

DETAILS OF PROPOSED WORKS: FOR CONSIDERATION UNDER FACULTY- THE DIOCESE OF SOUTHWARK

Project:	Camberwell Old Cemetery Southwark: Area Z Ground-remediation, including decontamination and re-modelling of unauthorized tipped material, importation of construction materials and capping, laying out of access paths and drainage, burial areas, boundary treatment, planting and nature conservation measures	Project No:	048-07
Date:	Submission of 30 June 2015 for the DAC of the 14 July 2015	Version:	2
Location:	Camberwell Old Cemetery Sections (in part or in whole) 13,14,20,21,29 100, 101,102, 103 108 (consecrated sections) (And also including 105, 106, 107 not consecrated)	Address:	Camberwell Old Cemetery, Forest Hill, Southwark, London SE22 0RU
Proposed Date	(Provisional Proposed Dates for Commencement: October 2015 (clearance works and trial working) March 2016 (main works)		
Owner /Applicant:	Southwark Council Contact: john Wade Principal Service Development Officer (Parks and Cemeteries) Southwark Council, Environment & Housing Department , Public Realm Division, Parks & Open Spaces PO Box 64529 London SE1 5LX Tel: 020 7525 0141		
Agent	Paul Harrison , Harrison Design Development Ltd 110 High St Mold Flintshire , CH7 1BH	Signature	
Plan References	048-07-11 Camberwell Old Location Plan Site 048-07-50 Area Z Main Contract Felling and Clearance 048-07-52 Tree Protection Plan 048-07-02 Area Z Site Consecration and Plot Overlay 048-07-03 Area Z Site Existing Trees 048-07-21 Area Z Illustrative Layout (Whole Site) 048-07-24 Area Z Illustrative Drainage Strategy Layout 048-07-26 Area Z Illustrative Landscape Plan 048-07-27 Area Z Illustrative Landscape Plan		
Explanatory Statement (why the works are required)	<p>'Area Z' in Camberwell Old Cemetery comprises a number of sections or parts of sections in the north west of the Cemetery.</p> <p>It is an area that was previously used for public burials most of which date back to before 1927 (but with some pockets of later post 1940s burial). The area was subsequently left to become overgrown.</p> <p>Around the eastern and southern peripheries there are private graves. (see Consecration and Plots drawing)</p> <p>From Cemetery burial records it appears that much of the land is consecrated excepting a 12' strip along the eastern boundary with Underhill Road and a 41' boundary with Ryedale Road and sections 105,106, and 107</p> <p>Historically soils excavated locally from grave excavations have been placed over much of the area as burials progressed.</p>		

	<p>Materials were also imported into the centre of the site in the summer of 2003 under the direction of the then Southwark Council Superintendent Registrar Mr Terry Connor. Those materials form a steep sided stockpile in excess of 5m deep/high in the centre of the site (highlighted in ochre on the Consecration and Plots drawing). Some of the various materials brought into Southwark Cemeteries under the direction of Mr Connor at that time, were subsequently found to be contaminated and was the subject of legal action. The stockpile has now also become largely overgrown.</p> <p>Southwark Council carried Site Investigations (SI) in September 2013 under Faculty to investigate the 2003 stockpile material and the soils found across the wider area.</p> <p>Under the Environmental Protection Act, the polluter or the landowner have a duty of care to act to eliminate risk to human health, controlled waters, or the environment caused by any contamination. Detailed Qualitative Risk Assessments have been carried out that demonstrate that Southwark would have to remediate the ground if it was to be used for burial. Were the area to be opened up more generally for public access then relevant thresholds in respect of contaminants including benzo(a)pyrene are potentially exceeded and so remediation work would need to take place to open the site up to the public. Given these considerations the Environmental Health Officer has advised that the area be fenced off from public access, and intervention is therefore necessary to make the area safe and accessible.</p> <p>Southwark's Bereavement Service provides for burial and cremation within the borough. However, as is the case with other London Boroughs, supply of burial space is becoming critical. To address this shortage of burial space, Southwark Council has developed a Cemetery Strategy, adopted in June 2012. The Strategy focusses on options for burial within the current cemetery areas within Southwark but also takes account of potential options for burial outside of those areas and aims ultimately to achieve a system of sustainable burial involving re-use in the mid and long term .</p> <p>Works at Area Z are therefore proposed as part of the short and mid- term strategy. Through the remediation of the stockpile and remodeling the landform much needed burial space may be provided whilst at the same time remedying the unauthorized tipping of material and providing public access</p> <p>The Council are fully aware of the nature conservation, heritage and arboricultural values of the site and of the wider cemetery. The future of the site and the cemetery as a whole has been the subject of a prolonged engagement process involving the establishment of a stakeholder group with representatives including the London Wildlife Trust. The proposals have been subject to numerous iterations in response to this engagement process and consultations with council officers and third parties. The current proposal have now been developed with a view to ensuring that, as far as practically possible, they enable the remediation of the land, enable public access and provide useable burial space whilst at the same time protecting and where possible enhancing the nature conservation, heritage and arboricultural value of the site .</p>
<p>Specification and Description of Works</p>	<p>A detailed description of the site, and the proposed works is included within the <i>DRAFT Planning Submission: Design and Appearance and Access Statement</i> submitted with this document.</p> <p>In summary the development includes</p> <ul style="list-style-type: none"> • Clearance of 18 significant trees along with areas of scrub /shrub and regenerating trees and saplings on and around the stockpile • retention and protection of a wide buffer including mature trees along the Underhill Road boundary and in the north to the rear of Ryedale (outside of the site boundary) with this buffer protected and managed for nature conservation and landscape purposes. • remediation of the 2003 stockpile including part removal and disposal of the

unsuitable/contaminated material, selective working of the remainder of the material, import of additional clay

