

CAMBERWELL

AREA CHARACTER STUDY
OCTOBER 2022



CAMBERWELL GREEN SURGERY

OPEN

CONTENTS

1.

4—5
Introduction

5
**Purpose of Study
Study Methodology**

6
**Planning Policy Context
Additional Source Information**

7
Structure of Study

2.

8—45
Physical

8—15
Planning Context

16-17
Topography & Views

18
Geology

19—27
History & Heritage

28—31
Building types, Density & Height

32—35
Open Space, Greenery & Ecology

36—41
Access & Movement

42—43
Air & Noise Pollution

44—44
Flooding

46—47
Sound & Smell

3.

48—61
Social & Economic

48—49
Demographics

50—55
Social Equity

56—61
Health & Wellbeing

62—63
Social Development

3.

64—75
Experience

64—65
Engagement Summary

66—69
Local Identity

70—75
Safety & Sociability

76—79
Young People's Experience

80—81
Covid-19 Impact

82—83
Community Priorities & Goals

4.

84—189
Character Areas

86—87
Character Areas Overview

88—93 - **01 - Camberwell Town Centre**

94—97 - **02 - Camberwell Road**

98—101 - **03 - Station Road**

102—105 - **04 - Camberwell New Road**

106—109 - **05 - Peckham Road**

110—113 - **06 - Maudsley**

114—117 - **07 - Burgess Business Park**

118—121 - **08 - Grosvenor Park**

122—125 - **09 - Wyndham & Comber**

126—129 - **10 - Elmington West**

130—133 - **11 - Elmington East**

134—137 - **12 - St. George's**

138—141 - **13 - D'Eynsford**

142—145 - **14 - Brunswick Park**

146—149 - **15 - St. Giles & Havil**

150—153 - **16 - Southampton & Sceaux**

154—157 - **17 - County Grove**

158—161 - **18 - Crawford West**

162—165 - **19 - Crawford East**

166—169 - **20 - Love Walk**

170—173 - **21 - Grove**

174—177 - **22 - Grace's**

178—181 - **23 - Lettsom**

182—185 - **24 - Grove Park**

186—189 - **25 - Warwick Garden Terraces**



CAMBERWELL PUBLIC BATHS

Camberwell Leisure Centre

MCW

TAKE AWAY

INTRODUCTION

PURPOSE OF STUDY

Urban areas are continually changing. It is important that changes respond to the character of an area and the desires of local people. The purpose of this study is to capture the different character areas within Camberwell. It will be used to engage with the people who live, work or visit Camberwell, to discuss what local people like about their neighbourhood and about anything that they would like to be different. These views will inform the priorities and guidance for any future changes in the area.

Camberwell is an area with areas of development and areas with a strong heritage. It has a diverse and active local community. It also plays a strategic role in the transport for the wider area. There are two bus depots and many significant bus routes, key access roads and train lines. There are important local institutions, such as Maudsley and King's College Hospitals and Camberwell College of Arts. There are also several sites identified for regeneration, such as the vacant Magistrates Court. At present there are no Supplementary Planning Documents (SPD) or Development Plan Documents (DPD) to guide change in the area.

STUDY METHODOLOGY

The area covered by this Area Character Study is the Camberwell Vision Area, as defined by the Southwark Plan 2022. The study assesses the physical and socio-economic data of the area. It also looks at the experience of those that live, work and visit Camberwell. It looks at how the area has changed over time and how it might change in the future. This initial assessment is used to identify areas with a consistent character.

The study has identified 25 of these distinct character areas – 4 town-centre/high-street areas, 3 specialist-use areas (covering the arts, healthcare and light industry) and 18 residential-majority areas. These areas are each analysed in more detail. This includes looking at the different building uses, the architectural character, open space and local landmarks.

These character areas are used to start conversations with local people about the different neighbourhoods in Camberwell. They are asked what parts of a neighbourhood's character they like, and if there is anything they would like to be different.

INTRODUCTION

PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY & GUIDANCE

MHCLG - National Design Guide (2021)

GLA - London Plan Character and Context Supplementary Planning Guidance (2014)

Historic England - London's Historic Character Thesaurus and User Guide (2021)

SOUTHWARK PLANNING POLICY & EVIDENCE BASE

Southwark Plan 2022

Southwark Movement Plan (2019)

Southwark Nature Action Plan (2020)

Southwark Open Space Strategy (2013)

Southwark Ward Profiles - Joint Strategic Needs Assessment [Accessed 2022]

Social Life - 'Understanding Southwark Daily life and the impact of COVID-19 across the borough' (2021)

Transport for London - WebCAT (2022)

Social Life - 'Southwark Stories' (2021)

Social Life - 'Understanding Southwark Young People's Perspectives' (2021)

ADDITIONAL SOURCE INFORMATION

ONS - Mid-2020 Population Estimates for 2020 Wards (2021)

ONS - HPSSA dataset 37 (2020)

MHCLG - The English Index of Multiple Deprivation (2019)

London Atmospheric Emissions Inventory (LAEI), (2019)

DEFRA Strategic Noise Mapping (2017)

Daniele Quercia, Luca Maria Aiello, Rossano Schifanella. The Emotional and Chromatic Layers of Urban Smells. In Proc. of the 10th International AAAI Conference on Web and Social Media (ICWSM), (2016)

Sophie Reid - Southwark 'Healthy Basket' Study (2020)

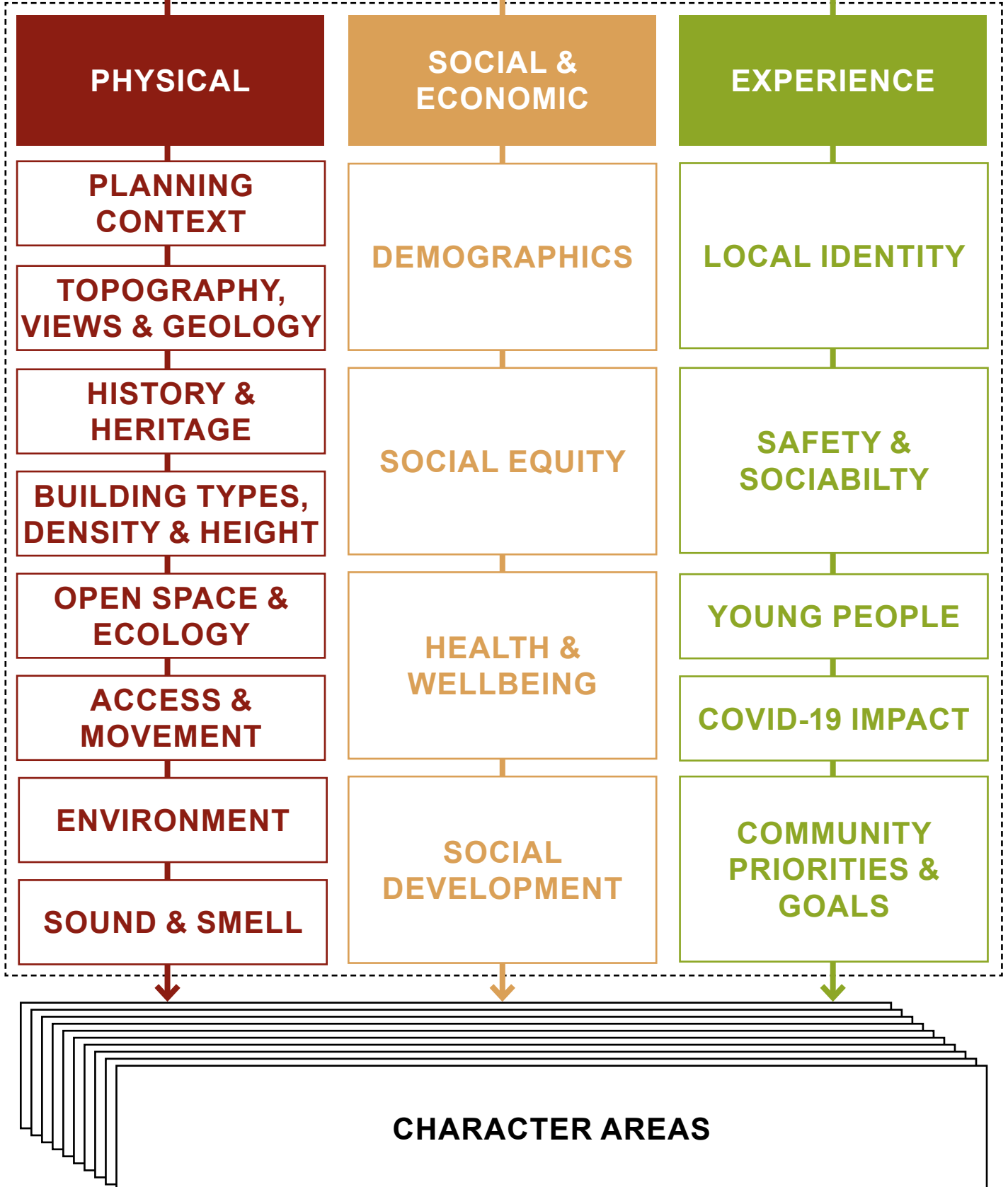
London Child Obesity Taskforce - 'Unhealthy Weight in London's Children - What We Know' (2019)

Guy's & St. Thomas' Charity & Gehl - Understanding Southwark's Food Experience (2019)

GLA - London High Streets Data Explorer [Accessed 2022]

CAMBERWELL VISION AREA CHARACTERISATION STUDY

AREA OVERVIEW



An aerial photograph of a city grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets and buildings, with a prominent diagonal road cutting through the center. The text 'AREA OVERVIEW' is positioned in the upper right corner.

AREA OVERVIEW

PLANNING CONTEXT



SOUTHWARK PLAN 2022 - CAMBERWELL AREA VISION (AV.05)

The Southwark Plan 2022 outlines the are included within the Camberwell vision. The neighbourhood is describes as follows:

CAMBERWELL IS:

- Centred on a medieval village centre which has become a thriving modern town centre surrounded by Georgian residential streets;
- A neighbourhood which extends into Lambeth;
- Linked by rail to central London from Denmark Hill Station and several bus services;
- A successful and busy town centre with a range of shops and activities both for the day and night time;
- Local shops on parades on Vestry Road and Camberwell New Road are also highly valued;
- Home to prominent health providers including the Institute of Psychiatry and Neuroscience, 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.

The plan sets out a clear list of key considerations that any current and future proposed developments in Camberwell should meet:

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;
- 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, workspaces for smaller enterprises, particularly creative industries, and cultural activities and businesses that support the local health economy and well designed public spaces for visitors to linger;
- Provide a new rail station;
- Improve the local streetscape and environment including new greening;
- 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.

Further to this, the plan outlines 13 allocated sites within the Camberwell vision area. These site allocations have the calculated potential to provide 1,765 new homes, 35,850sqm employment floorspace and 14,956sqm retail, community and leisure floorspace.

This include large sites and smaller sites "suitable for infill development" . Many of the site allocations are located within the Camberwell District Town Centre. They therefore offer the potential to improve the town centre environment.

PLANNING CONTEXT

RELEVANT WARDS

WARDS CONTAINED WITHIN CAMBERWELL VISION AREA:

- Camberwell Green
- St Giles
- Champion Hill



ADJACENT WARDS (SOUTHWARK):

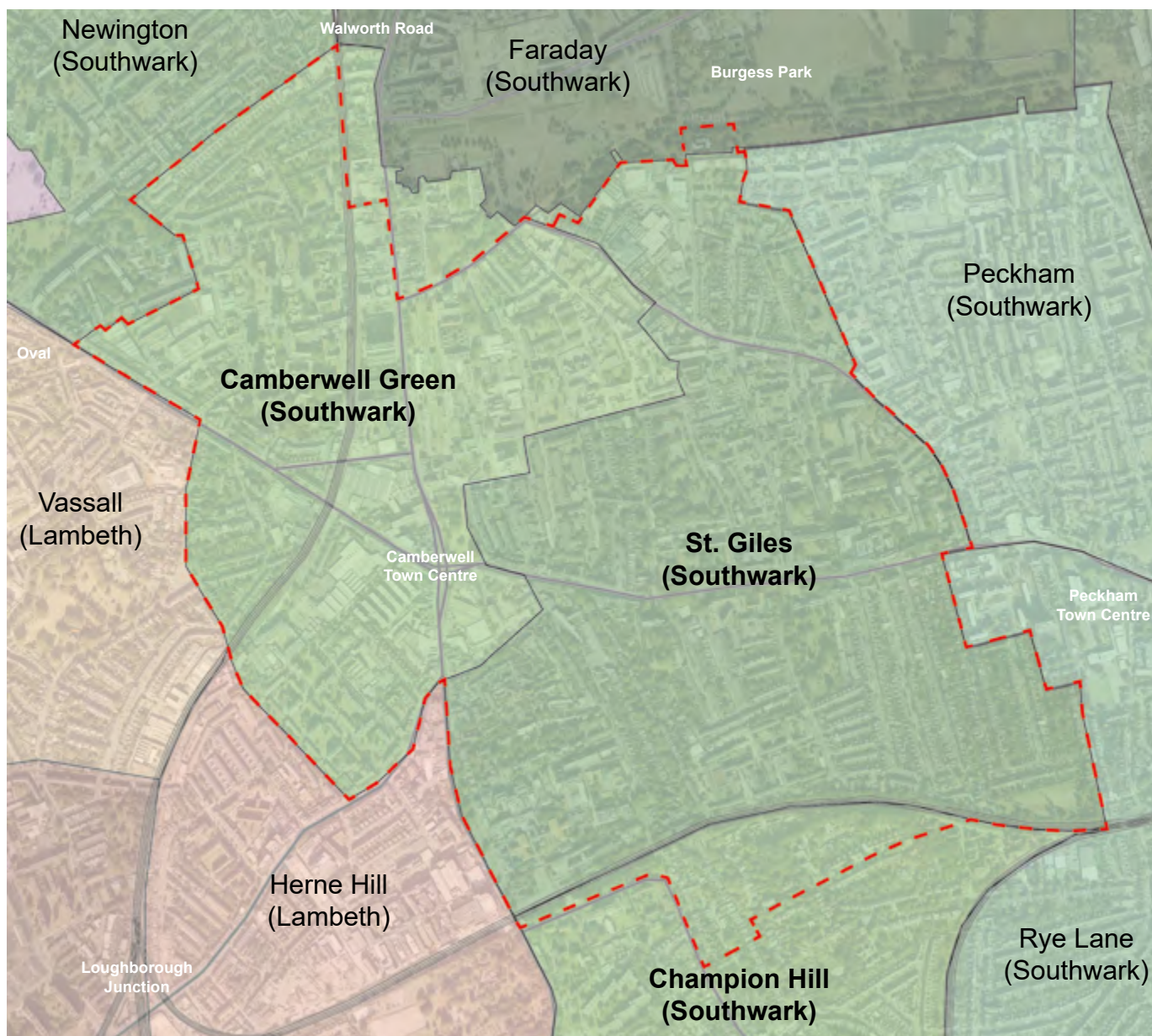
- Newington
- Faraday
- Peckham
- Rye Lane

ADJACENT WARDS (LAMBETH):

- Vassall
- Herne Hill

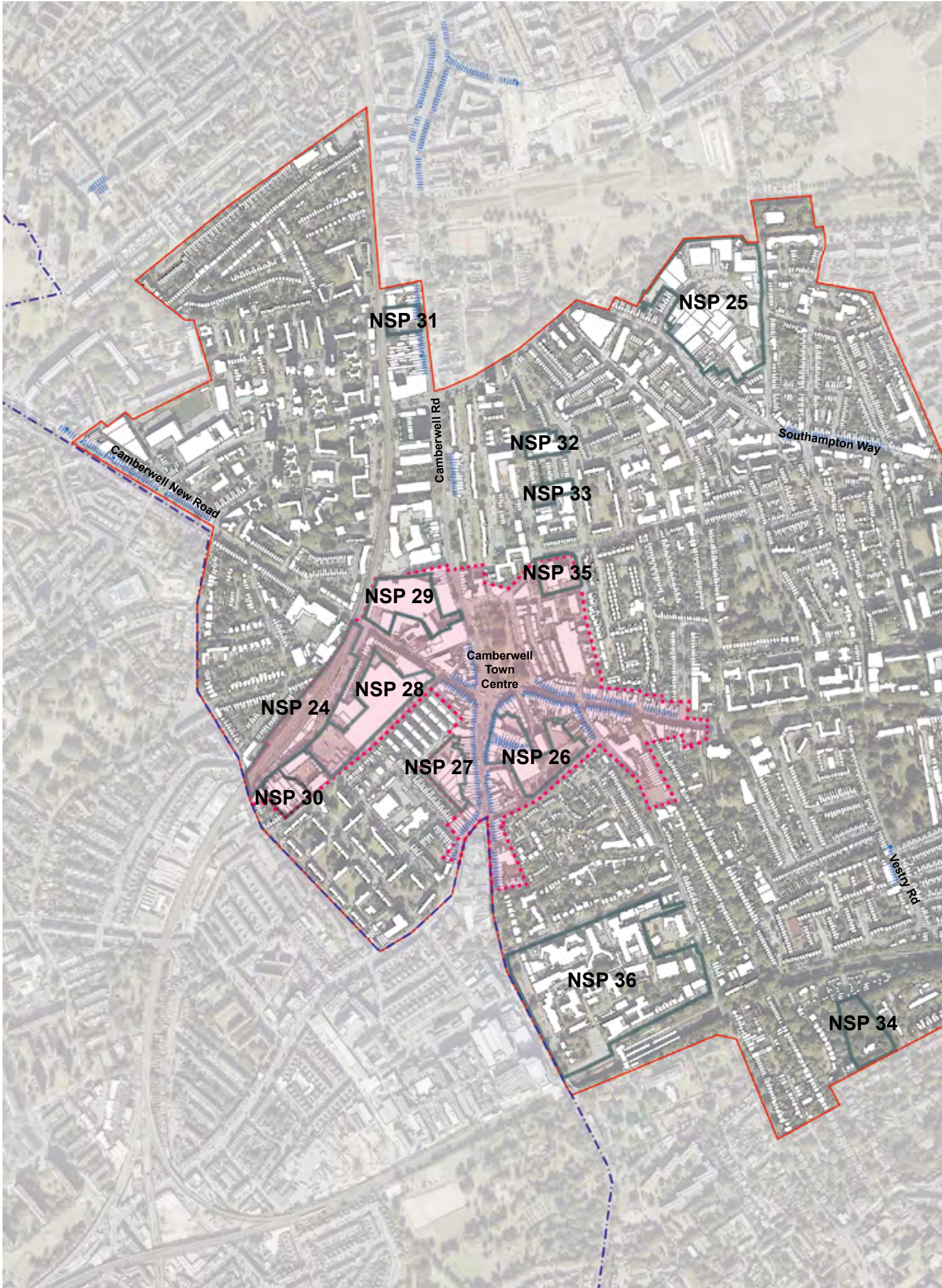
KEY

-  Ward Boundaries
-  Camberwell Vision Area





Physical



PLANNING CONTEXT



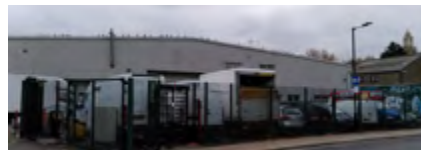
KEY

-  Southwark Boundary
-  Camberwell Area Vision Boundary
-  Camberwell District Town Centre
-  NSP Site Allocations
-  Protected Shopping Frontages

- Majority of Site Allocations located within the district town centre.
- Smaller site allocations allow for development of mixed-use schemes.
- Significant protected shopping area in Camberwell Town Centre, with smaller local shopping areas on Camberwell Rd, Southampton Way and Vestry Rd.
- The area falls within the Peckham and Camberwell Creative Enterprise Zone, and new creative uses are encouraged.



