

# Former Mary Datchelor School (17 Grove Lane, SE5 8RD)

Planning Brief

September 2004

[www.southwark.gov.uk](http://www.southwark.gov.uk)





# 1.0 Scope of Brief

The purpose of this brief is to establish a planning framework and provide detailed guidance for potential developers of the former Mary Datchelor School site. This framework and guidance should be taken into account when considering opportunities for the future development of the site. The brief includes information on the current use of the site and its planning history, as well as highlighting the council's requirements for any redevelopment.

To ensure that the brief achieves the best possible development on the site, a draft was consulted on for 4 weeks from May 28 2004 until June 25 2004. The adopted brief will be a key material consideration for future planning applications for redevelopment of the site.



## 2.0 Objective

The objective of the brief is to provide a framework for a high quality residential development that preserves and enhances the character of the conservation areas whilst safeguarding the tennis courts on-site for the use of the local community. Once adopted the brief will form a significant material consideration in assessing any development proposals for the site, providing potential developers and owners with a clear indication of council's expectations.

Southwark Council prepared a draft brief, which was presented at the Camberwell Community Council on May 17 2004 for comment. The local community and interested parties were formally consulted on the draft brief for a period of four weeks from May 28 2004 to June 25 2004. The draft has been revised taking into consideration all comments received (refer to Appendix 1). The final brief was adopted for development control purposes at a Planning Committee Meeting on September 6 2004.

The delivery of the brief will be monitored at various stages to ensure that:

- all consultation responses are taken into consideration;
- the final brief has included the key requirements and aspirations for redevelopment of the site; and
- the requirements of the brief are realistic and are being adequately met by any proposals for redevelopment.

## 3.0 Project Plan

Any proposal for redevelopment of the site will require an application for full planning permission. Conservation area consent will be required for any demolition works (including boundary walls) or works to remove any mature trees on the site. Any application must also be accompanied by a design statement, including an accessibility statement, a transport assessment and sustainability appraisal of the proposal.



Figure 1  
original Victorian school building, fronting Camberwell Grove

## 4.0 Site Information

### 4.1 Site description

The property is bounded by Camberwell Grove to the east, a pedestrian thoroughfare to the south, Grove Lane to the west and a terrace of commercial/retail premises, which front Camberwell Church Street, to the north (refer to Appendix 2). The site contains the original Victorian Mary Datchelor School building, which fronts Camberwell Grove (Figure 1), a three-storey building, which fronts Grove Lane, constructed in 1926 as an addition to the school (Figure 2), a 1930s building fronting Camberwell Grove housing a disused swimming pool (Figure 3), a 1960s addition to the school buildings (Figure 4) and various smaller extension buildings within the curtilage of the main school buildings. At the southern end of the site are two tennis courts, which are surrounded on all street frontages by brick walls and fencing (Figure 5). There is an area of garden space (0.099 hectares) located to the south of the 1960s building and north of the tennis courts, which contains a number of trees, a grassed area and pond (Figure 4). The garden is not publicly accessible or easily visible from the street as there is a brick wall with fencing above along the Camberwell Grove and Grove Lane frontages. This is a continuation of the fencing surrounding the tennis courts.

Vehicular access to the property is from Grove Lane and there is an area of car parking located at the northwestern corner of the site (Figure 6).

The buildings on the site are currently vacant following the relocation of the offices of the previous occupiers, Save the Children Fund (SCF). The site has been acquired by St George (South London) Limited. The two tennis courts have been leased from the owner on a month-by-month basis by the privately run Butterfly Tennis Club for the past seven years. The pool house and swimming pool are in some disrepair and have not been used for many years.

### 4.2 Surrounding development

The surrounding development is predominantly residential consisting of large Georgian and Victorian terrace houses, many of which are Grade II listed. These are mainly three-storeys along Camberwell Grove and mainly four storeys along Grove Lane. Immediately to the south of the site and fronting Camberwell Grove is The Grove public house, also



Figure 2  
1926 addition to the school, fronting Grove Lane



Figure 3  
1930s swimming pool building



Figure 4  
1960s addition to the school with garden space to the left



**Figure 5**  
Tennis courts located in southwest corner of the property

known as BRB. The site is within the Camberwell Green Neighbourhood Area, with retail and commercial development stretching along Camberwell Church Street to the north of the site.

