
CAMBERWELL QUARTERLY

The magazine of the Camberwell Society
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www.camberwellsociety.org.uk



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LOCAL SOCIETIES, VENUES AND EVENTS
 We recommend checking details

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

Cuming Museum
 Old Walworth Town Hall,
 151 Walworth Road, SE17 1RY
 020 7525 2332
www.southwark.gov.uk/Discover-Southwark/Museums

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

Herne Hill Society
 Jeffrey Doorn 020 7274 7008
 Membership: Herne Hill Society
 PO Box 27845, SE24 9XA
www.hernehillsociety.org.uk

Lambethans' Society
 See Brixton Society website
www.brixtonsociety.org.uk

Maudsley Learning
 ORTUS learning and events centre,
 82-96 Grove Lane, SE5 8SN
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
 Sunday 19 February, 3pm, *The Dora Project*. Goose Green Centre.
www.peckhamsociety.org.uk

Ruskin Park, Friends of
 Doug Gillies 020 7703 5018

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

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

Southwark Friends of the Earth
 Stephanie & Jim Lodge
 020 7701 3331. Emails:
foesouthwark@gmail.com
southwark.foe.newsletter@gmail.com

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

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 – please contact the Secretary for details. Members are welcome to attend as observers with prior notice to the Secretary, Robert Wainwright (see inside back cover for contact details).

Sub-Committees on planning, the public realm, traffic and transport, publications and local history form an important part of the Society's work and all members are welcome to involve themselves in areas which interest them.

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).



Cover: The helipad on the roof of King's College Hospital has opened. Critically ill patients are now transferred direct from the roof, down the lift and straight into the emergency department. This is 20 minutes faster than transfer by road from Ruskin Park. Some 300 critically ill patients each year are delivered to the hospital by helicopter and for those with head injuries, people who are bleeding, those with a fractured pelvis, every second counts. The helipad will also speed up the delivery of organs for transplant. Camberwell residents will benefit from reduced noise levels as helicopters landing on top of the roof are quieter than those landing in the park.

Looking forward to the year ahead

First can I wish you all the very best for 2017 – I hope that it is a peaceful and prosperous year for you and your families.

I was very sad to hear in early December of the death of Stephen Humphrey. An eminent local historian, as someone said “what Stephen didn’t know about our local history simply wasn’t worth knowing.” Stephen was an enthusiastic supporter of The Camberwell Society, leading some of our “Historic Camberwell” walks – the most recent being back in September. Stephen was also one of the judges of the first Mary Boast Local History Prize. A report on the walk, along with one of the prizewinning entries, appears in this issue of the *Quarterly*. There will be a fuller appreciation of Stephen in a future *Quarterly*, but in the meantime our thoughts are with Stephen’s family – he will be missed.

As many of you know, although the Camberwell Society is itself a charity, one of our main aims is to raise money for other charities. We do this through our regular events throughout the year, such as Open Gardens Day and the Christmas party. The charities we support, identified and chosen with your help, are invariably small locally based charities, where the money we donate can make a real difference. Some of



Nick Holt

you have asked about the charities we have supported in recent years, and so you will find an update on some of them in this issue. There is also a Christmas party round up – and on that note can I thank all the local businesses who donated prizes for the raffle – it really is much appreciated.

Looking forward, the proposals for a second entrance/exit/ticket hall at Denmark Hill Station are proceeding, but proceeding very slowly. We will continue to press GTR and others, as to my mind the overcrowding at rush hour raises significant safety issues.

issues. You will also find in this issue an update on the sudden closure of the Camberwell Grove bridge in October. At the time of writing it is unlikely that we will see anything happen here before next May/June at the earliest.

Thanks also to those of you who have responded to our calling campaign (ran almost singlehandedly by Exec member Liz Allen!) on email addresses. As a result we now have up-to-date email addresses for 80% of the membership, up from less than half when Liz started the calls in September. This makes communication with you so much easier and quicker, although rest assured – we will be keeping the *Camberwell Quarterly* in its paper form!

Nick Holt

nick.holt.camberwell.soc@gmail.com

New subscription rates

- Household (up to five people at the same address) – £20 a year
- Individual – £15 a year
- Concessionary – £10 a year

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The bridge closure – what’s going on?

The bridge on Camberwell Grove was closed without warning on 5 October to all vehicular traffic. This caused huge inconvenience to people leaving for work who suddenly found their normal routes cut off.

Alarmingly, repair work is not expected to begin before April 2017 at the earliest.

Nick Holt, the Society’s chair, wrote to Streetcare laying out the problems for local residents and asking for an explanation for the sudden closure. He also expressed dismay about the delay in effecting repairs.

To help the traffic flow situation Nick suggested that the current “No right turn” from Grove Hill Road into Grove Lane at the top of Camberwell Grove be immediately relaxed while the bridge is closed. This would ease some of the additional traffic flow caused by the closure. He also pointed out that the signage at both ends of Camberwell Grove informing drivers of the closure of the bridge needed to be urgently improved. Many drivers were forced to make difficult U-turns when they realised there was no through access.

Nick noted that there was to be consultation with Network Rail and he felt that local residents and bodies such as the Camberwell Society should also be consulted. In particular, he wanted to know if the strengthening plans envisaged the bridge being reopened for permanent two-way traffic or would the one-way solution (expressed as a temporary solution when

implemented some seven years ago) still exist? The Society was involved in the discussions when the bridge was first closed and there were widely diverging views.

The following is an edited version of the Council’s response

The problem with the bridge is that the brick jack arches under the bridge, that span between the steel support beams and transfer the loading, have been assessed as inadequate to carry the required loading for even the lowest national vehicular standard loading, which is for 3.0 tonne vehicles. Consequently, steel tie bars require to be installed under the bridge which will “tie” the steel beams together. The design for the ties is complex and will require technical approval from Network Rail.

