



Annex I

Introduction to Grove Park

Grove Park Neighbourhood Plan

2018-2033

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The Grove Park Neighbourhood Plan (Submission version) has been prepared with the help of Mapping Futures with Changing Cities, and with contributions from associate colleagues James Hulme and Imogen Humphris. It is, however, a collective effort, involving much input and text from the residents themselves.

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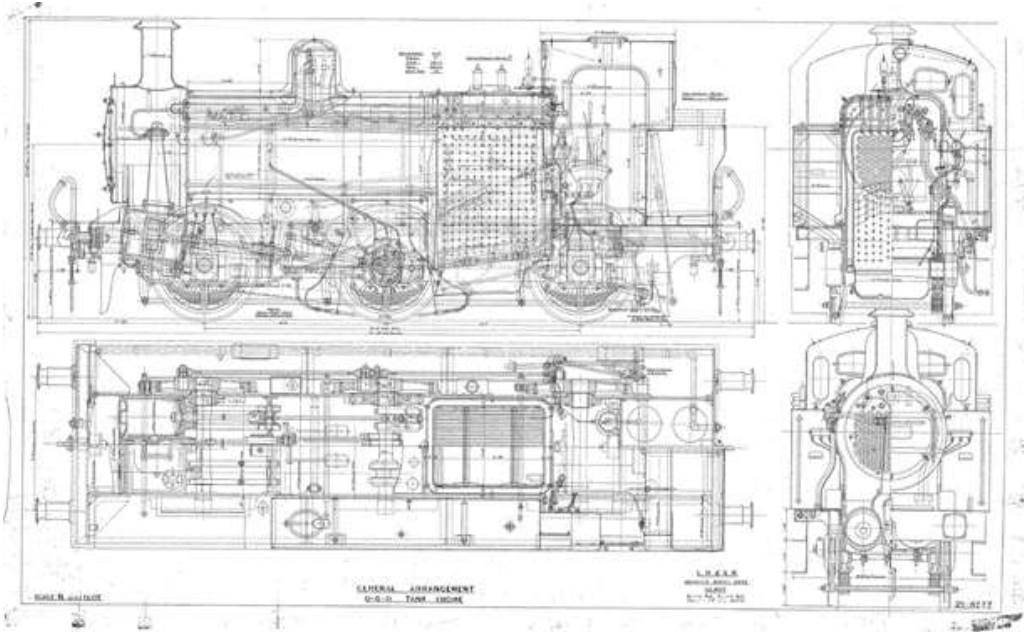
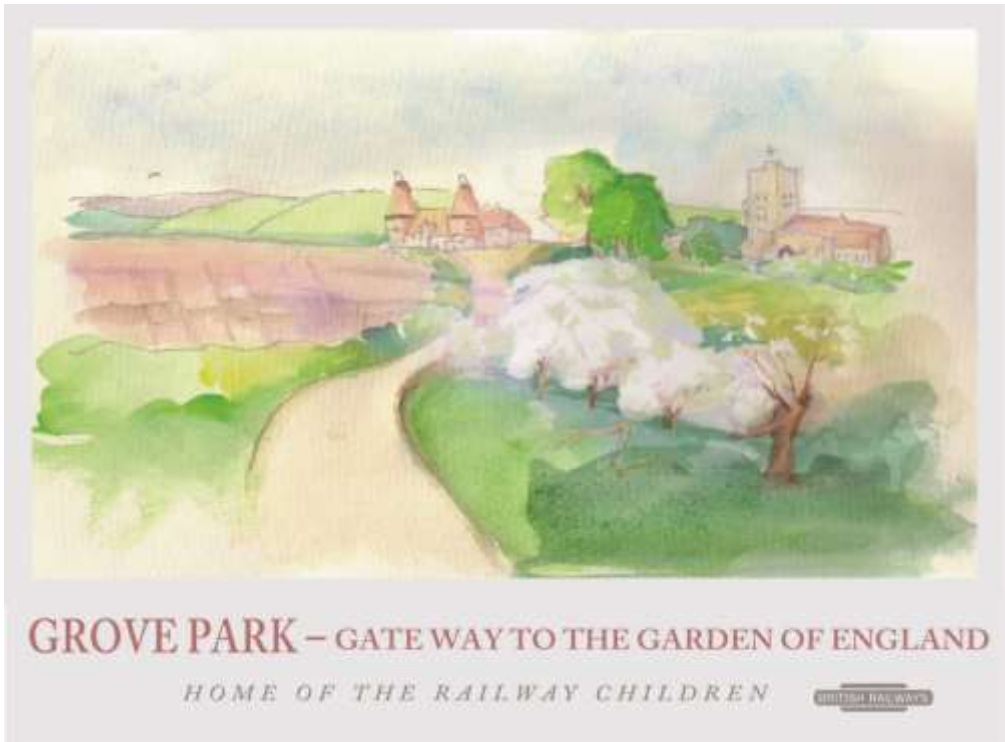
T <https://twitter.com/grovesparknforum>



Acronyms & Abbreviations

Please note, these acronyms are found throughout all the documents, summarised here in one place

ACV	Asset of Community Value (as defined by the Localism Act)
AGM	Annual General Meeting
ASLC	Areas of Special Local Character
CHART	Chinbrook Action Residents Team
CIL	Community Infrastructure Levy
CS	Core Strategy
DCLG	Department for Communities and Local Government
DM	Development Management
DPU	The Bartlett Development Planning Unit
DSD	Dark Sky Discovery
GPCG	Grove Park Community Group
GPNF	Grove Park Neighbourhood Forum
GPNP	Grove Park Neighbourhood Plan
GPRA	Grove Park Residents Association
GPYC BPT	Grove Park Youth Club Building Preservation Trust
HLF	Heritage Lottery Funding
IMD	Index of Multiple Deprivation
LBL	London Borough of Lewisham
LDF	Local Development Framework
LEL	Local Employment Locations
LIP	Local Infrastructure Plan (TfL initiative)
LRN	Local Nature Reserve
MASL	Metres Above Sea Level
MOL	Metropolitan Open Land
NDO	Neighbourhood Development Order
NDP	Neighbourhood Development Plan (to mean the GPNP)
NPPF	National Planning Policy Framework
NPR (2012)	Neighbourhood Planning Regulations, as amended 2012
NR	Network Rail
OS	Ordnance Survey
POS	Public Open Space
PTAL	Public Transport Accessibility Levels
S.106	Section 106 planning contributions
SA	Site Allocation
SER	Southern Eastern Railways
SINC	Site of Nature Conservation Importance
SuDs	Sustainable Urban Drainage Systems
TfL	Transport for London
TPO	Tree Preservation Order
UCL	University College London
UGS	Urban Green Space (also referred to as Local Green Space in NPPF)
VOC	Volatile Organic Compounds



LOCAL ARTIST’S IMPRESSION DRAWINGS OF GROVE PARK AS A KEY NEIGHBOURHOOD DESTINATION

(TOP) CONNECTING GROVE PARK’S URBAN NATIONAL PARK TO THE COUNTRYSIDE OF KENT (‘GARDEN OF ENGLAND’); (MIDDLE) THE RAILWAY CHILDREN 1890 JINTY-TYPE ENGINE, COURTESY OF THE NATIONAL RAILWAY MUSEUM; (BOTTOM) INVITATION TO THE FUTURE ‘THE RAILWAY CHILDREN FESTIVAL’

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1 Neighbourhood Planning in Grove Park

“Grove Park is crying out for investment. Harnessing the aspirations of the community and working with local landowners will be key to unlocking change”

Heidi Alexander, MP East Lewisham, 2012

1.1 Purpose of Document

This document forms Annex 1 - An Introduction to Grove Park as a London neighbourhood. It aims to give a broad overview of the neighbourhood’s geographic and historic context as a basis for highlighting what is unique about the area and therefore, how its distinctive qualities should inform future development. Places which enhance their local distinctiveness manage to thrive and be places where people want to live and visit – contributing to their sustainable development.

1.2 Why a Neighbourhood Plan for Grove Park?

Lewisham Council’s Core Strategy classifies Grove Park as ‘*an area of stability and managed change*’. The residents of Grove Park feel that neither ‘stability’ nor ‘managed change’ reflects what has been happening in Grove Park over the last decades. The residents feel strongly that instead, the area has been suffering degradation of its facilities and services as well as of its heritage assets.

Residents came together as a united voice to set out their own vision for how this ‘stability and managed change’ should occur; this process started well before neighbourhood planning existed as a legal vehicle for action.

Acting together as the Grove Park Community Group (GPCG)¹, and later as a constituted Neighbourhood Forum², the residents set about to create their own Neighbourhood Plan. Table 1 sets out the key dates in this process. More recently, another key group working on addressing neighbourhood issues is the Chinbrook Action Residents Team (CHART)³, focusing specifically on the Chinbrook Estate.

¹ Grove Park Community Group (GPCG) - <http://www.gpcg.org.uk/>

² Grove Park Neighbourhood Forum (GPNF) - <http://www.groveparkneighbourhoodforum.com/>


























³ Chinbrook Action Residents Team (CHART) - <http://www.chartbiglocal.org.uk/>

Despite some feelings of neglect and disenfranchisement, Grove Park residents have a unifying story to tell, which they have shared and incorporated into their neighbourhood's vision with the hope of inspiring the next generation of residents. There are a series of parts to their story and it begins with an inspiring heritage: Grove Park was developed for Lord Northbrook by Ernest Newton in the manner of Bedford Park. Grove Park is the literary inspiration for the plot of 'The Railway Children' and other children's books by Edith Nesbit. It was home and a meeting place to a strong network of social activists such as Nesbit, Shaw, Bland and Steele; their ethos continued with Jeff Cox and other residents, who many years later fought against the Ringway 2 proposal, an urban motorway that would have severed the community and south-east London. This community spirit keeps the sense of community alive today.

Residents speak about Grove Park as a family-centred neighbourhood where community facilities once thrived but have since been in decline due to a lack of investment. They believe their greatest asset is their 'country-like' open spaces with vast opportunities for outdoor activities, recreation and learning. Equally prevalent is the enterprising ethos of the people living here, with numerous examples of start-ups using lock up garages. The biggest issues, but also the biggest opportunity they see, is the revival of their 'town centre'.

