

8. Camberwell

8.1. Camberwell Area Vision

8.1.1. Camberwell is:

- Centred on a medieval village centre which has become a thriving modern town centre surrounded by residential streets laid out in the Georgian era;
- Linked by rail to central London from Denmark Hill Station and several bus services. Improved walking and cycling routes with new public realm and improved roads and junctions offer choice for local trips;
- A successful and busy town centre with a range of shops and activities both for the day and night time which have adapted to the changing needs of the surrounding area. Local shopping needs are met on parades of Vestry Road and Camberwell New Road;
- Home to prominent health providers including the Institute of Psychiatry, King's College Hospital and the Maudsley Hospital which are significant employers and generate footfall;
- A place for small businesses, learning and creativity with Camberwell library, Camberwell College of the Arts and small flexible spaces along with redevelopment of Burgess Business Park on Parkhouse Street;
- A place for sports and activities with high quality facilities including Camberwell Leisure Centre, Burgess Park and Camberwell Green.

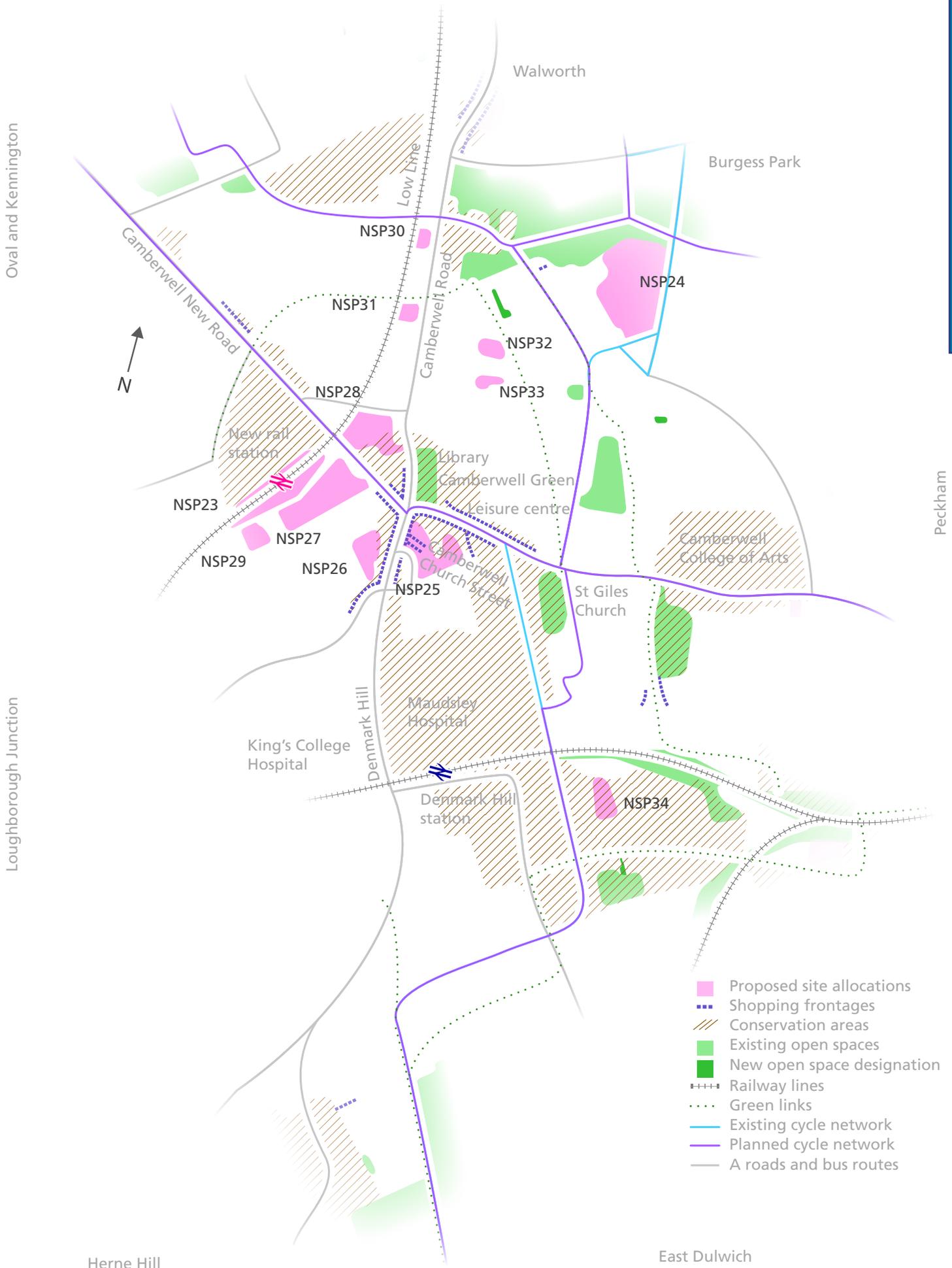
8.1.2. Development in Camberwell should:

- Improve safety and reduce congestion, particularly at the junction of Camberwell Road, Camberwell Church Street, Camberwell New Road and Denmark Hill;
- Provide as many homes as possible while respecting the local character of the area. There may be opportunities for taller buildings on key development sites in appropriate locations;
- Prioritise walking and cycling and improve public transport and the road network;
- Complement and improve the town centre with more large and small shops, entertainment, leisure and cultural activities;
- Provide a new rail station;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Enhance the local historic environment.

8.1.3. Growth opportunities in Camberwell:

Camberwell has the potential to provide many new homes and increase employment floorspace. Camberwell has many large sites and many smaller sites suitable for infill development.