- a finished landform forming a series of gentle terraces with at least 1.8m depth of soil over the level of any historic burials within the centre of those terraces
- capacity for around 750 to 800 burial plots in the burial areas on the terraces
- a path and narrow carriageway broadly following the historic alignment earlier paths to enable access
- an associated pedestrian access off Underhill Road allowing access into the site and through the cemetery
- a memorial feature incorporating a bench commemorating those buried within public graves underlying the site
- substantial areas of native tree and shrub planting on embankments and peripheral areas
- extensive areas of wildflower verges around the burial areas
- nature conservation measures including bat and bird boxes, hibernaculum, log piles and stacks.

Protection of graves, remains and memorials:

- the site is underlain by public graves generally pre 1927 but with some 1940's and 1950's graves. Most have no memorials albeit a small number of small tablet style memorials exist- with no specific memorial rights appertaining to them
- Where (occasional) memorials to public graves dating from the 1940s are encountered these will be removed and stored for a minimum of 6 months
- It is not intended to disturb any human remains as part of the works and detailed procedures will be put in place (and incorporated into the contract documentation) to prevent any disturbance. The previous Site Investigations (under Faculty) determined and recorded approximate depth of historic burials across the site. Precise working (to avoid disturbance) will be achieved by there being a specialist on hand during the works to closely monitor excavations, to observe changes in the soil profile during the excavations where approaching depths at which burials are known to exist, to oversee the use of a smaller machine at these depths, and (where within 12" of the burial depths) to excavate by hand only, without disturbance. Permanent pole markers will be fixed to warn and record of existing burial depths.
- In the event that unrecorded remains are encountered within the overlying fill at unforeseen shallow depths then those will be collected, secured, and reinterred immediately, and within the same day, in a designated consecrated grave on the site.
- The site is almost entirely underlain by public not private graves and there are no known tombs vaults or other substantial memorials in the main part of the site.
- Existing private burial areas (with memorials) adjacent to the site will be protected and retained unaffected.

Management

Long term management will be the subject of the *Camberwell Old Cemetery Conservation Management Plan* – (currently in draft form and being developed).

The Cemetery is a Site of Importance for Nature Conservation SINC (Borough Importance) In the interests of maintaining and enhancing the nature conservation status of the site the detailed management of planting and wildflower areas, and other nature conservation measures is anticipated to be the subject of ongoing discussion and refinement with key stakeholders including the London Wildlife Trust.

In the interests of ensuring all new memorials are in keeping with the historic character of the cemetery it is the intention to introduce new memorial regulations. These will be based on the Diocesan Churchyard Regulations restricting monuments to natural stone with low lustre finishes and a limited range of hues and colours (not black granite). It is anticipated

	<p>that kerbsets and (modern) lawn memorials will not be permitted and instead monoliths and or plaque memorials will be permitted. A range of height restrictions is anticipated ranging from 1200mm (standard Churchyard regulations- (used where memorials are adjacent to historic memorials in the south) to 900mm in the central areas and with certain areas restricted to low level plaque memorials only. The regulations are currently the subject of discussion with stakeholders and are anticipated as being submitted in draft form to the Diocese prior to Faculty approval.</p>	
<p>Information</p>	<p>The Council's contamination and remediation consultants (Sevenoaks Environmental) are in contact with the Environment Agency and the Councils own Environmental Health Officer in respect of all matters connected with Waste Licencing and disposal and contaminated land protocols (CL:AIRE). All specific methods of working will be in accordance CL:AIRE protocols with the necessary licences and/or permits.</p> <p>Planning application for the works is due to be submitted imminently. The Councils planning department is being kept fully informed of the proposals.</p> <p>The Ministry of Justice (Michael Johnstone contact Michael.Johnstone@justice.gsi.gov.uk) indicated in respect of the previous (2013) SI work that they did <i>'not believe it necessary [for the Council] to apply for exhumation licences before carrying out this work, as it appears that [the Council] will be taking sufficient care and attention not to disturb any interred remains'</i>. The MOJ will be contacted contemporaneously with this Faculty application</p> <p>The Commonwealth War Graves Commission will be contacted contemporaneously with this Faculty application in respect of the unmarked graves on the CWGC register known to be sited under the stockpile. It is anticipated that CWGC memorials will be erected on the site of those graves at completion.</p> <p>There is a tree in poor condition embedded in the stockpile with high (bat) roost potential. All necessary work to conduct additional surveys, fell the tree and erect alternative roost sites will be undertaken strictly in accordance with current legislation and licencing conditions. Similarly all felling/clearance will be carried out in compliance with the Wildlife and Countryside act and mindful of the recognised bird nesting season.</p>	

PHOTOGRAPHS



Area Z stockpile prior to vegetation clearance 2013



Stockpile after limited clearance to enable SI works in 2013