



**49-53 Camberwell Church Street,
London SE5 8TR**

HERITAGE STATEMENT

CLIENT: Kingspride Investments Ltd

PRECIS

The Heritage Statement has been prepared in response to proposals to make changes to the roof of this 4-storey building in Church Street. As the site is in the Conservation Area, it is important for the design to be congruous and pay reference to examples of historic architecture seen in the locality. The report provides an assessment of the impact of the new on their architectural and historical significance. The Council require a demonstration that the extension does not detract from the significance of the non-designated heritage asset and is an acceptable form of design in this location. The Heritage Statement supports the formal statement for planning.

Prepared by:



11 March 2022

ISSUE

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EXECUTIVE SUMMARY

- This part of Southwark has a strong visual character which is strengthened through the open green area of Camberwell Green a mix of historic buildings;
- The combination of St Giles's Church and the civic/ residential buildings as elements that developed at different times in, makes a connection to the evolution of the surrounding streets;
- The assessment recognises the significance of the Boroughs heritage assets and their settings;
- There is a distinct pattern of rooftop character along much of Church Street, by which the proposed has been guided;
- The scheme proposed for the front of no's 49-53 engenders an uplift in design quality that is wrought in a way that works well with the current proportions and materials seen in this space;
- The dormer windows are a subtle addition that raises the architectural significance of the building in relation to the street, thereby bringing enhancements to the Conservation Area.
- The scheme refers to the detail and context of adjacent buildings as well as the historic development of the area, it will make a positive contribution to its local and historic context.
- It does not compromise the height, massing and scale of neighbouring buildings, nor does it impede on views of the tower of St Giles's church or the listed Swimming Baths;
- The use of contemporary metal materials for the walls and windows provides an understanding of historic design notions and its interpretation in the contemporary idiom will add to the patterns and rhythms established in the existing townscape;
- Taking into account the scale, character and street layout, the proposal makes an addition to help complete the townscape;
- This in turn will improve the sense of place and legibility, and define the urban edge by retaining characterful buildings, appropriate building lines and historic frontages.
- The use of attractive, durable high quality materials complements the local character of buildings at the upper order and in total will contribute positively to an active street frontage with a well-designed roofline;
- The proposed alterations will improve the street presence and architectural symmetry of no 49-53 as well as adding new elements of well-designed architecture, which is sympathetic to its context through its scale, massing, alignment and use of materials.
- Therefore, the proposals are considered to enhance the significance of the Conservation Area and listed buildings in its context;
- The proposal will meet the objectives of the Local Plan, for conserving the identified special character of conservation areas, and the settings of other heritage assets;

1.0 INTRODUCTION

This Built Heritage Statement has been researched and prepared by Squire Heritage, on behalf of Kingspride Investments Ltd, in order to support a planning application for a new extension to provide residential space in this building at . As it is in the Camberwell Green Conservation Area the following report provides an assessment of the impact of the proposed on the architectural and historical significance of the location, followed by a qualified appraisal of the changes against design and policy criteria.

1.1 Proposal

The proposed extension is located on the existing roof area of no 49-53, a building currently occupied by the hotel and looking to expand its business. The site is close to a central part of Camberwell Green which has which marked this part of Southwark historically, from the 19th century. Camberwell Church Street is a particularly good example of a late 19th century busy main street and it retains a strong and consistent character.

The Camberwell Green Conservation Area is situated in the area of the original Camberwell village, now the junction of Camberwell New Road and Camberwell Church Street. The conservation area essentially covers the Green and the main streets, at the centre of Camberwell, with primarily commercial frontages (shops, pubs, banks and other services).

The settings of three built heritage assets do, however, need to be taken into consideration. These assets include the Grade II listed late 19th century buildings of Camberwell public baths at Artichoke Place and Camberwell Police Station to the west of the site.

At no 49-53, the proposal is to make additional dormer windows on the existing roof, so as to utilise the roof space for residential purposes. The design has been informed by rooftop development witnessed in the vicinity and uses materials and details to maintain a level of coherence between the buildings.

It is proposed to make changes to the form of the roof on its slope, with new dormers designed to make an improvement to the existing, whilst also paying reference to the quality of the roof of adjacent buildings such as no 56-58 and no 32 Church Street. The scale of the proposal kept within the existing height of the roof and is such that it would have a minimal impact on the significance of this non-designated asset. The planning application is accompanied by a heritage impact assessment, in compliance with paragraph 194 of the National Planning Policy Framework (NPPF).

Under Paragraph 194 of the NPPF, there is a requirement for 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*”.

The fact that the building is within a Conservation Area means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application.

Paragraph 197 of the NPPF states that “*In deciding any relevant planning permission that affects a locally listed heritage asset or its setting, the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.*”



Purpose and scope of the statement

This statement presents a description of the heritage interest and significance of the heritage assets potentially affected by the proposed development, whether directly or indirectly. It provides an overview of the historic development and significance of the subject building and an evaluation of the impact on heritage assets.

In accordance with the National Planning Policy Framework (NPPF), the document will provide sufficient information about the heritage significance of the buildings and their contribution to the character and appearance of the local townscape to determine the application. Furthermore, it assists the local authority's duty to have special regard to the desirability of preserving the setting of listed buildings and of preserving the character and appearance of a historic area.

1.2 Methodology

This document commences with a summary of legislation, planning policy and guidance relevant to built heritage assets and this application. It assesses the Site and the significance of the built heritage assets, including the contribution of their settings.

This report is based on information collected from a variety of primary and secondary sources, including historic mapping. The observations made on site have been reviewed in the context of documentary research. An evaluation of other buildings in the built up area also helps to give definition to the context of the building and its setting.

Initial desk-based research, utilising Historic England's National Heritage List for England, identified that three built heritage assets need to be assessed in respect of the proposed development.

As a building within a 100 metre radius of 3 listed structures on Church Street and 2 on Jephson Street, the assessment considers (in Section 2.1-2.2), the historic context of this part of the town, including the heritage assets located in the immediate townscape and the visual setting within which the building sits (3.2 – 3.5).

An assessment of the significance of the buildings in the setting (**Section 3**) of no 49-53 is followed by a description of the proposed (**4.1**). This analysis enables a further understanding of the potential impacts any changes to the building and the future design may have on the setting (4.3) of adjacent locally listed buildings.

The impact assessment reviews the possible effects of the rhythm of the built form in this part of the town and also of an impact it has on views along this busy highway into London.

1.3 Legislative & planning policy framework

This section provides a review of relevant legislation, planning policy and guidance, at both national and local levels, with regard to heritage assets.

Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66 General duty as respects listed buildings in exercise of planning functions states that: “(1)

In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

In the case of the scheme proposed at no 49-53 it is in the context of a designated heritage asset. Therefore, the extent of this law is applied. Yet it is the prerogative of decision makers to give some importance and weight to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings and the Conservation Area.

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It defines a heritage asset as 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*’. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

When a proposal has the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets. Where less than substantial harm is identified, **paragraph 201** requires this harm to be weighed against the public benefits of the proposed development.

In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 207 states that the effect of an application on the significance of a **non-designated heritage asset** should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 203 states that when weighing applications that directly or indirectly affect **non-designated heritage assets**, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (PPG) (Ministry of Housing, Communities and Local Government)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high threshold that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as *'the surroundings in which an asset is experienced, and may be more extensive than the curtilage'*. Under this guidance, a thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Overview: Historic Environment Good Practice Advice in Planning

In March 2015 Historic England withdrew the PPS5 Practice Guide document and replaced it with three Good Practice Advice in Planning Notes (GPAs): 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment', and 'GPA3: The Setting of Heritage Assets'.

These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

The GPAs relevant to this application are:

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-making in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance.

In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that

'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and,
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

GPA3: The Setting of Heritage Assets (Second Edition, December 2017)

This advice note focuses on the management of change within the setting of heritage assets. It is intended to aid practitioners with the implementation of national policies and guidance relating to the historic environment, found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of an earlier 2011 document¹ and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as '*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve*'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

Setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset's setting, and thus the way in which it is experienced. However, other environmental factors also need to be taken into account, such as sound, colour and odour; setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making, with regards to the management of *Proposed Development* and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals.

This Advisory notes that the contribution made to the significance of heritage assets by their settings will vary, depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings, without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis.

Conservation Principles, Policies and Guidance (English Heritage, April 2008 and emerging policy: Conservation Principles for the Sustainable Management of the Historic Environment (Historic England, Consultation Draft November 2017)

¹ 'The Setting of Heritage Assets' (English Heritage, March 2011)

Historic England's original document was primarily intended to ensure consistency of advice and guidance through the planning process and was commended to LPAs to ensure that all decisions about change affecting the historic environment were informed and sustainable.

Four main heritage values were highlighted: aesthetic, evidential, communal and historical.

Assessments of significance are recognised as being critical when ascribing value to individual heritage assets, as well as to small groups of buildings to neighbourhoods and places. The 2008 document emphasised that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (Paragraph 25). Historic England are currently updating this document in order to set out their approach to conservation in a format that is more accessible and aligned with the language of the NPPF and current legislation.

A key change is the heritage values to be used when seeking to understand the significance of a built heritage asset in order to align with the terms used in the NPPF. These are historic, archaeological, and architectural and artistic. Consultation on this document closed on 2 February 2018.

Regional & Local

At a regional level the London Plan (Intend to Publish version)¹ will provide the London wide context within which individual boroughs must set their local planning policies. Policy HC1 on Heritage conservation and growth will support schemes that utilise heritage assets to help stimulate environmental, economic and community growth.

Development should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. Proposals affecting heritage assets will be assessed by the degree to which they conserve their significance, by being sympathetic to the assets' significance. Policy D1 (2019) London's Form, Character and Capacity for Growth further addresses the issue of understanding character and context.

Local Plan

Section 38 of the 2004 Planning and Compulsory Purchase Act requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan in this instance comprises the Southwark Local Plan (2022).

2.0 ARCHITECTURAL AND HISTORICAL APPRAISAL

2.1 Historical development of Camberwell Green

Medieval

Camberwell was first referred to in the Domesday Book (1086) as a village or manor with its own church and land for ploughing and growing corn, and with meadows and woods. The recorded Lord of the Manor was Haimo, Sheriff of Surrey. Later it was passed by marriage to the Earl of Gloucester and then in the 1400-1500s to the Duke of Buckingham.

The village had its own mill and supported itself from the surrounding fields. Barley was grown and there was a brew-house in Peckham Road. It had trade from London supplying the city with fresh fruit and vegetables and milk, and many market gardens grew up in the area. St Giles, the parish church of Camberwell is mentioned in the Domesday Book, although the medieval church was replaced by the present buildings in 1844 following a fire that destroyed the original church in 1841.

