

Appendix I

List of Drawings Describing the Proposals

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|----------------------------|-------------------|
| SOUTHWARK COUNCIL PLANNING | |
| CASE FILE COPY | |
| DATE RECEIVED | DECISION AND DATE |
| 21 FEB 2011 | |
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SCANNED ON
31 MAY 2011
PLANNING (JR)

Planning application drawings

SITE

ST 101 SITE PLAN (PROPOSED)

*ST 101a SITE PLAN (SURVEY)

ST 201 SITE SECTIONS

EXISTING BUILDING

EB 101 LOWER GROUND LEVEL PLAN

EB 102 GROUND LEVEL

EB 103 FIRST FLOOR LEVEL

EB 104 SECOND FLOOR & ROOF LEVEL

EB 201 SECTION 1

EB 202 SECTIONS 2 & 3

EB 301 SOUTH ELEVATION

EB 302 NORTH ELEVATION

EB 303 EAST & WEST ELEVATION

NEW DEVELOPMENT

H1 101 HOUSE 1 - PLANS & SECTION

H1 301 HOUSE 1 - ELEVATIONS

H2 102 HOUSE 2 - PLANS & SECTION

H2 302 HOUSE 2 - ELEVATIONS

H3 103 HOUSE 3 - PLANS & SECTION

H3 303 HOUSE 3 - ELEVATIONS

H4 104 HOUSE 4 - PLANS & SECTION

H4 304 HOUSE 4 - ELEVATIONS

H5 105 HOUSE 5 - PLANS & SECTION

H5 305 HOUSE 5 - ELEVATIONS

DETAILS

DT 401 EXTENSION CENTRAL BAY DETAILS

DT 402 AXONOMETRIC DETAIL (House 4)

DT 403 FACADE STUDY (House 2)

*DT 404 CYCLE AND REFUSE STORAGE

*Sheets added after the Design and Access Statement (Dec 2010)

London Borough of Southwark
Received on:
21 FEB 2011
Development Management

123 GROVE PARK, CAMBERWELL, LONDON SE5

**HISTORIC BUILDINGS ARCHITECT'S REPORT
FOR CITRUS GROUP**



Donald Insall Associates Ltd
19 West Eaton Place
London SW1X 8LT

21 FEB 2011

FEBRUARY 2011

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123 GROVE PARK, CAMBERWELL, LONDON SE5

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FOR CITRUS GROUP**

February 2011

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APPENDIX

- I List of Drawings Describing the Proposals

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1.0 INTRODUCTION

1.1 Purpose of the Study

This report was commissioned in January 2011 by Citrus Group.

The study assesses the historical and architectural significance of the building and the impact of the proposals in as much as they affect the historic built fabric and its setting, in terms of Planning Policy Statement 5 (PPS 5) and the Southwark Plan.

The study and report were undertaken by Alasdair Glass of Donald Insall Associates Ltd. Lucy Ashton prepared the history of the site.

1.2 Methodology

Historical research was carried out as a desk-based exercise with the sources of reference and bibliography in Appendix I. A site inspection, by an architect with a sound knowledge of historical buildings, was carried out to both confirm the findings of the historical research and assess the site from both historical and architectural points of view. This process clarified the significance of the site.

The findings of the desk-top research are included in section two. The description of the site survey is included in section three. The proposals are discussed in section four.

1.3 Legislative Background

1.3.1 Status

123 Grove Park is within the Camberwell Grove Conservation Area and assessed in the Conservation Area Audit as a Key Unlisted Building, an Unlisted Building of Merit in current parlance. It therefore constitutes a "heritage asset" in terms of PPS5. The adjacent 124/5 is listed Grade II, as are the buildings in Camberwell Grove which back onto the western boundary of the site. The local planning authority is the London Borough of Southwark.

1.3.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is the legislative basis for decision making on applications that relate to the historic environment. Section 72 of the Act imposes a statutory duty upon local planning authorities to consider the impact of proposals upon conservation areas:

'with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area'.

1.3.3 PPS 5

Any proposals for consent relating to heritage assets are subject to the policies of "Planning Policy Statement 5: Planning for the Historic Environment" (2010). This

requires such proposals to be justified and an explanation of their effect on the heritage asset's significance provided. It sets out the following policies which are relevant to the issues addressed in this report.

Significance

As regards the significance of a heritage asset, the document has the following policy:

"HE 7.2 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals."

Regarding the significance of a heritage asset, the document has the following policy:

"HE7.4 Local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and*
- the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1."*

New Development

With regard to new development the document adds the policy:

"HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use."

Insubstantial Harm

The document sets out the following policy where if it is considered that a proposal would lead to some insubstantial harm to a heritage asset, it may be mitigated by other benefits.

"HE9.4 Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:

- (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and*
- (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss."*

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Setting

The document addresses the setting of heritage assets in this policy:

“HE10.1 When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.”

In addition to the policies set out above, the PPS 5 Historic Environment Planning Practice Guide sets out the following advice:

Regarding public benefit:

“78. Local authorities are advised to take into account the likely longevity of any public benefits claimed for a proposed scheme. Speculative, ill-conceived or short-term projects will not compare so favourably when considering an irreversible harm to the significance of a heritage asset.”

Regarding heritage benefits, the document's Planning Practice Guide provides the following advice:

“79. There are a number of potential heritage benefits that could weigh in favour of a proposed scheme:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
- It reduces or removes risks to a heritage asset.*
- It secures the optimum viable use of a heritage asset in support of its long term conservation.*
- It makes a positive contribution to economic vitality and 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 historic environment.*
- It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.”*

And regarding new development:

“80. A successful scheme will be one whose design has taken account of the following characteristics of the surroundings, where appropriate:

- The significance of nearby assets and the contribution of their setting.*
- The general character and distinctiveness of the local buildings, spaces, public realm and the landscape.*
- Landmarks and other features that are key to a sense of place.*

- *The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces.*
- *The topography.*
- *Views into and from the site and its surroundings.*
- *Green landscaping.*
- *The current and historic uses in the area and the urban grain.*

Some or all of these factors may influence the scale, height, massing, alignment, materials and proposed use in any successful design."

