

Research Report
Jones Lang LaSalle Limited

Camberwell Magistrates' Court, London

Pre-Application Heritage Assessment

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Introduction

This pre-application Heritage Assessment has been prepared by JLL Heritage, on behalf the Ministry of Justice, to set out the heritage sensitivities associated with the planning opportunity at Camberwell Green Magistrates' Court as part of Her Majesty's Courts and Tribunals Service ('HMCTS') review of its London Estate.

The pre-application site is not located within a conservation area nor does it contain any listed buildings. However, there are a number of heritage assets within the surrounding area which have the potential to be affected by the redevelopment of the site. These include the Camberwell Green Conservation Area and a number of grade II listed buildings.

Paragraph 128 of the National Planning Policy Framework (NPPF) 2012 (Appendix 4 contains the relevant Heritage Planning Policy Context) sets out the information requirements for determining applications and states that:

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

This pre-application Heritage Assessment is a standalone document prepared to satisfy paragraph 128 of the NPPF. In response to the NPPF, section 2 of this report identifies the heritage assets which may be affected by the application proposals and section 3 provides proportionate statements of significance for those assets identified. These are relative to the likely scale, nature and effect of the proposals and are based on more detailed assessments set out, in proformas, in Appendices 2 (listed buildings) and 3 (conservation area). Assessments within these proformas are based on archival information, published information and site survey.

The Heritage Planning Policy context for the consideration of these proposals is set out in Appendix 4. This includes the statutory duties (as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.

The Heritage Assets

A heritage asset is defined by the NPPF as:

‘A building, monument, site, place, area of landscape identified as having a degree of significance meriting consideration in the planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing.¹’).

Designated Heritage Assets

A Designated Heritage Asset is identified by the NPPF as:

‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.²’

For the purposes of this assessment, we have identified all designated heritage assets within 250 metres of the site. This study area is based on best practice. The study area includes a number of listed buildings and one conservation area, these are set out in Tables 2.1 and 2.2. Heritage asset plans, illustrating their location, are set out within Appendix 1.

Listed Buildings

There are 11 listed buildings and structures located within the identified study area, all listed at grade II, which may be affected by any redevelopment proposals.

Table 2.1 - Listed Buildings within the Study Area potentially affected by the proposals

Key	Name, Address	Grade
1	Bryanston House	II
2	Camberwell Business Centre and Railings	II
3	Camberwell Public Baths	II
4	2-8, Jephson Street	II
5	Camberwell Police Station and Attached Lamp Bracket	II
6	K2 Telephone Kiosk At South End of Wren Road	II
7	2, Camberwell Church Street	II
8	Former London County Bank	II
9	323, Camberwell New Road	II
10	Number 15 and Attached Railings	II
11	Regal Cinema	II

¹ NPPF (2012) Annex 2: Glossary (p.52)

² NPPF (2012) Annex 2: Glossary (p.51)

Conservation Areas

The application site is not located within a conservation area. However, there is one conservation area within the identified study area, which may be indirectly affected by redevelopment proposals. From the outset, it must be noted that the setting of conservation areas is not statutorily recognised and it only the contribution that the surrounding area makes to the special character and appearance of an area that should be considered.

The conservation area which has the potential to be indirectly affected by the application proposals is set out in Table 2.2. A plan illustrating the location of the conservation area located within the study area is included within Appendix 1.

Table 2.2 - Conservation Areas within the Study Area

Key	Name	Date of Designation
1	Camberwell Green	1981

Camberwell appears in the Domesday Book as '*Cambrewelle*'. By the time of the Domesday Book, the area was a substantial settlement with a parish church that included Dulwich and Peckham. At this time, it was held by the Haimo the Sheriff (of Kent). Camberwell consisted of two portions; to the north, the area was a perfectly flat marshy land, which was known for the constant issue of flooding. To the south, there were a range of hills which were seen as the healthier part of the parish due to its clean and fresh air. Camberwell Green, together with St. Giles' Church, formed the heart of the village and was surrounded by farms and market gardens. An annual fair was held at Camberwell Green from the middle of the 13th century, and it was the occasion where labour was hired for the coming agricultural year and goods were bought and sold.

Some of the earliest large scale development within the vicinity came in the hilly area to the south of Camberwell. In 1725, the population of the area was c.1,520, with several resident gentlemen taking up residence. These gentlemen and fellow professionals were attracted to Camberwell by its clean fresh air, clean water and its relative proximity to the centre of London. As a consequence of this influx of affluent residence, grand mansions were constructed along some of the first major roads in the area, for example along Camberwell Grove. The area is spoken about in 1730 as a small village on the road to Croydon with around 700 houses.



Figure 1: J. Dewhirst's Map of Camberwell and Denmark Hill, Lewisham, 1842.



Figure 2: Ordnance Survey Map: Surveyed 1863-1870, printed 1891.

By 1842, Camberwell was still considered small enough to be known as a village, however, it now had an unbroken series of streets connecting it with the centre of London. During the first half of the 19th century, Camberwell was visited by Londoners for its rural tranquillity and the reputed healing properties of its mineral springs. In the lower ground to the north of Camberwell, before the endless small streets were constructed, there were market gardens in great numbers. The fair at Camberwell Green was enclosed by rails in 1811, and by 1823, it was suppressed after becoming a nuisance. Dewhirst's map of 1842 shows that the development along the desirable Camberwell Grove and Grove Lane to the south of Camberwell Green were well underway, as is development along Champion Hill. Little of the working class development to the north of Camberwell Green has been completed.

Like much of inner South London in the 19th century, Camberwell was transformed by the arrival of the railways in 1860s. The arrival of the horse drawn trams in the 1870s also made the area even more accessible by working classes. Consequently, a

large majority of the old Georgian properties along Grove Road and similar streets were subdivided for multiple occupancy uses. The growing numbers of working class residents travelling to the area began to work in small scale local industries as well as the building trades. With the large influx of people into Camberwell, and the increase in the labour trade, house building continued at a fast pace toward the end of the 19th century, particularly to the southern parts of Camberwell. Most of the development during the late 19th century was infill in the southern areas of Camberwell, some on land such as at the top of Grove Lane. Development to the north of Church Street was of a very different order and class. This was stimulated by the growing population of working class within the area and the introduction of the horse trams in the 1870s. With this came the increase in industry, especially along the Grand Surrey Canal, where timber yards and mineral water works were a common feature.



Figure 3: Ordnance Survey Map: Surveyed 1938. Published ca. 1946.



Figure 4: Aerial image showing Camberwell Green Magistrates Court and the surrounding area, 2017. *Source: Google Maps*

As seen on the OS map of the early-mid 20th century, the Camberwell area had become fully developed, comprising of a mixture of residential, commercial and industrial building types. Camberwell Green remains undeveloped to the west of the future Site of the Camberwell Green Magistrates' Court. At this time, the south side of Waterloo Street appears to be lined with terraced properties, including the Site. As seen by the aerial image seen in Figure 4, these terraced properties have since been demolished and Kimpton Road has been extended to allow access to Waterloo Street. The large building of Camberwell Magistrates' Court was constructed shortly after 1938 (Figure 3). The court was constructed in 1965 and was located on the fringe of the early 20th century housing estate. The building stands on the corner of these two roads. To the west of the court, a modern library stands facing Camberwell Green.

Significance of the Heritage Assets

The significance of a heritage asset is defined by the NPPF within the glossary 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.’

Listed buildings have been selected for their special architectural or historic interest and constitute designated heritage assets. Designation is based on the *Principles of Selection for Listed Buildings (2010)* as published by the Department of Culture, Media and Sport (DCMS) and supported by Historic England’s *‘Listing Selection Guides’* published thematically according to building type.

Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for identification of those features that form the character and appearance.

Historic England has published *‘Conservation Principles, Policies and Guidance’*³ (2008) which identifies four types of heritage value that a heritage asset (whether it be designated or non-designated) may hold – aesthetic, communal, evidential or historic interest. Historic England has also published a Good Practice Advice Note on the *‘Setting of Heritage Assets’* (2017) which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset.

Assessment

The above guidance has been used to inform the following summary statements of significance which provide an overview of the identified designated heritage assets set out in section 2 which may be affected by any redevelopment proposals. More detailed assessments are set out in Appendices 2 (listed buildings) and 3 (conservation areas). The statements of significance are proportionate to the importance of the asset and also the likely impacts of the redevelopment of the pre-application site.

³ A revised version of this document was published for consultation in late 2017. A date for publication of the new guidance has not been provided.