What follows is a timeline (Figure 1) compiled by residents to illustrate their point about how much loved buildings and facilities have since been demolished or left to decline and deteriorate.

					<p>Grove Park Workhouse (Hospital)</p> <p>The rear of the last workhouse in the UK, featuring unique design detail demolished and replaced with housing. Only the façade was kept and remodelled.</p>
					<p>Grove Park Station</p> <p>The attractive frontage has since been bricked up, making entrances feel unwelcoming. Reinstatement will bring back the essence of this Victorian building.</p>
					<p>Equestrian Centre</p> <p>This unique asset and site of nature conservation importance is constantly under threat of degradation.</p>
					<p>Chinbrook Meadows</p> <p>Onsite nursery serving the park and employing locals now gone and replaced with housing. Recent naturalisation of the river has brought about improvements to rest of Chinbrook Meadows.</p>
					<p>St Joseph's Convent</p> <p>Demolition in 1990s of buildings which contributed to the value of the townscape replaced with buildings of incongruous urban design layout leading to incoherency and disharmony to the neighbourhood vernacular.</p>

	 1860	 2016	 2016	 <p>Site of Unigate Dairy Demolition of 1860s dairy making way for flats. The design did not reflect its unique original heritage, nor that of surrounding buildings of similar age.</p>
	 1960	 2015	 2016	 <p>Chinbrook Estate Onsite facilities like the old people's club demolished in 1999, replaced by housing. Today, estate fencing resulting in a perception of hostility.</p>
	 1881	 2011	 2016	 <p>Baring Hall Hotel & Pub After remaining closed for many years, with threat of demolition, the pub reopened in December 2013 and is thriving in the centre of Grove Park.</p>
	 1960s	 2015	 2019	 <p>Grove Park Youth Club A mid-century modern, Bauhaus inspired design was once a thriving youth club, now lying empty. The community have plans to bring it back into use as an enterprise hub.</p>
	 1900s	 1900s	 2017	 <p>St Augustine's Infill development of the 1980s did not reflect the local vernacular leading to incoherency and disharmony to the environment of the neighbourhood.</p>

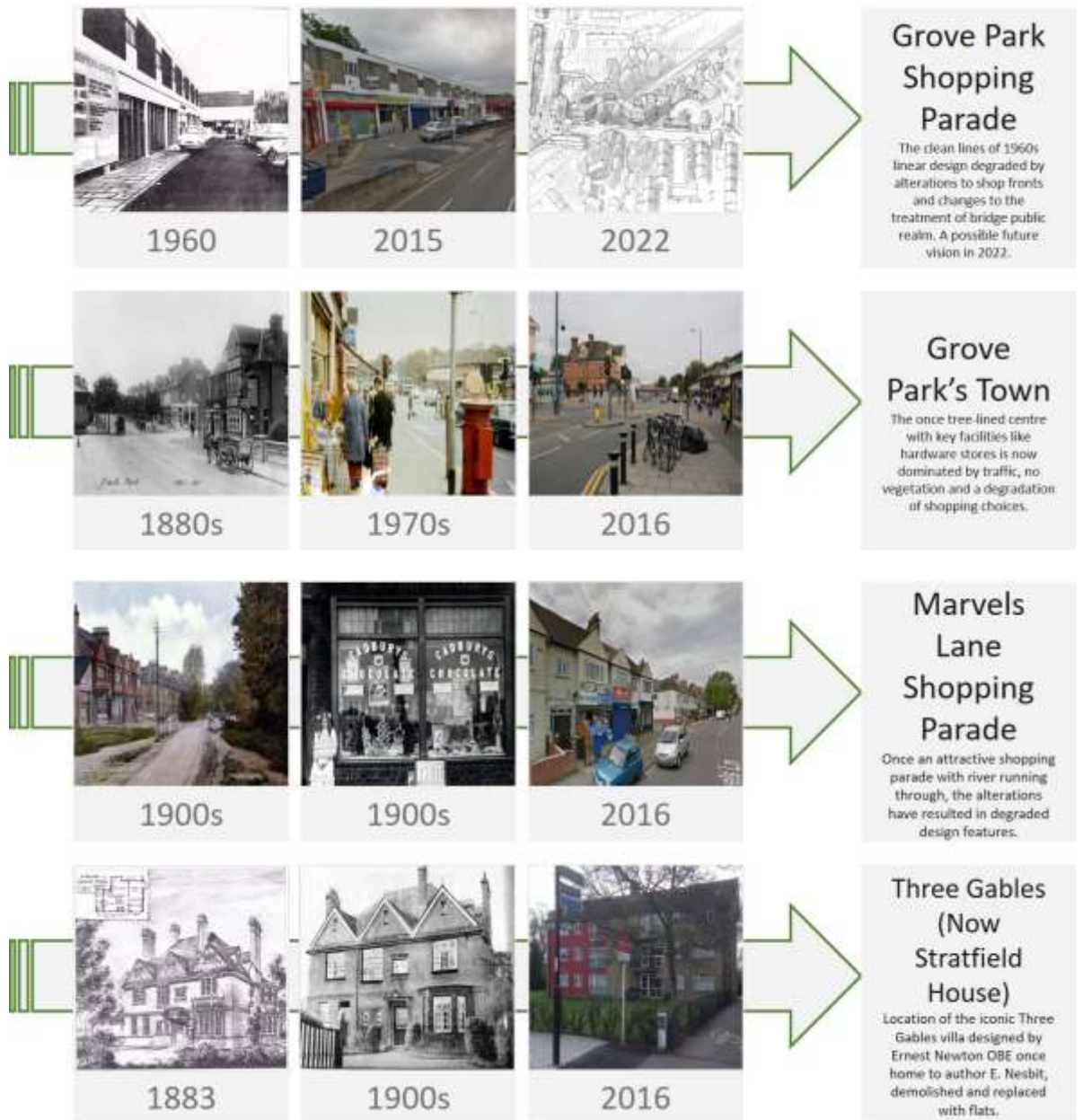


FIGURE 1: TIMELINE OF 'MANAGED CHANGE' IN GROVE PARK

1.3 What is Unique About Grove Park?

The sections that follow describe the neighbourhood's origins and key features which the plan seeks to highlight. Its unique qualities can be summarised as:

- The natural wilderness of the railway sidings, providing a variety of habitats including chalk grassland, willow woodland, a mixed woodland, pond habitat, wildflower meadows and wet meadows. This unique linear expanse has the potential to be a key feature in Grove Park, with a nature trail running through to connect the different ecosystems. Residents see this as their 'Urban National Park', linking their nature reserves with the woodlands at Elmstead Woods and beyond into Kent ('the Garden of England').
- Grove Park developed rapidly in the 1930s with some streets displaying good examples of 1930s Arts and Crafts architecture and landscaped streets with grass verges characteristic of garden cities – a rare scene in today's city streetscapes.
- Its cultural history and literary connections. As the 'home of the Railway Children', residents would like to plan for more cultural events to take place, like the setting up of their own Railway Children Museum.
- The community spirit and cultural heritage continues to inspire innovative and enterprising endeavours, such as the outdoor learning and literacy classes at Camp Nesbit, the Heritage Trail map and the formation of building preservation trusts to safeguard key buildings of townscape merit.

1.4 Key Dates

Table 1 shows the key dates that were precursors to the establishment of Grove Park's neighbourhood planning process.

Date	Milestone Achievement
15 th September 2011	Local listing, with an Article 4 Direction approved for the Baring Hall Hotel, 368 Baring Road, SE12 ODU.
February 2012	Grove Park Community Group, supported by the Prince's Foundation (Communities and Neighbourhoods in Planning Programme) work on a masterplan for the town centre.
5 th October 2012	Decision of Inspector to reject the planning application for flats and demolition of the Baring Hall Hotel. This came after many years of campaigning by local residents to save their pub and the essence of their high street.
January 2013	A Grove Park stakeholder meeting was held to discuss the dilapidation of the Grove Park station bridge, and to understand why nothing appeared to be happening about the poor state of repair. This was an action arising from the Prince's Foundation work. Public realm work cannot commence without resolving the issues with the bridge. What transpired relates to a complex ownership setup, meaning that 4 years later the issues remain unresolved.
25 th April 2013	Lewisham Council's Transport team commissions a detailed public realm design for Grove Park Neighbourhood Centre, leading to gaining grant funding of £1.2 million of planned investment in autumn 2014, now delayed.
14 th January 2013	The Baring Hall Hotel (including the main building, stable block and curtilage of the public house of title number TGL 180413) is registered as an Asset of Community Value – the first in Lewisham!
18 th December 2013	Reopening of the locally listed and Asset of Community Value – the Baring Hall Hotel. A young team from Antic has brought back the social hub at the heart of the Grove Park community. This was a key milestone in the Community's efforts towards improving their high street.
June 2014	Application for establishing a Neighbourhood Forum and Neighbourhood Plan Area accepted by Lewisham Council.
14 th September 2014	The Railway Land (ref BII 15 including the Grove Park Nature Reserve and the Stables) is designated as a Dark Sky Discovery (DSD) site by the Science and Technology Facilities Council, Royal Observatory Edinburgh.
22 nd October 2014	Designation of Grove Park Neighbourhood Forum and Area approved by Lewisham Council.
16 th February 2015	The Planning Inspectorate dismisses the appeal by site owner of the Land at St Mildred's Road (rear of Ronver Road and Rayford Avenue) (part of the Borough Grade II Site of Importance for Nature Conservation (SINC)) to cut down trees as the benefits of the proposed scheme " <i>would not outweigh the harm that the appeal scheme would potentially cause to biodiversity in the local area</i> ". Site now subject to a site wide Tree Preservation Order (TPO) No. 2012/04/1.