The Guidance has specific advice for additions and alterations to heritage assets. This includes the following:

178. The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

179. The fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new.

1.3.4 London Plan Policies

The London Plan contains policies that would affect the historic environment and development of locations such as this. Specifically in terms of the historic built environment, the Plan includes the following relevant policies:

Policy 4B.12 Heritage conservation

Boroughs should:

- *ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, including their relationship to adjoining areas, and that policies recognise the multi-cultural nature of heritage issues*
- *identify areas, spaces, historic parks and gardens, and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
- *encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment and the tidal foreshore.*

1.3.5 Unitary Development Plan Policies

The Southwark Plan contains policies relating to the historic environment, including:

SP 13 Design and heritage

All developments should be of a high standard of design and where appropriate should preserve or enhance the character or appearance of the historic environment.

Policy 3.15 Conservation of the historic environment

283 *Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted.*

284 *The character and appearance of conservation areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.*

285 *In this policy the term historic environment includes conservation areas, listed buildings, scheduled monuments, protected London squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a conservation area and ancient hedgerows.*

Policy 3.16 Conservation areas

289 *Within conservation areas, development should preserve or enhance the character or appearance of the area.*

New development, including alterations and extensions

290 *Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:*

- i. Respect the context of the conservation area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance/Documents; and*
- ii. Use high quality materials that complement and enhance the conservation area; and*
- iii. Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- iv. Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium, uPVC or other non-traditional materials.*

Where appropriate development in conservation areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

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Demolition

291 Within conservation areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the conservation area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the conservation area, unless in accordance with PPG15 or any subsequent amendments, it can be demonstrated that:

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

Policy 3.18 setting of listed buildings, conservation areas and world heritage sites

308 Permission will not be granted for developments that would not preserve or enhance:

- i. The immediate or wider setting of a listed building; or
- ii. An important view(s) of a listed building; or
- iii. The setting of the Conservation Area; or
- iv. Views into or out of a Conservation Area; or
- v. The setting of a World Heritage Site; or
- vi. Important views of/or from a World Heritage Site.

1.3.6 Supplementary Planning Document

The SPD adopted by Southwark Council includes the following guidance on the appropriate development response:

7.2 Existing Building

The existing building must be retained as it forms an integral part of the conservation area. Any modifications to the building, which may affect the external appearance of the building could potentially affect both the wider conservation area and the setting of the grade II listed buildings at 124 and 125 Grove Park. Any alterations or extensions to the building must be carried out using a sensitive design and using materials which are sympathetic to the existing building.

There may be scope for a single or two storey extension attached to the east of the main building. The area of any extension is limited by the location of a high quality yew tree (number 135 in Appendix 4). The design and materials used for this extension must adhere to Policy 3.16

- *Respect the context of the conservation area*
- *Use high quality materials which complement and enhance the conservation*

area

- Do not involve the loss of existing traditional features
- Do not introduce design details or features that are out of character with the area.

There is an opportunity to improve the appearance of the conservation area by landscaping and upgrading the asphalt parking area to the front of the building.

7.3 Backlands and Frontage

The size of the rear area is 0.42 hectares. The area comprises a formally landscaped garden area with trees. A tree survey at the site was carried out in January 2006. The survey demonstrates that most of the trees on the site have grown in recent years through neglect and very few specimens survive from the Victorian era. The trees of most value have been identified with the most important being near the site boundaries. Appendix 4 shows the tree survey plan.

An ecological appraisal was carried out in July 2006. The report considers that the site is, on balance, to be of limited ecological value, with no significant ecological issues that would constrain development in the backland.

Given the size of the area, there is scope for some development in the backland area. Development will need to be unobtrusive and preserve the character and appearance of the conservation area and should preferably enhance it. The following criteria will be applied in assessing proposed development in the backland area

- To ensure the height, bulk, and massing of development does not detract from the character of the conservation area, it should comprise a single building of a maximum of two stories (plus attic). Any development should not be greater in scale (floorplan) than 123 Grove Park itself (as it currently stands).
- The proposed design should be of a very high quality design which does not compete with either the existing building on the site or the existing listed buildings on the adjacent site, may be appropriate.
- The formally landscaped lawn makes a very important contribution to the setting of the existing building, which development should not encroach upon. It also provides amenity space for the existing building, and would provide a "buffer" to protect the privacy of the future occupiers of both the existing and future backland buildings.
- Development should not harm trees of high quality or encroach into the root protection zones shown in appendix 4. If any trees of moderate quality are removed, these should be replaced by semi-mature specimens. An indicative plan showing the approximate location of a development in the backland is shown in appendix 5.
- The leafy views towards the site from north and south must also be retained. From the north, vistas of the green canopy that extends above the railway embankment at Grove Park can be seen along Wells Way, Wilson Road, Vestry Road, McNeil Road, and parts of Camberwell Grove. From the south, vistas of the green canopy can be seen looking north along Grove Park.

1.4 Significant Findings

The significant findings of this report are:

- The existing building is a “key unlisted building” within a Conservation Area.
- It is of little intrinsic architectural or historic interest.
- Its value as a heritage asset lies almost entirely in its contribution to the character and appearance of the Conservation Area.
- External alterations and extension and new development could potentially affect the setting of nearby listed buildings.
- The heritage value of the building is substantially intact despite a long period of abuse in institutional use.
- The lack of landscape management of the extensive grounds has been detrimental to the setting of the building and of nearby heritage assets and to the appearance of the Conservation Area.

1.5 Significant Issues

There is a single overarching issue: whether the proposed alterations and extension to the existing building and new development in the backlands are harmful to its value as a heritage asset, to the setting of the nearby listed buildings or to the appearance and character of the Conservation Area, and if so whether the public benefit outweighs any such harm.

1.6 Summary Conclusion

The proposals would see 123 Camberwell Grove restored to long term beneficial use without material harm to its value as a heritage asset or to the setting of the nearby listed buildings, while preserving and enhancing its contribution to the character and appearance of the Conservation Area.

The proposals provide public benefits which far outweigh any perceived harm to the heritage asset.

