



CAMBERWELL QUARTERLY

The magazine of The Camberwell Society
No 207 Spring 2021 £1.50 (free to members)



Green walk to beat those COVID blues
The Society's fiftieth anniversary part two
Low traffic: high controversy
Love local
How a butterfly inspired a movement

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Local societies, venues and events – please check details

Brunswick Park Neighbourhood
Tenants and Residents Association
Patricia Ladly | 020 7703 7491
tandra.brunswickpark@yahoo.co.uk

Brixton Society
www.brixtonsociety.org.uk

Burgess Park, Friends of
www.friendsofburgesspark.org.uk
friendsofburgesspark@gmail.com

Butterfly Tennis Club
www.butterflytennis.com

Camberwell Arts
Promoting the arts in Camberwell and Camberwell in the Arts
camberwellartsfestival@gmail.com
www.camberwellarts.org.uk

Camberwell Gardens Guild
Membership enquiries to: Pat Farrugia
17 Kirkwood Road SE15 3XT

Carnegie Library, Friends of
foclchair@gmail.com or
foclmembers@gmail.com
(for membership queries)

Concerts in St Giles' Church
Camberwell Church Street
www.music@stgiles.com

Dulwich Picture Gallery
College Road SE21 7AD
020 8693 5254
www.dulwichpicturegallery.org.uk

Herne Hill Society
Membership: Herne Hill Society
PO Box 27845, SE24 9XA
www.hernehillsociety.org.uk

Maudsley Learning
ORTUS learning and events centre
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www.maudsleylearning.com

Minet Conservation Association
020 7737 8210 | www.minet.fsnet.co.uk

Nunhead Cemetery
Linden Grove SE15
Friends of Nunhead Cemetery (FONC)
020 8693 6191 | www.fonc.org.uk

Peckham Society
Peter Frost | 020 8613 6757
www.peckhamsociety.org.uk

Ruskin Park, Friends of
info@friendsofruskinpark.org.uk

SE5 Forum
SE5Forum.org.uk
admin@SE5forum.org.uk

South London Gallery
65 Peckham Road SE5
Open: Tuesday to Sunday –
12pm-6pm, closed on Monday
www.southlondongallery.org

Southwark Nature Action Volunteers
southwarknature@gmail.com

St Giles', Friends of
16 Sears Street SE5 7JL
robertcope@hotmail.com
www.stgilescambewell.org

St Giles' Churchyard, Friends of
StGilesChurchyardFriends@gmail.com

Wells Way Triangle Residents Association
Andrew Osborne
WWTRACamberwell@gmail.com



Of brambles, bulbs and butterflies

I hope that the few of you who used Denmark Hill station over Christmas might have had a faint smile on your lips as you walked past the Sit-Up Santa automaton. We received the key to the patch of land next to the ticket office and with Govia and Thameslink's encouragement started to create the urban garden. We pulled out industrial amounts of brambles, planted some 1,500 bulbs (though rather late) and have filled bag after bag of litter. Litter is rarely entertaining, but we did find a crutch, a £10 pound note, lots of traffic bollards, and a dead fox.

The £10 note helped with FCB coffee. We are recycling some 20kg of coffee grounds a week from the Lumberjack Café in the newly-built compost bins. The Santa automaton was the first of a series of arts installations and science curiosities. We have called the project 'STEAM in station.' STEAM is a term that recognises the richness of combining STEM (Science, technology, engineering and Maths) and the Arts (hence the 'A').

By the time you read this you will hopefully have seen the optical illusion installation (did you like it – yes/no?) and perhaps the marble run (under construction on the kitchen table in front of me as I write this). Planning is continuing on the Chaos Wheel (best to Google it...). You can read more about the new Windsor Walk entrance and Adinkra on page four of this issue.

Request for help: I am very keen to mass plant hollyhocks in the station. I have some seed (including a kind donation from the Roskills) but

would welcome any hollyhocks in their first year i.e. going to flower this summer. Please email me at: chair@camberwellsociety.org.uk if you have any you are happy to donate. Grape hyacinths are also welcome. I am working with local primary schools on planting sun flowers – but would be grateful if you would encourage your children to plant some in loo roll tubes and email me so that I can then transplant.

Logo thanks: many thanks to Jane Moxham for her artwork for the Society's logo the Camberwell Beauty (top). Jane has also kindly painted the Camberwell Tree Walk and the Camberwell Black History Walk (see: www.camberwellsociety.org.uk/events-activities).

Picking up on the Camberwell Beauty butterfly release in Greendale last summer we have started the 'Camberwell Butterflies – Pollinators in Primaries' scheme – and will also be breeding butterflies in the station. The pollinators scheme donates a classroom breeding kit to propagate 33 Painted Lady butterflies (sadly the Camberwell Beauty is not realistic) as well as suggestions to link this to school Schemes of Work. Lyndhurst is leading the way – and we would be grateful for benefactors and donations to extend this scheme to more Camberwell primary schools.

Planning: The Planning Committee has continued its good work and you can read on the Society website about their recent reaction to the three big planning applications in Camberwell.

Events: Inspired by Liz Cook's virtual Open Gardens event we are



Nick Mair

thinking about a possible summer event – 'Open Front Gardens'? The AGM will be held when safe.

Litter: Several people have emailed offering to help with litter in the station. This is sadly difficult to organise because of the hazardous nature of the paths, etc. but I wonder if we can collectively form some sort of litter picking group? I like the name 'Camberwell Rubbish Raiders' because it sounds hard core rather than do-goodish. I am not sure how this might work but am open to suggestions – your Covid exercise can equally well be done with litter pickers and bin bag in hand – ideas?

Dulwich Pot & Plant Garden

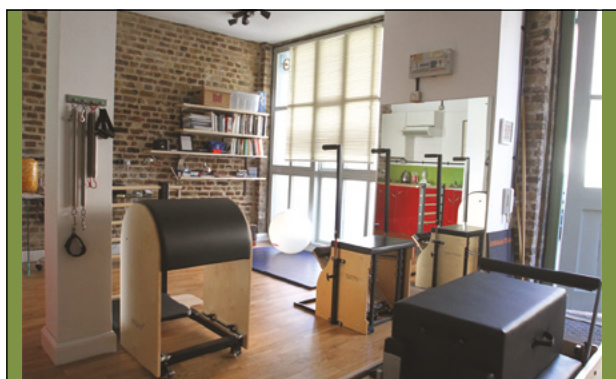
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Keeping track of progress at Denmark Hill

It's a project that says 'pah' to Covid and is pressing ahead rapidly on all fronts. *Tony Coleman* briefs CQ readers on canopies, sculpture, gardening and the plinth.

The new entrance

Work on the new entrance continues apace. A significant milestone was reached over Christmas as the weather was calm enough for a crane lift to position the canopies over the eastern ends of platforms 2, 3 and 4. They were just finished before Storm Bella hit. The next opportunity to lift would have been this coming August when the line is next due to be closed. The railway never stops, or only occasionally!

Over the coming months we will see the entrance hall itself starting to take shape as the construction moves from earthworks and foundations to structures. By the end of March it is expected that the basic shape of the hall and walkways will be visible and the fit-out phase will have been started pushing toward completion in July for an August opening (the current estimate as CQ went to print). As with another significant current issue, things, they say, will be clearer by April!

The sculpture

Godfried Donkor's design for the sculpture and plinth decoration was accepted by the selection panel just before Christmas and the pieces are being prepared for casting. Five Adinkra symbols have been chosen representing the theme of Health and

Wellbeing. Adinkras are symbols originating in Ghana 200 years ago, and represent human qualities such as endurance and versatility. There are hundreds of Adinkra symbols each with its own characteristic. We can't say more at this stage as the detail is secret!

I am pleased to say that Network Rail and their contractors BAM Nuttall are being very supportive and offering to carry out the sculpture installation work free of charge. This positive attitude has characterised the whole development since the start. We are confident that the sculpture will be thought-provoking and come to be loved by all who use the entrance for the next twenty-five years and beyond.

The garden

Meanwhile, across the tracks, two programmes have come to fruition together. We have received a licence from Network Rail to create an urban garden on the space next to the ticket office – this includes the area of banking alongside the blue walkway. At the same time, the GTR passenger benefit fund has swung into action which has allowed us to invest in creating a plinth for the display of curious objects and art works. The first of which is already on display.

So far, we have cleared over 30 bags of rubbish from the site. There is more to come as leaves cover rubbish which in turn are covered by more rubbish and then leaves again. This makes a deep layering which all re-emerges when one starts to dig. The more we keep the area clear the less rubbish people are dropping. We hope this process will continue as the garden develops through the growing season.

