



CAMBERWELL GREEN

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1 Introduction

1.1 Purpose

1.1.1 The aim of this Supplementary Planning Guidance (SPG) is to provide further guidance to Policy 1.2 of the Southwark Plan (2002) and guide development within Camberwell Green town centre. The information will be useful for developers, the community, residents, businesses, planning officers and applicants that are considering planning applications within the Camberwell Green area.

1.1.2 The guidelines are intended to reinforce those aspects of the character and function of the town centre that should be maintained and enhanced and to improve the quality of life for users of the centre. The guidelines are also intended to reinforce the centre as a place where opportunities for employment and enterprise are located and as a place to live.

1.1.3 As a district centre defined under the Spatial Development Strategy (SDS), Camberwell Green has a local catchment and serves an important shopping need, primarily to the surrounding community and local workforce, providing a limited range of convenience goods and services. It has good accessibility and is convenient in meeting the day-to-day needs of the local community, which is important for sustainable development.

1.1.4 Consultation carried out with the local community in 2001 revealed that local people would like to see the town centre strengthened, building on the improvements underway and encourage the development of range of quality shops, businesses, restaurants, public conveniences and more youth facilities.

1.1.5 The Council is committed to ensuring that Camberwell Green's role and function is consolidated and enhanced as a mixed-use area and that it is a location where people choose to live, work and visit. This SPG will seek to encourage this by:

- i. Securing a supply of high quality housing including affordable and special needs housing;
- ii. Encouraging the provision of appropriate community and leisure facilities;
- iii. Improving accessibility to facilities by enhancing walking and cycling paths and encouraging the development of a new station at Camberwell as part of Thameslink 2000;
- iv. Identifying sites for mixed-use development, which will maintain and enhance vitality and diversity of the centre and reduce the need to travel;
- v. Encouraging the reuse of vacant premises and conversion to leisure, commercial or residential use; and
- vi. Ensuring all developments meet the highest urban design standards and other features fit together within the context of the area.

1.1.6 This SPG will be adopted to support the draft Southwark Plan (2002). It will also be adopted, following consultation, to support the current Unitary Development Plan (1995) and therefore, has formal status as a material consideration for planning applications in the area shown in Figure 1.

1.2 Council's (Local Planning Authority) Role

1.2.1 The Council has two distinct roles in the Camberwell Green area as:

- Planning Authority;
- Landowner.

1.2.2 Planning Authority – Southwark Council uses its function as the local planning authority, granting or refusing planning permission in accordance with the policies of the Southwark Plan, applying conditions and entering into planning agreements with developers to secure sustainable development. Guidance contained in all other relevant Supplementary Planning Guidance notes, especially the Sustainability Appraisal and Planning Obligations SPGs, will be taken into account.

1.2.3 Land Owner – Southwark Council is a major land owner in the Camberwell Green area. The Council is able to promote the regeneration of the area by making land in its control available for development wherever appropriate.

1.3 Planning Policy Context

1.3.1 This SPG for Camberwell Green district town centre is developed within the context of the national and regional planning frameworks and the full planning context is thus provided by five levels of policy direction; as follows:

- i. Government policy; primarily through Planning Policy Guidance notes (PPGs);
- ii. The Draft Spatial Development Strategy (SDS);
- iii. Adopted Unitary Development Plan (1995); and
- iv. Supplementary Planning Guidance (SPG).

National Planning Framework

1.3.2 The Government sets out its national planning framework in a series of Planning Policy Guidance notes or PPGs. Relevant PPGs in relation to Camberwell Green are; PPG1 General Policy and Principles, PPG3 Housing, PPG4 Industrial and Commercial Development and Small Firms, PPG6 Town Centres and Retail Development, PPG13 Transport, PPG15 Planning and Historic

Environment and PPG17 Planning for Open Spaces, Sport and Recreation.

Regional Framework

1.3.3 The Mayor of London's draft Spatial Development Strategy (SDS) (GLA 2002) is also known as the draft London Plan. The SDS objectives are described in Part 1 of the draft Southwark Plan (2002). The Mayor's SDS clearly states that high quality well designed development and regeneration will help support and re-establish town centres as attractive places with higher density housing and as distinctive centres of the community's life. The draft SDS says that borough UDPs should set out policies that support a wide role for town centres as locations for leisure and cultural activities as well as business and housing. This SPG supports this aim and sets out a flexible approach for accommodating appropriate development.

Local Framework

1.3.5 Guidance within this SPG supports the current UDP (1995) and draft Southwark Plan (2002) policies. This SPG provides further detailed requirements, guidance and advice to enable the co-ordination of development within this area.

1.3.6 The SPG has been prepared in accordance with the adopted Southwark Unitary Development Plan (1995) Policy S.3.2 – Environment of Shopping Centres, and draft Southwark Plan (2002) Policy 1.6. – Town Centre Statement as follows:

Unitary Development Plan 1995

Policy S.3.2

The Council will seek to maintain and improve the environment and functioning of shopping centres in terms of pedestrianisation schemes, access for people with disabilities, service access to shops,

landscaping, the appearance of buildings and the provision of seating, public toilets (including wheelchair accessible toilets), vehicle parking spaces for people with disabilities, cycle parking facilities, litter bins and recycling facilities.

Where traffic movements are curtailed in areas of high pedestrian activity the Council will ensure that any existing bus access is maintained or improved. Where a pedestrianisation scheme excludes all vehicular traffic, alternative acceptable bus routing will be provided.

The Southwark Plan (2002)

Policy 1.6

The local planning authority will prepare Town Centre Statements in the form of SPG that will guide development in important Town Centres. These development frameworks will identify the specific characteristics that need to be enhanced and developed.

More detailed requirements are given in the area Town Centre Statement SPG for:

- i. Walworth Road/East Street;*
- ii. Camberwell Green; and*
- iii. Lordship Lane.*

Reasons

Town Centres play an important role in the day to day life of Southwark residents. It is essential that town centres are protected to provide opportunities for growth and consolidation. The town centre statements provide detailed guidance on land use planning and development in recognition of the need to assure the on-going vitality and success of these centres.