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2.0 HISTORICAL BACKGROUND

2.1 The Site and Building

2.1.1 Before Development

Until the 19th century, Camberwell and its surrounding area were described as a rural retreat from London and the area now known as Grove Park was under cultivation (Plate 1).

The 1792 map of Dr John Lettsom's estate (Plate 2) shows the site of 123 Grove Park as a field adjacent to the northern boundary of his land. No thoroughfare is yet visible leading from Camberwell Grove to the site.

By the mid-19th century, Camberwell Grove had established itself as an elegant and fashionable address. The 1842 Tithe Map clearly shows the sweep of Grove Crescent and just to its south, a path is marked running east from Camberwell Grove. This path marks the origin of Grove Park.

Seizing an opportunity, William Chadwick, a successful railway engineer and entrepreneur, bought the remnants of Lettsom's estate and surrounding fields and began to develop Grove Park in 1848. Though Chadwick died just a few years later, his son Alfred continued his father's work and Grove Park was marked as broad and formalized thoroughfare on the 1874 OS Map – though few buildings are yet visible on the street (Plate 3).

2.1.2 123 Grove Park

Sometime between 1874 and the summer of 1880, it seems likely that Chadwick had Inglewood House (now 123 Grove Park) built. On 2 July 1880, Chadwick issued a lease on the site to Frederick Alfred Crisp.

Crisp owned a thriving Patent Medicine business and was a collector of antiquities. By the time of the 1881 census, Crisp, his wife Gertrude, a cook and a maid were all in residence. The 1894 OS Map (Plate 4) shows Inglewood House as having a large, broadly rectangular footprint located in the south-west corner of the site. The house is orientated roughly on a southeast-northwest axis; a set of semi-circular steps marks the entrance and a hard-surfaced area – perhaps a winter terrace – is located on the east flank of the building. To the rear of the house is a grass terrace with a retaining wall and steps leading down to the main garden and a pond. The following year a structure, probably a pavilion or greenhouse was built in the garden to the north east of the house.

Crisp retained the lease until 1906 when he sold it and moved to his country residence in Godalming. No one was registered as living in the house again until 1913 when it was bought by Inglewood Ltd and converted into a nursing home. The 1916 OS Map (Plate 5) shows no change in the house footprint and although the garden structures are not illustrated, they still existed.

The Metropolitan Police Force purchased the lease in December 1926 from Sister Edith Coutts whose nursing home "was not too flourishing." The deeds described the property as a dwelling house with 4.5 acres, part let out as tennis courts.

Following redecoration, an extension to the heating system and the construction of an outdoor lavatory block, the house reopened as a police nursing home with 35 beds in April 1927. The Police then acquired the land behind 101 and 102 Grove Park in 1930 and bought 114 Grove Park the following year to provide more accommodation for the nurses. In the mid-30s the nursing home expanded into 115 Grove Park and a police receiver radio station was built in the gardens behind 101/102 Grove Park.

After the outbreak of war, the home was temporarily closed in 1939 to make way for London balloon barrage squadron, but the house was considered too vulnerable to air attack, and the squadron never moved in. The secret listening station in the garden, however, was used for operations by the code breakers at Bletchley Park. Neither the house, nor any nearby buildings suffered any bomb damage.

Following the war, the house re-opened as a police nursing home and continued in that use until at least 1970. No alterations are recorded during this period other than the covering in of the range in the staff dining room in 1950, however, the OS Map for that year do show changes to the building's footprint (Plate 6). To the rear, a large single-storey bay window has been built on the north-west corner and new steps added leading into the garden, as well as a small freestanding building to the east, possibly a garage.

In the mid-seventies, the Probation Service took over the house and it was used as a Day Training Centre until recently.

2.2 Occupancy

Originally named Inglewood House in 1880, the 1901 census refers to the building as Inglewood House, 113 Grove Park. It retained both these addresses at least until 1935. The address changed to 123 Grove Park in 1963.

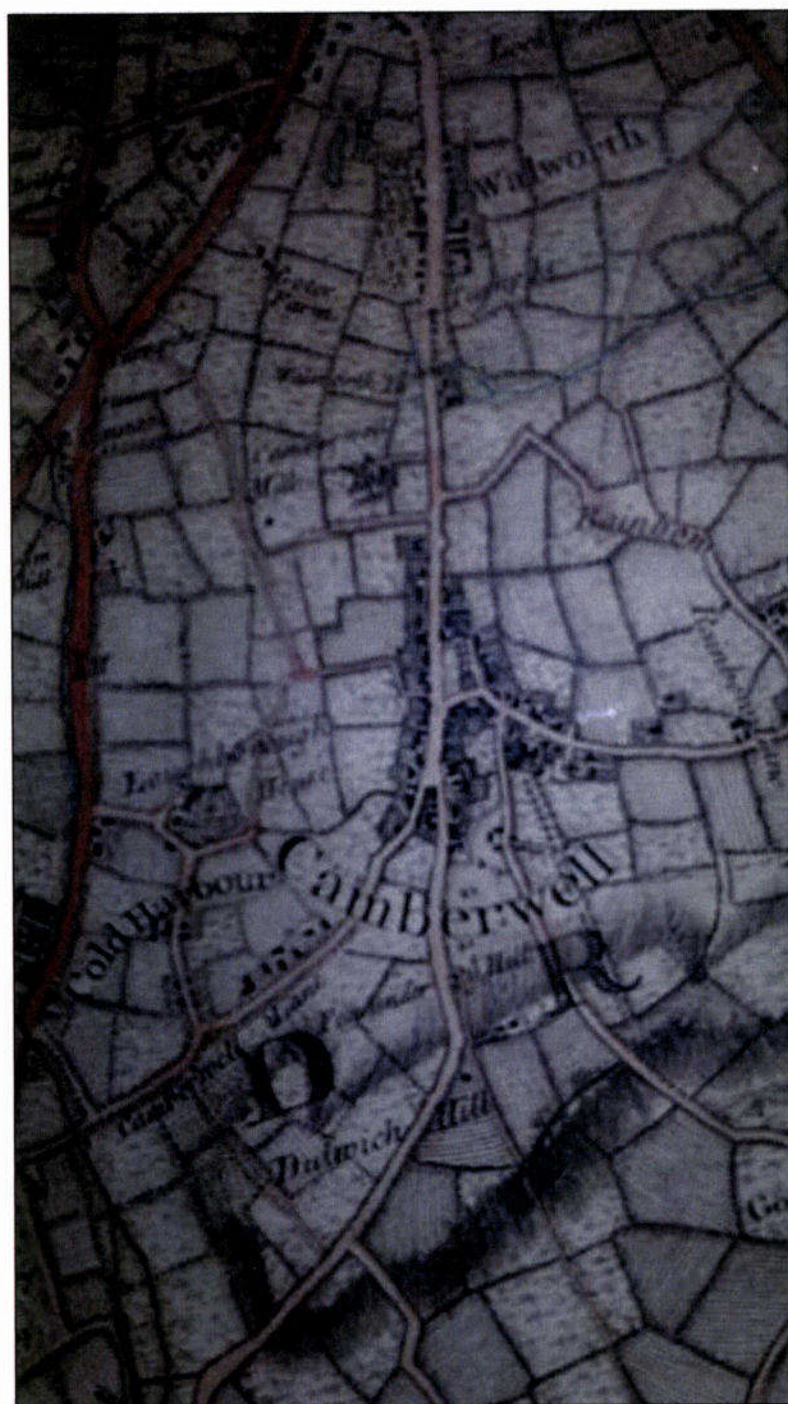
The building was occupied as follows:

1881 Frederick and Gertrude Crisp
1906 – 1913 Unoccupied
1913 Inglewood Nursing Home owned & run by Sister Edith Coutts
1927 Metropolitan Police Nursing Home run by Sister Margaret Farquhar + 9 nurses
1931 Metropolitan Police Nursing Home run by Flora Campbell
1939 – 1945? Unoccupied
1945 Metropolitan Police Nursing Home run by Flora Campbell
1973 – 76? Unoccupied
1976 – 2008 Probation Service Day Training Centre.

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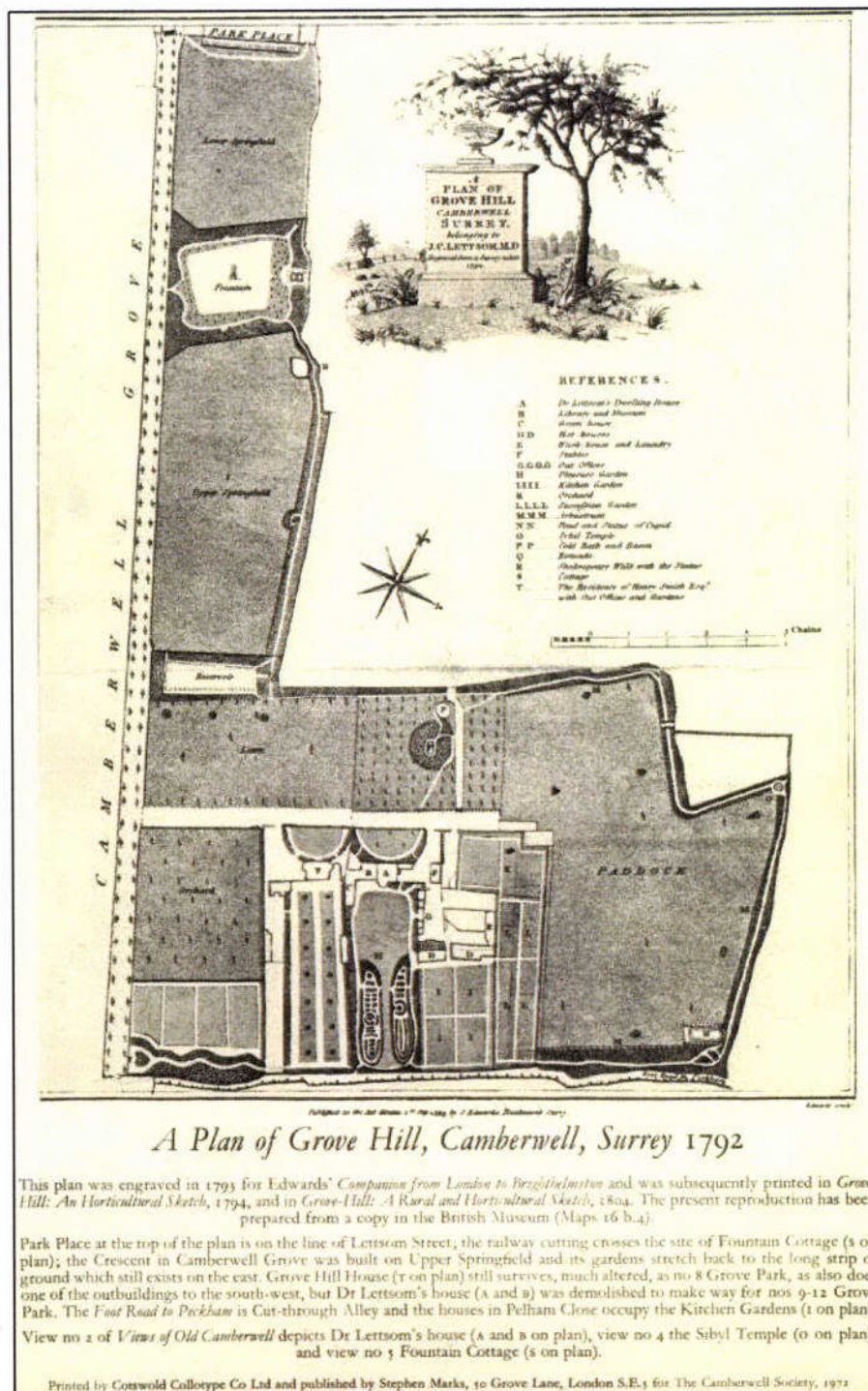
2.3 List of Plates

1. Roque's map of Surrey.
2. Map of Dr Lettsome's estate.
3. Ordnance Survey, 1874.
4. Ordnance Survey, 1894.
5. Ordnance Survey, 1916.
6. Ordnance Survey, 1950.