### 4.3 Traffic and accessibility

Both Camberwell Grove and Grove Lane are within a Controlled Parking Zone, which is well used and heavily parked, though Grove Lane is less trafficked. The site has a high PTAL (Public Transport Accessibility Level) rating of 5-6a, as it close to a number of frequent bus routes, including the 12, which runs between Dulwich and Oxford Circus and the 36, which runs between Lewisham and Paddington.

### 4.4 Historic environment

The entire site lies within conservation areas. The majority of the site lies within the Camberwell Grove Conservation area with the northwest corner of the site, incorporating the existing car parking area, being within the Camberwell Green Conservation Area. The property does not contain any listed buildings but is adjacent to a number of Grade II listed residential properties. Mary Datchelor School provides a contrast in character to this part of the Conservation Area, with its late 19th century and early 20th century architecture. The original late-Victorian building forms a local landmark. The 1960s building has little architectural merit and does not contribute to the character of the conservation area. Full statements of the characteristics of the Conservation Areas are explained in detail in the Conservation Area Appraisals for these areas.



**Figure 6**  
Car parking and vehicular access onto Grove Lane

## 5.0 Planning History

Planning permission was granted on 11th July 1982 to the Save the Children Fund (SCF) for the change of use of the property from education use to offices use with assembly hall, swimming pool and changing rooms for shared public use. This permission was subject to a Section 52 legal agreement (now referred to as a Section 106 agreement) requiring that the assembly hall be retained and made available to local societies, associations and groups between the hours of 6pm and 10:30pm Monday to Friday upon payment of a reasonable charge to the SCF. Local tennis clubs are permitted to use the tennis courts from 9am to dusk throughout the year upon payment of a reasonable charge to the SCF. No time limit was placed on enforcement of these clauses of the

agreement, relating to the use of the assembly hall and the use of the tennis courts. The agreement also specified that an area of land on the northern boundary of site could be purchased by the Council within 21 years of the permission (now lapsed) for the purposes of providing service access to the shops fronting Camberwell Church Street and that the swimming pool and associated building could be purchased by the Council within six months of the permission.

On 28 February 1995, planning permission was refused for retention of three single storey temporary buildings for office use, on the grounds that the buildings were detrimental to the character of the Camberwell Grove Conservation Area (ref 9400956).

# 6.0 Policy Context

Below is a list of the core planning policies relevant to the redevelopment. A complete list of Southwark's planning policies and supplementary planning guidance relevant to the brief can be found in Appendix 3.

## **National Planning Guidance**

PPG 1	General Policies and Principles
PPG 3	Housing
PPG 13	Transport
PPG 15	Planning and the Historic Environment
PPG 17	Planning for Open Space, Sport and Recreation
Circular 1/97	Planning Obligations

## **London Plan**

3A.2	Borough Housing Targets
3A.4	Housing Choice
3A.7	Affordable Housing Targets
3A.15	Protection and Enhancement of Social Infrastructure and Community Facilities
3D.5	Sports Facilities
6A.5	Planning Obligations

## **Southwark Unitary Development Plan 1995 (adopted) (refer to Appendix 4 for Proposals Map)**

E.4.2 and E.4.3	Proposals affecting conservation areas
E.5.1	Sites of Archaeological Importance
C.1.3	Retention of existing community facilities and public buildings
C.4.1	Protection of existing recreational facilities
H.1.3	New Housing
H.1.4	Affordable Housing
T.6.3	Parking Spaces in New Developments

**Proposal Map Designations:** Archaeological Priority Zone, Camberwell Green Town Centre, and Camberwell Grove Conservation Area

## **Supplementary Planning Guidance (adopted 1997)**

SPG 1	Design and Layout of Developments
SPG 3	Crime and Security
SPG 5	Standards, Controls and Guidelines for Residential Development
SPG 9	Conservation Areas – A Guide to Law and Policy



### **Second Draft Southwark Plan 2004 (public consultation) (refer to Appendix Five for Proposals Map)**

1.2	Local Policy Areas – Camberwell Green Neighbourhood Area
2.1	Enhancement of Community Facilities
2.5	Planning Agreements
3.11	Quality in Design
3.12	Design Statements
3.13	Urban Design
3.15	Conservation of the Historic Environment
3.16	Development in Conservation Areas
3.18	Setting of Listed Buildings and Conservation Areas
3.19	Archaeology
4.1	Density of Residential Development
4.2	Quality of Residential Accommodation
4.3	Mix of Dwellings
4.4	Affordable Housing
5.2	Transport Impacts
5.6	Car Parking