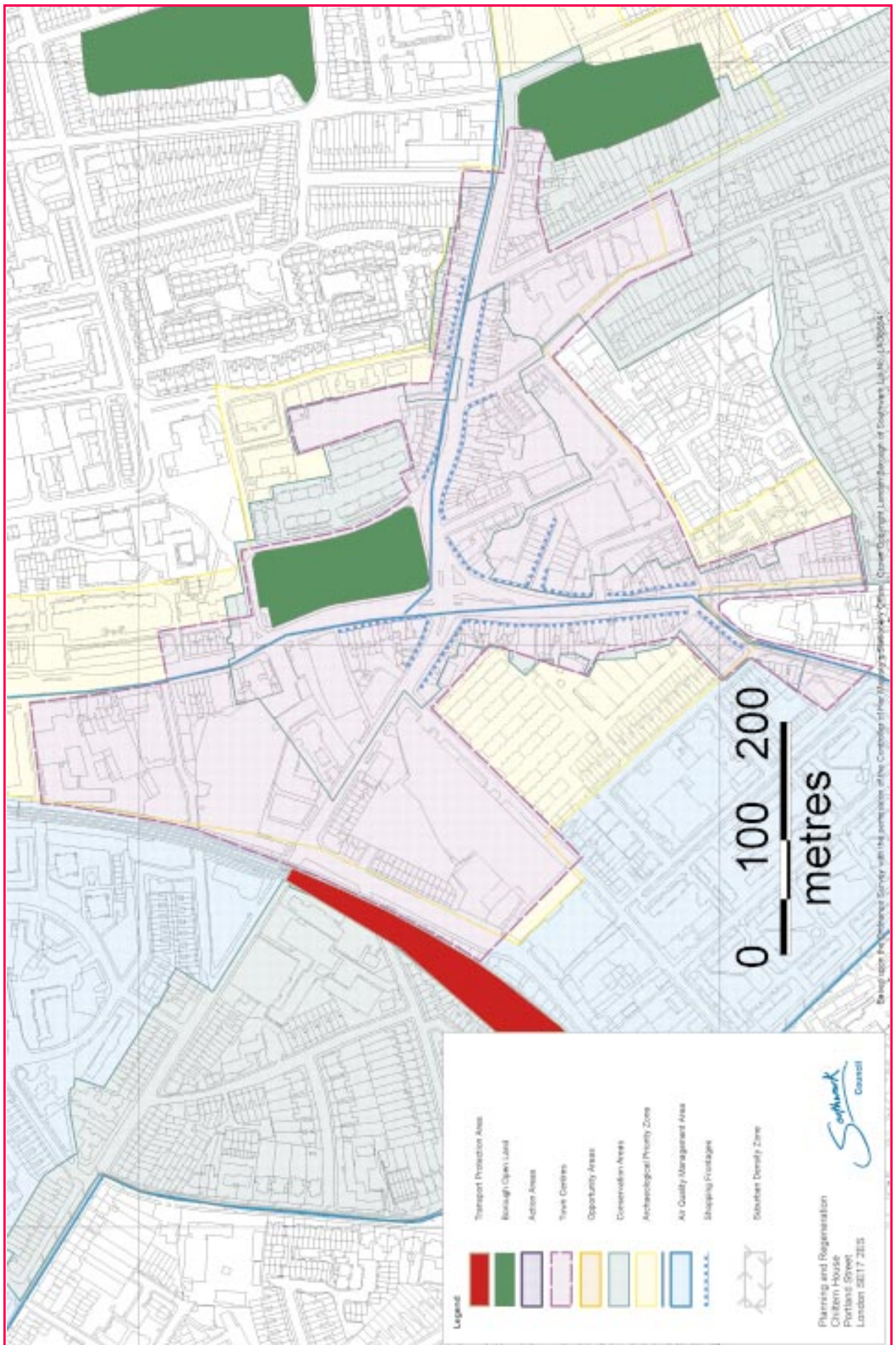


Figure 1 – Designations on the Proposals Map

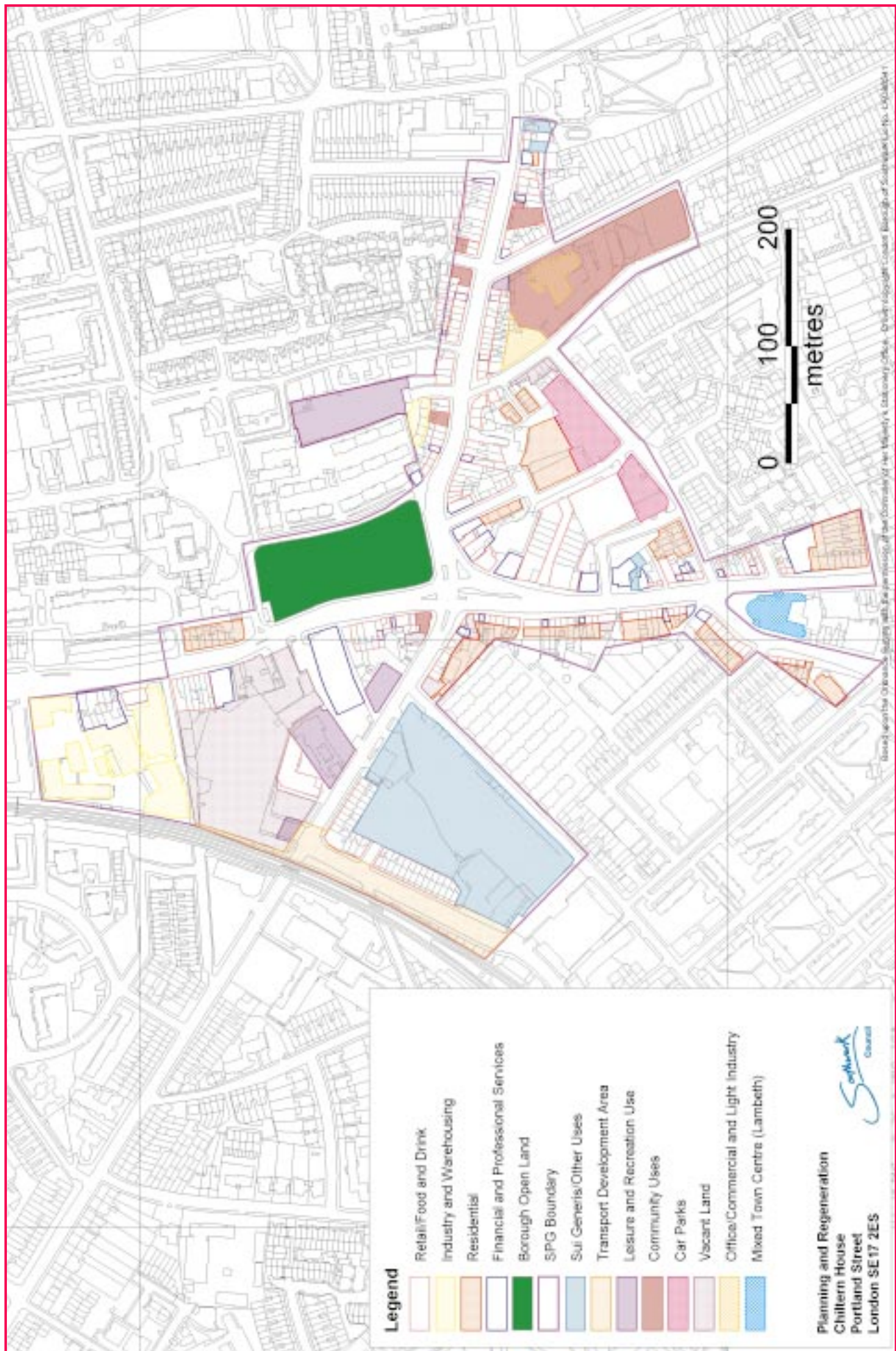


Figure 2 – Land Use Map

1.4 The Area Covered

1.4.1 This SPG provides planning guidance for the area of land shown in Figure 1. The SPG focuses on the Camberwell Green district town centre located two kilometres south of the Elephant and Castle surrounding the busy intersection of the A202 and A215. The main focal point of the Town Centre is Camberwell Green, a historic London Square. Figure 1 also illustrates the UDP Proposals Map designations under the Southwark Plan 2002.

1.4.2 The locality within ten minutes walking distance of the town centre contains a high proportion of local authority rented housing and other socially rented housing to the north. There is a mixture of housing types including a high proportion of large housing blocks built in the 1960s and 1970s interspersed with purpose built flats from other periods and some streets of pre-1914 houses.

1.4.3 The town centre accommodates Butterfly Walk, a small indoor shopping mall anchored by Safeway supermarket with a limited range of smaller outlets. Also located close to the central area is a leisure centre, library and police station. At the edge of town centre is Camberwell Bus Garage. Just outside the town centre boundary is St. Giles Church, the Institute of Psychiatry (Maudsley), the Sacred Heart Roman Catholic Secondary School and the City Learning Centre.

1.4.4 The main streets consist of a range of shops, banks, pubs and restaurants. The town centre is very accessible by several bus routes, facilitating significant footfall.

1.4.5 Whilst the primary function of the town centre is the sale of convenience and comparison goods, it is emerging as an area for night-time entertainment, providing a range of restaurants, bars

and clubs and attracting people from a wider area. With the expansion of the existing health sector and proposed residential and retail developments in and around the town, this may lead to continued growth in the night-time economy sector.

1.4.6 There is some scope for expansion of the town centre. The former Walworth Bus Garage site and some smaller sites located at the northern end of the town centre have been vacant for several years. In the draft Southwark Plan (2002) this area will be designated for mixed-use development bringing back vacant land into beneficial use.

1.5 Local Population and Economic Characteristics