1. Roque's map of Surrey.

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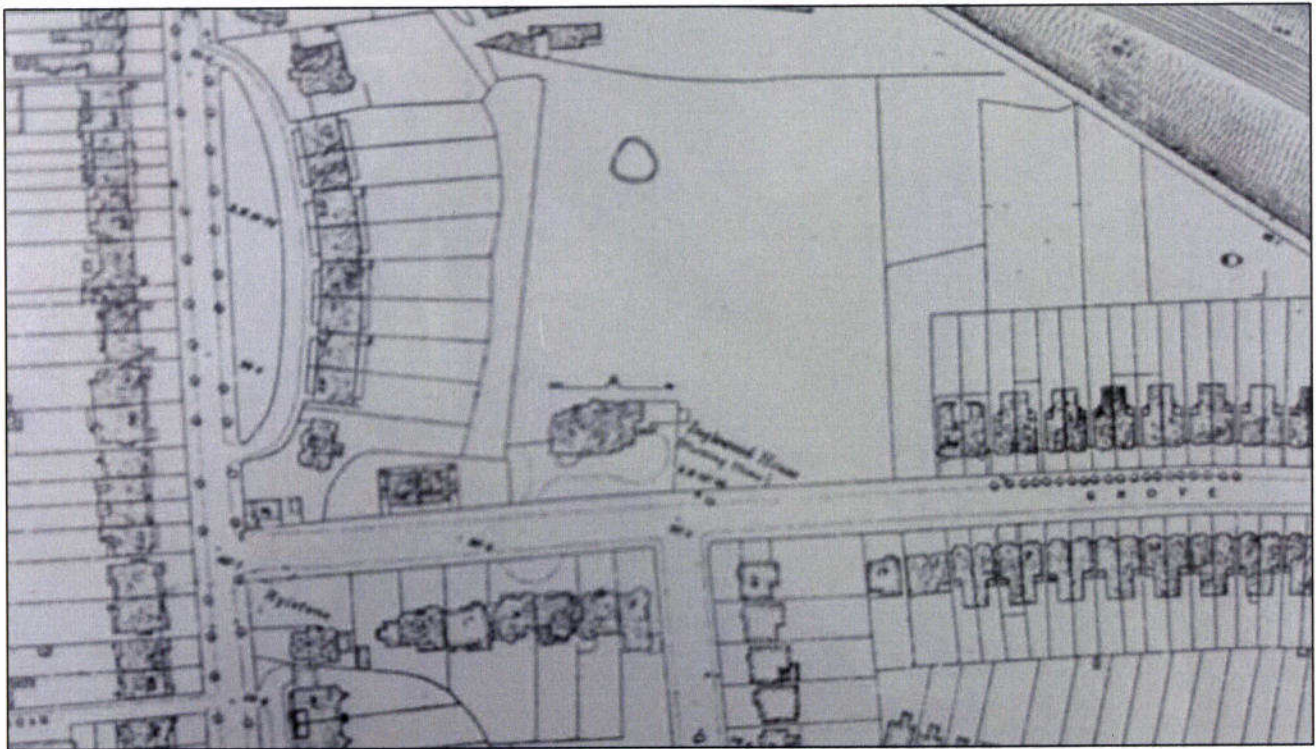
2. Map of Dr Lettsome's estate.



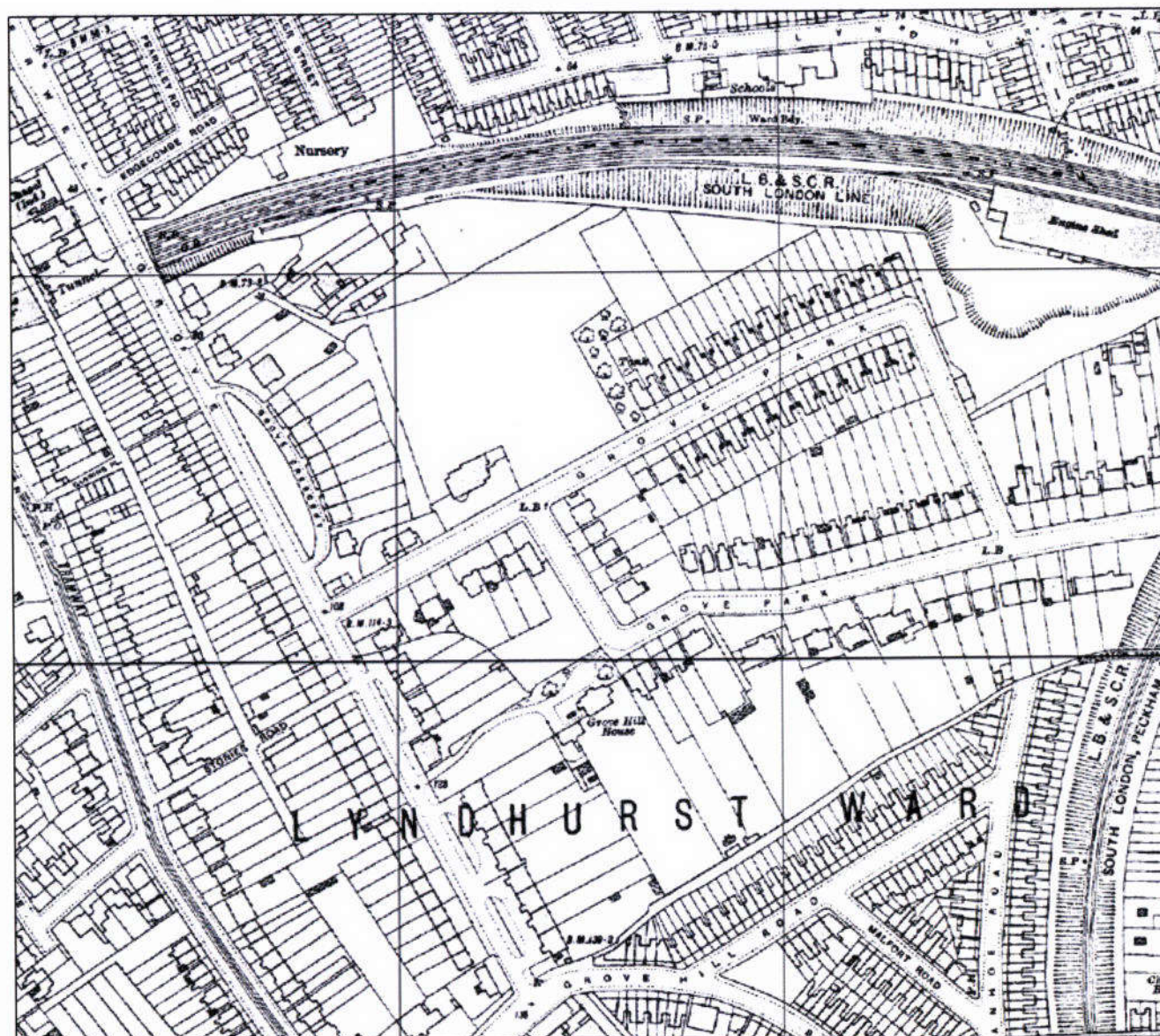
3. Ordnance Survey, 1874.