The costs for the recent load assessment, and design of the strengthening works, are being funded directly by TfL. Once we have an estimate for the construction works, we will submit a bid to TfL for the required funding from the 2017-18 allocation for all London Boroughs.

The timescales for the strengthening works and re-opening to vehicular traffic is difficult to predict. This is because we have to complete the design, obtain Network Rail approval for the design, secure the funding for the works, and then arrange the required rail closure with Network Rail to carry out the works. The Council is doing everything possible to expedite the necessary

News in Brief

A24-hour alcohol licence granted

In spite of objections by the Society and others No 46 Camberwell Church Street has been granted an extended 24-hour licence to sell light refreshments and alcohol.

Welcome new addition

Part of the old library has been taken over by a charcuterie, Cannon & Cannon.

Magistrate’s Court closing

Camberwell Magistrates Court is closing and a new development will take its place.

Camberwell Station

Discussions are ongoing and a decision will be made in due course by the Secretary of State for Transport.

design and has held preliminary discussions with Network Rail. However, the earliest we would estimate the works being undertaken is around May/June this year, providing of course that we obtain the required TfL funding.

A full consultation will be carried out with all involved parties (including local residents) as to the future of the bridge prior to any strengthening works being undertaken.

Stephen Humphrey dies

We were shocked and saddened to learn of the sudden death of historian Stephen Humphrey. Society members will be familiar with him: he led many of our historic walks and his articles have appeared in the *Quarterly* from time to time.

He was due to speak at the Thanksgiving of the Rotherhithe & Bermondsey Local History Society, of which he was president, but to the surprise and concern of members he didn’t turn up. After investigation he was found dead at his Kennington home on 30 November,

Stephen had a huge knowledge of Southwark’s history and he will be missed by all who knew him.

Our deepest sympathy to his family and close friends.

(See Report from the Chair, page 2)

CONTRIBUTE TO THE QUARTERLY!

Articles, letters, photographs and other contributions are always welcome.

Contact the Editor, Margaret Powley-Baker on 020 7701 4417 or email mpowleybaker@gmail.com

Winners of the Mary Boast History Competition announced



Jonathan Gregson

The first Mary Boast Historic Prize for the writer of the best article on Camberwell's history was presented at the end of the Society's annual Historic Walk led by Stephen Humphrey.

Judges had a hard time making a choice and in the end named Jonathan Gregson and Liz Sibthorpe as joint winners. The second prize went to Luke Williams.

CQ will be publishing all three winners' articles, starting with Jonathan's, which you can read in this issue on page 8. *CQ* will also be publishing Cathy Brooks-Baker's submission which narrowly missed out on a place.

The winners were announced at a



Liz Sibthorpe

reception held in Peter Cooke's garden, a pleasant end to this event.

Historic walk along the "Groves"

The annual historic walk in September was led by the late Stephen Humphrey (see opposite). It started on Champion Hill and passed along Camberwell Grove and into Grove Park, then back onto Camberwell Grove and to the garden reception.

Along the way Stephen talked about the dog kennels on the hill which served the local hunt, Lettsom Estate and how it evolved and the hotels (or, more accurately, genteel boarding houses) in the large houses that once stood on the route.

Stephen pointed out the building with the exaggerated quoins which he thought was the coach house at the original entrance to Lettsom House. From here he led the group to the relatively new Grove Park, which was developed during the late 19th Century.



Stephen Humphrey (left) is pictured with some of walkers

Late news

John Fraser died suddenly on 11 November, aged 74. He was a decorator who operated to high standards and did much work for residents of Grove Lane and Camberwell Grove. His cheerful personality endeared him to his employers. John's funeral took place on 29th November and was well attended. by family and friends.

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A sound mind in a sound body

Secluded in a quiet mews conversion near the Leisure Centre is the Artichoke Pilates studio. (www.artichokepilates.com). Spencer Hope owns this well equipped space and runs it with the assistance of several trained teachers, including an outstanding masseur called Bob. He also takes on apprentices to train from time to time.

Pilates, he explains, is a “system for exercise” based on a theory formulated by its founder, Joseph H Pilates. Originally a boxer and circus strongman of German and Greek parentage, Pilates developed a special form of exercise as a survival tool for himself and his fellow inmates in the debilitating conditions of internment on the Isle of Man during World War One.

After the war and a short spell in Germany, Joseph sailed for America and met his wife Clara on board. Rugged and ebullient, he is said to have enjoyed a drink and a cigar and the couple enjoyed a lifetime together progressing the theory and creating dance camps. (For a biography try http://www.jillianhessel.com/pilates_biography.html)

As a client you are initially assessed, one-to-one, for what your particular physique requires. For instance, help with a weak shoulder or arthritic knee; or if you are perfectly well but just want to increase energy, fitness and flexibility. While Pilates can help with any such rehabilitation or desire, it is also a discipline that Spencer describes as a (ongoing) lifestyle choice.

The studio welcomes every age group, and currently you might find a 15-year-old or someone well into their 80s. After this initial assessment, a course consists of careful supervision in a small group class (three others, maximum). You take it in turns on the various apparatus, guided by one of the trainers. The apparatus include the *Reformer*, the *Cadillac* or trapeze table (note the circus reference) and a “wunderchair”.

The exercises are all integrated and adapted to each client’s need. Among those who attend are King’s College Hospital staff – medics who stand for long hours or who have to



Spencer Hope

do heavy lifting of patients. The studio is almost close enough to be a workplace facility. Yet physical work actually applies to all of us who use screens or have to drive a great deal. Spencer describes the basic discipline as, “proper exercise, for muscular strength to support one’s spine”.