NSP 24: Camberwell Station



NSP 25: Burgess Business Park



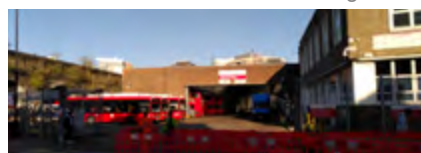
NSP 26: Butterfly Wak, Morrisons Car Park & Police Station



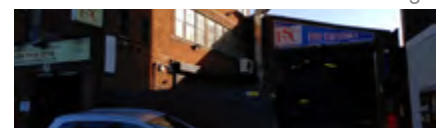
NSP 27: Valmar Trading Estate



NSP 28: Camberwell Bus Garage



NSP 29: Abellio Walworth Depot



NSP 30: Land Between Camberwell Station Road and Warner Road



NSP 31: Iceland, 120-132 Camberwell Road



NSP 32: 49 Lomond Grove



NSP 33: 83 Lomond Grove



NSP 34: 123 Grove Park



NSP 35: Camberwell Green Magistrates Court



NSP 36: Denmark Hill Campus East

TOPOGRAPHY & VIEWS

The northern half of Camberwell is flat. South of Camberwell Church Street/ Peckham Rd the ground slopes upwards toward Denmark and Dog Kennel Hill, at a gradually increasing gradient.

Many of the terraces in this area run perpendicular to the slope, allowing good views to the north.







The sloping contours of south Camberwell, combined with the large number of street trees, causes the area to serve as a green backdrop to northern Southwark and central London.

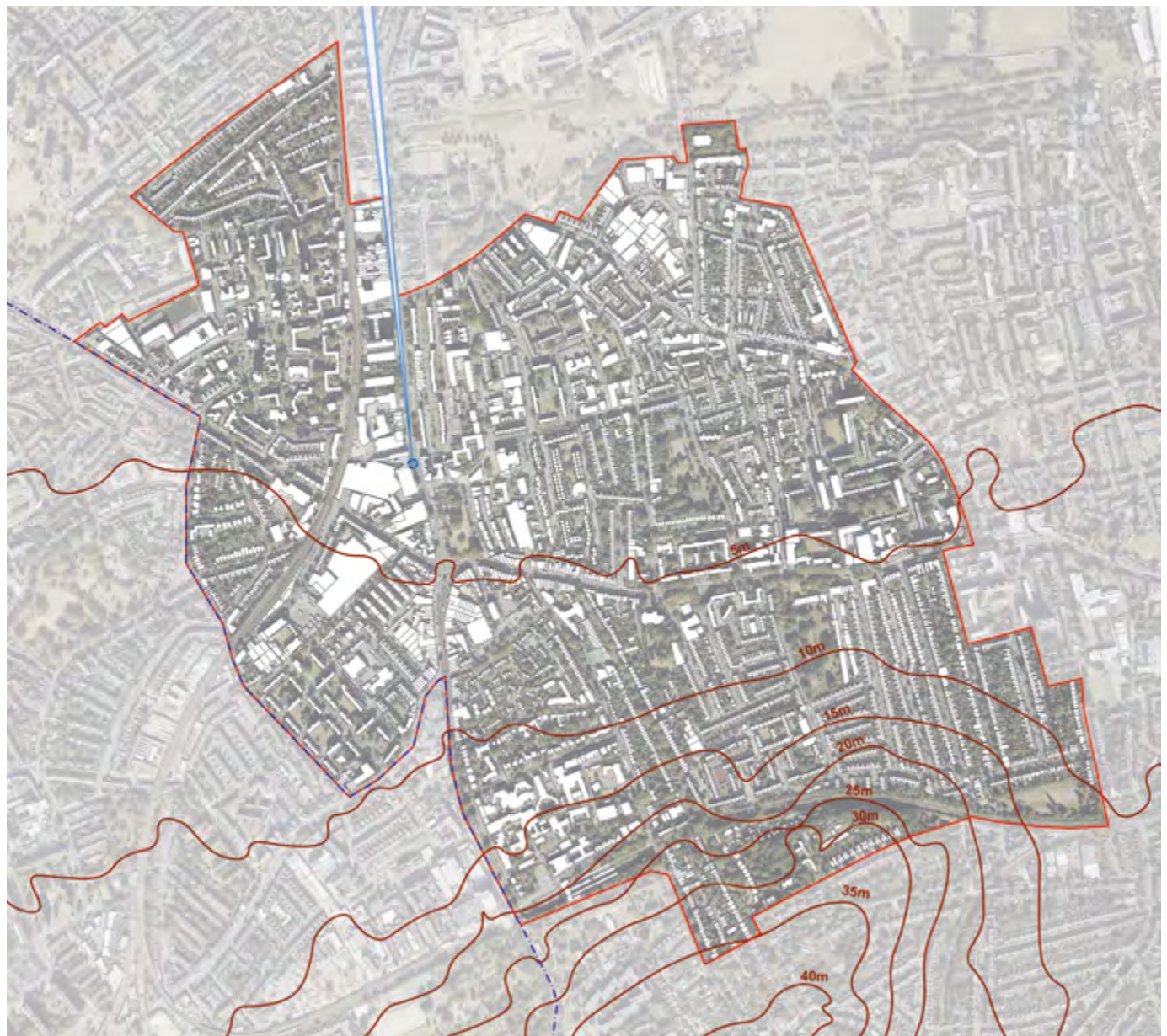
Camberwell Road benefits from borough view 3, a protected linear view north along Camberwell Road towards St. Paul's Cathedral



Camberwell Rd Linear View

KEY

-  Southwark Boundary
-  Camberwell Area Vision Boundary
-  Contour Line (5m)
-  Borough View Landmark Viewing Corridor
-  Wider Setting Consultation Area
-  Viewing Place







GEOLOGY


The solid geology of the Camberwell Vision Area is divided in half. The south-west area is built on London Clay. The north-east area is built on Lambeth Group clay/sand mix. The south-east area is built on Thanet Sand.

There is also a small area of Peckham Road that is built on Thanet Sand ground.

 Camberwell Area Vision Boundary

Solid Geology

 Thanet Sand

 Lambeth Group (Clay/Sand)

 London Clay



HISTORY & HERITAGE

19TH CENTURY

The Victorian era saw an expansion of transport methods in Camberwell, benefiting in part from the opening of Vauxhall Bridge in 1816.

The first public buses came to Camberwell in 1851. These were followed shortly by the extension of the railway to Camberwell in 1862 and the introduction of tram companies in 1871. By the end of the century as many as 250 trams were passing through Camberwell.

The Grand Surrey Canal still served north Camberwell at this point. It connected Camberwell with Peckham and the Surrey Commercial Docks.



Above: Grand Surrey Canal passing St. George Church (Ye Parish of Camberwell - William Harnet Blanch, 1877)

Below: Stanford's Map of the County of London (1894)



HISTORY & HERITAGE

This period is also when Camberwell consolidated its reputation as a home for arts and creativity. It saw the establishment of a large number of music halls, theatres and cinemas. At the end of the century the Camberwell School of Art & South London Art Gallery were established.

Camberwell's reputation for healing continued. The Camberwell House Lunatic Asylum opened in 1846. This progressive asylum was the second largest in London, with 20 acres of park-like grounds for the patients.

The Camberwell Public Baths was founded in 1892, housing private baths and two large public swimming baths. The baths were divided along gender and class lines, with different entrances for upper and lower class and men and women.

The development taking place in Camberwell led to some concerns about the potential loss of green space. Camberwell Green was purchased by the Parish vestry to protect it from development.



Above: Camberwell School of Arts pictured c.1915 (South London Gallery (SLG) website: <https://www.southlondongallery.org/history-collections/slg-history>)



Above: Camberwell Town Hall, built 1872-3 (Ye Parish of Camberwell - William Harnet Blanch, 1877)

HISTORY & HERITAGE

20TH CENTURY

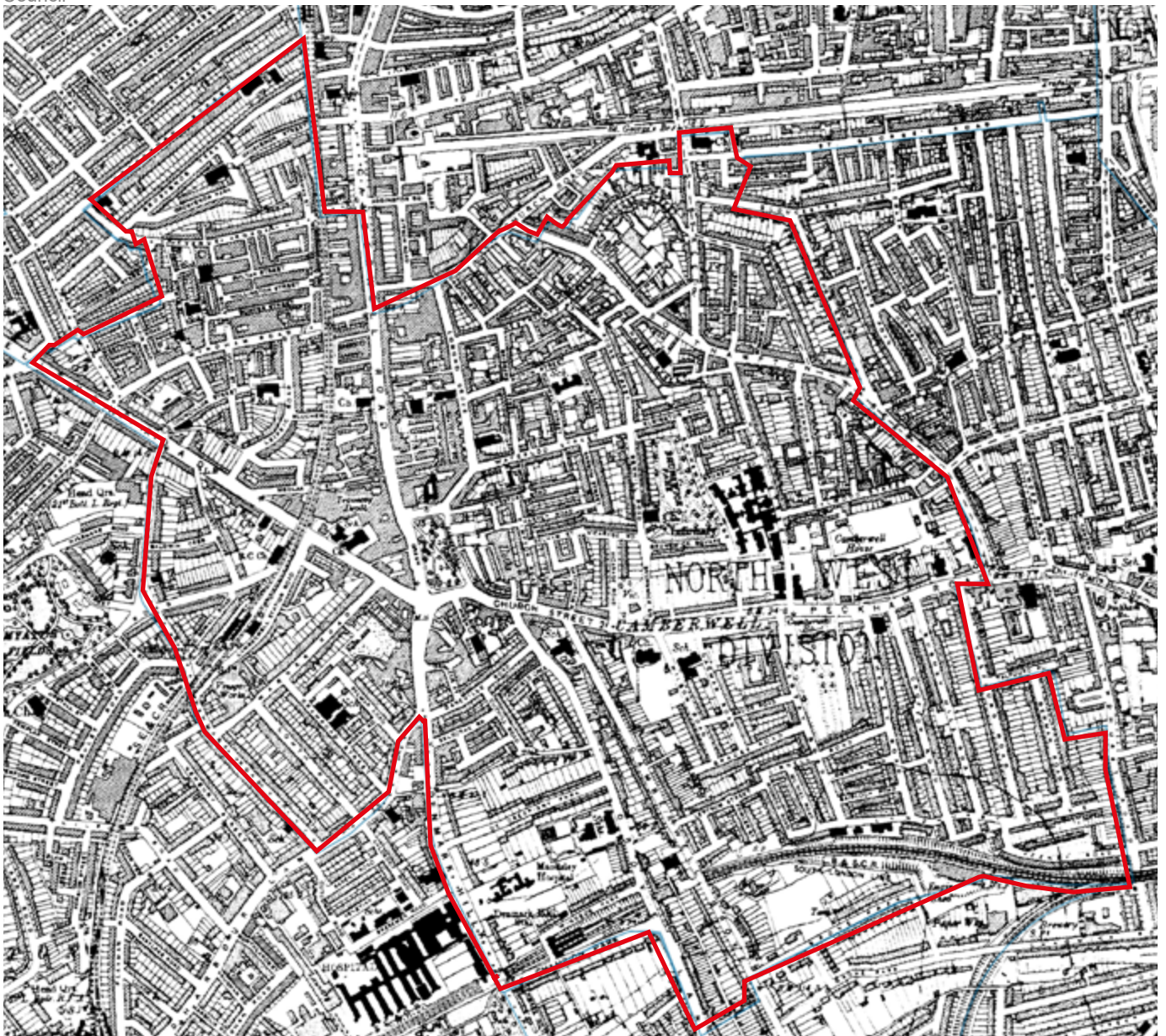
At the beginning of the century the Metropolitan Borough of Camberwell adopted the motto 'All's Well'. This was initially true for the area. The Peabody Trust built flats by Camberwell Green in 1910 and King's College Hospital moving from central London to Camberwell. The Maudsley Hospital was also constructed.

However, this changed with the arrival of war to the country. As with much of south London, the area was severely bombed in both World War I and World War II. An estimated 5,650 houses in the area destroyed. The rise of the private motorcar and war-time cuts led to the closure of Camberwell Station in 1916.



Above: Maudsley Hospital Administration Block,
Constructed 1911 - 1923

Below: Ordnance Survey 1915-1920 map revised by County Council



HISTORY & HERITAGE

From the 1950s these lost homes were rebuilt as part of the post-war council housing effort. The Borough of Camberwell had an architect's department. This was unusual at the time. The department drew up the plans for estates such as Sceaux Gardens, completed in 1959. Others were completed by London County Council's architect's department, such as Elmington Estate, completed in 1956.

Many of these developments followed a very different street pattern and scale to the previous housing. There was a change in focus towards designing for motor vehicles rather than pedestrians. As a result many of the estates did not create enclosed streets. Taller blocks were spaced far apart, with open space between for car parking and landscaping.

The University of the Arts expanded in the 1960s, with a large brutalist extension. Modernist architects James Stirling and James Gowan designed the Brunswick School Dining and Assembly Hall in 1961-62.

In the 1970s Burgess Park was created to the north of Camberwell. This was inspired by the 1943 Abercrombie Plan and provided a large area of green space. It remains one of the largest parks in South London, covering approximately 56 hectares.

Camberwell continued to be an important creative hub, with the Theatre Peckham opening in 1985 on Havil Street. In 1995 the Imperial Gardens nightclub opened under the railway arches near the Camberwell Bus Terminal and the crypt of St. Giles' Church started to host jazz nights.



Above: Marie Curie Building, Sceaux Gardens
Completed 1959



Above: University of Arts Extension, Murray Ward & Partners
Completed 1960



Above: Burgess Park is one of the largest parks in central London, and is a popular and well-used park for the local community.

HISTORY & HERITAGE

21ST CENTURY

The early 2000s saw the demolition of the Elmington Estate in north Camberwell. This was replaced by a series of urban courtyard blocks and terraced homes. Further new apartment buildings were built along Camberwell Road and Elmington Road.

A fire broke out on 3 July 2009 in Lakanal House, a 14 storey block on the Sceaux Gardens Estate. This tragedy led to the death of 6 residents.

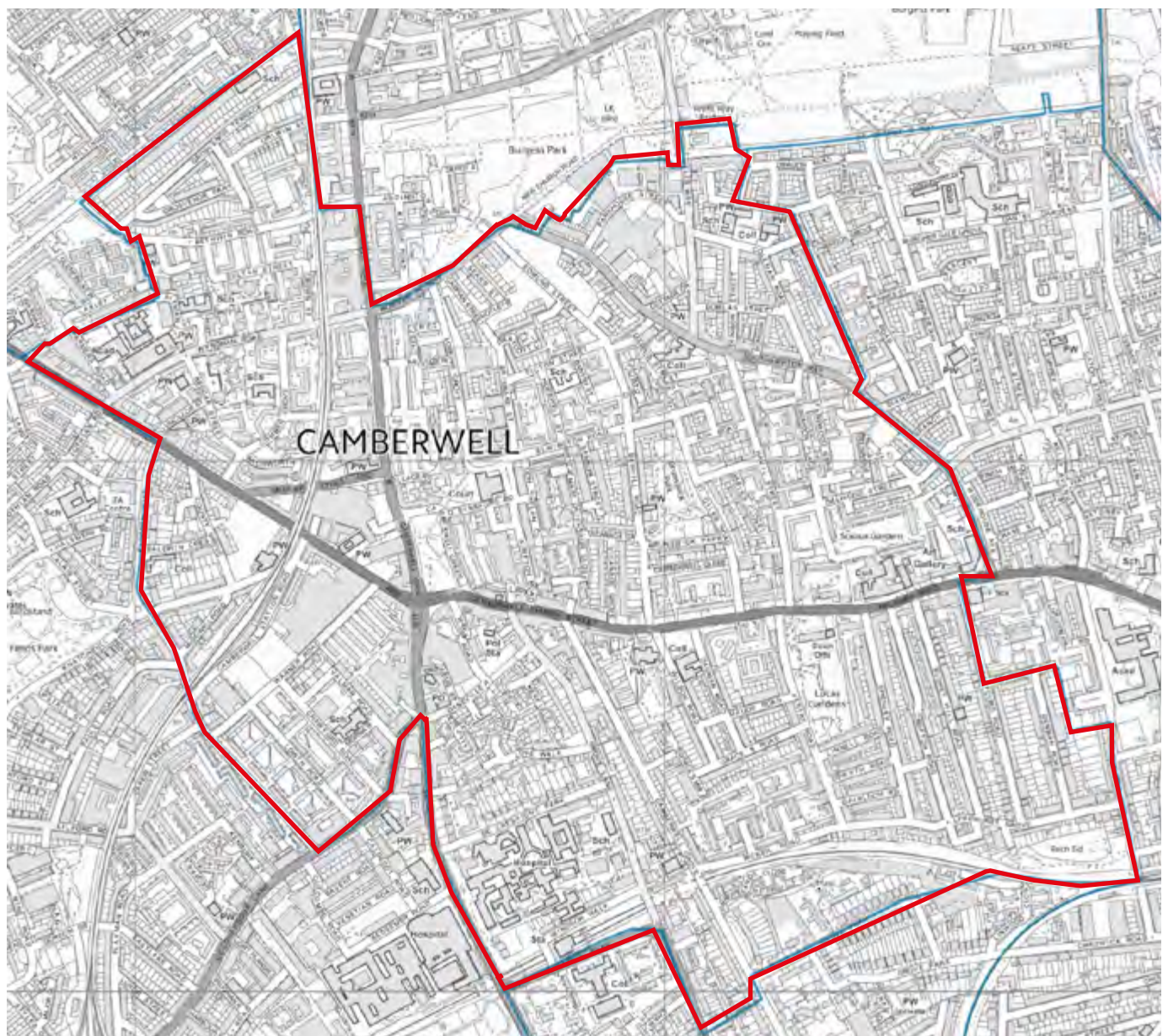
In 2013, the Maudsley expanded with the new ORTUS learning centre.

The South London Art Gallery also expanded in 2018, with a new gallery space in the former Peckham Road Fire Station.



Above: Ortus Centre, Duggan Morris
Completed 2013

Below: Ordnance Survey 2017 map








Physical






HISTORY & HERITAGE











KEY

-  Southwark Boundary
-  Camberwell Area Vision Boundary
-  Conservation Area

Listed Buildings

-  Grade II* Listed
-  Grade II Listed
-  Local List Nominations

Building Ages

-  Pre 1837 (Georgian/Regency)
-  1837 - 1870 (Victorian)
-  1870 - 1914 (Pre-War)
-  1914 - 1945 (Inter-War)
-  1945 - 1964 (Early Post-War)
-  1964 - 1979 (Late Post-War)
-  Post 1979
-  Unknown

- Heritage town centre around Camberwell Green with many late-19th Century buildings.
- Listed buildings located on two main axis - Camberwell Grove and Camberwell New Road/Church Street/Peckham Road.
- Well preserved Georgian/Regency terraces on Camberwell Grove and Vicarage Grove.
- Large areas of Victorian terraced housing are interspersed with early 20th Century housing estates.
- Newest buildings located along the edge of Burgess Park and along Southampton Way.



Camberwell Green Conservation Area



Camberwell New Road Conservation Area



Grosvenor Park Conservation Area



Camberwell Grove Conservation Area



Sceaux Gardens Conservation Area



Holly Grove Conservation Area

BUILDING TYPES, DENSITY & HEIGHT

Camberwell features a wider range of buildings, which can be broadly be divided into the following typologies:

LOW DENSITY

WAREHOUSE / TRANSPORT / INDUSTRIAL



Density: Low

Number of storeys: 1 - 2

Typically constructed from corrugate or brick. These are low-lying, functional buildings, often with adjacent fenced or fenced enclosures.

Size and age varies.

TERRACED HOUSING



Density: Low - Medium

Number of storeys: 2 - 4

Terraced houses laid out in long rows. The fronts of the houses define streets. Private gardens of varying sizes are located at the rear.

Mostly built from brick, with pitched roofs. Mostly built before pre-1920, with a few contemporary additions to some rows.

MID DENSITY

UNIQUE STAND-ALONE BUILDINGS



Density: Low - Medium

Number of storeys: 2 - 8

Typically specialist buildings to serve a specific function. Such examples include religious, medical, education or civic buildings. These buildings typically stand apart from their surroundings. They often serve as local landmarks.

Style, age and construction method is unique to each building.

TERRACED COMMERCIAL WITH HOUSING/OFFICES ABOVE



Density: Medium

Number of storeys: 3 - 4

Terraced buildings with commercial uses on the ground floor. These are usually shops, restaurants or bars, with flats or offices above.

Mostly built pre-1920. Usually brick construction, with pitched roofs. Various materials are used for the shop fronts. Sometimes the commercial unit extends out at the ground floor.

MID DENSITY

MANSION FLAT BLOCKS



Density: Medium

Number of storeys: 4 - 6

Blocks of flats that have been designed to match the style of large houses. Typically built of brick with pitched roofs. Mansion flat blocks are usually designed to create defined courtyard spaces.

The style was popular in the late-19th century and early-20th century, but has also been experimented with more recently.