A well known fair started in 1279 and was held on Camberwell Green at the end of August. Camberwell Fair was held for three weeks originally, but by the 1700s it lasted only 3 days and was for entertainment only. It was eventually abolished in 1855 and the site was handed over to the Vestry to make sure that the green stayed an open space.

18th – 19th century

This period saw a rapid growth in transportation and urbanisation. Camberwell began to develop from a country village during Georgian times because of its reputation for clean air, and improvements in transport. The most significant of these advances was the construction of new bridges over the Thames to bypass the congestion of London Bridge which in turn led to the construction of a new local road network.

Camberwell New Road was opened in 1818 to link Camberwell with Vauxhall Bridge, which was built in 1816. Other roads constructed or improved at this time include Camberwell Church Street, Camberwell Road, and Peckham Road.. By 1800 there was a regular coach service from Camberwell to Gracechurch Street in the City. This was a relatively expensive form of transport as tolls had to be paid. In the mid 1800s the horse-drawn bus was developed and began to come into use in Camberwell in 1851.

In 1862 a railway line was opened to Camberwell, followed by stations at East Dulwich and later Denmark Hill, allowing less wealthy people to commute to London. The service was very popular, and in 1871 it attracted competition from the tram companies using lines in the street.

Continued increase in available transport led to further change in the character of Camberwell from a semi-rural village to an inner city suburb. This urbanisation attracted new business and in 1899 the London County Bank erected its impressive turreted building on the north corner of Camberwell New Road. The curving north side of Camberwell Church Street is part of one of the Victorian redevelopments undertaken in the 1880s when the road was widened for the trams.

The Camberwell Vestry opened Camberwell Baths (now Camberwell Leisure Centre in Artichoke Place) in 1891. The Father Red Cap, recently renamed Nollywood and formerly the Redstar, was opened in 1853 as a music hall. Significant middle class suburbs were built during the Victoria era, for example, De Crespigny Park, but ease of access and the development boom in Camberwell undermined its exclusivity, and wealthier people moved away from the area.

The older, large family houses steadily underwent conversion into multiple occupancy, and areas of much denser housing were developed for the new class of people coming in. In time, the worst of this development fell into decline, with unsanitary and overcrowded conditions.

20th century – housing improvements

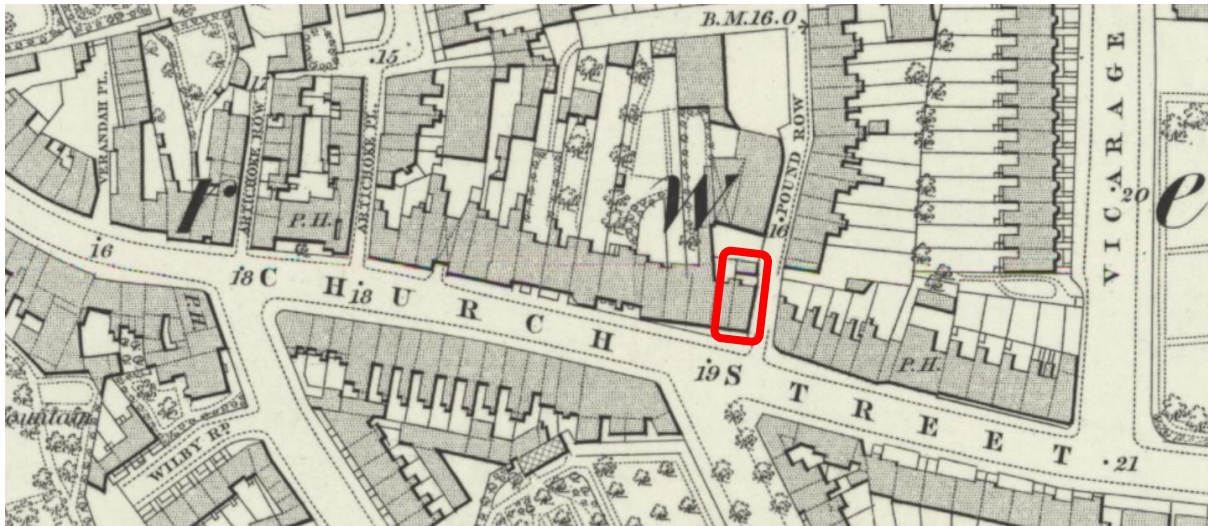
In response to the worsening public health problems in Camberwell associated with high density slum housing, philanthropic organisations that had been working to improve housing in the inner areas of Southwark began to take an interest in the area. In 1910 flats were erected on Camberwell Green by the Peabody Trust followed by the Samuel Lewis Trust Buildings in 1915. Further redevelopment of the area was necessary following World War II

In the later 20th century The main threat to the physical character of the area has been through under-investment because of low incomes and property values. At the end of the 20th century, increasing affluence started coming to neighbouring residential areas, and the potential to raise the quality of the facilities, services and buildings that Camberwell Green offers. Both public and private money can assist in the area's regeneration – Jephson Street has been restored by a Housing Association for example. It is important that its architectural and townscape heritage continues to be a beneficiary of such improvements.

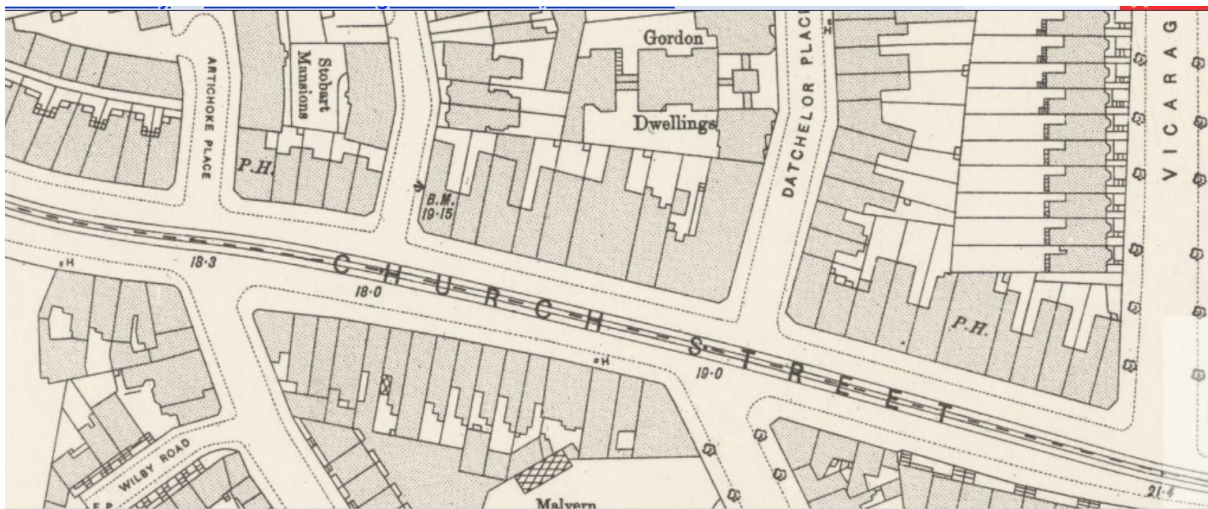
2.2 Development at no's 49-53

Early OS maps illustrate the changing pattern of streets and building plans. In 1869, the section of Church Street are already occupied by buildings, with a series of deep plots marked out in the section between Artichoke Place and Pound Row. The corner of the street in which the current building sits is in Pound Row and the building is marked as two semi detached forms of equal width.

By 1893, Pound Row had been renamed in to its current name, Datchelor Place. The division between the two buildings has been lost and they are unified into a single block. In addition, the east side of the building has been built up along the roadside edge of Datchelor Place where it extends well beyond the rear building line of no's 31 – 49.



1869



1893



1913

2.3 Conservation Area context

The Conservation Area includes Nos. 294 Camberwell Road and across Camberwell Road to include the Father Redcap P.H. including the adjacent car park, thence to the rear of pavement to the north of Camberwell Green.

The boundary includes Park House and Brighton House to the west of the Green, the Camberwell Estate and Public Baths complex but excludes Nos. 25-33 Camberwell Church Street. The Boundary then follows the rear boundary of Nos. 35-75 (inclusive) Camberwell Church Street. The boundary then abuts the Camberwell Grove Conservation Area then includes Nos. 30-58A Camberwell Church Street. The Conservation Area is split into three sub areas of which the site is in Area 3, Church Street (see page 14 below).

Commercial character

The conservation area is distinctive for its three and four storey blocks, which typically have fine detailed upper storeys repeated along the length of the street frontage. The conservation area is mainly characterised by purpose built commercial buildings in elaborate revivalist styles.

The Peabody tenement buildings provide a distinctive backdrop on the eastern side of the Green. Some commercial premises extend these basic classical themes into sometimes elaborate revivalist designs, e.g. the baroque detail of the former London and County Bank

The construction of facades out of modules based on the shop and upper storeys in this way creates a strong horizontality, which is extended in most cases to the roofline by cornices and parapets; This is emphasised by string courses and dormers. This impression is maintained even where gabled designs are used, as at Nos. 20-24 Camberwell Green.

Residential Buildings

The main residential elements of the Conservation Area are the Peabody tenement buildings, and the Samuel Lewis Trust Dwellings (just outside the Conservation Area). They provide a very strong built form that emphasises the urban quality of the Conservation Area. The Conservation Area also includes short terraces of 19th century houses in Wren Road and Jephson Street, the only elements that do not directly form part of the main street frontages.

Corner Buildings

The street layout of the Conservation Area, in which all the principal roads converge at Camberwell Green, gives particular prominence to street corners, and buildings generally exploit the architectural potential of such locations distinctively. The Hartnell's building (No. 2 Camberwell Church Street) and the former London and County Bank (No. 17 Camberwell Green), for example, are elaborate in their design, with turrets, cupolas and chamfered bays to carry elevational rhythms around the angle of the building.

Original ground surfacing materials have been lost throughout the Conservation Area. The most significant surviving element is the broad, flat granite kerbstone, which are still widespread. Stone flags remain in Camberwell Passage. Iron railings, although not original,

are a feature of Camberwell Green that help to define it as a distinct space from the street environment that surrounds it.