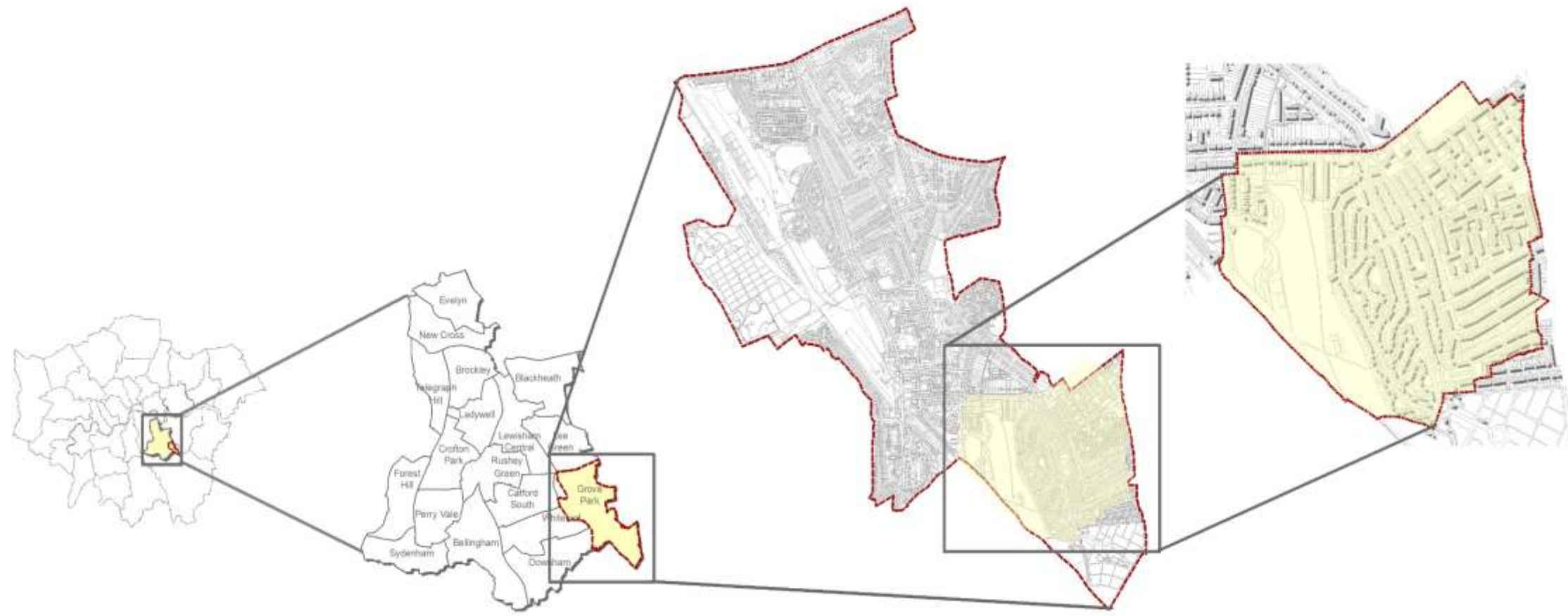
TABLE 1: KEY DATES IN THE EVOLUTION OF GROVE PARK'S NEIGHBOURHOOD PLAN

2 Location Context

The Grove Park Neighbourhood Plan (GPNP) area is located in the south-eastern end of Lewisham, bordering Greenwich to the north-eastern end and Bromley to the south-east. While Lewisham is considered an inner-London borough, Grove Park, being on the edges of travel zone 4, is perceived and can feel like an outer London destination. There are three post code districts in the neighbourhood area: SE12 (typically identified as Lee); SE9, in the south covering the Chinbrook Estate area; and part of BR1, around Downham Way.

The majority of the neighbourhood area falls within the ward of Grove Park; however, it also extends slightly beyond the railway line into the Whitefoot and Downham administrative wards on the western side.

In the autumn of 2013, the estate around the Chinbrook Meadows park became the beneficiaries of the Big Local fund, with the area inside the designated boundary being awarded £1 million towards improving their neighbourhood. This Big Local sub area forms an additional governance boundary for neighbourhood improvement - see Figure 2.



London

Lewisham

Grove Park Neighbourhood Area

Chinbrook Big Local Area

FIGURE 2: LOCATION CONTEXT OF THE GROVE PARK NEIGHBOURHOOD PLAN AREA

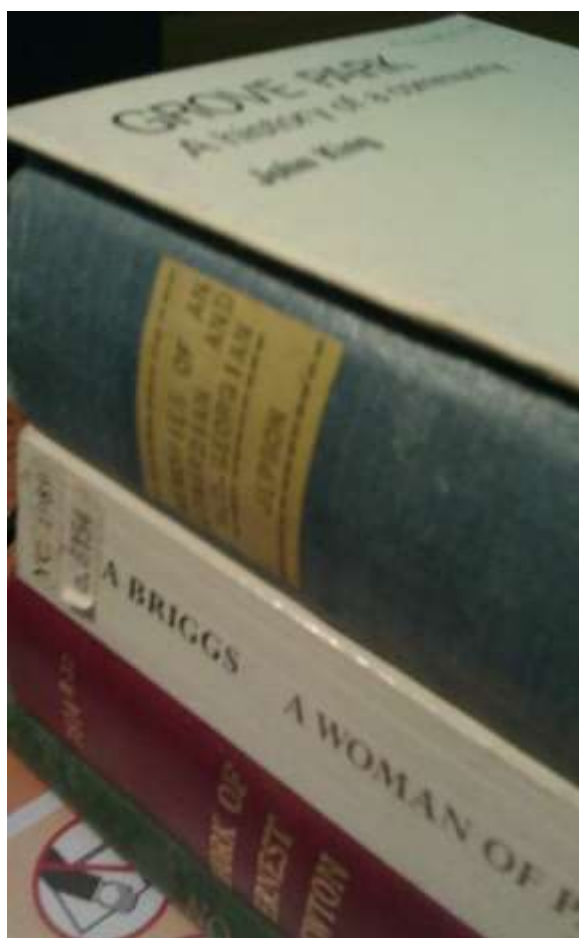
3 Historic Context

“It was probably in the closing years of the nineteenth century that Grove Park was at its most elegant and select disposition”.

John King (2011)

3.1 Introduction

Much of Grove Park’s historic context is covered in both the Prince’s Foundation report and the heritage and character assessment undertaken by AECOM. Below are some additional references that residents have researched and extracted from various sources, pointing to the significance of the heritage elements of the Neighbourhood Plan.



- Ernest Newton (1890). A Book of Houses.
- Ernest Newton (1925). The Work of Ernest Newton, RA.
- Edgar Jepson (1937). Memoirs of an Edwardian and Neo Georgian.
- Anthea Bell (1960). E. Nesbit.
- Doris Langley Moore (1967). E. Nesbit. A Biography.
- Mark Girouard (1977). Sweetness & Light, The Queen Anne Movement 1860-1900.
- John King (1982). Grove Park: The History of a Community, Grove Park Community Group.
- Julia Briggs (1989). Life of E. Nesbit.
- John Campbell-Kease (2004). Barron (Arthur) Oswald (1868–1939).
- John King (2011). [Grove Park: Its History Revisited](#), Lewisham Local History Society.
- Ideal Homes: <http://www.ideal-homes.org.uk/lewisham/assets/histories/grove-park>.
- Grove Park Community Group: <http://www.gpcg.org.uk/?p=groveparkhistory>.

3.2 Neighbourhood Origins

Grove Park - its name and location - is a suburban phenomenon. As such, its growth and physical and cultural development benefited from a number of influences, including the growth of London and a range of figures of national and international importance. Before the eighteenth century it was merely the southern part of the medieval parish of Lee; Grove Park did not exist in name until the late 1800s. More information can be found online on the Grove Park Community Group website⁴.

1700s. The area was predominantly woodland. Burnt Ash Lane purportedly commemorates the fate of this woodland, burnt for charcoal in the pre-coal age. By the end of the eighteenth century - the area now called Grove Park - was covered by the large Burnt Ash Farm, occupying the land between present day St. Mildred's Road to the railway line and beyond. Burnt Ash appears to have been a single farm from 1727 until the death of its second generation farmer Matthew Butler, when it was divided into smaller units. These included Claypit Farm, located approximately where Chinbrook Meadows now stand, and the adjacent Grove Farm which was located just to the west of the northern end of what would become Somertrees Avenue and is believed to have given its name to the area. Pottery clay from Claypit Farm was fired into sugar loaf moulds in Greenwich lime kilns by one time tenant W. Pershouse.

Meanwhile the Manor of Lee, just north of the present day Grove Park neighbourhood boundary, had been bought by Sir Francis Baring in 1792, bringing the whole area into the ownership of the Baring banking family, rapidly rising into one of the most powerful in the United Kingdom with a multiplicity of land interests including the Lordship of Lee Manor. As one of the founders of the banking house of Baring, it might be expected that Sir Francis was alive to the possibilities of developing the area for housing. A new road, Bromley Road (later Baring Road) was cut early in the nineteenth century to improve communications with Bromley and the south.

⁴ Grove Park History - <http://www.gpcg.org.uk/?p=groveparkhistory>



THE THREE GABLES. SOURCE JOHN KING

1800s. A brickworks was established on the corner of Burnt Ash Hill and (what would become) Winn Road around the middle of the nineteenth century to provide materials for the development of South Lee. By the 1850s the works were in the partial or whole ownership of John Pound, who combined the trades of brickmaking and speculative building. He lived at Stratton Villa, Burnt Ash Hill. Houses were slowly developed along Burnt Ash Hill by Pound and others between 1856 and 1866. In 1866 the South Eastern Railway (SER) opened a station "Lee for Burnt Ash". Pound, the son of a Blackheath publican, also began to build and manage public houses which would include The Crown, the Lord Northbrook and the Baring Hall Hotel. The SER direct line between St John's and Tonbridge opened in the 1860s. Grove Park station opened on this line in November 1871, leading to its transformation from an agricultural to a residential suburb. In 1879, Grove Park appeared in name for the first time in Strong's Bromley Street Directory. The directory entry recorded that "Grove Park comprised but few residences, but was rapidly increasing owing to its close proximity to and easy access from London," (King, 1985). Buildings were mainly along Baring Road, comprising of large villa-type residences, making the area an attractive one for wealthy commuters.



GROVE PARK STATION'S IRON FOOTBRIDGE WITH DECORATIVE SUPPORTIVE COLUMNS AND TRADITIONAL LATTICE DETAIL -"A WELL PRESERVED EXAMPLE OF ITS TYPE WITH THE STAMP AND DATE OF W. RICHARDS AND SON 1902." (SAVE BRITAIN'S HERITAGE). APRIL 2013

By the First World War this middle class community, with its own parish church, had reached its peak. The Kentish Mercury reported on the occasion of the station's opening, *"Already several estates have roads marked out and here long will be studded with first class villas if the splendid mansion with two acres of land lately built by Mr Pound is the accepted design"* (the house described was Saville House in Baring Road). John Pound's influence in the area, compounded by partnerships with Lord Northbrook and Edgar Drewett, operator of the brickworks, was fully established with his purchase of Grove Farm in 1873 allowing ease of development along Chinbrook Road and close to the station.