Pilates relates to yoga in several of the movements although the spiritual aspect is less emphasised.

Spencer came to Pilates because he himself had physical weakness in the 1990s after suffering a bad back from sitting before a computer all day. After a few years, and unique benefit from the regular Pilates, he decided in 2003 on a career change. He trained as an apprentice instructor, gained the essential qualification after two years of study and had to undertake up to 2,000 hours of practice. He lived in Fulham and travelled all over west, central and north London, something that he decided he didn’t want to do. After a move to Herne Hill, he founded the Camberwell studio after determinedly persuading Southwark’s planners to alter its use. He refurbished the premises and gradually acquired a number of the specialist apparatus you see there that have developed and been perfected for the task since Joseph Pilates improvised his equipment for those frail internees of Knockaloe camp a hundred years ago. Spencer now lives locally in de Crespigny Park as he really loves and appreciates Camberwell, partly for its growing (good) “foodiness” which is after all part of physical well being.

Interrupted Ros Floyd as she was planting bulbs in her garden near Love Walk. A time-honoured Society member, she is a homeopathic practitioner with many decades of invaluable experience. She is one of a group (www.mayahomeopathy.com). I, as a patient, have been helped by the various dosages of small white pills and tinctures she has prescribed at different times for several ailments. A person’s pathology (susceptibility to disease) has certain characteristics that change for better or worse during their lifetime. Symptoms came and go, recur, and re-manifest themselves throughout a life. The underlying reason for a patient’s illness or recovery is far more complex than merely addressing those symptoms. In 1796, a qualified physician, Samuel Hahnemann, began systematically to study contemporary methods of treating illness, for example, blood letting, the use of mercury, and application



Ros Floyd

of leeches. Dissatisfied, he came up with a whole new approach that he called *homeopathy*, from the Greek word “similar suffering”. He concluded that there were two ways of treating ill-health, the way of “opposites” and the way of “similars”. Take insomnia: an allopathic remedy would be a sleeping pill, a drug to induce an artificial sleep (“opposite” to insomnia); the risk or side effect is gradual decrease in its effectiveness, and possible addiction. A homeopathic remedy, counter-intuitively, might be a substance such as coffee

containing caffeine that would normally be a stimulant for a healthy person but for the insomniac will induce a restful sleep (“similar”).

It is a way of stimulating the body to heal itself. When a new patient comes to Ros Floyd she will spend a good hour or more finding out not only what their obvious symptoms are (aches and pain, cold and cough) but what is and has occurred in their body, mind and circumstances; this is called *individualisation*, as a one remedy does not fit all! Our pain is unique and we cope well or badly according to our particular environment. A health problem such as the return of bronchitis or asthma could be aggravated by upheaval at home, at work or at school, or improved by a fortunate, happy turn of events at home. Yet it is not therapy. “Homeopaths aim to help their patients achieve freedom from limitations in their lives and ideally, to reach a level of health where they are no longer dependant on any medicine or therapy,” says a practice statement.

The advantage of a longevity in practising homeopathy is that Ros can recall aspects of someone’s pathology and life going back many years. Families of three generations have attended her practice. The world is increasingly getting to appreciate the significance of genes.

Often charged with lacking scientific proof of their efficacy, there has over the last few years, been an important breakthrough in the acceptance by the authorities that alternative forms of medicine are valid and effective in their ability to heal. Ros showed me a scholastic article describing how the Swiss Interior ministry plan to give five complementary therapies the same status as conventional allopathic medicine. This came about when two-thirds of Swiss backed their inclusion on the constitutional list of paid health services. This means that the ministry plans to continue allowing reimbursements of treatment costs by compulsory health insurance provided they are administered by certified medical doctors, ie

Homeopaths, practitioners of holistic medicine, herbalists, and practitioners of acupuncture and traditional Chinese medicine (TCM). Upon the latter I was to find further enlightenment near Camberwell Green.

A good friend in Benhill Road dropped by my home after acupuncture with Mr Xingwu Tan at his small, neat practice very close to Camberwell Green. I was impressed how relaxed and boosted he was at the end of a long working day. After I had undergone several hip dislocations and finally a revision at King’s College Hospital I still suffered regular pain so I decided to go along to Mr Tan. Whatever your health issues might be, it is worthwhile perusing his interesting and informative website

<http://www.hersourse.co.uk/>

His wife, Mrs Xiaqin Li is equally qualified in female health issues. She tells me that some insurance companies will cover their practice. They also offer home visits.

I discovered that Mr Tan, as well as being highly qualified in Traditional Chinese Medicine (TCM),



Mr and Mrs Tan

is a trained orthopaedic surgeon and performed joint replacements in China; he knows the result of such procedures, having a complete command of human anatomy and the nervous system. I find this reassuring when trusting him to deal with pain in my neck and leg. He recognised it was to do with my back and with his skilful massage the pain was considerably decreased

Their language is Mandarin. In 2002 He and his wife came from Hunan where he was a Professor of Orthopaedics to join relatives in Doncaster where he was employed by Mandarin Healthcare as Regional Manager for the North of England. He moved to London in 2010 and opened his practice. Comparing both places, Li says that people up north are friendlier!

TCM goes back three millennia. It began with a spiritual understanding of nature’s way of healing through plants and it blossomed to encompass ever more holistic approaches to restoring health to body and to mind. Like homeopathy TCM provides a useful complement to orthodox medicine and besides massage Mr Tan administers acupressure (Tui Nan), reflexology and cupping. Not heard of cupping? A partial vacuum is created with a “cupping jar” usually by means of warming and it is recommended for every sort of stomach problem whether pain or blockage and certain respiratory conditions.