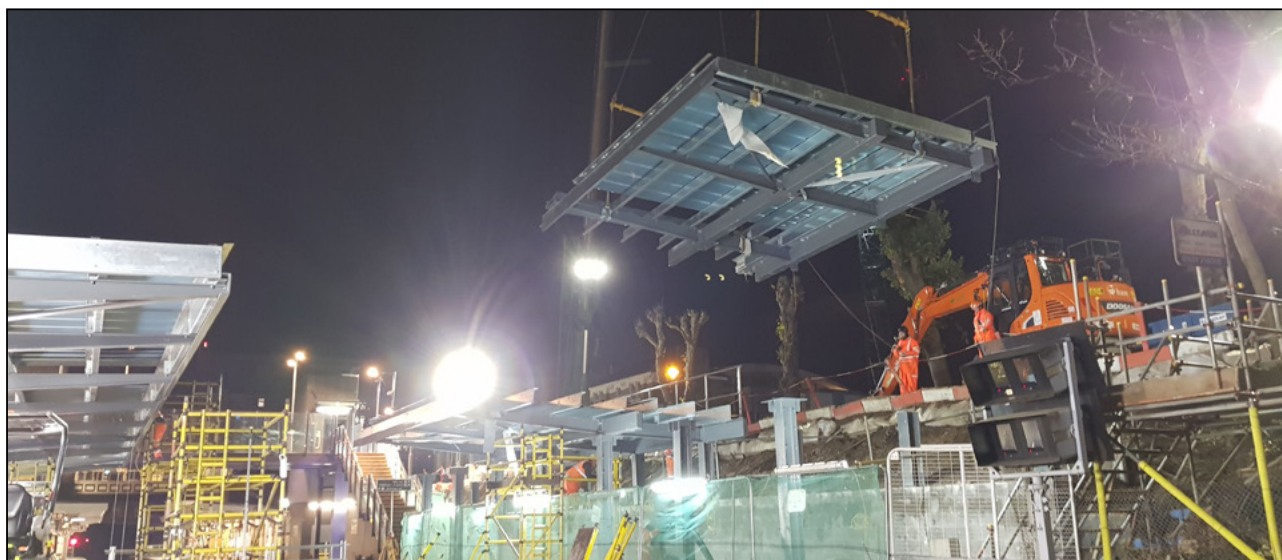
Electricity and water supplies are being laid in as this article is being written. We will be up and running very soon.

The plinth

Readers may have seen the Sit Up Santa installed on the plinth over Christmas. He never did seem to get rid of that belly but that's Christmas all over! Santa was built in 12 hours by the Year 12 Design Technology students at Dulwich College. He has been heavily photographed and has appeared on many Instagram feeds!

He is the first of a series of objects and art pieces that will be coming to the plinth in the next months so keep your eyes peeled. Exciting times.

You can follow developments at the station on the special Station Watch Instagram feed: DENMARK_HILL_STATION



The drama and excitement of crane-lifting the platform canopies into position. Photo Tony Coleman

Would you ride this tram to work?

Sophy Tayler tempts us with a greener, faster commute in a world where traffic lights are always green.



How your tram could look as it stops on its speedy way through Camberwell Green. Picture: Milan Babic Architects

Locally we've seen Low Traffic Neighbourhoods popping up seemingly overnight, and whilst these may well reduce air pollution, they haven't pleased everyone (see below). Many car drivers say that they just don't see cycling or walking as genuinely practical.

Trams avoid the pollution of a combustion engine and tyre particulates. Additionally, they have a proven track record for attracting car drivers out of their vehicles. Surveys of Croydon tram users show this.

Over the last few months, the dialogue between the backers of the new tram project and TfL has stepped up a gear.

The proposed Southwark Supertram is a 5.4km line, 14 stop service running between London Bridge and Camberwell. If you were riding this tram to work, you could be confident that your chosen transport option was a low pollution one. Glance over at your fellow passengers – and wonder which of them has left the car at home for the first time. Look out at the buses,

these still have priority for the roadside lane, but your tram shares the central lane with other vehicles, like cars, and cyclists.

You might also congratulate yourself on leaving home a little later. There are two factors that have reduced the rush-hour timings between Camberwell and London Bridge to less than 20 minutes. Compared to buses, trams spend less time at their stops letting passengers on and off. Also the proposal is to prioritise the tram as it approaches each traffic signal. So what you experience is your tram always getting the green light!

The commercial proposal and traffic modelling for the Southwark Supertram are going to be given a very robust review, both by TfL and the London Borough of Southwark. Planning applications should be presented around mid-year. It would then give all of us a chance to evaluate a new sort of transport option.

Sophy Tayler has no financial interest in the tram project, just wants to tram from home in Camberwell to town. For more information see: southwark-supertram.co.uk

Low traffic: high controversy

Alison Kirby reports on the new Low Traffic Neighbourhood at Brunswick Park

Guys & St Thomas's Charitable Trust has begun an eighteen-month trial scheme in the Brunswick Park area, one of three chosen in the borough centered around primary schools. From 8 January several streets have had barriers in place to reduce traffic in the area. The intention is to "improve local air quality, promote social distancing, exercise local to home, and sustainable travel (walking and cycling), and to deter motor vehicle through traffic."

Reaction so far appears to be very mixed, generating controversy on the Benhill Road WhatsApp group. The scheme has been introduced without any prior consultation with local residents, but assurances have been given that feedback from them will be taken into account when a decision is made at the end of the trial period.



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How a butterfly inspired a movement

Anne Roache on Southwark Nature Action Volunteers' work to increase biodiversity and opportunities to enjoy nature.

Forget the Camberwell Beauty – the new butterfly in town is the White-letter Hairstreak.

When this protected butterfly was discovered in Burgess Park, during a butterfly survey in 2019, volunteer Jenny Morgan started to wonder how we could encourage our visitor to come back and stay. The species depends on the Elm tree for its lifecycle, so it seemed that a volunteer-led initiative to plant disease-resistant Elm seedlings in the park might be a start. Subsequent discussions among the Friends of Burgess Park led to a suggestion to bring together a group of already active local volunteers, and the seed of the idea for the Southwark Nature Action Volunteers (SNAV) was planted.

A meeting at the Old Library on Wells Way in early March 2020 saw a full house of Friends from local parks and greenspaces. After presentations from Jenny Morgan, Southwark's Ecology Officer Jon Best, Butterfly Conservation and the RSPB, the floor was opened to all. It quickly became apparent that there was an enormous appetite for a more joined-up approach to our greenspaces, including surveying for priority species and improving habitats right across Southwark. The discussion eventually crystallized around the idea for the first SNAV project – enhancing 'green corridors' between Camberwell Green and Burgess Park.

Wildlife corridors

The streets north of Camberwell Church Street are home to a variety of wildlife: protected species such as bats and toads; garden birds including wren, goldfinch, goldcrest, blackcap and tit, alongside threatened species such as dunnock, sparrow and starling; and a wide range of invertebrates – butterflies, moths, bees, flies, bugs and beetles, including the protected Stag Beetle. In order to thrive and move around in search of food, mates and shelter,

these creatures make use of front and back gardens, hedges, street trees and pavement 'weeds' as highways or corridors. In turn the street wildflowers also move along these corridors and we delight in the shaggy soldiers (*Galinsoga quadriradiata*) and other members of the Asteraceae family that we see growing at the bottom of walls.

Access to nature

Initially envisaged as a way to facilitate the movement of wildlife and plants between our green spaces, the concept took on a whole new life as an essential element in improving the environment for everyone who

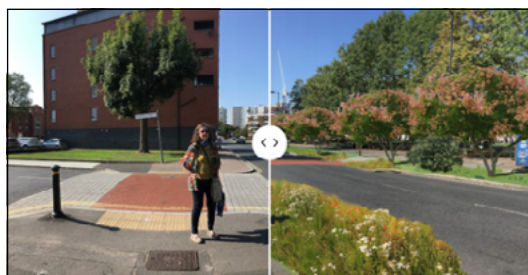


Illustration for the Cleaner Greener Safer bid to Southwark Council bid for Bowyer Place

now, in lockdown, suddenly found themselves confined to the local area and, walking and cycling more, were now discovering the back streets of their neighbourhood as never before.

The 'corridor' idea was that instead of walking straight down Camberwell Road to get to Burgess Park from central Camberwell, people would be drawn through the back streets north of Camberwell Church Street and discover green oases such as Benhill Road Nature Garden, Brunswick Park and the Caspian Street Allotments. To complement these, large areas of amenity grassland between the Elmgton Estate blocks could be better managed to encourage wildflowers and associated wildlife rather than be mowed short, thus creating enhanced spaces for people without gardens to enjoy, promoting a closer connection with nature and increasing feelings of well-being.

It became obvious that the main break in the chain of walkable links



White letter hairstreak photo Iain H Leach reproduced by kind permission of Butterfly Conservation.

to Burgess Park was the busy Bowyer Place. In autumn 2020, SNAV put together a Cleaner, Greener Safer

grant application to slow traffic, add crossing points and increase planting. We await the outcome of this with anticipation.

There is not enough room in this piece to list all SNAV's ambitions but, overall, our aim is to increase biodiversity and opportunities for people to enjoy nature across the whole of the borough. The Camberwell

Green Corridors project will be our exemplar.

We welcome volunteers and there are many opportunities to help besides digging and planting, including wildlife surveys, habitat design and creation, making grant applications or helping with social media.

In the next part of this article, we will bring you the energetic work that has been carried out so far by the Elmgton Community Gardens volunteers under Southwark's 'Great Estates' programme. See a preview of their work so far on Instagram.

Please email us for more information or to join our mailing list at:
southwarknature@gmail.com.

Website:
southwarknature.wordpress.com
or join us on Facebook

Investing in the future of Ruskin Park

Claire Vinycomb of the park's Friends group explain the principles underpinning a masterplan which creates an exciting vision for the park.

The pandemic has given residents of Camberwell reason to spend more time in our local greenspaces, and to reflect on the important role these play in our city lives.

Ruskin Park opened in 1907 following a campaign by local people and was named after the internationally famous writer, artist, critic and campaigner, John Ruskin, who lived much of his life in Herne Hill and Camberwell.

Today the park, which borders directly on Southwark borough, is managed by Lambeth Council. It is much loved by the community, but the Friends of Ruskin Park (an entirely volunteer group) has long argued that it needs more investment. We now have a strategic masterplan [www.friendsofruskinpark.org.uk/masterplan] produced by local architects Campbell Cadey in partnership with Lambeth Council parks officers, which aims to offer a clear and coherent vision for the future. We're really grateful to the park users who contributed their thoughts and ideas along the way.

What does the masterplan say?