No 2



Former County Bank



Father Redcap



Peabody Buildings

Sub Area 1 – Camberwell Green

On the eastern side, the front buildings of the Peabody Estate form an excellent edge to the space. Their height ranges from 4 storeys with a mansard roof storey, to 6 storeys in sections of the most southerly facade (Blocks A to C): such height is appropriate and necessary relative to the scale of the Green itself. The facades are designed in simple rhythms using regular modules of doubled and trebled sash windows in uncomplicated brickwork.

The shopping frontage of Denmark Hill and Camberwell Church Street extend into Camberwell Green and their junction is a complex interchange of both traffic and pedestrian movements.

Buildings on this south side again make an excellent edge to the space, particularly the corner building at No. 2 Camberwell Church Street and those adjacent to it, and the 4 storey gabled group between Nos. 20 and 24 Camberwell Green. The upper storeys of these groups provide a **regular visual rhythm**, often with subtle idiosyncrasies (e.g. the change between No. 21/22 Camberwell Green and 23/24, from a single group of four windows to two groups of two).

South of Camberwell Passage the street scene is lively with shop fronts extended to the pavement from the ground floors of the 18th/19th century houses. The former London and County Bank is a key 3-storey landmark at the end of this group on the corner of Camberwell New Road, in an ebullient baroque style using stone, red brick banding, and a welter of classical devices and carvings borrowed from renaissance architecture.

Sub Area 2: Denmark Hill

Towards the junction with Coldharbour Lane, the building form on Denmark Hill is consistently 3 storeys. There is a unified pattern seen in her elevation at three blocks (nos. 37-43, 45-57 and 59-61) where there are arched first floor windows and square second floor windows, below a simple dentilled cornice.

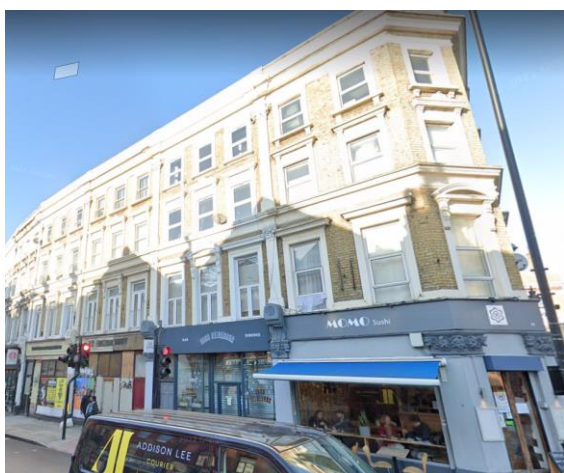
The 3 storey block at Nos. 71 – 81 is also intact, and has a mansard attic floor in addition. The two blocks on the north side of Coldharbour Lane also provide strong and consistent street frontages, in three storeys at Nos. 2-8a, and three storeys plus mansard between Nos. 10 and 16.

Sub Area 3 – Camberwell Church Street

Camberwell Church Street is a particularly good example of a late 19th century main street and it retains a strong and consistent character. The curving north side of Camberwell Church Street from no's 3 – 23 is part of one of the Victorian redevelopments undertaken in the 1880s when the road was widened for the trams.

The façade of Nos. 3 to 23, which includes Camberwell library, is unified as it has four storeys with a strong parapet line. The arrangement of bays of 3 windows above each shop front and divided by fluted pilasters, creates a rhythmic curving elevation.

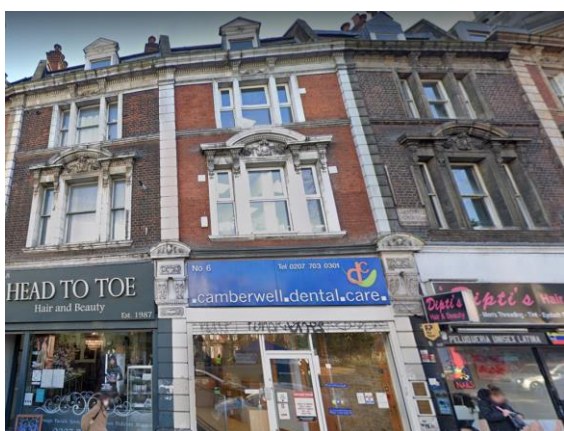
Opposite, between Nos. 4 and 20, the design of the block incorporates elaborate segmental arches that continue the character of the listed corner former bank building at No. 2. The elaborate stone second floor windows and corbelled cornices, with a steep mansard attic roof complete a very distinctive elevation.



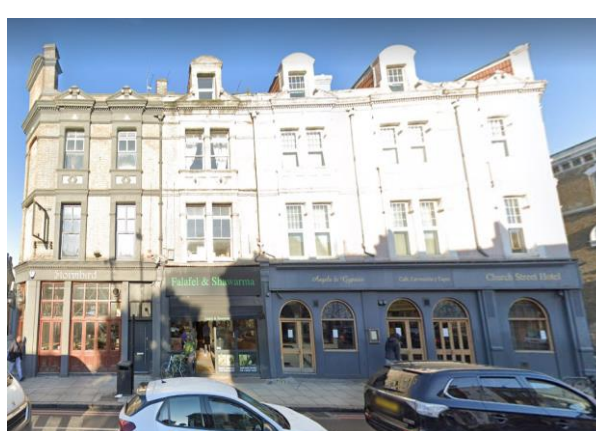
3-23



12-16



4-8



25 -29

Materials and Details

Most of the Conservation Area was constructed between the late 18th and early 20th centuries, using a relatively limited range of materials to classical and later, revivalist architectural styles. The common material palette for the earlier buildings is

- Yellow London stock brick, or occasional red facing bricks;
- Portland/ artificial stone of stucco designs
- Slate roofs to shallow pitches, with over hanging or parapeted eaves, or:
- Slated mansard attic storeys. In later buildings the palette varies to:
- Brickwork decorated with coloured banding in blue, buff and red engineering bricks;
- Dressings in stone or stucco and widespread use of rubbed red brick.

Views and townscape

Because the Conservation Area is primarily based on streets, most views are contained vistas between street frontage rather than broad prospects. Buildings ranging from 3 to 6 storeys in height provide an almost continuous frontage, helping to define and contain the space.

The dominant building type is 19th century shop frontages, both where the former houses have been converted and where they were purpose built. In most cases there remains a

domestic scale, related to residential use of the upper floors. This generates a visual rhythm in the street of relatively narrow frontages.

Roof lines are typically seen as parapets behind which the roof structure is not visible from the street level. Relatively narrow plot widths give strong verticality to elevations that maintain the visual rhythm of development blocks; whilst there is a regular residential pattern of fenestration and a strong verticality in upper floors.

The views in and out of Camberwell Green from the two adjoining shopping streets of Camberwell Church and Denmark Hill are notable. Corner buildings at the junction where the two main shopping streets meet create a strong development form and are an important reference point in the local street pattern.

The former London and County Bank is a particularly important corner building which functions as a local landmark, a focal point in views westwards along Camberwell Church Street and northwards along Denmark Hill. In a similar way, No. 2 Camberwell Church Street performs a role as a marker building, dominating views southwards over the Green.

The view from the junction down Camberwell New Road towards central Camberwell is important with the railway bridge defining the extent of the Camberwell Green area. St. Mary's Greek Orthodox Church, also on Camberwell New Road, is a further local landmark, an important local reference point at the western end of the Conservation Area.

Church Street has a constant width and development each side is 4 storeys (including a mansard storey in some instances) giving the street a strong vertical proportion and a good level of enclosure.

The curving alignment of the street is followed faithfully by the building frontages, creating distinctive townscape and perspectives in views along the street to St. Giles' spire eastwards and Camberwell Green westwards. The view from Camberwell Church Street southwards up Camberwell Grove is notable as is the one into Artichoke Place to the former public baths, a key marker in the sub-area.

Artichoke Place is well contained by 3 and 4 storey flanking buildings, with the distinctive striped brick and artificial stone Netherlandish Renaissance style and elevation of the former public baths (circa. 1891) providing a landmark.

The private close of Jephson Street is enclosed by a listed group of 2 storey (with basement and half dormers) Victorian houses of stock brick with stucco dressings and slate roofs, separated from the main road by walls and railings.



View eastward along Church Street towards St Giles Church



View westwards to Camberwell Green



View southwards to Camberwell Grove



Artichoke Place towards swimming pool

Distractions to Conservation Area

The Conservation Area has suffered from inappropriate development when new building has taken place. Some of the worst elements neighbour the Conservation Area, and are rightly excluded from it, but still have an impact on it. One example is the 1960s redevelopment to the north east of Camberwell Green that includes the magistrates' Court. Here, the urban forms and the multi-storey block of the Magistrates' Court are unrelated to the urban and

architectural form of Camberwell Green. They fall outside the Conservation Area, but they leave a serious gap in its north east corner

The form and design of shop fronts and advertisements strongly influences the character of the Conservation Area. The pedestrian's main view is below first-floor level but the quality of the Conservation Area is marred by badly designed shop-fronts. Many are out of keeping both with the building of which that are part and those neighbouring in the street scene, and by the proliferation of large illuminated box and fascia signs, often obscuring architectural details. On Church Street many shop fronts are unsympathetic with the high quality of architectural facades above them, with garish signs.

3.0 ASSESSMENT OF SIGNIFICANCE

3.1 Site assessment

Local Built Context

The host building is a four storey block located on the northern side of Church Street, with a well massed return wing to Dathelcot Place. Church Street is a long route lined by a combination of business, service, office, retail and leisure units. On the other side of Dathlecor Street is another 4 storey building at no's 55-57.

No's 49-53 is one floor taller than the building to its west which form the rest of the row to Artichoke. No's 55-57 is also one storey taller than the buildings on its east side at no's 59-63. The streetscape then rises as no 65 is 4 storeys, before dropping back down to 3 storeys in the row of 4 buildings at no's 67-63.

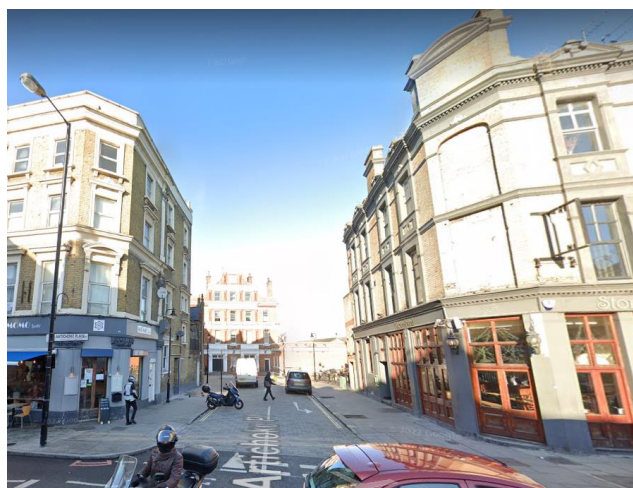
The stretch of road to the east of no 49-53 can then be said to have a staggered roofline, rising and falling in a gradual manner. On the west side of no's 49-53, the roofline is more constant with less variation. The regular height of 35-49 is only broken in one place between 41 and 43 where the parapet is stepped up by one level. The elevations of this group on the north side, is characterised by pedimented windows and arched window heads, along with dentilled relief to the eaves.