Pressure to provide a rail link from Bromley to the SER main line at Grove Park eventually resulted in the Direct Bromley Railway Act of 1884, the line to Bromley North finally being built and opened by the SER from 1st January 1878, (which had included an additional station at Sundridge Park, where the Prince of Wales, later to become Edward VII, was a frequent visitor)⁵. Thus within ten years the area acquired useful links both to the City and to Bromley, a local market town. By the end of the 1870s there were approximately fifteen villa type residencies at Grove Park.

⁵ Historic England Reference - <https://historicengland.org.uk/listing/the-list/list-entry/1000841>



THE CROWN PUB, FORMERLY PART OF THE CROWN ESTATE. FEBRUARY 2017 ©ROB CLAYTON

The new houses were mainly on the eastern side of Baring Road (at that date the road was called Grove Park) with three on Chinbrook Road. These were large houses designed to attract a high class of settler, with names like Oaklands, Woodlands, The Shrubbery and The Limes. At least one house had nine bedrooms. New businesses attracted to the vicinity were appropriately genteel: J. W. Pegler, wine and spirit merchant; King and Otley, auctioneers; George Hind, florist and seedsman; and J. W. Collins' Grove Park Nursery.

When the number of houses in Grove Park passed fifty by 1885, momentum grew for the area to have its own Anglican Church. Lord Northbrook donated an acre of land and £500 to initiate this process in the summer of that year. The second largest contributor to the Church Building Fund was John Pound at £300, with other residents contributing sums and forming the committee. Plans were produced by March 1886 and, with the building fund now reaching £2,200, the dedication stone of St Augustine's Church was laid by the Earl of Northbrook on 22nd May; Charles Bell was the architect.



ST AUGUSTINE'S CHURCH. FEBRUARY 2017 ©ROB CLAYTON

With the creation of the parish of St. Augustine in 1891 the community entered a mature phase of genteel seclusion for its 100 or so homes. Doctors, solicitors and businessmen typified the social mix. The arrival of the unconventional Blands - Hubert and Edith - who had been living nearby at 2 Birch Grove, Lee must have been a shock. Both founding members of the Fabian society, Hubert was a rising star of journalism and Edith was on the brink of fame as children's author Edith Nesbit. The house they moved into on a five year lease in 1894 was Three Gables on Baring Road (now site of Stratfield House, 260 Baring Road), designed a little over ten years earlier by Ernest Newton.

1900s. Whilst isolated instances of Victorian architecture remain, most of the neighbourhood is comprised of 1930s housing, having grown rapidly in this period. Lewisham Council built the 44 acre Grove Park Estate between 1926 and 1929, acquiring Chinbrook Meadows for a recreation ground. Private housing was also built between the wars; the railway to central London was electrified in 1926, making the journey to central London faster and encouraging commuters to live in Grove Park. The last farmland was built on in the 1960s but private sports grounds as well as Chinbrook Meadows continue to provide open spaces.

Grove Park Hospital was built as a workhouse in 1902, one of the last to be built in the British Isles. The designs of the workhouse in Marvels Lane received a diploma of merit for the British when they were displayed at the Great International Exhibition in Paris in 1900 but by this time, there had been a switch away from indoor relief. The first inmate was admitted in 1904 but the building was always under-occupied until 1914 when it was taken over by the Army Service Corps. In 1926 it became a Tuberculosis hospital. It is now. It is now a housing estate. The frontage and main admin block of the building were preserved and locally listed; however, the rear was demolished, with new build houses erected in its place. Figure 4 gives an indication of the various epochs of design in the Grove Park area throughout the 1900s.

4 Environment and Landscape Heritage

“...one of the richest wildlife areas within Lewisham. ...a large strip of relic countryside containing horse paddocks, allotments and wild unmanaged land”

London Wildlife Trust, 1985

4.1 Topography

Grove Park has an undulating topography, with two high points providing views to central London: one in the centre of the neighbourhood along Baring Road (approximately 54 MASL) and the other in the southern tip within the Grove Park Cemetery (approximately 70 MASL), with views towards Canary Wharf (see Figure 3).

4.2 Hydrology

The neighbourhood is dissected in half by the valley of the Quaggy river, within the wider catchment area of the River Ravensbourne. Much is hidden from view and channelised within concrete banks. The river can be seen along Sydenham Cottages Nature Reserve and again within Chinbrook Meadows, where parts of it were recently restored back to natural banks. An online account⁶ about the tributaries of the Quaggy, known as the ‘Grove Park Ditches’, trace the origins of the river.

4.3 Landscape

The railway line creates a major severance to the area, but it has also provided an opportunity for a more natural landscape to become established along the railway cutting. Much of this area has been used as allotment gardens, most now allowed to revert back to scrubland. In the centre the Grove Park Nature Reserve forms a woodland canopy, with tree cover showing since the early eighteenth century maps. In 1985, the railway sidings were quoted as being “one of the richest wildlife areas within Lewisham. ...a large strip of relic countryside containing horse paddocks, allotments and wild unmanaged land”⁷.

⁶ Running Past Blog. A Blog about South East London.

<https://runner500.wordpress.com/2016/06/23/grove-park-ditch-a-quaggy-tributary/> and <https://runner500.wordpress.com/2016/07/28/grove-park-ditch-west-a-tributary-of-the-quaggy/>

⁷ London Wildlife Trust. “Countryside in Lewisham Under Threat” Press Release. 18 February 1985



VIEW TOWARDS CENTRAL LONDON FROM BARING ROAD HIGH POINT

Despite this landscape formation, few residents recognise it as a significant asset or destination, largely due to it being hidden behind housing developments. The SE London Green Chain Walk route crosses over the nature reserve and travels south towards the more formal Chinbrook Meadows park and down into Elmstead Woods.

LBL's preferred option in the mid 1980s showed this stretch along the railway sidings as a community farm with a continuous bridlepath, footpath and cyclepath linking the stables in the northern end to the Grove Park Nature Reserve in the southern end. These proposals have never been carried out, but the potential for a continuous nature trail along the railway line, stretching from South Circular road all the way south beyond the neighbourhood boundary towards Elmstead Woods, is undoubtedly a key landscape asset to Grove Park. Residents see this as the gateway to the more rural Kent - the 'Garden of England'. It is this potential which the residents wish to enhance and promote, taking further their work that started with the production of the Heritage Trail Map.



POND FORMATION AT THE REAR OF NORTHBROOK PARK. SEPTEMBER 2016

4.4 Habitats

In September 2014 the Grove Park Nature Reserve and the Ringway Centre gardens was designated a Dark Sky Discovery Site (Milkyway Class), one of only three locations in London (and the only one in south London). For this reason it is important for nesting bats and other wildlife, and one of the few places where star gazing is still possible.

The green spaces in the neighbourhood offer a good range of biodiverse habitats. The last comprehensive ecology survey was done in 2000 by the then London Ecology Unit⁸. A re-survey was also undertaken in Summer of 2015, but Lewisham Council have yet to release the results and it is unclear if that survey has covered the sites in as much detail. The following habitats have been recorded across the neighbourhood:

⁸ London Ecology Unit (2000). Nature Conservation in Lewisham. Ecology Handbook 30. John Archer and Ian Yarham.



CHINBROOK MEADOWS: DESMOND TUTU PEACE GARDENS. SEPTEMBER 2016

- Grove Park Nature Reserve was established in 1984. It is largely a woodland habitat with mixed native and exotic species such as ash, oak, hornbeams, horse chestnuts, limes and poplars, thought to have been planted by the villa occupants in the late eighteen hundreds. Woodland anemones have been found however, potentially indicating the possible existence of ancient woodlands, but older Ordnance Survey maps which would confirm this have not been researched at this time. Rare sightings of the Ringlet and Small Blue butterflies, as well as other endangered species, were noted here in the past.
- Wetlands and Ponds – two notable ones being Burnt Ash Pond (first appearing on the 1870 OS Map) and the Pond to the rear of Northbrook Park. Burnt Ash Pond is noted as “*probably the most important amphibian site in the Borough*” (Archer and Yarham, 2000, p.g. 68)⁸.
- Chalk Grasslands (north of the Grove Park Nature Reserve).
- Short Grassland and scrub along embankment where a horse paddock was also previously situated.
- Orchards – most notable one at Chinbrook Community Garden, with over 30 varieties of apples.

- Willow Woodland at land north of stables, which were recently cut down by the new land owner, a day before the TPO on the site was issued.
- Sycamore Woodland at Amblecote Road Woods.