Table 4.1: Summary Statements of Significance: Listed Buildings

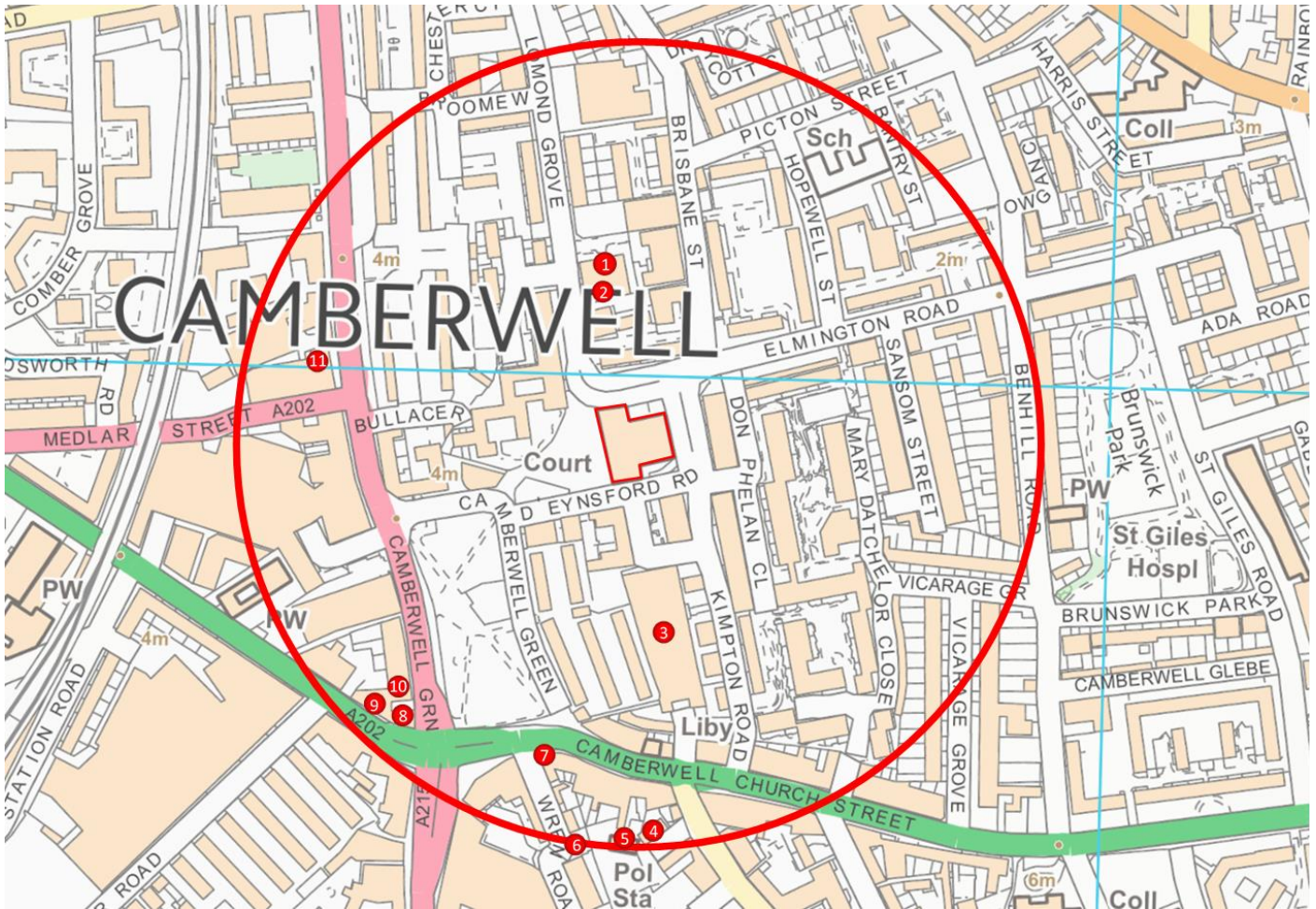
Key	Name, Address	Grade	Summary Statement of Significance
1	Bryanston House	II	Bryanston House is a standing survivor of the historic core of Camberwell. The area directly around the building was heavily damaged during World War II, with only a handful of buildings surviving. The building is a good example of a large Victorian residence, and has group value with the historic confectionary works that it stands adjacent to.
2	Camberwell Business Centre and Railings	II	An early 19 th century industrial building used for the storage and distribution of goods. The building is a good example of an industrial building and demonstrates the historic development of the northern region of Camberwell, which has historically been primarily associated with the working classes and industrial trades.
3	Camberwell Public Baths	II	A late Victorian example of a public bath house at the centre of Camberwell. The late 19 th century building exhibits decorative and ornate detailing which is demonstrative of the importance given to public bath houses of this time. The asset is also a good example of the works of the architects Spalding and Cross and stands as the first known joint project between the pair.
4	2-8 Jephson Street	II	A group of early to mid-19 th century terraced houses which have retained the majority of their appearance and key features to the exterior. The terraced group stands as a remnant of the historic character of the Camberwell Green Conservation Area. Located within a gated area, Jephson Street stands as a relatively untouched area of Camberwell since the middle of the 19 th century.
5	Camberwell Police Station and Attached Lamp Bracket	II	The Camberwell Police Station is a high quality example of John Dixon Butler's police station design for the Metropolitan Police at the end of the 19 th century. The historic interest of the building is derived from its association with the establishment of the Metropolitan Police. The building is situated within the terrace fronting Camberwell Church Street, where a number of historic buildings survive and contribute to the setting of the asset.
6	K2 Telephone Kiosk at South End of Wren Road	II	The K2 telephone boxes remain a rare sight outside of central London. There are 208 separate listings for the K2, although a number represent multiple kiosks in a single location. They are a rare survivor of the developments in communication within the country.
7	2, Camberwell Church Street	II	A commercial building, dating from the Victorian period, which occupies a prominent corner position and addresses the southern eastern aspect of Camberwell Green. Its position and architectural quality helps to create a strong edge to the central space of Camberwell Green and as such is an important local landmark.

Key	Name, Address	Grade	Summary Statement of Significance
8	Former London County Bank	II	The former London County Bank, dating from the Victorian period, occupies a prominent corner position adjacent to Camberwell Green which lies at the heart of historic Camberwell. Addressing the southern western aspect of the green, the Bank's position and high architectural quality helps to create a strong edge to the central space of Camberwell Green and is considered as an important local landmark.
9	323, Camberwell New Road	II	An early 19 th century residential property in a regency style. Constructed from yellow brick in Flemish bond, the building consists of three storeys with a full size shallow curving bay to the left hand range. The building is an example of the early 19 th century development that took place close to Camberwell Green consisting of large wealthy houses.
10	Number 15 and Attached Railings	II	A late 18 th century terrace building with a later shop front to the ground floor and dwelling above. The asset is a fragment of what was one a well-represented typology along Camberwell Road. The building forms part of an integral part of the Camberwell Green Conservation Area.
11	Regal Cinema	II	An early to mid-20 th century cinema building constructed by Leslie H .Kemp. The assets' principal significance derives from it being a good example of early 20 th century cinema building type, and it being the largest of its time within the borough.

Table 4.2: Summary Statements of Significance: Conservation Areas

Conservation Area	Summary Statement of Significance
Camberwell Green	Camberwell Green Conservation Area is characterised by the fine grain of 18 th and 19 th century Victorian and Edwardian architecture and spaces. There is a strong sense of enclosure and consistency in the character of the conservation area, with most buildings being sited on the back edge of the pavement. The area retains a mix of uses with residential and commercial buildings lining the streets. The conservation area forms part of the historic core of Camberwell, with a focus on the open area of Camberwell Green, providing spatial relief from the busy thoroughfare that dominates the area.