The surrounding local townscape is mid-level with the buildings on the north side of Church Street 3-4 storeys. Corner buildings are prominent and expressed in two places (29-33 and 35, Kimpton Road, 23 – 25, Artichoke Place) through the chamfer which turns the angle of the junction to the main road. The pairing of chamfered corners is also a feature seen at the subject building and no 55-57 to its east side.

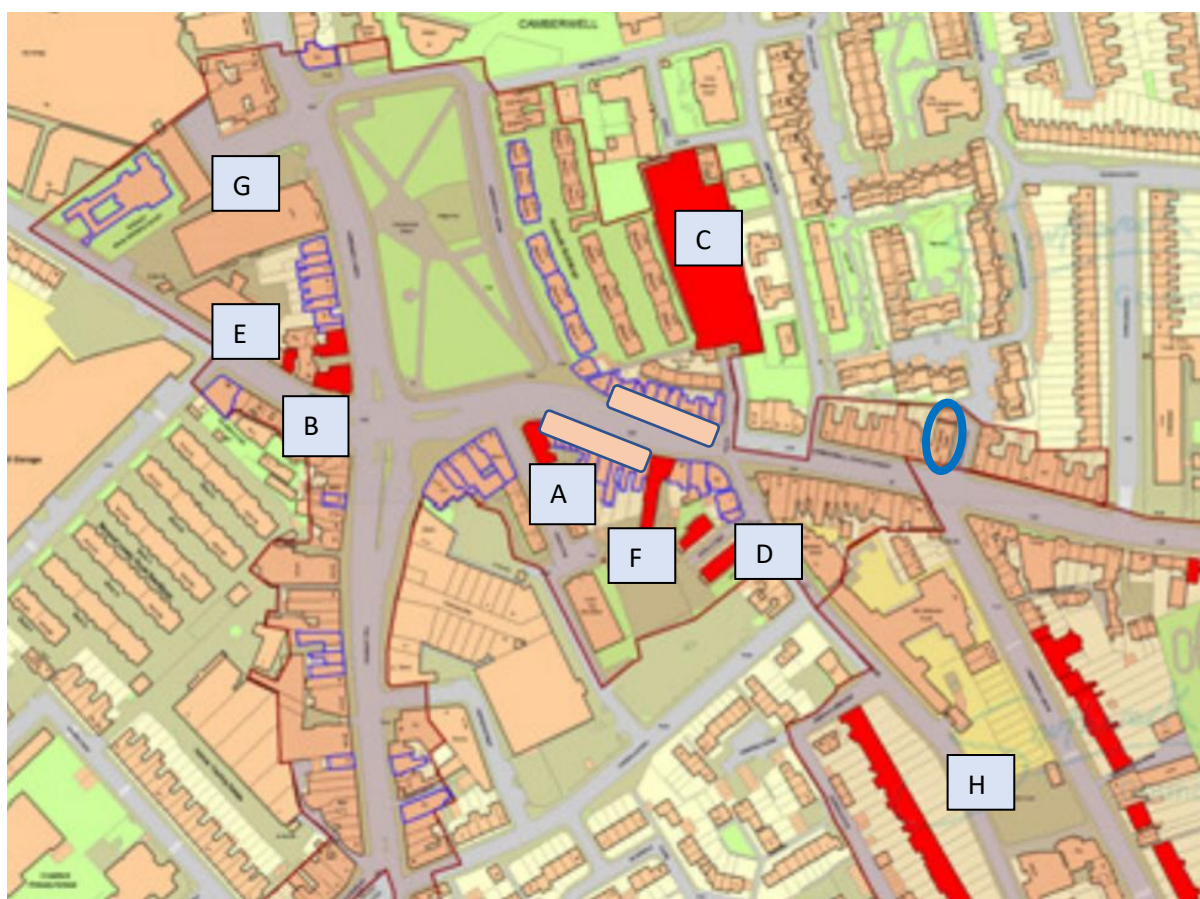
Chamfered corners



29-33 and 35, Kimpton Road



23 – 25, Artichoke Place



- Site
- Listed buildings
- Groups of historic shop buildings

Figure 1: Listed buildings and key unlisted buildings in the Conservation Area

The Victorian commercial corner buildings of No. 2 Camberwell Church Street (A) and No 17 Camberwell Green (B) both address Camberwell Green and are significant landmarks.. The now restored former Camberwell Public Baths (C) (circa. 1891) in Artichoke Place. The striking Netherlandish Renaissance style elevation of the building to Artichoke Place comprising 30-storey wings with 4 storey centre ranges strongly defines the character of the street.

There is a group of mid 19th century 2 storey (with basement and half dormers) houses (D) in stock brick with stucco dressings and slate roofs in Jephson Street (Nos. 1-9).

No 15 Camberwell Green (E) and attached railings is an 18th century house with ground floor shop. Camberwell Police Station (F), at 24 Camberwell Church Street, is a good example of a Metropolitan police station and the Arts and Crafts Free Style is a main feature.

the street frontages formed by shop buildings are essential to its distinctive urban form. On the East side of Camberwell Green (Peabody Buildings (G) for example the 4-6 storey Victorian mansion blocks that provide containment to the east side of Camberwell Green. St. Mary's Greek Orthodox Cathedral (Camberwell New Road) is a red brick church with a small cloister facing the road. Examples of residential planning is seen at the early 19th century Terrace of No's 35-45 Camberwell Grove (H) . The houses are stock brick with stone coping, brick chimneystacks and roof mainly concealed, except for No.45 which has a slate mansard roof.

On Church Street,

No's 3-75 and No's 2-58 are 3 to 4 storey blocks with repetitive frontages emphasising the curves of the street and providing strong definition of street form. Nos. 25-33 are not in the Conservation Area but contribute positively to its setting. Nos. 1-14 Wren Road: 3 storey buildings which direct the eye to the gable end of The Colonnades, a new 4 storey development at the end of the street.

The surrounding local townscape is mid-level, at 3 to 4 storeys. 4 storey buildings located at intermediate points in the streetscape, break up the general consistency of 3 storeys. Groups of 3 storey buildings (no's 61-67) have a rhythm and order at the upper levels given by larger dormers. A good proportion of structures fronting Stamford Hill and in proximity to the site, are of fairly large scale, mass and bulk.

Church Street is characterised by distinctive historic buildings, where roof level development at 4th floor is of great quality and interest. Rooftop design varies from on the east and west side and on the east side there are three groups of buildings in the immediate context of no 49-53. No's 60-70, no 65 and no 58 are historic buildings with a variety of raised parapets pediments, dormers and dentileld eaves.



65



55



Dormer at no 55



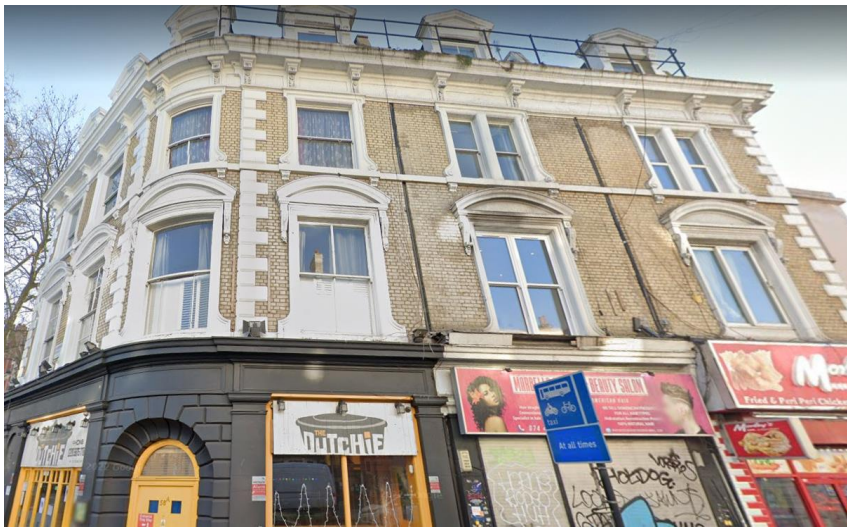
No 65, 55 and 49-53, from right to left



No's 61-67



70



58



No's 49-53

No's 49-53 Church Street

The building was designed to accommodate a residential dwelling in the Victorian period before being transformed to a hotel use. The character of the elevation is dictated by aesthetic architecture on the mid and upper floors whilst being seen as having a commercial character as a shop on the ground floor. The building comes from the Victorian period, resulting in a positive piece of urban architecture.

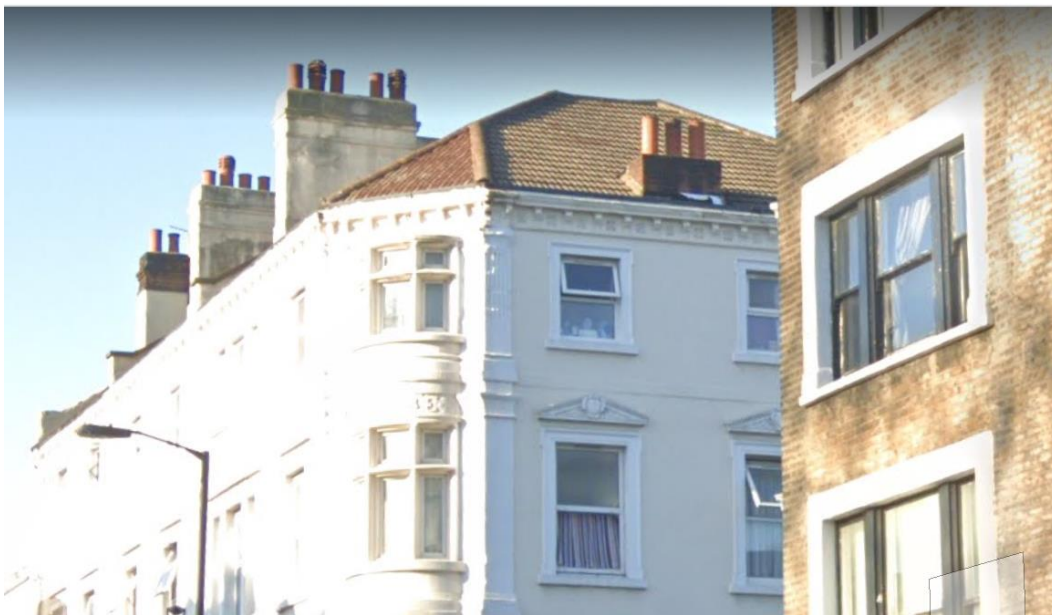
This property is a large, brick built block, with some decorative appeal and architectural character. The building is within the visual range in short-mid range distance views from the junction with Artichoke Place to the west and the junction with Vicarage Road to the east.