8.2. Camberwell Area Vision Map



8.3. Camberwell Sites

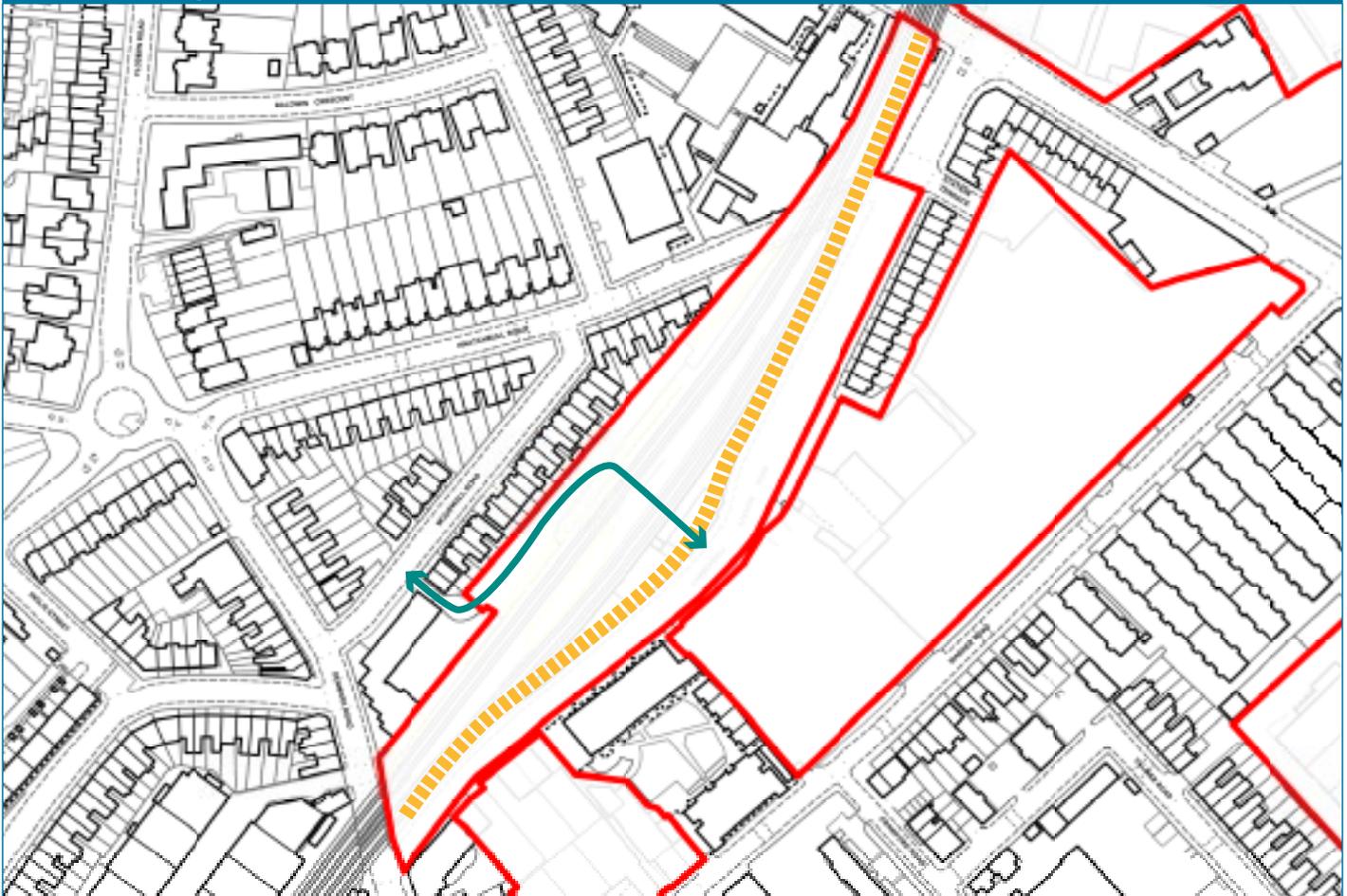
8.3.1. The key development opportunity sites in Camberwell are:

- NSP23: Camberwell Station
- NSP24: Burgess Business Park
- NSP25: Butterfly Walk & Morrisons Car Park
- NSP26: Valmar Trading Estate
- NSP27: Camberwell Bus Garage and Post Sorting Office
- NSP28: Abellio Bus Garage, Camberwell
- NSP29: Land Between Camberwell Station Road and Warner Road
- NSP30: Iceland, 118-132 Camberwell Road
- NSP31: Wesson Mead, Camberwell Road
- NSP32: 49 Lomond Grove
- NSP33: Camberwell Business Centre, Lomond Grove
- NSP34: 123 Grove Park



<p>Description of site</p>	<p>The site includes the former station building, railway viaduct and viaduct arches on the western side of Camberwell Station Road. Camberwell railway station was closed in 1964 and today the former station building is in light industrial use. Other businesses along this road predominantly fall under the category of light industrial with a large proportion of single-storey garages and workshops occupying spaces within and in front of the railway arches. Camberwell Bus Garage is directly adjacent.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 17,069 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Light Industrial uses (B1) – within railway viaduct arches

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Provide a new station at Camberwell with an exit to the east and west of the railway viaduct;
- Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site;
- Provide at least the amount of employment floorspace currently on the site;
- Provide active frontages facing Camberwell Station Road.