The clinic is lined with jars and bottles and teas and pills and Mr Tan with his amazing academic credentials dispenses with gentle explanations and complete confidence. Chinese Herbal Medicine (CHM) emphasizes Qi which is the body’s natural resistance against disease.

“If Qi is present and balanced inside the body, invasives such as bacteria, viruses, fungi, and toxins, cannot interfere with holistic body health.”

So there are locally different paths to good health and we can do the over-burdened NHS a service by exploring them.

Cathy Brooks-Baker

The lost gardens of Wyndham Road

This is an edited version of the article by Jonathan Gregson which shared first prize in the Mary Boast History Competition. (See page 5.)

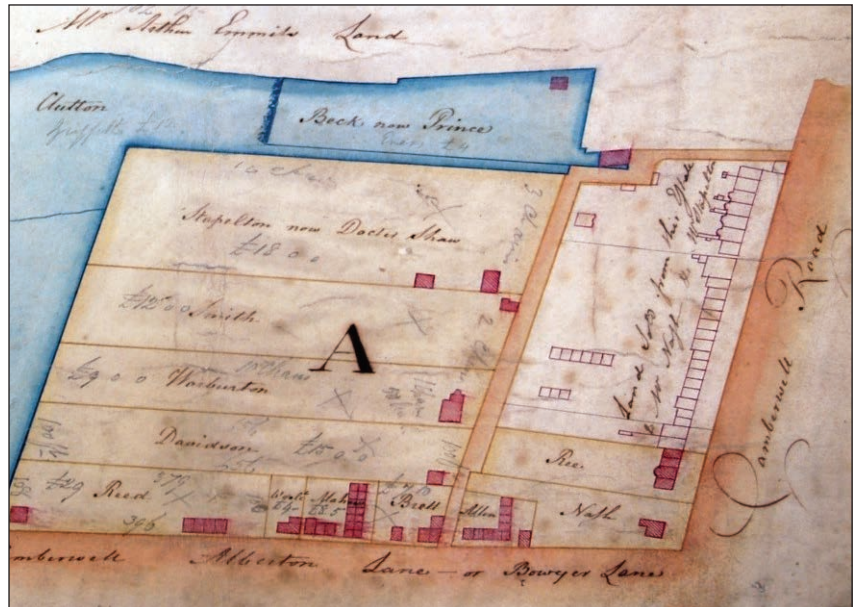
In the 19th and early 20th century, the area around Wyndham Road in Camberwell, which connects Camberwell Road and Camberwell New Road, had a reputation for poverty, disease, filth and crime.

In his 1877 account of the parish of Camberwell, William Blanch says “in the early part of the present century, the place was the abode of questionable characters of all sorts... it is stated on reliable authority that the body of a man who was executed for horse-stealing was for some time exhibited by the family living in [Wyndham Road] at a shilling a head until Mr Hyde, then curate at St Giles’ church, put a stop to it”.

In 1818 the area was described in a report by a nearby school as being “as proverbial for its depravity as for its ignorance and misery...well-known to officers of police who were in the habit of visiting it and bringing from thence many a wretched culprit”; and in 1892 Charles Booth wrote about the area to the immediate north of Wyndham Road: “It stands alone in an otherwise well-to-do district, acting as a moral cesspool towards which poverty and vice flow in the persons of those who can do no better, mixed with those who find such surroundings convenient or congenial.”

Yet remarkably, for a period of over 70 years from the 1790s to the 1860s, this area was also home to a variety of verdant spaces and botanical diversity, in the form of nursery gardens growing all manner of rare and exotic plants, an arboretum (once one of the best stocked in the country) and pleasure gardens which rivalled those at Vauxhall: vestiges of rural Camberwell which survived despite the smoke and an increasingly urban environment, well into the 19th century.

In the 1780s, the area was very different to that described by Charles Booth. Wyndham Road was then a quiet country lane, called Bowyer Lane (sometimes known as Alberton



1796 plan of corner of Wyndham Road and Camberwell Road. Thomas Davey leased land and premises in the plot of land marked Ree. The plot marked Smith was also to become part of the Camberwell Nursery

Lane around this time), which ran from Camberwell Road to a footpath from Kennington Common to Camberwell (Camberwell New Road was not constructed until 1819; the route of the footpath is still partially preserved as Farmers Road). Windmill Lane (now part of Bethwin Road) led from Camberwell Road to the wooden weather-boarded windmill which was a local landmark, before turning left and connecting up with Bowyer Lane (along what is now Crown Street).

The area was part of the Bowyer Estate, and consisted of open meadows, some arable farmland and paddocks. Other than the mill, the only other buildings were a row of tall terraces facing onto Camberwell Road (known variously as Windmill Row, Bretts Buildings and Bowyer Place, now 134-172 Camberwell Road) and some cottages along Bowyer Lane and Windmill Lane as well as Bowyer House, the Tudor manor house of the Bowyer Estate, which had been vacated by the Bowyer family and was by this time a boarding school run by the Scottish Presbyterian Minister Rev William Smith.