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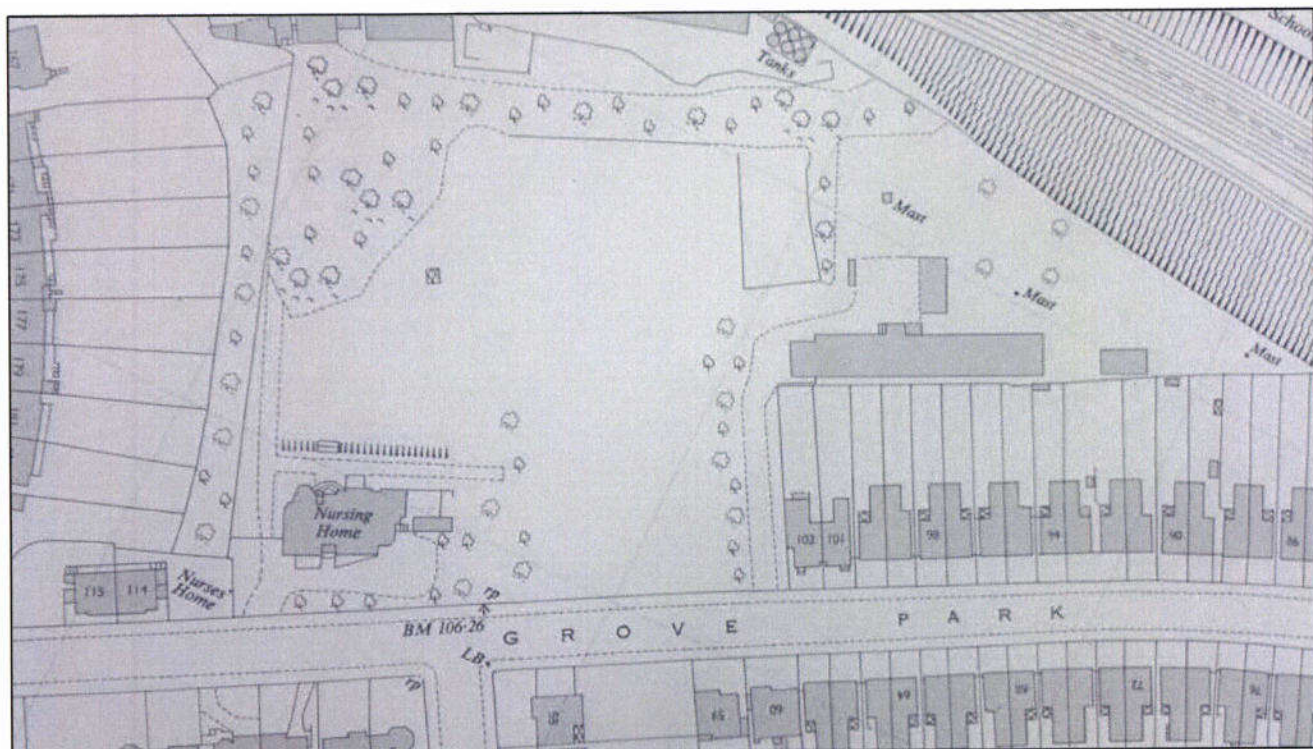
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4. Ordnance Survey, 1894.



5. Ordnance Survey, 1916.



6. Ordnance Survey, 1950.

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3.0 DESCRIPTION OF THE SITE AND SETTING

3.1 The Setting

No 123 is set back behind a fence and hedge from the north side of the tree-lined western section of Grove Park. The eastern part of the frontage and the east and west sides of the site are tree lined and the northern half is wooded. To the north, the ground drops to the modern Groveland Close estate, which is outside the conservation area.

To the west, 123 is flanked by 124/5, a pair of Grade II listed stucco Regency buildings, developed at the same time as the similarly listed Grove Crescent, whose long gardens ending in a band of trees back onto the west side of the site.

To the east, the site is flanked and bounded by No 115, Adelaide House, a three storey block of 21 flats built as police housing in the 1950s and now social housing, which originally formed part of the site of 123.

Facing 123 across Grove Park are, from west to east, firstly No 1, a late 19th century red brick detached house. No 1a is an inter-war infill. Nos 2/3 form a pair of double-fronted houses, similar in date to 123 but still Italianate in style. Nos 4 and 5 on the corner are conjoined late 19th century red brick houses. All are regarded as key unlisted buildings, as are those on the east side of the southern arm of the road.

3.2 Externally

The house is two storeys and attic, in what is probably best described as a very sub-Norman Shaw style. The complexity of the exterior reflects the convolutions of the internal planning, the western portion being intended to act as a semi-independent residence with its own front door. The large bow windows at the west end of the north side and the adjoining garden door and steps are additions from its 20th century use as a nursing home, though carefully matched in materials and detail, as is the small bay on the west end.

Machine-made red brick walls, except for a small area of tile hanging on the south front. A plain ground floor sill-level band course is continuous except where it arches up to form a label over the western front door. An ornamental band course runs across most of the main elevations at first floor level. The eaves have a saw-toothed cornice. The two main gables have moulded cornices.