PTAL and Density Area	<ul style="list-style-type: none"> • 5 • Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Small Business space (B1) – within railway arches • Rail station (sui generis)
Required uses	<ul style="list-style-type: none"> • Rail station (sui generis) • Employment uses (A1, A2, A3, A4, B1, D1, D2) 	Other acceptable uses	<ul style="list-style-type: none"> • None
Design and accessibility guidance	<p>We are working with TfL to review the feasibility of reopening Camberwell railway station, offering local residents and the wider community improved rail access into central and wider London. A new station would support further growth and reduce congestion in the Camberwell area.</p> <p>The station area would be transformed into a vibrant cluster of small and medium sized businesses that would make a more intensive use of the railway arches. The mix of uses should draw inspiration from the many successful examples of converted railway arches in London and include leisure, retail and employment uses that create an active frontage along Camberwell Station Road. Any new station must have direct access from both Camberwell Station Road and McDowall Road to ensure the station is accessible to all.</p> <p>The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.</p> <p>The railway viaduct is an undesignated heritage asset. The site is adjacent to the 'Camberwell Green' archaeological priority zone to the west. The site also lies adjacent to the Camberwell Green conservation area to the north. Archaeological potential may have been affected by post-medieval gravel extraction works in the general area and by railway development.</p>		

NSP24: Burgess Business Park



Description of site

Burgess Business Park is located to the southern edge of Burgess Park with good connections to Old Kent Road (A2), Peckham Road (A202) and Camberwell Road. The site comprises a mix of small businesses and light industrial uses. Units are two storey brick built with loading doors and car parking bays, suitable for trade, warehousing, distribution and storage. The Business Park is adjacent to neighbouring residential areas along Southampton Way and Wells Way.

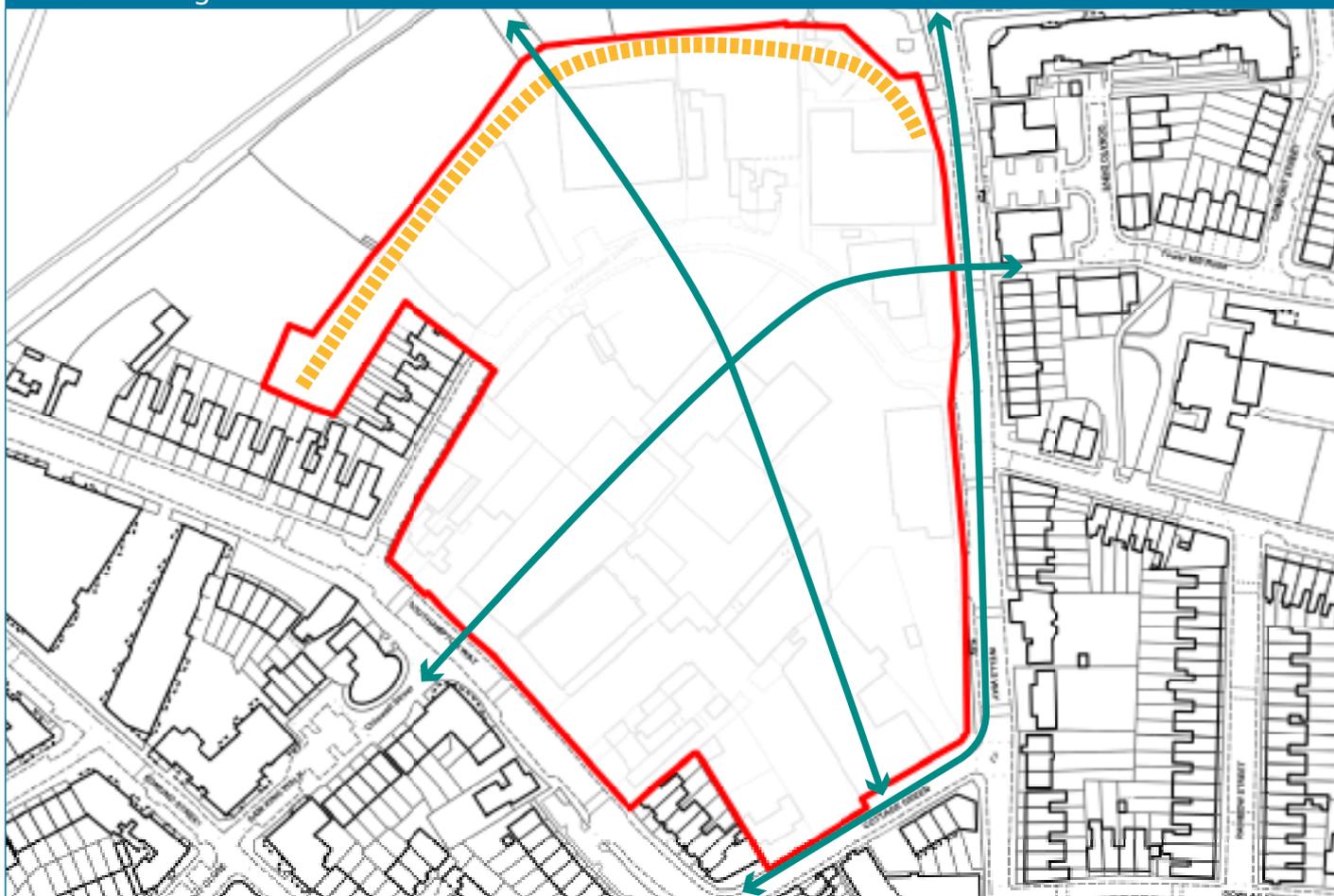
Site area

- 37,385 m²

Existing uses

- Business and industrial uses (B1, B2, B8) – 28,022 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- ↔ Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater;
- Provide active frontages including shops, restaurants, bars and cultural uses in appropriate locations;
- Provide new homes;
- Enhance permeability including new north south and east west pedestrian and cycle links;
- Provide new high quality public realm and square;
- Provide high quality active frontages at appropriate ground floor locations.

