

Planning Brief



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

June 2004

CONTENTS

1.0	SCOPE OF BRIEF	3
2.0	OBJECTIVE	3
3.0	PROJECT PLAN	3
4.0	SITE INFORMATION	3
5.0	PLANNING HISTORY	5
6.0	POLICY CONTEXT	6
7.0	APPROPRIATE DEVELOPMENT RESPONSE	7
8.0	SOURCES OF ADDITIONAL INFORMATION	8

APPENDICES

1. CONSULTATION PLAN AND CONSULTATION AREA MAP
2. SITE PLAN
3. LIST OF PLANNING POLICIES AND SUPPLEMENTARY PLANNING GUIDANCE
4. ADOPTED UDP DESIGNATIONS (1995)
5. 2ND DRAFT UDP DESIGNATIONS (2004)
6. STRUCTURES TO BE RETAINED ON-SITE

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, 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 28 May 2004 until 25 June 2004. It is intended that the adopted brief will be a significant 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 while 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.

3.0 Project Plan

Southwark Council prepared a draft brief, which was presented at the Camberwell Community Council on 17 May 2004. The local community and interested parties were formally consulted on the draft brief for a period of four (4) weeks from 28 May 2004 to 25 June 2004. The draft has been revised taking into consideration all comments received (refer to Appendix One). The final brief was presented for final comments at the Camberwell Community Council on 30 June 2004, and for adoption at a Planning Committee Meeting on 6 July 2004.

Any application for redevelopment of the site will require applications for full planning permission and conservation area consent, including permission to remove any mature trees on the site and must be accompanied by a design statement, transport assessment and sustainability appraisal of the proposal.

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.

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 Two). 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 located to the south of the 1960s building and north of the tennis courts, which contains a number of mature 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.



Figure 1 – original Victorian school building, fronting Camberwell Grove



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

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).



Figure 6 – car parking and vehicular access onto Grove Lane

The buildings on the site are currently vacant following the sale of the property by previous occupiers, Save the Children Fund to St George (South London) Limited. Prior to this change of ownership, the primary use of the site was as offices of the Save the Children Fund (SCF), which owned and occupied the main buildings within the property. 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 along Camberwell Grove and Grove Lane, consisting of large mainly three and some four storey Georgian and Victorian terrace houses, many of which are Grade II listed by English Heritage. Immediately to the south of the site and fronting Camberwell Grove is The Grove public house, also 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 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 follows the architectural character of this northern part of the conservation area, with its late 19th century and early 20th century architecture, and forms a local landmark. Full statements of the characteristics of the Conservation Areas are explained in detail in the Conservation Area Appraisals for these areas.

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 with 21 years of the permission 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 Three.

Southwark Unitary Development Plan 1995 (adopted) (refer to Appendix Four 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

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'

Supplementary Planning Guidance – Conservation Area Appraisals

Camberwell Grove Conservation Area Appraisal (October 2002)
Camberwell Green Conservation Area Appraisal (September 2002)

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'
3.15 '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

Supplementary Planning Guidance

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'

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'

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'

7.0 Appropriate Development Response

As part of any future redevelopment of the site the Council will require:

- a) The two tennis courts on the site (refer to Appendix Six) to be refurbished and retained for the use of the local community, in particular the Butterfly Tennis Club, with no restrictions on membership 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 to accord with the requirements of the 1982 legal agreement and Policy 2.1 of the Revised 2nd Draft Deposit of the Southwark Plan. The requirements of the 1982 legal agreement shall be carried over to any future owners of the site, in the form of a section 106 agreement to attach any planning permission for redevelopment to ensure the 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 Six) with a presumption in favour of retention of the 1926 building fronting Grove Lane, in accordance with Policies 3.15, 3.16 and 3.18 of the 2nd Draft Deposit;
- 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 Statement, being sympathetic to the height, scale, bulk and massing of surrounding development along Camberwell Grove and Grove Lane;
- d) The amenity of the surrounding area to be protected and enhanced in compliance with Policy 3.2 'Protection of Amenity';
- e) Submission of a design statement;
- f) 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;

- g) 35% affordable housing on-site with a mix of dwelling types including family-sized accommodation in accordance with Policies 4.3 'Mix of Dwellings' and 4.4 'Affordable Housing';
- h) 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 and appropriate boundary treatment to allow adequate sightlines;
- i) Submission of a sustainability appraisal in accordance with Policy 3.3 'Sustainability Appraisal';
- j) Submission of a transport assessment, which includes a Travel Plan in accordance with Policy 5.2 'Transport Impacts' and creation of a Car Club for residents;
- k) Vehicular access to the site to be from Grove Lane only, as this street is less currently less trafficked and therefore better able to cope with an increase in traffic movement than Camberwell Grove;
- l) 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 Policy 5.6 'Car Parking';
- m) Secure cycle parking to be provided at a rate of one space per one residential unit; and
- n) Section 106 agreement to secure funds for community uses in the local area, traffic calming and improvements to local cycle routes, public transport and pedestrian access/routes. These will be applied in accordance with Circular 1/97 'Planning Obligations'.

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 and Supplementary Planning Guidance can be viewed on our website, www.southwark.gov.uk/udp under the heading "Publications".