URBAN / COURTYARD FLAT BLOCKS



Density: Medium - High

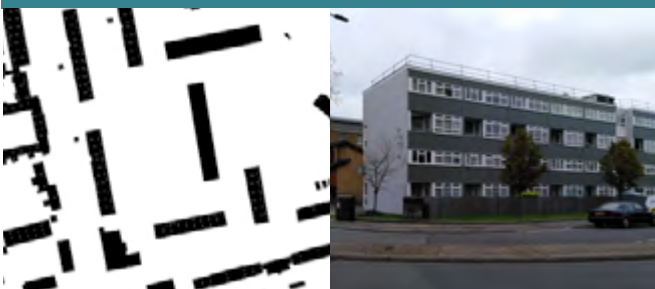
Number of storeys: 4 - 6

Blocks of flats designed with an outer edge that creates a strong boundary to the street. Larger blocks have an internal communal courtyard or podium. Each flat typically has its own balcony. The ground floor may include commercial units or maisonettes.

Construction is typically concrete frame with brick or render cladding. Used for most newer buildings.

MID DENSITY

STAND-ALONE MID-RISE BLOCKS



Density: Medium - High

Number of storeys: 4 - 10

Rectangular flat blocks spaced far apart to provide open space at the ground floor. The spaces between the buildings are very open and typically lacking a sense of enclosure.

Popular in the late-20th century. Typically built with a concrete frame and pre-fabricated concrete or brick cladding panels.

HIGH DENSITY

STAND-ALONE HIGH-RISE BLOCKS



Density: High

Number of storeys: 11+

Rectangular or square flat blocks of significant height. Spaced far apart to provide open space at the ground floor, which is very open and typically lacking a sense of enclosure.

Popular in the late-20th century. Typically built with a concrete frame and pre-fabricated concrete or brick cladding panels .

Physical



BUILDING TYPES, DENSITY & HEIGHT



KEY

- Southwark Boundary
- Camberwell Area Vision Boundary

Building Typologies (storeys)

- Warehouse / Transport / Industrial (1 - 2)
- Terraced housing (2 - 4)
- Terraced commercial with housing/offices (3 - 4)
- Mansion flat blocks (4 - 6)
- Urban/courtyard flat blocks (4 - 6)
- Stand-alone flat blocks/towers - Mid Density (4 - 10)
- Stand-alone flat blocks/towers - High Density (11+)
- Unique buildings (2 - 8)

- Camberwell Town Centre is defined by terraced commercial uses, mansion blocks, urban blocks and unique buildings.
- There is a ring of stand-alone flat-blocks around the town centre, as well as further groupings to the east and south-east.
- Large neighbourhoods of terraced housing in the south-east, north-east, west and north-west.
- Warehouse, transport and industrial buildings are mostly clustered on Camberwell Station Road and Burgess Business Park.
- Strong correlation between building types and building ages.



Mansion Blocks on Peckham Road



Stand-Alone Towers on Comber Estate



Terraced Commercial on Denmark Hill



Terraced Housing on Linnell Road

OPEN SPACE, GREENERY & ECOLOGY

Southwark's Open Space Strategy (2013) found that the level of park provision within Camberwell was below the borough standard. Northern Camberwell has a good level of green space. However south and west Camberwell are noticeably lacking in accessible green space.

OPEN SPACES



PUBLIC PARKS, GREENS & GARDENS

Camberwell has some public green spaces, including the focal Camberwell Green, located at the centre of the town centre.

This is supplemented by Brunswick Park and Lucas Gardens, both over 1.5 hectares. However, both parks have the unusual arrangement of being edged on some sides by the rears of properties.

Burgess, Myatt's Fields and Ruskin Park are all near to the Camberwell.



PLAYING FIELDS

Warwick Garden Recreation Ground is a 1.5 hectare local playing field located in the south-east of Camberwell. It provides an important community facility for outdoor recreation.



RELIGIOUS / BURIAL GROUNDS

The churchyard of St. Giles Church provides a hidden but pleasant green space, with a good level of foliage.

St. George's Churchyard in the north is surrounded by Burgess Park. It is therefore not placed under the same demand to serve as additional amenity space.



NATURAL / SEMI-NATURAL GREENSPACE

These are areas of open space that are natural or semi-natural in character. Benhill Road nature garden provides an accessible semi-natural space in east Camberwell.

The Grove Park and East Dulwich Railway cuttings and embankments in south Camberwell are not accessible but provide important wildlife habitat and greenery.

Camberwell includes larger green spaces that serve all residents and neighbourhood green spaces for residents of a specific estate or area.

ADDITIONAL GREEN INFRASTRUCTURE



STREET TREES

Street trees and green infrastructure play an important role in providing a healthy green environment. For example, they allow local people to take nature-orientated walks.



CAMBERWELL GREEN CORRIDORS

A project between Southwark Nature Action and Elmington Community Gardens. The project aims to create biodiversity links between existing green spaces.

NEIGHBOURHOOD SPACES



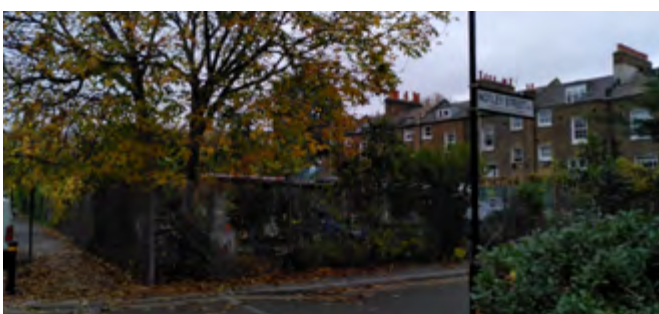
SPORTS AREAS

There are a variety of different types of sports areas across Camberwell. Brunswick Park contains tennis courts and a games court. Many of the residential neighbourhoods also feature multi-use games areas. These vary in quality, with some of them designed in a way that is unwelcoming to use.



PLAYGROUNDS

Camberwell Green, Brunswick Park and Lucas Gardens all feature playgrounds for children. These contain a variety of play equipment. Besides these parks, the residential neighbourhoods feature many small playspaces. As with the sports areas, these vary in quality and range of equipment.



ALLOTMENT / COMMUNITY GARDENS

There are two allotment gardens in Camberwell. One is located on the Southampton Way Estate and one is on Caspian Street.

There is also an informal community garden that has been founded on Vestry Road on top of the old nuclear shelter.

Physical



OPEN SPACE, GREENERY & ECOLOGY



KEY

- Southwark Boundary
- Camberwell Area Vision Boundary
- Open Space**
 - Public Park or Garden
 - Playing Field
 - Religious/Burial Grounds
 - Natural/Semi-Natural Space
 - Other Open Space
 - Play Space
 - Sports Area
- Open edge to space
- Closed edge to space
- ☼ Site of importance for nature conservation
- ≡≡≡ Outside 280m park catchment area
- Green Infrastructure**
 - ↔ Green Corridors
 - Tree Lined Streets

- There are no large public parks within the Camberwell Vision Area, but 3 close to the boundary.
- Most of central and north Camberwell is within 280m of a park. The areas outside this catchment include south of Camberwell Grove, east of Sceaux Gardens, the Crawford estate and the Wyndham & Comber estates.
- Except for Camberwell Green, the public parks and gardens in Camberwell have low levels of permeability. They are often closed off on 2 or more sides.
- North Camberwell has a good network of small, medium and large green spaces.

Information Source: Southwark Open Space Strategy, 2013

Below: Brunswick Park



ACCESS & MOVEMENT

Southwark's Movement Plan (2019) emphasises the positive benefits of active travel. This is movement that is self-propelled such as walking, running, cycling, scooting or skating. It has been shown to improve mental and physical well-being.

ACTIVE TRAVEL



LOW TRAFFIC NEIGHBOURHOODS

Areas where motor traffic is reduced by the prevention of through traffic. This creates a safer, cleaner and more pleasant environment.

Much of the north-eastern segment of the Camberwell Vision Area is a low traffic neighbourhood. This area is surrounded by Camberwell Road, Camberwell Church Street and Southampton Way.



There is also a low traffic neighbourhood south of Denmark Hill Station and one in Walworth to the north of the Camberwell Vision Area.

LOW LINE

A proposed walking route that follows the rail viaducts that run north - south through Camberwell. This has not yet been fully implemented, but will provide new easy-to-follow walking routes.



SCHOOL STREETS

Streets outside schools with time-based restrictions on motorised traffic. This is to create a safer, healthier and pleasant environment for schoolchildren.

There are six school streets within the Camberwell Vision Area - St. George's C of E, The Charter School East Dulwich, Brunswick Park Primary, St. Joseph's RC Primary, Comber Grove Primary and Crawford Primary.



CYCLING INFRASTRUCTURE

There are 3 cycle routes that run through the Camberwell Vision Area:

- **Cycle Superhighway 5** - Runs east-west along the busy A202 (Camberwell New Road / Camberwell Church Street / Peckham Road) with little infrastructure or segregation.
- **London Cycle Network 23** - Runs north-south along Camberwell Grove to the A202, and along Benhill Road and Wells Way. A mix of quiet and busy roads.
- **Cycleway 17** - A north-south quiet route that runs along Camberwell Grove before winding over to Wilson Road, crossing the A202 and following Benhill Road and Edmund Street to Burgess Park.

The other key priority in the movement plan is ensuring efficient use of road networks. This is to allow people to travel around easily via public transport or private means. It is important to limit the impact of congestion and air pollution.

PUBLIC TRANSPORT



The level of Public Transport Accessibility varies across Camberwell. There is very good accessibility to the bus network in the town centre and north-west. The south has access to buses and Denmark Hill overground station.

The north-east and south-east has very low levels of public transport accessibility with only access to limited buses.

BUS NETWORK

There are a large number of buses that pass through Camberwell, but these are largely concentrated on two main routes - Camberwell New Road / Camberwell Church Street / Peckham Road and Camberwell Road / Denmark Hill.

There are also two large bus garages located in Camberwell, on either side of Camberwell New Road.



RAIL NETWORK

Denmark Hill station is located at the southern edge of Camberwell. The station has recently benefited from improvements.

There are proposals to reopen the train station on Camberwell Station Road. Transport for London prepared a Strategic Outline Business Case in 2018 with regard to reopening the station.



ROAD NETWORK



Camberwell is divided by two large A roads:

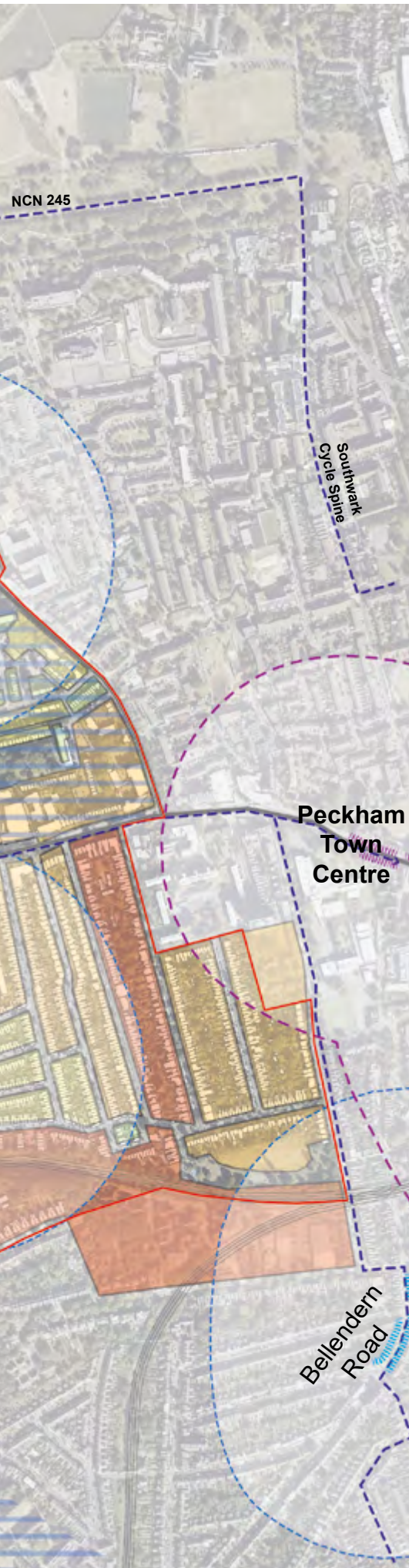
- **A202 (Camberwell New Road / Camberwell Church Street / Peckham Road / Medlar Street)** - Runs east-west from Peckham to Kennington and is part of the Transport for London Road Network.
- **A215 (Camberwell Road / Denmark Hill Road)** - Runs north-south from Walworth to Denmark Hill.

This roads meet in Camberwell Town Centre, creating a very busy junction that provides a significant barrier to pedestrian and cycle movement.

Physical



ACTIVE TRAVEL



KEY

Camberwell Area Vision Boundary

Active Travel

- Low Traffic
- Neighbourhood
- Low Line
- School Streets
- Cycle Network

Urban Block Perimeters

- 1000m and greater
- 500 - 999m
- 250 - 499m
- Less than 250m

Daily Needs

- Town Centre Protected Retail Frontages
- 280m Catchment Area
- Other Protected Retail Frontages
- 280m Catchment Area

- The A202 and A215 serve as significant barriers to pedestrian and cycle movement.
- The cycle network is quite disjointed and reliant on the A202, a very busy road with limited cycle infrastructure or segregation.
- The areas of Camberwell with the lowest levels of permeability are those that are adjacent to railway lines. This especially the case for urban blocks with historic terraced housing.
- North-east Camberwell benefits from good permeability, a low-traffic neighbourhood, cycle lanes and school streets. However the furthest north of Camberwell lacks proximity to shopping streets.
- Pockets of south and east Camberwell lack proximity to shopping areas.

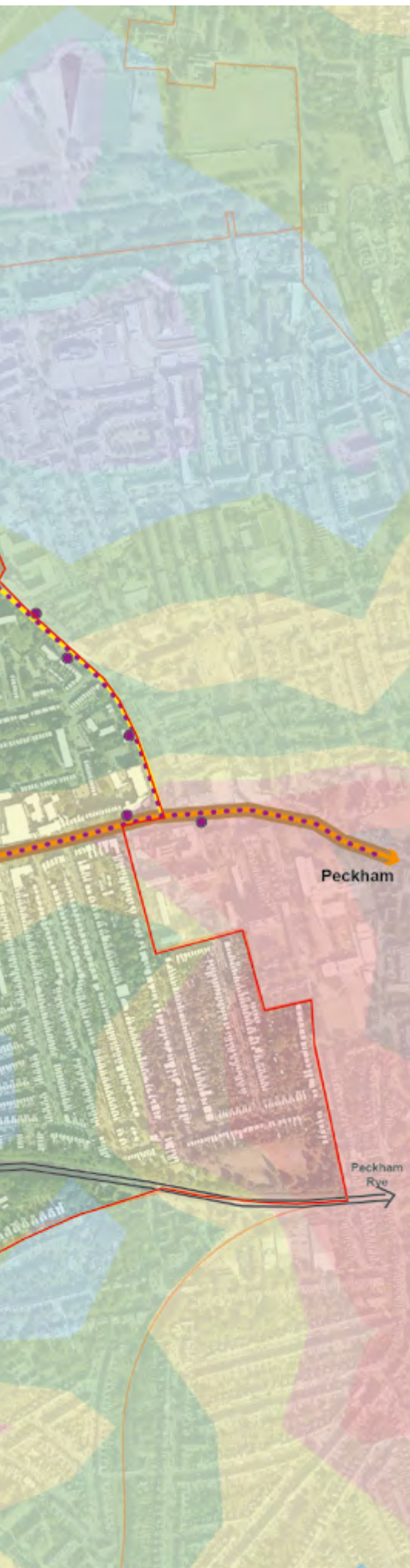
Below: Cycle lane on Stories Road



Physical



PUBLIC TRANSPORT & ROAD NETWORK



KEY

- - - Southwark Boundary
- Camberwell Area Vision Boundary

Public Transport

- • • Bus Network
- Bus Stops
- Train Network
- ⚡ Train Station (active)
- ⚡ Train Station (inactive)

Public Transport Access Level

- | | |
|---|---|
| 6b (best) | 2 |
| 6a | 1b |
| 5 | 1a |
| 4 | 0 (worst) |
| 3 | |

Road Network

- A Roads
- B Roads
- Transport for London Road Network

- Camberwell Town Centre is well connected due to the large number of buses.
- The north-south A215 (Camberwell Rd/Denmark Hill) assists significantly with public transport access.
- The east-west A202 (Camberwell New Rd/Camberwell Church Street/Peckham Rd) does not bring the same level of benefit, despite being part of the Transport for London Road Network
- South Camberwell benefits from both the A202 and Denmark Hill station
- Eastern Camberwell is less connected than central and west Camberwell.
- North-east Camberwell has a particularly low public-transport access level, despite having a bus route running nearby.
- The Lettsom Estate has particularly poor public transport access.

Below: TfL bus on Camberwell Church Street

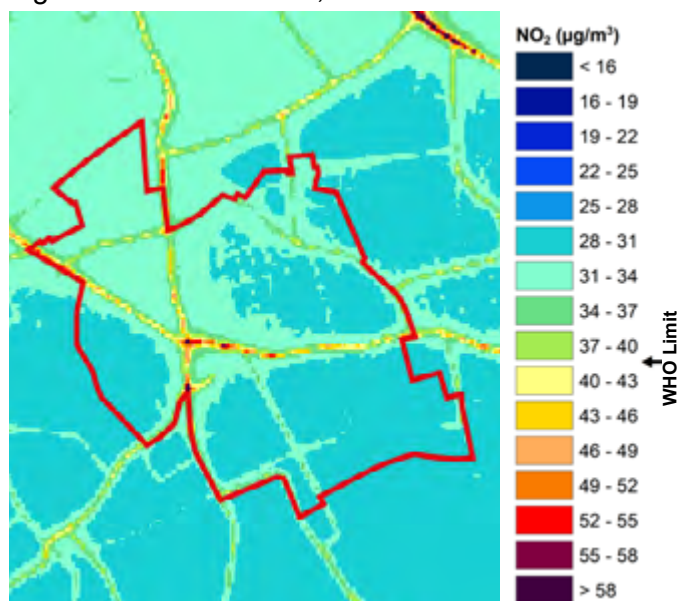


ENVIRONMENTAL - AIR POLLUTION

The four pollutants mapped below are those that are predictable and known to have a detrimental impact on health. The pollution maps below are extracted from those produced by the London Atmospheric Emissions Inventory (LAEI) for 2019. The whole of Camberwell is in Southwark's Air Quality Management area.

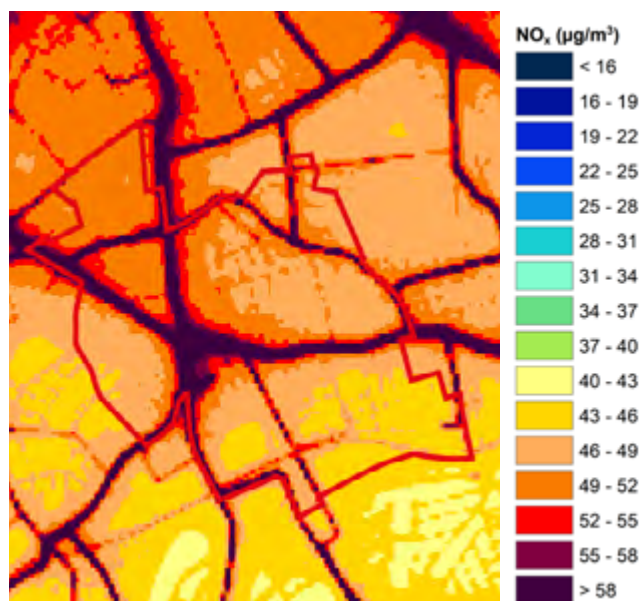
NITROGEN DIOXIDE (NO₂) (2019)

Studies have shown links between NO₂ pollution and respiratory symptoms. Road transport is responsible for an estimated 50% of emissions. The average NO₂ pollution is high along the A202 and A215, where it exceeds WHO targets. It is also higher in the north-west, but below the WHO limit.