The first recorded plantsman in the Wyndham Road area was the florist and nurseryman Thomas Davey (1758-1833), who rented land

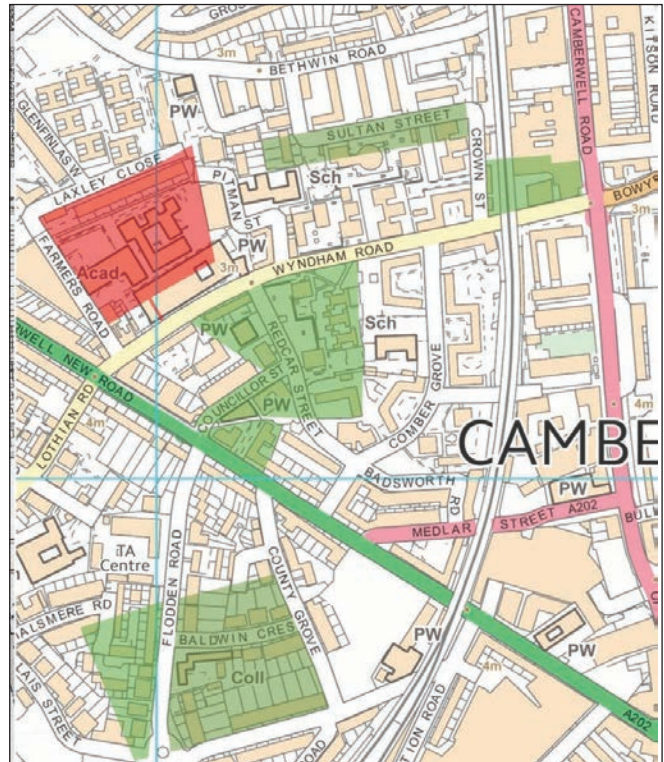


Pelargonium "Daveyanum"

and premises from John Ree near the corner of Wyndham Road and Camberwell Road. Thomas Davey’s father was an eminent florist before him and may well have occupied the same site. Davey specialised in “florists’ flowers”, traditional flowers such as carnations, pinks and tulips which had been popular in English gardens since the 17th century as well as pelargoniums and camellias.



1837 Tith map of the parish of St Giles, Camberwell. The plots occupied by Buchanan and Oldroyd's nursery grounds are highlighted in green (Bowyer house is highlighted in red)



2016 map of the same area. The site of the Royal Flora gardens is highlighted in red

He is commemorated in the hybrid Pelargonium 'Daveyanum', which was named after him by the botanist Robert Sweet "in honour of Mr



Eucomis comosa, an illustration in Curtis's Botanical Magazine made from a plant from James Buchanan's Camberwell garden

Davey, who raised it from seed, and to whom our gardens are indebted for many valuable acquisitions in this family".

Davey was noted for the creativity employed in decorating the window of his Camberwell shop: one year "he exhibited a painting of some of his most beautiful tulips, as Bonaparte, Washington and the Duke of Wirtemberg". His 1798 catalogue offered nearly 800 varieties of tulip, including bulbs of "Gloria Forum Suprema" which were on sale for £300 each – over £10,000 in today's money! The Camberwell gardens were opened to the public each year in May when the collection of tulips, "supposed to be the finest in Europe", were in full bloom, and when the carnations were flowering in July.

In around 1800 Thomas Davey moved to a new nursery garden and shop on King's Road, Chelsea, and his land and premises were taken over by another Camberwell nurseryman, James Buchanan, with his business partner Henry Oldroyd. In 1802 Buchanan was required to vacate his original site on the corner



1841 Plan of the Minet estate with later additions (1871), showing two of the nursery plots, numbered 16 (later taken over by Fryer) and 31 (either side of Brunswick Road, now Flodden Road), later built over

of Champion Hill and Green Dale as the grounds were to be built on. Little is known of James Buchanan prior to moving to Camberwell, other than that he may have spent some time living or working at Kew and that in the 1790s he was probably in partnership with the nurseryman James Colvill (1746-1822) in Chelsea who, in 1795, "carried on a

Continued on next page

The lost gardens *continued*

very extensive business in the sale of scarce exotic plants; the culture of which has of late been brought to very great perfection". It was these scarce exotics that interested Buchanan, rather than the traditional florists' flowers of his predecessor Thomas Davey, and it was from this time that the nursery grounds around Wyndham Road started to be stocked with an astonishing variety of species from all over the world.

The 18th century had been an exciting time for botany and horticulture. In the 1730s and 1740s the cloth merchant and passionate Peckham gardener Peter Collinson had used his trading contacts and business skills to introduce countless exciting new North American species into horticulture, via his friendship with the American farmer and botanist John Bartram. In 1768, the botanist Daniel Solander (a student of Linnaeus) sailed to Australia and New Zealand with Joseph Banks, the wealthy naturalist who financed their journey, and they returned in 1771 having recorded over 1,000 new species of plant never before seen in Europe. Such was the success of the expedition that on his return Banks became scientific advisor to the King, arranging for collectors to be sent around the globe to bring back plants to be grown at the royal estate at Kew.

At first, these new discoveries remained the preserve of botanic gardens and aristocrats, but by the 1780s plants that were expensive rarities 50 years previously were now affordable and thanks to nurserymen such as James Buchanan they were being made available for ordinary gardeners.

John Coakley Lettsom, whose private botanic garden in Camberwell was by 1810 stocked with rare exotics from around the world may well have sourced plants from Buchanan. During the 40 years that Buchanan and Oldroyd's Camberwell Nursery operated, new garden-worthy species of plants continued to flood into the country from further Kew-sponsored expeditions as well as plant-hunting trips arranged by the newly established Royal Horticultural Society.



Poster advertising Royal Flora gardens, c 1850

We know some of the species grown in the Camberwell nursery in the early days, as they are illustrated in Curtis's Botanical Magazine, which profiled and illustrated new garden-worthy species of plant. In 1806 the nursery was growing *Erica glauca var elegans*, a shrubby heather from South Africa ("our drawing was taken from a fine shrub

Banks became scientific advisor to the King, arranging for collectors to be sent around the globe to bring back plants to be grown at the royal estate at Kew

at Mr Buchanan's nursery at Camberwell, who appears to be very industrious in collecting rare plants, and obligingly communicative in scientific enquirers") and *Eucomis comosa* (the pineapple lily), also from South Africa. In 1807, *Trillium erectum* from North America was offered ("found by Michaux in the high mountains of Carolina – we never before met with, nor had even heard of, this rare variety being in any European garden til this spring, the drawing was made by a plant sent to us by Mr Buchanan, a nurseryman

at Camberwell").