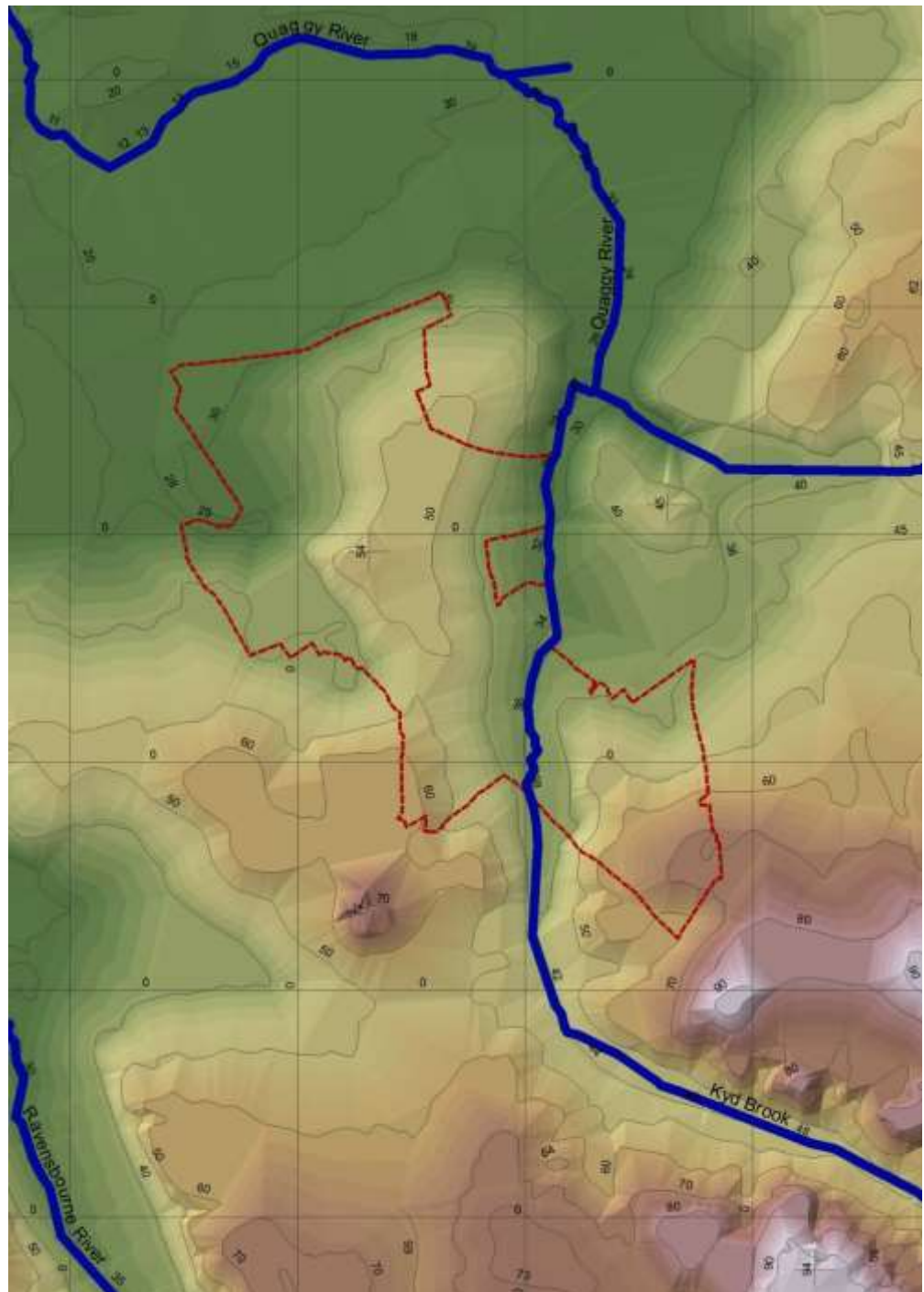


FIGURE 3: TOPOGRAPHY OF GROVE PARK

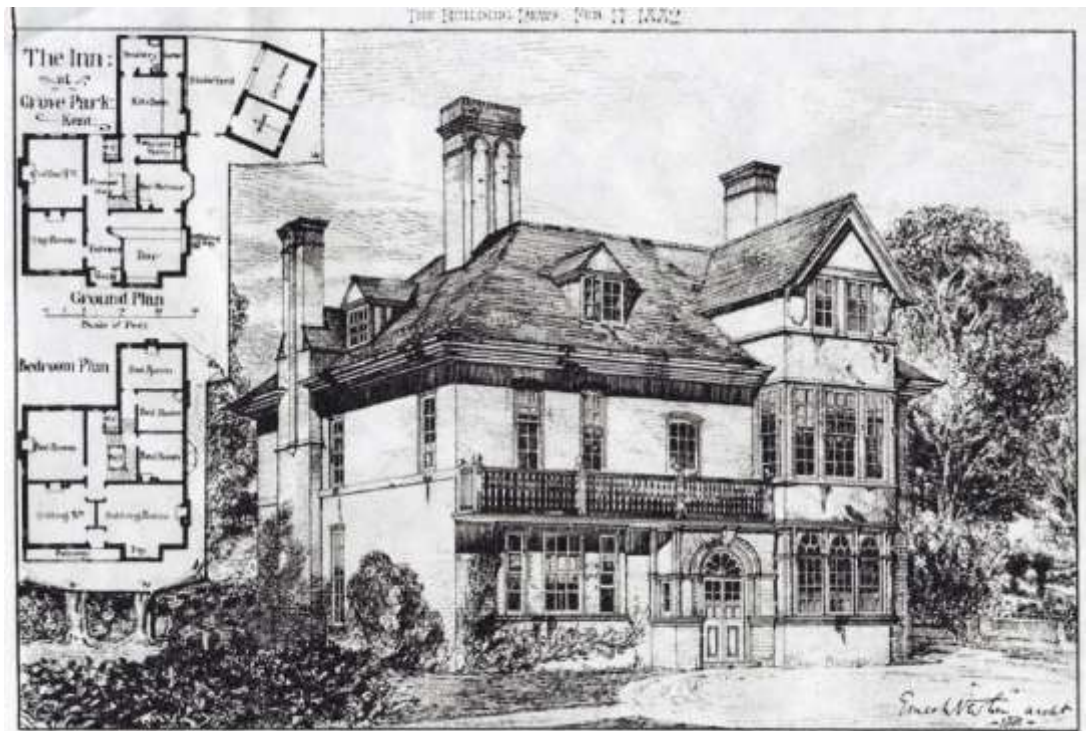
5 Built Heritage

“It has been most truly said, that these old buildings do not belong to us only; that they have belonged to our forefathers, and they will belong to our descendants unless we play them false. They are not in any sense our property, to do as we like with. We are only trustees for those that come after us. So I say nothing but absolute necessity can excuse the destruction of these buildings; and I say, further, that such a necessity has never yet existed in our time.”

William Morris, founder of the Arts and Crafts movement, 1889

It seems that the influential architect Richard Norman Shaw was responsible for introducing his former pupil and employee Ernest Newton to the Earl of Northbrook. Northbrook would have been one of Newton's first independent clients.

The choice of Ernest Newton as the preferred architect for the growing suburb meant that it was destined to be more than a run of the mill speculative development on the edge of London; his talents and influences were from the outset guided by the very best of late nineteenth century architectural practice. When Newton began his career in June 1873 as a pupil in the office of the celebrated architect, Richard Norman Shaw, the practice was enjoying considerable acclaim. At a time when the dominant architectural fashion for the gothic revival was on the wane, Norman Shaw, in his *New Zealand Chambers* (1871) introduced into popular public taste a new style which drew not from the design vocabulary of the medieval period but from a distinctly English palette of red brick, clear glass, white painted woodwork and red roof tiles. Just as the Gothic revival had been led by the polemics of Pugin, this new style had a powerful lead advocate in William Morris and his firm Morris & Co. The Red House, designed for him in 1859 by Philip Webb, five miles from Grove Park at Bexleyheath, had been the first manifestation of this new 'domestic revival' style. Where Webb and Butterfield led in the 1850s, Norman Shaw, G. F. Bodley and W. E. Nesfield followed in the domestic work of the 1860s, and more attention grabbing public projects emerged in the 1870s. Reducing the 'Domestic Revival', or - as it was known at the time - its 'Queen Anne' style to simple description is always a challenge, but its founding tenets were a reaction to the moralising North European Gothic and the selection of a palette of materials and details that, instead, reflected predominantly English details in an 'aesthetic' arrangement that tended towards the picturesque. The London Board Schools (built from 1872 to the early 1900s) were almost invariably designed within the movement, and represent its most tangible legacy today, along with the prototype 'aesthetic' suburb of Bedford Park (Turnham Green, from 1876).



THE BARING HALL HOTEL AS DESIGNED BY ERNEST NEWTON. SOURCE: THE BUILDING NEWS PUBLISHED IN 1882

Thus for his three years pupillage and three further years, Ernest Newton had the benefit of working for one of the most popular and influential architects of the day. It is no surprise that his work in his own practice from 1879 should reflect these cosmopolitan and fashionable beginnings.

The son of an estate manager from Bickley, he took the fashion for bright, tile hung, brick villas in particular, and adapted the style for use in the burgeoning suburbs of Grove Park, Bromley, Bickley and Chislehurst. While his late career would be distinguished by the design of large country houses, his reputation was established by these smaller houses for the middle classes, as well as churches, shops and public houses that completed these new communities. Close by, his St. Swithin's Church, Hither Green (1892), Martin's Bank and shops in Bromley High Street (1898) remain local landmarks.



FORMER GROVE PARK HOSPITAL NOW CONVERTED TO HOUSING, KEEPING THE ORIGINAL FAÇADE, BUT DEMOLISHING THE REAR. SEPTEMBER 2016

But at Grove Park the opportunity to style an entire community for a single dominant client presented itself early in his career. According to Girouard in 'Sweetness & Light', the best historical account of the Queen Anne movement: *"Early work by Ernest Newton could be seen in abundance at Grove Park, an estate near Eltham belonging to the Earl of Northbrook, where from 1879 onwards he designed a public house and a good deal of housing. The result must have been the prettiest and most accomplished of the estates built under the influence of Bedford Park in the 1880s, but little of it has survived"*, (Girouard, 1977).

The pub is of course the Baring Hall Hotel (1882), and its survival is now hopefully assured, having been designated as an Asset of Community Value, with Article 4 direction. Published images of the time exist of at least two of the houses, all of which would have had unique designs, and other surviving houses may await attribution to Newton. Newton went on to be one of the founders of the Art Workers Guild and was, from the date of his very first book 'Sketches for Country Residences' (1882), one of the principal proponents of the rediscovery of the English vernacular in architectural style. That he found his 'voice' in Grove Park and the Baring Hall Hotel while in his 20s represents a significant milestone in art history.

The Lewisham Character Study⁹ defined the dominant typologies in Grove Park as follows:

- **Suburban Housing:** with *“reasonably cohesive feel, and building line. Buildings are most likely to be two storeys although three storey examples can be found. New development in these areas should respond to this context. Development of new separate dwellings in the rear gardens of this urban typology will not generally be acceptable due to the difficulty of maintaining the established character of these areas”*.
- **Suburban Complex Block:** *“These represent the trend for cul-de-sacs in later twentieth century development. They feature low densities of housing and have generally poor permeability and legibility. Plot configurations vary enormously in this typology as most are grouped in an irregular way around a curving street layout. A common feature is that houses in this form rarely feature gardens deeper than 10 metres creating a minimum back-to-back relationship with a basic level of privacy. Private rear gardens in this urban typology will therefore not be suitable for development. New development in amenity and non-garden areas within this typology should not seek to replicate this layout but should aim to re-introduce the positive elements of the urban terrace typology in ensuring clear legible routes, and well defined private and public spaces”*.

