

Report

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TEMPLE

LEADERS IN ENVIRONMENT,
PLANNING & SUSTAINABILITY.

Report for – Calfordseaden on behalf of Southwark Council
Sceaux Gardens
Heritage Statement
V2



Sceaux Gardens Estate, Camberwell, London SE5

Heritage Statement

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1.0 Introduction

1.1 Circumstances of the Statement

This Heritage Statement (hereinafter ‘the Statement’) has been prepared as part of the design development for the replacement of single storey residential units and garages at Sceaux Gardens Estate, Camberwell, with a mixture of medium level units.

1.2 Scope of the Statement

The Statement sets out details of the history and development of any relevant assets and includes an appraisal of the archaeological, architectural, historical or other significance of the asset(s). It also includes an assessment of the impact of the proposed works on the significance of the asset(s), and a review of the proposal in light of relevant planning policy, together with details of any mitigation measures proposed.

1.3 Site location, land use, topography and geology

Sceaux Gardens Estate (the ‘Site’) is centred at OS grid reference TQ3340 7680 on the north side of Peckham Road, Camberwell (Figure 1). It is contained within a block of land defined by Peckham Road to the south, Havit Street and Southampton Way to the west and east respectively, and Dalwood Street to the north. The whole is located within the London Borough of Southwark.

For the purpose of this Statement it has not been necessary, or considered useful, to define a formal boundary to the Site, which would likely have a complicated interface with its neighbours (e.g. the buildings fronting Peckham Road), but rather to see it as a group of contemporary buildings, unified by style and purpose located within green spaces of an earlier vintage.

The Site is likely to be underlain by River Terrace deposits (sand and gravel) and is located on relatively low land at the foot of a range of hills of the London Clay, capped generally by sand and gravel, which rise southwards to the various eminences such as Denmark Hill, Herne Hill and Forest Hill.¹

The Site comprises several high-rise residential units, as well as single storey homes, shops and garages, interspersed with mature gardens, access roads and areas of hard-standing.

1.4 General historical background

The Site is located between the historic villages of Camberwell and Peckham, which, as noted above, were situated on the northern face and at the foot of the higher ground to the south. The manors of Camberwell and Peckham both have

¹ Malden, H. E. (ed) 1912 *A History of the County of Surrey: Volume 4*, 24

their origins in the Saxon period and are mentioned in Domesday, although subsequently Peckham appears to have no independent history.²

There is no substantial evidence for earlier settlement of the area, although a find of Roman pottery and tile (Figure 1, Appendix 1 Item 17) suggests that such settlement did exist in the area.

Rocque's 1768 map of Surrey (Plate 1) shows Peckam and Camberwell as separate villages surrounded by predominantly enclosed fields but linked by what is now Peckham Road, along which have been constructed a few significant houses. A remnant of the open field system (North Field) survives north of Peckham.