The nursery was evidently a commercial success, as by the time James Buchanan retired and his son William James Buchanan took over in 1829 the nursery had expanded to occupy six sites on or near Wyndham road: the original sites behind the houses facing Camberwell Road and off Windmill Lane (now Crown Street), a larger plot further down Wyndham Road (on what is now Redcar Street), an adjacent plot on Camberwell New Road as well as a field on the other side of Camberwell New Road, on either side of Flodden Road (then called Brunswick Road). The shop was at No 7 Bowyer Place, with the Buchanans living above the shop and the Oldroyds next door (now numbers 164 and 166 Camberwell Road).

The focus was still on rare and choice trees and shrubs, and in 1830 William Buchanan established an arboretum on one of the nursery grounds, probably the Windmill Lane site, with the ambitious aim of growing "every hardy tree or shrub that could be purchased from nurserymen in Europe and America". It was initially planted with 600 species and varieties of trees and 1,200 varieties of shrubs, arranged in alphabetical order on both sides of a winding walk.

The garden designer and writer John Claudius Loudon visited in

1834 and was “most agreeably surprised to find the extraordinary vigour with which trees grow in that arboretum, though they are surrounded on three sides by dense masses of houses and clouds of smoke. One cause may be that the grounds are perfectly flat, and that they are surrounded, or at least bordered on two or more sides, by ditches constantly containing water... The circumstances of so many species of trees and shrubs flourishing in the midst of so much smoke, ought to be a great encouragement to the possessors of town gardens.”

Buchanan sent him home with some dried specimens of some of the more rare trees and shrubs for his herbarium collection. The arboretum had soon developed enough of a reputation that a description of it formed the entry for “arboretum” in John Marius Wilson’s 1847 Rural Cyclopaedia.

Plants grown in the arboretum, and offered for sale, included *Callistemon citrinus* (the crimson bottle brush), introduced from Australia in 1788 and which survived in the arboretum “without the slightest protection”, *Eriobotrya japonica* (loquat), *Diospyros virginiana* (American persimmon), *Albizia julibrissin* (Persian silk tree) and *Asimina triloba* (American pawpaw), many of which are considered rare or exotic even by today’s standards, as well as 12 species or varieties of gleditsias (honey locusts), 27 types of



Detail from poster advertising Royal Flora gardens, c 1850

ash and an impressive 43 types of oak tree. In 1836 the firm supplied trees and oversaw the landscaping of the newly created South Metropolitan Cemetery (now West Norwood Cemetery).

In 1833 disaster nearly struck when surveyors for a new railway line from Elephant and Castle to Brighton plotted a route through three of the nursery sites. Fortunately though, the plans came to nothing (a railway through Camberwell and Walworth was not constructed until 1864, and then much closer to Camberwell Road) and the firm continued trading for a further 10 years until, perhaps due to increased pressure for building land and competition from provincial nurseries, in 1843 the partnership was dissolved, the nursery closed and the entire stock of “forest trees and shrubs, standard and dwarf fruit trees, trained peaches, nectarines and apricots and a choice collection of American plants and evergreens” was sold at auction, along with the remaining 22-year lease for the Windmill Lane site. A portion of the nursery, the Cottage Nursery on Camberwell New Road, was leased to Joseph Fryer, and Fryer’s Nursery continued until the lease expired in 1895 and the Hayes Court flats were built on the site, bringing to an end 100 years of nursery gardens in the area.

However, the closure of the Camberwell Nursery was not the end of beautiful gardens, rare plants or exotica in Wyndham Road. By 1850,

the area had changed a great deal, and had long since lost its rural feel. Wyndham Road had been widened and connected with Camberwell New Road, which by now was lined with elegant terraces. However, there remained a large patch of open ground on the corner of the north side of Wyndham Road, near Camberwell New Road, behind a row of terraces. In 1885, a resident of Camberwell New Road recalled “an old and much frequented footpath, between hedge and ditch, led from [Kennington] Common in an easterly direction, to a picturesque group of trees in the gardens of some old houses. Portions of this wooded property were, in after years, converted into a little Vauxhall, known as the Wyndham Gardens”. The “Vauxhall” referred to was the Vauxhall Pleasure Gardens, for 200 years one of the great public entertainment venues in London, and Camberwell’s own version of it opened with great fanfare on the site in 1849.

Initially called the Royal Flora Gardens, the landscaped gardens were decorated with classical sculpture and artificial ruins, and included floral parterres “containing all kinds of the most rare exotics”, lawns, promenades strewn with shells, a conservatory and hothouses filled with exotic flowers, summer houses covered with trellis and climbers, caged “foreign and native