Ruskin Park has its own character and many existing assets. The plan aims to protect these and show that the park's natural beauty and its facilities can be enhanced. It's not a detailed plan for implementation, but provides a series of guidelines structured around three principles. Each includes both gradual improvements and bigger projects.

1. Enhance and maintain:

Although there has been progress recently, park maintenance must be improved. This will be easier with clear planting schemes and regular pruning. There should also be a simple materials palette, including for paths where considerable repairs are needed.

2. Legible, accessible and safe:

The park should be welcoming and inclusive. The masterplan



From the recent Ruskin Park Photography exhibition Highly Commended Evening Lockdown Walk © Jane Hobson

includes a clear and consistent approach to signage, and longer term improvements to key entrances. Once in the park, there should be more seating and fewer internal gates and fences.

3. **Engaging and joyful:** We need a range of features and facilities to help people get the most from the park. This could include refurbished sports facilities, a bigger and better playground and a new café and green space in place of the current depot. We must also protect existing features, such as the bandstand, and restore neglected assets such as the former stable block.

Can we make improvements happen?

We know that council budgets are under more pressure than ever, but there is a strong argument that parks should be a bigger priority. According to research from charity Fields in Trust, the UK's parks and greenspaces deliver £34 billion in health and wellbeing benefits each year.

Other parks – including Brockwell

Park – have found a strategic masterplan can build consensus from the community and attract resources. We'll work with the council, community and appropriate partners to set priorities and find opportunities for improvements to be funded and implemented. Some will need more consultation, for example by involving parents in the design of an upgraded and expanded playground. Larger projects will be subject to planning permission including public consultation.

We are already making progress where we can, with projects such as the outdoor gym and improvements to the wildlife garden. Smaller enhancements can also bring joy, such as logs and stepping stones for informal play, a heritage trail to help people explore the park, art pieces and wildflower areas to further increase biodiversity.

We hope local people will get behind the plan and will continue to contribute their thoughts and comments. It is not set in stone. We need your support for our efforts to drive joined-up park improvements over the coming months and years.

Training college, WWI hospital and art school

St Gabriel's Manor borders Myatt's Fields Park and is now converted into flats. *Martyn Sadd* gives a brief history of its changes of use.

St Gabriel's Church Training College for Women Teachers was founded in 1899 with 32 students working from temporary premises in Denmark Hill. It was led by Matilda Bishop, the first of six women principals.

The college had been proposed by Frederick Temple, Archbishop of Canterbury 1896-1902, who was concerned about a shortage of teachers given no other church training college had been built for more than a quarter of a century.

His plan was for a college formed by two schools of female students – one school of resident students who would be required to be Church of England members and attend church services, and another school for non-resident students of no particular faith. All students were required to sign a declaration that they intended to follow the profession of teacher in a public school, the Army, or the Navy.

The new college could not be funded by taxes, so an appeal for voluntary donations was made to raise the estimated £35,000 cost of purchasing the land and constructing the buildings. Contributors to the fund included Reverend Charles Edward Brooke, vicar of St John the Divine on Vassal Road, Evelyn Hubbard, director of the Bank of England and MP for the Brixton constituency, and Archbishop Temple.

William Minet, from whom the present day Minet Conservation Area gets its name, sold the land for the college to Reverend Brooke on 21 October 1898. William was a philanthropist who had given the much-loved Myatt's Field Park to the people of Lambeth in 1889, and paid for the construction of the Minet Library in 1890 which today houses the Lambeth Archives.

With £16,000 raised, enough to begin construction, Philip A. Robson, an Associate of the Royal Institute of British Architects, was commissioned to design the college buildings and J Garrett & Son of Balham Hill was



St Gabriel's College teacher training students in the laboratory

contracted to build it.

The foundation stone for the main building was laid on 14 July 1899. The chapel wasn't completed until 1903 and the swimming baths, lecture theatres, and gymnasium included in the original plans for the college, were never built.

Between August 1914 and 1919 the college was requisitioned to support the effort for the First World War, and formed part of the First London General Hospital. A small group of London General Hospitals were created from requisitioned buildings to accommodate war casualties in a similar way to the Nightingale Hospitals recently established to provide national capacity during the Covid 19 pandemic.

The LGHs were based in London to be close to the stations the casualties were initially returned to. King George V and Queen Mary visited the hospital on 19 December 1914, where wounded comrades from their son's regiment, the Grenadier Guards, were convalescing. Vera

Brittain worked at the hospital as a Voluntary Aid Detachment nurse and wrote about the experience in her book *A Testament of Youth*, 1933.

World War II saw the college move again, this time to Doncaster, as bomb damage destroyed the original roof.

In the 1970s the Department of Education decided that colleges with fewer than 400 students would have to close. Notwithstanding its voluntary, independent origins, the college was forced to accept incorporation by a larger institution and the college merged with Goldsmiths in 1978, which used the site as their School of Art, naming it the Millard Building. Damien Hurst and Tracey Emin were students, and were members of the loosely-affiliated 'Young British Artists' group, notorious for their willingness to shock audiences. When more space became available in 1988 the art department returned to the main site in New Cross, and the Cormont Road buildings were sold for redevelopment.

The site was bought by a firm of developers who applied for planning permission to convert the building into 67 homes.

Between Archbishop Temple's proposal in 1899 and Goldsmith's departure in 1988, some 5,500 students were educated in the buildings that today's St Gabriel's Manor residents call home.



The First London General Hospital proudly displaying the Red Cross alongside the Union Jack. The picture also shows the original roof

Una Marson: BBC trailblazer

Stephen Bourne remembers Una Marson who left her home in Jamaica to settle in Camberwell and become the first black woman programme maker on BBC radio.

During the Second World War, Una Marson was one of the most influential women at the BBC. A feminist, poet, playwright, and social activist, Una had felt inhibited by the lack of opportunities in her colonised homeland, Jamaica, and decided to spread her wings in England. In 2009, Una's pioneering work for the BBC led to the unveiling of a Southwark Heritage Blue Plaque on her former home in Brunswick Square, Camberwell.

As a young woman Una had set up the Jamaican Save the Children Fund, and pleaded the cause of Rastafarian children. On her arrival in London in 1932, she was helped by a fellow Jamaican, Dr Harold Moody, and his family who offered Una a room in their home at 164 Queen's Road, Peckham where she was employed as the secretary for Dr Moody's influential organisation the League of Coloured Peoples.

After moving to a new home in Brunswick Square, Camberwell, Una became involved in broadcasting and joined the staff of the BBC. Before the war, she worked as a researcher for the pioneering BBC television magazine series *Picture Page*. On the move again, Una relocated to Hampstead and in March 1941 she became the BBC's first black woman programme maker. She was appointed as full-time programme assistant with the BBC's Empire Service. The London Blitz had intensified, and Una had the experience of having her house fired by one of Hitler's incendiary bombs.

Through the popular weekly series *Calling the West Indies*, Una broadcast messages from servicemen and women in England to their families and friends in the Caribbean. Listeners throughout the islands would gather in front of their radios, sometimes up to three times a

week. Despite the air raids and other wartime dangers, Una and her guests broadcast from BBC Broadcasting House near Oxford Circus and, although it was dangerous, Una understood the importance and value of the programme. The primary function of *Calling the West Indies* was to enable West Indian servicemen and women to send messages home to their family and friends.

In addition to her work at the BBC, Una took care of many West Indians who had come to Britain in wartime. She provided accommodation in her home which she also offered as a meeting place where they could get together and socialise. Her home quickly became a centre for lonely West Indian servicemen stationed all over England and Una's sense of humour would dominate the party. She was someone who loved to talk and laugh. Una was very conscious of the struggles faced by West Indians in Britain at that time, and on radio she had the ability to infuse her broadcasts with her personality as well as having a sense of the literary and the cultural.

Towards the end of 1942, Una took part in George Orwell's BBC Radio series *Voice*. This enabled poets and novelists to read their work on the air. Afterwards Una devised her own literary series, clearly based on Orwell's format, and in 1943 Una transformed a segment of *Calling the West Indies* into 'Caribbean Voices', a literary item that was influential in shaping the future of the literary development of the Caribbean. 'Caribbean Voices' proved to be a landmark because at that time very few poets and playwrights from the West Indies had been published. It gave them opportunities to raise their profile – and earn some money and it is now recognised as the single most important literary catalyst for both creative and critical writings



A poem by Una Marson will be used in the new second entrance of Denmark Hill station

in the Caribbean. In schools in the Caribbean, students were taught the works of Shakespeare, Dickens, Keats and Yeats. No West Indian writers were acknowledged, and no one was encouraged to write in Jamaican patois. 'Caribbean Voices' helped to change this.

After the war ended, Una returned to Jamaica and continued her work in politics, broadcasting and literature. Una died in Kingston, Jamaica on 6 May 1965 at the age of sixty.

Further reading

Delia Jarrett-Macauley
The Life of Una Marson 1905-65
(Manchester University Press, 1998)

Stephen Bourne
Under Fire: Black Britain in Wartime 1939-45
(The History Press, 2020)

Love Local

How are our local independent businesses surviving lock down? *Marie Staunton* reports.



Paul Emmanuel outside Wingz

Working for the UN Andrea learnt to be fast and flexible in pandemics and disasters all over the world. Little did he think that he would need these skills in Camberwell. But the chef/owner of Mono adapted quickly to lockdown, keeping staff and customers safe and the business going, moving to a table service then takeout as the regulations changed, doing what he could.

Keely Watson of the Denmark Hill fruit and vegetable stall also adapted to survive with masks and barriers to enforce a social distance. But in January she was shocked to hear from the local coffee shop that her pitch was to be cleared to make way for a cycle route. A radiographer from Kings rapidly organised a petition and within days over 1,300 people had signed and her pitch was saved. Keely was moved to tears by the support.