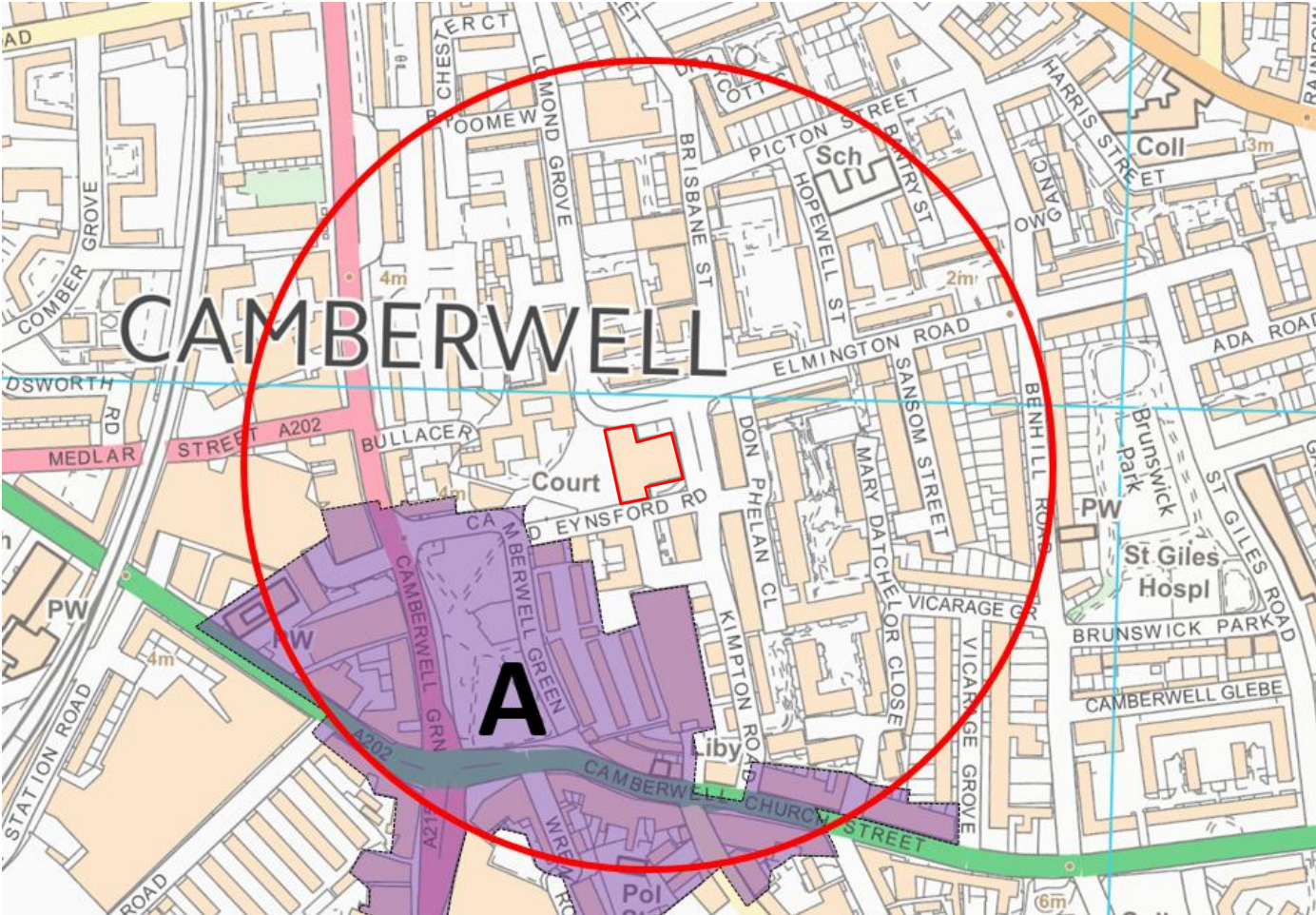
Appendix 1: Heritage Asset Plans



Heritage Asset Plan 1: Location of Listed Buildings within 250m Study Area

Key	Name, Address	Grade
1	Bryanstone House	II
2	Camberwell Business Centre and Railings	II
3	Camberwell Public Baths	II
4	2-8 Jephson Street	II
5	Camberwell Police Station and Attached Lamp Bracket	II
6	K2 Telephone Kiosk at South End of Wren Road	II

Key	Name, Address	Grade
7	2 Camberwell Church Street	II
8	Former London County Bank	II
9	323, Camberwell New Road	II
10	Number 15 and Attached Railings	II
11	Regal Cinema	II




Heritage Asset Plan 2: Location of Conservation Area within 250m Study Area

Key	Name	Date of Designation
A	Camberwell Green	February 1981

Appendix 2: Listed Building Statements of Significance

1 Bryanston House II	
Designated	27 th September 1998
List Description	<p>TQ3277 LOMOND GROVE 636-1/10/487 (East side) 27/09/72 No.99 Bryanston House and railings (Formerly Listed as: LOMOND GROVE No.99 Bryanston House) (Formerly Listed as: LOMOND GROVE Street railings and gate to No.99).</p> <p>Detached house. Early C19. Yellow brick, upper floor painted, hipped slate roof with deep eaves soffit. 2 storeys and basement, 3 bays. Ground-floor openings round-headed in round-arched recesses. Steps with wrought-iron handrail to door with fluted quarter columns, cornice head and fanlight. Gauged brick, segmental arches (repaired) to sash windows with glazing bars at 1st floor, with stucco sill band. INTERIOR: not inspected. SUBSIDIARY FEATURES: cast-iron street railings with urn finials at intervals.</p>
Photograph	
Significance	
Architectural Interest	Bryanston House's architectural interest derives from its age and it being a good example of classical Victorian house style. Constructed from yellow stock brick, the upper storey has been painted off-white, with a hipped slate roof. The building is a good example of a large Victorian dwelling of 3 bays, consisting of 2 storeys with basement.
Historic Interest	Constructed at the beginning of the 19 th century, the historic interest of Bryanston House derives from its age and association with the early Victorian development within the Camberwell Green area. The historic interest of the building also stems from its association to the factory/warehouse to which it stands adjacent too, being one of the only surviving Victorian buildings within the area.
Setting	
Physical Surroundings	Bryanston House fronts Lomond Grove, facing the mid-late 20 th century Peabody Housing Estate. The building is situated to the north of the historic factory, with the Salvation Army Barracks being located further south beyond the warehouse building. A car park for later warehousing and work yards lies directly to the north of the building. The setting of Bryanston House is made up of late 20 th century residential development running north along Lomond Grove and the larger factory type buildings that surround it.

1	Bryanston House	II
Experience of the Asset	Bryanston House is primarily experienced from Lomond Grove. It can be experienced by both pedestrians and vehicular traffic. The building is the oldest within the immediate surroundings and stands as a historic example of the Victorian industrial history of the area. However, surrounding later 20 th century developments detract from this historical connection	
Associative relationships with other assets	Bryanston House has an associative relationship the factory/warehouse building that surrounds it (now the Camberwell Business School). Constructed at a similar date, both buildings stand as a remnant of the historic development along Lomond Grove and may well have been a part of the same development.	
Summary of Significance	Bryanston House is a standing survivor of the historic Victorian core of Camberwell. The area directly around the building was heavily damaged during World War II, with only a handful of buildings surviving. The building is a good example of a large Victorian property, and has group value with the historic confectionary works that it stands adjacent to.	

2 Camberwell Business Centre and Railings		II
Designated	17 th September 1998	
List Description	<p>TQ3277 LOMOND GROVE 636-1/10/488 (East side) 27/09/72 Nos.101 AND 103 Camberwell Business Centre and railings (Formerly Listed as: LOMOND GROVE Nos.101 AND 103)</p> <p>Perfume factory, now offices and light industrial units. Early C19. Yellow brick with moulded stucco cornice to pediment with Diocletian window in tympanum. 4 storeys and attic, 4 bays. Gauged brick arches to windows with glazing bars, those on ground floor round-headed, with radial glazing in heads, all those above segmental-headed. Ground-, 1st- and 2nd-floor windows in giant, round-arched recesses resting on ground-floor sills. INTERIOR: not inspected. SUSBIDIARY FEATURES: cast-iron street railings.</p>	
Photograph		
Significance		
Architectural Interest	<p>An early 19th century warehouse and factory building consisting of 4 storeys with attic space. The large building's principal architectural interest derives from it being a good example of an industrial building, with a more detailed public facing façade. The building is a standing remnant of the industrial history of the area.</p>	
Historic Interest	<p>The historic interest of the factory derives from its association with the industrial activity within the Camberwell area during the 19th century. During the 1800's, the country witnessed a large transformation in the British economy in terms of industry. This transformation saw an influx in factory/industrial buildings across the country, particularly within and around London. The asset's location demonstrates the historic townscape of northern Camberwell during the early 19th century that was populated by the working classes and associated factories.</p>	
Setting		
Physical Surroundings	<p>The factory warehouse is situated on the eastern side of Lomond Grove, to the north of the pre-application site and Camberwell Green. The area is interspersed with residential and commercial buildings of varying scales and ages. The building faces west, towards residential housing blocks constructed by Peabody Housing Association, now used as Orchard Hill College with residential flats to the north. The immediate setting of the factory is made up of buildings associated with the Salvation Army that are situated directly to the south, a workshop yard to the north and a large proportion of residential development.</p>	

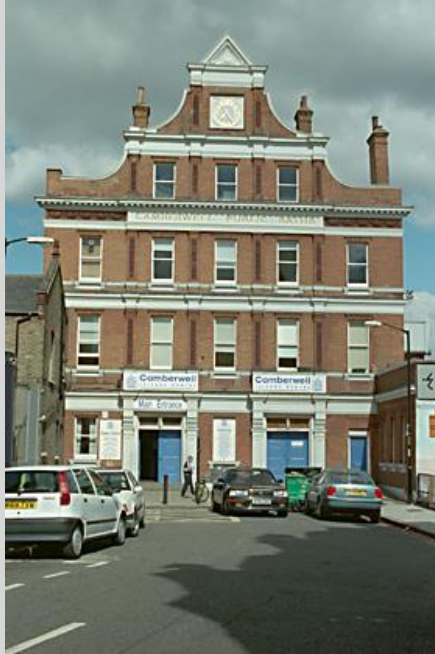
2	Camberwell Business Centre and Railings	II
Experience of the Asset	The asset is experienced from the approach along Lomond Grove and from within a highly altered townscape since its original construction in the early 19 th century. Development to the south of the asset has altered its historical setting, which once consisted of working class residential buildings. The factory building is the largest along Lomond Grove and demonstrates the historic status of the area. Now used as offices, the building can still be experienced as a historic warehouse/factory style building.	
Associative relationships with other assets	Camberwell Business Centre has an associative relationship with the Grade II listed Bryanston House, both being constructed at similar times.	
Summary of Significance	An early 19 th century industrial building, used for the storage and distribution of goods. The building is a good example of an early 19 th century industrial building and demonstrates the historical development of the northern region of Camberwell is associated with the development of the industrial trade.	