There is an intriguing corbelled angle on the southeast corner. The recessed front porch is flanked by brick pilasters and has a projecting glazed canopy. The windows have recessed lintels and roll-moulded jambs. The central bay on the south side has a roughcast cove and the windows in the main gables have arched heads with incised ornament in the tympana and brick labels.

The windows are white painted joinery casements, generally with multi-pane fixed heads. The main staircase and former dining room windows have arched detailing and pedimented head details.

The roof is plain tiled, basically a simple hip shape but intersected by gables on the north and south and breaking down into greater complexity to the east and west. A small room rises to third floor level in the centre. The half landings of the main staircase and the adjacent added bay window have flat lead roofs. The northeast corner has a small area of flat roofing with deep bracketed eaves.

The dormer windows are variously gabled, hipped and flat roofed, some are semi-octagonal. Some of the joinery is replacement. The tall multi-flued chimney stacks have angular vertical strips and simple cap details. One appears to have been re-built, with a plain shaft.

The main elevations are relatively unaltered; a small window has been blocked on the south side and a doorway formed into the basement in the centre of the north. The east end is marred by a steel fire escape and glazed porch.

3.3 Internally

3.3.1 Generally

The building appears to have been originally built for two related households. The western part could have formed a fully self-contained house with its own main staircase, except that the servants' bedrooms in the attic only had access through a link at first floor level. A link was formed at ground floor level during its use as a nursing home.

The entrance hall and main staircase of the main house ran front to back with a corridor forming a "T" which accommodated the service stairs.

There is very little architectural detailing except for the panelling in the northwest ground floor room and the main staircases. Skirtings and cornices are basic. The door joinery is substantial but crude, as are the wardrobes on the upper floors.

The damage caused by institutional use is surprisingly superficial and largely reversible. The fireplaces have mainly gone, but the impact of fire precautions is as much visual as physical. The most altered areas are generally those of least value.

3.3.2 Ground Floor

The central north room appears to have been the main dining room, with a serving door. It retains a 19th century style fireplace.

The compartmentation of the adjacent service area in the northeast corner appears original from its relationship with the fenestration.

The original function of the service room in the southeast corner is uncertain. It is totally obscured by its recent use as a kitchen.

The central southern room has a chunk taken out for a WC, accessible from the hallway. Its awkward relationship with the main window suggests it is an afterthought, but its own window into the porch appears not to be. The small space

with a blocked window entered from this room is curiously located if it was an earlier WC.

The entrance hall and staircase runs across the house from front to back. The stairs are a simple design in stained pine, re-built in 1987. The underside of the half-landing is panelled. The service stairs in the corridor are completely plain.

The southwest room, between the main staircases, was intended as a principal room, with its inglenook obscured by later partitioning. The window surround has a certain naïve charm.

The southwest staircase is of the same design as the principal stairs, though partly painted.

The northwest room has an ornamental plastered ceiling, with panelled walls and beam soffit. Apparently original in concept and copied when the bay window was formed.

3.3.3 First Floor

The bedrooms are characterised by the amount of surviving built-in wardrobes. There is a probably later fire surround in the central southern room. The ceiling is panelled over the half landing of the principal staircase.

3.3.4 Second Floor

The upper part of the main house would appear to have been a full suite of day and night nurseries, nurse's room, bathroom and nursery kitchen. Again there are surviving wardrobes. The attics over the western section were servants' rooms.

3.3.5 Third Floor

The function of the room between the roofs is not self-evident, nor whether it is original.

3.4 Assessment

The value of No 123 as a heritage asset is largely in its contribution to the character of the Conservation Area. It is the most exceptional building in Grove Park, being the largest house on what is still the largest site whilst not being out of keeping. It does not conflict with the Regency pair of 124/5 and makes an interesting contrast with 2/3, built no more than a few of years earlier but still Italianate in style.

Its architectural interest lies in its utter amateurishness, which suggests it was designed by its client, not even by the builder. The exterior is a complete mish-mash, a classic example of the whole adding up to less than the sum of the parts. There is not an original detail around. The interior planning is inept, even allowing for the special requirements of the client. The central corridor is ambiguous as to which side it lies of the green baize door. The detailing is basic and clumsy. The one redeeming feature is that it was well built.

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4.0 DESCRIPTION OFF THE PROPOSALS

4.1 Overview

The proposals are those described in KSR Architects planning application drawings as scheduled at Appendix I.

There are three main elements to the proposals: the alteration of the existing building to provide three flats, two maisonettes and an attached house, the construction of an extension to the existing building in the form of a single house, and the construction of five new detached houses on the northern half of the site.

The proposals for the existing building are described and assessed for their effect on the building, the character of the Conservation Area, particularly on the setting of the other key unlisted buildings, and on the setting of the listed buildings between the site and Camberwell Grove to the west.

The proposals for the extension and the new houses are not described herein, but are assessed for their effect on the character of the Conservation Area and on the setting of nearby heritage assets.

4.2 Existing Building Externally

The southern street elevation would be unaltered except for the replacement of the glazed canopy by an enclosed brick porch.

A basement area is proposed in front of the main block to light the habitable rooms being formed within it from a new window opening into it. The dwarf wall would match that of the existing basement area to the western block.

The west elevation is unaltered.

The north, garden elevation is only altered at basement level, where the ground level is lowered to give direct access to the garden. The central window to the western bay is altered to a French window. A French window is inserted in the main staircase. The window with inserted doorway in the central bay is altered to form a French window flanked by fixed full height lights. Windows are inserted in the new habitable rooms formed at the east end of the building, those to the bedroom being full height with a doorway. All alterations to and new windows maintain the existing style.

The intrusive fire escape and glazed porch would be removed from the east elevation, allowing the addition of an extension in the form of a two storey and basement four bedroom house, in red brick with tiled roofs.

4.3 Existing Building Internally

The western part of the building is returned to its original use as a separate residence, with the connections to the rest of the building closed off. On the ground floor the partitioning is removed, except around the staircase, to form a through kitchen/dining/

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sitting room. A staircase is formed by moving a partition at first floor level to give access to the second floor, which is now and seems always to have only been accessible from the main building. At basement level, a minor partition and doorway would be moved to create a separate utility room.