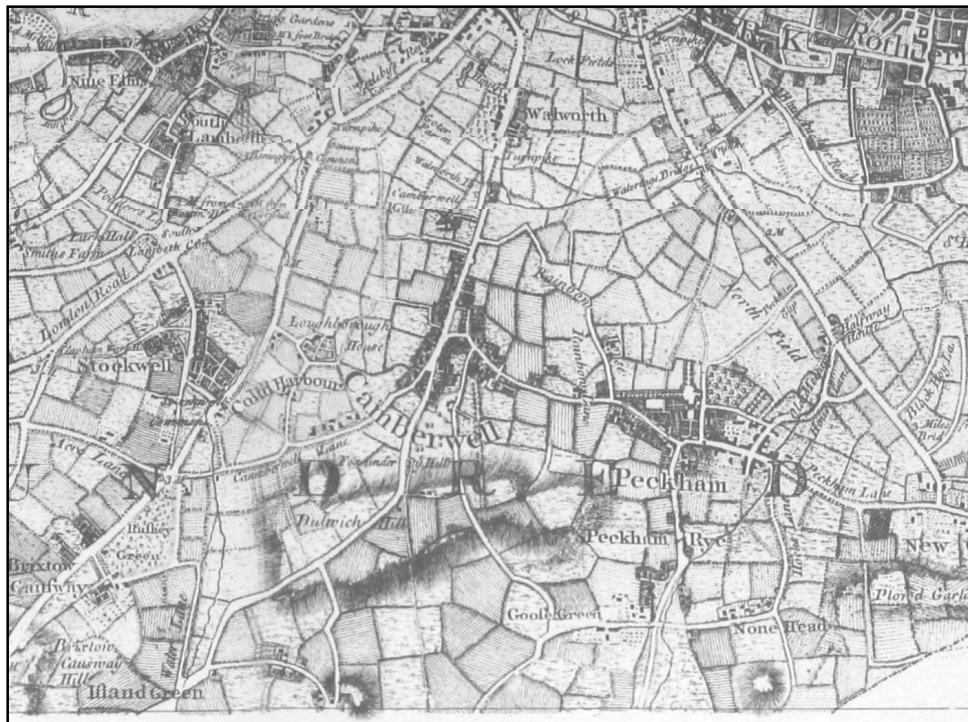


Plate 1. A Map of Surrey, 1768, by John Rocque. Extract from Sheet III

<http://www.rootsweb.ancestry.com/~engsurrey/maps/sheet3.htm>

During the late 18th and early nineteenth century, development spread along what is now Peckham Road and the two villages had coalesced and were starting to be engulfed in the spread of urban London (Plate 2). New road and canal links acted as stimuli for localized development, but the local area retained its agricultural character.

² *Ibid.*

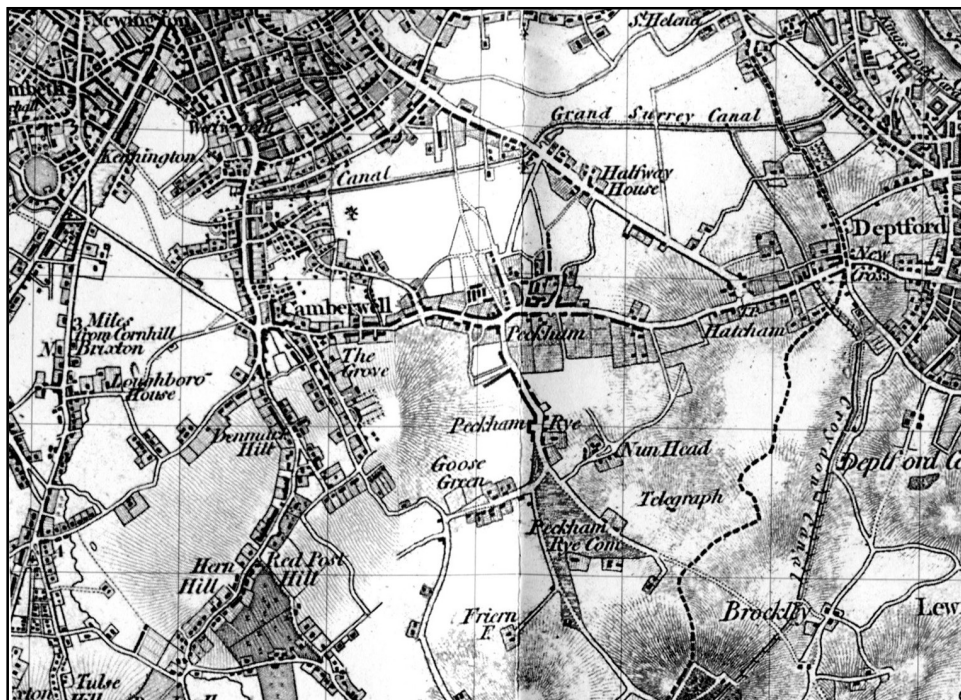


Plate 2. Extract from Ordnance Survey Old Series maps (original scale 1": 1mile). First published 1805 - 1822 Cassini Maps.

By the late nineteenth century, the area was fully urban in character, with tightly packed terraces extending perpendicular to the main road, but also containing important green spaces. The OS 25" map (Plate 3) is the first, accurate large scale mapping for the area and clearly records the character of the area as well as the detail of individual buildings within the Site, including the Camberwell House Lunatic Asylum and its grounds (formerly a private residence: Camberwell House) and the Camden Church.



Plate 3. Extract from Ordnance Survey 25" London CIII, Revised: 1893 to 1894, Published: 1897

Subsequent development has impacted and altered the detail of the area rather than its overall character. Buildings have been replaced and uses have changed. The very end of the 19th century and the early 20th century saw the construction of the South London Art Gallery and the Camberwell Art School on Peckham Road. The former workhouse which stood on the northwest corner of Peckham Road and Havi Street (shown on Plate 3 but not labelled as such) was demolished in 1904 and replaced with a new building (no. 29 Peckham Road). Camberwell Vestry Hall was located on the east side of Havi Street but was demolished and replaced in 1933 by Camberwell Town Hall, now offices for the Council.

Following The Second World War, Camberwell implemented an ambitious programme of public housing. First in this series was the Sceaux Gardens Estate - named after Sceaux near Paris- built in 1955: a mixed development of flats, maisonettes and bungalows. Voltaire House was built on the site of the former Camden Church.