1.5.1 About 30,000 people live within ten minutes walk of the centre. The 2000 Index of Local Deprivation ranks east and west Camberwell within the most deprived wards in the country. These areas have been identified in the Mayor's SDS for priority action and investment, the primary aim of which is to achieve sustained neighbourhood renewal.

1.5.2 The Camberwell Grove Conservation Area lies immediately to the south-east of the town centre. This area of Georgian terraced houses has been well maintained and now constitutes high value owner occupied housing. As a result it is populated with households on higher than average incomes.

1.6 Transport Connections

1.6.1 The Camberwell Green town centre is well served by a multiplicity of bus routes which provide relatively good links to the City and West End. Routes also provide connections to Vauxhall and Victoria to the north-west and a large part of south London.



1.6.2 The town centre is some distance away from the nearest underground stations (Elephant and Castle, Oval, Kennington and Vauxhall). It is served by national rail services from Denmark Hill Station (just outside the town centre) which has links to Victoria and London Bridge.

1.6.3 Installation of lifts or other suitable ways to improve accessibility is currently being sought at Denmark Hill Station. This would be particularly welcomed as an incentive to use alternatives to private cars given the proximity of two major hospitals.

1.6.4 While Thameslink trains pass through Camberwell, current Thameslink 2000 proposals do not include a new station at Camberwell. However, the Council is pursuing this project and considers it a priority. The proposed scheme would provide additional capacity and accessibility to, from and within Central London. The improved transport link will help support the regeneration of Camberwell town centre and improve access to jobs within and outside the borough. The proposed Camberwell station is designated on the proposals map for a transport use and Southwark supports the inclusion of a new station at Camberwell as part of Thameslink 2000.

1.6.5 There is currently no dedicated cycle lane within the centre, however, there is scope to introduce cycling facilities along Medlar Street and the forecourt to the new station (if one is proposed in the future). Also, there is scope for the installation of cycling facilities as part of any proposal to redevelop Butterfly Walk Shopping Mall and development of the former Walworth Bus Garage.

1.6.6 Measures have been introduced to improve pedestrian and transport movement at the junction of Camberwell Green which involves the following:

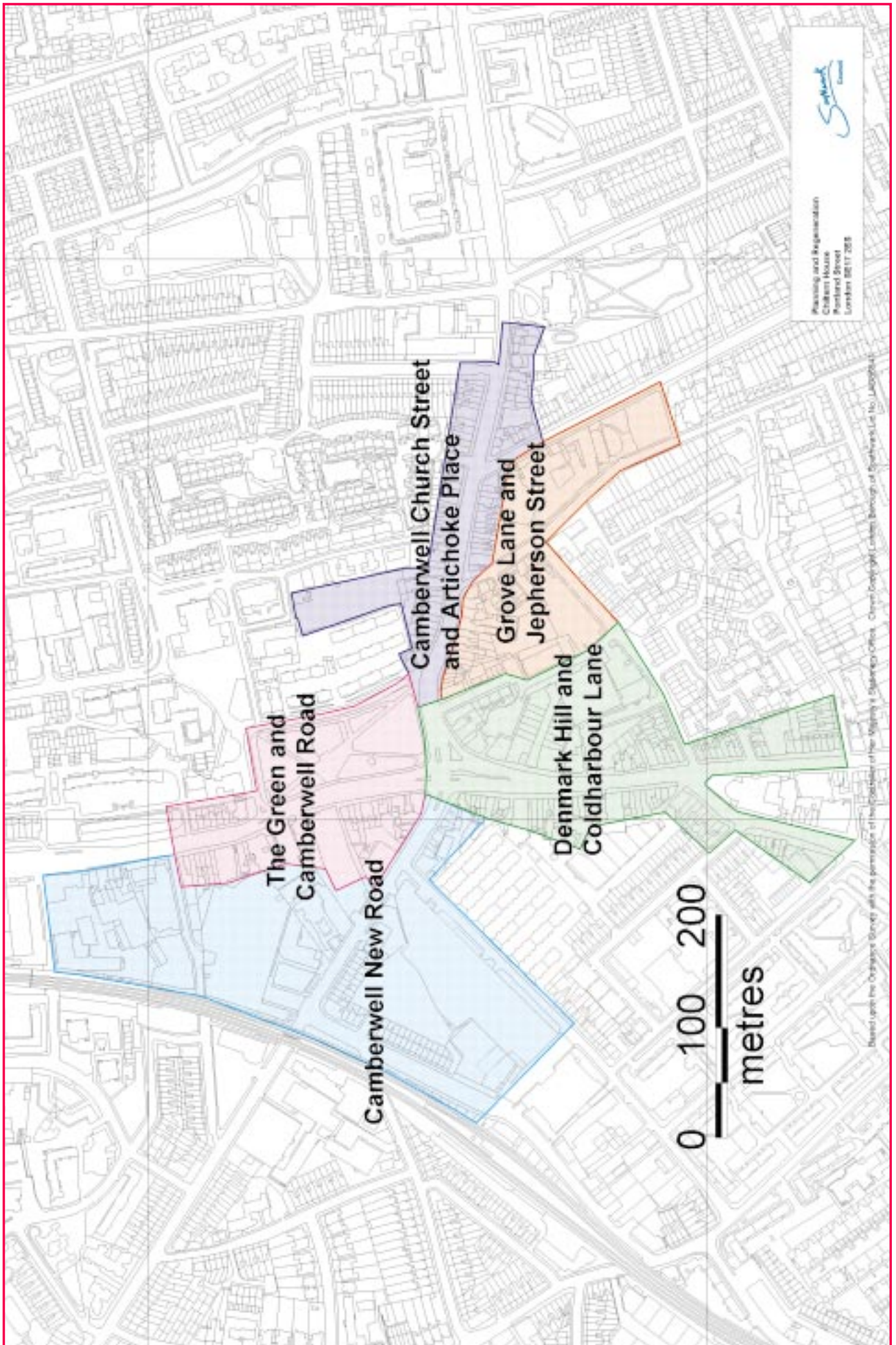


Figure 3 – Sub Areas Map

- i. Improved pedestrian crossing facilities;
- ii. Improved cycle facilities at the junction to assist cyclists and improve safety;
- iii. A proposed southern and northern lane width widening to reduce delay; and
- iv. Taxi parking relocated from the centre of Denmark Hill into designated bay area.

1.6.7 Car parking for the centre is provided as part of the Butterfly Walk Shopping Mall. In addition there is dedicated parking for Camberwell Leisure Centre and Kings College Hospital located in Lambeth. There are two Controlled Parking Zones (CPZ) within Camberwell to discourage unnecessary traffic and also serve a broader set of environmental and social-economic objectives, primarily to encourage greater use of alternatives to the private car.

1.6.8 The Mayor's proposed Congestion Charging Scheme is due to be implemented in February 2003. At this stage it is unclear what impacts there would be along the Denmark Hill, Camberwell New Road and Camberwell Church Street corridor, in terms of increase or decrease in traffic. The effects of congestion charging, once the scheme has been introduced and the resulting patterns of traffic movement have been established will be carefully monitored by the Council. This may result in the necessity to revise certain aspects of this guidance.

1.6.9 The location of the town centre along the A202 and A215 provides excellent access to bus routes and both of these are designated as Red Routes. Therefore they have special management and enforcement measures and priority for buses. They carry heavy traffic which forms a major barrier to pedestrian movement across the centre.

1.7 Urban Design Characteristics

1.7.1 Camberwell Green town centre has developed along the major intersection, with Camberwell New Road leading into Camberwell Church Street (from west to east) cutting across the northern-end and Denmark Hill leading southwards along Camberwell Road.

1.7.2 Camberwell Green is a designated Conservation Area adjoining Camberwell Grove Conservation Area to the south-east. A short distance away from the town centre to the north-west is the Camberwell New Road Conservation Area. Camberwell Green Conservation Area reflects the quality of many of the commercial premises in the town centre including some well preserved historic shop-fronts. The Green itself is a historic London square.

1.7.3 Many of the shops in Denmark Hill, Camberwell Church Street and Camberwell New Road are accommodated in traditional terraces with residential or commercial and offices uses above. The narrow pavements tend to restrict opportunities for active frontages in certain areas and there are limited opportunities for seating and other street furniture.

1.7.4 The key characteristics that can be seen throughout the town centre are identified as follows:

- i. The carriageway is the dominant street scene strongly influencing the urban form;
- ii. Camberwell Green has developed as the meeting point of a number of bus routes;
- iii. There is high pedestrian use, congregation points and clearly defined activity nodes;
- iv. High permeability around the junction of Camberwell Green and Denmark Hill;
- v. Linear streetscape with mix of uses and several historical landmarks;

- vi. There is a variety of architectural styles with many of the shops made out of former houses occupying single storey trading fronts, leaving the upper floors for residential and office use;
- vii. Frontages are almost entirely 19th and 20th century and are relatively narrow with many of the multiples occupying double frontages; and
- viii. There is a lack of cycle provision and facilities.