Redevelopment of the site may:

- Provide industrial employment space;
- Provide extra care housing.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 3 • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 498 homes • Small Business space (B1) – 31,777 m²
<p>Required uses</p>	<ul style="list-style-type: none"> • Small business space (B1) – at existing level of provision or 50% of the development (whichever is greater) • Residential (C3) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Town centre uses (A1, A2, A3, A4, D1, D2) • Industrial uses (B2, B8) • Extra care housing (C2)
<p>Design and accessibility guidance</p>	<p>By developing at a higher density the amount of small business space will represent at least 50% of the proposed floorspace. There will also be opportunities to integrate new homes as part of the redevelopment, making the most of the site's proximity to Burgess Park. Redevelopment should seek to mitigate any negative impacts on surrounding residential areas</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The development should establish green links into Burgess Park and from Chiswell Street to Newent Close, opening up access for new and existing residents with a new public realm offer throughout the site. Consideration should be given to focal points of activity and active frontages that encourage footfall. Redevelopment should enhance existing and proposed pedestrian and cycle routes including the Southwark Spine and good accessibility to bus stops.</p> <p>Redevelopment must sustain and enhance the setting of a number of Grade II listed buildings on Southampton Way, Wells Way and Cottage Green, as well as Addington Square conservation area. The site also includes historic semi-detached townhouse on the corner of Southampton Way and Parkhouse Street. The site is not located in an archaeological priority zone.</p>		



Description of site

This site is located south of Camberwell Green and comprises a low-rise shopping centre that contains retail outlets, restaurants, small businesses and a Morrisons supermarket. A large car park and servicing area is located to the rear adjacent to Daneville Road. The entrance to the shopping centre is located on Denmark Hill.

Site area

- 13,836 m²

Existing uses

- Town centre uses (A1, A2, A3, A4, B1, D1, D2) – 8,253 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- ↔ Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site;
- Retain the supermarket use;
- Provide new public open space;
- Provide new east-west pedestrian and cycle links;
- Provide active frontages facing Denmark Hill, including shops, restaurants, bars and cultural uses;
- Provide new homes.

Redevelopment of the site may:

- Accommodate meanwhile uses on the car park;
- Provide retail car parking;
- New visitor accommodation.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 4 • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Employment uses (A1, A2, A3, A4, B1, D1, D2) – 8,253 m² • Open space – 2,075 m² • Residential (C3) – 338 homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Employment uses (A1, A2, A3, A4, B1, D1, D2) – to at least existing level of provision, including retention of supermarket • Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Denmark Hill • Open Space – at least 15% of development site area • Residential (C3) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Car parking (sui generis) – must not exceed existing provision • Hotel (C1)
<p>Design and accessibility guidance</p>	<p>Redevelopment should provide enhanced accessibility to bus stops and links to cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site lies within the ‘Camberwell Green’ archaeological priority zone and partially within the Camberwell Green conservation area. The site also lies within the setting of a number of Grade II Listed buildings. Archaeological investigations have taken place on this site and should be reflected.</p>		



<p>Description of site</p>	<p>Located within Camberwell town centre, Valmar Trading Estate comprises a mix of small light industrial units that are enclosed by the rear of properties facing Denmark Hill and residential properties to the north and west. Access to the trading estate is from Valmar Road and Cold Harbour Lane.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 6,021 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Light Industrial uses (B1) – 3,982 m²

Site vision diagram



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Site vision

Redevelopment of the site must:

- Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site;
- Provide a new east-west green link from Denmark Hill to Valmar Road.

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 6a • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Small business floorspace (B1) – 3,982 m² • Residential (C3) – 78 homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Small business floorspace (B1) – at least 3,982 m² 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Residential (C3) • Extra care housing (C2)
<p>Design and accessibility guidance</p>	<p>The site is suitable for a mixed use development which provides at least the amount of employment floorspace currently on the site. Redevelopment should create a new walking route between Valmar Road and Denmark Hill, to the benefit of existing and new residents, and accessibility to the proposed Camberwell Station.</p> <p>The site lies within the ‘Camberwell Green’ archaeological priority zone and partially within the Camberwell Green conservation area. Archaeological investigations have taken place on this site and should be reflected.</p>		

NSP27: Camberwell Bus Garage and Post Sorting Office



Description of site

The site is located to the west of Camberwell Green. The site includes the Camberwell bus garage and a single storey post sorting office. The site is bounded by Camberwell New Road to the north, Warner Road to the east, and Camberwell Station Road to the west. The site is situated in a predominantly residential area, containing a mix of terraced properties and housing estates. The Abellio Bus Garage and St Mary's Greek Orthodox Cathedral are to the north. To the east of the site are six residential housing blocks and to the west is the Sacred Hearth Catholic Secondary School.

