacts must be considered in addition to the basic highway issues.

Loss, Damage and Intrusion

- 5.2.6 The main pressures on the Conservation Area are the intensification of use of the housing stock, and the general impact of traffic, both circulation and parking. The lack of prosperity of the Camberwell area had until recently also been an issue in limiting the financial resources available for repair and renewal, but now there is a definite mood of rejuvenation throughout the Conservation Area. Nevertheless, there are still remaining areas of neglect, and this and the other pressures are indicated by examples of loss and damage to the fabric of the Conservation Area.
- 5.2.7 Generally the repair and maintenance of the historic buildings has respected distinctive elements like windows and doors, avoiding unsympathetic replacements. A number of common problems are, however:
- re-roofing with concrete tiles instead of slate;
 - loss of boundary railings and/or hedges;
 - painting or rendering facing brick work instead of repointing.
- 5.2.8 There are more examples of detracting in the Conservation Area from intrusions of unsympathetic buildings, boundary treatments and other elements. Bomb damage from the Second World War left significant gaps, and the infill of the 1950s and 60s was often unsympathetic.

Gardens and Boundaries

- 5.2.9 The importance of front gardens and boundary walls has been emphasised, but there are examples of front gardens that have been turned into parking areas to serve converted flats. Widespread changes of this nature would severely detract from the mature green character of street frontages, and should be resisted. In

general there has been degradation over many years of the quality of front boundaries through the replacement of front boundaries with fencing and poorly designed brick walls. The retention of a cover of garden shrubs and trees is a mitigation of these effects, and the reinstatement of boundary walls should be encouraged.

- 5.2.10 There is a similar issue for the side boundaries on the return ends of terraces, where fencing, garages and other constructions in back gardens intrude onto the street. It is important that such areas are maintained to a good standard, and that development in back gardens is limited in order to preserve the backdrop of mature planting that is visible between and above houses from the street.
- 5.2.11 It is a characteristic of properties in Camberwell Grove and Grove Lane in particular that rear gardens are long and have a good cover of mature trees. Post-war development between the two streets, at Glebelands Close for example, has infilled some of this space. Loss of garden space and trees should be resisted, as they provide an important green backdrop visible between and above groups of houses. At the same time, areas like Canning Cross illustrate the historic use of such space as mews for coach houses and stabling, and it is important that the informal quality of such elements is not compromised by the introduction of poor garage courts and yards.

Building alterations

- 5.2.12 The Conservation Area suffers from a typical catalogue of unsympathetic alterations to the buildings and their curtilages and examples of poor maintenance. The rising quality of the housing stock in the area is leading to greater sensitivity to original detailing, but vigilance is still necessary with regard to both alterations and repairs.

Dormer windows

- 5.2.13 Many of the buildings in the Conservation Area have roofs behind parapets, but care is still necessary to ensure that alterations do not disrupt the continuity of roofs or cornice lines in building groups. Pitched roofs are particularly sensitive and are rarely able to accommodate the intrusion to sloping faces and sky lines that dormers introduce.

Architectural features

- 5.2.14 A widespread problem is the repair and improvement of houses with inappropriate materials and components. There are of the replacement of timber sash windows with UPVC and to different patterns, and the replacement of original panelled timber front doors with off-the-shelf standard modern patterns. There are also examples of painting and rendering brickwork, and the removal of mouldings and other features.

New design in the Conservation Area

- 5.2.15 The predominantly residential character of the Conservation Area makes development of a non-traditional domestic character hard to incorporate. In particular, some of the most significant buildings are 18th and 19th terraces of houses of very specific visual quality, whose architectural integrity is essential to their character. The introduction of variant forms into such terraces is almost certain to be unacceptable.
- 5.2.16 There may be opportunities for modern design where changes to some of the mid-20th century development that replaced the original housing area considered. There are also opportunities in the non-residential areas of the Maudsley Hospital, and substantial redevelopment is already under way. In such locations the basic

geometric disciplines that the classical designs followed should be observed, to assure a sympathetic reflection of the urban morphology, scale and proportion of the original surroundings. Such proposals need to demonstrate that there is no detrimental effect on the character of the Conservation Area. The appraisal makes reference to new building in De Crespigny Park, which fits into the street scene well (3.5.5).



Figure 53 25 De Crespigny Park – some sympathy in material and detail, but does not follow the morphology of the 19th century street

5.3 Building details

Windows and Doors

- 5.3.1 Where originals exist, they should be retained in situ whenever possible and repaired. Most properties have retained traditional, although not always original, timber framed double hung sash windows, and a number of properties have also retained traditional original timber panelled front doors. Such windows and doors that remain in reasonable condition require no more than regular maintenance. In cases where joinery has deteriorated through neglect and subsequent decay, more drastic solutions may be required. In most instances, however, it will be possible for a suitably skilled carpenter or joiner to repair damage and prolong the life of the window or door.
- 5.3.2 Where repair is impossible, sensitive replacement is necessary. There are a number of firms able to produce faithful copies of existing timber framed windows and doors, and this will usually be the correct approach to replacement. New replacement windows to listed buildings need to match the original glazing bars and detail of the originals. However, where the existing windows or doors are later alterations, which detrimentally affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional designs. The use of modern materials such as aluminium or UPVC is inappropriate and not acceptable on listed buildings and should be avoided on all historic buildings.
- 5.3.3 As the traditional window within most of the area is the double hung sliding sash, other designs such as hinged casements, tilt and turn, and various double-glazed sealed units are invariably unacceptable. Timber casements are used in some areas of Grove Park, with fixed panes above that originally had coloured glass. This glazing pattern should be preserved, and modern casements and “picture windows” that increase the size of original single panes are not acceptable.