2.0 Method

2.1 Standards and guidance

The Statement has taken account of current best practice with regard to development and the historic environment as set out in:

- Chartered Institute for Archaeologists (December 2014) Standard and Guidance for historic environment desk-based assessment
- Historic England 2008 Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment.
- Historic England July 2015 Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2

As noted in the National Planning Policy Framework (2019) paragraph 189; the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

2.2 Sources consulted

The Statement has taken account of a wide range of designated and non-designated historic assets. Specifically, these include:

- above and below ground remains of archaeological interest, whether designated as Scheduled Monuments or not;
- historic buildings, whether statutorily listed or not;
- Registered Parks and Gardens;
- Registered Battlefields;
- other historic landscapes; and
- conservation areas.

No overall fixed boundary was set for the 'Study Area'; rather, baseline data was collected for a variety of search areas appropriate to the source material. This flexible approach is well suited to provide information on the Site itself and its immediate hinterland; the latter is important when considering the archaeological potential of the Site and placing any findings in a local or regional context.

Mindful of this, the principal sources listed below were consulted for the study.

Data consulted	Source Organisation
Assets of archaeological interest	Historic England Greater London Historic Environment Record (GLHER)
Historic buildings and conservation areas	Historic England National Heritage List for England (NHLE) Southwark Council
Other designated assets	NHLE
Cartographic and Documentary Data	Southwark Council National Library of Scotland, Map Images
Published secondary sources	Historic England National Monuments Record Centre (NMRC)
Planning policy	Southwark Council National Planning Policy Framework

In addition to the above, a Site Visit was made (19th February, 2017). Any other sources used are cited in the text.

2.2.1 Assets of archaeological interest

Data was requested from Historic England (GLHER) for a 1km radius search area with the Site at its centre (TQ3340 7680). A dataset was provided by Historic England in PDF and GIS compatible format.

Selected assets of archaeological interest recorded for the Study Area are listed in Appendix 1 and located on Figure 1. The numbers within the coloured dots on Figure 1 refer to the Item numbers in Appendix 1. There is considerable overlap between the GLHER and the NHLE, in that the former also contains listed buildings. All reference numbers in Appendix 1 for listed buildings are based on the NHLE.

Any items of archaeological interest recorded from other sources are likewise included in Appendix 1 and located on Figure 1.

2.2.2 Historic buildings and conservation areas

The NHLE was checked to determine the location of any listed buildings within the Site and its environs. These are listed in Appendix 1 and located on Figure 1. Key, unlisted buildings have been identified by Southwark Borough Council and these have also been included in Appendix 1.

The Site is located entirely within the Sceaux Gardens Conservation area. A conservation area appraisal has been prepared by the Council and this has been used extensively in the following sections.

2.2.3 Other designated assets

The NHLE was checked to determine whether the Site was within or close to assets appearing on either the Register of Historic Battlefields, or Register of Parks and Gardens of Special Historic Interest in England.

There were no designated sites for the Study Area.

2.2.4 Cartographic Sources

Cartographic sources were consulted to provide historical context to the Site, to identify any activity/structures that may be of direct archaeological/historic interest and to determine past land use of the Site that may have affected the survival of any known or potential archaeological assets. A range of maps was consulted to provide a picture of land use and change from the mid-18th century onwards. Earlier maps tend to be too small scale to show useful detail. Relevant extracts from the maps are reproduced in Section 1.

2.2.5 Published and online secondary sources

A range of other published and online sources were also examined in preparation of the Statement. These are cited in footnotes to the text.

3.0 Principal findings

3.1 Assets of archaeological interest

There are no Scheduled Ancient Monuments within or in close proximity to the Site.

On the basis of the available baseline information, there is one archaeological issue that needs to be considered, namely: the potential for archaeological remains associated with small collection of Roman artefacts (Item 17) recovered on the west side of Havil Street.

The evidence is meagre, but the presence of Roman tile might indicate the presence of a Roman building, perhaps a small farm/villa exploiting the varied topography and soils at the junction between the river terrace and the higher clay land to the south.

3.2 Conservation areas and historic buildings

A conservation appraisal has been prepared for Sceaux Gardens and this examines the character and components of the area in detail.³ There is no need to repeat

³ London Borough of Southwark (undated) *Sceaux Gardens Conservation Area Appraisal*

sections of this work in full, but the following key findings are relevant and require reiterating.

The area is not extensive, but contains at its core a mixture of late 18th century buildings (around the Town Hall) on Peckham Road with further Victorian, Edwardian and post-war buildings leading up to the junction with Southampton Way. The conservation area also extends northwards to include the 1950's public housing of the Sceaux Gardens Estate.