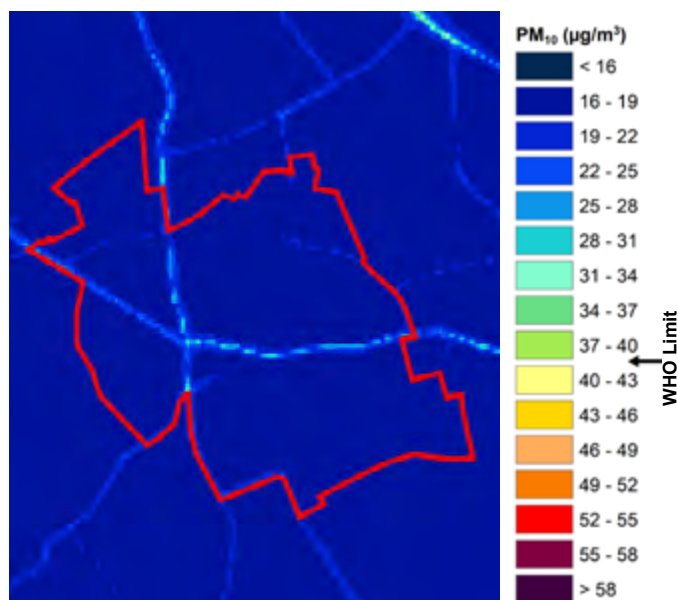
NITROGEN OXIDES (NO_x) (2019)

NO_x are gases produced by burning fossil fuels, with road transport by diesels the predominant source. NO_x is high across Camberwell. It is particularly dominant along the A202 and A215 and Southampton Way, with a noticeably high concentration in Camberwell Town Centre.



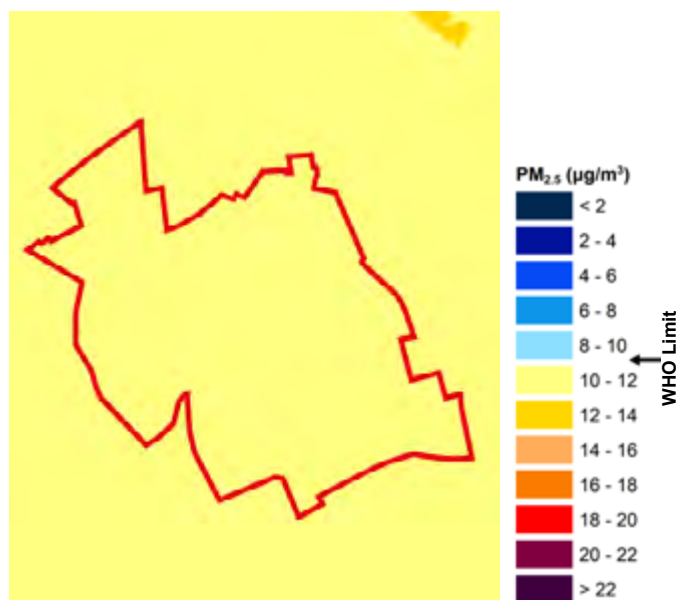
PM₁₀ PARTICULATES (2016)

Particles smaller than 10 micrometers can settle in the airway or lungs and cause problems. Particulate pollution is higher along Camberwell's road network, but remains below the recommended WHO limit.



PM_{2.5} PARTICULATES (2016)

Particles smaller than 2.5 micrometers can settle in the airway or lungs and cause problems. Particulate pollution exceed WHO consistently throughout Camberwell and most of central London.



Source: London Atmospheric Emissions Inventory (LAEI), 2019.

ENVIRONMENTAL - NOISE POLLUTION

Excessive environmental noise has shown to have serious impacts on physical and mental health. It also has a negative impact on biodiversity. Regular noise maps are produced by the Department for Environment Food & Rural Affairs to understand areas with problematic noise pollution.

NOISE POLLUTION MAPPING - L_{DEN} (2017)

The following maps are created using the L_{DEN} 2017 data from the Department for Environment Food & Rural Affairs. The L_{DEN} indicated a 24 hour annual noise pollution average. This is calculated with separate weightings for daytime, evening and night-time periods.

The mapping shows particularly high noise pollution along both the A202 and the A215. The sound spreads further into residential areas around open spaces. Further noise pollution is provided by the railway lines. This creates a particular high concentration of noise pollution along the west of Camberwell Road.

KEY



Source: DEFRA Strategic Noise Mapping (2017), Contains public sector information licensed under the Open Government Licence v3.0.




ENVIRONMENTAL - FLOODING

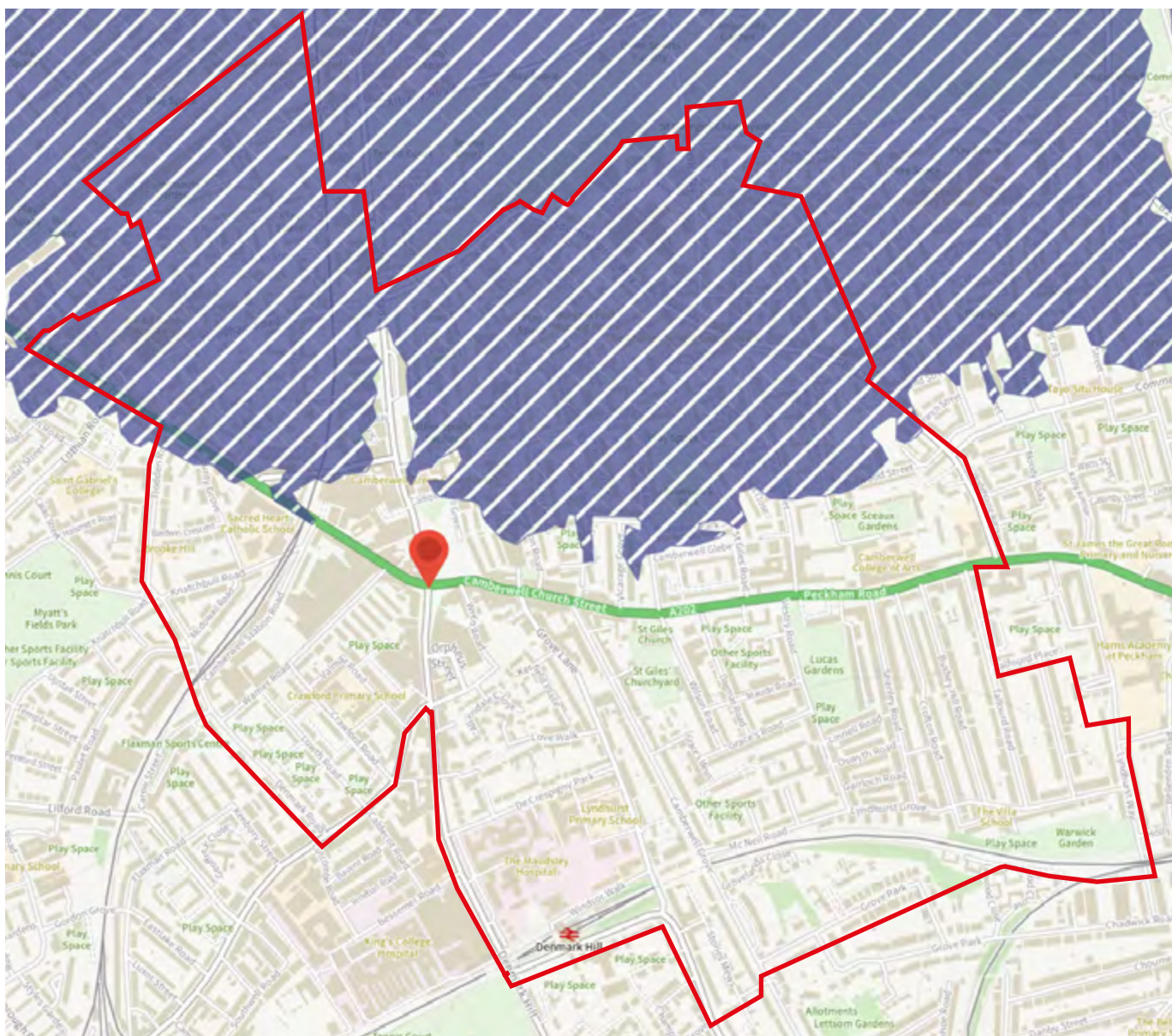
FLOOD RISK FROM RIVERS AND THE SEA

The Thames Barrier protects 125 sqkm of central London from flooding. This area would otherwise be at risk of flooding due to tidal surges from the River Thames and would be a Flood zone 3. Flood zone 3 is the highest risk level. This area include some of Northern Camberwell, as indicated below. Without the Thames Barrier the area would have a high probability of flooding.

Southern Camberwell is in Flood Zone 1. This means the area has a low probability of flooding.

KEY - FLOOD RISK ZONE

-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1



Source: © Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021

ENVIRONMENTAL - FLOODING

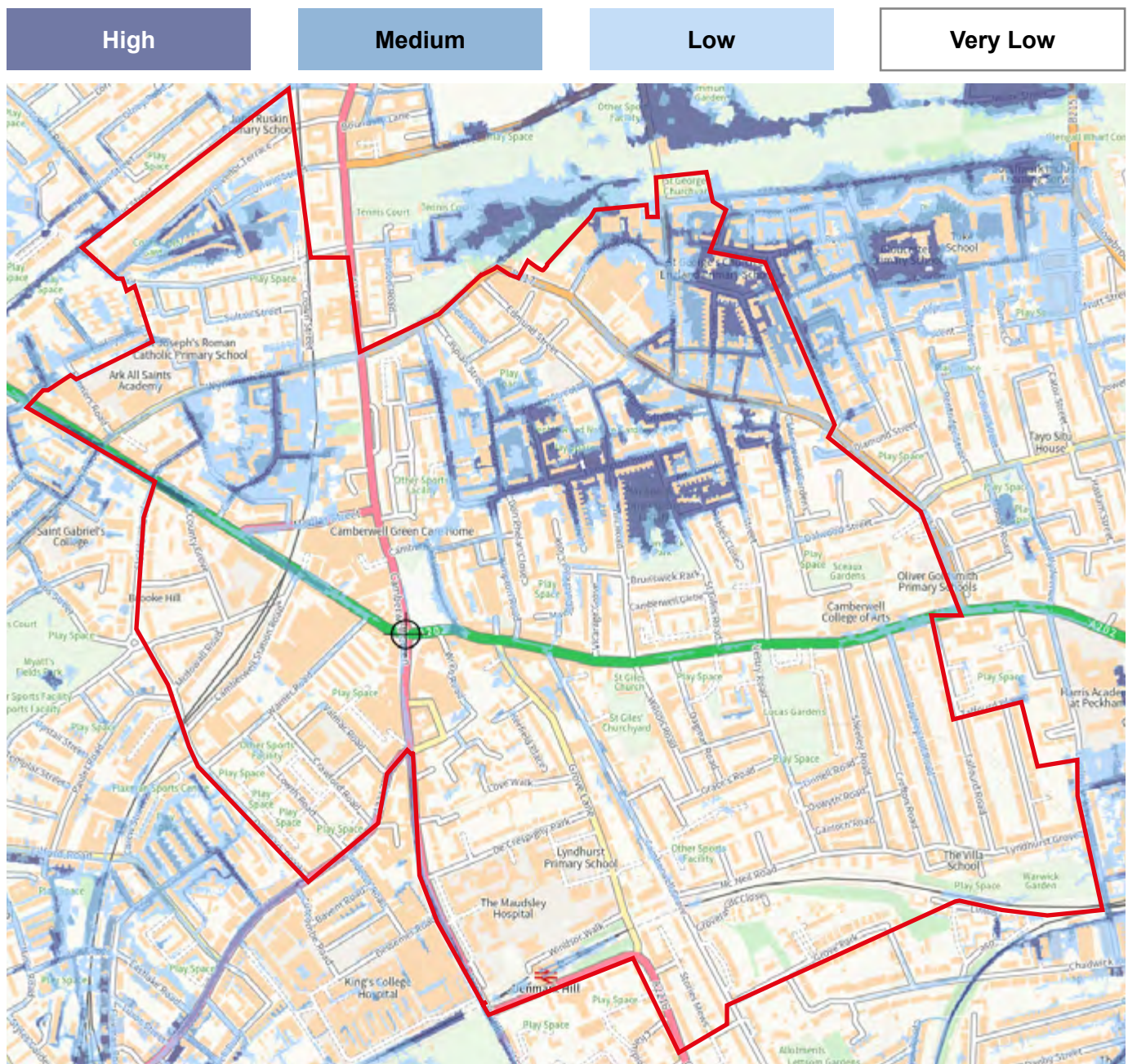
FLOOD RISK FROM SURFACE WATER

Surface water flooding occurs when large amounts of rainfall overwhelm drainage systems. This is due to land heights, surface finishes, drainage and other features.

The area of highest flood risk from surface water is the North of Brunswick Park, including Elmgton Road and adjacent roads.

Other areas of high risk from surface water flooding include St. George's, Grosvenor Park and the Comber Estate.

KEY - EXTENT OF FLOODING RISK FROM SURFACE WATER



Source: © Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022

SOUND

The below sound map by GoodCityLife (2016) is aggregated from social media data. Associated noises are split into five dominant groups.

- The sound of transport is not only dominate on main roads, it is also dominant in many neighbouring residential streets.
- The town centre is characterised by a mixture of man-made sounds, including transport, humans and music. The most common sound in Camberwell Green is that of people.
- Areas where music is the dominant sound tend to be those located nearby religious buildings.
- Green areas away from main roads, such as Brunswick Park and Burgess Park, are dominated by nature sounds.
- Residential streets with a high number of trees and less through-traffic also have nature sounds as the most dominant.

● TRANSPORT ● NATURE ● HUMAN ● MUSIC ● BUILDING



Source: ChattyMaps, GoodCityLife, 2016 [Accessed 2021]

SMELL

The below smell map by GoodCityLife (2016) is aggregated from social media data. Associated smells are split into five dominant groups.

- Nature smells are the most dominant across the borough, reflecting the greenery present in Camberwell.
- The smell of emissions are the strongest around places with high levels of congestion. This is along Camberwell Road/Denmark Hill and Camberwell New Road/Church Street/Peckham Road, as well as around the bus depots and Wyndham Road.
- Food smells are the most dominant in areas of the town centre that aren't dominated by emission smells. They are also dominant in residential areas in eastern Camberwell.
- Animal smells are only dominant around the Registry Office, Madeleine Terrace and Grovelands Close.
- Smells of waste are dominant on Bethwin Road and around the disused Magistrates Court.

● EMISSIONS ● NATURE ● FOOD ● ANIMALS ● WASTE

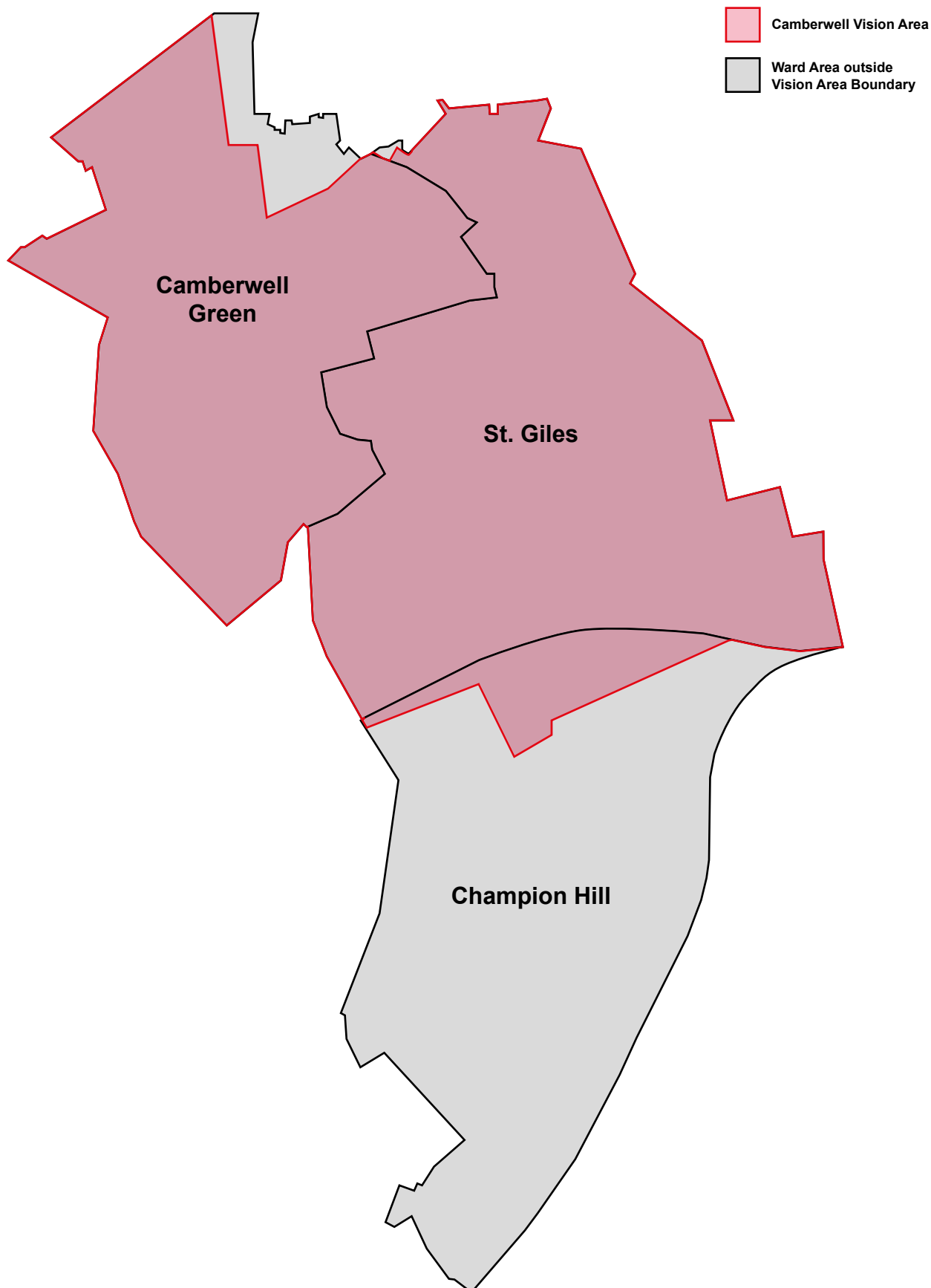


Source:SmellyMaps, GoodCityLife, 2016 [Accessed 2021]

DEMOGRAPHICS

WARD ANALYSIS

The Camberwell Vision area includes area within the three wards shown below:

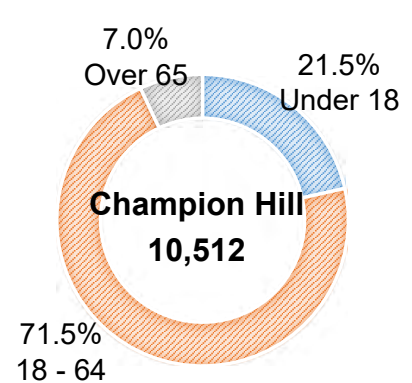
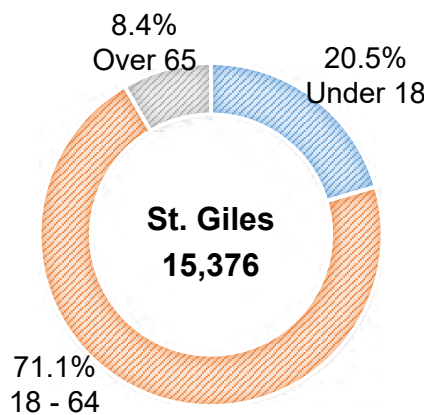
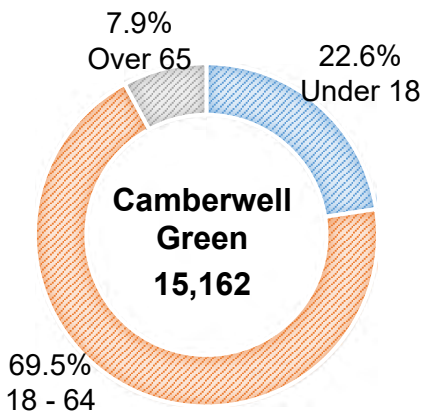
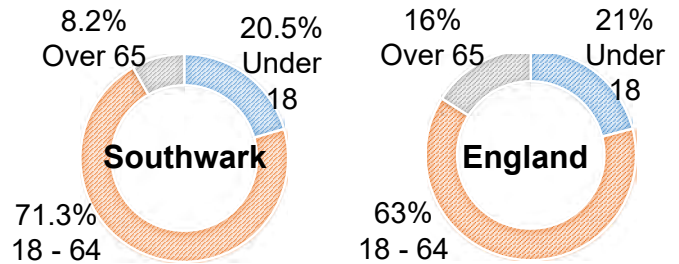