**Proposal Map Designations:** Archaeological Priority Zone, Camberwell Green Neighbourhood Area, Camberwell Grove Conservation Area, and Public Transport Accessibility Zone

### **Draft Supplementary Planning Guidance**

SPG 6	Camberwell Green Town Centre
SPG 13	Planning Obligations
SPG 14	Access and Facilities for People with Disabilities
SPG 15	Archaeology
SPG 16	Design
SPG 18	Heritage Conservation
SPG 28	Affordable Housing
SPG 29	Residential Design Standards

### **Conservation Area Appraisals**

Camberwell Grove Conservation Area Appraisal (October 2002)

Camberwell Green Conservation Area Appraisal (September 2002)

# 7.0 Appropriate Development Response

The council is seeking redevelopment of the site for a residential use. As part of any future redevelopment of the site the council will require:

- a) The two tennis courts on the site (refer to Appendix 6) to be refurbished and retained for the use of the local community. Such use shall be between the hours of 9am and dusk throughout the year for the playing of tennis upon payment of a reasonable charge to the owner of the site and with no restrictions on membership. Such use will accord with Policy C4.1 of the adopted Unitary Development Plan, Policy 2.1 of the Revised 2nd Draft Deposit of the Southwark Plan and the requirements of the 1982 legal agreement. The requirements of the 1982 legal agreement shall be carried over to any future development of the site, in the form of a section 106 agreement linked to any planning permission for the redevelopment to ensure the refurbishment and continued accessibility of the tennis courts by local residents.
- b) Retention and sensitive adaptation of the main original school building fronting Camberwell Grove (refer to Appendix 6) with a presumption in favour of retention of the 1926 building fronting Grove Lane, in accordance with Policies E.4.2 and E.4.3 of the adopted 1995 UDP and Policies 3.15, 3.16 and 3.18 of the 2nd Draft Deposit of the Southwark Plan;
- c) High quality residential development to be located and designed to provide an appropriate setting to the main school buildings and to preserve and enhance the character and appearance of this part of the Camberwell Grove Conservation Area, as detailed in the Camberwell Grove Conservation Area Appraisal, being sympathetic to the height, scale, bulk and massing of surrounding development along Camberwell Grove and Grove Lane;
- d) Residential development built to Lifetime Homes Standards, whenever possible and including wheelchair accessible units. All ground floor units should have private gardens and be suitable for families. Shared amenity space should also be provided for other residential units;
- e) The amenity of the surrounding area to be protected and enhanced in compliance with Policy 3.2 'Protection of Amenity';
- f) Submission of a design statement, including full justification for any demolition in accordance with PPG15, an accessibility statement and an EcoHomes report achieving at least a "good" rating;
- g) Sustainable design and construction methods, including sustainable urban drainage systems, energy efficiency, minimised water use and recycling of

waste incorporated into any development, in order to improve the environmental performance of the development and reduce pollution;

- h) Submission of a sustainability appraisal in accordance with Policy 3.3 'Sustainability Appraisal';
  - i) 35% affordable housing on-site with a mix of dwelling types including family-sized accommodation with private gardens in accordance with Policy H.1.4 of the adopted 1995 UDP and Policies 4.3 and 4.4 of the Second Draft Deposit of the Southwark Plan. The 35% should include at least 50% of the units as social rented while the remainder may be an intermediate tenure;
  - j) High quality landscaping of the site, which respects the context of the site and preserves and enhances the leafy open feel of this part of the conservation area, including retention of mature trees, retention of the garden area between the tennis courts and the 1960s buildings except where it can be demonstrated to the satisfaction of the council that a better site layout can otherwise be achieved. There shall be no net loss of amenity space over the site and there shall be appropriate boundary treatment to allow adequate sightlines;
  - k) Submission of a transport assessment, which includes a travel plan in accordance with Policy 5.2 'Transport
- Impacts' of the Second Draft Deposit of the Southwark Plan and, where possible, creation of a car club and/or scooter pool for residents;
  - l) Vehicular access to the site is preferred to be from Grove Lane only;
  - m) No on-street parking spaces to be allocated to any new residential units. Car parking should be underground on-site at a maximum rate of 0.5 per residential unit, in accordance with the London Plan and Policy 5.6 of the Second Draft Deposit of the Southwark Plan;
  - n) Secure cycle parking to be provided at a rate of one space per one residential unit plus one visitor space per ten units; and
  - o) Section 106 agreement should focus on the following:
    - Contributions to support community facilities in the local area equivalent to the value of the rights and obligations contained in the 1982 agreement as it relates to the provision of an assembly hall at the site. This will be based upon three independent valuations;
    - Provision of infrastructure to support incoming residents in the area; and
    - Secure funds for traffic calming and improvements to local cycle routes, public transport and pedestrian access/routes to facilitate modal shift.