The main block of the building is altered to form a basement flat, two ground floor flats and two first/second floor maisonettes, one incorporating the room at third floor level. The main staircase is extended downwards to serve the basement flats and a lift inserted. The service stairs are removed in their entirety.

The ground floor is split into two small flats, front and back, entered from a widening of the hallway entailing considerable re-partitioning. The first and second floor maisonettes are divided along essentially the same lines, with variations between floors. One staircase occupies the position of the original service stairs, but with its direction reversed, the other is wholly new.

The basement entails the digging out of former ancillary spaces to give habitable head room and create a garden flat. Bathrooms are inserted without altering the main partitions.

4.4 Implications of the Proposals

4.4.1 Implications for the Existing Building

The proposed addition of an enclosed brick porch to the front of the house is in keeping with its character, not detrimental to its intrinsic interest, and therefore not detrimental to the character of the Conservation Area or the setting of the nearby listed buildings.

The proposed basement level external alterations at the back of the site are proportionately small and in keeping with its character. None of this work would be visible from outside the site, but if it were it would not be detrimental to the character of the Conservation Area or the setting of the nearby listed buildings.

The approach to sub-division is appropriate to the building, restoring the west end as a single house and avoiding introducing additional front doors in the main block. The front/back division of the main block at ground floor and above corresponds to its planning with a central corridor. The conversion of the first and second floors to maisonettes is a logical consequence of the main staircase stopping at first floor level and of the reduction in space from the second floor being within the roof. Conversely treating the basement as a single unit produces a large flat at garden level and avoids having a living room facing into the basement area.

4.4.2 Implications of the Extension

The proposed extension benefits the existing building by the removal of the fire escape and glazed porch and the motley collection of huts to the east of it.

The proposed extension would complement rather than detract from the existing building. It is clearly subordinate in plan, by setting back, particularly on the street

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side, and elevation, by using a complex roof plan to keep the ridge lines down. The *degagement* provides clarity, while allowing the front door to balance that of the west block.

However, the design is related to the existing block by the complexity of its outline and elevations, particularly the gabled elements. The materials and details match the existing, with horizontal lines being carried through and windows of similar proportions and details. Conversely, the absence of gratuitous chimney stacks leaves no doubt that this is a 21st century construction.

The quality of the proposed extension makes it an enhancement to the character of the Conservation Area, and were it not so remote as to be without effect, it would not adversely affect the setting of the nearby listed buildings.

4.4.3 Implications of the New Development

The proposed new development does not have an adverse effect on the setting of the existing buildings, the listed buildings in Grove Crescent or the character of the Conservation Area. It is well separated from the existing building by the formal landscaping between. The existing building and the trees along the other boundaries shield it from the nearby listed buildings, the rest of the Conservation Area and to view from outside the area to the north

The design is appropriate to the woodland setting, with a "garden village" layout and a palette of natural materials. The buildings are set into the falling levels and at two storeys, the buildings are lower than any adjoining in Conservation Area and set into the falling ground levels. The fragmented design further reduces their apparent size and scale and would be an improvement over unmanaged woodland.

5.0 JUSTIFICATION OF THE PROPOSALS

5.1 Overview

PPS 5, Policy HE7.2 expects that the *'particular nature of the significance of the heritage asset'* should be taken into account when considering the impact of any proposals.

The principal significance of this unlisted building lies in its contribution to the character and appearance of the Conservation Area: its architectural and historical interest is minor at best. The proposed external alterations and the extension are at the very least without detriment to the Conservation Area or to the limited interest of the building. The interior is of such minimal interest that the proposed alterations are of marginal effect on its value as a heritage asset.

Policy HE7.4 expects *'the desirability of sustaining and enhancing the significance of heritage assets ... and the contribution that conservation of heritage assets ... can make to the establishment and maintenance of sustainable communities and economic viability...'*

The proposed alterations and extension provide a viable and appropriate long term use for the heritage asset, which is well suited to a primarily residential area.

Policy HE7.5 sets out *'the desirability of new development making a positive contribution to the character ... of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use'*.

The extension to the existing building and the new development achieve all these objectives.

Regarding setting of a listed building, PPS 5 (policy HE10.1) asks local authorities to *'treat favourably applications that preserve those elements of the setting that make a positive contribution or better reveal the significance of the asset...'*

The proposed alterations and extension of the existing building and the new development will, if anything, enhance the setting of the nearby listed buildings.

Turning to the Planning Practice Guide, paragraph 78 warns against short term public benefits. But the public benefits here would be long term; they would not just benefit the building, but would make full use of an under-developed urban site.

Paragraph 79 sets out a checklist of possible benefits that could *'weigh in favour of a proposed scheme'*, these are:

- *It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
- *It reduces or removes risks to a heritage asset.*
- *It secures the optimum viable use of a heritage asset in support of its long term conservation.*
- *It makes a positive contribution to economic vitality and 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 historic environment.*
- *It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place."*

The proposals would lead to all of these benefits.

Again Paragraph 80 sets out similar benefits for a new development, these are:

- *The significance of nearby assets and the contribution of their setting.*
- *The general character and distinctiveness of the local buildings, spaces, public realm and the landscape.*
- *Landmarks and other features that are key to a sense of place.*
- *The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces.*
- *The topography.*
- *Views into and from the site and its surroundings.*
- *Green landscaping.*
- *The current and historic uses in the area and the urban grain.*

Again the proposals would generally lead to all of these benefits.

Other aspects of the guidance set out in Paragraphs 166, 178 and 179 expect proper conservation techniques to be employed, that new developments in the context of historic buildings should be appropriately designed and that retention of as much 'original' fabric as possible is important. All of these matters have been taken into consideration with these proposals.

5.3 Conclusion

The proposals would see 123 Grove Park restored to long term beneficial use, in its original residential use, without material harm to its value as a heritage asset or to the setting of the nearby listed buildings. Its contribution to the character and appearance of the Conservation Area would be enhanced by the removal of the evidence of its previous institutional use.

The proposals provide public benefits which far outweigh any perceived harm to the heritage asset.