DEMOGRAPHICS

WARD PROFILES

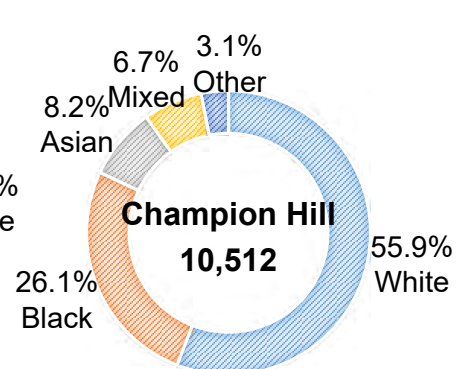
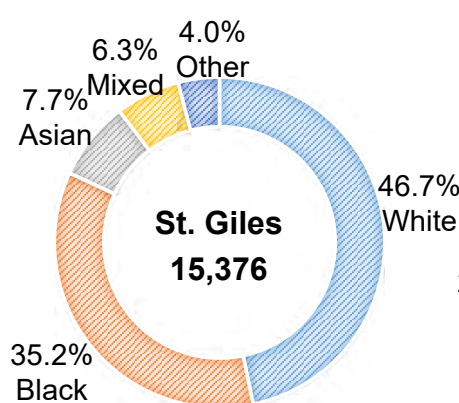
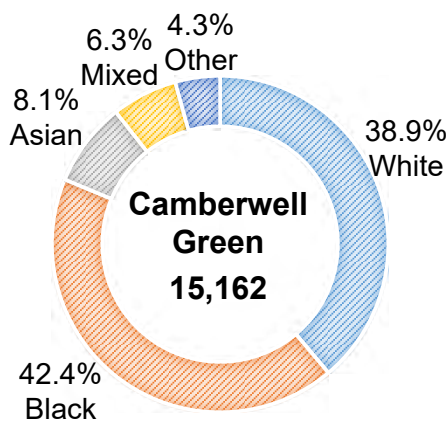
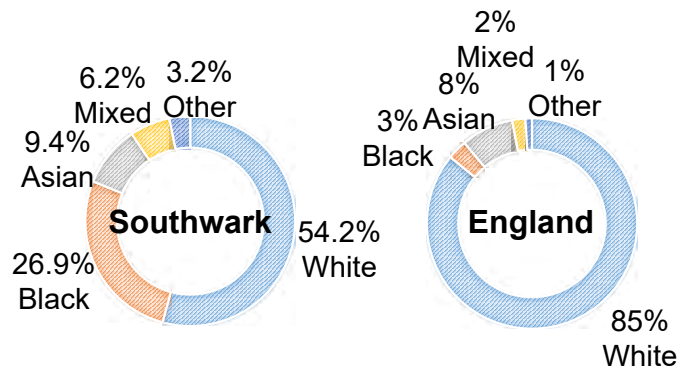
AGE

The ages of Camberwell are representative of Southwark as a whole, which is a young and vibrant borough, with far lower levels of over-65s. The Under-18 population is similar to the national average.



ETHNICITY

Camberwell has a very diverse population. It is more diverse than the Southwark average, which is already more diverse than the national average. There is a higher Black population, and lower White population that the Southwark average. This is highest in Camberwell Green and St Giles. The ethnicities of the Champion Hill population are more similar to the Southwark-wide average.



Data Sources:
 Ward Population: Mid-2020 Population Estimates for 2020 Wards (ONS, Population Estimates Unit, 2021)
 Age: Southwark Ward Profiles - Joint Strategic Needs Assessment (2017)
 Ethnicity: 2011 Census data (ONS, 2011)
 [Note: Ward boundaries changed since 2011. The closest former ward area has been used to extract data]

SOCIAL EQUITY

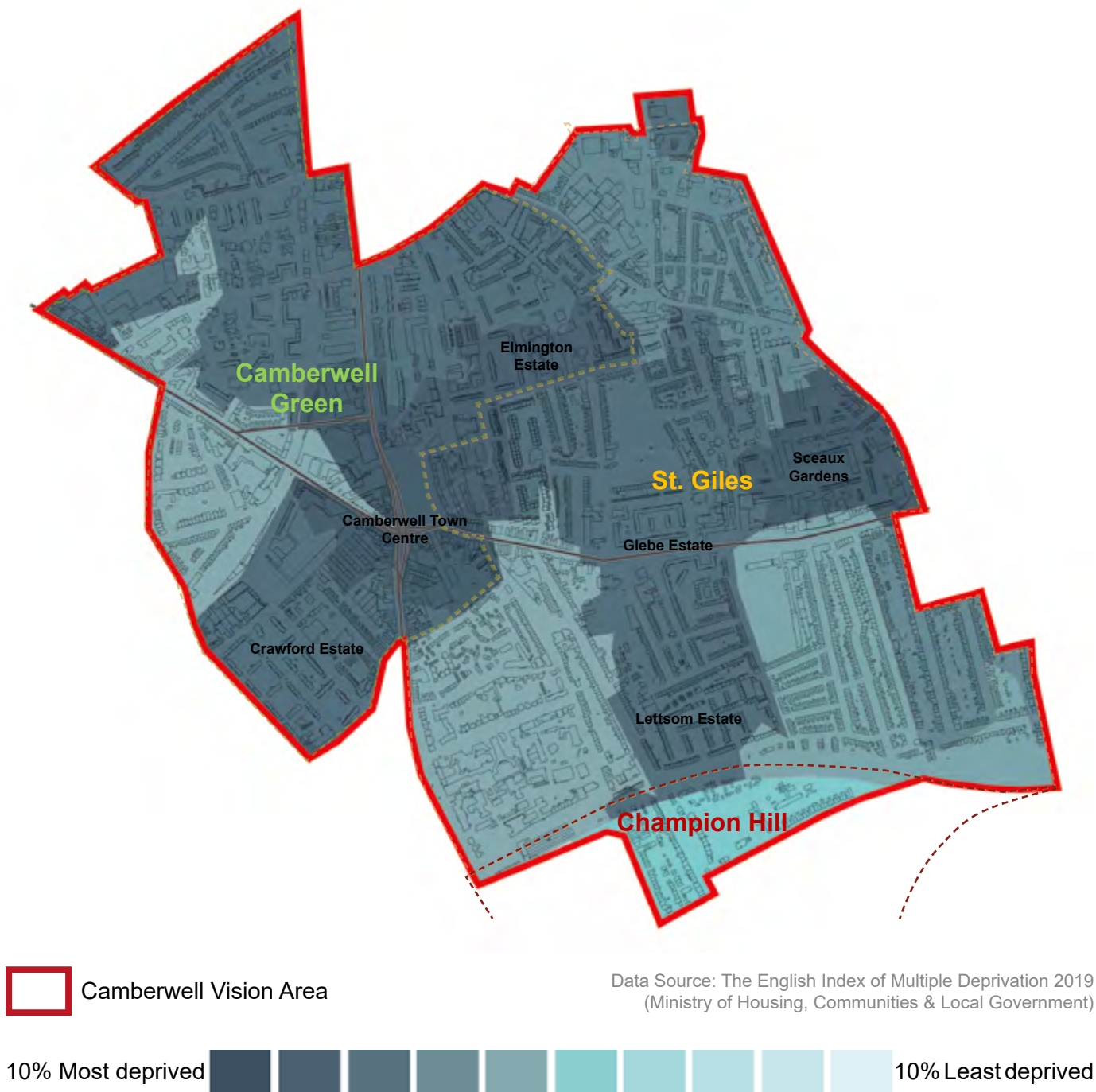
DEPRIVATION

The data maps on the following pages show the levels of deprivation across the Camberwell Vision Area. The information is from The English Index of Multiple Deprivation¹. The darkness of blue shows the level of deprivation within an area.

The map for multiple deprivation (below) overlays the various indices of deprivation to give an overview. This suggests that Camberwell has varying levels of deprivation. There are pockets of increased deprivation located around the Town Centre and the housing estates in the centre, east and north-west and south-west. There are pockets of lower deprivation around Maudsley, Camberwell Grove, Love Walk, Camberwell New Road, Lucas Gardens and Grove Park.

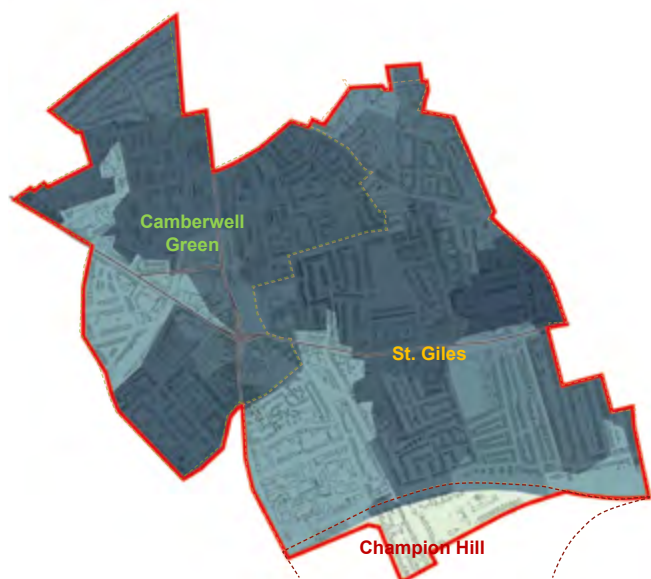
¹ Ministry of Housing, Communities & Local Government, 'English indices of deprivation 2019'

INDEX OF MULTIPLE DEPRIVATION DATA MAP (2019)

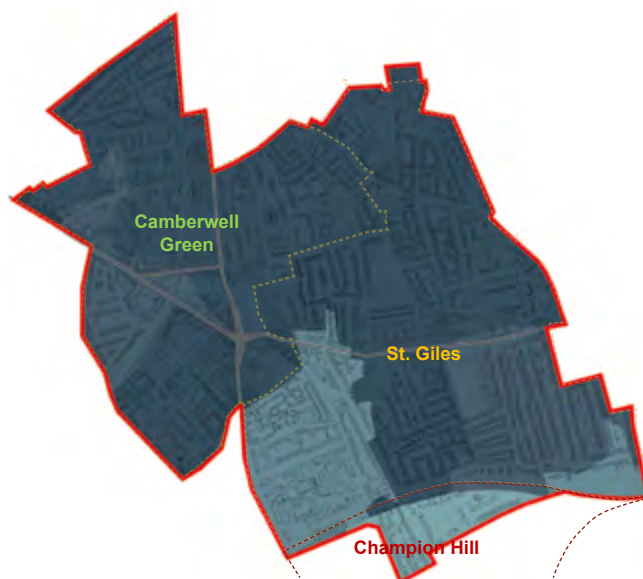


SOCIAL EQUITY

INCOME DEPRIVATION DATA MAP (2019)



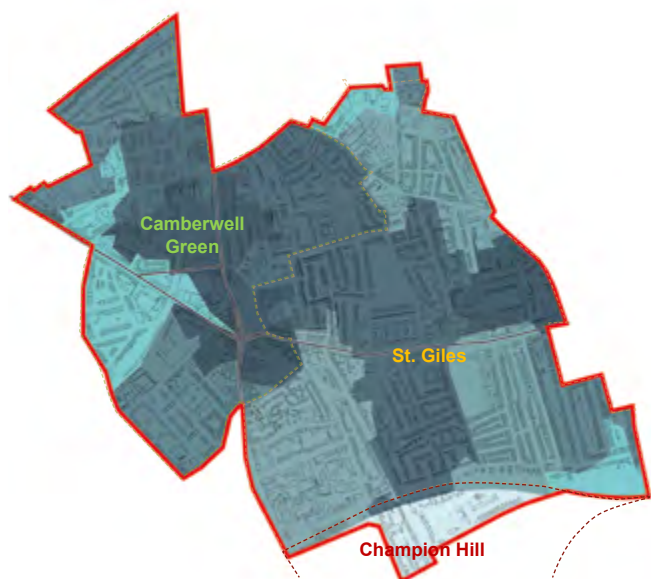
INCOME DEPRIVATION - AFFECTING OLDER PEOPLE DATA MAP (2019)



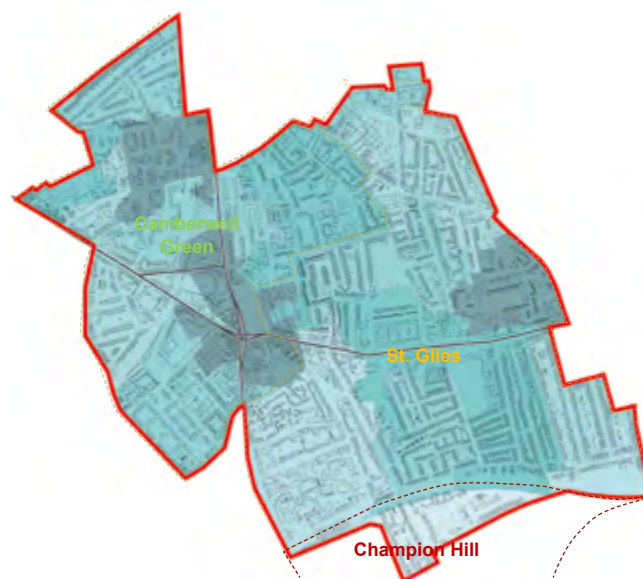
Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government)

The data for income deprivation shows a similar geography to those of multiple deprivation. A stronger difference in income deprivation is shown between the less deprived areas to the south and west and the more deprived areas to the north and centre of Camberwell. This distinction becomes particularly pronounced when looking at income deprivation affecting older people.

EMPLOYMENT DATA MAP (2019)



EDUCATION SKILLS & TRAINING DATA MAP (2019)



Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government)

Employment deprivation measures the proportion of the working-age population involuntarily excluded from the labour market. This shows very similar variations across the area to income deprivation. The town centre and the area along Camberwell Road and Peckham Road having the highest levels of deprivation. The same is true for the attainment and skills in the area. However, the entirety of Camberwell vision area shows lower levels of deprivation for education, skills and training than it does for employment or income.

SOCIAL EQUITY

ACCESS TO HOUSING & SERVICES

Barriers to Housing & Services measures the affordability and overcrowding of housing, levels of homelessness and the distance from local services. Local services include post offices, primary schools, grocery stores and GP surgeries.¹

The physical and financial accessibility of housing and local services is low across the Camberwell area. It is particularly pronounced in the centre and east of the area, as well as a pocket in the north-west.

¹ Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)

BARRIERS TO HOUSING & SERVICES DATA MAP (2019)



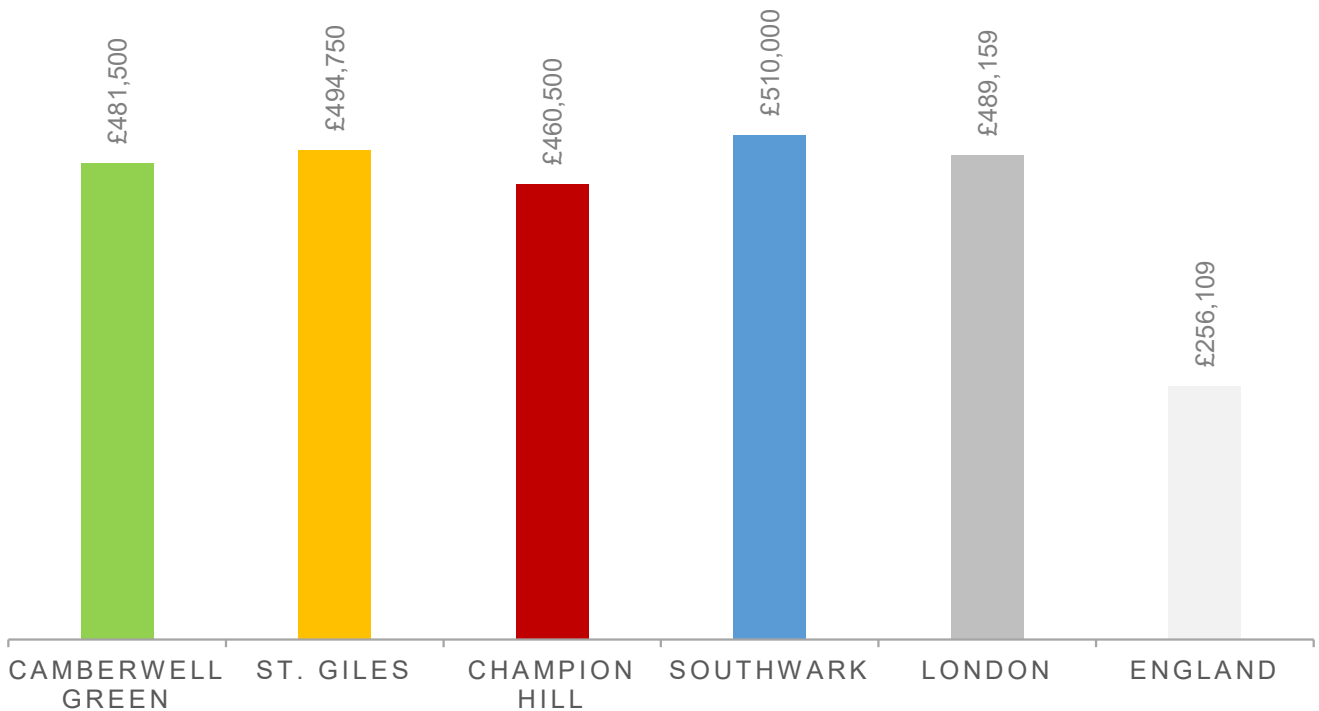
 Camberwell Vision Area

Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government)



SOCIAL EQUITY

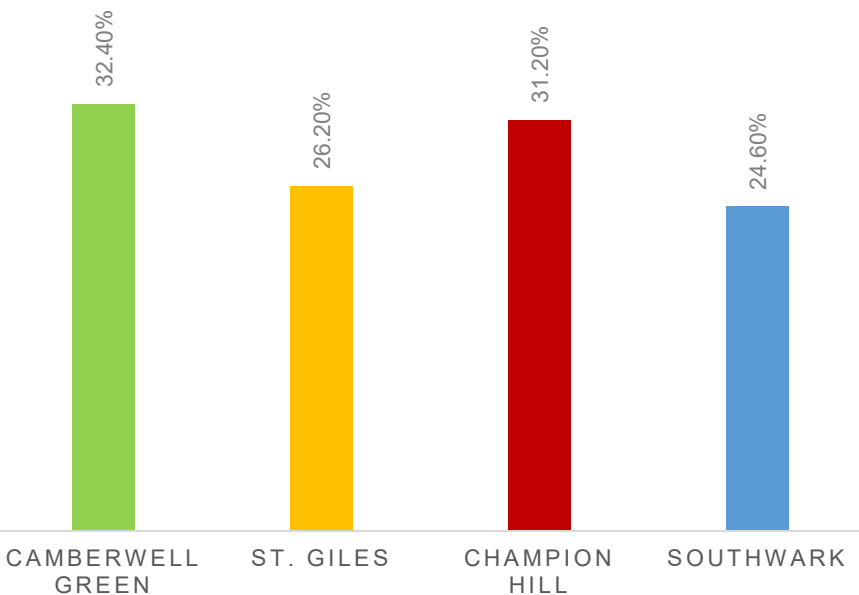
MEDIAN HOUSE PRICE (2020)



Data Source: Median house price (ONS, HPSSA dataset 37, July 2020)

House prices are slightly lower than the Southwark average across the three wards contained within the Camberwell Vision Area. These are near to or just below the London average, which is well above the average house price for the rest of England. According to the GLA, the average London house price in June 2021 was around six times higher than the average price in March 1970. High house prices in an area typically also raise private rental prices in the area. This suggests that the cost of private housing in the Camberwell area is a high proportion of earnings.

PERCENTAGE OF HOMES MANAGED BY COUNCIL OR TMO (2019)



There are more homes managed by Southwark Council or a tenant management organisation in all of the wards covered by the Camberwell Vision Area than the average for the borough.

While this represents an important provision of affordable housing, the high barriers to housing and services for some of these estates suggest that the access to local services from the estates is poor.

Data Source: Southwark Council, Interactive Ward Profiles (2019)

SOCIAL EQUITY

LIVING ENVIRONMENT

The living environment deprivation measures the quality of the environment. It looks at the quality of indoor housing, in particular the proportion of homes that don't meet the Decent Homes standard or have central heating. It also looks at the air quality and number of road traffic accidents in the external environment.¹

The Living Environment deprivation is high across Camberwell. It is highest in the town centre, along Camberwell New Road, and around the Elmington Estate, Lucas Gardens and Grove Park.