⁹ Lewisham Borough Wide Character Study. October 2010. Urban Practitioners - <https://lewisham.gov.uk/myservices/planning/policy/ldf/evidence-base/ldf-evidence-base--urban-design>

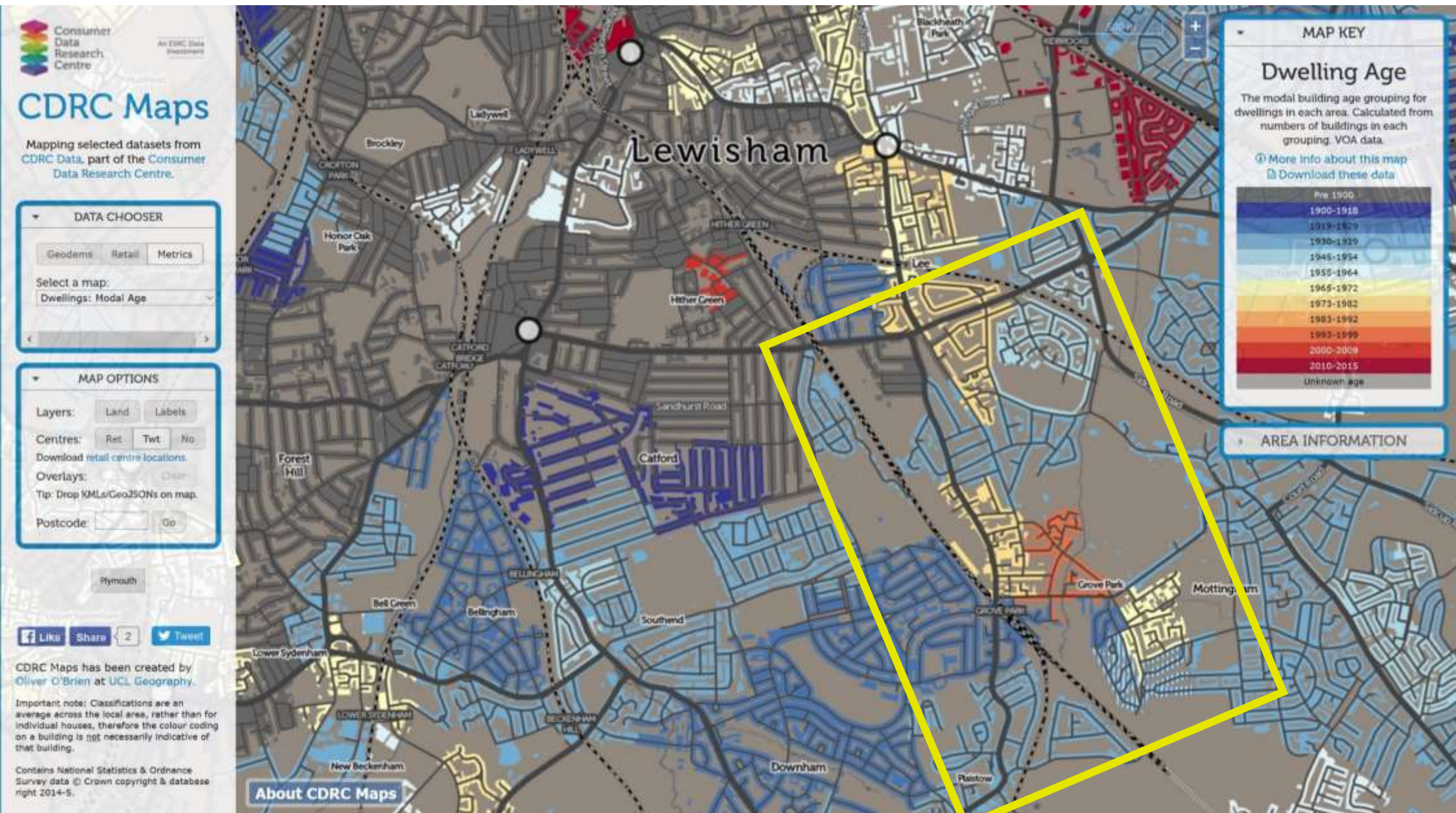


FIGURE 4: DWELLING MODAL AGE MAP

Source: <https://maps.cdrc.ac.uk/#/metrics/dwellingage/default/BTTTTT/14/0.0216/51.441/>. Further information on dataset: <http://oobrien.com/2015/12/building-ages/>

6 Industrial & Economic Heritage

Dairy farming and plant nurseries are associated with Grove Park's historic economy. Burnt Ash Farm at the northern end of Baring Road eventually became a milk distribution depot of United Dairies/Unigate. It occupied number 2 Baring Road until it ceased business in December 2000 and was soon after demolished¹⁰ to make way for an apartment development. An archaeological dig of the United Dairies site revealed artefacts dating back to twelfth to fourteenth centuries. The report which details the dig can be found at Archaeological Data Services website¹¹.

Sports grounds and private housing consumed Grove Park's remaining dairy pasture and plant nurseries in the 1930s, although a pig and poultry farm was subsequently established for wartime purposes. This survived until the construction of the Marbrook Estate in the 1960s, which followed a number of smaller infill projects designed to address the post-war housing shortage. There are also no signs left of the nurseries which were once incorporated within Chinbrook Meadows.

Grove Park played a significant role in both world wars. Napier House was completed in 1938 to house 600 men in two anti-aircraft searchlight units, the 329th and 330th, in the City of London Battalion. The biggest Territorial Army building in the country, it was opened just before the Second World War in 1939 by the Lord Mayor of London who was guided to Grove Park by 16 searchlights lighting up the night sky. In June 1940, the 330th was the first searchlight company to shoot down an enemy aircraft on British soil.

Today there are no designated sites for local employment in Grove Park, with only limited retail uses in the neighbourhood centre and other isolated shopping parades scattered throughout the neighbourhood, as well as a scattering of light industrial sites and office units (as part of retail parades).

¹⁰ Planning Committee Notes, May 24 2004 -

<http://councilmeetings.lewisham.gov.uk/Data/Planning%20Committee%20A/20040520/Agenda/Former%20United%20Dairies%20Depot,%202%20Baring%20Road%20SE12.pdf>

¹¹ United Dairies Archaeological Dig.

http://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-414-1/dissemination/pdf/aocarcha1-112267_2.pdf

7 Cultural & Social Heritage

7.1 Attracting the Aesthetic Movement

Whether just following architectural fashion or a real attempt to style a south London rival to Bedford Park, the efforts of Lord Northbrook and John POUND did attract, if not just aesthetes, certainly its share of liberals and free-thinkers. Of these the most celebrated today is Edith Nesbit, already a resident of Lewisham and Lee, who was, through her growing literary reputation, able to afford a move to Grove Park in 1894. The house, Three Gables, designed by Newton in 1884, marked a change from 2 Birch Grove (near Burnt Ash Hill), where she had lived from September 1889. In Birch Grove, she and her husband Hubert cultivated a circle of acquaintances based on their leading roles in the Fabian Society; held a regular debating circle, the Lewisham Literary Society; and organised large scale parties, with elaborate arrangements of catering and fancy dress, for the poor children at Deptford Board School.

The Blands' circle was wide and radical, and guests at their homes in south-east London included George Bernard Shaw; artist Hugh Bellingham Smith; artist and writer Laurence Housman (brother of AE Housman); Dr Wallis Budge, Keeper of Egyptian and Assyrian Antiquities at the British Museum; and writer Marshall Steele. Poet Richard Le Gallienne was Edith's lover in the early 1890s. A trio of writers - Oswald Barron, a journalist and historian; Olindo Malagodi, a London Correspondent of *Tribuna*; and Edgar Jepson, a novelist - were so bewitched by Edith that they would rent a house nearby and came to be styled the 'Grove Park Bachelors'. The heady mix of sexual, philosophical and aesthetic liberalities represented by this circle (both Blands pursued other partners) certainly scandalised the neighbours in Burnt Ash Hill; as did the fact that Edith allowed her children to run over the neighbourhood barefooted.

Grove Park, whilst not entirely free from the potential for ruffled sensibilities, would have represented certain freedoms of thought and movement in physical form. Three Gables was in the best fashion of "Queen Anne" free styling; beneath the hipped roof, tall brick chimneys and titular gables (two half timbered, the central one pargeted), the fenestration was irregular and deep bay windows were thrown out from the principal rooms into the generous gardens. When built, it stood amongst fields (though the railway had arrived at the bottom of the garden) and the grounds were big enough to play badminton, which the family took up enthusiastically. Edith passionately wanted sufficient space to provide enough freedom for her children. As a result they roamed the new neighbourhood unfettered, which would backfire with a minor scandal when they were caught begging from commuters at Grove Park station in order to augment their pocket money.

Meanwhile Edith's unconventionality was not compromising her growing reputation. Since her marriage, she had augmented the family income through writing. In 1896-7 she was writing children's stories for Girl's Own Paper and other titles, and in 1898 the Bastable Family stories began to appear in the Pall Mall Magazine. Thus the Three Gables can be seen as a cradle of the stories, such as 'The Treasure Seekers', which would make her reputation.

Perhaps inevitably, Edith would find another house that more perfectly matched her profound romanticism, as well as her generosity and hospitality. This was not far away at Well Hall, Kent, which Edith discovered in 1898 and for which she quitted her lease at Grove Park in May 1899 before it had ended. Here she would have a famous salon, restore the old house and garden, and live for 20 tumultuous years as a leading literary and cultural figure, courting amongst others HG Wells.

Edgar Jepson and the others also left Grove Park about the same time (1899). In his Memoirs of an Edwardian and Neo Georgian he fondly recalls the Blands' time there, and the power of the circle they drew around them during their time at Grove Park:

"It was a house of youth: they seemed to have no use for the old: they seldom encouraged the middle aged and never the dull. Wherever they went, their own circle went with them; at the Three Gables, at Well Hall, and at their house in Dymchurch, in which they spent most of their summer; though civil to their neighbours, they were never intimate with them; they believed that the native residents would bore them by a lack of understanding. The native residents did not understand them; but how they did gossip about them! The Blands' aloofness was the right attitude for people interested in ideas to assume when living in suburbs" (Jepson, 1937, p.24).