New businesses have started in lockdown – Sanchez Panaderia (Columbian bakery) on Daneville Road and Wingz. Paul Emmanuel, a media professional from Myatts Fields, became a vegan five years ago. A dearth of local places to eat vegan fast food led him to open Wingz in the former Indian restaurant at 59 Denmark Hill. He is no purist, selling chicken wings for meat eaters – but Paul says the vegan alternatives taste just as good.

Ali Saglam of Bolu Kebab says businesses are helping each other. He has run the café since 2002 when Memed Bolu, who started it 43 years ago, could no longer see to safely slice the doner. Camberwell is Ali's favourite place. He gestures down Camberwell Church Street "These are my neighbours. I help them out and know they will always help me. I moved out to Kent. But it is not the same. I am moving back. There is nowhere like Camberwell."

The LOVE LOCAL campaign promotes local businesses to ensure our high street remains a thriving and exciting place to eat, drink and shop and socialise. Over 50 businesses have signed up since the campaign was launched by the Society with SE5 Forum and Camberwell Arts. You will have seen the Camberwell Champion window stickers in shops and you can support them through these tough times by shopping locally. Click on the Camberwell.life website to find out more.



Accommodation

Hunters • Urban Village Homes

Art

Brights • Cowling & Wilcox

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The Dutchie • Fowlds Café
Hermits Cave • Lumberjack
Mono Café • O Portuges
Parseh Persian • The Pigeon Bar
Portugese Café • The Sun Pub
Theo's Pizza • Tiger Pub
Victreatz Afrofusion • Wingz

Cards

Card Corner

Charity

Cancer Care • Crisis

Chemists

Fourways

Computers

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Dry Cleaning

M&H Dry Cleaners
7 Star Dry Cleaners

Estate Agents

Eaton Green Estate Agents
Hunters • Urban Village

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Camberwell Superstore • Cruson
Denmark Hill Keely's Fruit and Veg
Hill Bakery • Just Sweets
Sophocles Bakery
Turkish Food Centre

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Alberto's • Off Cut Barbers
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Music

Rat Records

Newsagents

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Shoes

Elite Shoes
Repairs George Tran M&H



New battles for a new millennium

Part two of our look back over 50 years of the Camberwell Society and the fight to protect our environment and community from various threats – and promote a range of ideas for improvement. Members contribute their memories and details, drawn together by *Jonathan Hunt* with research by *Elizabeth Borowiecka* and *Liz Allen*.

Hard work and constant vigilance help to keep control of the Noughties

By the start of the 21st century Camberwell Quarterly had evolved into a full colour A4 sized publication – although still called the Newsletter of the Camberwell Society. Indeed, it did not glory in the title of Magazine until the last edition of the decade. But it did continue its wide interest in all manner of issues, things and persons in SE5 and beyond when appropriate. Development in and about the evolving Burgess Park filled much space, then as now.

The first sad news was the death of vice-chair Norman Hutchinson, whose unflattering cover picture graced the June issue; editions were in months rather than seasons for some time – even though they were three months apart. Hutchinson was a stalwart of the Society after he retired from senior posts in the Civil Service, fulfilling many roles and creating others.

Save the Children

The next sad news for many was that the Save the Children charity was to leave its head office in the former Mary Datchelor school. It wanted to consolidate its operations on a larger site. Its prepared drawings showing the potential residential redevelopment of the site.

A working party, including members of the Society, was set up to consider the proposals. By 2003 Save the Children had presented four proposals – all rejected. They then sold the site without planning permission to Bee Bee Developments.

In 2004 St George South London took up the planning challenge and submitted proposals in 2004 and 2005, again rejected by Working Party, Council and Planning Inspectorate. Much work was done



Save the Children, Grove Lane in 2000

by Society chair Jeremy Bennett and other members in reaching some agreement for St George's final proposal in 2007. The plans were eventually approved and planning permission was granted.

Burgess Park Tram Route

It was not long before some of the 40 acres of Burgess Park again claimed the Society's activism. In 2002 Transport for London sought to build a tram route across the park as part of a new route from Peckham to Camden Town which would run across Burgess Park. Planners wanted to make central and north London more accessible to we south Londoners.

Occupying a strip of land 35-40 ft wide, it would boast two railway tracks with power lines and poles. Security fences would run on either side with only a few crossing points.

The Society and other local organisations objected on the grounds that it would stop football and other community events, and the land required for the tram depot would involve the demolition of the historic centre of Peckham.

To prove the principle that officials never dump their ideas, they just hibernate in filing cabinets, new plans for a super tram from

Camberwell to the Elephant up the Walworth Road are being actively discussed. See page 5.

4A, 6 and 6A Grove Lane

In 1988 Nicholas Roskill began his epic campaign to bring empty buildings at 4A, 6 and 6A Grove Lane back into use. They had been empty and derelict since 1977. Freeholders Southwark Council had leased it to Mr McLister of Wavercroft Ltd, starting a long dispute over unpaid fees, not settled until 2003. After McLister failed to sell it, he applied for planning permission which was granted on appeal to the Planning Inspectorate in 2005.

But McLister died in a sailing accident, and the appeal decision was delayed by probate until May 2007. When the property returned to the market a year later, two discoveries were made. The first was that the lease did not permit redevelopment. McLister's estate had to surrender the lease to the Council, who then sold the freehold to local developers Sutherland Partners, which in 2011 received planning permission for a shop with flats above.

East Dulwich Estate re-development

In 2004, the Society joined a campaign to support residents of the East Dulwich Estate to prevent the Council from demolishing the structurally sound buildings of the estate. Our municipal masters wanted to replace them, following the Government's "Capital Finance" regulations. These required a minimum 50 per cent private sector contribution to any regeneration scheme.

However, a way was found round the private finance requirement for refurbishment projects. Selling empty flats to key workers, converting the



disused drying rooms to flats for sale and building more blocks between the original ones achieved the same objective. While Government abolished the 50per cent rule in April 2004, the Council did not abandon its demolition and redevelopment proposals until March 2005.

Camberwell Library

Camberwell was offered an 8,000sq ft prefabricated building to serve as a new library. It was to be placed on a site between the Magistrates' Court and Camberwell Green, which was a garden tended by children from local primary schools.

The Society rejected this offer as members believed the existing library on Camberwell Church Street was satisfactory. They would prefer that instead the money be spent on the newly refurbished leisure centre. In the summer of 2013, an application for a new Camberwell Library was submitted on the same children's garden site, with Camberwell Society support.

United Reformed Church

In 2008, the United Reformed Church wished to demolish its 1965 church building on the corner of Grove Lane and Love Walk to build flats facing its Grove Lane frontage. This was intended to fund a new, smaller church facing Love Walk.

Julia Roskill chaired a working party which included Society members who supported the church's objectives, but were concerned that the development should be sympathetic to the adjacent Georgian terrace and the conservation area. The first proposals were for a Sixties-style block of flats with deck access and an external stair which the working party thought not in keeping with the area.

Planning permission was eventually achieved for an apartment building on four floors plus basement. The appearance of the front of the building is that of a row of Georgian terraced houses, and the back has a more modern appearance with balconies. The new church and bell tower are located on Love Walk as planned.

Jennie Lee house had been an old folk's home in Love Walk. In 2004, when it ceased being a care home, the council planned to build on it. The Society objected to the proposed overdevelopment, and other bodies also wanted to acquire it. The matter was resolved when the building was sold to Kings College Hospital as offices.

Renovation of Myatt's Fields Park began with Society support (also in 2004). That led over the years to today's splendid park with its new playground, Sunday market, wildlife area, vegetable growing and community business.

Camberwell Police station had been closed to the public in 1999. But in February 2005, with the support of the Society it was reopened by a group of trained volunteers and for a short time they staffed the station from 1pm to 5pm Wednesday to Friday. The opening was attended by Sir Ian Blair, Commissioner for the Metropolitan Police, Val Shawcross, GLA member for Lambeth and Southwark and Harriet Harman MP,



*Camberwell VIPs in 2005
(volunteers in policing)*

First half of Green Dale contest

If you think the current game to score victory and control of Green Dale Fields is a recent drama, turn back to a number of editions of the Quarterly from 2002 and 2004. Coverage of the issues and arguments involved is excellent, with the Society taking a stand against developments, along

with the Peckham and East Dulwich societies.

Then it was DIY retailers Homebase, and its owner Cliveden Estates, which sought to build on the Dulwich Hamlet football stadium and move the pitch to Green Dale Fields.

The battleground was familiar to those watching the current fight. Dulwich Hamlet fans wanted a new stadium on its 10-year-old ground. Those against, then as now including Hamlet supporters, believed it was preferable to stay put. The arguments were first thrashed out at a packed public meeting, held at the old Town Hall on Peckham Road on 4 March 2002, to discuss the outline application.

When the committee of the Building and Development Control department (as the Planning department was then named) met its officer recommended approval, while committee members voted three to one against with one abstention. Homebase appealed, and the Inquiry began a year later, again at the Town Hall, between 4 March and 23 May 2003.

The highly qualified Inspector, Nicholas Hammans dismissed the appeal. Citing MOL as the main reason for refusal "MOL is land of more than borough significance because it contributes to the physical structure of London". He added that as long as it remains undeveloped, "it will retain its potential to become a better, nicer place". And so, it has become over the last 17 years.

All change at Denmark Hill

The second decade of the new millennium opened with the Spring 2011 edition of Camberwell Quarterly Magazine, as it had become, looking to the future. Readers would have been even happier had it been able to anticipate ten years of some notable successes.