The area contains a significant amount of recreational space, formerly the gardens of residential properties that were incorporated into institutional uses and have been modified and retained up to the present day. For instance, the grounds of the former Camberwell House (subsequently a 'Lunatic Asylum'), including specimen trees, were incorporated into and influenced the layout of the Sceaux Gardens Estate.

The principal building material in the conservation area is brick: brown brick for the Georgian villas; yellow London stocks for the 19th century houses; and a red brick for the late 19th and early 20th century public buildings. Details such as stucco banding and red brick jambs and arches add individuality. Later, much use is made of stone for dressings and focal entrances to the public buildings. Slate likewise dominates as the roofing material of choice.

By the 1950s, construction techniques had been revolutionised and the modern development of Sceaux Gardens Estate used steel, concrete, blue brick and composite panels with standardised window casements.

The conservation area includes significant architecture from several distinct phases, including: late Georgian villas; late 19th century housing and the art gallery; early 20th century public buildings, and the post-war public housing.

The mixture of building styles and dates means that the townscape cannot be described as cohesive, but together they produce an interesting and stimulating environment. Views along Peckham Road are important, with its fine collection of late 18th, 19th and early 20th century buildings, and contrasting glimpses of the elegant but massive blocks of the adjacent Sceaux Gardens Estate. The Appraisal considers that the municipal and educational buildings on Peckham Road together form a group of national importance.

The greater part of the conservation area north of the Peckham Road consists of the buildings and gardens of the Sceaux Gardens Estate. None of the elements are designated, but the whole is undoubtedly locally important and is seen as a key building group within the conservation area. The residential units, which are a mix of high, medium and low-level blocks, are constructed of modern materials and clearly influenced by modernist ideas about architectural form, which produced a distinct contrast with the surrounding area.

The Estate was described by Pevsner as '*Camberwell's showpiece . . . pleasantly grouped around mature gardens*'⁴ and was important as a pioneer in social housing

⁴ Cherry, B. & Pevsner N. , 1999 *The Buildings of England: London 2: South*

in London. Writing when construction was nearing completion, the Architects' Journal described them as: '*..the most interesting housing scheme to have come from a Metropolitan Borough Architect's Department and compares very favourably with the best of recent LCC work.*'⁵ The Journal also noted that: '*The mature gardens and trees already on the site have been used to great advantage and, where these are shared by the new buildings and existing houses, a rare feeling of integration has been achieved*'

4.0 Design proposal

The proposal has been prepared to outline design stage. A pre-application submission⁶, supplemented by supporting drawings, sets out the current evolution of the design, as well as the ethos and reasoning behind the design. It is not necessary to replicate this report in full, but the following points are salient to this study.

As currently conceived, the proposal envisages redevelopment of three locations within the Gardens.

1. Replace the single story Florian block with a five storey residential unit;
2. Replace the single storey Racine block with a split two blocks of four storey residential units; and
3. Replace the garages in the northeast of the Gardens with a seven storey residential unit.

Locations 1 and 2 would be wholly within the current footprint of the buildings they replace. Location 3 would extend beyond the footprint of the garages it replaces into adjacent hard standing/parking.

Florian and Racine would reflect the character of the existing estate buildings, since these plots were envisaged as part of the original estate.

The proposals for the garage site would complement the surrounding buildings, but could be different in character to Racine and Florian, as this area was not an original part of the estate masterplan.

The current design envisages Florian and Racine with a regular facade grid with strong vertical and horizontal elements; the mass will be brick; balconies and decks would be recessed. The buildings should act as a back drop to the gardens, which are the main focus of this space – colours and material finishes would need to respect this.

The garage site building could be informed by the shape of the site and other surrounding constraints and need not follow the long rectangular buildings elsewhere on the estate. The palette of materials and colours used could also draw on a wider context.

⁵ Architects' Journal, January 1960.

⁶ Weston Williamson + Partners March 2017 *Sceaux Gardens, Camberwell. Request for planning advice prior to the submission of a Planning Application* Report Ref. 717 0020

5.0 Impact of the Proposal

5.1 Conservation areas and historic buildings

The proposals, as currently designed, would not require the demolition or alteration of any listed buildings, and thus it remains to determine if they would affect the settings of any designated buildings or the character or appearance of the special architectural or historic interest of the Sceaux Gardens Conservation Area.

Setting has been defined as the surrounding in which an asset is experienced.⁷ Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate that significance. Setting is often expressed by reference to visual considerations, but the way in which we experience an asset may also be affected by spatial associations, and by our understanding of the historic relationship between places.