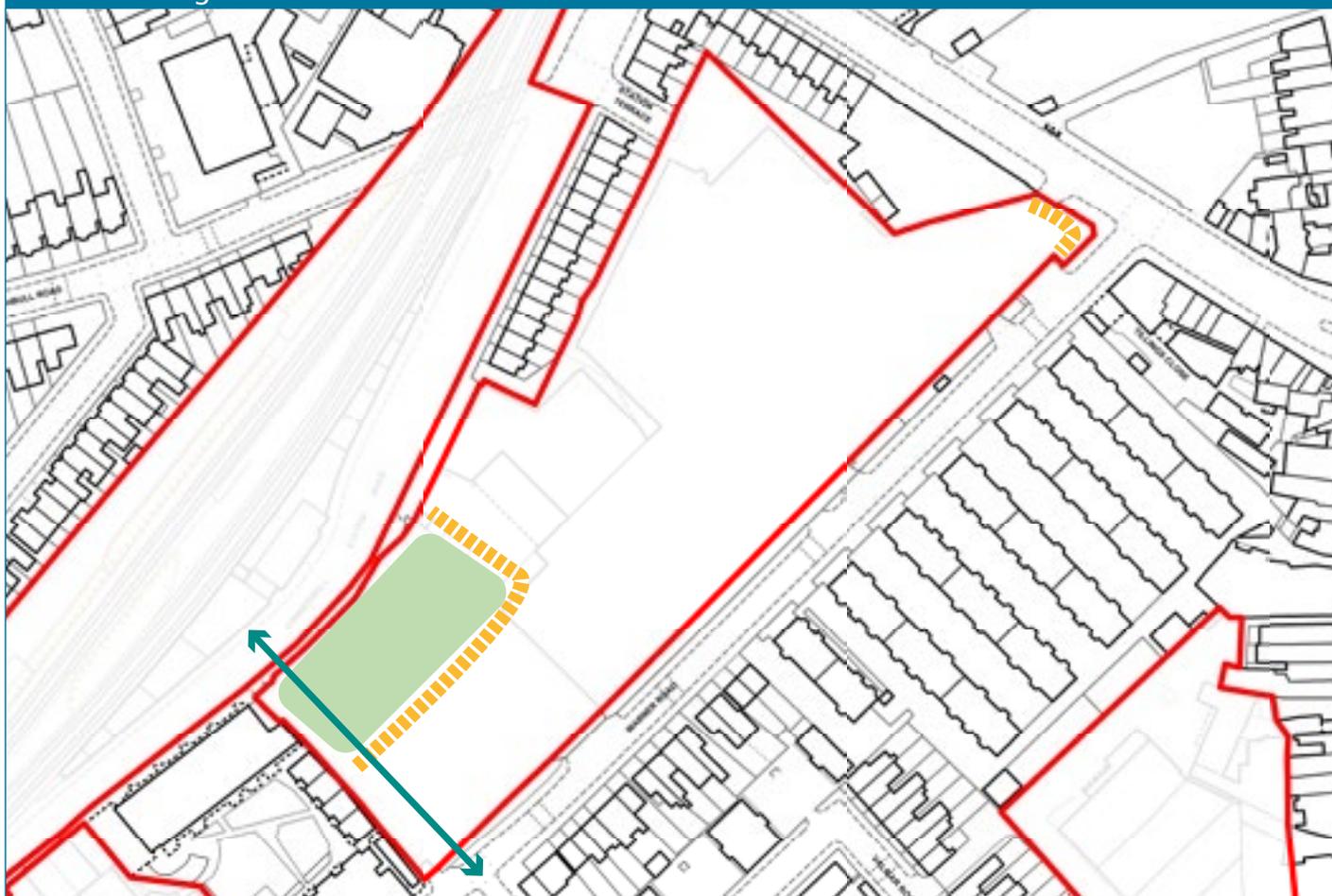
Site area

- 19,443 m²

Existing uses

- Bus garage (sui generis) – 13,056 m²
- Post sorting office (sui generis) – 4,202 m²

Site vision diagram



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|---|-----------------------------------|---|--|
|  | Site boundary |  | Opportunity for active frontages |
|  | Opportunity for public open space |  | Improved connectivity for pedestrians and cyclists |

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Site vision

Redevelopment of the site must:

- Retain a bus garage if the use is still required. If the bus garage is surplus to requirements, the equivalent space should be provided as small business space;
- Retain a post sorting office. If the post sorting office is surplus to requirements, the equivalent space should be provided as small business space;
- Provide active frontages on Camberwell New Road and around the open space fronting Camberwell Station including shops, restaurants and bars;
- Provide new public open space fronting Camberwell Station;
- Provide a new green link from Camberwell Station Road to Warner Road;
- Provide new homes.

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.