Early editions focussed on a perennial favourite, **Denmark Hill station**. The first looked at plans for considerable improvements for passengers. The main drawings, showing how the platforms would look, were unusual in that what they



showed were almost exactly what became the actuality that we use today. At long last, Network Rail accepted that the volume of passenger traffic to the hospitals was large and getting larger as less parking was available and at higher charges.

The autumn issue returned to the station, with a piece by Jeremy Bennett, then president after many years as an active chair in the 1970s and 80s. He looked back 30 years, when the station burnt down after an act of vandalism in 1980. Network Rail was about to demolish the structure and “replace it with something resembling a portacabin”.

Bennett was instrumental in bringing together many parties who helped to restore the station to its former glory as perhaps the finest example of Victorian railway architecture on the line. Among the most important players was brewer David Bruce, who built and paid for a popular pub, the *Phoenix and Firkin* in the main part of the station.

The Society was also involved in the restoration of fine metal railings all-round the railway area. And a campaign to open a second station entrance on to Windsor Walk began soon after the new station was finished. More recently, the Society led a crowd-funding initiative to position key artwork in the station, celebrating the spirit of Camberwell, *see page 4*.

This and many other instances led in 2019 to Network Rail congratulating the Camberwell Society, and other local groups with whom they worked, for their engagement and support to this campaign. The work is now well underway and set to open this summer.

Just to the north of the station, Windsor Walk’s terraces of fine Victorian homes had over the years been “dominated by derelict buildings and an air of decay”. Many had been bought up by the Maudsley hospital. But as Jeremy Bennett wrote, plans were announced for the Walk to become a leading centre for research into aspects of mental illness. A new state of the art Foetal



Bennett greets Duke of Gloucester at station reopening (Southwark News)

Medicine Centre replaced a building that had been boarded up for years.

Many of these were subject to various consultation gatherings, most of which had evidence and opinions of the Society. So, there was little let-up for members of the executive and sub-committees and the increasing band of members ready to campaign and support activities. As they had long campaigned for the restoration of the decaying terraces in Windsor Walk, the transformation was a welcome reward.

The then ongoing work to save the old Victorian Baths and fully restore the Camberwell Leisure Centre was welcome. It was completed in 2013, four years after it had closed; and was fully covered in the Quarterly, with free membership of the centre offered to members. Soon after this the council launched an £11 million Camberwell regeneration programme, with five projects. They

included a new library with a larger children’s area and more space for other services on a controversial site.

The remainder of Camberwell Green was to be redesigned to be more attractive to residents other than alcoholics emptying cans and bottles. Other projects were Streetscape, designed to improve the quality of the main streets and links with the centre, and a new Southwark plan to research and feed planning and other information to the brave, newly introduced experiment in devolving municipal power to local Community Councils.

Other less extensive but still important results to those affected residents included the revocation of Club Couture’s licence – to the delight of locals long plagued by noise and anti-social behaviour. And a final end came to the 38-year saga of 4A to 6A Grove Lane from eyesore to a fine example of redevelopment, earning Nicholas Roskill, president of the Society, a Lifetime Achievement Award from Southwark Council.

Another win was the redevelopment of Queen’s Row, Grove Lane, where numbers 64 to 68 were demolished 40 years earlier. The design was based on drawings of the original houses.



2007 Friends of Camberwell Baths march through Camberwell



*4 to 6 Grove Lane in 2007 before...
....and after with baker Adam Newey*



Urban guerrilla gardening made a beneficial impact, turning ugly waste-ground into colourful displays, while rubbish clearing was important, with longstanding and extreme litter at Denmark Hill Station finally removed, and an on-going campaign to “rid our pavements of those bins”.

Regeneration of Datchelor Place was an example of a Cleaner,

Greener, Safer campaign creating a calm and peaceful pocket space, previously used as a car park, fly tipping space, convenient urinal, and general hub of anti-social behaviour. (2015)

Formation of the Camberwell Identity Group with Camberwell Arts and SE5 Forum sought to create a brighter High Street, more business for local traders, a Camberwell to be proud of. Banners are proudly displayed in the streets and artwork on the Windsor Walk bridge welcomes travellers. The identity symbols developed after much local consultation will be woven into the design of the new station entrance.



*2020 Jenny Agutter launches
C'well identity at Denmark Hill
photo Marc Shlossman*

A controversial development on Champion Hill, Seavington House, where all rooms on the south side would have frosted glass, got a firm No from Society. It objected

as the development was too large and domineering in context of the scale of existing buildings in the immediate area, would detract from the feeling of openness of the hilltop, and provide cramped accommodation and inadequate amenity space.

While all these led to many feathers in the Society's cap, not all battles have been successful. A long campaign to bring the tube to Camberwell – originally planned when the Bakerloo line was built in the early 20th century was finally rejected. It had been intended to raise the Underground line to the surface a few metres before where Burgess Park sits today and run it along the tracks to Denmark Hill and Peckham Rye, with stations at Walworth Road and Camberwell.

The Camberwell mainline station was closed in 1916, and the impressive campaign to reopen it has not yet been successful. A scheme to build a new station where the line is crossed by Camberwell New Road was abandoned 2002, amid allegations of wrongful behaviour by planners.

As we saw at the start of the century, attempts to build on the Dulwich Hamlet stadium and move the pitch to Green Dale were defeated on legal grounds as it was Metropolitan Open Land (MOL). We await a decision over the future of the MOL, currently under threat from developers. The Society has once again opposed the application.



*Rally on the Green in 2019 to
reopen Camberwell Station
and cut pollution*

Top ten highlights of the past 50 years from Society President Nicholas Roskill

1. Opposition to the scandalous demolition of the Selborne estate.
2. The ‘death’ of the famous local Mary Datchelor School and its eventual replacement by the current housing. I saved the Tennis Club by keeping it going for ten years against the threat of building on it.
3. The “Public property: Public Waste” campaign (1980s) attacking the amount of derelict property owned by the Council.
4. Jeremy Bennett's work in restoring and developing Denmark Hill station.
5. Developing and improving Burgess Park (1980s).
6. Campaign to bring the Tube line to Camberwell (1988), resulting in a recommendation to reopen Camberwell Station.
7. Successful opposition to the proposed Rail Link Tunnel under Camberwell (1989).
8. Rebuilding of south end of Grove Lane terrace in matching Georgian style to replace United Reformed Church (2008).
9. Princess Royal visits Camberwell Green (1998).
10. Camberwell Society receives Civic Award (2006).



Susan Shaw: true to type

Nicolas Barker remembers the founder of Stockwell's Type Archive who dedicated herself to rescuing the remains of the letterpress printing industry.

Letterpress printing was in danger of disappearing in the 1990s, but Camberwell resident Susan Shaw, who died last June aged 87, determined to rescue it. After a career in publishing (Penguin, Chatto & Windus, Faber & Faber) during which she learned the art of typographic design, she heard that the once great Monotype Corporation was in danger of bankruptcy. In 1992, with funding from the National Heritage Memorial Fund, backed by her own astounding energy, she organised the transport from Redhill to Stockwell of all that could be saved, from the crucial equipment to the equally vital documents. In Stockwell, Sue



Sue's last triumph was to see the name of the Stockwell street where the Type Archive is located changed to Alphabet Mews

bought out the occupants of an old industrial mews and installed her new treasures, inaugurating what became the Type Museum. In 1996 she persuaded the owners of Stephenson Blake of Sheffield, the

last surviving makers of metal type for hand-composition, to sell their plant going back to the sixteenth century; this time the Heritage Lottery Fund provided finances. In the same year, she was able to add the equipment of Robert De Little, the last makers of wood-letter, used for printing play-bills and posters. Some of the original workforce came too, but there were never enough hands to keep all the equipment working at once, so she changed the name from Type Museum to Type Archive.

There it remains, the repository of printing history in Britain over five centuries, and a memorial to Susan Shaw, who devoted her life to preserving it.

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A greenwalk to beat the Covid blues

In the map overleaf *Eleanor Margolies* guides you on a green walk through Camberwell's history.

I grew up in New Cross and used to come to Camberwell for Saturday morning art classes for local school students at the College of Art, and also to swim, both in the pool in the former Mary Datchelor School, and in Artichoke Place. I lived in Camberwell from 1994-6, just off Coldharbour Lane, and again from 2002, opposite Brunswick Park. I love the overlapping layers of history you can discover here. This walking map was commissioned by Camberwell Renewal and Camberwell Arts in 2006, accompanied by a series of guided walks. We had some wonderful conversations along the way.

Find information on the stopping points and more walks on the Society's website:
www.camberwellsociety.org.uk/events-activities



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In Tiger Yard, a chimney sweep, an old man who 'has enough to live on' is the platoon of the yard. His house-front is strangely and wonderfully decorated with oyster and other shells, and before the house he has made little grooves. It is all very barbarous and very effective. The old man is very proud of his handiwork.'

Charles Booth, Notebooks, 1889



I used to hang over the wall chatting to our neighbour who had a long white beard and a fantastic touch with plants. He taught me local history, told me how Camberwell Green once had a dairy to which Londoners drove out in their carriages for fresh milk, how our street stood on what was once farm land, with the old walnut tree in our garden to prove it. He opened my eyes, made me see history poking through everywhere, drove me off to the library to find out more.