The principal concentration of historically important buildings in the Study Area flanks the Peckham Road, mainly the north side, with individual assets located within 50m of the proposed new buildings (Racine). A wide range of dates, styles, functions and building materials are represented and the relationship of the buildings to each other, illustrating as they do the changing character of the location, provides the key part of their setting and adds to their significance. They are self-evidently linked by the road and the vista this presents it is an important one and adds to an appreciation of the buildings. The tallest elements of the Sceaux Gardens Estate – e.g. Lakanal House and Voltaire – provide a backdrop to these buildings, without ever overpowering them, and also fall within their setting, adding interest and additional variety to the overall experience.

Despite covering a substantial area, the majority of the buildings that make up the Sceaux Gardens Estate - with the exception of Voltaire and Fontenelle in the southeast and northwest corners respectively – are only fleetingly glimpsed from the surrounding roads though gaps between adjacent buildings, and even then views are confined to the tallest structures. The lower structures are more or less invisible without entering the 'enclosed' world of the Estate itself.

The proposed new medium-rise residential buildings are located within the heart of the Estate. They would not intrude on the key vistas along Peckham Road or otherwise have a deleterious impact on the enjoyment, appreciation or understanding of any individual building or associations between them. It seems unlikely, therefore, that they would have any significant impact on the settings of individual or groups of listed buildings.

The replacement of one storey residential units and garages with four, five and seven storey units would clearly be a material change to the Sceaux Garden Estate. However, it would not affect the overall layout of the estate and the balance between open space and buildings would be maintained, which was clearly a major consideration of the original designers.

⁷ English Heritage 2011 *The Setting of Heritage Assets*

The outline design, which is informed by modernist ideas, is also key to allowing the new buildings to respect the qualities of the estate, principally: the proportions and rhythm of primary and secondary structural elements and the interplay of balconies and fenestration.

The variability of the listed and other buildings within the conservation area, and its lack of cohesion, means that no one period or style dominates another and thus a smorgasbord of styles, dates and materials are represented that is well-suited to incorporating new buildings provided they are of architectural merit. Thus, it is unlikely that the proposed development would affect the overall character or appearance of the conservation area; although, this will, to some degree, depend on the architectural merit of the replacement structures.

5.2 Assets of archaeological interest

The finding of a small collection of Roman artefacts on the west side of Havil Street indicates some potential for settlement of this date in the environs of the Site. The proposed new buildings are located approximately 200m east of the find, at their nearest point. Location 3 is located approximately 300m east of the find. Thus, given the restricted footprint of the proposed buildings, their location within the footprint of earlier buildings, and their distance from the archaeological finds, it is concluded that there is a low risk of the proposed works impacting significant archaeological finds.

6.0 Relevant Planning Policy

Government guidance on archaeology and planning is contained within the National Planning Policy Framework (NPPF) (2019) and also the Planning Practice Guidance (July 2019) and Historic England's *Historic Environment Good Practice Advice in Planning*: 2. At the local level, this is implemented by the adopted development plan, which for the proposed development includes the Saved Policies of the Southwark Plan (2007) and the Core Strategy (2011), which is soon to be replaced by the emerging New Southwark Plan (NSP) 2020.

6.1 National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.' It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be made 'based on sound evidence', with this information 'accessible to the public to provide greater clarity and certainly for developers and decision makers'.

This defines non-designated heritage assets as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a non-designated heritage asset, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a heritage asset for the purpose of this report.

The assessment of non-designated heritage assets and heritage assets will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2019), Annex 2). Thus it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 196 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

6.2 The New London Plan 2021

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The New Plan supersedes all previous draft plans.

The following policies are relevant to the proposed development.

Policy HC1: Heritage Conservation and Growth

Policy HC3: Strategic and Local Views

6.3 Local Plans

The emerging New Southwark Plan (NSP) 2020 is the new borough-wide planning and regeneration strategy up to 2033. Once finalised and adopted, it will replace the current Local Plan (2007) and the Core Strategy (2011).

The policy section below has been updated to reflect the emerging NSP.

The following saved policies are relevant to the proposed development:

Southwark Local Plan 2007

Policy 3.16 – Conservation Areas

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to

the character or appearance of the Conservation Area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that:

- Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and*
- Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Core Strategy 2011

Strategic Policy 12 – Design and Conservation

Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

New Southwark Plan 2020

P12 – Design of Places

Development Must:

- 1. Ensure height, scale, massing and arrangement respond positively to the existing townscape, character and context.*
- 2. Better reveal local distinctiveness and architectural character; and conserve and enhance the significance of the local historic environment.*
- 3. Ensure the urban grain and site layout take account of and improve existing patterns of development and movement, permeability and street widths...*

P18 – Listed Buildings and Structures

Development relating to listed buildings and structures will only be permitted if it conserves and enhances the special significance of listed buildings and structures and

their settings by conserving and enhancing:

- 1. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use.*
- 2. The contribution of the building to its setting or its place within a group.*
- 3. Views that contribute positively to the significance of the building or structure or their setting.*
- 4. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation...*

Any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified.