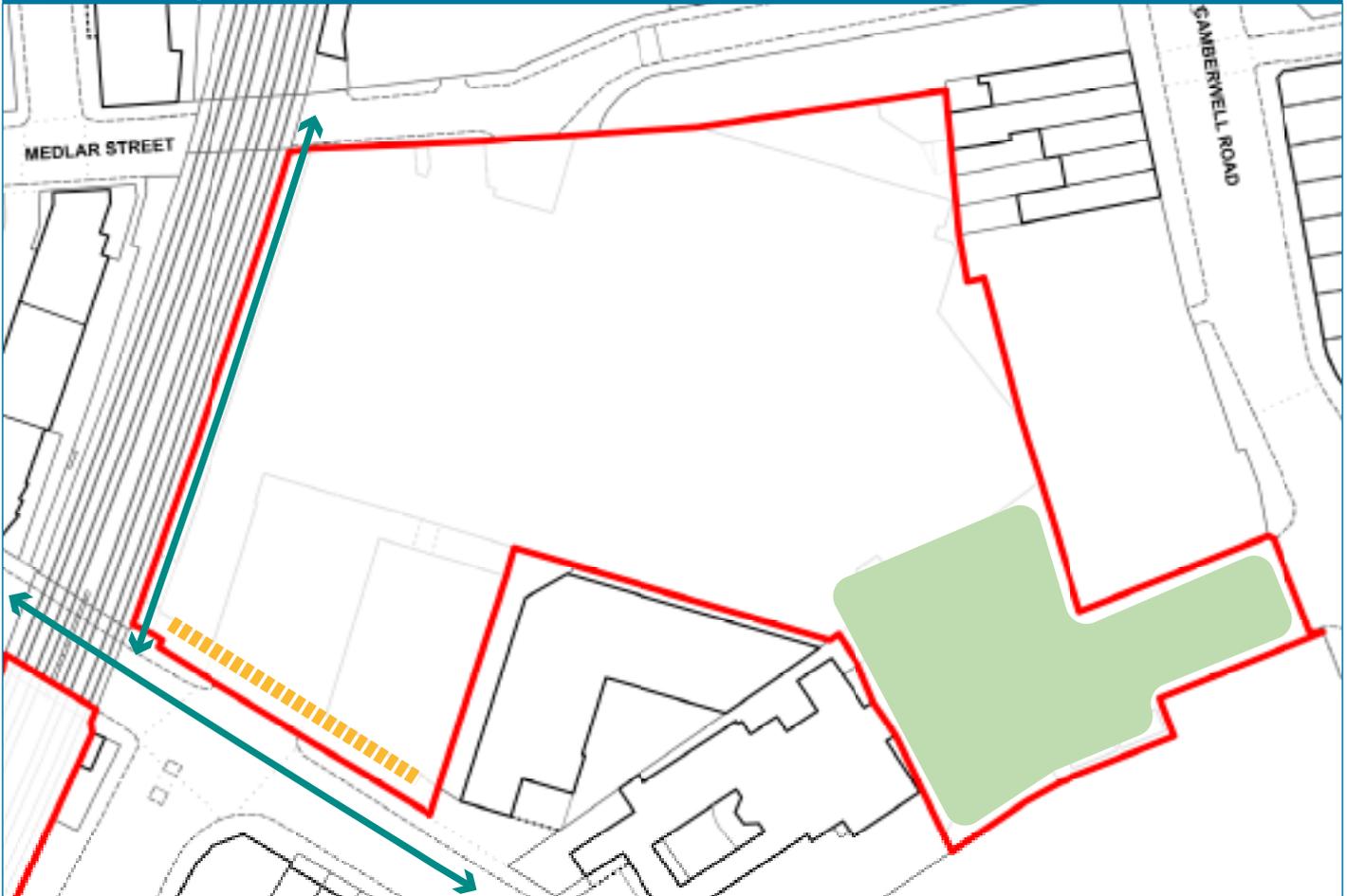
PTAL and Density Area	<ul style="list-style-type: none"> • 6a • Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Bus garage (sui generis) – 13,056 m² • Post sorting office (sui generis) – 4,202 m² • Open space – 2,196 m² • Residential (C3) – 319 homes
Required uses	<ul style="list-style-type: none"> • Bus garage (sui generis) – 13,056 m² (if required) • Small business employment floorspace (B1) – to at least existing provision (4,202 m²), in addition to any lost floorspace currently in use as a bus garage • Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor facing Camberwell New Road and facing new public open space on Camberwell Station Road • Open space - at least 15% of development site area 	Other acceptable uses	<ul style="list-style-type: none"> • Residential (C3) • Extra care housing (C2)
Design and accessibility guidance	<p>Redevelopment should enhance walking routes between Camberwell station and Camberwell town centre as well as links to the existing and proposed cycle networks. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.</p> <p>The site is within the Camberwell Green conservation area and 'Camberwell Green' archaeological priority zone. It is within the setting of a number of Grade II Listed buildings on Camberwell New Road. The site is also within the setting of important unlisted Greek Orthodox Cathedral and undesignated heritage assets including Warner Road mansion Blocks.</p>		

NSP28: Abellio Bus Garage, Camberwell



<p>Description of site</p>	<p>This site is located north-west of Camberwell Green and comprises the Abellio Bus Garage. The building is located between Medlar Street to the north, Camberwell Road to the east, Camberwell New Road to the south and railway tracks to the west. The surrounding area comprises a mix of uses including retail, bars, restaurants, and homes.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 11,606 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Bus garage (Sui Generis) – 13,345 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- ↔ Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Retain the bus garage if the use is still required. If the bus garage is surplus to requirements, the equivalent space should be provided as small business space;
- Provide active frontages on Camberwell New Road including shops, restaurants and bars;
- Provide new public open space fronting Camberwell Road;
- Support the Low Line walking route adjacent to the railway viaduct;

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.

PTAL and Density Area	<ul style="list-style-type: none"> • 6a • Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Bus garage (Sui Generis) – 13,345 m² • Open space – 1,921 m² • Residential (C3) – 325 homes
Required uses	<ul style="list-style-type: none"> • Bus garage (sui generis) – 13,056 m² (if required) • Small business employment floorspace (B1) – equivalent to any loss of bus garage space • Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor facing Camberwell New Road • Open space – at least 15% of development site area 	Other acceptable uses	<ul style="list-style-type: none"> • Residential (C3) • Extra care housing (C2)
Design and accessibility guidance	<p>Redevelopment should provide improved walking routes to Camberwell town centre, including accessibility to bus stops and links to cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site lies within the ‘Camberwell Green’ archaeological priority zone and partially within the Camberwell Green conservation area. It is within the setting of Grade II listed buildings on Medlar Street and the important unlisted Greek Orthodox Cathedral, as well as being adjacent to the undesignated heritage asset of the railway viaduct to the rear.</p> <p>Archaeological investigations have taken place on this site and the results of these should be reflected.</p>		



<p>Description of site</p>	<p>The site is presently occupied by a cluster of small businesses, along with two faith premises at either end of the site facing Warner Road and Camberwell Station Road. The buildings are a mix of two and three storey light industrial premises. Adjacent properties to the east along both Warner Road and Camberwell Station Road have recently been developed to provide new homes.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 4,135 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Small business space (B1) – 3,211 m² • Faith buildings (D1) – 242 m² • Community Hall (D1) – 234 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
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- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site.

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.

PTAL and Density Area	<ul style="list-style-type: none"> • 4 • Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Residential (C3) – 74 homes • Small business space (B1) – 3,211 m²
Required uses	<ul style="list-style-type: none"> • Small Business space (B1) – to at least existing level (3,211 m²) 	Other acceptable uses	<ul style="list-style-type: none"> • Residential (C3) • Extra care accommodation (C2)
Design and accessibility guidance	<p>The reopening of Camberwell Station will facilitate higher density development. Redevelopment must provide employment floorspace suitable for small businesses. Ground floor retail uses should be provided facing Camberwell Station Road to display an active frontage and a vibrant approach to the station.</p> <p>The site is suitable for residential uses. Redevelopment should provide improved walking routes to Camberwell town centre, including accessibility to bus stops and links to cycle routes.</p> <p>The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.</p> <p>The site is not within a borough designated archaeological priority area or conservation area.</p>		



<p>Description of site</p>	<p>The site is a single storey supermarket building on Camberwell Road, with an ancillary second floor to the front of the building. To the south of the building is a supermarket car park. Camberwell road is a linear high street which transitions into Walworth Road to the north. The surrounding area houses small retail frontages at the ground floor level, with residential on upper storeys.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 3,114 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Supermarket (A1) – 2,376 m²

Site vision diagram



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Site vision

Redevelopment of the site must:

- Provide at least the amount of business floorspace currently on the site with active frontages on Camberwell Road, including shops, restaurants and bars;
- Provide new homes;
- Support the Low Line walking route adjacent to the railway viaduct.