Michèle Roberts



Coronet Theatre, Wells Way (Dorothy Blackham) Δ



First Open Air Bath, Addington Square (c. 1867) Δ

Camberwell Fair, 1842

Come lasses of Peckham and Walworth so true
Come from London and Kent Roads and famed Waterloo
From Borough of Southwark fair ladies advance
Bring your partners so nobby to join in the dance
The Band is the best in the Fair to be found
And a Million Bright Lamps shed their lustre around

I'm the Marquis of Camberwell Green
I'm the downiest dude ever seen
I'm a gusher, I'm a rusher
I'm the Marquis of Camberwell Green

This is an invitation song,
For the London lads and lasses,
Camberwell Fair, I now declare,
All others now surpasses;
Both young and old, the spruce and gay,
The clown and Beau's invited,
With rural scenes upon the green
You are sure to be delighted.
(1795)

Some Famous Camberwell Residents and Visitors

Wren Road is named after Sir Christopher Wren, who lived here while building St Paul's Cathedral.

Karl Marx stayed briefly in Denmark Road in 1849.

The writer and artist John Ruskin lived at 163 Denmark Hill from 1842 to 1872. The house had seven acres: an orchard, kitchen garden, stable, farmyard, haystack and pigsty: 'we bought three cows and skimmed our own cream, and churned our own butter'.

Dr Lettsom, a renowned doctor, believed that Grove Hill benefited from the healthful confluence of seven winds. He lived there from 1779 to 1810.

Hamelin Town's in Brunswick,
By famous Hanover city;
The river Weser, deep and wide,
Washes its wall on the southern side;
A pleasanter spot you never spied;
But, when begins my ditty,
Almost five hundred years ago,
To see the townsfolk suffer so
From vermin, was a pity.
Rats! They fought the dogs, and killed the cats.

And bit the babies in the cradles, And

There was a neglected garden
was a pond in
size, and un-
summer, full
opacity of its
danger.
Ruskin *Praeter*

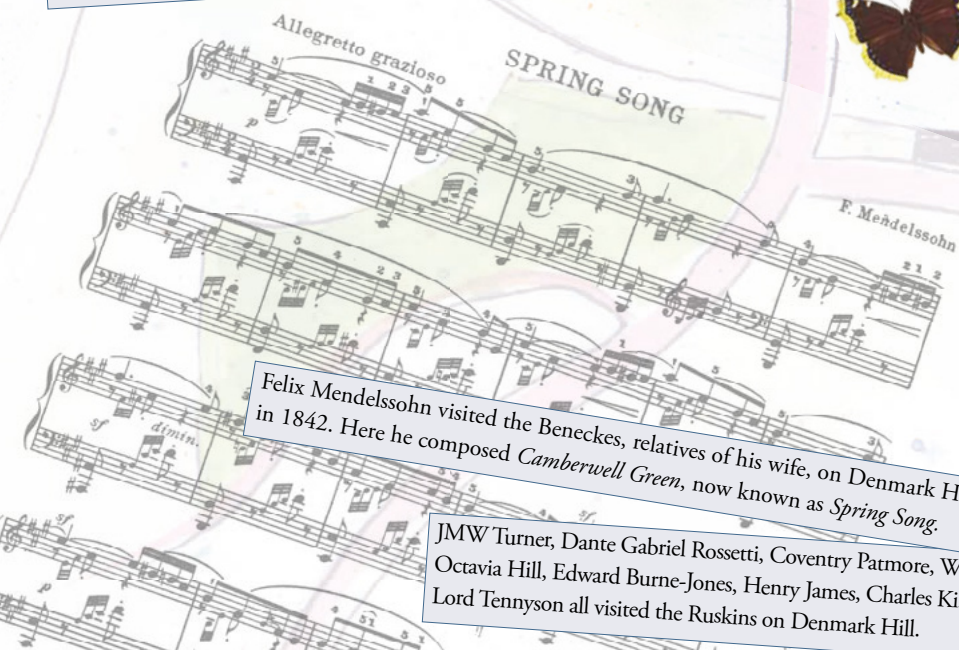
There are small
relics of Camberwell
towards Denmark
the Lane, where
seclusion, is ob-
wooded horizon
George Gissing



St Giles (Mireille Fauchon, 2006)

Felix Mendelssohn visited the Beneckes, relatives of his wife, on Denmark Hill in 1842. Here he composed *Camberwell Green*, now known as *Spring Song*.

JMW Turner, Dante Gabriel Rossetti, Coventry Patmore, William Morris, Octavia Hill, Edward Burne-Jones, Henry James, Charles Kingsley and Alfred, Lord Tennyson all visited the Ruskins on Denmark Hill.





St George's Church, 1827 (James Scales) Δ

The Grand Surrey Canal brought coal to the gasworks on the Old Kent Road, stone to Burt's lime kilns and timber to warehouses, and carried away Camberwell's domestic waste. In warehouses on the canalside, women and children sorted rubbish, pulling out bones, metal and any other reusable material. The remainder was sent down the Thames to the River Medway, where it was either dumped or incinerated – the dust was then made into bricks and shipped back to build London houses. Children enjoyed swimming in the canal. They often waited on the bridges to help barges by leading their horses, 'footing' barges under bridges, or simply adding their weight to empty barges so that they could pass through tunnels (with the chance of a free ride along the canal in return).



Boys fishing in the Surrey Canal Δ

Portland cement and lime burners, wharfingers, barge owners and haulage contractors (ER Burt & Sons) Bible-binding (Watkins) tea chests, coopers and packing case makers (J Hunnux & Sons) ice warehouses, salt works, leather and timber warehouses, furniture works...
chocolates, roasted nuts and Sunpat peanut butter (Whiteside & Co.) precision instruments (Hilger & Watts) MAKERS OF moulds for bank notes
ginger beer and lemonade (R Whites) velopedes collars and cuffs jam and paper bags
d gummed labels (Samuel Jones)



erwell (E Calcott) Δ

Tiger Yard is supposed to be named after a tiger that escaped from Wombwell's menagerie one year during the fair.

ate the cheeses out of the vats, And licked the soup from the cook's own ladles, Split open the kegs of salted sprats, Made nests inside men's Sunday hats, And even spoiled the women's chaps, By drowning their speaking With shrieking and squeaking In fifty different sharps and flats...



Old Pump, Southampton Street 1927 (Guy Miller) Δ

Children loved to watch ropes being made at the rope walk on Benhill Road.



Canal Bridge, Old Kent Road, 1920 (H Weaver Hawkins) Δ



Grand Surrey Canal (Russell Reeve) Δ

ne Elysian field for me in the
ass of Camberwell Green. There
n the corner of it, of considerable
known depth – probably, even in
three feet in the middle; the sable
waters adding to the mystery of

cottages overgrown with creepers,
rwell's rusticity...there are ways leading
ark Hill, quiet, leafy. From the top of
e Champion Hill enjoys an aristocratic
ained a glimpse of open fields and a
n southward.

In the Year of the Jubilee, 1894

The year's at the spring;
The day's at the morn;
Morning's at seven;
The hillside's dew-pearled;
The lark's on the wing;
The snail's on the thorn;
God's in his heaven —
All's right with the world!

Robert Browning
from 'Pippa Passes'



Many of the paintings reproduced here are by artists associated with the South London Group (originally known as the Old Cambians), founded in 1920. Some members were keen to record interesting local buildings before they disappeared: 'we think that many people will be surprised to realise the wealth of architectural dignity still to be found so near their doors, though much of it may be hidden beneath an untidy veneer of signs and hoardings'.



By drowning their speaking With shrieking and squeaking In fifty different sharps and flats...

The Society's planning watch

More rooms for students, new housing on South London and Maudsley site, high density plans for a Lambeth estate.

The Society looks at all planning applications for SE5 and significant developments for adjacent post codes. Owing to limited space only a few of the applications on which the Society has commented are printed here. For the full list see: www.camberwellsociety.org.uk/planning

Mapother House and
Michael Rutter Centre
De Crespigny Park

The South London and Maudsley NHS Foundation Trust and the F3 Construct Development Company have applied for permission to demolish Mapother House, the Michael Rutter Centre and the Professorial Building, built for medical purposes in the early 20th century, and replace them with three residential blocks fronting De Crespigny Park.

The new blocks are to be between five and eight storeys high and accommodate 189 new dwellings



New De Crespigny Park façade and existing villa opposite

and a creche. The development also includes 3,300 sqm of landscaped communal gardens and playspace for children, to be accessible to residents only. A new public north/south walkway will connect pedestrians from Camberwell through the Maudsley Campus to Denmark Hill Station and to a pedestrian route across the campus from east to west linking Denmark Hill and Grove Lane.

The proceeds from the

development of the site will fund the construction of a new medical Centre for Children and Young People, currently awaiting a planning decision, as well as other new build and refurbishment projects elsewhere on the campus. The residential accommodation is to be divided equally between private and affordable. Of the 50% which is to be affordable, 70% is to be social rent and 30% intermediate tenure.

The appearance of the buildings is said to be inspired by the existing architecture of the area: the massing and detailing of the elevations fronting De Crespigny Park are said to be influenced by the existing early 19th century houses to be found in that street, and the red brick and white facings of the blocks fronting the courtyards to the south of the site and the north/south link are said to refer to the early 20th century hospital buildings on Denmark Hill.

These comparisons seem more convincing in relation to the blocks facing the courtyards and north/south link than the De Crespigny Park frontage, where the preponderance of dark grey brickwork gives these buildings a more sombre appearance than the cheerful yellow brickwork and white facings of the 19th century houses. The application also includes cycle parking and six car parking spaces for disabled users, though none for general use, and also a small hardstanding for deliveries.

(Southwark Council application Number 20/AP/2768).