In the views taken from Church Street the building is witnessed as part of a roofline with some unity but varied by the occasional 4th storey and the range of roof features which populate many of the buildings.

The eye tends to focus on the general patterns of the roofline rather than one single point. It is only when standing by the approach to Artichoke Place that the observer can witness the swimming baths. Likewise, it is only when standing by Kimpton Road that a proper appreciation is gained of the chamfered corners in with wide of the junction.

The perspective is of the linear stretch of Church Street with medium scaled buildings on both sides. In the view taken from the east, a three-quarter aspect is taken of its south east corner.

Currently the roof of no's 49-53 extends onto the neighbouring property at no 49. The two chimneys which mark the roof are the most notable part of the roofline and the hip on the roof is seen. It is noted that a part of the east flank and a section of the front is visible in this view. The view from the west side shows the parapet to the side of no 49. Otherwise, two chimney stacks present themselves as being part of the roof.



View from east side



View from west, parapet wall of no 49



Datchelor Place elevation

No's 49-53 is seen as a 4 storey building whose eaves are higher than the eaves to the 3rd floor of no 47. No 49 is the adjacent building and it shares the same roofline and form.

The scale and mass of no 49-53 dominates the corner and it is only possible to view its depth to the rear when standing at the junction with Datchelor Place. It is in the view taken from the road to the front that the differences to the buildings on the west are most apparent. In addition to be a storey taller, the floor levels of the two groups seems to differ.

The existing variation in height is emphasised through the windows being on different levels and those at the hotel are of a different status. For on the first floor the windows of two bays are contained as pair of three within a unit that is sited below a pediment. This makes these two bays as having a greater width than those on the block to the west, marking an entirely different treatment of fenestration.

The flank elevation facing Datchelor Road is a secondary part of the building and represents a later addition made in the early 20th century. The flank elevation has two movements, firstly with the main mass of the building as it turns the corner and secondly, with the reduced scale as the built form steps down from the core building.

This secondary element is of a lesser height to the main building scale and the windows are much smaller, as befitting a space that may have been used as ancillary accommodation for the 'waiting classes' of the hotel. These smaller examples of fenestration contrast greatly with the grander window decoration seen on the main block where pediments float above the first and second storey windows.

In views taken from Church Street it is possible to see the whole of the front elevation, where it appears as a well-proportioned composition with some design integrity. Its width, coupled with the order of the windows, gives emphasis to its square or geometric aspect. The roof is barely legible and only seen through the presence of the chimney stacks on the front slope.

The roof is a shallow pitch which due to the scale of the building cannot be readily seen from the street. Currently the flat roof has a neutral impact to the Conservation Area and the listed buildings in the wider context.

The site boundary is marked on the south side by the front door to the pavement. It does not have an obvious order as the ground floor bays do not match with the middle or upper order arrangement. The ground floor is mainly modern retail frontage comprising deep fascia and glass panelled entry doors. At the same time, the window openings may well reflect the dimensions of the earlier windows, but the glass units themselves are clearly modern.

One element of architectural interest is identified and seen in the bow on the chamfer corner. In addition, the first floor course is dentilled, making an elegant trim become a part of the modern front and its paraphernalia.



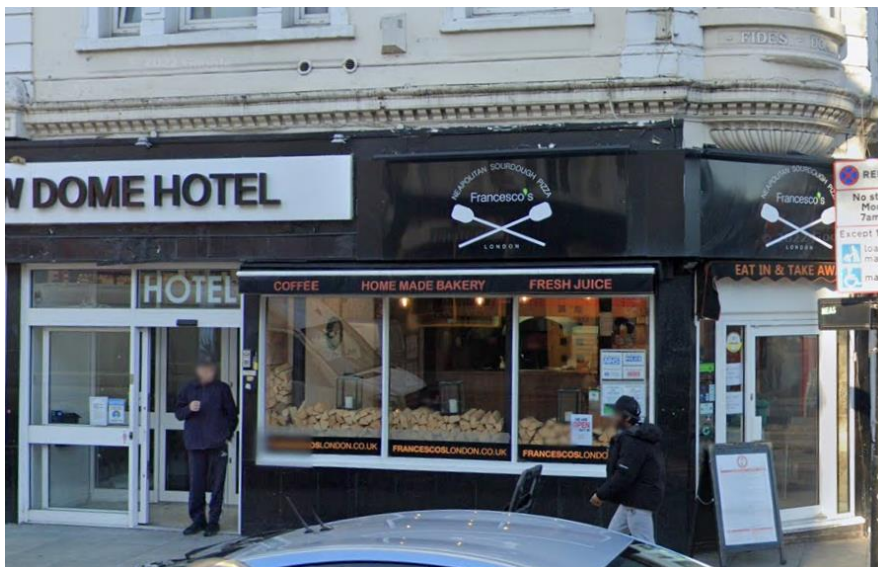
Flank/ Corner of 49-53



Chamfer corner



Roof



Corner detail

3.2 Built Heritage Assets

Assessment

The three built heritage assets which are identified as being in the wider context of no 49-53 are illustrated in figure 1, below.

The 5 listed buildings are within 100 metres from the site and are not directly impacted on by changes proposed to no 49-53. Still as the Site does contribute to their settings and

significance to a degree each of these assets is given a summary assessment within this report.

Built heritage assets that may be affected by the Proposed Development are detailed in the table:

Designated Built Heritage Asset	Grade
CAMBERWELL PUBLIC BATHS, ARTICHOKE PLACE	II
CAMBERWELL POLICE STATION AND ATTACHED LAMP BRACKET	II
NUMBER 21 AND ATTACHED RAILINGS, 21, CAMBERWELL GROVE,	II
1-9, JEPHSON STREET,	II
2-8, JEPHSON STREET,	II

Table 1: List of built heritage assets that may be affected by the Proposed

Camberwell Public Baths and the Police Station are to the west of the site, at approximately 100 metres, No 21 Camberwell Grove and the Jephson Street properties are to the south and approximately 80 metres from the site.

Although it is 120 metres from the site and not visible in direct view from the site, the spire of St Giles's Church is an important receptor point in the local skyline. Therefore, an assessment is important for ensuring this visual aspect along Church Street is not affected.

I. Camberwell Public Baths

The asset are public baths, designed in 1890 by Henry Spalding and Alfred WS Cross. It is in red brick in Flemish bond with rubbed brick and terracotta and artificial stone dressings. Netherlandish Renaissance style.

Ornamentation is given through the parapeted roof, the Gable facing elevation of 5-window range,. There is a single-storey bath halls to rear and the elevation to Artichoke Place has 3-storey wings with 4-storey centre ranges. All openings are flat-arched, pair of main entrances in 2nd- and 4th-window ranges, each with overlight of decorative glazing forming the words "Public Baths"; to right another, less elaborate entrance.

The main entrances are set in Tuscan aedicule with dentil cornice and panelled parapet above. Broad storey band between ground and 1st floors. Architraves to all ground-floor openings of moulded and rubbed brick. The pilasters are ornamented with terracotta panels in a heart pattern.

Significance

The heritage significance of this building lies in its historical interest and the development of a social place for swimming at the end of the 19th century. . Church Street played an important part in Camberwell's development, with Victorian public buildings built to accommodate the growing leisure and creations activity of the people who lived in the area at this time. In an area that is mainly retail and also with much later 19th century houses, the Baths represents a grander response.

The main inscription of "Camberwell Public Baths" and the associated frieze to the side ranges has strong social importance and marks the importance of the building in the Victorian era. It has strong aesthetic interest too as given by the ornamental elements of its main elevation, including the Dutch gable cresting above with a shell in the pediment.

This is one of the earliest baths which involved the architect Alfred Cross who later became a leading expert on the design of public baths and the author of the standard work on the subject, "Public Baths and Wash-houses" of 1906. Spalding also specialised in the design of this building type. His earlier works in London, in Buckingham Palace Road and Finchley Road, both designed in partnership with Auld, do not survive. The Camberwell Baths and the Dulwich Baths on Goose Green are the earliest surviving works of Spalding partnerships.

Setting

No 4 is set on the north side of Church Street where it is set back from the main road and contained within its own designated street, Artichoke Place. It is presented by the chamfered corner buildings that meet Church Street. It is a detached building sited with single storey buildings on its sides. Views are restricted to the main front elevation and the scale of the corner buildings to Church Street block out any vistas which may be taken from the Swimming Baths towards the east and west

II. Police Station

Significance

The heritage significance of this building (1898) lies in its architectural interest. There is aesthetic appeal in the red brick with stone dressings and dark red brick plinth to ground floor.

It is 2 storeys stepping up to 3 and over a basement. There is a 6-window range and all openings are flat-arched, most with sashes and doors of original design. The elevation is designed with deliberate asymmetry to represent the Arts and Crafts Free Style. A transomed window is treated as a shallow segmental

bay, each light divided by stone mullions, the whole set in an elliptical-arched recess. The arch, which has a scalloped chamfer, is banded, the keystone treated as a scroll pediment intersecting the moulded sill band to 1st floor. The top of the building is defined by high moulded stacks to party walls.

Setting

The Police Station is located on the south side of Church Street where it is a part of a busy road and surrounded by shops on all sides. When looking in an easterly direction from this point it is possible to observe the linear character of the street as well as the broad consistency in the scale, albeit peppered by variations in the roofline.

III. 21 Camberwell Grove

Significance

The building is a house (1800) in a terrace. c1800, built of stock brick with a later *slate mansard roof* extension behind parapet front. It is 3 storeys with a basement and over 2 bays. The front door has a plain timber surround with radial fanlight under round-headed, gauged-brick arch. Gauged brick arches to windows, those to ground and 1st floors flat, those to 2nd floor slightly cambered.

Setting

The house is located on the east side of Camberwell Grove and is a part of a largely unified terrace group. The street is tree lined giving it picturesque qualities which the warm brick buildings help reflect. No's 49-53 is glimpsed at the top of the Grove and so is considered to be within the setting of no 21. However, the tree cover means there is little or no direct sight of the upper orders from this heritage asset.