3 Camberwell Public Baths II	
Designated	27 th July 1993
List Description	<p>Public baths. Design in 1890; dated to 1891. By Henry Spalding and Alfred WS Cross. Red brick in Flemish bond with rubbed brick and terracotta and artificial stone dressings. Netherlandish Renaissance style. EXTERIOR: roof parapeted. Gable facing elevation of 5-window range, which contains offices and caretaker's room. Single-storey bath halls to rear. Elevation to Artichoke Place has 3-storey wings with 4-storey centre ranges; single-storey structure of 3-window range to right return. 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. Main entrances 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. All windows with projecting sills, each supported by projecting brackets. 2nd- and 4th-window ranges, 1st to 3rd floors, framed by Tuscan pilastrade on each floor; the pilasters ornamented with terracotta panels in a heart pattern. Sill bands to 1st- and 2nd-floor windows. Entablature floor band between 1st and 2nd floors and full entablature above the 2nd floor, the centre sections inscribed "Camberwell Public Baths"; frieze to side ranges has swags in rubbed brick with dentil cornice. Parapets above 1st- and 5th-window ranges curve up to meet higher central section; on 3rd floor same pilaster treatment as below but shorter; Dutch gable cresting above with shell in pediment; the cresting with a clock face. Stacks to right return wall and between 1st- and 2nd-, and 4th- and 5th-window ranges. INTERIOR: in lobby the pay box survives. The slipper baths have been removed, to be replaced by gym facilities. Behind entrance lobby is 1st-class bath, of 14 bays with viewing gallery to all sides and lit by skylight; roof truss formed from a pair of hammer beams from which spring an arched brace, each bay tied by a wrought-iron brace. Side aisles formed by orthostats supporting concrete beams. One segmental-arched window for each bay. The gallery front of iron, curved in section with open filigree work. Plaque on front wall, between entrances: "Camberwell Public Baths and Wash Houses. These buildings were erected for the Parish of Camberwell in the year 1891. Commissioners, JT Sears, RT Bonsall, JT Ralph, R Strong JP LCC, GL Turney JP, M Wallace, George Marsden Clerk to the Vestry [of Camberwell Parish], Spalding and Cross Architects, Balaam Bros. Builders, C William Tagg Clerk of the Works". HISTORICAL NOTE: 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.</p>

3 Camberwell Public Baths

II

Photograph



Significance


Architectural Interest The architectural interest of the Camberwell Public Baths derives from it being one of the first public baths designed by architects Henry Spalding Alfred WS Cross with a highly ornate south facing facade. The building is constructed from red brick in Flemish bond with rubbed brick and terracotta with artificial stone dressings. The building is grand in design and is of a Netherlandish Renaissance Style with terracotta ornamentation and a Dutch gable. The pediment has an ornate clock-face and a shell motif, adding to the architectural quality and detailing of the building.

Historic Interest During Victorian Britain, public sanitation was beginning to play an important part in everyday life. Henry Spalding specialised in bath houses, with the Camberwell Baths being among the first involving a Spalding partnership. With architects making public baths their speciality, these facilities were becoming an important building within town centres. The fashionable style implemented in the design and construction of the Camberwell Public Baths, demonstrates the pride the Victorians took in their sanitary reform. The bath's historic interest also derives from its association with the development of Camberwell during the Victorian era.

Setting

Physical Surroundings The setting of the Camberwell Public Baths is formed of Artichoke Place, with its associated car park and turning place for vehicular traffic, and the residential road of Harvey Road to the north. The immediate setting of the public baths is tightly defined and is made up of mainly residential properties of varying styles, size and ages. These residential properties back on to the baths with their gardens backing on to the smaller single storey wing of the building. The building has two entrances, one on Artichoke Place and the other at the turn of Harvey Road.

3	Camberwell Public Baths	II
Experience of the Asset	<p>The assets' principal elevation is experienced from Artichoke Place, with the north facing elevation being experienced from the approach along Harvey Road. The immediate setting is provided by groups of historic buildings as one turns into Artichoke Place which contributes to the building's historic interest. The building is an impressive piece of Victorian architecture and forms a dominant building within a small and tightly defined area. The approach from Harvey Place is less consuming, only consisting of 2 storeys. From Harvey Place, the assets' immediate setting is the street itself, with a gated community garden to the north and smaller residential buildings located on the opposite side of the road. The historic experience of the baths has been subject to some change throughout the years, with the building being redeveloped into a modern leisure centre.</p>	
Associative relationships with other assets	<p>The asset has an associative relationship with many of the historic buildings along Camberwell Church Street to the south. Many of these buildings form part of the Victorian development of Camberwell and are located within the Camberwell Green Conservation Area. Collectively they form examples of a stage in Camberwell's historic development.</p>	
Summary of Significance	<p>A late Victorian example of a public bath house at the centre of Camberwell. The building exhibits decorative and ornate detailing which demonstrates the importance given to public bath houses of this time. The asset is also a good example of the works of both Spalding and Cross and stands as the first known joint project between the two.</p>	

42-8 Jephson Street		II
Designated	17 th September 1998	
List Description	Formerly known as: Nos.2-8 WILBY ROAD. 4 houses. Mid C19. Stock brick with stucco dressings and slate roofs. A mansard with fishscale tiling added in late C19 to No.2. 2 storeys with basement and half dormers. Each house with a single dormer having 2x2 sash window under segmental brick arch, cutting through a bracketed eaves cornice. At 1st-floor level all the houses have 6x6 sash windows under a rectangular fanlight with doorcase cornice supported by consoles adjacent to a 6x6 sash window with margin lights under a flat arch. Basement storey is stuccoed and has late C20 glazed doors; otherwise all glazing of an authentic pattern. Flights of 5 steps leading up to each front door. To Nos 2 & 6 the cornice of the doorcase is extended to include the surround of the adjacent window which is corbelled out from the normal plane of the elevation. INTERIOR: not inspected. Forms an attractive and coherent group with Nos 1-9 (odd) (qv).	
Photograph		
Significance		
Architectural Interest	Constructed from stock brick and consisting of three storeys plus basement. The group of buildings form a symmetrical short terrace with prominent glazing and transom windows to entranceways. The buildings also display stucco dressings and slate roofs, separated from the main road by walls and railings. Their architectural interest derives from their uniformity in style, creating an attractive street frontage along Jephson Street.	
Historic Interest	The historic interest of Nos. 2-8 Jephson Street derives from the group being a remnant of a much wider historic townscape, which was characterised by large houses centred on Camberwell Green, often for the wealthiest in the area. They also stand as reminders of the terraces which would have been a prominent feature of the Camberwell Green area in the mid-19 th century.	
Setting		


4	2-8 Jephson Street	II
Physical Surroundings	The terraced group is part of a secluded townscape of buildings principally dating from the 19 th century. The group are located along Jephson Street, a gated and secluded road running off Grove Lane. The buildings form a strong character and exhibit a consistent appearance with a wider group of buildings, evident by their inclusion within the Camberwell Green Conservation Area. The wider setting of the buildings have been subject to change, with modern development constructed to the north.	
Experience of the Asset	The buildings can primarily be experienced from Jephson Street itself. This street is a private road, with access only by residents and visitors. The buildings are best experienced from within this private and secluded environment, forming a strong sense of enclosed and private townscape. The group have retained their domestic scale with little or no development within their immediate setting, enhancing the historic experience of the assets within a pleasant space away from the thoroughfare that is Camberwell Green.	
Associative relationships with other assets	The buildings form a strong townscape group with the listed 1-9 Jephson Street, located opposite. Together, the group forms part of a larger townscape group illustrating the development of the area during the early 19 th century. Together, the buildings form a key feature that contribute to the character and appearance of the Camberwell Green Conservation Area.	
Summary of Significance	A group of early to mid-19 th century terraced houses which have retained the majority of their character and key features especially to the exterior. The terraced group stand as a remnant of the historic character of the Camberwell Green Conservation Area. Being located within a gated areas, Jephson Street stands as a relatively untouched area of Camberwell since the middle of the 19 th century.	