## 8.0 Sources of Additional Information

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A copy of the adopted 1995 Unitary Development Plan, the Second Draft Deposit of the Southwark Plan (2004) and Supplementary Planning Guidance can be viewed on our website, [www.southwark.gov.uk/udp](http://www.southwark.gov.uk/udp) under the heading "Publications".

## 9.0 Appendices

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## Appendix 1

### Mary Datchelor School Planning Brief Consultation Plan

Consultation Scheduled

Individual/ Organisation Name	Date	Method of Consultation	Age Group	Gender	Ethnicity	Total Number
Ward Councillors	Letters sent 28 May 2004	Letter Community Council Meetings	N/A	N/A	N/A	N/A
Camberwell Community Council Meeting	17 May 2004 30 June 2004	Presentation & discussion re consultation plan and principles of development, May 2004 Approval, July 2004	N/A	N/A	N/A	N/A
TRA and NHO	Letters sent 28 May 2004	Letters	N/A	N/A	N/A	N/A
Butterfly Tennis Club	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
Surrounding occupiers (refer to map)	No meeting requested. Letters sent on 28 May 2004 No meeting requested	Letter and meeting if requested	N/A	N/A	N/A	N/A
Black Awareness Group	Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
Camberwell Community Forum	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
The Camberwell Society	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A

Individual/ Organisation Name	Date	Method of Consultation	Age Group	Gender	Ethnicity	Total Number
Lyndurst Grove Primary School	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
Camberwell Traders Organisation	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
Pastor Olu Oyeusi	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
B Sanders	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
Grove Lane Residents Association	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
STC Working Party	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
Forgotten Corner of Camberwell	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A
Camberwell Working Party	No meeting requested. Letters sent on 28 May 2004	Letter and meeting if requested	N/A	N/A	N/A	N/A