IV. 1-9 Jephson Street & 2-8 Jephson Street

Significance

The 5 terraced houses on both sides of Jephson Street are an attractive group of Victorian terraced housing. They are well proportioned, in stock brick with stucco dressings and slate roofs.

Each house has a single dormer comprising a 2x2 sash window under a segmental brick arch and cutting through a bracketed eaves cornice. At 1st-floor level all the houses have 6x6 sash windows under flat arches. The Ground-floor has a recessed, 4-panel door under a rectangular fanlight with doorcase cornice supported by consoles adjacent to a 6x6 sash window with margin lights under a flat arch.

Setting

Jephson Street is a short no through road, located on the west side of Grove Lane. It is tight road and the buildings on either side form a strong enclosure to the street scene. The groups of buildings are appreciated within their own setting of a mid 19th century terrace. Although within a short distance of the main road there is no visual relationship with Church Street.



Police station



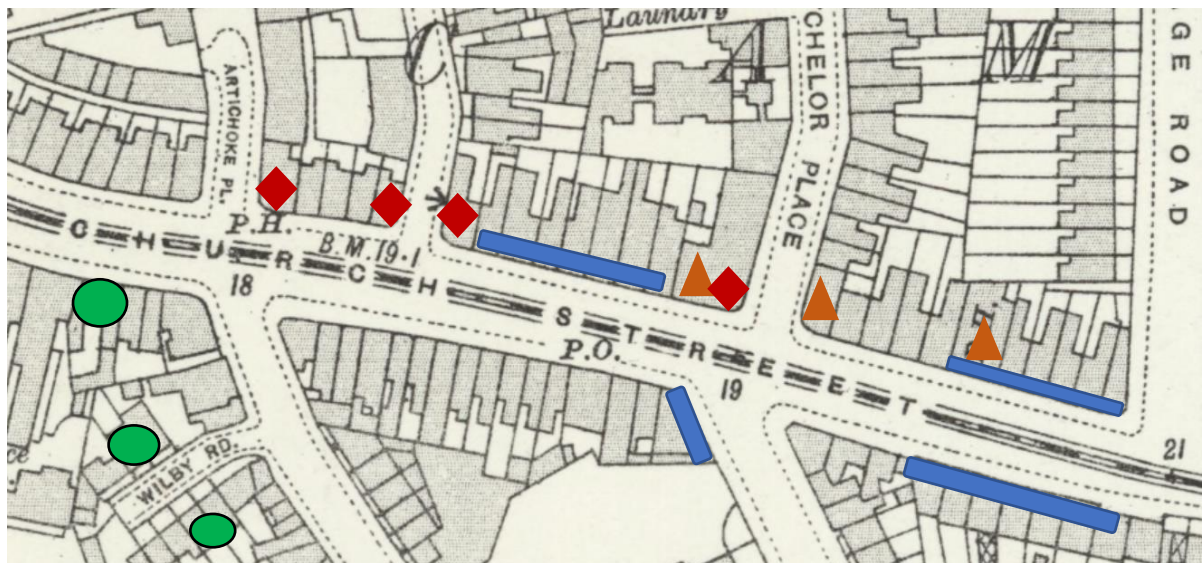
21 Camberwell Grove



1-9 Jephson Street



2-8 Jephson Street



- Listed
- ▲ 4 storeys
- ▬ Decorated roofline, historic group
- ◆ Chamfered corners

Figure 2: Local built character

3.3 Design in Context

The design and detailing of no 61-53 is characteristic of the historic residential type and its programme for redevelopment is focused on bringing the roof storey into a practical modern use with a design that is in keeping with its context.

All buildings in the surrounding area are in a good state of repair and all are used on a daily basis, adding vibrancy to the wealth of architectural heritage within the Church Street and Camberwell environs. Many of the buildings are old and have been adapted to modern purposes. The modern shop fronts have been designed to meet commercial retail interests rather than being complementary to the historic context. That said, there is still an overwhelming character of Victorian shop fronts given by the proportions of the glazed areas, fascia's and pilasters.

The spire and tower of ST Giles still commands attention in views from the west as it rises above the buildings on the south side of Church Street. A full appreciation is gained of the tower as the buildings on the south side of Church Street have flat and low level roofs.

There are six groups of buildings in Church Street identified as forming a critical part of the historic townscape are important for they create a subtle variety in form and detailing.

- Nos. 4 - 20 elaborate segmental arches that continue the character of the listed building at No. 2
- No's 3 – 23 have a strong parapet line and the windows above each shop front create a rhythmic curving elevation
- Nos. 2-58 are 3 to 4 storey blocks with repetitive frontages emphasising the curves of the street and providing strong definition of street form.
- 67-63 are 3 storey buildings with a series of central dormer windows
- No's 60-70, low lying block with raised parapets and dentiled eaves.
- no 65 and no 58 are historic buildings with a variety of pediments, hipped roofs, stonework and well expressed dentiled eaves.

These individual and groups of buildings have an identity that contributes to the character of Church Street as a historic High Street. Three of these (67-63, 60-70 and no 65 and no 84) are in the context of no 49-53 and are of interest for the quality and diversity of heritage they display. Whilst the appearance of the elevation at no 49-53 is a contribution to the Conservation Area, the roof is, in its current form, is not a visible feature to this part of Church Street.

In relation to the more impressive rooflines as seen in neighbouring buildings, it does not make a positive contribution. Also, in relation to the view of the spire of St Giles's Church it does not contribute to the significance of the composition in which it is seen. This may be seen as bringing a neutral quality to the overall character of a designated heritage asset.

Greater detail of individual buildings (listed and unlisted) in context is given above with a selection of representative photographs. This analysis of the architectural trends and idiosyncrasies is essential in understanding the significance of the historic built environment and is a key part of establishing the context for a roof top development at no 49-53.

4.0 THE PROPOSALS AND ASSESSMENT OF IMPACT

4.1 The Proposed

The proposals comprise the following:

- Develop 5 new dormer windows/ 4 velux windows on existing roof of front elevation to provide residential space; 2 larger dormers and 1 velux window on rear elevation
- Extend depth of parapet in vertical direction to accommodate new dormer at lower end of roof slope;
- The provision of a fifth floor will be stepped on all sides of the building to create a subservient addition.
- It is designed to relate to the visual integrity of the local context where roof top development is a prevailing factor
- The scale and massing relates to the existing roof top;
- The dormer allows for the new feature to push forward from the main roof slope of the building below, thereby allowing the massing to be relieved;
- The built form is sited on the same line as existing so it does not overlap the eaves. The change in the front elevation will constitute an addition that has been influenced by the context seen in Church Street for Dormer windows in the roof.
- The additional windows above the principle existing elevation has been designed to add to the historic character of the existing façade, whilst the style and materiality is a direct reference to the existing local context;
- The doubler bayed form of no 51 will have two dormers sitting as a pair between the two chimney stacks. The single bay oof no 53 will have one dormer sitting above the bay with 3-window groups.
- The bay of no 51 has a greater pattern seen in the lower and middle orders which the roof can relate to. Currently there is a simple order of 2 windows on each floor of this bay to which the proposal for two new dormers refers to. The treatment at no 51 is therefore a logical continuation of the main elevation, forming a symmetrical component at the top of the building;
- The windows on the lower and middle orders of no 53 is less regular as there are two different sized windows on each floor. So it is pertinent to keep the rooftop intervention as being constrained to one window.

- The new velux windows are aligned in relation to the top line of the dormer windows;
- There is a basic order and rhythm created out of the pattern given by the pair of dormers windows at no 51, giving a vertical aspect;
- The new window on no 53 does not align with the windows in this bay of the existing building, therefore it does not attempt to replicate the irregular character of the east end of the building at no 53.
- The eaves on the existing building are raised by 80cm to create a parapet that incorporates the lower end of the dormer.
- The new dormers relates to the existing ones at 67 – 73 but will be of smaller dimensions, so that it does not appear as an incongruous size.
- It is likely that the dormers at no 84 provide a suitable example of the size for the new windows;
- The slope of the roof has been retained so that it continues to be an example of a historic roof; In this way the hip at the east end will continue to be appreciated;
- The new dormers are tucked into the slope of roof and do not protrude from the roof in way that would compromise the view of the church spire at ST Giles.
- The roof is developed more on the rear sides, where the dormer will occupy the whole width of the bay;
- As it is to an invisible part if the building greater creative design is introduced.
- Regards materials there will be new dark grey metal cladding surround to dormer and light grey metal cladding to dormer
- The glass Balustrade to Terrace is set back so that it cannot be seen from the road so as to mitigate the impact of the new.

Full details of the design, massing and materials can be found in the Design and Access Statement that accompanies this application.

This is summarised below:

- The frontage of the proposed dormer window is in line with the existing building and neighbouring façades;

- The roof is already on a gradual low slope, thereby bringing relief to the additional mass being created;
- Materials have been carefully selected in order to reflect the character of the street and the local area where clay and slate tiles are the dominant material;
- Therefore, the façade material will match the existing materials along Church Street, with metal cladding expressing a contemporary elegance;
- Proportionality has been considered so that the top of the dormer window is below the height of the ridge on the original building;
- There it should be viewed as working within the existing hierarchy of the building;
- Velux windows are small and are aligned in relation to the dormer windows, therefore expressing a new identity in the roof,
- Dormer windows express a better interpretation of what is seen along Church Street and indeed, in the examples of the other groups of historic buildings in its context; In this way, the new is proportionate and relevant to the local character.



East elevation: Current



Proposed

Figure 3: Elevations

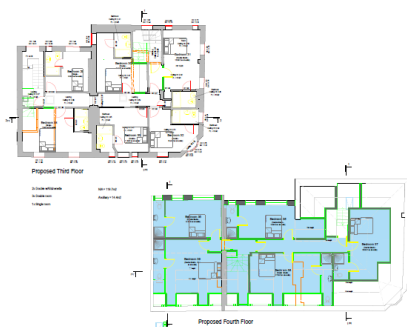


Figure 4: 4th floor and roof plan

4.2 Heritage and Design considerations

EXISTING

The buildings in the area under assessment are unique for their age, scale, extent, detail and condition that mark them out as being important elements of Camberwell. The sense of a shared 'heritage' experience is given by the outward facing design features expressed at the Swimming Baths and Police Station. The Bank at no 2 is also a remarkable example of Civic providence and architectural calibre.