5 Camberwell Police Station and Attached Lamp Bracket II	
Designated	17 th September 1998
List Description	<p>Metropolitan police station. Dated 1898. By John Dixon Butler. Red brick in Flemish bond with stone dressings; dark red brick plinth to ground floor. Roof of tile. Arts and Crafts Free Style. EXTERIOR: 2 storeys. stepping up to 3, over basement. 6-window range. All openings are flat-arched, most with sashes and doors of original design. Elevation designed with deliberate asymmetry. The entrance just to the left of the centre; with overlight; set in aedicule consisting of quoined jambs topped by scroll brackets which support a semicircular pediment which dies into a short cornice along the front wall. Ground floor banded in stone and brick. Single window to left of entrance with eared architrave; to right a triple, transomed window 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. Left-hand of design finishes as a low wing of 2 windows, with parapet; the right-hand ranges rise to a 2nd storey which finishes in a facing gable, the left return of this inset repeats materials of effects of the main elevation. The 1st-floor windows in the gable facing range are closely paired, each with eared and shouldered architraves. Sill band to 2nd-floor windows with brick and stone bands linking heads and lintels; gable pierced by long light slit, stopping just within stone peak; gable coping is moulded. High moulded stacks to party walls and at join of gable facing roof with rear. Projecting from the plain tympanum over the entrance is a metal floral bracket supporting a lamp of Windsor type with crown top. Rainwater heads at party walls have date in Gothic script, "1898". On the left jamb of the door, initials "MP" and the date. INTERIOR: not inspected.</p>
Photograph	
Significance	
Architectural Interest	<p>The Camberwell Police Station is of architectural interest as a good quality example of John Dixon Butler's Metropolitan police stations. The building is of an arts and crafts style, with a bold stone hood over the entrance doorway. It consists of two storeys, stepping up to three at one end. The design is asymmetric with a front gable, constructed from brick with stone dressings. The building retains much of its original character and architectural detailing externally, with the</p>


5	Camberwell Police Station and Attached Lamp Bracket	II
	majority of timber sash windows remaining intact and its original lamp bracket within the stone hood over the doorway. The design is synonymous with the Metropolitan Police, a style which gave the Police Service an identity within the surrounding streetscene.	
Historic Interest	The Camberwell Police Station’s historic interest derives from its association with John Dixon Butler, the development of the Metropolitan Police and the historic development within Camberwell at the end of the 19th century and early 20 th century. Dixon Butler was appointed as architect and surveyor to the Metropolitan Police in 1895.	
Setting		
Physical Surroundings	The Police Station forms part of a terrace between two four-storey buildings. To the east is a bakery on the ground floor with residential use above, a modern addition to the terrace. To the west of the Station is a Victorian property which currently houses a restaurant on the ground floor with residential use above. The police station fronts onto the pavement and looks out over Camberwell Church Street. The wider setting of the police station is formed of commercial buildings which form the centre of the Camberwell area.	
Experience of the Asset	The asset is primarily experienced from the approach along Camberwell Church Street by both pedestrians and vehicular traffic. The police station is positioned within the terrace, between two four storey buildings, forming part of a Victorian streetscene. The building to the east is a later addition to the street, and detracts somewhat from the station’s significance. Furthermore, the volume of traffic along Camberwell Church Street has a negative effect on the surrounding area and creates a busy urban setting of the asset.	
Associative relationships with other assets	The Camberwell Police Station has an associative relationship with other designated and non-designated heritage assets within the northern extremities of Camberwell Green Conservation Area. Together with the Camberwell Public Baths, the Former London County Bank and No. 2 Camberwell Church Street, the buildings stand as a relic of the rapid development within this part of Camberwell during the late 19 th century.	
Summary of Significance	The Camberwell Police Station is a high quality example of John Dixon Butler’s designs for the Metropolitan Police at the end of the 19 th century. The significance of the building is derived from its association with the establishment of the Metropolitan Police. The building is situated within the terrace fronting Camberwell Church Street, a terrace where a number of historic buildings survive and contribute to what remains of the historic setting of the asset.	

6	K2 Telephone Kiosk at South End of Wren Road		II
Designated	24 th December 1986		
List Description	Telephone kiosk. 1927. By Giles Gilbert Scott. Cast-iron. Square K2 type kiosk with domed roof, perforated crowns to top panels and glazing bars to windows and door.		
Photograph			
Significance			
Architectural Interest	Designed by Giles Gilbert Scott, the kiosk's architectural interest derives from it being an example of the first original telephone box, constructed in 1924. Constructed of cast-iron sections, bolted together, the telephone box stands on a concrete base. The form of the telephone box is a four-sided rectangular box with a domed roof. Each side has fluted architrave mouldings at the outer edge. Consisting of six rows of three small rectangular panes of glass with trim mouldings and internal beading were situated on three sides. The design of the K2 features many influences of classical architecture.		
Historic Interest	The historic interest of the telephone kiosk at the south end of Wren Road derives from its association with the Royal Fine Art Commission and the renowned architect Sir Giles Gilbert Scott. Following the success of the K1 and the General Post Office's first national kiosk, a number of separate schemes looked at finding a replacement design. The Metropolitan Boroughs Joint Standing Committee and Birmingham City Society, both looked at producing new designs. The Royal Fine Art Commission recommended the design of Sir Giles Gilbert Scott to be adopted. The first were installed in 1926 and over 1,700 example were installed by 1934, mostly in London. Gilbert Scott is also known for landmark structures including Liverpool Cathedral, Battersea Power Station and Waterloo Bridge.		
Setting			

6	K2 Telephone Kiosk at South End of Wren Road	II
Physical Surroundings	The telephone box is located within a corner of an area that is currently being used as a car park at the end of Wren Road. The wider townscape and streetscene consists of a mixed grain of surviving 19 th century and 20 th century residential buildings interspersed with more recent development including the residential block, 'The Colonnades'.	
Experience of the Asset	The asset is experienced within the open space at the end of Wren Road by both pedestrians and vehicles. The kiosk sits to the corner of this open space and is somewhat over shadowed by the surrounding development.	
Associative relationships with other assets	Just over 200 examples of the K2 Telephone Box remain on British streets, primarily in London, and these are given Grade II status by Historic England.	
Summary of Significance	The K2 telephones boxes remain a rare sight outside of London. There are 208 separate listings for the K2, although a number represent multiple kiosks in a single location. They are a rare survivor of the developments in communication within the country.	


7	2, Camberwell Church Street	II
Designated	17 th September 1998	
List Description	<p>Bank, now offices. Late C19. Red brick with stone dressings, rusticated ground floor, and mansard roof of red tile. EXTERIOR: corner blocks with 2-window range to Camberwell Church Street, and 5-window range to return. 4-storey octagonal corner turret marking the main entrance of the building, otherwise 3 storeys with dormers. Subsidiary entrance in a single-storey block at the far end of the return. Strongly modelled brick stacks (one to main elevation and 3 to return), and a 2nd turret, with a conical tiled cap, at the south end of the return elevation. The 2nd-floor windows have stone architraves and are set beneath a bracketed cornice. First-floor windows surmounted by lavishly carved segmental pediments. The glazing to both floors (plate-glass sashes) is authentic. The arched windows of the ground floor are separated by pairs of Peterhead granite columns, which support a deep projecting cornice. Authentic and elaborately detailed double doors to main entrance are sheltered by a carved hooded doorcase with central cartouche. INTERIOR: not inspected. The stone cladding of the prominent, onion-domed corner turret contrasts with the red brick and tile of the upper storeys. This building makes the most of its prominent position facing Camberwell Green.</p>	
Photograph		
Significance		

7	2, Camberwell Church Street	II
Architectural Interest	<p>During the 19th century, the appearance and image of public buildings, particularly banks, was an important consideration, with outward impressiveness being pursued as the embodiment of reliability, confidence and security. Consequently, efforts begun to be concentrated on the front elevations and internal public spaces, with the rear areas tending to be more utilitarian in character.</p> <p>As such, the architectural interest of 2 Camberwell Church Street, primarily derives from the quality of its street-facing facades and its wealth of architectural features, of particular note is its central, onion domed, octagonal tower of 4-storeys which is clad in stone. The building is generally constructed in red brick with the use of stone to emphasis a number of architectural features, such as architraves and cornices, providing an interesting juxtaposition to the street-facing elevations.</p>	
Historic Interest	<p>Banks were built in great numbers to fuel the economy in the 19th century. Greater central control led to banks assuming a more standardised guide, predominantly to Italianate or Renaissance designs. 2 Camberwell Church Street is an example which dates to this phase of bank building. The bank is also illustrative of the historic development of Camberwell at the end of the 19th century and its emerging commercial identity, also contributing to the historic interest of the building.</p>	
Setting		
Physical Surroundings	<p>Located on a corner plot where Camberwell Church Street meets Wren Road, the setting of No. 2 Camberwell Church Street is formed of the highly populated thoroughfare of Camberwell Church Street and the residential lined Wren Road. The surrounding townscape is made up of a mixture of modern and historic buildings. The building looks out over Camberwell Church Street, which has a constant flow of vehicular traffic including major bus routes. The open space of Camberwell Green also make up the assets’ immediate and wider setting.</p>	
Experience of the Asset	<p>The asset is primarily experienced from the busy thoroughfare of Camberwell Church Street. It can also be experienced from the approach along Wren Road. The immediate setting is provided by groups of flanking historic buildings which contribute to the assets’ significance. The asset can be experienced by both pedestrian and vehicular traffic and it stands as a remnant of the historic core of the Camberwell Green Conservation Area. The building’s original use can still be experienced and it remains a prominent building in the surrounding street scene.</p>	
Associative relationships with other assets	<p>No. 2 Camberwell Church Street has an associative relationship with the Grade II listed Former London County Bank, located on the corner of Camberwell Church Street and Camberwell New Road. This association stems from both buildings having the same original use as banks and both being constructed at the end of the 19th century. Both buildings would have formed a key feature at the heart of the Camberwell Green area.</p>	
Summary of Significance	<p>A commercial building, dating from the Victorian period, which occupies a prominent corner position and addresses the southern eastern aspect of Camberwell Green. Its position and architectural quality helps to create a strong edge to the central space of Camberwell Green and as such is an important local landmark.</p>	