1.7.5 Particular sub-areas exhibit different combinations of these general characteristics combined with specific qualities as follows:

i. Area Surrounding the Green and Camberwell Road:

- Located in Camberwell Green Conservation area;
- At the north end Father Red Cap public house is a historic landmark, four storey high, facing south towards Denmark Hill;
- The Parkside Medical Centre's has low curved forms and the multi-storey block of the Magistrates' Court are unrelated to the urban and architectural form of Camberwell Green, with a large space in front at the north east corner;
- Located at the eastern side are three fronted buildings of Peabody estate forming an excellent edge of space. Height ranges from four storey with a mansard roof storey to six storey in sections of the most southerly façade; and
- The former London County Bank is another historic landmark at the corner of Camberwell New Road and Camberwell Green.

ii. Along Camberwell Road:

- The footpath widens in front of retail frontages and is a congregation point for boarding buses;
- There is a mixture of uses; beyond Camberwell

Passage is the former Walworth Bus Garage Site. This section of the street appears very run down with little attraction or activity; and

- There is a mixture of uses with a combination of large and small retail frontage.

iii. Camberwell Church Street and Artichoke Place:

- Artichoke Place is a fairly quiet cul-du-sac accommodating a number of uses, these are:
 - Camberwell Leisure Centre (formerly Camberwell Baths) is a Grade II Listed building with adjacent car park;
 - Artichoke Mews workshops located just off the cul-du-sac in an enclosed and quiet area;
 - Camberwell Church Street is a good example of a 19th century main street and retains a strong and consistent character. The street width is fairly constant and development each side is four storeys (including mansard storey in some instances);
 - There is severance from the Green by a dominance of vehicular traffic; and
 - Footpaths are narrow and with congregation points at bus stop impede pedestrian flow.

iv. Grove Lane and Jepherson Street:

- Located within Camberwell Grove Conservation Area;
- Linear road structure surrounded by range of Victorian buildings, the former Mary Datchlor Girls School site dominates this area and is a heritage landmark;
- Short parade of poor quality and vacant retail units with residential above;

- Jepherson Street is located just off Grove Lane and is separated by walls and railings, creating a quiet and attractive cul-de-sac where a group of four storey Victorian listed houses is located; and
- One way system in operation with traffic calming measure at the junction with Camberwell Church Street.

v. **Denmark Hill and Coldharbour Lane:**

- Linear road structure with a combination of larger retail frontages and other uses combined with single frontage units;
- Many of the buildings are 19th century former terrace houses occupying retail frontage at ground floor with two and three storeys above comprising of mixture of office, storage and residential upper floors;
- Many of 19th century architectural features remain, but in varying states of preservation, with one or two exceptions;
- Butterfly Walk Shopping Mall is single storey 1970s building accommodating a number of small retail units and one large multiple;
- Massing and height vary along Denmark Hill, some uniformity along upper floors;
- At the junction of Denmark Hill and Coldharbour Lane the road forks, representing a prominent corner, accommodating a large mixed-use development (Lambeth);
- The junction of Denmark Hill and Coldharbour Lane is heavily congested;
- Pedestrian flow and safety is compromised; and
- Mixture of retail uses and inactive frontage along Coldharbour Lane.

vi. **Camberwell New Road:**

- Coarsely grained stand alone larger plots of development especially on the northern side with finer grain retail development on the southern side;
- Uniform massing and height with retail at ground and office above;
- Narrow footpath impeding pedestrian flow, especially at bus stops;
- Dominance of bus and vehicular traffic with limited opportunity for pedestrian crossing;
- A break in building line on the southern side, creating access to propose backland residential development in the former craft market; and
- To the west are the railway arches, accommodating a number of motor mechanics and related retail uses.

2 Planning Guidelines

2.1 Introduction

2.1 This section introduces the vision and objectives for the use and development of Camberwell Green district town centre SPG area and outlines the planning guidelines concerning the built form, urban design and servicing for the public and private realm. Section 3 provides more detail regarding specific guidelines for the development of individual sites and areas.

2.2 Vision For The Area

2.2.1 Camberwell Green town centre will continue to be a lively centre that services the local and wider community and provides a range of retail services, some specialist shopping opportunities, community facilities and a valuable source of local employment.

Its function and role is unlikely to change ensuring that it remains a lively and vital mixed-use location serving a local catchment.

2.2.2 It is essential that Camberwell Green has an integrated vision for land use that enables the Council, along with London Borough of Lambeth and other stakeholders to maintain the area as an essential local resource.

2.2.3 There is scope to enhance the arts, cultural and leisure industry which would facilitate regeneration and complement the role of neighbouring town centre uses.

2.3 Sustainability Requirements

2.3.1 New developments need to be considered in terms of their individual and collective impact on the area. Each development will place new demands on the area, and potentially change the face of a street or place. It may also bring the opportunity to resolve long-standing problems.

2.3.2 The Sustainability Appraisal policy 3.13 (draft Southwark Plan (2002)) and Sustainability SPG provide a basis for assessing the impact of each new development or local project in terms of its social, economic and environmental impacts. The issues are analysed through an Impact Assessment, which informs decision-making. For sustainability requirements please refer to the Sustainability SPG.

2.3.3 The following sustainability criteria were identified through consultation as the most important issues. These should be prioritised when development applications within Camberwell are being considered during the Impact Assessment Process:

Environment

- i. Increasing quality and quantity of open spaces;
- ii. Improve public transport, cycling and walking facilities;

- iii. Public realm improvements to create links between development sites and the surrounding area and facilities; and

- iv. Improving community safety.

Anti-Poverty

- i. Increasing the quality of community facilities; and
- ii. Improving access to high quality education in schools.

Prosperity

- i. Increasing the types of employment;
- ii. Increasing the number of jobs; and
- iii. Local access to employment through training the population for recruitment.

2.4 Preferred Land Uses

2.4.1 Camberwell Green district town centre provides a range of retail services, some specialist shopping opportunities, community facilities and is a valuable source of local employment. Its function and role is unlikely to change provided that it remains a lively and vital mixed-use location serving the local catchment.

2.4.2 A number of planning policy objectives may be outlined with the following section of this SPG:

- i. Encouraging evening and/or late night economy, in particular leisure uses where appropriate – uses such as bars, restaurants, sporting and cultural activities contribute to the vitality of the town centre and provide much needed leisure uses for the local community. See policy 1.7 of the Southwark Plan (2002);
- ii. Encouraging an element of mixed-use development where there are significant development opportunities – to avoid single use developments such as residential that lose the

opportunity to contribute to the vitality of the town centre in other ways. See policy 1.8 of the Southwark Plan (2002);

- iii. Discouraging single use developments that do not contribute to the vitality and viability of the town centre. See policies 1.7 and 1.8 of the Southwark Plan (2002);
- iv. Preventing loss of retail from active frontages except where loss would be in favour of an appropriate leisure use. See policy 1.8 of the Southwark Plan (2002); and
- v. Encourage residential use of floors above shops contributing to the vitality of the town centre especially after hours. See policy 1.8 of the Southwark Plan (2002).