P19 – Conservation Areas

Development relating to conservation areas will only be granted where:

- 1. The development conserves and enhances the significance of conservation areas, taking into account their local character, appearance and positive characteristics published in Conservation Area Appraisals and Conservation Area Management Plans; and*
- 2. The development conserves and enhances the significance of a conservation area's setting, including views to and from the conservation area.*

The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not generally be permitted. Any replacement buildings or structures must conserve and enhance the conservation area's historic character and distinctiveness.

P20 – Conservation of the historic environment and natural heritage

Development must conserve and enhance the significance of heritage assets and their setting.

Enable the viable use of the heritage asset that is consistent with its on-going and long term conservation.

Provide robust justification for any harm to the significance of the heritage asset that results from the development.

P23 – World Heritage Sites

Development will only be permitted when the significance of the Outstanding Universal Value of World Heritage Sites and their settings are sustained and enhanced. This should include views into, out of and across sites.

P25 – Local List

Development must take into account locally listed buildings and structures that positively contribute to local character and amenity.

7.0 Conclusions

On the basis of the study undertaken, it is concluded that the proposed redevelopment within the Sceaux Gardens Estate would not have a significant impact on any designated heritage assets. No listed buildings would be demolished or altered and no scheduled ancient monuments would be impacted. The settings of listed buildings and the Sceaux Gardens conservation area would be preserved, as would the character and appearance of the conservation area itself.

Two of the original Sceaux Gardens low-rise residential blocks would be lost and an additional block will replace an area of garages and hard standing. This is unlikely to have a significant impact on the character or appearance of the conservation area overall, although it is clearly a material change to the non-designated Sceaux Gardens Estate. As noted above, however, it would not affect the overall layout of the estate and the balance between open space and buildings would be maintained, which was clearly a major consideration of the original designers. It is also likely that the loss of these elements would be offset by a substantial gain to the community by way of a significant increase in social housing.

Broadly, therefore, the proposal complies with national planning guidance and the relevant planning policies contained within the development plan and emerging NSP.

Appendix 1: Baseline Data

Sceaux Gardens, Camberwell, London SE5Baseline data

Item	Grid Ref	Ref.	Notes
1.	TQ 3323 7701	1385881 1385882	<p>116 Sedgmoor Place, Aged Pilgrims' Friendly Society's Home.</p> <p>Listed Building Grade II</p> <p>A complex of old peoples' housing arranged around a quadrangle. Built in a Tudor style of brown brick with stone dressings; low-pitched slate roof with parapet to street front, battlemented over centre. Completed 1837.</p> <p>Also, side walls and stone-capped brick gate piers to entrance front with cast-iron railings and gates.</p>
2.	TQ 3319 7701	1385598	<p>Nos 159, 161 and 163 Havil Street</p> <p>Listed Building Grade II</p> <p>Formerly an asylum for aged women, now dwellings. Built 1837 of yellow brick with low pitched slate roof behind coped parapet; 2 storeys, 7-bay centre flanked by gabled wings of 2 bays; central section has 3 doors with wide stucco surrounds and heavy cornices, the central one pedimented and with a plaque over 1st-floor level.</p>
3.	TQ 3319 7692	1385597	<p>7 Havil Street. Former circular ward for St Giles Hospital</p> <p>Listed Building Grade II</p> <p>Formerley a hospital ward for St Giles' Hospital. Designed as one of 2 identical towers, the second was never built. Of historic interest as early and rare example of circular hospital ward.</p> <p>Built 1888 of dark red brick with stone dressings; tiled steeply pitched roof; circular plan with polygonal extension to west and smaller north projection.</p>
4.	TQ 3312 7689	1385858 1385859	<p>St Giles Hospital, administrative block with attached ward block</p> <p>Listed Building Grade II</p> <p>Built 1904 in Flemish bond with stone dressings; hipped roofs of slate; elaborate end chimneystacks with alternate horizontal strips of brick and tone. The administrative block has a central part of 3 storeys, with central tapering wooden clock faces with metal cupola and finial above.</p> <p>The ward block is an asymmetrical building, also of red brick with stone dressings and slate roof. It is attached to the former block a 1-storey link with 3 segmental-</p>