8	Former London County Bank	II
Designated	17 th September 1998	
List Description	<p>Bank. Dated 1899 over entrance. For London County Bank. Roofs of slate and cupola covered partly in metal. STYLE: Baroque Revival. PLAN: main block on corner is rectangular in plan, with a full-height canted bay to south; the return treated as a lower wing, giving the whole a roughly L-shaped plan. EXTERIOR: 3 storeys stepping down to 2 along return on Camberwell New Road. 3-window range to Camberwell Green; 2-window range to south-facing elevation of 3 storeys; scattered fenestration to long return. All openings are flat-arched. Vermiculated and rusticated plinth continuous, filling area below ground-floor window sills; walls above are banded in stone and granite blocks; there is stone and brick banding to upper floors. Main entrance in bay set in a most elaborate aedicule consisting of a pair of coupled Ionic columns (the shafts of granite), supporting entablature blocks and segmental pediment, the tympanum of which is recessed and ornamented with low relief carving depicting a wreathed shield and seraphim, and bearing the date and initials "LCB" in florid script; reclining on the pediment are a pair of nearly free-standing allegorical figures, the whole arrangement borrowed from Michelangelo's Medici tombs; the figure on the left appears to be Mercury; that on the right may represent thrift. Between these muscular and very movemented figures is a plaque bearing the word "Bank". The 1st-floor window above is incorporated into this grand entrance aedicule and has a shouldered and eared architrave topped by a pediment formed from a raking cornice only; this latter feature repeated on all 1st-floor windows of the main 3-storey block. The 2nd-floor bay window has a shouldered and eared architrave. 2nd-floor return to Camberwell Green treated as a recessed loggia of 3 bays, each marked by a pair of Tuscan columns with single end responds. All ground-floor windows on this elevation have shouldered and eared architraves topped by cartouches, which at the time of writing are covered with a late C20 sign fascia. There is an entablature with bracketed cornice, the whole topped by a balustrade, continuous over the main block; obelisk caps at corners and rear. Steeple of 2 stages above canted bay, corner pilasters to 1st stage; 2nd stage sets back and has urns and coupled Tuscan columns at corners. The lower wing is, by comparison, informal and rambling, though united with the first by the use of similar materials. Its notable features include: shallow canted bay with triple, mullioned windows of stone to 1st and attic floors; bay rises from elaborate carved cartouche; 2nd flat-arched entrance with original panelled door and Art Nouveau-inspired hardware. Stacks to party and end walls. INTERIOR: through double doors of original design to domed foyer; interior door surround is a wood aedicule no less exuberant than that outside.</p>	
Photograph		

8	Former London County Bank	II
Significance		
Architectural Interest	<p>During the 19th century, the appearance and image of public buildings, particularly banks, was an important consideration, with outward impressiveness being pursued as the embodiment of reliability, confidence and security. Consequently, efforts were increasingly concentrated on the front elevations and internal public spaces, with the rear areas tending to be more utilitarian in character.</p> <p>The architectural interest of the Former London County Bank, primarily derives from the quality of its street-facing facades and its wealth of architectural features in the Baroque Revival style. Of particular note is its full height canted southern bay, topped with cupola, which houses an elaborate primary entrance bay. The entrance is flanked by pairs of ionic columns and adorned with a recessed tympanum featuring low relief carving which depicts a wreathed shield and seraphim, and bearing the date and initials “LCB”. Reclining on the pediment are a pair of allegorical figures, between which is a plaque which formerly read “Bank”. As a result of the architectural quality of the building’s external façades, it is considered to be a prominent local landmark.</p>	
Historic Interest	<p>Banks were built in great numbers to fuel the economy in the 19th century. Greater central control led to banks assuming a more standardised guide, predominantly to Italianate or Renaissance designs. The former London County Bank is an example which dates to this phase of bank building. The bank is also illustrative of the historic development of Camberwell at the end of the 19th century and its emerging commercial identity, also contributing to the historic interest of the building.</p>	
Setting		
Physical Surroundings	<p>Located on a corner plot where Camberwell New Road meets Camberwell Road, the setting of the Former London County Bank is formed of two busy arterial roads that are highly populated with both vehicular and pedestrian traffic. The surrounding townscape is made up of a mixture of modern and historic buildings. The open space of Camberwell Green is located to the east of the building and also makes up the wider setting of the Former London County Bank building.</p>	
Experience of the Asset	<p>The asset is primarily experienced from the approach north along Camberwell Road and from Camberwell Church Street. The immediate setting is provided by groups of flanking historic buildings which contribute to the asset’s significance. The asset can be experienced by both pedestrian and vehicular traffic and it stands as a remnant of the historic core of the Camberwell Green Area. The buildings original use can still be experienced and it remains a prominent building in the surrounding street scene.</p>	
Associative relationships with other assets	<p>The Former London County Bank has an associative relationship with the Grade II listed No. 2 Camberwell Church Street, located on the corner of Wren Road and Camberwell Church Street. This association stems from both buildings having the same original use as banks, both being constructed at the end of the 19th century. Both buildings would have formed a key feature at the heart of the Camberwell Green area.</p>	


8	Former London County Bank	II
Summary of Significance	<p>The former London County Bank, dating from the Victorian period, occupies a prominent corner position adjacent to Camberwell Green which lies at the heart of historic Camberwell. Addressing the southern western aspect of the green, the Bank's position and high architectural quality helps to create a strong edge to the central space of Camberwell Green and is considered as an important local landmark.</p>	

9323, Camberwell New Road		II
Designated	17 th September 1998	
List Description	<p>House. Regency period, c1820. Brick in Flemish bond with mansard roof of slate. 3 storeys over high basement; one-window range to Camberwell New Road; 3-window range to east, present return but former main entrance, which is stucco-faced. Shallow curving bay to left-hand range of return, full height. Segmental-arched windows, those to stuccoed range with architraves. Entablature to parapet. Pilasters flanking the bay. INTERIOR: not inspected.</p>	
Photograph		
Significance		
Architectural Interest	<p>The surviving late 18th and early 19th century remnants at No. 323 Camberwell New Road originally faced east towards the Green, until the construction of new buildings in front of it and No. 15 Camberwell Green. The architectural interest of the building derives from its good quality street facing façade consisting of decorative quoins. Its curving bay to the left hand range is an interesting feature which enhances its architectural interest.</p>	
Historic Interest	<p>The historic interest of No. 323, Camberwell New Road derives from its age and its association with the early development of Camberwell's historic core, centring on Camberwell Green. The residential building is demonstrative of this emerging development within the area. Constructed in 1820, the building is an example of the middle-upper class development that occurred at the beginning of the 20th century within Camberwell Green.</p>	
Setting		

9	323, Camberwell New Road	II
Physical Surroundings	The setting of No. 323 Camberwell New Road is formed of the highly populated road to which its name derives, with a constant flow of vehicular traffic. The immediate setting of the residential building is tightly defined by the road and the small entrance alleyway between the asset and public house next door. The asset is tightly bound by other residential properties to the rear. The building looks out over Camberwell New Road. This immediate setting has deteriorated over time, due to the busy nature of the arterial road and unsympathetic developments opposite and further to the west. The busy junction of Camberwell Green is located approximately 50 metres to the east of the asset.	
Experience of the Asset	The asset is experienced as part of the busy thoroughfare of Camberwell New Road. The immediate setting is provided by groups of flanking historic buildings which contribute to the asset's historic significance. The asset can be experienced by both pedestrian and vehicular traffic and it stands as a remnant of the historic development of the area. Modern buildings to the west and opposite, such as Triangle Court and 340 Camberwell New Road have altered how the asset is experienced.	
Associative relationships with other assets	No. 323 Camberwell New Road has some historic associative relationship with some of the non-designated heritage assets within the close vicinity as standing remnant of historic development of Camberwell during the late 19 th and early 20 th century.	
Summary of Significance	An early 19 th century residential property in a regency style. Constructed from yellow brick in Flemish bond, the building consists of three storeys with a full size shallow curving bay to the left hand range. The building is an example of the early 19 th century development that took place close to Camberwell Green comprising large houses for the gentry.	