2.5 Promotion Of Mixed-Uses

2.5.1 As Camberwell Green is a strategically important location, the Council supports the continued provision of a concentration of retail and mixed-uses in this area. Camberwell Green provides a central location for the local and wider population to access community facilities, economic development and transport linkages.

2.5.2 There are many mixed-use sites around Camberwell Green as much of the ground floor retail units are combined with residential or A Class uses above. In accordance with Policy 1.5 of the draft Southwark Plan (2002), proposals that involve a redevelopment or change of use of a site that currently or most recently contained Class B business, industrial or warehousing uses will normally be required to provide a mix of uses in any redevelopment that includes Class B business, general industrial or warehouse uses. In respect there should be no net loss of floorspace in Class B use and there should normally be an increase.

2.5.3 All developments combining a variety of uses should be of a quality and accessibility that provide vibrancy to the Camberwell Green area. Development of uses should complement, where possible, surrounding uses, for example, health facilities with nursery schools, residential with retail and residential with office accommodation.

2.5.4 Where possible, uses such as shop frontages, should be developed in Camberwell Green to promote active frontages. These should be located on the ground floor to encourage footfall, improve safety and create a sense of place and vibrancy.

2.5.5 In line with Policy 1.8 of the draft Southwark Plan (2002), proposals in Camberwell Green that involve a redevelopment or change of use of a site that currently or most recently contained commercial employment generating uses, will normally be required to provide a mix of uses including A or D class uses. In this respect there should be no net loss of floorspace in commercial or community uses and there should normally be an increase. For these purposes, commercial uses are defined as uses in classes A, B or D of the Use Classes Order (refer to glossary in Southwark Plan).

2.5.6 Further information on the design and development of mixed-use is provided within the Preferred Industrial and Office Locations and Mixed-Use Development SPG.

2.6 Commercial Development

2.6.1 All office developments should be taking opportunities to increase employment especially of local people in their activities. This should be demonstrated within the Impact Assessment if it is required with the application. For further information please refer to the Sustainability SPG.

2.6.2 The Council will be seeking to promote the conditions for businesses, especially small and medium enterprises (SMEs) to succeed in Camberwell. The Council will be seeking to remove barriers to employment in jobs created in the area which may otherwise prevent local people from benefiting from these opportunities. This will be carried out by implementing policy 1.1 of the Southwark Plan (2002) which states that the Council will enter into planning agreements with developers and employers in the town centres to ensure better access to employment. This is further expanded on in the Planning Obligations SPG.

2.7 Retail

2.7.1 Shops situated within Camberwell Green district town centre comprise predominantly convenience shops, restaurants, financial and professional uses such as estate agents. The vitality of all these retail frontages has been maintained due to their protection as secondary retail frontages under the Southwark UDP (1995).

2.7.2 In accordance with Policy 1.7 of the draft Southwark Plan (2002), planning permission for a change of use away from Class A1 retail uses along protected retail frontages will not normally be granted unless it can be shown that the proposed use enhances the range of services available locally. This will protect existing Class A1 retail as well as new retail provision that has been negotiated during the planning process to address local needs.

2.7.3 In terms of this SPG area, enhancement and retention of the range of services available locally could include uses such as cafes, restaurants and community facilities, if the existing supply of this use is limited and where a use such as this would increase footfall and activity around frontages and

footpaths. It is important however, to identify why this type of development would not reduce the range of convenience shopping opportunities within Camberwell Green.

2.7.4 For retail sites outside the protected retail frontages within Camberwell Green district town centre, proposals may be considered for a change in use away from A1 Class uses only in the following circumstances:

- i. It can be demonstrated that the proposed use will contribute towards meeting the needs of the local community in terms of providing facilities and services; and
- ii. The premises have been vacant for one year with sufficient effort to let.

2.7.5 In order to maintain the existing character of Camberwell Green district town centre, any development of shop frontages should maintain the appropriate scale in keeping with the area's existing character and should be consistent with the design of surrounding uses. Furthermore, development or alteration of shop fronts should be undertaken in accordance with Policy 3.17 of the draft Southwark Plan (2002) and Shopfront Design SPG.

2.7.6 Retention and provision of new shops will mainly be through:

- i. The increase or maintenance of existing retail provision at locations on the roads identified in the draft Southwark Plan (2002); and
- ii. Increased mixed-use as outlined in Policy 1.5 of the draft Southwark Plan (2002).

Please refer to Policy 1.7 of the draft Southwark Plan (2002) for further guidance on the use and development of retail frontages.

2.8 Residential

2.8.1 Any redevelopment of housing or creation of new housing will be required to be accompanied by uses that provide a service for the community and contribute to the vitality of the town centre.

2.8.2 Any redevelopment of housing or creation of housing will be required to be a mix of tenures providing a range of housing to meet the needs of the local population. Where appropriate this should also provide ancillary uses which provide a service for the community such as a health centre or community centre. Housing developments will only be considered if they do not reduce the current office provision.

2.8.3 These housing developments will be permitted in accordance with the UDP housing policies 4.1 – 4.6 and the Affordable Housing SPG. Where appropriate affordable and key worker housing will be required to ensure that a wide range of housing provision is achieved.

2.9 Community Services

Education

2.9.1 There are no schools or nurseries located within the SPG area, however there are six within close proximity. These are:

- i. Sacred Heart Roman Catholic secondary school (and City Learning Centre);
- ii. Cobourg Primary School;
- iii. Crawford Primary School;
- iv. Archbishop Michael Ramsey;
- v. Camberwell Grove Nursery; and
- vi. Lyndhurst Primary School.

2.9.2 The provision and retention of schools will be encouraged generally within Southwark in line with the level of requirements and deficiency which

are defined annually within the Southwark Council Education Plan. Also with reference to the Southwark Plan (2002) policies 2.1 and 2.2.

Community Facilities

2.9.3 There are community facilities located throughout the SPG area. The range of services is diverse given the size of the town centre and provides, among other uses, the Camberwell Leisure Centre, St Mary's Orthodox Cathedral and Conference Hall, Snooker Hall and Camberwell Library. Most of these facilities are considered to be general facilities and serve the local area. However, in some cases buildings are in need of repair or refurbishment.