7.2 Literature

The Grove Park railway is believed to be the inspiration for Edith Nesbit's 'The Railway Children' story. Oswald Barron is also credited for having collaborated with Edith Nesbit for the plot of The Railway Children, among other works. While residing in Grove Park in his early twenties he became romantically involved with Nesbit (1858–1924). Their joint book 'The Butler in Bohemia' (1894) was dedicated to their mutual friend Rudyard Kipling. This may have been a possible future inspiration for naming the Kipling Telephone Exchange on Grove Park Road. Barron's deep attachment to Nesbit ceased in 1899 when he married Hilda Leonora Florence Sanders, a member of an old Northamptonshire family, but his influence outlasted his departure and he is widely credited with having provided the plot for The Railway Children while in Grove Park – the book finally appeared in 1906 (Campbell-Kease, 2004).

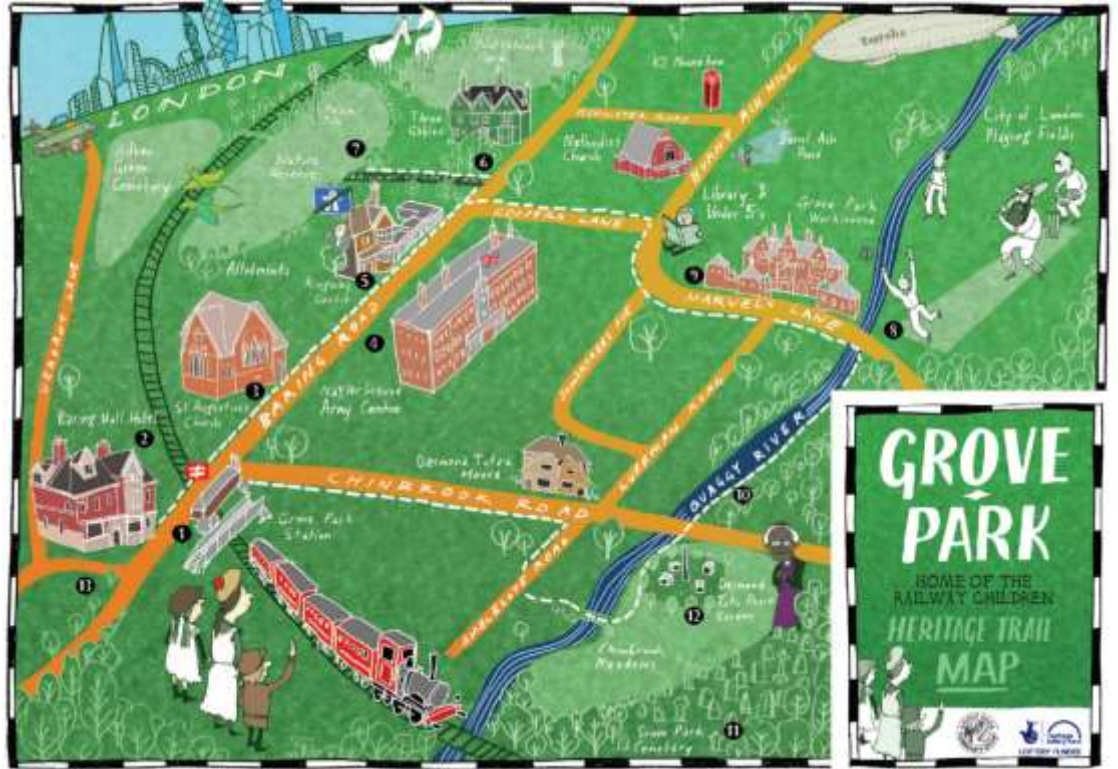


VIEW OF GROVE PARK RAILWAY BELIEVED TO BE INSPIRATION FOR THE RAILWAY CHILDREN BOOK. PHOTO FROM ADVENTURE LEARNING WEEK AT CAMP NESBIT (C. 2014).

7.3 Celebrating Grove Park's Heritage

In 2014, GPCG developed the Grove Park Heritage Trail Map to highlight the neighbourhood's heritage and literary assets (Figure 5), highlighting notable local heroes such as Edith Nesbit, W.G. Grace, Jeff Cox and Desmond Tutu.

With an inspiring and rich literary heritage, the community have also developed outdoor teaching initiatives based on the works of Nesbit. 'Camp Nesbit' within Cox's Wood has become the location of regular outdoor applied learning classes, in partnership with local schools.



WELCOME

Welcome to Grove Park. It's hard to come to the home of the Railway Children's Birthplace in Grove Park and not see why. Grove Park is an area with a surprisingly rich social and cultural history. It's great to see the railway station which was the inspiration for the world famous book. The Railway Children by E. Nesbit and children's author Lady Holt, who lived just further along the road from the station. The book, published in 1905, has been turned into a film, a stage play, and a musical and became a big global hit through the 1970s showing young people and their families.

The Heritage Trail starts at Grove Park Station and runs for around 2.5 hours, depending on your pace. For the optimal visit to Elmstead Woods and Grove Park Cemetery at stage 11 please add another hour.

1 GROVE PARK STATION BARRING ROAD

In the Railway Children, the family become separated when their father, who works at the Foreign Office, is posted to a foreign posting on the coast of Egypt. They are forced to leave their city home to move to "The Foreign Office" house near a railway station in the country. Grove Park Station opened in November 1907, when the surrounding area was mostly all farmland and was part of the new South Eastern Railway from Charing Cross to Tonbridge and the Kent coast. It is the station nearest to Baring Road in 1895 and the station office for South Eastern Railway. William Thomson, who lives on Elmstead Road in year 1905, may have been the inspiration for the character of the railway driver in the book.

Grove Park station 1911

2 BARRING HALL HOTEL PUBLIC HOUSE & BARRING ROAD

On the station you can see across the road, the lovely listed Baring Hall Hotel public house, built in 1863 to cater for the ever increasing public traffic. In 1905 the hotel was converted into a public house. The station, Barling Road and Baring Hall were owned after the death of the Baring family that owned much of the land in the area in the 18th century. The Baring family owned the Baring Bank that collapsed in 1846 leaving several speculators.

Over the road here and next right along Baring Road past the station is the bus garage and post box. St Agnes's Church is on the left.



Baring Hall Hotel

3 ST AGNES'S CHURCH

St Agnes's Church was built in 1826 as a parish church for the arrival of Grove Park as a proper suburban community. The church is a fine example of the Victorian style and is an important and beautiful member of the local community. Outside of regular services, the church is normally open to the public viewing between 10am and 12 noon on Wednesdays and Saturdays. The church was designed by John Lubbock, 1st Baron Epsom, who was a member of the House of Commons. It is a Grade II listed building and is a fine example of the Victorian style.

4 NAFFER HOUSE ARMY CAMP

Grove Park played a significant role in both world wars. Naffer House was completed in 1884 to house 600 men in two adjacent north-south blocks, the 19th and 20th, in the City of London. The house was built as a building for the army, it was designed by John Lubbock, 1st Baron Epsom. It was a fine example of the Victorian style and is a Grade II listed building.

View from the corner 200 yards along Baring Road with the view of the Baring House in the background.

5 THE KINGWAY CENTRE

In the 1920s, the Grove Park Residents Association and other local landowners decided to build the Kingway Centre. The house was built in 1924 and is a fine example of the Victorian style. It was a Grade II listed building and is a fine example of the Victorian style.

6 THE RAILWAY CHILDREN'S BIRTHPLACE

St. John's Church is a fine example of the Victorian style. It was a Grade II listed building and is a fine example of the Victorian style. The house was built in 1826 and is a fine example of the Victorian style.

St. John's Church designed by John Lubbock

Get off from the Baring Centre and walk along St. John's Church and the Baring Centre and walk along St. John's Church and the Baring Centre and walk along St. John's Church and the Baring Centre.

7 GROVE PARK NATURE RESERVE & EIGHTH STREET

This is an area near the Grove Park Nature Reserve. It is a fine example of the Victorian style and is a Grade II listed building. The house was built in 1826 and is a fine example of the Victorian style.

8 PLAYING FIELD AND W.G. SPACE

At the junction with Chapel Road, travel here and look down Chapel Road across the Baring Park, and the Baring House. The house was built in 1826 and is a fine example of the Victorian style.

Take a right at the end of Chapel Road, travel here and look down Chapel Road across the Baring Park, and the Baring House.

View from the corner 200 yards along Baring Road with the view of the Baring House in the background.

9 THE GROVE PARK WORKHOUSE & WORLD WAR I

Opened in 1850 and one of the last workhouses to be built in this country, the Workhouse was originally intended for the poor of the area. It was a fine example of the Victorian style and is a Grade II listed building.

View from the corner 200 yards along Baring Road with the view of the Baring House in the background.

View from the corner 200 yards along Baring Road with the view of the Baring House in the background.

View from the corner 200 yards along Baring Road with the view of the Baring House in the background.

10 IVY QUAYRY & CHURCH MEADOW

Continue down Chapel Road, cross Chapel Road on your right and look across the road. You will reach the church path where the River Through Trees runs into the Elmstead Road and follow it to the right, and cross over Chapel Road, where the Baring House is located. It is a fine example of the Victorian style and is a Grade II listed building.

11 ELMSTEAD WOODS & GROVE PARK CEMETERY

If you have an extra hour you can carry on through the park up to the top of the hill and look down the road past the Baring House. It is a fine example of the Victorian style and is a Grade II listed building.

12 ARCHBISHOP TUTTU PEACE GARDEN & FINAL STAGE

Follow the path along the Garage, keep right and turn right onto the road heading across the road. Cross straight on and you reach the Grove Park Cemetery. It is a fine example of the Victorian style and is a Grade II listed building.

13 BARRING HALL HOTEL

The Baring Hall Hotel public house was built in 1863 and designed by Frank Matcham who became a President of the Royal Institute of British Architects and a member of the Royal Academy. It was a fine example of the Victorian style and is a Grade II listed building.

View from the corner 200 yards along Baring Road with the view of the Baring House in the background.