Camberwell Fair.
ROYAL FLORA GARDENS,
 Wyndham Road, Camberwell.
Fetes al Fresco and Nocturnal Galas.
 MONDAY & TUESDAY, AUGUST 20th & 21st, 1849.
 Combination of Attractions! Acrobatic Extraordinary!!
 Launch of a New and Magnificent Balloon.
“VILLE DE PARIS.”
Lieut. G. B. GALE, R.N.,
 WILL MAKE
TWO BALLOON ASCENTS
 On the days above mentioned, being the two last of the Fair, and on these occasions (by special desire) the Lieut. will perform the Wonderful and Unparalleled Feat of an Aerial Ascent and Descent by means of the Double Fair-Lieut. GALE, who, at a great altitude, will lower a Rope Ladder, by which he will DESCEND into the UPPER and LOWER CARS, and will light a number of FIREWORKS and BARBONS, the whole terminating with a GRAND AERIAL BOMBARDMENT. The Ascent will take place, each Evening, at Half-past Six o'clock precisely. Admission One Shilling for these Nights Only.
VOCAL AND INSTRUMENTAL CONCERT,
 Full and efficient QUARTETTE AND BRASS BANDS.—Conductor, Mr. F. STACEY.
New and Splendid Salle de Danse.
 M. M. DE WITTE, THE FLYING BROTHERS, WILL MAKE THEIR
TERRIFIC FLIGHT
 From an altitude of 300 feet, at Midday, Monsoons of the Gods, and Finches, the God of Day SURROUNDED BY FIREWORKS.
ABD EL KADER will perform his
Astonishing Feats on the Corde Volante,
THE REVELL FAMILY
 Will Sing a Variety of OLDS, DUFFEL and SOLOS.
 Mr. C. Revell will Dance his Celebrated Lancashire Step Hornpipe.
 The Entertainments will conclude with A GRAND
Display of Fireworks!!
 Every Evening except Saturday.
THE PARISIAN BAZAAR.
 For the Sale of Biscuits, Toys, and Fancy Articles, will be thrown open each day.
 ADMISSION.—(except on Monday and Tuesday before Four o'Clock, 6d. To be returned in Receipt Articles or Refreshments) Five Shillings and above. Tickets will be given, except on Saturdays. On Sundays, the doors will be opened at Four, admission 6d. when a Refreshment Ticket of six shillings will be given.
 W. BUCK, MACHINER AND GENERAL PRINTER, WALWORTH ROAD.

1849 poster for Royal Flora Gardens

Continued on next page

The lost gardens continued

birds” and “a most rare collection of monkeys”, fountains and an artificial stream with waterfalls formed from stalactites which flowed into a lake, at the centre of which was an island adorned with a group classical sculpture from which jets of water and fire “poured forth”.

The gardens were illuminated with a multitude of gas lamps and the promenades festooned with Chinese lanterns. The effect must have been a spectacular escape from the harsh realities of life found just outside (visitors were reassured that “police will be in attendance for the purpose of preserving order”). Romantic trysts were catered for by rural walks interspersed with grottos, alcoves, arbours and rustic seats. A maze “approaching the nearest to that of Hampton Court” out-did its rival by providing a guide, and containing at its centre a “magic hermitage inhabited by a learned Chaldean astrologer”.

A “splendidly appointed dancing saloon”, with a “full orchestra of able musicians performing the most fashionable dance music” was provided as well the Giant Pavilion (a canvass marquee measuring 30m by 12m) “tastefully ornamented with flowers, shrubs and exotics so as to represent the Temple of Flora” which on gala nights was illuminated with

thousands of extra lamps.

Presumably to make up for the relatively low admission price of sixpence a bar was provided as well as a Grand Parisian Bazaar selling “every articles of jewellery, marquetry, perfumery, clockwork, elegancies for the toilette and British and foreign toys of every description”.

The gardens proved hugely popular (the grounds were said to be capable of accommodating upwards of 20,000 people, though the actual visitor numbers are not recorded),

The gardens were illuminated with a multitude of gas lamps and the promenades festooned with Chinese lanterns. The effect must have been spectacular

and soon expanded to adjoining grounds. In 1851 James Ellis, who in 1845 had also developed the Cremorne Gardens in Chelsea into a similar place of entertainment and spectacle, took over. The emphasis started to move away from the gardens themselves to the various evening entertainments on offer, such as tethered balloon flights, Venetian

style carnivals, concerts, fireworks displays, Madam Genieve “the first tight rope dancer in the world” (1851) and, perhaps most bizarre of all, Mr W Kite who an 1853 poster promised to “will drive round the gardens a chariot drawn by his celebrated team of cats”.

In 1859, the Vauxhall Pleasure Gardens closed, and the management of the Flora Gardens capitalised on this by rebranding them as the New Vauxhall Gardens. However, the tide seemed to be turning against this kind of entertainment, and the gardens were sold in 1861. The new owners soon filed for bankruptcy and the gardens closed permanently in 1863. In 1864 the ground was let for building purposes to Mr Heritage who built three densely packed streets (Warrior Road, Westhall Road and Elfin Road) on the site, which soon became part of the slums documented not long after by Charles Booth. The site is now occupied by the Ark All Saints Academy.

Thanks to Tom Pink at the RHS Lindley Library, the archivists at Lambeth Archives, Southwark Local History Centre, London Metropolitan Archives and Surrey Archives for all their help during my research.

Back home in Camberwell



Wallace Jaffray has just come home to roost. It's possible you've crossed paths if you've moved into or around SE5, Wallace worked and lived in the area for 18-years solid. A sales position in Blackheath had Wallace's attention for the past 2-years, but we've recently lured him back onto home turf. If you need property advice, whatever it is, Wallace is certainly your man. Call him now for a straight-talking valuation.

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Nunhead 020 3206 3063
roybrooks.co.uk

Roy Brooks

Helping people to help people – an update on past charities

The Camberwell Society has always donated proceeds from events to worthy local causes but in 2008 it was decided to focus on one specific charity a year. Here we catch up with some of our past chosen charities.

The Bike Project, last year’s choice, has been busy: 600 of the 2,000 bikes given to them in the last three years have been distributed over the last six months.

They have continued to provide a weekly bike maintenance workshop that attracts between 15-20 volunteers on a regular basis. At these sessions they operate a buddy system so that volunteers can learn skills from each other, under the supervision of their mechanics.

Their Women Only cycle training course has had three new cohorts graduate from the programme. The classes are run in partnership with Jesuit Refugee Service in Wapping.

The Bike Project’s operational structure has undergone big changes in the last six months. They now employ six members of staff, have successfully integrated a new database system and the online shop sales continue to grow.