Item	Grid Ref	Ref.	Notes
			headed arches with decorative metal grilles. The associated boundary wall and railings, gates and gate piers, built in 1904 in Arts & Crafts style, are separately listed.
5.	TQ 3321 7675	1385770 1385771	29 Peckham Road, Southwark Council Strategic Services Directorate Listed Building Grade II Dated 1904; built of red brick with stone dressings; slated roof with bracketed eaves cornice above stone frieze and copper-hooded square timber cupola on raised central ridge section. Projecting square stone outer bays rise through full height to end in battlemented parapets well above eaves level. Date tablet on left parapet, sundial and inscription: "Do today's work today" on right. Wall and railings to forecourt are separately listed. Wall continues along right return of building in Havil Street.
6.	TQ 3310 7683	1378392	1 and 2 Brunswick Park and attached railings Listed Building Grade II A pair of early 19 th century semi-detached houses; brick-built in Flemish bond with roof of slate. Spearhead railings to basement area and stout wall piers to return and alleyway. Forms a pair with Nos 3 & 4.
7.	TQ 3308 7683	1378393	3 and 4 Brunswick Place and attached railings Listed Building Grade II A pair of early 19 th century semi-detached houses; brick-built in Flemish bond with roof of slate. Spearhead railings to basement area and stout wall piers to return and alleyway. Forms a pair with Nos 1 & 2.
8.	TQ 3328 7666	1385772	30, 32 and 34 Peckham Road, Camberwell House and attached area railings Listed Building Grade II Formerly 3 houses, now linked offices; constructed c. 1790 in multi-coloured stock brick with red brick and stucco dressings; stucco cornice and blocking course to each; 3 storeys and basement. Cast-iron area railings, hand rail to No.34 with overthrow with lamp-holder.
9.	TQ 3329 7674	1385774	Central House, 33 Peckham Road Listed Building Grade II Formerly a house, now offices; built c. 1800 of brown brick with red brick dressings; parapet, now with 3 pedimented dormers in pitched roof behind; 3 storeys,

Item	Grid Ref	Ref.	Notes
			attic and sunk basement.
10.	TQ 3334 7673	1385775	East House, 35 Peckham Road Listed Building Grade II Formerly a house, now offices; built c.1800 of brown brick with red brick dressings; 3 storeys and basement.
11.	TQ 3344 7676	1385776	South London Art Gallery, 61, 63 and 65 Peckham Road Listed Building Grade II Art school and gallery; built 1896-8 (inscribed 1897) by Maurice Adams. Red brick with plentiful white stone dressings, bandings and sculptured ornament; slate roof. Various banded chimneys and small cupola with ogee roof in ridge above main entrance. Scrolled plaque above entrance: "The Passmore Edwards South London Art Gallery and Technical Institute".
12.	TQ 3348 7677	1385778	71-77 Peckham Road and attached railings Listed Building Grade II Mid- 19 th century terraced houses; 3 storeys and basement; built of stock brick in Flemish bond with stucco facing to ground floor; roofs parapeted.
13.	TQ 3360 7675	1392295	Former Peckham Fire Station, 82 peckham Road Listed Building Grade II Built of stock brick building in the Gothic style; three storeys plus an attic; pitched tiled roof and gabled cross-wing. The elevation to Peckham Road has three bays, the ground floor with a vehicular bay to the right and two segmental-arched former appliance bays to the left. The elevation is enlivened by bands of red and yellow brick and of patterned terracotta. The earliest surviving purpose-built fire station in London, if not nationally, designed in the Gothic-style with a degree of civic character which distinguishes it from contemporary stations that were adapted older buildings.
14.	TQ 3339 7682		Sceaux Gardens Conservation Area
15.		DLO35761	Camberwell Green Archaeological Priority Zone
16.	TQ 3296 7658	MLO91813 MLO704	St Giles church and associated churchyard. An Anglo-Saxon church was recorded on this site in 1086. The medieval church (14 th century) was burnt down in a fire in 1841 and replaced in 1842-44 with the present church. The walled churchyard was in use until 1856, having been enlarged in 1717, 1803 and 1825.
17.	TQ 3320 7677	MLO104592	Two sherds of Roman pottery and a small quantity of

Item	Grid Ref	Ref.	Notes
			Roman tile were recovered during archaeological work at 29 Peckham Road. No associated features were recorded.
18	TQ 334 768		<p>Sceaux Gardens Estate (original phase)</p> <p>Sceaux Gardens Estate was one of the first of a series of council estates built for the then Camberwell Borough Council in the late 1950s, and was designed by the Borough Architect (F. O. Hayes) and set in landscaped grounds. The site was once part of the grounds of the Camberwell House Asylum. The estate's two 15-storey slab blocks were among the first tower blocks in London, and the estate also had a number of lower blocks. It was named Sceaux after the Paris suburb with which Camberwell had a Friendship Link, and other names on the estate recall this association, such as Marie Curie who lived in Sceaux and Colbert who rebuilt the chateau at Sceaux under King Louis XIV. The main public open space is largely grass, surrounded in part by low railings, with a number of mature trees and flower beds.</p>