¹ Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)

LIVING ENVIRONMENT DATA MAP (2019)



 Camberwell Vision Area

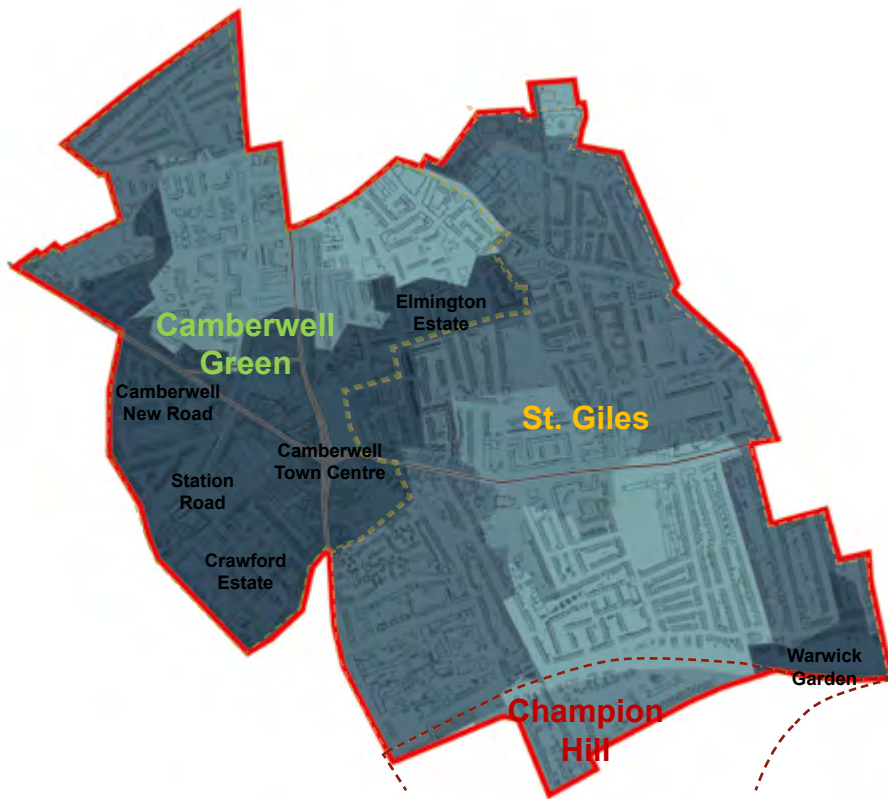
Data Source: The English Index of Multiple Deprivation 2019
(Ministry of Housing, Communities & Local Government)



SOCIAL EQUITY

CRIME

CRIME DATA MAP



Camberwell Vision Area

Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government)

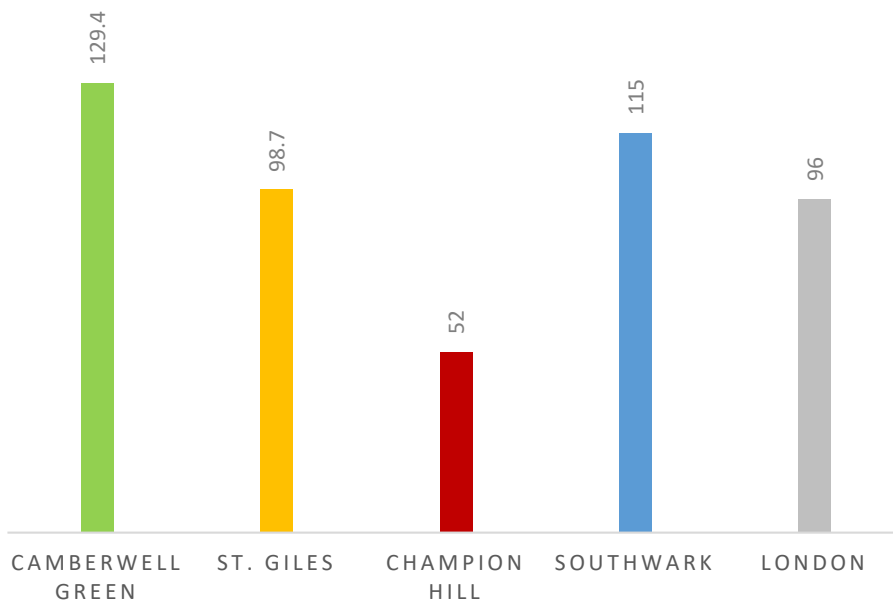


The crime deprivation is based off the information for number of recorded crimes under the categories of violence, burglary, theft and criminal damage.¹

The crime deprivation map differs significantly from the previous maps. West and central Camberwell has noticeably higher levels of crime than the rest of the area, as does the area around Warwick Gardens. There are lower levels of crime recorded in the north and east of the Camberwell vision area.

¹ Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)

OVERALL CRIME RATE PER 1,000 RESIDENTS (2018/19)



The variation in crime rates is also shown in the overall crime rates for the wards. The crime rate for Champion Hill is lower than both the London and Southwark average. St. Giles has a crime rate similar to the London average. Camberwell Green has a higher crime rate than both the Southwark and London average and has the 6th highest crime rate in the borough

Data Source: Southwark Council, Interactive Ward Profiles (2019)

HEALTH & WELLBEING

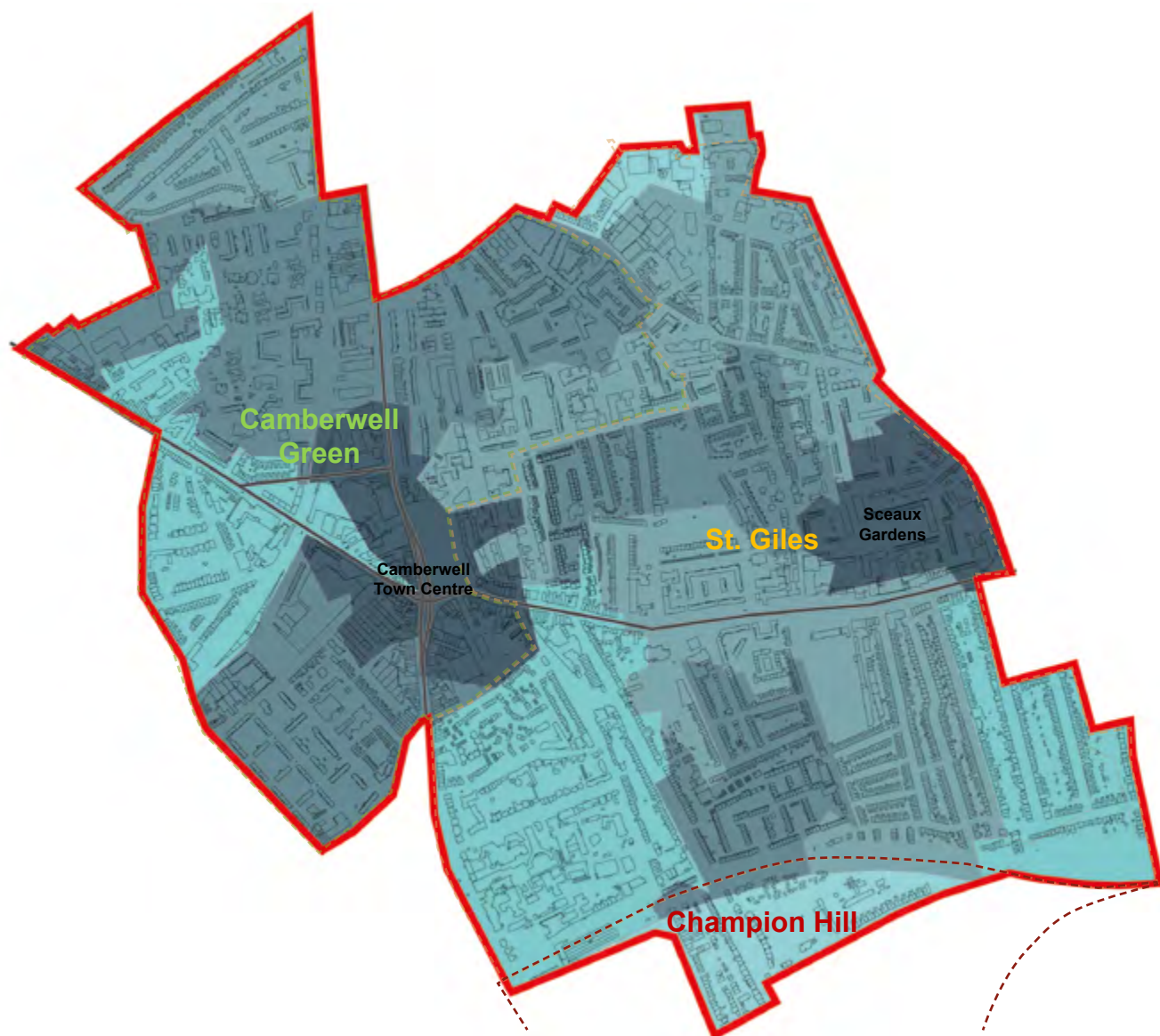
HEALTH & DISABILITY

The health and disability deprivation is based on years of potential life lost, comparative illness and disability population ratio, acute morbidity and rate of mood and anxiety disorders.¹

The west, south and north of the Camberwell vision area show reasonably low levels of health & disability deprivation. Pockets of health and disability deprivation are located throughout the area, with the highest deprivation located around the town centre and Sceaux Gardens.

¹ Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)

HEALTH & DISABILITY DATA MAP (2019)



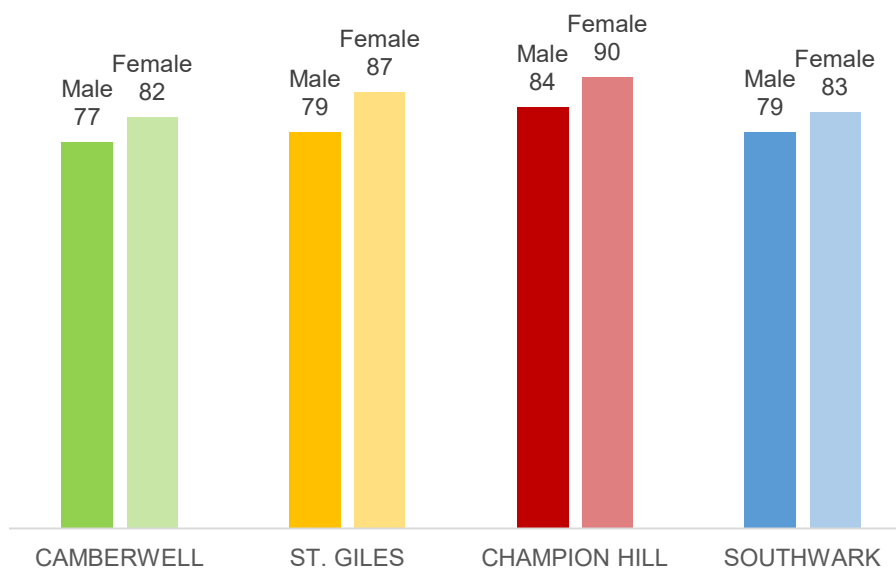
 Camberwell Vision Area

Data Source: The English Index of Multiple Deprivation 2019
(Ministry of Housing, Communities & Local Government)



HEALTH & WELLBEING

LIFE EXPECTANCY (2015-17)



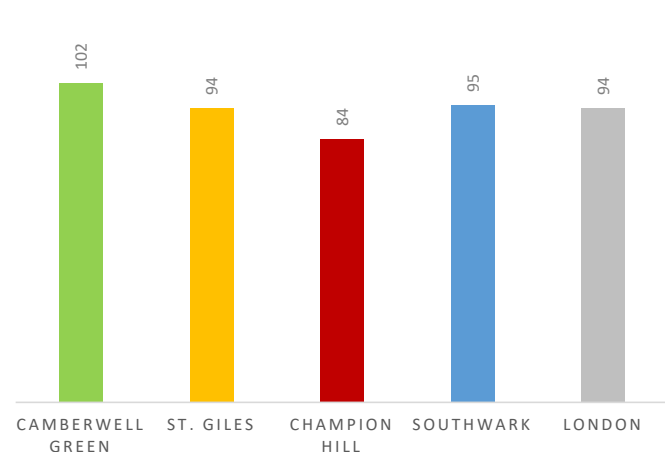
Data Source: Southwark Council, Interactive Ward Profiles (2019)

Southwark has the 6th lowest average healthy life expectancy for men, and 9th lowest for women, of all London boroughs¹.

Life expectancy varies across the three wards covered by the Camberwell Vision area. Life expectancy for both men and women is higher in the St. Giles and Champion Hill wards than the Southwark average, while Camberwell Green has a life expectancy that is slightly below the Southwark average.

¹ Office for National Statistics: Health state life expectancies, UK: 2014 to 2016

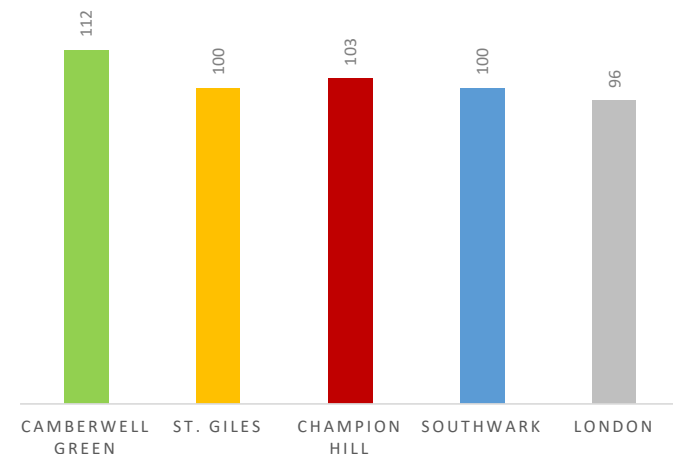
STANDARDISED ADMISSION RATIO FOR EMERGENCY HOSPITAL ADMISSIONS FOR ALL CAUSES (2013 - 18)



Data Source: Southwark Council, Interactive Ward Profiles (2019)

The amount of emergency admissions to hospital correlate strongly with the life expectancy. Champion Hill has an admission rate below the Southwark and London average. St. Giles has an admission rate that matches the Southwark and London average. Camberwell Green has an admission rate higher than the Southwark average.

STANDARD INCIDENCE RATES FOR NEW CASE OF ALL CANCERS (2012 - 16)

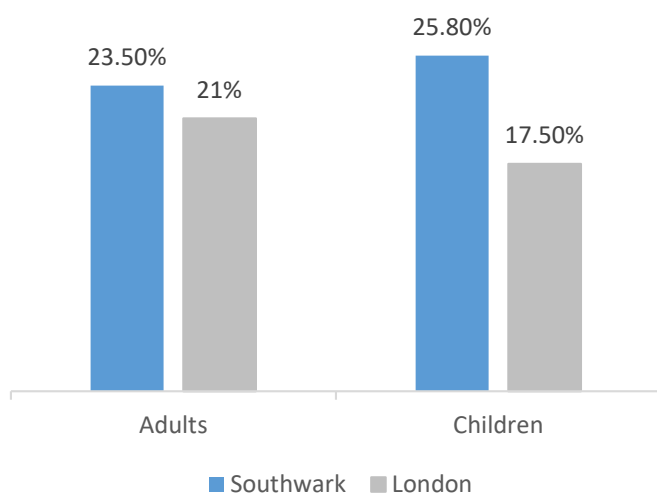


Data Source: Southwark Council, Interactive Ward Profiles (2019)

Incidence rates of cancer are broadly in line with the Southwark average, except for Camberwell Green which has an above average incidence rate for cancer.

HEALTH & WELLBEING

FOOD INSECURITY



Food Insecurity In London, City Intelligence – Greater London Authority – June 2019

The Food Standard Agency defines food insecurity as follows:

“Limited or uncertain availability of nutritionally adequate and safe foods or limited or uncertain ability to acquire acceptable food in socially acceptable ways”¹

A 2019 GLA study found that the adult population in Southwark had higher household food insecurity than the London average. The food insecurity for children was even higher².

¹ Food Standards Agency – Low Income Diet and Nutrition Survey (2007)

² Food Security In London, City Intelligence – Greater London Authority – June 2019

A survey by GLA found that food insecurity was made worse by existing inequalities. Lower average levels of food security were found across disadvantaged groups including: black respondents; those in social-rented tenancies; those reporting being ‘often lonely’; those with dependent children; those who are unemployed or long-term sick/disabled; those on low incomes and those with burdensome debt.³

A healthy basket study was commissioned by Southwark in 2020. This investigated access to healthy, affordable and appropriate food across the borough. A ‘healthy basket’ was developed following a community engagement event on 23rd January 2020 at Bells Gardens Community Centre, Peckham. The study found that the availability of the healthy basket was low across the borough. It was typically far more available in areas that had access to a supermarket. All supermarkets in the study sold over 75% of the basket, in contrast to only 11% of convenience stores.⁴

³ Greater London Authority 2019. Survey of Londoners

⁴ Reid, S. (2020) ‘Southwark ‘healthy basket’ study’

THE ‘HEALTHY BASKET’



Reid, S. (2020) ‘Southwark ‘healthy basket’ study’

HEALTH & WELLBEING

FOOD ACCESS MAP






A food access map was created looking at supermarket catchment areas and other food stores and street markets. Areas of multiple deprivation are also overlaid. This is to show how the food access is exacerbated by existing inequality and deprivation.

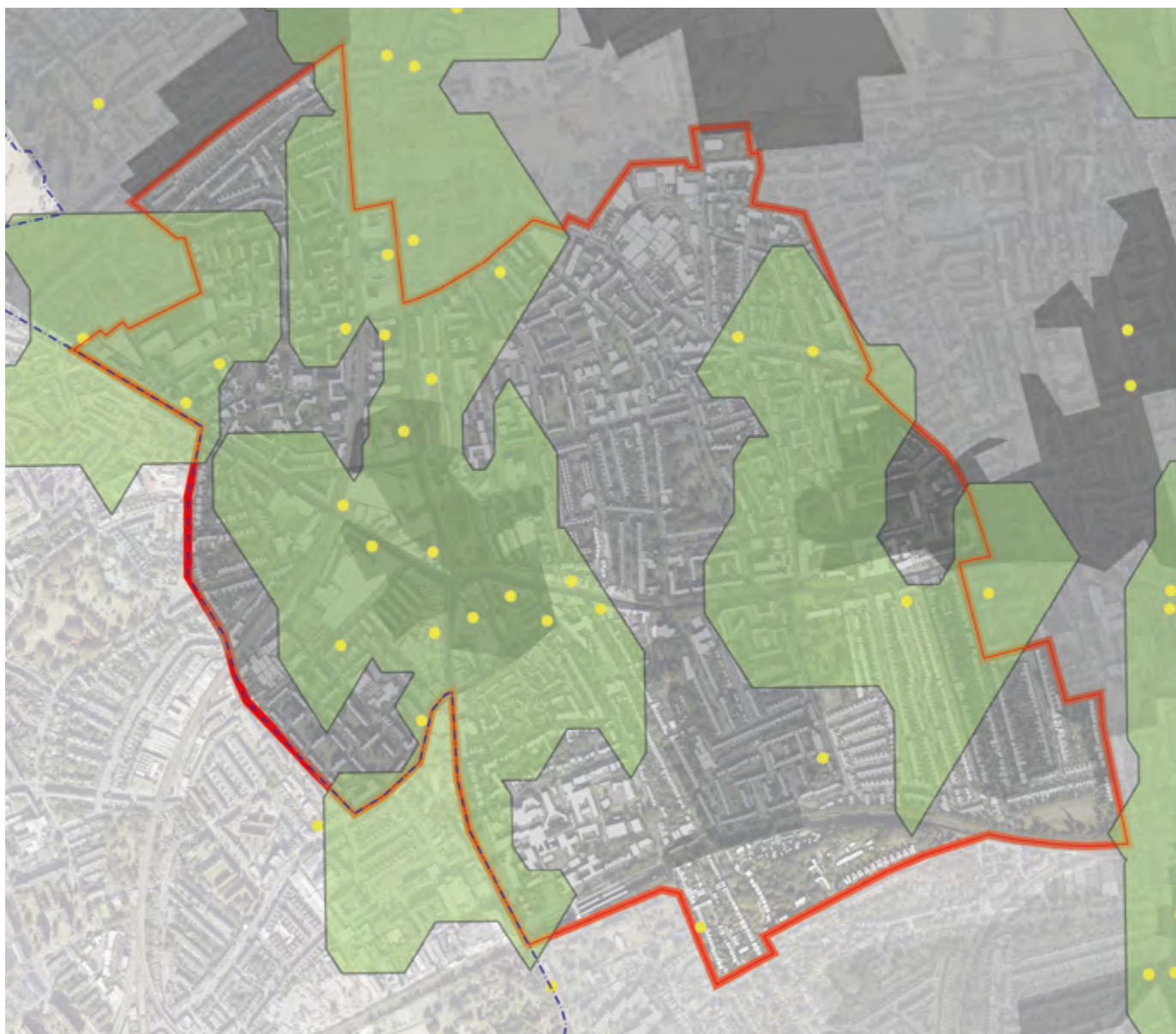
Central Camberwell had a good level of food access, but there is a corridor of poor food access that runs across the east of the Camberwell Area. There are further pockets in the north-west, south-west and south-east.