FIGURE 5: THE GROVE PARK HERITAGE TRAIL MAP



CAMP NESBIT OUTDOOR LEARNING CLASSES (c. 2014)

7.4 Sporting Connections

The Community Centre on Lion's Close was named after the famous cricket player W.G. Grace as a result of his associated last games played in Grove Park. The local historian John King covers the story. In Grove Park there were at that period three cricket clubs – St. Augustine, Fairfield and Grove Park. The church's club had been formed in 1910 while the Grove Park Club had been formed in 1913. The grounds were on farmland in Marvels Lane near the Quaggy. It was on 6 June 1914 that the Eltham Club received the Grove Park team at its Mottingham ground. The match was a draw. Grace's penultimate match was on 25 July 1914 against the Grove Park Club on the latter's ground. It was not his last match but it was the last one in which he played an active part. Grace made 69 not out, which was the highest score of the match - not bad for the oldest player at 66! Grace died on 23 October 1915, with his funeral being held at Beckenham Cemetery in Elmers End.

7.5 The Communities and Social Activism

In the 1890s Grove Park was home to “a diverse, almost incongruous, groups of novelists, poets, journalists and propagandists, which were to be found in Saturdays and Sundays at Three Gables”¹². Others like David Bowie, from nearby Bromley continue to inspire residents. It is still a place where community matters; where people queue respectfully for buses.



PEOPLE QUEUING POLITELY AT THE BUS STOP OUTSIDE GROVE PARK STATION – OCTOBER 2016

A great threat to Grove Park emerged in 1969 with the publication of proposals to put an urban motorway – the Ringway 2 - through Grove Park, although there had been plans to do this on a smaller scale in the late 1930s. There was a massive reaction to this and it proved to be the catalyst for the subsequent formation of the Grove Park Residents Association (GPRA). The need for a broad-based community organisation, which was encouraged by the vicar of St Augustine’s Church, saw the formation in 1972 of the Grove Park Community Group. With much hard work, following the demolition of 262-264 Baring Road, the site was gradually developed into a community centre – known as The Ringway Centre. In the late 1960s-early 1970s, the Grove Park Residents Association and other south London residents won a fierce battle to defeat plans by the Greater London Council to build the Ringway 2 Motorway. The Ringway 2 would have cut through a large swathe of land from Whitefoot Lane across the railway, destroying all the houses in Coopers Lane opposite and the library

¹² Doris Langley Moore (1967). E. Nesbit. A Biography.

and green spaces as far as the Dutch House pub on the A20. Two houses that stood here were demolished.



CAMPAGNING FOR THE REOPENING OF GPYC

The Grove Park Community Group took over the house at number 268 in 1981 and soon after erected the prefab buildings in the adjacent land previously occupied by the now demolished numbers 262 and 264 Baring Road, and named it The Ringway Centre – in much the same way that Waterloo Station and Trafalgar Square were named after victorious battles!

More recently the community campaigned to avoid demolition and to reopen the Baring Hall Hotel and are currently working towards reopening the Grove Park Youth Club. Figure 6 illustrates a small selection of various community campaigns, fighting for a better neighbourhood.

Two preservation trusts have been set up in relation to two non-designated heritage assets (The Baring Trust and The Grove Park Youth Club Preservation Trust). These groups are passionate about protecting what little is left of their heritage assets.



News Shopper

Trees destroyed hours before protection order kicks in

[\(2\) View gallery](#)

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News Shopper

Stephen Fry and Royal Institute of British Architects supported campaign to save Lord Northbrook's Baring Hall Hotel

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News Shopper

Preservation trust launched to save Grove Park Youth Club

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FIGURE 6: VARIOUS COMMUNITY CAMPAIGNS

8 Policy Context

The detailed planning policy context is further elaborated in Annex I – Basic Conditions Statement. Figure 7 is an extract from the Lewisham Local Plan showing the planning designations / site allocations in Grove Park. This section outlines the key Local Plan policies which apply directly to Grove Park.

8.1 Area of Stability and Management Change

Grove Park is classed by the Lewisham Development Framework (Local Plan)¹³ as an “**Area of Stability and Managed Change**” – forming **Spatial Strategy Policy 5**. It defines the objective for Policy 5 as delivering “**quality living environments supported by a network of local services and facilities**”. This is supported by a number of sub-statements that seek to: “**ensure that any new development protects or enhances; ensure the retention and protection of shopping areas that contribute to local day-to-day retail needs and employment; seek improvements to the walking and cycling environment, in order to improve access to local services and public transport provision**”.

8.2 Open Space

Grove Park has a number of existing Open Space Site Allocations (as detailed in Table 2 below) which relate to Core Strategy Policy 12 – Open Space and Environmental Assets and Core Strategy Objective 7 also applying which states: “**the important environmental, ecological and biodiversity features of Lewisham will be protected and capitalised to promote health and well-being by: a. protecting all open space including Metropolitan Open Land; b. protecting Sites of Importance for Nature Conservation and supporting and promoting local biodiversity; c. requiring green roofs and walls where appropriate; d. implementing the Street Tree Programme; e. improving the quality of, and safeguarding access to, all public open space, providing accessible and varied opportunities for health, leisure and recreational activities including the South East London Green Chain Walk, the Green Grid, the Waterlink Way and river and waterways network, and the Thames Path**”.

¹³ Local Development Framework - <https://lewisham.gov.uk/myservices/planning/policy/ldf/evidence-base/ldf-evidence-base--environment>

Local Plan Cross Refs	ID*	Name	Typology	Designation
SINC 16 ID 139	139	Northbrook Park	Park – Public Open Space	Metropolitan Open Land Green Corridor Public Open Space
ID 46/300	300	Chinbrook Meadows	Park – Public Open Space	Metropolitan Open Land Green Corridor Public Open Space Green Chain Walk
ID 93	93	Grove Park Library and Gardens	Park – Public Open Space	Metropolitan Open Land Public Open Space
SA Ref SINC 1 LeB102	99	Hither Green Cemetery	Cemetery	Site of Importance for Nature Conservation – Borough Level Grade 1 Metropolitan Open Land
SINC 7 LeBII07	92	Grove Park Cemetery	Cemetery	Site of Importance for Nature Conservation – Grade 2 Listed Parks and Gardens Metropolitan Open Land
SA Ref SINC 4 LeB106 J – Nature Reserve	100	Grove Park Nature Reserve (incorporating the additional land at rear of Lee & District Land Allotments)	Nature Reserve	Metropolitan Open Land Site of Importance for Nature Conservation – Borough Level Grade 1
LeL04	18	Sydenham Cottages Nature Reserve	Nature Reserve	Green Chain Metropolitan Open Land Site of Importance for Nature Conservation – Local Level
ID 42 CS Policy 12 LeBII02	42	Burnt Ash Pond on Melrose Close	Nature Reserve	Urban Green Space Site of Importance for Nature Conservation – Borough Level Grade 2
SINC 15 ID 120	120	Lee & District Land Club rear of Baring Road Allotments	Allotments	Metropolitan Open Land SINC
	175 / 413	St Mildred’s Road allotments	Allotments	Metropolitan Open Land SINC
ID 73	73	Exford Road Allotments	Allotments	Urban Green Space Metropolitan Open Land Green Chain
ID 46	46	Chinbrook Meadows Allotments	Allotments	Urban Green Space Metropolitan Open Land Green Chain
ID 76	76	Exford Road/Burnt Ash Hill Triangle	Amenity Greenspace	Urban Green Space
ID 73	74	Exford Road Allotment Entrance	Amenity Greenspace	Urban Green Space Metropolitan Open Land

Local Plan Cross Refs	ID*	Name	Typology	Designation
ID 99 SINC 11/12 LeBII15H/LeBII151	101 / 102	Hither Green Railside / Railway Land BII 15 I – Hither Green Sidings	Railway Sidings	Metropolitan Open Land Site of Importance for Nature Conservation Grade 2 Green Corridor
n/a	ID 45	Chinbrook Community Orchard	Community Orchard	Site of Importance for Nature Conservation Grade 2 Metropolitan Open Land Urban Green Space Green Chain
n/a	180	Stratfield House/Ringway Centre, Baring <i>The site locally known as The Ringway Community Centre Garden and Cox’s Wood (formerly the Orchard/Woodland Gardens of Three Gables)</i>	Amenity Greenspace	Metropolitan Open Land

TABLE 2: EXISTING OPEN SPACE SITE ALLOCATIONS / DESIGNATIONS IN GROVE PARK

*Identifier and names as given in the 2010 Leisure and Open Space Strategy¹⁴.

8.3 Neighbourhood Centres

Grove Park is one of five **Local Neighbourhood Centres** in Lewisham, covered by **Core Strategy Policy 6 and Development Management Policy 15**. It is also the centre that is furthest away from any other. It is defined as ***“A centre that serves a localised catchment often most accessible by walking and cycling and typically contains mostly convenience goods and other services”***. The key objective is to ***“protect local shopping facilities from change of use or redevelopment where there is an economic demand for such services; in the neighbourhood local centres and parades, change of use and contraction of the shopping facilities will be considered if evidence is established that there is no economic prospect of such uses continuing”***.

¹⁴ Lewisham Leisure and Open Space Strategy 2010 -

<https://lewisham.gov.uk/myservices/planning/policy/ldf/evidence-base/ldf-evidence-base--environment>

8.4 Community Facilities

The Core Strategy map (see Figure 7)¹⁵ highlights one Community Centre in Grove Park (The Ringway Centre), covered by Core Strategy 19 which ensures ***“no net loss of facilities; their accessibility and that a safe and secure environment is created and maintained.”***

8.5 Housing

According to the Annual Monitoring Report 2015-16¹⁶, no sites have been allocated for housing development in Grove Park. The site of the former dairies, marked as Site Allocation (SA39) has since been delivered, now being an apartment development.

¹⁵ Online interactive version of the Lewisham Local Plan Policies Map - <http://www.cartogold.co.uk/lewisham/map.htm>

¹⁶ Annual Monitoring Report 2015-16 - <https://lewisham.gov.uk/myservices/planning/policy/ldf/annual-monitoring-report>



FIGURE 7: LEWISHAM LOCAL PLAN POLICIES MAP. DECEMBER 2015 VERSION

GROVE PARK NEIGHBOURHOOD FORUM

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