10	Number 15 and Attached Railings		II
Designated	27 th September 1972		
List Description	<p>House with shop on ground floor. Late C18. Buff brick. 3 storeys, 1 bay (with 3-bay return). Later projecting shop to front. Elliptical gauged-brick arches with stucco impost blocks to 1st- and 2nd-floor slightly recessed tripartite windows, that on 2nd-floor with fan motif in head. Return has round-arched central entrance with impost blocks, vermiculated rustications to surround and archivolt with key; door with reeded cornice head. Canted bay on ground and 1st floors to left hand; openings to right-hand bay blind on all storeys. INTERIOR: not inspected. SUBSIDIARY FEATURES: wrought-iron railings.</p>		
Photograph			
Significance			
Architectural Interest	<p>A late 18th century residential building constructed from stock brick. The building's architectural interest derives from its age and detailing, for example its gauged brick arches on first and second floors. The building stands as a remnant of the historic terrace of properties which would have been a prominent feature of the Camberwell Green area. Since its construction, the ground floor of the building has been redeveloped and converted to commercial use, having a detrimental impact on the building's architectural interest.</p>		
Historic Interest	<p>Standing as a remnant of a much wider townscape which would have been characterised by a number of other terraced houses, the building demonstrates the character of development to the north of the Camberwell Green junction, which consisted of smaller properties.</p>		
Setting			

10	Number 15 and Attached Railings	II
Physical Surroundings	The asset is located to the north of the Camberwell Green junction, to the west of the open space that makes up Camberwell Green. The setting of No. 15 is formed of the highly populated Camberwell Road, which has a constant flow of vehicular traffic. The immediate setting is tightly defined by the road itself and the junction towards its south. The building faces east, towards Camberwell Green, which also makes up part of the building's immediate and wider setting.	
Experience of the Asset	The asset is experienced as part of the busy thoroughfare of Camberwell Green and its associated busy junction. The immediate setting is provided by a group of flanking historic buildings to the north and larger historic commercial buildings to the south. Both of these are later development to No. 15, however, they both contribute to the asset's significance as examples of Camberwell's historic development. The asset can be experienced from the road itself by vehicular traffic, however, with the addition of the later shop front, the building's age and interest are difficult to determine by passers-by.	
Associative relationships with other assets	Number 15, along with its attached railings have some historic associative relationship with the non-designated heritage assets to the north, forming a terrace along the eastern side of Camberwell Road. This associative relationship derives from them being early examples of how the centre of Camberwell developed during the late 18 th , 19 th and early 20 th centuries.	
Summary of Significance	A late 18 th century terrace building with a later shop front to the ground floor and dwelling above. The asset is a fragment of what was one a well-represented typology along Camberwell Road. The building forms part of an integral part of the Camberwell Green Conservation Area.	

11 Regal Cinema	II
Designated	12 th March 1996
List Description	<p>ABC cinema, now bingo hall. 1938-39. By Major Glen. Brick in Flemish bond. Roof parapeted. Moderne style. EXTERIOR: entrance lobby block projects from front wall of cinema, the canopy intact, but its fascia replaced. All openings are flat-arched. To the south of the lobby block a taller stair tower. Theatre offices and hallways treated as a nearly blank brick screen, pierced by a strip of windows with metal casements. Right half of ground-floor obscured by used car dealership. Return to the south relieved only by a strip of windows and by the wall projecting by one brick's thickness, giving a thin and planar effect. Rear elevation with similar treatments. INTERIOR: main entrance hall, double height, now divided by a floor; the original decor, however, survives more or less intact. Features of note: a bas relief of the Muses to south wall; visible from bar room above is the original entablature. Stair leading to cinema and its mezzanine have coved and fluted cornices and original railings. Corridor to upper circle, rectangular in plan with original decorative features. Main cinema in pink, green and light blue with gold trim and railings; retains many original features including: proscenium arch with keyed lintels set in wall on pink and green diamonds with fleur-de-lys in gold; to either side of stage are metal filigree screens set in full-height fluted surrounds with stylised urns. Over the circle ceiling inset with scrolled corners; scroll filigree rosettes from which the original light fixtures are suspended; seating to upper circle of an original design, the plan of the balcony a flattened "U". Side walls set back in series of moulded panels, separated by pilasters with shields.</p>
Photograph	
Significance	
Architectural Interest	<p>Designed by Leslie H. Kemp, the cinema was one of the largest of its time in a London borough. Constructed from red brick, the building's principal architectural interest derives from its splendid Art Deco auditorium, with its double height foyer with a bridge staircase leading to the circle. The interior is highly decorative, with the splay walls beside the proscenium opening consisting of fluted columns, upon which are mounted slender glass light fittings, with a decorative grille to the centre of the columns.</p>
Historic Interest	<p>The historic interest of the Regal Cinema derives from its association with the growing interest in the movie theatre industry during the early to mid-20th century. The building is a remnant of the development of the area during the early 20th century and was the largest of its type within the borough.</p>

11 Regal Cinema	II
Setting	
Physical Surroundings	The building is located on the corner Medlar Street, and Camberwell Road. It is situated north of Camberwell Green and looks east across the busy arterial road towards residential buildings and faces in the direction of the pre-application site. On the opposite side of Medlar Street, modern 21 st century development fronts both Camberwell Road and Medlar Street. Further residential development is located to the west of the building, and a train line running in a north to south direction is located less than 50 meters west of the asset.
Experience of the Asset	The asset is primarily experienced from the busy thoroughfare of Camberwell Road, running in a north to south direction. The immediate setting is flanked by residential and commercial buildings of varying scales and heights. Situated north of Camberwell Green, the asset is located on the fringes of the historic core of Camberwell and provides a commentary of the historic development of the area. Modern 21 st century development on the opposite side of Medlar Street detracts slightly from the historic interest of the buildings. Now a church, the building can still be experienced as a communal space.
Associative relationships with other assets	The building has no associative relationship with any other asset.
Summary of Significance	An early to mid-20 th century cinema building constructed by Leslie H .Kemp. The asset's principal significance derives from it being a good example of the early 20 th century cinema building type, and it being the largest of its time within the borough.

Appendix 3: Conservation Area Statements of Significance

1	Camberwell Green	II
Heritage Asset	Conservation Area	
Date of Designation	February 1981	
Historic Development	<p>Camberwell's earliest reputation was as a spa, taking its name camber as 'crooked' referring to water from a well that could cure crippled people. One of the first references to Camberwell can be found in the Domesday Book of 1086. It is referred to as a village or manor, with its own church and land for ploughing and growing corn, and with meadows and woods. The first local government of Camberwell was formed in 1674, when the Vestry was appointed. The medieval village had its own mill and supported itself from the surrounding fields. It had trade from London supplying the city with produce to be sold at markets.</p> <p>Camberwell began to develop from a country village during the 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, for example, was opened in 1818, lining Camberwell with Vauxhall Bridge.</p> <p>In 1862, a railway was opened to Camberwell, followed by stations at East Dulwich and later Denmark Hill. This advance allowed the less wealthy to commute into the centre of London. The new line proved to be extremely popular, attracting competition from the local tram companies around Camberwell Green, at one point, with as many as 250 trams passing every hour on 14 different routes. This increase in traffic swiftly changed the character of Camberwell from a semi-rural village to an inner city suburb, attracting new businesses. In 1899, the London Country 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 the Victorian redevelopments undertaken in the 1880s when the road was widened for trams.</p> <p>Significant middle class suburbs were built during the Victorian period, 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 new developments fell into decline, with unsanitary and overcrowded conditions.</p> <p>In response to this decline in living standards and worsening public health in Camberwell, philanthropic organisations that had been working in improve housing 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, when air attacks destroyed some 5,650 houses in the area. At the end of the 20th century, increasing affluence started moving to neighbouring residential areas, and with it, the potential to improve the quality of the facilities.</p>	