KEY

-  Southwark Boundary
-  Camberwell Area Vision Boundary
-  Supermarket Catchment Area
-  Food retail business / street market

Indices of Multiple Deprivation

-  0 - 5042 (most deprived)
-  5042 - 11993
-  11993 - 18943
-  18943 - 25894
-  25894 - 32844 (least deprived)

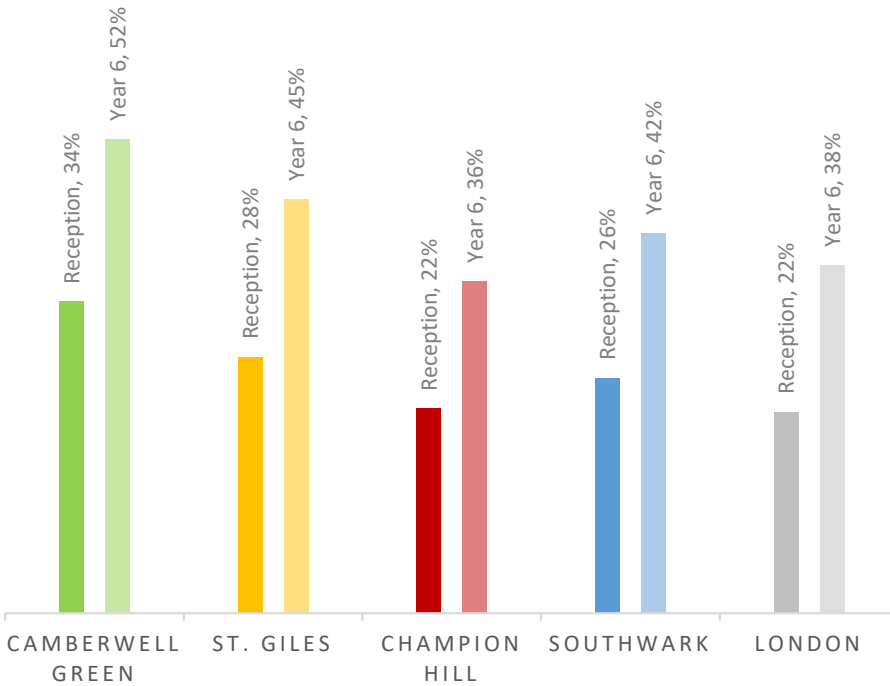


Adapted from 'Food Access Map of Southwark - Reid, S. (2020) 'Southwark 'healthy basket' study'

HEALTH & WELLBEING

CHILD OBESITY

EXCESS WEIGHT BY WARD (2015/16 - 2017/18)



Excess weight is defined by the body mass index, referring to children classified as overweight, obese or severely obese. Excess weight can lead to a range of physical and psychological health issues.

London has the highest amount of excess weight in 10-11 year olds than any other region of England.¹

Camberwell Green and St. Giles, both have excess weight above both the Southwark and London average.

¹ London Child Obesity Taskforce 'Unhealthy Weight In London's Children - What We Know' (2019)

There is a strong correlation between food security and childhood obesity. It is recognised that the surrounding environment is a significant influencing factor in rates of unhealthy weight in children. There have been shown to be strong links between deprivation and excess weight. A child in one of London's poorest neighbourhoods is twice as likely to experience unhealthy weight than a child living in one of the richest neighbourhoods¹. Low-income neighbourhoods have higher amounts of unhealthy food options, and children from lower socio-economic groups consume takeaways more frequently than other children².

A 2019 study by Guy's & St. Thomas' Charity & Gehl, found that 24% of food places in Camberwell were fast food & takeaway outlets. This is compared to 14% in Peckham, and only 23% of food shops in Camberwell had displays of fresh food, in contrast to 65% in Peckham³.

¹ London Child Obesity Taskforce, 'Unhealthy Weight In London's Children - What We Know' (2019)

² Guy's & St. Thomas' Charity & Gehl, 'Understanding Southwark's Food Experience' (2019)

³ ibid



VITCHIE

MIRABELLA HAIR
274 1000

Morley's
Fast & Fresh Burgers & Snacks

Mangoal

GABBY'S
HAIR PRODUCTS & MORE



SOCIAL DEVELOPMENT

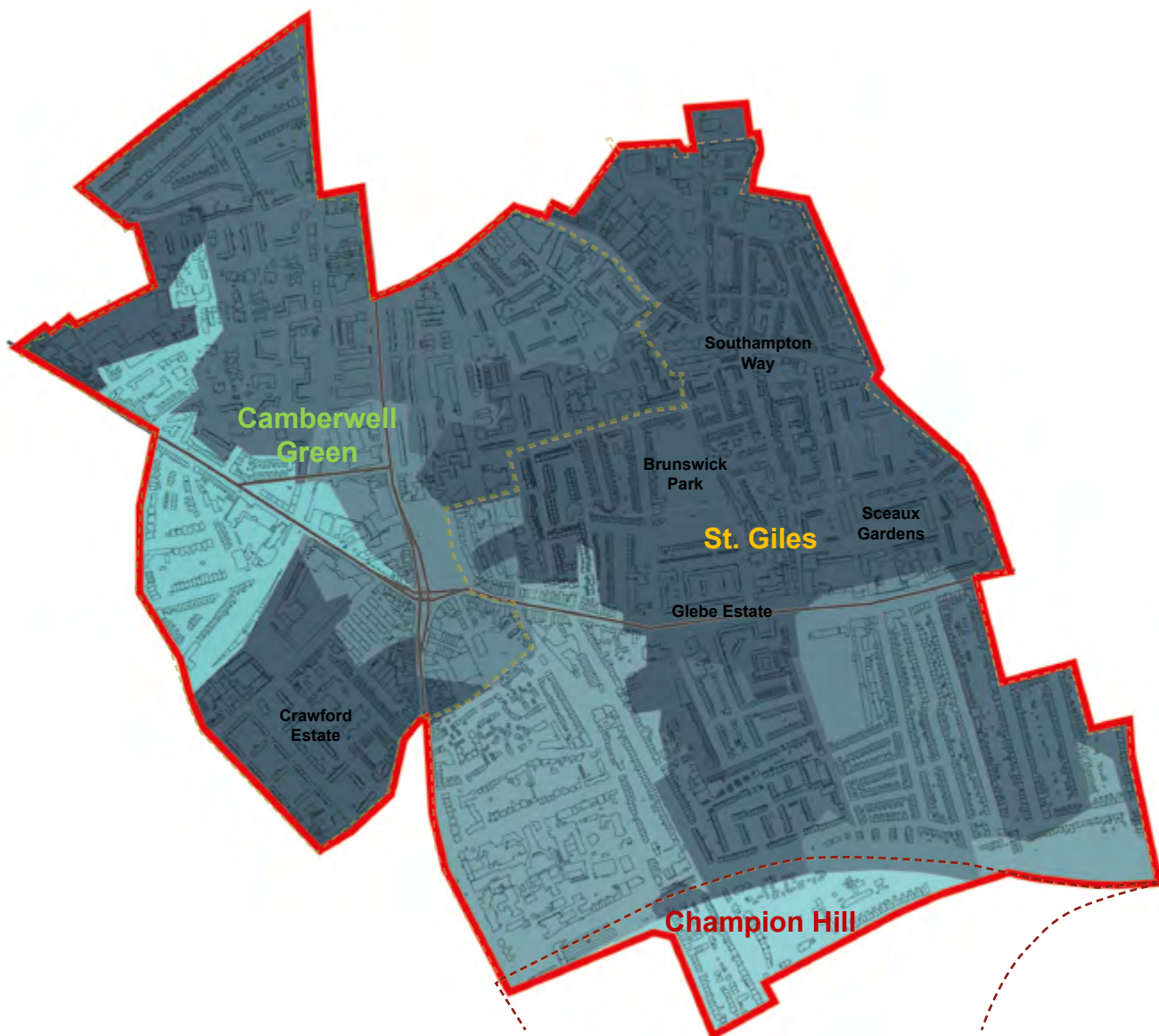
CHILD DEVELOPMENT

Income deprivation is one of the factors with a high impact on child development. Southwark has higher levels of child poverty than both the London and National averages¹.

The map below shows the proportion of children aged 0 to 15 living in income deprived families. North-east Camberwell shows the highest concentration with a large amount of the area more deprived than the national average. There are further pockets of income deprivation affecting children in the south-west and north-east.

¹ Southwark Council, 'Social Regeneration Indicators' (2019), <https://www.southwark.gov.uk/health-and-wellbeing/public-health/health-and-wellbeing-in-southwark-jsna/social-regeneration-indicators?chapter=7> [Accessed: 03/02/2022]

INCOME DEPRIVATION - AFFECTING CHILDREN (2019)



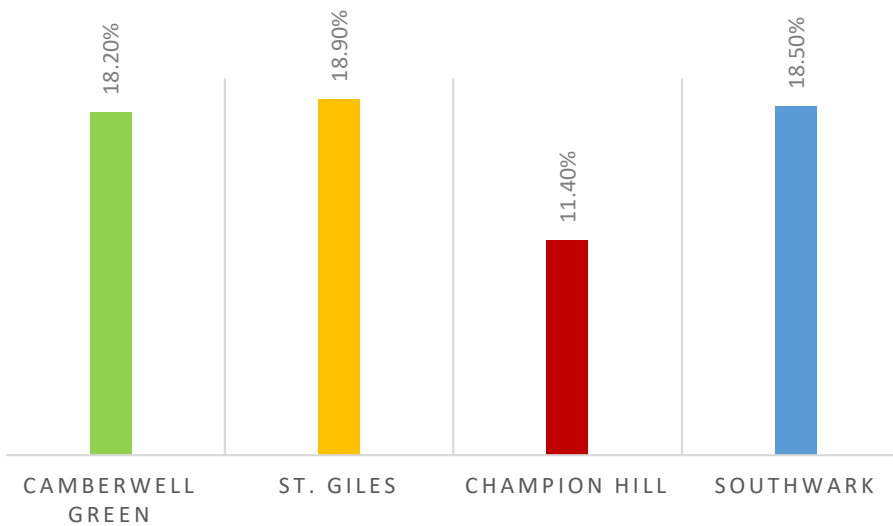
 Camberwell Vision Area

Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government)



SOCIAL DEVELOPMENT

CHILDREN AGED 0-15 YRS LIVING IN HOMES CLAIMING OUT OF WORK BENEFITS (2017)

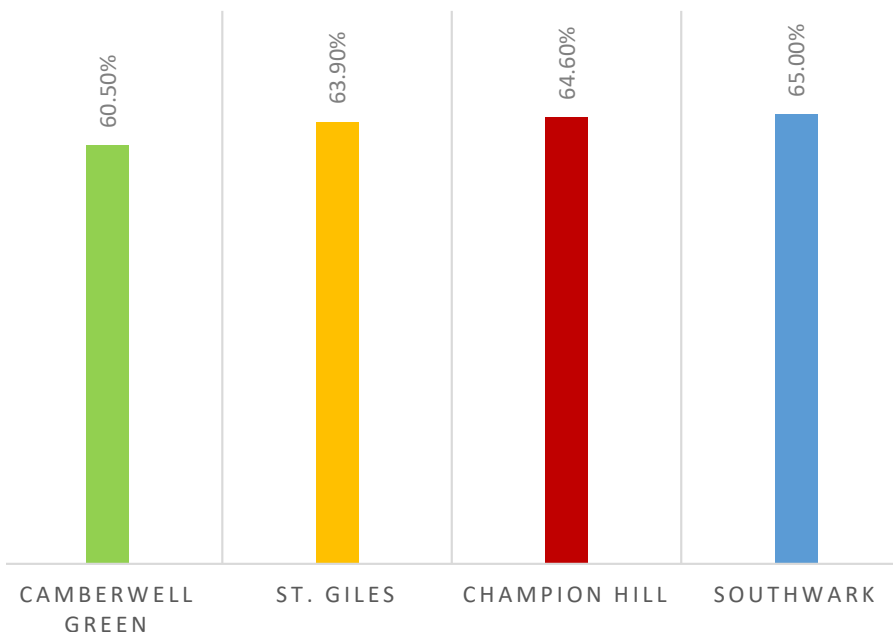


Camberwell Green and St. Giles have similar levels of children aged 0-15 years living in homes claiming out of work benefits to the Southwark average.

Champion Hill has a significantly lower percentage. This matches the deprivation map, with the part of the Camberwell vision area within Champion Hill having the lowest level of income deprivation affecting children.

Data Source: Southwark Council, Interactive Ward Profiles (2019)

PERCENTAGE OF PUPILS ACHIEVING A GOOD LEVEL OF DEVELOPMENT AT AGE 5 YRS IN 2015



Children are considered to reach a good level development if they meet the expected early learning goals. It often referred to as 'school readiness'.

Child development is lower across all three wards than the Southwark average. Yet all these are above the national average of child development, which is 60.4%¹

¹ Southwark Council, Interactive Ward Profiles (2019)

Data Source: Southwark Council, Interactive Ward Profiles (2019)

Experience



ENGAGEMENT SUMMARY

The following are a list of community engagement and consultations that have taken place in Camberwell in the last 3 years, organised by Southwark Council or other community interest charities or commissioned parties. These were held in order to develop an understanding of the complex and varied experiences of residents, traders and stakeholders in the Camberwell area.

UNDERSTANDING SOUTHWARK - DAILY LIFE AND THE IMPACT OF COVID-19 ACROSS THE BOROUGH

APRIL 2020 - AUGUST 2021, SOCIAL LIFE

A research study commissioned by Southwark Council that explored the impact of Covid-19 across the borough. Camberwell was one of six areas that were given specific focus.

The study included residents surveys, business surveys, stakeholder interviews, street interviews, walking interviews, trader interviews, online stakeholder engagement and statistical analysis. Further research was completed focusing on just the experiences of young people.

COMMUNITY INVESTMENT PLANS

MARCH - NOVEMBER 2020, SOUTHWARK COUNCIL

An online consultation was run for projects to be put forward to be undertaken using local CIL payments. These set forth community priorities. These were then considered by ward councillors. Chosen projects were progressed, including Camberwell Routes for All, a water butts pilot scheme on D'Eynsford estate, renovation of Dog Kennel Hill Adventure Playground, play equipment for Camberwell Green and the replacement of Theatre Peckham main doors.

CAMBERWELL GOALS WORKSHOP

FEBRUARY 2020, SOUTHWARK COUNCIL

An in-person workshop held with key stakeholders and resident representatives to agree upon the key goals for social regeneration in Camberwell.

UNDERSTANDING SOUTHWARK'S FOOD EXPERIENCE

DECEMBER 2019, GUY'S & ST. THOMAS' CHARITY & GEHL

Research done by Gehl and Guy's & St. Thomas' Charity, an independent urban health foundation. The study focused on the foodscape of Camberwell & Peckham, combining street interviews with data analysis and site surveys to develop an understanding of the food experience of the two town centres.

CAMBERWELL COMMUNITY PRIORITIES

JANUARY - JULY 2019, GORT SCOTT & SOUTHWARK COUNCIL

A series of consultation events to establish the community priorities for Camberwell's future, including community walks, public consultations, workshops and consultations with Southwark Pensioners, young people and community and TRA representatives.

LOCAL IDENTITY

CAMBERWELL IDENTITY CAMPAIGN

A project was launched in 2019 by local community groups SE5 Forum, Camberwell Society and Camberwell Arts to celebrate the identity of the area. This led to the formation of the Camberwell Identity Group. Through engagement with the local community and businesses, the following six themes were established, with the below banners designed by the group:



Above: Banners produced by the Camberwell Identity Group

RICH WITH FOOD & DRINK

- Camberwell is an area with a diverse mix of restaurants, offering food from around the world at a range of budgets and styles.
- The weekly Camberwell Green farmers market on Saturdays provides further opportunities for finding food and drink.

BUZZING WITH BUSINESS

- Trade has been a key part of Camberwell's history since it was a small farming village trading fresh produce with London.
- Camberwell today has a variety of independent shops and local businesses.

FRESH WITH GREEN SPACES

- The parks and green spaces are an important part of the area for the local community.
- Camberwell has a history of rich biodiversity, including giving its name to the 'Camberwell Beauty' a migrant butterfly that arrived in the area in the 18th century.

LOCAL IDENTITY



Above: Banners produced by the Camberwell Identity Group

FLOWING WITH CREATIVITY

- Camberwell is home to an array of art galleries, art schools and creative industries.
- Many actors, musicians, authors and artists have strong links to Camberwell.

FOR HEALTH & WELLNESS

- Camberwell has a strong history of health and wellness, with asylums, hospitals and public baths in the area.
- King's College Hospital and the Maudsley Hospital have both been located in Camberwell for over a century.

ALIVE WITH COMMUNITY

- Camberwell had a proudly diverse and active community of residents and businesses.
- The diversity of the area is reflected in the eclectic architecture, from Georgian terraces to modernist housing estate.

LOCAL IDENTITY

PHYSICAL IDENTITY

Camberwell's physical identity reflects its diverse and varied history. The map below has been produced as part of the Camberwell Identity campaign.

GREEN SPACES

The importance of the green spaces in Camberwell is shown clearly. There are a variety of parks and green spaces, each with their own character, from the expansive Burgess Park to the secluded St. Giles churchyard.

TOWN CENTRE

Camberwell's historic urban layout is important to its physical identity, with a clearly distinct town centre. Commercial, leisure and community uses centred are around a communal green located at the heart of the area.

ARCHITECTURE

A variety of buildings of different architectural styles have been highlighted. These are highly varied, from the ornate Victorian building of the South London Gallery and Camberwell Leisure Centre, to the post-war modern Theatre Peckham and Camberwell College of Arts extension, to the recent contemporary additions of the Camberwell Library and the Ortus Conference and events centre.

This reflects this eclectic and varied mix of architecture that can be found throughout Camberwell.



Above: Camberwell Map, produced by the Camberwell Identity Group

CAMBERWELL SIKIF



SAFETY & SOCIABILITY

The following summary is taken from the 'Understanding Southwark - Daily life and the impact of Covid-19 across the borough' report by Social Life (October 2021) and the 'Southwark Stories' report by Social Life (December 2021). This is a compilation of walking interviews carried out by the Social Life team in Summer 2020 and Summer 2021.

SAFETY

- Camberwell was largely described as safe and quiet in the Social Life study. Interviewees felt there were enough people around and an adequate police presence to ensure safety.
- While overall residents felt safe in their area, not all felt safe after dark. There were some worries about antisocial behaviour on Camberwell Green, including street drinking.
- Some residents and traders were concerned that an increase in the night-time economy might increase anti-social behaviour on the streets.

"It is as safe as anywhere. I am familiar with the place, I know the neighbours and I feel safe. There are low crime rates and I feel like I am in a bubble of safety."

- Camberwell Resident, 2021

"I feel safe here, despite it being the stabbing capital of London. Maybe it's my middle-aged cloak of invisibility."

- Camberwell Resident, 2021

TRUST & BELONGING

- Camberwell residents from the 'Southwark Stories' walking tours reported feeling invested in their local community. They all said they felt that they belong in the area and felt a connection to the neighbourhood. Proximity to green spaces and plentiful local shops and restaurants were highlighted as important aspects. They praise Burgess Park, some spend a big part of their everyday life there. All enjoy spending time locally and value the rich variety of ethnic shops and restaurants.
- Diversity is seen as a key strength of the local area. While residents perceived Camberwell to be home to a mix of people, residents were uncertain whether those from different backgrounds interact regularly.
- Residents and stakeholders noted that more community events and activities would encourage wider participation and would help develop networks of support across groups.