The 6 groups of buildings on Church Street also have a distinctive quality in their front elevation and roof profiles. Otherwise, the commercial frontages (shops, pubs, banks and other services) have a mixture of proportions and scale which adds to the variety of the street scene. In many places original details are still visible and top storeys mostly intact.

Buildings such as no's 49-53, no 65 and no 84 are balanced against each other as they all share a common height of 4 storeys. The width of no's 49-53 however is broader than these comparable buildings and it is generally the building with the largest horizontal span along this section of Church Street.

The Datchelor Place elevation of the building is of two built forms with the first comprising the original building adorned with generous sized windows. Whilst the second lower block is characterised by smaller windows, placed on different levels to the main block.

NO 49-53 and no 57 are of a broadly comparable scale and both have hipped roofs set well back from the eaves so they are not visible from the road. Although it must be highlighted that there is already a dormer window at no 57.

As a historic building, the evidential value of No 49-53 relates to the site where two houses once stood in the Victorian age, before they were combined into one building. The building has aesthetic interest and it is important that development is contained within its existing horizontal and vertical plane.

The proposed is an opportunity to emphasise the importance of the upper orders of buildings in this location. Indeed, there are sufficient examples of built form at roof level to warrant a relevant scheme at no 49-53. At the same time, the proposals to make external changes have required some sensitivity in judging its impact on visual receptors in this urban area.

Due to position close to St Giles on its west side and in relation to the groups of historic buildings with roofs along Church Street, there are important visual connections at this juncture. The importance of this roadside position in balancing with the views of the tower of St Giles is considered.

The building can be read in the mid-range from the west and east directions, revealing a largely flat finish with its upper orders forming a relatively inconclusive termination of the building. It does not contribute to the quality of the tower at the church or the modelling of the upper orders at no 84 at the Town Hall. It is undistinguished when compared to the roofs on the groups of historic buildings to its western side. As a corner building there is an opportunity to improve this juncture which creates the entrance to the Green.

PROPOSED:

The proposed is an opportunity to enhance the character and appearance of the setting of the Conservation Area. The introduction of new dormer windows can be done so it is stepped back to respect the style of dormers seen at no's 67 – 73. There is also a reference to a group of buildings with three dormers seen to the west at no's 25-29, for which the new can refer. it can be executed so it creates greater interest to both the street scene and skyline.

Currently, the roof does little to contribute to the quality of the front and side elevation.

Assessment of Scale and Appearance

Five new dormer windows would accommodate additional residential space facing Church Street. The built form is sited on the same line as existing so there will be no change in the front elevation. The overall height will be the same.

The dual aspect dormer is designed so that it breaks up the monotony of a single movement roof. This gives the overall composition some rhythm and balance between solid and void and therefore is a means to lighten the appearance of the new. This device means the top of 49-53 is seen as a more attractive form and it will engender a greater understanding of the local historic skyline.

The additional windows above the principle existing elevation has been designed to complement the existing façade, whilst the materiality is a direct reference to the existing of clay and site to the roofs of other buildings in the locality.

It is also useful to note that the refined look of the roof top materials (grey) will provide a pleasant juxtaposition with the elevation below. The development will be wholly sympathetic to the existing fabric of the building. The external cladding will contrast with the white render on the lower and middle floors below.

On the south elevation, the new windows are stepped into the front line, allowing for relief to be made in the views along Church Street. Indeed, the hip end and chimney stack will continue to be seen in full.

The location of the new windows within public view and in the wider context of St Giles and the other 5 heritage assets means the design has been carefully deployed to limit impact. It will have a positive impact on the buildings on the other side of the road including no 55 and will engender an improvement to this stretch of Church Street and its connection with Camberwell Green.

By following the general rule of aligning with the main eaves, the window blends comfortably within the roofline. Such a device means the new dormer and velux is seen as a suitable addition to the existing building, rather than an unwieldy extra.

The proposal refers to the proportions of the existing building and the character of its window bays so as to create a relative scale. The pair of dormer windows on the west bay are positioned so they form an improved rhythm to those below. In addition, the balance of glass with cladding means that the new dormer appears as a lightweight structure.

To the rear the larger dormers will carry an elegance and are not dissimilar in form from a pavilion.

As such the dormer windows can be interpreted as relevant roof top structures, which sit within the building envelope as opposed to being a vertical extension of the existing building's massing. It is deliberately kept smaller than the main roof so that the significance at the upper order of this Victorian building is maintained. The design is of a relative size and is a congruous design, borrowing the overall style from examples along Church Street.

The additions refer to the general height and width of the existing building, allowing it to integrate well with its context. Its clean lines allow it to sit (or float) gently within the mass of the existing building and the differentiation in materiality between the roof slope and the dormer window adds an overall sense of subservience.

It will have a minimal impact on the designated heritage asset with the visual impression on surrounding buildings limited to a thin and light 'cap' sitting at the lower end of the roof. Further, the extension will bring an enhancement to the skyline and where noticed will suggest a well-mannered addition

The notion of No 49-53 being read in wider views as a four-storey building with a subsidiary addition at roof level is created through making the new read as being slightly different from the elevation. The same sized windows of the dormer provide a nuance which allows the new to relate to the main walls of the building whilst giving a fresh and alternative level of treatment to the external order.

The use of cladding and the placement of a pair of dormer windows and a pair of velux windows is an improvement on the fenestration. This ensures the context of the subject building is maintained and shows how the new can be introduced in a way that complements the existing.

It is considered that the simple form of the addition would reflect well the local buildings that contribute to the Church Street townscape; it also gives to the general scale of the roofline along Church Street and indeed this section of Camberwell. The proposed is designed to be subservient and its elegance is derived from taking cues from the details and materials seen in the local context.

The historic aesthetic being advocated for the new dormers is most suitable through its legibility and the manner of the slope and ridge. Working with the local context, the proposed architecture is welcome as it respects local distinctiveness and enriches the built environment.

The design will appear subservient to the host building and will also not impact negatively to the surrounding properties in terms of overlooking. On balance, and due to the extent of its public visibility, the addition would not be harmful to the significance of any listed buildings noted as being in the 100 metre context of the site.

The proposals have a suitable regard to the character and appearance of no's 49-53 and are of an appropriate scale, massing and bulk.

4.3 Assessment of impact

Significance is a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or streetscape. Context and setting play an important part in understanding the significance of the place, as often expressed by reference to visual considerations. The protection of views is related to the protection of setting and is often considered to be like a work of art in its own right.

It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate substantial change without affecting the significance of the asset. This concept is reinforced by the government's objectives, which include "intelligently managed change" and which seek to ensure that decisions are based on the nature, extent and level of significance of heritage assets.

Impact on Setting

Change is only considered to be harmful if it affects an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (NPPF, para. 195) is therefore fundamental to understanding the scope for and acceptability of change.

The Site is within a conservation area and there are 5 designated built heritage assets within a 100 metre radius of the building. This indicates a sensitivity and the potential for these listed buildings to experience some change to their settings from the future development of the Site.

Yet, as the Swimming Baths, no 21 Camberwell Grove and 1-9 and 2-8 Jephson Street are not directly in view of no 49-53 their impact is minimised. The Police Station is on the other side of the road at distance from the subject site which means it can only be seen in long range focused views. In addition, the design of a ,mansard is not out of character with the prevailing architectural style of the 2 historic townhouses noted above.

The other groups of historic buildings within the local area would experience a minor effect from the proposed development at 49-53. However, as these are not nationally or locally listed then they have been scoped out from further analysis. It is a positive element of the proposal that the roof tops of these groups has been used as defining factor of local character. Therefore, design which reflects a common built phenomenon (i.e., dormer windows) ought to be seen as making a positive impact.

The Conservation Area is a designated heritage assets. There would be medium level of intervisibility between Church Street the Proposed Development and it is concluded that as part of the extant built environment, the Proposed Development would make a positive impact to its respective settings.

49-53 Church Street was built as part of the development of Camberwell. Much of the surviving building stock comprises of housing originally built for the Victorian shopkeepers with accommodation above. The area occupies an important place in the architectural history of Camberwell because of the high quality and variety of types of historic buildings within it.

The overall architectural style is distinctive and the area retains many desirable streets where people still want to live their lives.

4.4 NPPF Assessments

The NPPF constitutes the government's current national guidance and policy regarding development within the historic environment. The NPPF includes a clear policy framework for local planning authorities and decision makers. It reiterates that planning law requires applications to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 16 of the revised NPPF deals with conserving and enhancing the historic environment in paragraphs 184 to 202. The NPPF places much emphasis on heritage "significance", defined as: *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*²

The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic or historic interest.

Paragraph 194 makes it clear that the level of detail should be i) proportionate to the importance of the heritage asset and ii) no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

According to paragraph 206, local planning authorities should look for opportunities for new development within settlements and within the setting of heritage assets to enhance or better reveal their significance.

In respects to NPPF the following criteria for assessment are important in establishing the credibility of the proposal:

- Impact on significance (199, 200 and 201)
- Suitable design (110, 124, 125 and 126)
- Conservation of heritage assets (195, 197, 199 and 200)

IN RELATION TO PARAGRAPH 199, 200 and 201: the significance of the heritage assets affected and the contribution of their setting to that significance.

The Camberwell Green Conservation Area Appraisal gives information to help understand the significance of the heritage assets relevant to the building at no's 49-53. Currently the appearance of no's 49-53 is given by the composed looking elevation on the front and side elevation and it leaves a good impression on this section of the street. The roof however is ordinary and does not imbue the same shared sense of decoration as the frontage.

No 49-53's relationship to the surroundings is important and in particular the visual connection it has in relation to the tower of St Giles and the grand Victorian elevation of the Swimming Baths. Yet it is to the side of the former and not in its view cone, whilst with the latter, the building at no's 49-53 is not in the same space and therefore there is no impact. Still, it is an important part of the proposed that the detailing of the roof has been articulated so it is within

² Annex 2, Glossary, p.74

the current lines of No 49-53 and it is of a scale and detail that relates to other rooftop forms along Church Street.

In conclusion, the new design will relate positively to the visual quality of the non-designated heritage assets along Church Street, enhancing the quality of the road and having no negative impact on an appreciation of the character of the listed buildings in the wider context.

IN RELATION TO PARAGRAPHS 110, 124, 125 and 126: the consideration of design should include scale, height, massing, alignment, materials and use.

The additions to the existing roof area will, when done sensitively and to the high-quality proposed in the drawings, respond to the heritage sensitivities in the area and leave a positive impact on the street scene.

The current roof which is an indistinct part of the building is to be built on with 5 elegantly designed dormer windows. The scale and shape of the new features relate well against the linear character of the host building. It will make a valuable contribution to the general variety of upper-order elevations and roof top treatments found in the area.