East façade

Points to consider:

1. Might the South London and Maudsley NHS Foundation Trust come to regret selling off part of their campus for non-medical use?
2. Does the De Crespigny Park frontage of the development follow the same building line as the other buildings on the south side of the road, and is it the same height? The application drawings do not include a street elevation or plan which would clarify this point.
3. More car parking, possibly underground, would seem to be a useful addition to the scheme, for the benefit of the residents of the new flats and visitors to the hospital. If there is to be no residents' parking then more short stay parking space for deliveries will be needed.
4. Making some flats available to NHS staff working at the Camberwell hospitals would be a benefit to those working shifts.
5. The De Crespigny Park frontage would benefit from a re-think to make it more compatible with the existing street.

More room for students

Brooke Hall
17 Flodden Road

Extensive proposals to extend a student hall used by the University of the Arts are claimed to be needed to meet increasing demand for self-contained studio accommodation. They include a mansard roof addition to the existing building along Flodden Road and Baldwin Crescent, a new four-storey building at the rear, an infill between Blocks F and G, and a new two-storey building at the south-eastern corner of the site.

A new central landscape courtyard, on-site bicycle parking facilities and new refuse storage areas will be created. An upgrade of the façades along Flodden Road and Baldwin Crescent with brick and terracotta would be an improvement to the existing façade, which is not popular. University of the Arts runs Camberwell Art College.

In principle, extending and upgrading an existing building is welcomed, as it should have a lower environmental impact than demolishing and rebuilding. The mansard roof addition to the main building is set back reducing its visual impact. However, it will create the tallest building in the area which is characterised by two

and three-storey homes. Creation of a car-free development removes the existing off-street parking and vehicle accessible service areas. The proposal makes no allowance for parking bays when students move in or out, while the need for delivery bays and service staff parking should be addressed.

Although the application has good points, the increase in additional units of more than 50 per cent is problematic in a mainly residential area with poor transport links. The Camberwell Society objects to this application based on the above observations and on the grounds of over-development.

Extension to increase the number of the existing student accommodation units from 109 to 169. (Southwark Council application number 20/AP/0887).

High density plans looming in Lambeth

Geoffrey Close Estate
off Flaxman Road

Lambeth Council wants to demolish all the buildings on the Geoffrey Close Estate off Flaxman Road and replace them with six blocks up to 13 storeys high. The existing estate consists of four-to-five storey blocks built after WWII.

While the estate would certainly benefit from improvements, these are not them. What is needed is a form that addressed the need for proper communal open spaces, including planting and play areas plus a realignment so that buildings address the surrounding streets in a more orderly way.

Buildings in the immediate area are between two and eight storeys, making some of the new blocks overly domineering in relation to the adjacent buildings – particularly the two-storey houses in Kenbury Street.

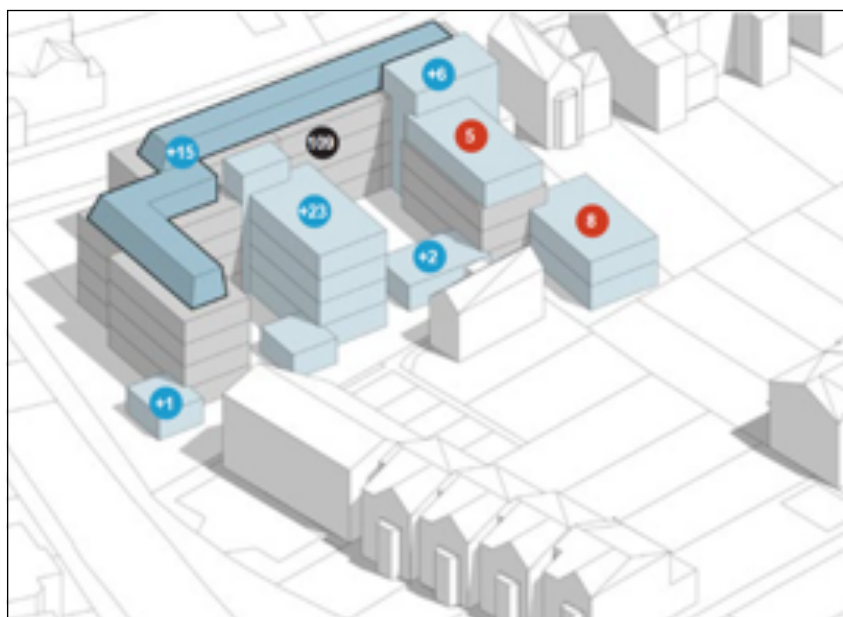
All the existing open spaces around the blocks have hard surfaces and are devoted to car parking and a redundant basketball court. There are currently 134 social rented flats with a site residential density of 360 habitable rooms per hectare. There is also a tenants' communal room.

Of the proposed 441 flats, 135 would be for social rent and 306 for private sale. The proposed residential density would rise to 1,143 habitable rooms per hectare – double what it should be for an area with a PTAL (public transport accessibility rating) rating of 3 and more than the maximum allowed for an area with the top PTAL rating of 6a in central London, according to the London Plan.

Spaces between the blocks of flats are between six and 18m wide, which together with the increased height of the blocks creates a series of ravine-like passageways. Open space, landscaping and children's play spaces within the scheme are, we maintain, inadequate for the 141 flats proposed.

The only communal facilities proposed for the increased population is a gym and a function room for the use of residents only. This, together with the fact that the development is proposed as a gated community, locked at night, with no public routes through the site, will create an inward-looking city block, at odds with the lively community atmosphere of the surrounding neighbourhood.

The reason given for this



*Additional student accommodation units per block.
In light grey the existing 109 units.*



Geoffrey Road Estate Lilford Road entrance

development is overcrowding; not a convincing argument given the percentage of the new social rented flats. These will have three bedrooms, remaining the same at 33 per cent whereas 62 per cent of the new social rented flats will have one or two beds.

If the overcrowding is due to inadequate space standards in the original development – it does not require a total re-development. It can surely be rectified within the existing buildings.

It is claimed that existing residents of the estate support the application, but this is disputed locally, with objections lodged to the proposals by tenants. When they were originally consulted and balloted, structures were significantly lower in height with fewer unit numbers. They have not been asked again.

The present 45 on-site parking bays would be reduced to 22. The application claims there is adequate on-street parking provision in the neighbourhood to replace most of the lost spaces. However, this is also disputed locally, with reports of cars touring the streets in search of somewhere to park, with on-site spaces also full.

Reliance on on-street parking conflicts with Lambeth Council's own policy which states that residents of new developments should not have access to existing

on-street parking spaces in Controlled Parking Zones (CPZs). This site is in a CPZ.

The Camberwell Society objects to this application on the grounds of over-development, inadequate representation of social housing, no public access through the site, inadequate public realm facilities for the increased population and inappropriate parking provision.

Demolition of all existing buildings and the comprehensive redevelopment of the Geoffrey Close Estate, with six residential buildings ranging from five to 13 storeys providing 441 residential dwellings. (Lambeth application number 20/03257/FUL).

Initial consultations now taking place

- **Bengeworth Road new sub-station buildings:** National Grid intends to build two further electricity substations on the site. Its proposed buildings will be 11m high and tower over neighbouring properties, some of which are listed and visible from Ruskin Park. More details and how to comment are on the CQ website.

- **5-7 Cottage Green & 67-71 Southampton Way:** Vision Develop's proposed redevelopment is currently occupied by a scaffold yard that takes an 'L' shaped piece of land. It constitutes the southern portion of the Parkhouse Street Masterplan.

The proposals seek a new residential-led, mixed-use scheme, with new public realm and covers 55 new homes with a significant proportion of family homes, some affordable housing, new connecting routes, a new on-site playground and ground floor commercial space included.

Dulwich Hamlet Football Club – the state of play

On 27 July 2020 the Southwark Council Planning Committee approved planning permission for a new football stadium and pitch, 219 dwellings and a green link between St Francis Park and the Green Dale Fields (*Southwark planning reference 19/AP/1867*).

There is no news yet on the Camberwell Society's application to the Greater London Council for a re-assessment of the application, referred to in the winter 2020 edition of CQ. Complaints about the conduct of the Planning Committee meeting were not upheld. Two points raised in that article require clarification:

1. The club house and the main stand will not be constructed on 'Metropolitan Open Land' but on 'Other Open Land' at present occupied by the Club's football pitch and terraces.
2. The new pitch and terraces will be on Metropolitan Open Land but will be lower than ground level and so will not require a 10 foot high wall around them.



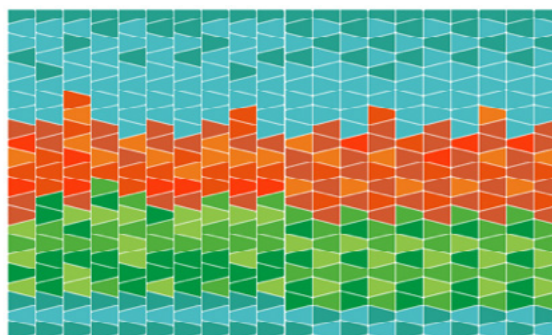
The Camberwell we want to see

The Society is commenting on Southwark's new plan and creating a Camberwell Neighbourhood Plan.

New Southwark Plan

The Society has submitted 17 pages of representations about the New Southwark Plan. They focus exclusively on residential design and quality, and heritage matters, all falling within the section of the proposed local plan entitled 'regeneration that works for all', which comprises proposed Strategic Policy SP2 and its supporting Policies P12-P25.

This substantial work has been written by Jason Leech, a member of the Society's Planning Sub-Committee, and director of the Camberwell & Metropolitan planning practice. The express purpose of these representations is to help mould the New Southwark Plan and future development within the borough into something remarkable. At points, therefore, the criticism is necessarily strong.



Jim Sutherland's Camberwell townscape for the second entrance at Denmark Hill station

The principal thread of concern running through the document is the vagueness of many planning policies, which is expected to lead to arbitrary exercise of development control in the absence of detailed Supplementary Planning Guidance. Corrections in heritage law, useful definitions and planning matrices, as well as comparative practice from other boroughs, all appears to help bolster the draft Plan.