N/A Not applicable





**Appendix 1**

**Legend**

 Consultation Area

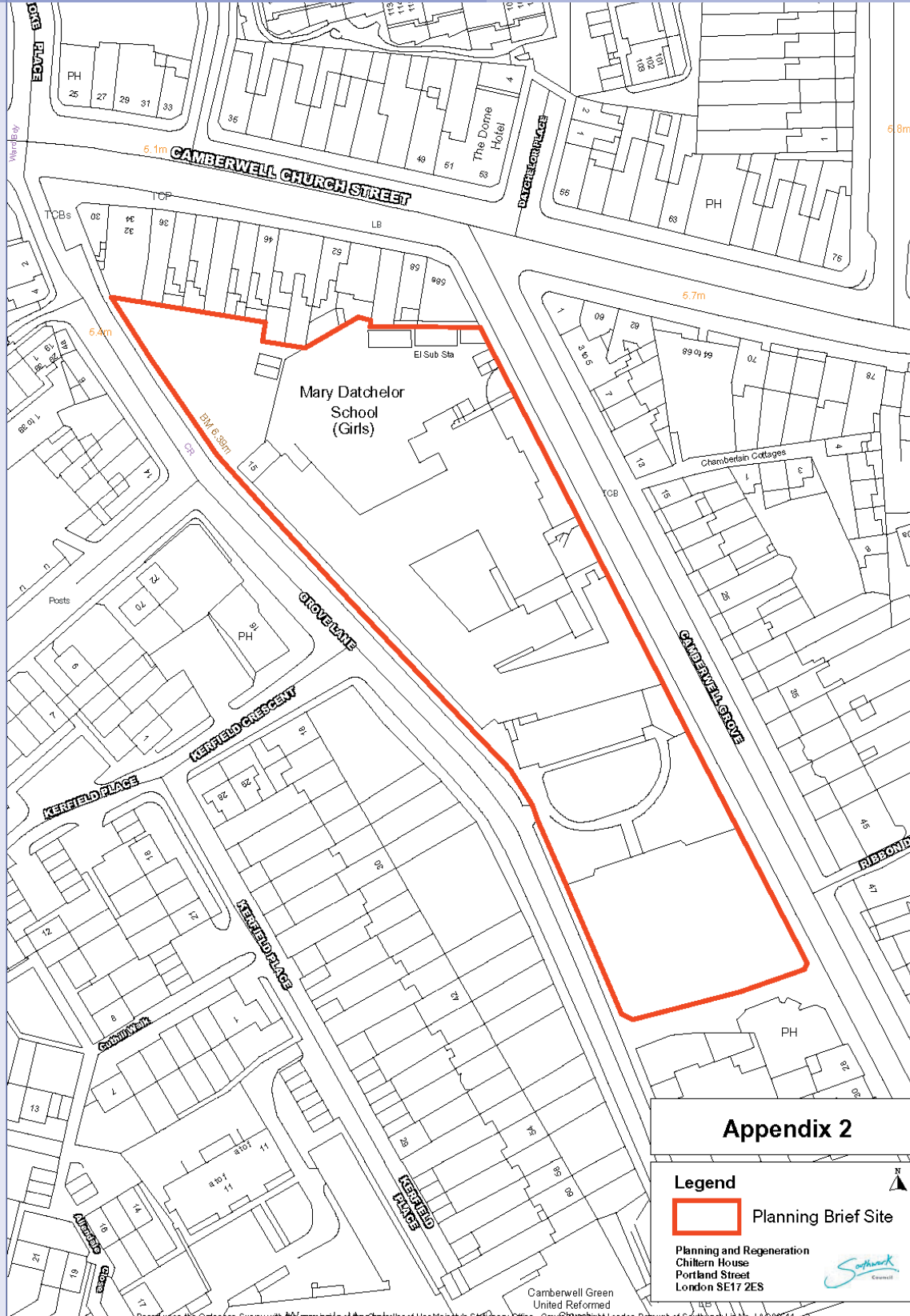
Planning and Regeneration  
 Cullum House  
 Portland Street  
 London SE17 2EB