2.9.4 Preservation of current facilities and provision of new facilities within larger developments will be required in this area in line with the draft Southwark Plan (2002) Policies 2.3 and 2.4. Where appropriate, funding for improving current facilities will also be agreed through planning obligations in line with the draft Policy 2.5. Community facilities are defined in Appendix 2 of the draft Southwark Plan (2002).

2.10 Tourism, Leisure And Recreation

2.10.1 There is not a significant provision of these functions within this town centre. Applications will be considered within the context of mixed-use and the town centre function.

2.11 Urban Design And Streetscape Requirements

2.11.1 Quality of Shopfronts

The Council will encourage any development that further improves the quality of the shop fronts throughout the SPG area, in particular, those within Camberwell New Road, Camberwell Church Street, Denmark Hill, Camberwell Green and Grove Lane shopping frontages.



2.11.2 General Principles

All developments must provide a design statement in line with the draft Southwark Plan (2002) Policies 3.15 and 3.17 and the Urban Design SPG. Within Camberwell Green district town centre the following general principles will be applied when considering planning applications for development and change of use:

- i. Developments should acknowledge the local character and appearance and contribute to the local identity;
- ii. A variety of uses should be retained in the area, particularly retail at street level to encourage active frontages. The upper floors should be residential or commercial depending on the particular site and nature of the surrounding area;
- iii. The existing street pattern and pedestrian scale should be retained, this should include visual interest at eye level;
- iv. Pedestrian supportive design to achieve an improvement to public transport, safety and security and environmental quality;
- v. Traffic measures and public transport measures should be introduced to improve access to the area;
- vi. Cycling and cycle paths should be incorporated into traffic management plans together with the provision of cycle parking. Cycles should only be excluded from pedestrianised areas where conflict cannot be prevented;
- vii. Opportunities should be taken to improve shop fronts in line with the Shop Front design SPG; and
- viii. All new development within the SPG area should respect the existing building line, particularly if it would result in a reduction in footpath width along the main shopping frontages. New

development should also respect the existing height of buildings in the locality.

2.12 Density And Plot Ratio Guidelines

2.12.1 Increases in density for new housing around existing and new public transport facilities is being advocated in the draft London Plan. This SPG advocates that increase in density and the height of buildings is acceptable in the town centre provided the needs of the local community are taken into account with the provision of high quality public realm improvements and services.

2.12.2 Tall buildings are not considered appropriate within this area as it is outside the Central Activities Zone, Opportunity Areas, London Bridge and Elephant and Castle (see Tall Buildings SPG).

2.12.3 Quality of design and environmental standards are key to providing a high standard of high density living. All applications should meet the standards set out in Policies 3.1 or 3.2 Environmental Effects & Amenity.

2.12.4 Policy 4.1 and 4.4 of the draft Southwark Plan (2002) sets density guidelines for different parts of the borough.

2.13 Open Space And Public Realm

2.13.1 The SPG area has a high level of accessibility to substantial areas of open space.

2.13.2 Camberwell Green, located to the north of the SPG area, is designated Borough Open Land (BOL) within the draft Southwark Plan (2002) which provides this open space with similar status to Metropolitan Open Land (MOL). Open spaces are illustrated on the draft Southwark Plan (2002) Key Diagram and Proposals Map.

2.13.3 There are also three areas of Borough Open Land within in close proximity of the SPG area,

these are:

- i. St. Giles Churchyard;
- ii. Brunswick Park; and
- iii. Lucas Garden.

2.13.4 Borough Open Land status is protecting areas of local significance. This designation provides these open spaces with similar status to Metropolitan Open Land.

2.13.5 Environmental Improvements – Heritage Economic Regeneration Scheme Bid Round 5. The Council recently submitted a bid for the above. This presents an opportunity to deliver projects for upgrading poor quality streetscape, replacement of inappropriate signage, lighting and street furniture. It is envisaged that this will also create a context for seeking appropriate development of gap sites; and will enable the channelling of significant trigger finance into the historic building repair and refurbishment.

2.14 Other Section 106 Requirements

2.14.1 General Section 106 requirements and the process of reaching priorities are set out in the Planning Agreements SPG. This notes that Section 106 agreements will be negotiated which will prioritise open space, environmental improvements, transport, business training and development, the public realm and contributions to community facilities.

2.15 Safety And Security Considerations

2.15.1 Expansion and improved efficiency of closed circuit television in the public realm is desired. Public realm lighting should be upgraded where this will benefit pedestrian safety.

2.15.2 All developments within Southwark should conform to the Designing out Crime SPG. Public

places and roads should be well lit and new development should promote active street frontages along the primary street frontages. Further guidance can also be found in the draft Southwark Plan (2002) Policy 3.16 and Safety in Design SPG.

2.16 Access And Transport

2.16.1 Developments should ensure that they are not increasing the use of the private car within the Camberwell Green area. Prospective developments should take full account of public transport, cycling and walking options.

2.16.2 Development that results in a transport impact will be required to provide a transport analysis which includes facilities for pedestrians and cyclists as part of an Impact Assessment process required by Policy 5.1 of the draft Southwark Plan (2002). Development should not exceed the car and cycle parking standards set out in the Car Parking SPG, Policy 5.6 and Table 2 (Appendix 5) in the draft Southwark Plan (2002).

2.16.3 Camberwell Green district town centre lies outside the Congestion Charging Zone, however this will have an impact on traffic within the surrounding area. The scheme will also have a major impact on traffic infrastructure and provide funding for schemes such as:

- i. Improving many of the poor local travel connections;
- ii. Further reduced parking;
- iii. Traffic management to discourage car use; and
- iv. Public transport, cycling and walking infrastructure.

2.16.4 Measures to improve accessibility are important, enabling more people to choose sustainable modes of travel. The main improvements that would help this would be:

- i. The implementation of new bus lanes;
- ii. Improved pedestrian and cycle facilities;
- iii. Bus stop accessibility;
- iv. Junction modifications and rationalisation of waiting and loading on Denmark Hill; and
- v. Safety and security measures are particularly important in reducing the fear of residents in moving around, particularly for pedestrians and especially at night.

2.16.5 Camberwell Green district town centre is within an Air Quality Management Area (AQMA) designated on the Southwark Plan (2002) Key Diagram and Proposals Map. All developments should aim to discourage car dependency, where good public transport provision is available. Also to secure through design and conditions, measures to reduce pollution impact to travellers, local residents, and businesses. Further information is contained in Resources SPG.