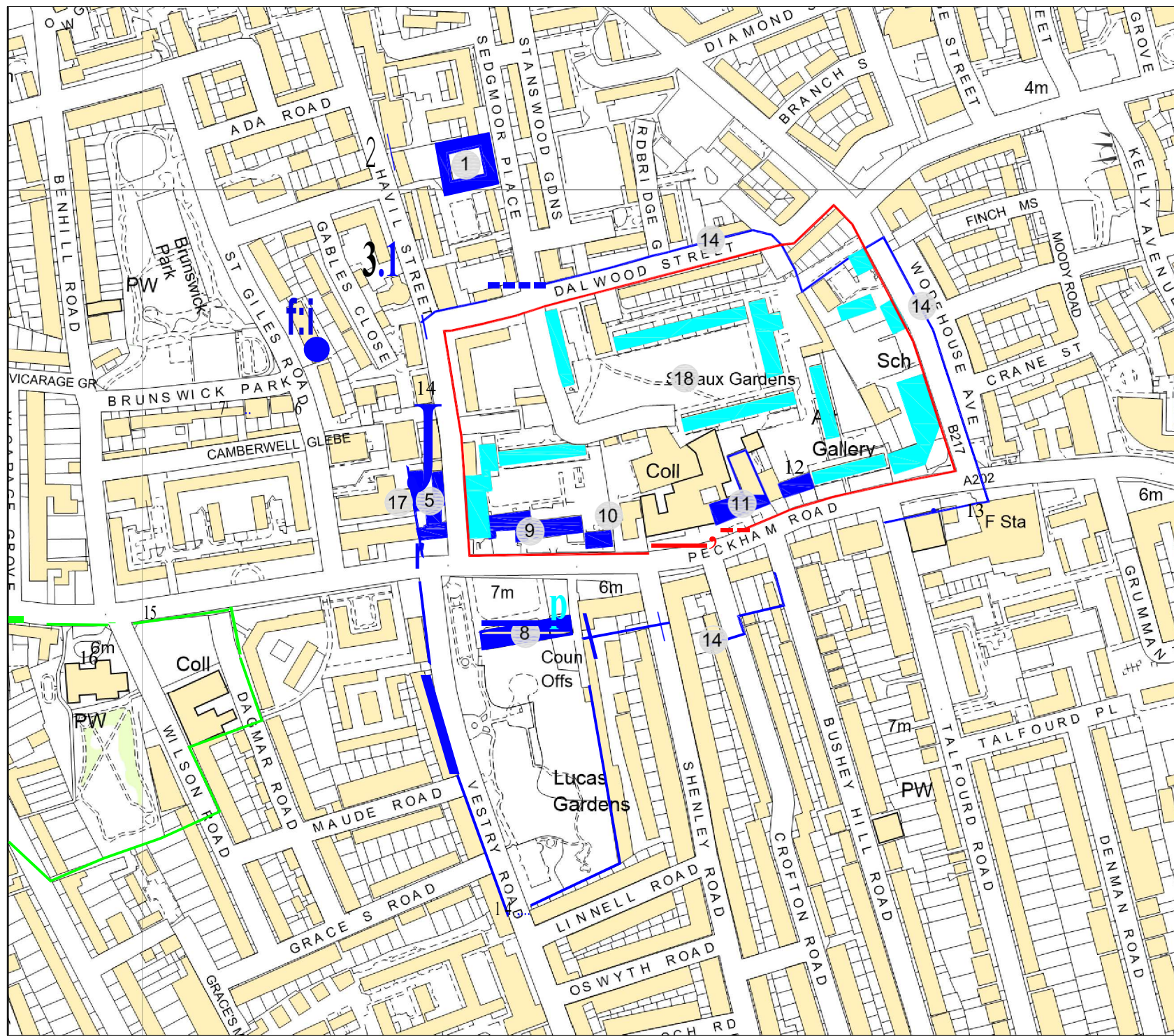
Item numbers are located on Figure 1

Data sources:

Listed Buildings: *Historic England National Heritage List for England*

Other buildings of historic/architectural interest: *Southwark Borough Council; London Gardens Online; Architects Journal*

Other heritage assets: *Greater London Historic Environment Record (GLHER report 13061)*



Key:

Conservation area

Archaeological Priority Zone

Listed building

Non listed key buildings

Place
Archaeological
Consultants Ltd

Sceaux Gardens Camberwell

Heritage Statement

Baseline Data

Figure 1

February 2017