**Appendix 1**  
**Consultation**  
**Area Map**



Appendix 2  
Site Plan



Appendix 2

**Legend**

Planning Brief Site

Planning and Regeneration  
Chiffers House  
Portland Street  
London SE17 2ES



## Appendix 3

### List Of Relevant Southwark Council Planning Policies And Supplementary Planning Guidance (SPG)

#### Southwark Unitary Development Plan 1995 (adopted)

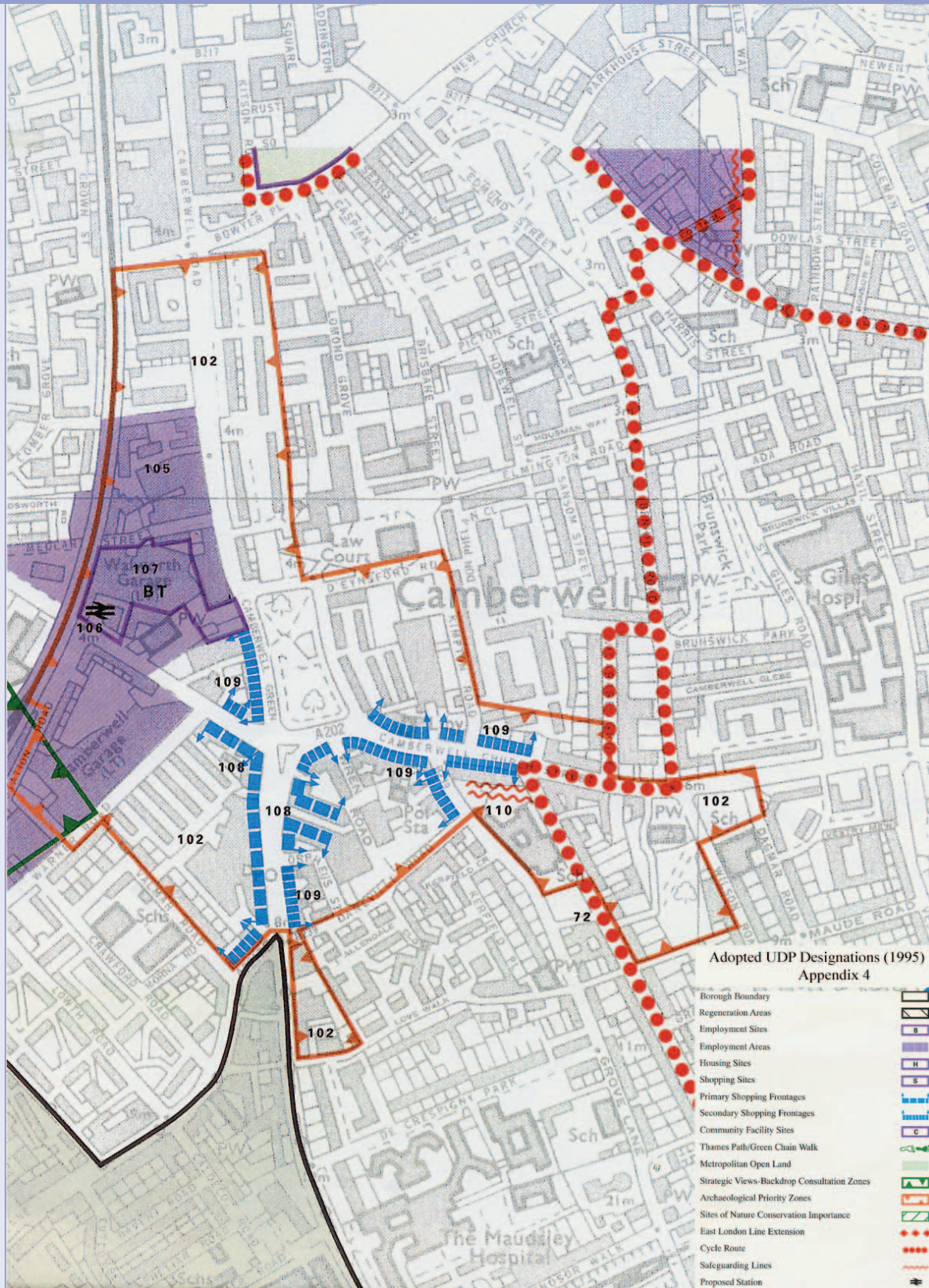
R.2.2	Planning Agreements
E.1.1	Safety and Security in the Environment
E.2.1	Layout and Building Line
E.2.2	Heights of Buildings
E.2.3	Aesthetic Control
E.2.5	External Space
E.3.1	Protection of Amenity
E.3.2	Environmental Assessment
E.4.2 and E.4.3	Proposals Affecting Conservation Areas
E.5.1	Sites of Archaeological Importance
C.1.3	Retention of Existing Community Facilities and Public Buildings
C.4.1	Protection of Existing Recreational Facilities
H.1.3	New Housing
H.1.4	Affordable Housing
H.1.5	Dwelling Mix of New Housing
H.1.7	Density of New Residential Development
H.1.8	Standards for New Housing
T.1.2	Location of Development in Relation to the Transport Network
T.1.3	Design of Development and Conformity with Council Standards and Controls
T.6.3	Parking Spaces in New Developments
SPG 1	Design and Layout of Developments
SPG 3	Crime and Security
SPG 5	Standards, Controls and Guidelines for Residential Development
SPG 9	Conservation Areas – A Guide to Law and Policy