2.17 Archaeology

2.17.1 The supplementary planning guidance area is located partly within the archaeological priority zone of Camberwell Village designated because the medieval settlement of Camberwell is known to have existed here. The remains of medieval and possibly earlier structures may be expected to survive in the area.

2.17.2 All development proposals should adhere to the Council's Archaeology policy and advice set out in the Archaeology SPG. Direct consultation with the Archaeology Officer is recommended at the earliest stages of project initiation.



3 Area Guidelines

3.0.1 Section 3.0 outlines specific advice for a number of sub areas. These areas exhibit particular characteristics that make them more suitable for certain types of development. Figure 3 of this SPG identifies the particular sub-areas that exist within Camberwell Green. The following urban design and land use considerations will be used when determining planning applications for each of these areas. These should be read in conjunction with the relevant UDP policies and the Proposals Map.

3.1 Potential Development Site

3.1.1 The former Walworth Bus Garage presents the largest development site, located north west of the Green, covering an area of approximately 1 hectare. This site falls within designated Mixed-Use area. The development of this site should have a positive impact on the vitality and viability of the town centre. A current planning application has been submitted to the Council.

3.2 Sub area (A) Area Surrounding the Green and Camberwell Road

3.2.1 The Green provides the main focus for this area. There are a range of uses surrounding the area particularly along Camberwell Road.

3.2.2 In this area the Council will:

- i. Require all planning applications to be accompanied by relevant supporting material as required by The Southwark Plan and other SPG eg. Traffic Impact Assessments; Sustainability Impact Assessments;
- ii. Require provision of improved pedestrian facilities and links through the site and immediate locality;

- iii. Support the mixed-use nature of the area to maintain retail and include office and residential uses (including affordable housing) and seek to maintain a balance of these uses;
- iv. Protect ground floor retail uses that create active street frontages and contribute to the street's vibrancy;
- v. Resist the loss of business space that caters to the needs of small scale commercial activities that contribute to the character and vibrancy of the street;
- vi. Encourage the reuse of upper floors for residential and commercial use; and
- vii. Maintain and preserve BOL (the Green).

3.3 Sub Area (B) Camberwell Church Street And Artichoke Place

3.3.1 This area forms part of the main town centre, with a range of mixed-uses.

3.3.2 In this area the Council will:

- i. Retain the leisure centre as a multi-purpose community facility which would complement other community facilities within the area;
- ii. Resist loss of recreational floorspace;
- iii. Seek ground floor retail uses that create active street frontages, contribute to the street's vibrancy and improve the quality of retail frontages;
- iv. Support proposal that improve accessibility for pedestrians and cyclists and that improve transport interchanges particularly at bus stops;
- v. Promote the change use to housing where older upper storeys above shops are presently used as offices or storage;

- vi. Resist the loss of business space that caters to the needs of small scale commercial activities that contribute to the character and vibrancy of the street.

3.4 Sub Area (C) Grove Lane And Jepherson Street

3.4.1 This area is just off the main high street. In this area the Council will:

- i. Seek ground floor retail uses that create active street frontages, contribute to the street's vibrancy and improve the quality of retail frontages;
- ii. Encourage the reuse of upper floors for residential and commercial use; and
- iii. Support the mixed-use nature of the area to maintain retail and include office and residential uses (including affordable housing) and seek to maintain a balance of these uses.

3.5 Sub Area (D) Denmark Hill And Coldharbour Lane

3.5.1 This area forms part of the main town centre, with a range of mixed-uses. In this area the Council will:

- i. Encourage proposals for the re-development and/or expansion of Butterfly Walk Shopping Mall, as mixed-use;
- ii. Protect ground floor retail uses that create active street frontages and contribute to the street's vibrancy; and
- iii. Encourage opportunities to enhance the night-time economy including proposals for a range of catering uses. However, in order to ensure that the range of A1 uses are maintained A3 uses would only be considered if they are deemed to enhance the character of the area, if this is not at the expense of the range and quality of A1 uses;

3.6 Sub Area (E) Camberwell New Road

3.6.1 This area forms part of the main town centre, with a range of mixed-uses. In this area the Council will:

- i. Resist loss of recreational floorspace and community facilities;
- ii. Encourage opportunities to enhance the night-time economy including proposals for range of catering uses. However, in order to ensure that the range of A1 uses are maintained A3 uses would only be considered if they are deemed to enhance the character of the area, if this is not at the expense of the range and quality of A1 uses;
- iii. Protect ground floor retail uses that create active street frontages and contribute to the street's vibrancy;
- iv. Support the mixed-use nature of the area to maintain retail and include office and residential uses (including affordable housing) and seek to maintain a balance of these uses;
- v. Encourage the reuse of upper floors for residential and commercial use;
- vi. Allocate land for the proposed new station at Camberwell Green, see proposals map.

3.7 Protected Retail Frontages

3.7.1 Protected Retail Frontages, outlined in Policy 1.7 of the draft Southwark Plan, refer to the following parades in the Camberwell Green SPG area:

- i. 1-17 (con) Camberwell Green;
- ii. 19-25 (con) Camberwell Green;
- iii. 27 Camberwell Green;
- iv. 3-23 (odd) Camberwell Church Street;
- v. 25-53 (odd) Camberwell Church Street;
- vi. 2-28 (even) Camberwell Church Street;

- vii. 30-50a (even) Camberwell Church Street;
- viii. 2-14 (even) Grove Lane;
- ix. 334-354 (even) Camberwell New Road;
- x. 319-325 (odd) Camberwell New Road;
- xi. 8-76 (even) Denmark Hill;
- xii. 1-23 (odd) Denmark Hill;
- xiii. Units 1-7 (con) Butterfly Walk;
- xiv. 25-43 (odd) Denmark Hill;
- xv. 2-8a (even) Coldharbour Lane.

4 Links To Other SPG

4.1 The following SPG should be read in conjunction with this SPG to ensure the full range of issues are addressed when proposing development within Camberwell Green area:

- Preferred Industrial and Office Locations and Mixed-Use Development;
- Residential Design Standards;
- Town Centre Statement;
- Sustainability;
- Tall Buildings;
- Urban Design;
- Archaeology;
- Open Spaces;
- Designing Out Crime;
- Access and Facilities for People with Disabilities;
- Affordable Housing;
- Planning Agreements;
- Parking;
- Outdoor Advertisements and Signage;
- Telecommunications.

5 Contact Information

For further information on
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