1	Camberwell Green	II
<p>Character and Appearance</p>	<p>The Camberwell Green Conservation Area essentially covers the Green and the main streets, at the centre of Camberwell, with primarily commercial frontages. The main road to central London comprising extensive areas of post war developments lie to the north of the conservation area. To the south, leafy suburbs of 19th century housing are located rising up Denmark Hill and extending eastward towards Peckham. Late Victorian mansion dwellings are located immediately adjacent to the area to the west and east.</p> <p>The conservation area is distinctive for its three and four storey blocks of buildings, which typically have finely detailed upper storeys repeated the length of the street frontage to create very strong architectural rhythms. The construction of façades out of modules based on the shop and upper storeys in this way creates a strong horizontal emphasis, which is extended in most cases to the roofline by cornices and parapets, and emphasised by strong courses.</p> <p>The success of Camberwell Green as a shopping environment depends to a large extent upon shop fronts and advertisements. The form and design of shop fronts and advertisements strongly influences the character of the conservation area, the quality of which has been marred by badly designed shop-fronts. Many are out of keeping both with the building of which they are part and those neighbouring in the street scene, and by the proliferation of large illuminated box and fascia signs, often obscuring architectural details.</p> <p>The main residential elements of the Conservation Area are the Peabody tenement buildings, and the Samuel Lewis Trust Dwellings. They provide a very strong building form that emphasises the urban quality of the Conservation Area. The area also includes short terraces of the 19th century in Wren Road and Jephson Street, the only elements that do not directly from part of the main street frontages.</p> <p>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 and the former London and Country Bank for example, are elaborate in their design, with turrets, cupolas and chamfered bays to carry elevational rhythms around the angle of the buildings.</p> <p>Camberwell Green forms the obvious core of the conservation area, and includes buildings on all sides. At the north of the Green, The Nollywood Pub is the local landmark, facing down the length of the space. A recent 4 storey residential block adjoins its eastern side. Viewed along the Green, the mass of the buildings makes an effective closure off the space, but at close range the building line and architectural details of the new block are uncoordinated with The Nollywood.</p>	
<p>Summary of Significance</p>	<p>Camberwell Green Conservation Area is characterised by the fine grain of 18th and 19th century Victorian and Edwardian architecture and space. There is a strong sense enclosure and consistency in the character of the conservation area, with most of the buildings being sited on the back edge of the pavement. The area retains a mix of uses with residential and commercial buildings lining the streets. The conservation area forms part of the historic core of Camberwell, with a focus on the open area of Camberwell Green, providing spatial relief from the busy thoroughfare that dominates the area.</p>	

Appendix 3: Heritage Planning Policy Context

National legislation

The applicable legislative framework includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990.
- The Planning (Listed Buildings and Conservation Areas) Act 1990

With regard to applications for planning permission affecting the setting of statutory listed buildings, Section 66 of the Act states that:

‘In considering whether to grant planning permission 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.’

Section 72 of the Act states that:

‘in the exercise of planning powers within a conservation area, the decision maker is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that area’.

Thus the statutory provision is satisfied if the development does one thing or the other, and there will be cases where proposals will both preserve and enhance a conservation area. The meaning of preservation in this context is taken to be the avoidance of harm. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area.

Recent case law⁴ has confirmed that Parliament’s intention in enacting section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas.

National Planning Policy

National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) was introduced in March 2012 and provides a full statement of the Government’s planning policies. One of the core planning principles is that planning should:

“Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

Chapter 12 Conserving and enhancing the historic environment, sets out the Government’s policies regarding planning and the historic environment.

⁴ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

In determining applications paragraph 128 requires that an applicant provide a description of the significance⁵ of any heritage assets affected, including any contribution made by their setting⁶. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential effect of the proposal on their significance.

Paragraph 131 sets out the considerations to be made by the local planning authority in determining planning applications. These are; the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and, the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 applies to the consideration of the effect of proposed development on the significance of a designated heritage asset⁷, noting that great weight should be given the asset's conservation⁸ - the more important the asset, the greater the weight should be. This includes the setting of a heritage asset. It is noted that significance can be harmed or lost through alteration or destruction of the asset itself or, by development within its setting.

As heritage assets are irreplaceable, any harm or such loss requires clear and convincing justification. It is noted that substantial harm or loss of a grade II listed building or park or garden should be exceptional and substantial harm or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 relates to where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset. Local planning authorities should refuse consent in these circumstances unless it can be demonstrated it necessary to deliver substantial public benefits that outweigh such harm or loss. Alternatively, the nature of the heritage asset prevents all reasonable uses of the site; and, no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and, conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and, the harm or loss is outweighed by bringing the site back into use.

Paragraph 134 applies where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset. In these circumstances the harm should be weighed against the public benefits of the proposal. It outlines this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 135 considers the effect of an application on the significance of a non-designated heritage asset and states that this should be taken into account in determining an application. In decision making, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets according to paragraph 137. Proposals which make a positive contribution or better reveal significance should be treated favourably. Paragraph 138 confirms that not all elements of a conservation area will necessarily contribute to its significance.

⁵ **Significance** – 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 (NPPF Annex 2: Glossary)

⁶ **Setting of a heritage asset** – The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF Annex 2: Glossary)

⁷ **Designated Heritage Asset** – A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area under the relevant legislation (NPPF Annex 2: Glossary)

⁸ **Conservation** – The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF Annex 2: Glossary)

Planning Policy Guidance (2014)

Planning Practice Guidance (PPG) 2014 has been issued by the Government as a web based resource. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

The PPG provides guidance on the implementation of the NPPF. At section 2, it is noted that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment

This Good Practice Advice Note was published by Historic England in March 2015 and updated in July 2015. It provides guidance on how to implement the historic environment policy contained within the NPPF. This includes more guidance on assessing the significance of heritage assets through the planning process.

Good Practice Advice Note 3: The Setting of Heritage Assets (2017)

The Setting of Heritage Assets Good Practice Advice Note was published by Historic England in March 2015 and updated in December 2017. It provides guidance on how to identify the contribution that setting makes to significance to allow it to be managed as part of the decision making exercise.

Advice Note 1: Conservation Area Designation, Appraisal and Management (2016)

This document sets out a series of conservation principles and guidance regarding the management of Conservation Areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which don't. Having done this, it outlines an approach to assessments of special interest which uses desk and field-based inquiry.

Regional Planning Policy

The London Plan Consolidated with Alterations since 2011 (March 2016)

The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised to ensure consistency with the NPPF and other changes since 2011. The plan has been amended through the publication of Revised Early Minor Alterations (October 2013) and Further Alterations to the London Plan were adopted in March 2015.

Policy 7.8 - Heritage Assets and Archaeology, states that:

“Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset ...”

Local Planning Policy

Southwark Councils local plan is a set of borough-wide planning policy documents that contain the regeneration strategy for the borough, policies that are used to make decisions on planning applications, key development sites with land use and urban design requirements, visions for each of the borough’s unique neighbourhoods.

The Local Plan is part of our wider development plan, which also includes the councils Area Action Plans, Adopted Policies Map, adopted neighbourhood plans and the London Plan. The current Local Plan is currently made up:

- Saved Southwark Plan policies (2007)
- Core Strategy (2011)

Core Strategy (2011)

The Core Strategy is a planning document that sets out how Southwark will change up to 2026 to be the type of place set out in the council’s sustainable community strategy (Southwark 2016). Adopted in April 2011, the core strategy sets out Southwark’s long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development.

The core strategy links to many other national and regional documents and must not go against national and regional policies. The London Plan together with the local development framework is Southwark’s development plan. The development plan is used to make decisions on planning applications.

The salient points/policies relating to visual and heritage are:

Strategic Policy 12 - Design and Conservation

The council expects development to conserve or enhance the significance of Southwark’s heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.

It is also expected to make sure that the height and design of development conserves and enhances strategic views and is appropriate to its context, the historic environment and important local views. The policy requires tall buildings to have an exemplary standard of design and make positive contribution to regenerating areas and creating unique places.

Saved Southwark Plan Policies (2007)

The document contains policies in the Southwark Plan (2007) which have been saved. The relevant policies relating to heritage and visual matters are as follows:

Policy 3.15 – Conservation of the Historic Environment

- Development should preserve or enhance the special interest or historic character or appearance of building or area of historical or architectural significance.
- The character and appearance of conservation areas should be recognised and respected in any new development with these areas.

Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites

- Permission will not be granted for development that would not preserve or enhance:
 - The immediate or wider setting of a listed building; or
 - An important view('s) of a listed building; or
 - The setting of the conservation area; or
 - Views into or out of a conservation area; or
 - The setting or a World Heritage Site; or
 - Important views of/or from a World Heritage Site.

The council recognises the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset.

Policy 3.22 – Important Local Views

- The LPA will seek to protect and enhance identified views, panoramas, prospects and their settings that contribute to the image and built environment of the borough and wider London. Developments that would impact negatively on important local views will not be granted.

Paul Crisp

Director – Heritage
Planning and Development
30 Warwick Street
London
W1B 5NH
+ 44 (0)20 7399 5429
paul.crisp@eu.jll.com

Henry Ryde

Associate Director – Heritage
Planning and Development
30 Warwick Street
London
W1B 5NH
+44 (0)207 399 5610
henry.ryde@eu.jll.com

Lauren Way

Associate Director – Heritage
Planning and Development
30 Warwick Street
London
W1B 5NH
+44 (0)207 852 4655
lauren.way@eu.jll.com

Bethan Weir

Senior Consultant – Heritage
Planning and Development
30 Warwick Street
London
W1B 5NH
+44 (0)207 852 5314
bethan.weir@eu.jll.com

Nick Pond

Graduate Consultant - Heritage
Planning and Development
30 Warwick Street
London
W1B 5NH
+44 (0)207 087 5835
nick.pond@eu.jll.com