Redevelopment of the site may:

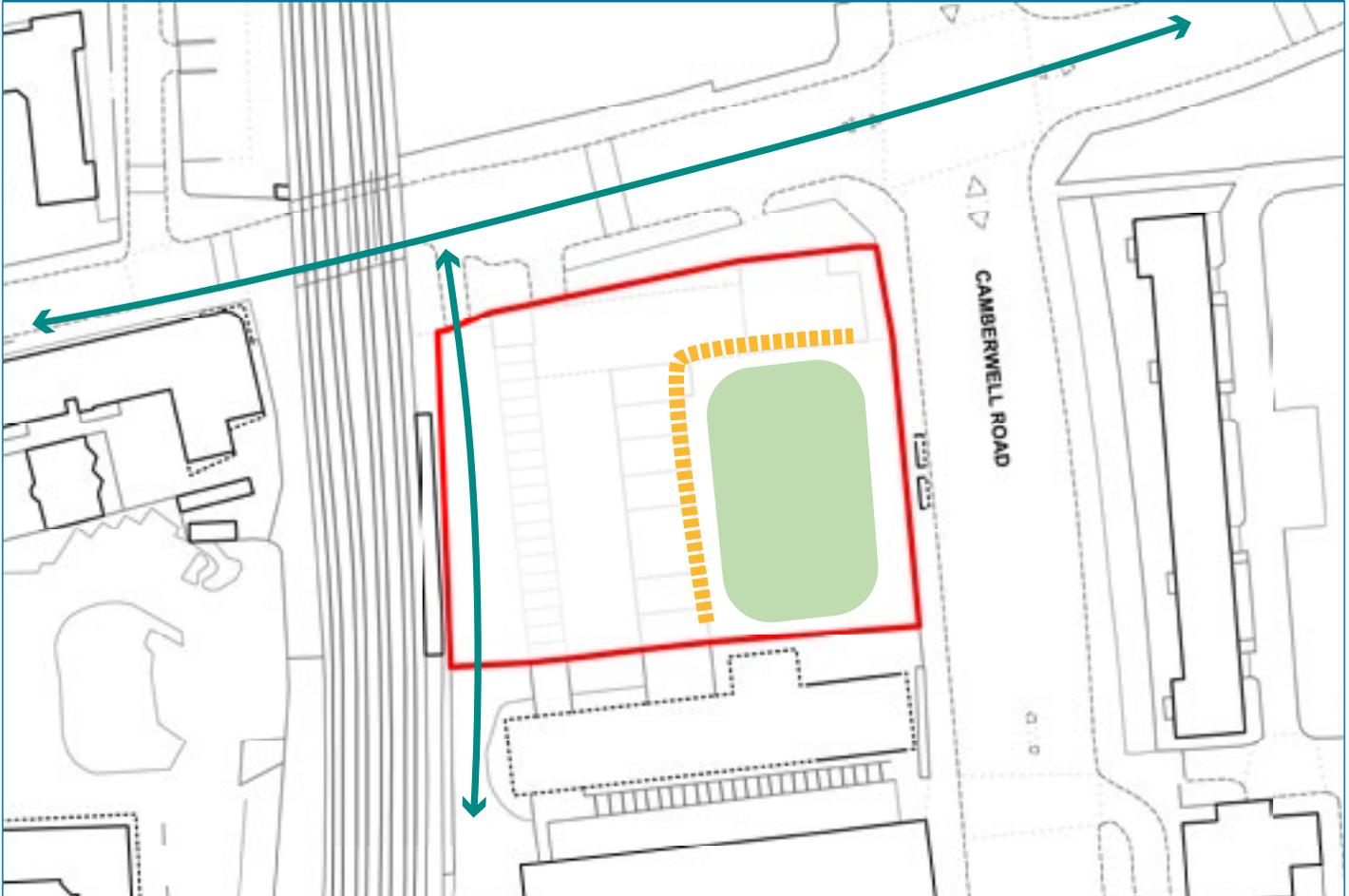
- Provide retail car parking.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 5 • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Supermarket (A1) – 2,376 m² • Residential (C3) – 63 homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Town centre uses (A1, A2, A3, A4, D1, D2) – to at least existing provision (2,376 m²) at ground floor fronting Camberwell Road • Residential (C3) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Car park – must not exceed capacity of existing car park
<p>Design and accessibility guidance</p>	<p>The site is suitable for a residential led mixed-use development. Redevelopment should provide active frontages at ground floor level. Redevelopment should support delivery of the Low line, access to the Southwark spine, and enhanced access to walking routes.</p> <p>The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.</p> <p>The site is within the setting of Grade II Listed buildings. The site is also within the setting of the undesignated heritage assets of the railway viaduct to rear. On the opposing side of Camberwell road are the Grade II listed terraces 117-129 and 131-155 Camberwell Road. The site is not within a borough designated archaeological priority zone or conservation area.</p>		