Members of the sub-committee

intend to follow-up with further detailed evidence at five relevant sessions: two in late February and three in March. As CQ goes to press it is unclear whether the virtual meetings will be live-streamed.

Many members will be interested in the Society's intentions to create a Camberwell Neighbourhood Plan, with a strategic vision for all the SE5 area. The

document points out that the "heart of Camberwell" (Camberwell Green ward) ranked among the 10 per cent most deprived neighbourhoods in the country in 2015.

This is a strategic juncture to plan a better future for Camberwell. There is a great deal of work yet to be done. *What future Camberwell do you want to see? Readers are invited to submit their hopes, fears and ideas to CQ.*

Letters: An end to railing against lost railings

Dr Giuseppe Spoto has a source to manufacture the original design

Readers will know that a great many houses in Camberwell Grove have lost their railings as part of the war effort in the WWII, in many cases never to be replaced. In quite a few of the terraced houses in the Grove important details of the façade such as the quintessentially Georgian brick arches are now



A new railing rosette at 101

missing later to be hastily replaced by concrete lintels after the war. As for the original railings the distinctive finials and rosettes are missing in many cases.

At long last a small run of replica parts of the railings is now commercially available, all exact copies of the originals. This follows the recent complete restoration of the railings at 101 Camberwell Grove undertaken by Adrian Legge Master blacksmith. People keen to restore or repair their railings to the original design should contact: adrian.legge@yahoo.com

Peter Cooke suggests more craftspeople

Following on from Dr Spotos' letter, there are now a very limited number of metalworkers who work with wrought iron. Other excellent craftsmen would include Paul Dennis, who works from a valley

in Brecon, Wales, who has made an elaborate balustrade for a computer software mogul and a regency inspired porch for a listed property in Mayfair. Another company is Valley Forge, whose address as 'By the Way Farm', of Feltham in West London sounds bucolic, but metalwork is a messy trade. They restored the Tijou screen at Hampton Court, a highpoint of the craft. I am sure that there are others. All these suggestions are given in good faith.

Other specialists that an owner of a late 18th century house might find useful are; Sambrook and Temperton of Stockton on the Forest in Yorkshire, who make fanlights in the traditional manner; or George Jackson Ltd of Sutton in Surrey, who have original moulds for making composition enrichments which are often found on fireplaces and door architraves.

Bim Pattelia's neighbourhood watch

Crossthwaite Avenue Post Office delivers essential food and medicine with the newspapers to vulnerable customers in lockdown. *Marie Staunton* reports.

When lockdown was announced in March last year, Bimal Pattellia began to worry about his vulnerable customers. They were now housebound, unable to pick up their medication. Basic food and essential goods were scarce because there had been a run on supermarkets. How would they cope?

Over the forty years that the Pattelias have run the post office, newsagent and general store, known locally as Bim's shop, they have got to know their customers. Bim thinks of them as his extended family. So he asked them through the paper round to let him know if they needed anything. He arranged to pick up their medication from Davis the chemist next door. Over the past year, some dozen families have received essential medicines and milk, bread and eggs with their daily newspaper.

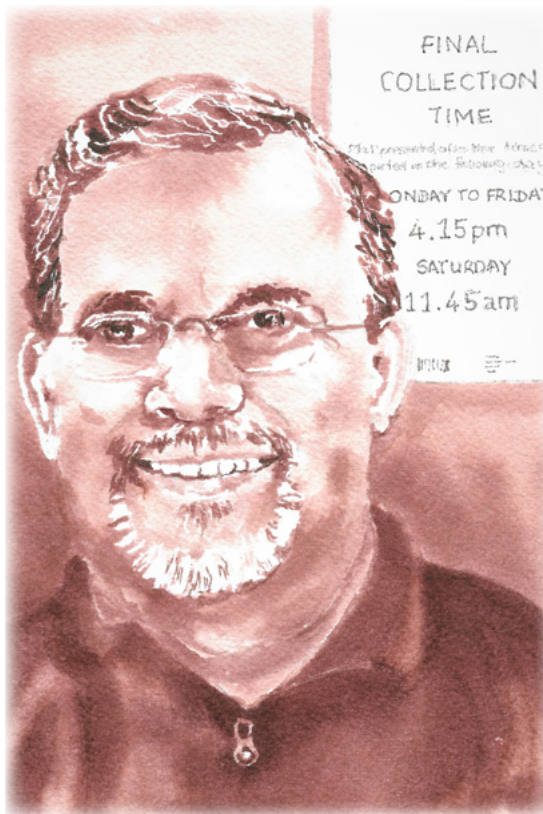
The shop also keeps an eye on vulnerable customers like the person with Alzheimer's who would come in several times a day to draw out £5 and often lost their card. Bim alerted the social worker and they now have a dummy card and can get money out on a signature.

For Barbara Pattinson, who is isolating in lockdown to protect her extremely vulnerable husband, the service has been a "lifeline". The paperboys, 14-year-old Jahin and Howard, an older man, keep an eye on vulnerable households. Before Christmas, Howard noticed that one woman in Langford Green had not picked up the paper from the hall for two days. Bim telephoned her. She had fallen and was unable to reach the door. Her relatives were alerted.

Bim's shop is in the middle of the East Dulwich Estate, between balconied post-War flats sloping

down from Denmark Hill and the neat 1950s council houses of Dylways. Many customers are regulars and look out for each other. They will notice if Alan has not been walking his dog or let Bim know they are off on holiday.

Some families struggle with English, which Bim well



*Bimal Patelia at the Post Office counter.
Drawing, Jane Moxham*

understands. He arrived aged 12, unable to speak a word of English and relied on the kindness of neighbours. His family moved from Tanzania to Gujarat then after the expulsion of Asians from Uganda in 1972, to the UK.

London was a scary place for a child who understood only Gujarati and Swahili. But with English lessons at primary school and Gujarati-speaking neighbours who helped with homework, he was fluent enough to go on to secondary school within a year. His father bought the shop in Crossthwaite

Avenue in 1981. He ran the business with Bim's two older sisters till 1984 when both of them got married. Then Bim had a choice: to study computing or join his father. Family won out.

So, for nearly 40 years Bim has opened the shop shutters at 6.30am to prepare the paper bags for delivery, seven days a week. He runs the post office, with a Financial Times open on the counter to read between customers. He employs Raj to man the general store. Bim's wife Brithi also helps. But their daughter Pia and son Jay will not go into the business.

The hours are long. Profit margins for the convenience store have halved since the family opened the shop because of competition from supermarkets, which often sell products cheaper than Bim can buy them. Acting as a collection point for Amazon deliveries is a new but small income stream. The Post Office business is increasingly complex. Bim has to complete a monthly examination online to show that he is on top of the latest regulations. However, lockdown has increased business as locals have discovered that Crossthwaite has shorter queues than Lordship Lane or Camberwell.

Bim will carry on until he retires: it's local, it's family, he enjoys it. Postings on social media show that customers appreciate the "super friendly" staff. Bim's post office is a vital knot in the net of personal connections that is Camberwell. Like the food bank, the vicar, the imam, the veg stall, the teachers, health workers and local shopkeepers profiled in CQ, these connections, stretched as they are, are helping to keep our community safe in COVID times.

Peregrines v planes: which is noisiest?

Tracey Beresford continues the controversy on flight paths.



photo Dr Michael Leary Ohwin

I'm glad that Nick Elam (Letters, CQ Winter 2020) is not personally affected by the noise of planes over his home. However, he is incorrect in stating that "aircraft noise has actually reduced" in Camberwell "over the decades".

There has been huge growth in aircraft numbers since the 1970s, and 2019 was the busiest ever year at Heathrow. Meanwhile, the introduction of satellite-based navigation and concentrated flight paths has resulted in more frequent flights and more disturbance for

many homes under noise "corridors". This is borne out by residents' own experience, and by research from anti-noise campaign groups, in particular Hacan (Heathrow Association for the Control of Aircraft Noise).

Expansion is under way at London City Airport – paused only temporarily during the pandemic – and late last year the Supreme Court overturned a ruling against a third runway at Heathrow. This should be of concern to all Camberwell residents.

It's great that the CQ reflects differences of opinion and gives readers the chance to debate important issues. But please can you fact-check letters before printing them!

Inspirational!

Says local teacher
Becky Scahill.

At school this week we started our black history lessons – in year 1 we are talking about black people of Britain and using your Camberwell black history walk to show the children that notable black people lived and worked in Camberwell!

When I showed the picture of Dr Harold Moody, one boy in my class, who is black and whose ambition is to be a doctor put his hand up and said "I'm going to be like him!" They are so excited to learn more about these figures! Congratulations.

Local historian Stephen Bourne's walk through Camberwell's black history was reprinted in CQ Autumn 2020 and distributed to schools by the Society. Becky Scahill is his goddaughter.

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www.camberwell.life

Website on where to go, what to do shops and services in Camberwell.

THE CAMBERWELL SOCIETY MEMBERSHIP & EVENTS

Membership is open to anyone who lives, works or is interested in Camberwell. The Executive Committee is elected annually at the Society's AGM. Meetings of the Executive Committee are usually held on the first Thursday of the month. Members are welcome to attend as observers with prior notice to the Secretary.

Planning, the environment, traffic and transport, publications and local history form an important part of the Society's work. Members are welcome to involve themselves in areas of interest.

www.camberwellsociety.org.uk

The views expressed in the Camberwell Quarterly are not necessarily those of the Society unless clearly stated as such. The Camberwell Society is a registered charity (No 264751).



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