#### Second Draft Southwark Plan 2004 (public consultation)

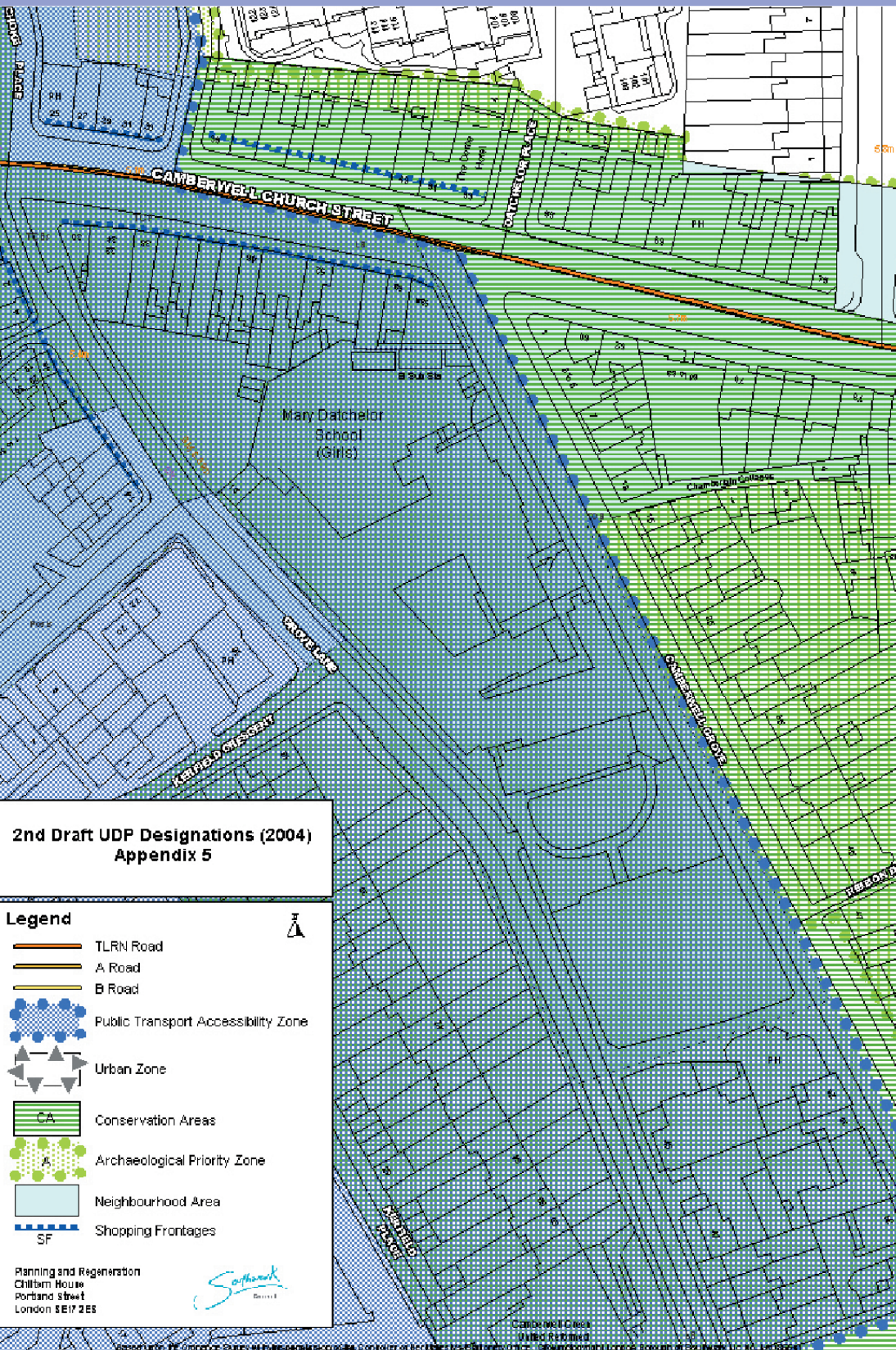
1.2	Local Policy Areas – Camberwell Green Neighbourhood Area
2.1	Enhancement of Community Facilities
2.5	Planning Agreements
3.1	Environmental Effects
3.2	Protection of Amenity
3.3	Sustainability Appraisal
3.4	Energy Efficiency
3.5	Renewable Energy
3.7	Waste Reduction
3.9	Water
3.10	Efficient Use of Land
3.11	Quality in Design
3.12	Design Statements
3.13	Urban Design
3.14	Designing Out Crime
3.15	Conservation of the Historic Environment
3.16	Development in Conservation Areas
3.18	Setting of Listed Buildings and Conservation Areas
3.19	Archaeology
4.1	Density of Residential Development
4.2	Quality of Residential Accommodation
4.3	Mix of Dwellings
4.4	Affordable Housing
5.1	Locating Development
5.2	Transport Impacts
5.3	Walking and Cycling
5.6	Car Parking
5.7	Parking Standards for the Mobility Impaired
SPG 6	Camberwell Green Town Centre
SPG 13	Planning Obligations
SPG 15	Archaeology
SPG 18	Heritage Conservation
SPG 28	Affordable Housing
SPG 29	Residential Design Standards



**Appendix 4**  
**Adopted UDP**  
**Designations**  
**(1995)**







**Appendix 5**  
**Second Draft UDP**  
**Designations (2004)**

**Appendix 6**  
Structures to be Retained on Site