<p>Description of site</p>	<p>The site is located at the base of an existing eighteen-storey residential tower on Camberwell Road. The site is comprised of two-storey blocks along Wyndham Road that house a variety of town centre uses at ground floor, with residential above. There is a faith building on the corner of Camberwell Road and Wyndham Road. Access to the rear of the site is adjacent to the railway viaduct.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 3,528 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Residential (C3) – 986 m² • Town centre uses (A1, A2, A3, A4, D2) – 332 m² • Faith premises (D1) – 399 m² • Public Square – 1,100 m²

Site vision diagram



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Site vision

Redevelopment of the site must:

- Provide new homes;
- Provide a new high quality public square;
- Retain the amount of employment floorspace currently on the site and the faith premises;
- Provide ground floor active frontages, including shops, restaurants and bars facing the public square.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 6a • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 89 homes • Town centre uses (A1, A2, A3, A4, D2) – 332 m² • Faith premises (D1) – 399 m² • Public Square – 1,100 m²
<p>Required uses</p>	<ul style="list-style-type: none"> • Faith premises (D1) – at least 399 m² • Town centre uses (A1, A2, A3, A4, D2) – at least 332 m² • Open space – at least 1,100 m² • Residential (C3) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • None
<p>Design and accessibility guidance</p>	<p>Redevelopment should provide a residential-led development with a high-quality public square, marking a significant improvement on the existing public space. The residential density should have regard to the prevailing context and recently approved nearby developments. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Massing should be predominantly located towards the northern (Wyndham Road) and western edges of the site (adjacent to the railway lines). This will facilitate the delivery of a new public square fronting Camberwell Road (improving on the existing public space) that can be enjoyed by new and existing residents.</p> <p>Redevelopment should seek to support the Low Line walking route adjacent to the railway viaduct. Redevelopment should retain existing trees on site, and enhance access to existing walking and cycle routes.</p> <p>The site is located within the setting of the undesignated heritage asset of the railway viaduct to the rear. The site lies within the ‘Camberwell Green’ archaeological priority zone.</p>		



<p>Description of site</p>	<p>This site is located north-east of Camberwell Green and is comprised of a large warehouse and distribution site. The buildings are of mid-20th century design, set back from the street front at Lomond Grove with parking and storage areas. Residential blocks surround the site on all sides. The site is within the setting of the grade II listed Universal Immigration Chambers to the south along Lomond Grove. The wider area comprises a mix of uses including residential, retail, bars and restaurants, located along Camberwell Road.</p>		
<p>Site area</p>	<ul style="list-style-type: none"> • 3,750 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Small business employment floorspace (B1) – 4,031 m²

Site vision diagram



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Site vision

Redevelopment of the site must:

- Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site;
- Provide a new east-west green link from Lomond Grove to Brisbane Street.

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 6b • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 45 homes • Small business employment floorspace (B1) – 4,031 m²
<p>Required uses</p>	<ul style="list-style-type: none"> • Small business employment floorspace (B1) of at least 4,031 m² 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Residential (C3) • Extra care housing (C2)
<p>Design and accessibility guidance</p>	<p>The site is suitable for redevelopment that retains or increases the local employment offer for smaller businesses. Redevelopment could also result in an uplift in floorspace, providing either further small business floorspace or new homes.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area but is within the setting of Grade II listed buildings along Lomond grove.</p> <p>Redevelopment should contribute towards local permeability by providing a new east-west link from Lomond Grove to Brisbane Street.</p>		



Description of site

The site is located between Lomond Grove and Brisbane Street. The west partition of the site is predominantly undeveloped and currently used for car parking and a storage container. The east side of the site is occupied by a large two-storey brick warehouse which extends back from Brisbane Street, although access is only from Lomond Grove. The site borders a number of residential properties, including a recently developed residential block, immediately to the south along Brisbane Street.

Site area

- 2,104 m²

Existing uses

- Light industrial (B1) – 695 m²
- B8 Storage container – 89 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- ↔ Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site;
- Provide a new east-west green link from Lomond Grove to Brisbane Street.

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 4 • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Light industrial (B1) – 695 m² • Residential – 70 homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Small business floorspace (B1) – at least 695 m² 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Residential (C3) • Extra care housing (C2)
<p>Design and accessibility guidance</p>	<p>The site has the potential to deliver a high-quality residential-led mixed-use development. The design should be informed by the prevailing context of recently approved development, including the residential development to the south on Brisbane Street. Compact, high-density blocks should be combined with a new access route between Lomond Grove and Brisbane Street, creating a more attractive and permeable urban environment.</p> <p>The site is not within a designated archaeological priority zone or conservation area. The site is within the setting of immediately adjacent Grade II Listed Buildings at 99, 101 and 103 Lomond Grove.</p>		



<p>Description of site</p>	<p>The site comprises a late 19th century/early 20th century detached mansion house. The building is set in large grounds, with a formal garden and area of woodland to the rear. The building was most recently used as a day training centre by the National Offender Management Service and comprises three storeys with an attic and basement. The building is currently vacant.</p>		
<p>Site area</p>	<ul style="list-style-type: none"> • 5,798 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Probation Centre (D1 with ancillary B1) – 779 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Provide new homes.

Redevelopment of the site may:

- Provide new extra care housing.

PTAL and Density Area	<ul style="list-style-type: none"> • 4 • Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Residential (C3) – 21 homes
Required uses	<ul style="list-style-type: none"> • Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> • Extra care housing (C2) • Probation Centre (D1 with ancillary B1) – 779 m²
Design and accessibility guidance	<p>There is scope for backland development and a single or two storey extension attached to the east of the main building to create an uplift in floorspace. 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. There are several sensitive trees and groups of trees on site which must be managed.</p> <p>The existing building is not listed but should be retained as it forms an integral part of Camberwell Grove conservation area. Development must be unobtrusive and complement the character and appearance of the conservation area. The site is not within an archaeological priority zone. A strategy for historic building recording, archaeological investigation and mitigation is proposed for this site and should be reflected.</p>		