"Yes, [I belong]! I have been here a long time, from when it was nothing, and do feel like I belong - it's like any relationship, they have their ups & downs but you have to stick with it, not just chop and change; how will you ever build anything that lasts?"

- Camberwell Resident, 2020

"The great diversity of people has always been a very strong point of the area."

- Camberwell Resident, 2020





SAFETY & SOCIABILITY

SATISFACTION WITH LIFE & AREA

- There is a definite pride in the neighbourhood, its parks and its social infrastructure. Residents appreciate the improvements that have been made to date. They care enough to make suggestions about where further improvements need to be made.
- Burgess Park and other green spaces are highly valued by residents. These have been important places where people connected to each other throughout the pandemic. Many people reported meeting friends and socialising with neighbours in the park.
- Pollution, noise and air quality were among the major concerns for those who took part in the research. Some residents noted that areas around Camberwell Green, where the traffic moves slowly and buses and lorries are idling, are most affected by noise and pollution.

“I love my flat and I adore where I live.”

- Elmington Estate Resident, 2020

“Camberwell is quite segregated in its built environment.”

- Camberwell Student Resident, 2021

“So many different cultures and things to do.”

- Gloucester Grove Resident, 2020

SOCIAL COHESION

- Residents reported having plenty of people to turn to for support. This was largely attributed to a strong voluntary sector, local community organisation and tenant & residents' associations.
- While many residents spoke of the kindness of neighbours and friendliness between different social groups, some concerns were raised about issues facing less visible groups, especially black, disabled or low-income residents. Newer white residents were considered the least likely to integrate.
- Most traders reported having a varied client base and many regular customers. The more expensive hospitality businesses described having an older, middle-class, white customer-base.

“I don't know. I sort of feel like I'm passing through and everyone has just been put here, doing their own thing, co-existing separately but peacefully.”

- Camberwell Resident, 2021

“We have everyone: British, African, Asian, we welcome everybody. ... Customers come from everywhere, we welcome everyone.”

- Local Trader, 2021

SAFETY & SOCIABILITY

LOCAL CHANGE & CONTROL

- There are mixed views about the changes that are taking place locally. Camberwell residents were generally sceptical about their ability to influence what goes on in their area.
- A common feeling is that the regeneration will not bring opportunities for long standing residents. There are fears that this group might be pushed out of the area. A smaller group of residents was more positive about the current pace of development. These appreciated that the area is attracting new visitors.
- Other particular issues affecting individuals were problems such as getting repairs done.
- Several residents raised concerns about the amount of community engagement that has moved online in the pandemic. They hoped that opportunities for face-to-face participation will return once lockdown measures are lifted.

“the few times I’ve engaged with the council it’s been difficult. I don’t know where to get more info about the outcome”

- Camberwell Resident, 2020

“It’s hard to get in touch [with the council] unless you are online.”

- Camberwell Resident, 2020

“We don’t have the council’s back up and support.”

- Elmington Estate Resident, 2020

“We contribute to the area, contribute to the ambience but we don’t have control over what happens. It’s not that we feel we can’t, we’re just not really into changing the area, so don’t get involved.”

- Local Trader, 2021



GOSCHEN ESTATE
ALL WORKERS & VISITORS PLEASE REPORT TO THE SITE OFFICE.
NO ENTRY WITHOUT A PASS
NO ALCOHOL CONSUMPTION ON SITE
PROHIBITED TO BE DRUNK

NO.	NAME	PHONE	EMAIL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

NEW CITY
CONSTRUCTION

CONSTRUCTION SITE FENCE
NO ENTRY WITHOUT A PASS
NO ALCOHOL CONSUMPTION ON SITE
PROHIBITED TO BE DRUNK

YOUNG PEOPLE'S EXPERIENCE

UNDERSTANDING SOUTHWARK YOUNG PEOPLE'S PERSPECTIVES

The following is a summary of some of the findings from the 'Understanding Southwark - Young people's perspectives' report by Social Life (October 2021). The study was not specifically focused on Camberwell, but looked at the experience of young people across the Borough as a whole.

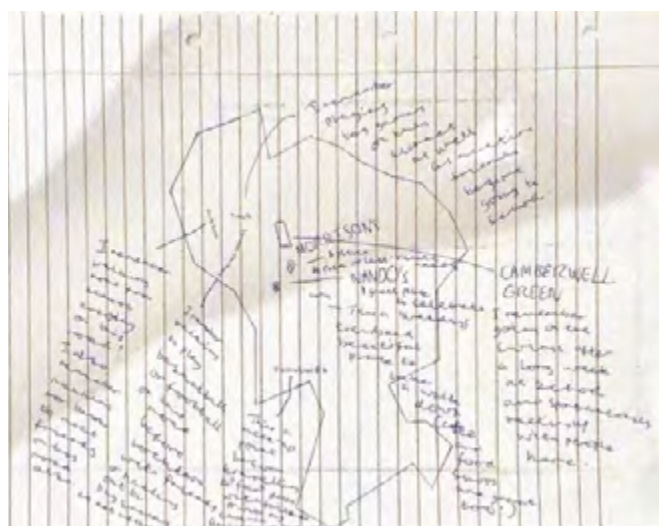
IMPACT OF COVID ON EVERYDAY LIFE

- Young people reported a decrease in mental well-being due to the Covid-19 pandemic. They said that this was particular due to an increase sense of isolation and anxiety and a loss of social interaction and events.
- Lack of daily routine has led to a disconnect from their local areas. The closure of particular places, such as fast food outlets, barbers, libraries, clothes shops and churches has been highly negative. These places play a significant social role for young people.

LOCAL ASSETS & CHALLENGES

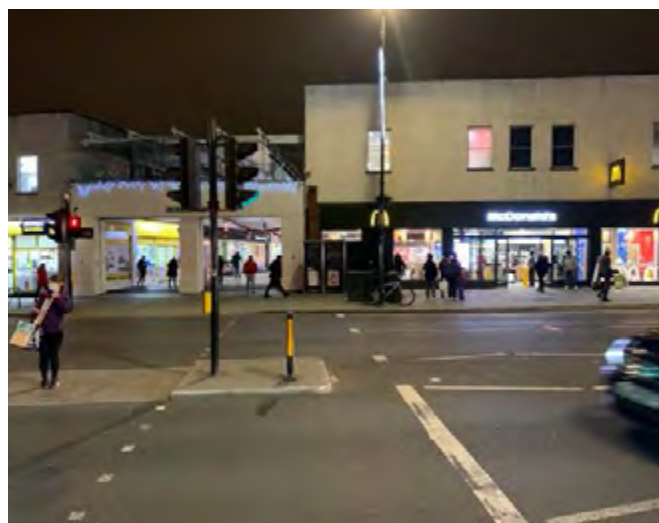
- Access to outdoor and green spaces became important gathering places for young people to exercise, socialise or just find some important time away from their families. Burgess Park and Brunswick Park were both mentioned as important local assets.
- Larger parks with decent outdoor facilities were the preference. Especially ones with playgrounds, football pitches and basketball cages.
- Benches were discussed as being important places for socialising. Some of the young people interviewed recognised the negative reaction this sometimes had from neighbours and the local police.
- Young people highlighted the lack of youth clubs, indoor and outdoor gyms and sports clubs. More of these facilities were seen as having the potential to make the local area vibrant, safer and more inviting.

"There are no spaces for young people where they can engage and interact, where young people feel free, where they feel they can do what they want."



Participants were asked to contribute hand-drawn maps. The map of Camberwell above highlights Camberwell Green, Nandos and Morrisons as key local places. (Social Life - 'Understanding Southwark Young people's perspectives', October 2021)

"I would pass time sitting on park benches, just make sure I was not stuck indoors for a long time. Even though I'm outside it isn't the experience I want ... I want to be around more people, to be outside with friends."



Participants were asked to take photographs of local spaces in the local area they would go to regularly before the Covid-19 pandemic. McDonalds on Denmark Hill was highlighted as key social place. (Social Life - 'Understanding Southwark Young people's perspectives', October 2021)

YOUNG PEOPLE'S EXPERIENCE

A PLACE TO BELONG

- Young people broadly feel that they belong and get on well with other people in their area. Some young people reported instances of tension and discrimination on the basis of race and age.
- There were concerns expressed of changes in their local area leading to a loss of local identity and a sense of belonging. Some participants were concerned that they would no longer feel a sense of belonging to the area in the future.

“Race and age determine who gets discriminated. Brown skin, black skin and young people. Race is important but also age ... mainly age ... Sometimes young people are outside just chilling out and people think they are up to no good.”

“Young people are definitely not involved in regeneration processes. Recently, there was an indoor event at the local community hall, but younger people are never encouraged to attend such events or have their opinions heard.”

LOCAL CHANGE AND CONTROL

- While some respondents spoke positively of changes in the local area, there was a significant amount of scepticism that the changes were providing benefit to young people or existing residents.
- The consultation processes implemented by the council were not seen as effectively including young people.

SAFETY

- Young people reported feeling safe during the day, but expressed concerns about violence and gangs.
- A strong sense of community and knowing neighbours was described as contributing positively to perceptions of safety.

SUPPORT AND OPPORTUNITIES

- Participants highlighted a need for more support for young people, with a lack of youth centres, mentoring, apprenticeships and internships a major concern.
- Young people expressed a need for more widely available counselling and well-being services.



While young people were worried about the long-term impact of changes, some projects were welcome, such as Camberwell Library. (Social Life - 'Understanding Southwark Young people's perspectives', October 2021)

“It would be a good idea to have health services for young people where they can drop in.”

YOUNG PEOPLE'S EXPERIENCE

CAMBERWELL FOODSCAPE - UNDERSTANDING SOUTHWARK'S FOOD EXPERIENCE FOR YOUNG PEOPLE

A study was done by Gehl and Guy's & St. Thomas' Charity, an independent urban health foundation, focusing on the foodscape of Camberwell & Peckham. This combined street interviews with data analysis, public life surveys and site surveys to develop an understanding of the food experience of the two town centres. A foodscape is defined as a "landscape of purchased and/or consumed foods and the resulting cultural associations".¹

The study placed particular emphasis on understanding the relationship between the design of the built environment in these town centres and childhood obesity.

The following are summary points extracted from the report of their findings entitled 'Understanding Southwark's Food Experience', published in January 2019:

¹ Guy's & St. Thomas' Charity & Gehl, 'Understanding Southwark's Food Experience' (2019)

PUBLIC ACTIVITY

- Denmark Hill was recognised as a street with a high level of public activity, with 1650 pedestrians passing hourly at the daily peak of 2pm.

BUILT ENVIRONMENT

- Camberwell was lacking in active, vibrant foodscape frontages, with a particular lack of stores showing fresh produce.
- Fast food and takeaway outlets accounted for 24% of the food-related frontages in Camberwell.
- The most popular food places for young people, were those with vibrant but inactive frontages, featuring low amounts of transparency but high levels of advertising.

TRANSPORT HUBS & HIGH STREETS

- Transport hubs are significant social and gathering places, particularly for young people. Waiting for transport was the dominant activity of young people in Camberwell's public space, accounting for 22% of time, in contrast to 19% in conversation and 15% playing. Interviews revealed that 25% of young people in 2019 were commuting to school.
- Fast food outlets are concentrated around public transport hubs. In many cases fast food places are acting as more welcoming extension of bus stop environments.

EATING BEHAVIOUR

- Young people eat out a lot - 88% of young people aged 6-16 said they eat out 1-5 times a week.
- Young people eat out because they like the food and to be social with family and friends.
- 1 in 3 young people who we observed in the foodscape were in fast food shops after school hours.

SOCIAL SPACES

- Camberwell is limited in public amenity spaces where young people can gather.
- Fast food outlets were provided as examples of civic spaces, as they are typically welcoming places where young people can spend time in an informal way, with low stakes, as well as having tasty food.

YOUNG PEOPLE'S EXPERIENCE



Camberwell Green was identified as a popular place, with a range of healthy activities and experiences on offer for a range of young people, from young children to teenagers. These including spaces for sitting, exercising and playing, to shopping at the Saturday food market. Of 258 people observed in Camberwell Green, 96% of activities taking place were exercising and playing.

(Guy's & St. Thomas' Charity & Gehl, 'Understanding Southwark's Food Experience', 2019)



McDonalds and Nandos were recorded as the most social places in Camberwell for young people aged 6-16 after school hours and at 2pm. They are popular because they are sheltered places with tasy food and toilets, that are welcoming and informal. Young people feel free to gather there, without their behaviour being monitored or controlled. Both outlets also benefit from their close proximity to public transport links, with McDonalds in particular just 5m from the Denmark Hill bus stop.

(Guy's & St. Thomas' Charity & Gehl, 'Understanding Southwark's Food Experience', 2019)

COVID-19 IMPACT

The following summary is taken from the 'Understanding Southwark - Daily life and the impact of Covid-19 across the borough' report by Social Life (October 2021) and the 'Southwark Stories' report by Social Life (December 2021), a compilation of walking interviews carried out by the Social Life team in Summer 2020 and Summer 2021.

MAIN IMPACTS

- Residents reported that the Covid-19 pandemic has led to increased financial hardship due to job losses. They also reported increased anxiety, loneliness and loss of confidence.

MENTAL HEALTH & WELLBEING

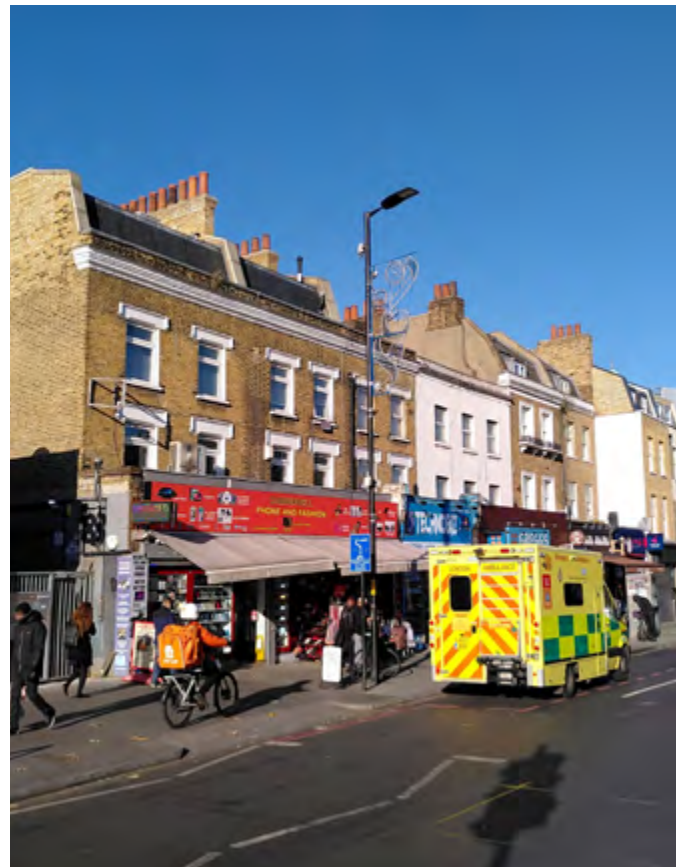
- Residents were worried that lockdowns had affected people's physical and mental health.
- Some commented how reduced physical activity and eating processed foods is having an impact on their bodies.
- A majority of residents and stakeholders reported that issues such as anxiety, loneliness, and loss of confidence were affecting people from all age groups. Younger and older people were identified as being most at risk.

VULNERABLE GROUPS & INDIVIDUALS

- The disproportionate impact of the pandemic on vulnerable groups and lower-income communities was a concern raised during the three phases of research.
- Interviewees spoke about how vulnerable people, including those with dementia or living in overcrowded households, have struggled.
- Residents and stakeholders reported that the pandemic put a further strain on people working informally, in precarious work or on zero-hours contracts.

"It's been tough with the mosque and things not being open to socialise, but feel good now that everything is open so I can go to the pub and co-op. More people are going out to support the local market. There are more activities and we gather more with other families."

- Resident



COVID-19 IMPACT

VOLUNTEERING & SOCIAL INVOLVEMENT

- Volunteering with local groups increased during the first lockdown in March-June 2020. Residents spoke about working with local groups to deliver groceries or prescriptions to people who were shielding. This made them feel more involved in their local communities at a time when other community activities had stopped.
- In the third phase of research, fewer residents spoke about their volunteering activities and participation in mutual aid groups. This suggested that there had been a drop in involvement as the pandemic entered its second year.

“During lockdown, my neighbours always called to ask about my wellbeing. The kids in the area also used to check in.”

- Resident, 2021

TRADER IMPACT

- Traders in Camberwell report significant negative impact from the pandemic. It is something that is still causing difficulties, both with regards to bringing back customers and finding staff. Many are exploring an increase in online presence and home delivery, which may impact their high street presence.
- In June and July 2021, with the easing of the third national lockdown, Camberwell residents and stakeholders reported that their local area was slowly coming back to life. However, many traders said that they were still struggling with the effects of lockdowns and noted a sense of reluctance among their customers to come into their stores.

“Nobody wants to work in catering any more. Before the pandemic it was getting very hard, now even harder... During lockdown people were rethinking their lifestyle and in particular those that work in hospitality have decided that there are easier ways of making a living.”

- Trader

COMMUNITY PRIORITIES & GOALS

SUMMARY OF GOALS

The following community goals and priorities have been consolidated from the following engagement:

- **Understanding Southwark Survey - Social Life (October 2021)**
- **Community Investment Plans - Southwark Council (March - November 2020)**
- **Camberwell Community Goals Workshop - Southwark Council, (12 February 2020)**
- **Camberwell Community Priorities - Gort Scott & Southwark Council (January - July 2019)**

As well as follow up discussions from December 2021 - March 2022 with the community representative attendees of the Camberwell Community Goals Workshop on 12 February 2020.



CELEBRATE LOCAL IDENTITY & HERITAGE

- Celebrating Camberwell as a destination with great culture, healthcare institutions and a place with a proudly diverse heritage.
- Protection and restoration of heritage buildings.
- All new developments to express the local identity of Camberwell and respond the historic surrounding character.



TOWN CENTRE

- Strengthen and enliven Camberwell town centre in the day and evening
- Improvement of the built environment of the town centre, such as shop fronts, lighting and facilities.
- Better utilisation of upper floors of high street buildings.



GREEN SPACES & BIODIVERSITY

- Improving air quality and green infrastructure.
- Better maintenance and enhancement of existing green spaces.
- More community gardens
- Opening up of under-used, fenced off green spaces in housing estates.
- Address fly-tipping



ENHANCE PEDESTRIAN AND CYCLING ROUTES

- Improve connections with new routes and improved existing routes.
- Improvement of pedestrian infrastructure and crossings to make routes and spaces accessible to all.
- More segregated cycle lanes, pedestrianised areas and an improved public realm.
- Improve safety in spaces and journeys

COMMUNITY PRIORITIES & GOALS



IMPROVE PUBLIC TRANSPORT AND ROAD CONGESTION

- Improvements in public transport infrastructure, such as the reopening of Camberwell Station.
- A reduction in the levels of vehicle traffic and parked cars, without impacting the surrounding residential streets.



HEALTH & WELLBEING

- More leisure and health facilities and improved maintenance of current facilities.
- Support people who are suffering from social isolation
- Improving air quality
- Address noise pollution caused by traffic
- Improving access to healthy food



COMMUNITY SUPPORT

- Greater provision of affordable housing and protection for existing residents.
- Ensure that existing residents are not negatively impacted by any changes in the area.
- Collaboration between Southwark and Lambeth.
- Invest in neglected areas in Camberwell and make vacant or under-used premises available for community uses.
- Provision of community hubs in the area.



SUPPORT FOR YOUNG PEOPLE

- Better facilities for young people, such as youth centres.
- Inclusion of young people in the public realm and in decisions being made.



SUPPORT FOR OLDER PEOPLE

- More street furniture & public facilities
- Drop-in locations & community hubs



SUPPORT FOR BUSINESS

- Awareness and support for local businesses, especially independent ones, to ensure that the mix of businesses and uses reflect the diverse population of the surrounding area.
- The preservation and provision of more affordable workspaces, including light industrial and artist spaces.
- Support for new enterprises, and the provision of start-up spaces.
- The impact of larger businesses and institutions should be maximised and coordinated.