The new dormers will encourage the onlooker to observe the roof in relation to the frontage of the building and its materials as part of the wider setting. In this respect the new windows will improve the overall appearance of this building. Regarding the materials used for the wall cladding, considerable attention is paid to the widespread use of grey slate to gain the residential ethic often associated with rooftop conversions.

The scheme addresses the weight given to the significance of the designated heritage asset and its conservation. The context of important buildings such as the Swimming Baths, Police Station and St Giles is given greater presence through the design of a relevant historic roof form.

The scheme engenders improvement to the setting through the new dormers, giving brevity, finesse and visual quality to what is currently an unremarkable roof top.

By making adjustments to the upper orders of no 49-53, a far greater visual benefit will be given to the vista of Church Street, drawing greater architectural interest to this end of the street and its buildings. This will enhance the wider setting for the important buildings to the west and east, helping to draw attention to the visual appearance of buildings and refer directly to the quality of the roof plane on other buildings along Church Street.

The spatial and aesthetic qualities of the street at this point, such as the perception of landmarks (St Giles, Swimming Baths), intimate historic compositions (no 84 Church Street), and dynamic roof forms have been considered, so that the intervention fits comfortably in its context. Whilst utilising existing built form the scheme will add a degree of elegance to this part of Church Street at roof level.

The built form will neither be overbearing on the adjacent buildings nor will it lack inspiration. The conservation benefit of the proposal effectively sees imagination in the design process and how the new relates to historic features in the wider area and to the surrounding context. This aims to minimise conflict and bring greater clarity to a building at an important point that forms a visual junction in the street and an important setting of the heritage assets.

IN RELATION TO PARAGRAPH 195, 197, 199 and 200: Conservation of heritage assets
Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As the building on the site is not designated it is the impact of the proposals on the setting of adjacent designated assets and the Conservation Area which have been carefully evaluated for the purpose of this application.

The building's prime historical significance as a building of the 19th century is documented in maps. The earlier role of this land as being the site of two houses has been lost, giving the current building a clear identity in the present day. The surrounding buildings in Church Street have been either retained as historic structures of architectural value or have been converted.

The proposed new roof windows will bring improvements to the public realm and the benefits to the residents, workers, walkers, tourists and drivers who regularly use the area. As the conservation area is the important heritage asset, it is important to note that the scheme engenders improvement to the setting through the new roof additions, giving finesse and visual quality to what is currently a good Victorian building.

This will enhance the setting for the important buildings to the side on Church Street, helping to draw attention to the visual appearance of buildings and refer directly to the ordering of the roof plane with gables, towers and eaves as seen around the Conservation Area.

In utilising existing built form, the scheme will add a degree of elegance to this part of Church Street both at roof level and from mid-distant views.

The built form will neither be overbearing on the adjacent buildings nor does it lack inspiration. The roof extension is blended into and set back from the building line to promote interest in the main elevation. Effectively the manner in which the windows are organised on the new roof storey results in a poignant combination of lower, middle and upper orders of the building. Therefore, the building creates a reference to the careful construction of the heritage buildings that form the character of the area.

The conservation benefit of the proposal effectively sees imagination in the design process and how the new relates to historic features in the wider area and the surrounding context. This aims to minimise conflict and bring greater clarity to a building at an important point that forms a part of the Conservation Area.

NPPF Summary

In consideration of the policy assessments, the design of the dormer windows contributes positively to the character, distinctiveness and significance of the historic environment.

The design considers the following characteristics of the building and its surroundings:

- The importance of no 49-53 as an element of the local built environment representing the site of a Victorian building;
- The significance of nearby assets and the contribution of their setting;
- The general character and distinctiveness of the local buildings, spaces and urban landscape, of which no's 49-53 is pivotal;
- Landmarks such as the Swimming Baths and St Giles's Church and their role in making a sense of place to this part of the town;

- The linear movement of the subject street, coupled with the character of animated roof tops in many places;
- Views into and from the site and its surroundings;

All of the above have been considered in the context of the proposed development.

4.5 Heritage and Public Benefits of the proposed design

The development actively seeks to preserve those elements of the setting that make a positive contribution to the heritage asset. It does this through helping to enhance the significance of the setting (the heritage asset) through the improvement of the skyline by completing the space above no 49-53 with a sympathetic new design.

The scheme does as such create an opportunity that is of public benefit, through its townscape impact and provision of new residential space.

The new scheme will complement the architectural style found in the neighbourhood and in particular that which relates to 19th century shop type buildings. High quality dormer windows can be incorporated onto the top of the building on the edge of Church Street, taking cues from other buildings which typify the area. In addition, the proposals are functional, robust and attractive by virtue of their simplicity. The materials and shape relate well to the local context, using craftsmanship that is sustainable.

There are many potential heritage benefits that weigh in favour of this scheme, including:

- It enhances the significance of a non-designated heritage asset and the contribution of its setting.
- It makes a positive contribution to sustainable communities.
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the urban environment.
- It better reveals the significance of the adjacent heritage asset and therefore enhances enjoyment of it and the sense of place.
- The materials, scale and details are carefully arranged, so as to remain secondary to the existing important buildings in immediate context.

The scheme blends well to the architecture of surrounding buildings at the upper orders, creating a subtle change that completes the scale seen in the skyline of this locality. From a visual point of view the design makes the building a more positive feature on this main street and creates better links at roof level across and along Church Street from Camberwell Green to ST Giles Church.

This statement finds that the proposed development will upgrade a building that sits adjacent to an important local building whose significance is currently marred by a neutral looking flat roof. Therefore, to construct dormers that refer to design and style found in the immediate context of no's 49-53, will provide an enhancement to the significance of the buildings and to the setting of the non-designated heritage asset.

The introduction of a roof structure that has 19th century quality and design can be done to the benefit of the street scene and help the older structures coexist with the new.

4.6 Local Plan Assessments

The addition of dormer windows to the building reflects the character of surrounding properties in this part of Church Street. They are designed deliberately to be of a lesser scale and mass than the existing roof, so as to ensure there is no loss of significance to the Conservation Area. By improving the top of the building it raises the contribution the building makes to the street scene.

The scheme realises the scope and opportunity for a well-designed intervention to the top of the subject building. The scheme relates well to the distinctive local character of the area and its adjacent buildings and is designed to create a safe, inclusive and attractive environment that will enhance Camberwell's rich and diverse heritage.

The analysis has shown that the proposed is appropriate and compatible in terms of size, scale, massing and design. It is important to note that it protects the open spaces and views which are so critical to the character and setting of the area.

Southwark will expect the development to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment, including conservation areas and listed buildings.

There are important views of landmarks and panoramas that make Southwark distinctive, including St Giles's church and the Swimming Baths. This assessment shows that the proposed does not impact these views or make them less attractive.

The proposed also refers to the roofline character of Church Street and the sequence of dormers seen on adjacent buildings. It emphasises the character of plot widths, and traditional use of materials and detailing. In this respect, the form of the new will conserve and enhance views and is appropriate to its context, the historic environment and important local views.

Saved Southwark Policy 3.12 - Quality in Design

The proposal will provide a high standard of design detailing with finishes that are in-keeping with the historic character of the property.

Saved Southwark Policy 3.15 - Conservation of the historic environment

The policy outlines the importance of development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. The scheme fully realises the character of Camberwell Green Conservation Area and the current manner and appearance of its built environment.

Understanding of the old in the new will enrich the townscape and allow the historic character of Church Street to flourish in a new context. The detailing of the proposed dormer windows and roof light will use high quality materials and fine elegant detailing that will complement the Victorian style. The proposals will therefore have a positive effect on the historic environment and will raise the quality of design in the context of a heritage asset.

Saved Southwark Policy 3.16 - Conservation Areas

The location and design of the new will ensure that there will be no loss of or reduction in the appreciation of existing traditional features of interest. It has been important in the design process for the initial heritage assessment to identify what elements make a positive contribution to the character or appearance of the Conservation Area.

Saved Southwark Policy 3.17 - Listed Buildings

The proposal preserve the building and its features of special architectural interest by being discreet and subservient.

New Southwark Plan 2020

With regards to the New Southwark Plan and policies (P18 , 19 and 20) that concern heritage assets, the design mitigates against harm to the surrounding architectural vernacular.

With respects to **Policy P19**, the design takes into account the local character, appearance and positive characteristics of the Camberwell Green Conservation Area Appraisal. It therefore conserves the heritage and townscape qualities of the Conservation Area and thereby enhances the significance of the conservation area.

The creation of a high-quality new design that respects the local character and is well integrated into the roofline provides an opportunity to enhance, Southwark's heritage assets, their setting and the historic landscape. The creation of a legible contemporary interface at roof level will encourage better access to the heritage assets and assist in the understanding of Church Street's heritage.

The proposal will, in its own right, make a contribution to the historic narrative of Southwark. With respect to **P12**, Design of places, the proposal is crafted to better reveal local distinctiveness and architectural character within the broad parameters of the existing local character, in line with this policy.

5.0 CONCLUSION

This Built Heritage Statement has been researched and prepared by Squire Heritage Consulting, on behalf of Kingspride, in order to support a planning application for new dormer windows at 49-53 Church Street. This is proposed within the existing building line and is contained within the horizontal and vertical lines of the building.

The site is within a conservation area. There is ample examples of a diverse range of historic rooftops in the immediate context of no 49-53. This report has found that there would be no direct, material harm to the Camberwell Conservation Area, due to the proposed, and the research identified 5 built heritage assets in the surrounding area whose setting and significance might be affected by the proposed development.

After further analysis it was, however, found that the development proposals would make a neutral contribution to the settings and significance of the built heritage assets assessed.

It has been shown that development within the Site can be delivered without adverse effects on the setting or significance of built heritage assets in the vicinity and is in accord with both national and local planning policies and guidance.

The brief analysis of the local townscape undertaken here shows the building is not completely out of character along Church Street as there are other 4 storey buildings and there is a mix of developed rooflines and plain rooflines.

Therefore, in the area which is specific to this immediate context the addition of 5 dormer windows would reflect the character of surrounding properties and the Conservation Area. The dormers can improve the contribution the building makes to the street scene. Well-designed windows are stepped back from the eaves in a way that lessens the impact of new mass. This will alleviate any concerns that it has a negative impact on the Birdcage.

Local context suggests that additional scale is acceptable and is suitable in this location.

The dormer windows are elegant features that will improve the existing neutral character of the roof on the building. This will enhance the character and appearance of the building, the surrounding area and the Conservation Area.