Figure 54 Grove Park – Casement windows

- 5.3.4 Similarly, original front doors would have been timber panelled and replacements will be expected to follow the traditional design. Modern details, such as doors with integral fanlights (that is where the fanlight is within the design of the door) are likely to prove unacceptable. The round-arched fanlights of Camberwell Grove, with their radially divided glazing patterns are a particularly notable feature.
- 5.3.5 All external joinery should be painted. Stained or varnished timber finishes are inappropriate in the Conservation Area, as the wood would traditionally have been painted. Most window frames are painted white, although white may not have been their original colour: however repainting in garish colours would be inappropriate. Darker “heritage” colours should be considered for doors such as navy, maroon, wine green, black, etc.

Roofs

- 5.3.6 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable, due to deterioration of the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable, and can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on unlisted buildings in the Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time, while most artificial slates weather badly with streaking and leaching of colour, with adverse visual effects.
- 5.3.7 Given the generally unaltered character of the roofscape, roof extensions and changes to the basic roof form are generally unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials.
- 5.3.8 Original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Stucco and render

- 5.3.9 It is of particular importance that stucco render is kept in good repair and that regular maintenance takes place. Stucco is lime based, and it is important that any repairs are made in material to match, taking care to avoid the use of hard cement renders. If the surface is damaged, stucco may deteriorate quickly through water ingress possibly leading to further damage to the structure behind. Early localised

repairs of the problem areas are usually the most appropriate approach when damage occurs. Major repair works can be expensive and difficult to carry out and are best undertaken by experts.

- 5.3.10 Stucco requires regular repainting for appearance and to maintain weather resistance, taking care not to obliterate decorative features. The stucco would originally have been a stone colour, and paint should be chosen carefully with this in mind and to respect the unified character of the area. Listed Building consent is required where painting significantly alters the appearance of a listed building and the use of unusual or contrasting colours (e.g. to highlight decorative details) is unacceptable. Generally the use of the colours *buttermilk*, *parchment*, *ivory* and *magnolia* are acceptable under British Standard Colours: BS 4800, these are BS 10B15, BS 08B17 and BS 08B15 respectively. Use of a gloss or eggshell finish is recommended and will not require consent. Textured or highly glossy paints and 'brilliant white' should be avoided.
- 5.3.11 Where features such as capitals, pilasters and porches have been lost, the Council will encourage their reinstatement using traditional materials following the design and detailing of those originals remaining on other properties.

Brickwork

- 5.3.12 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing in texture, size and colour and should be laid in an appropriate bond to match the existing.
- 5.3.13 The most dominant visual element of brick facades is the bricks rather than the pointing, which should remain subordinate in appearance. Repointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually a lime based mortar mix no stronger than 1: 1: 6 (cement : lime : sand), is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.3.14 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Ornamental Ironwork

- 5.3.15 Throughout the Conservation Area and in Camberwell Grove in particular, front area and boundary railings are present and contribute greatly to historic character. Original iron railings, balustrades and balconies should be retained and protected through regular painting (black) and maintenance. The reinstatement of missing ornamental ironwork with good quality replacements of similar and appropriate design will be encouraged. As a number of original balustrades and balconies remain, historically faithful copies can be made and installed (subject to the Council's approval). Given the untidy nature of some current boundary treatments, the Council would encourage the reinstatement of boundaries.



Figure 55 47-55 Grove Lane- first floor ironwork balconies

Front Gardens

- 5.3.16 Use of front gardens as forecourt car parking has a resultant detrimental effect on the appearance of buildings and the Conservation Area. The loss of garden spaces, walls and vegetation is particularly unfortunate and further losses will be resisted wherever possible. The Council will encourage reinstatement of front gardens when the opportunity arises. Where applications are made both highways approval and Conservation Area consent for crossovers and the removal of the front boundary are required from separate departments of the Council. The Council will also encourage the reinstatement of front garden walls, gates and railings where these have been lost.



Figure 56 Lost front gardens, Denmark Hill

- 5.3.17 Any works to trees in the Conservation Area require consent and a notice needs to be displayed of the intended works - the Council's arboricultural officer should be contacted for advice in this regard.

Extensions

- 5.3.18 Where rear extensions are proposed, they should normally be no more than one storey in height, be low key in design and as unobtrusive as possible. Full width rear extensions will normally prove unacceptable. Extensions should be clearly subservient to the main part of a building and not add appreciably to the building's bulk. In some cases it may not be possible to devise an acceptable scheme to extend a property, although each case will be judged on its individual merits.