Every bike they give provides free sustainable transport and improves the mental health of beneficiaries, allowing them to believe that their future can be brighter than their past.

The Secret Garden, (chosen in 2015 with Stanswood Garden Project) has brought local people together and helped to build a real feeling of community. New people have been encouraged to get involved in the gardening sessions where they have developed new skills and learnt more about gardens. Many have taken seedlings home to add to their gardens or establish new ones.

Other recent achievements have been the creation of a “bug hotel”; weekly gardening workshops involving people of all ages, notably families with children; planting bulbs; growing vegetables and fruit.

Organised activities have



Above: People of all ages get involved in gardening at The Secret Garden

Right: The Hollington Youth Centre offers a safe space for young people



included bug hunts to teach children about the natural environment and, of course, the ever popular annual Halloween party which included pumpkin carving and apple bobbing.

The **Hollington Youth Centre** was chosen as the 2013 Charity of the Year. It has been serving the Camberwell community for more than 120 years by supporting vulnerable young people living in an area where some 85% receive free school meals.

In an area prone to petty gang culture and youth violence, the Hollington offers a welcoming, safe space, where, as their literature says, “young people can simply be young people”. It is sponsored by Greggs, the bakers, which hands out food to young people who might not have eaten since the school day ended.

The centre provides referral services such as housing and education, careers advice, homework support and, of course, sporting

activities. It has a gym and qualified boxing coaches who provide keep-fit sessions five times a week.

Theatre Peckham, the Society’s first Charity of the Year, opened its new 200-seat theatre in December 2016. The new building has a studio theatre, dedicated rehearsal spaces, café and offices and, like its predecessor, is on Havil Street, based firmly in Camberwell in spite of its name.

Star Wars’s Finn and TP alumni John Boyega will be joining the theatre again, this time as a patron. John has been an active supporter since he left to become an actor when he was 14.

Theatre Peckham aims to ensure that children from very low income backgrounds are able to get their chance to gain both the training and experience they need to pursue careers in the arts and to have the chance to grow in confidence and develop people skills.

Camberwell's art heritage is under threat

Creative arts are part of Camberwell's DNA. They give the area a vibrancy and edge. But artist's studios are in short supply. Where would the arts be without the hundreds of artists who live and work here?

For well over a hundred years Camberwell has been a destination for painters, sculptors, musicians and performers from around the world. In the 19th century Burne Jones and Leighton worked on the establishment of Camberwell College and South London Art Gallery in east Camberwell. In the 20th Stan Laurel and Charlie Chaplin rehearsed their Vaudeville Acts in Fred Karno's Fun Factory in Southwell Road off Coldharbour Lane – which gave work to many artists and scene painters clustered around west Camberwell. And this year Anish Kapoor opened his new studio in the old dairy in Farmers Road and graduates from Camberwell (now part of the University of the Arts) are looking to start new local studios every year.

This heritage is under threat as 30% of artist's studios across London are likely to be lost by 2019, priced out by commercial rents, according to a report from the Mayor's office. Their 2014 Artists Workshop Study shows that cultural and creative industries contribute £21bn to London's economy yet most artists make less than £10k a year from their work and are being priced out of studio space by commercial renters.

This trend has been continuing for some time as Camberwell printmaker Pauline Amphlette explains: "Artists used to have studios all along the Thames and across south London, many having been at the renowned art schools in the area. Unused industrial buildings and warehouses made ideal, just affordable, shared studio spaces. The pressure on housing and the rocketing value of land and property prices has seen many spaces disappear and artists having to move at short notice, the Thames Barrier Studios, the Peek Frean's biscuit factory in Bermondsey, Barnado's Corner studios in Brixton being cases

in point. Now, even the railway arches in Brixton are having their rents doubled. It is ironic that estate agents use artists' presence to bring people in – when the affordable spaces for them to work in are decreasing or becoming unaffordable. We need developers to invest in art spaces because it's such an important part of the London economy and cultural scene."

Sculptor Emanuele Gori says artists look for places that are overlooked or affected by planning blight like Covent Garden in the 1970s – when he and fellow artists were able to move in.

Southwark has benefited from this forced movement of artists. It is now one of the four London boroughs with the most artists studios (756 at the latest count) – a creative strip stretching from Hackney through Tower Hamlets and Southwark to Lewisham. The Council's Cultural Strategy describes the arts as the "glue" to areas such as Camberwell, and a major source of employment for these reasons prioritises the need for places and spaces for artists.

Pauline and Emanuele think themselves fortunate to have found live/work spaces in Empress Mews just off Coldharbour Lane. These studios have attracted artists not just from across London but from across the world – Emanuele casts his bronze sculptures in his native Italy,

neighbour Rashad Salim commutes between studios in Babylon and Camberwell and next door is Gabriela Szulman from Buenos Aires. Proximity to central London with its galleries is key. We all carry different maps of the city in our heads depending on where we have lived, loved or worked – as an artist Pauline's London is a V with Camberwell at the base, Tate Modern at one point and Tate Britain at the other. "On a Sunday I walk to Tate Britain in 35mins, crossing Myatt's Fields, holding my breath through the fumes of Vauxhall Cross, then onto the bridge – a lovely sight."

Empress Mews is in Kenbury Street, a forgotten corner of SE5, slipping between Lambeth and Southwark. Its 15 live/work units were purpose built by Northstar 2000 on the site of a former print works. They are clustered around a courtyard, their large ground floor windows letting in good south westerly light, and have one or two storeys of living accommodation above. It is a very friendly place according to Rashad.

As some dozen artists gather on the sofas in Pauline's warm studio for a cosy Sunday brunch he explains: "Before I moved here I had great difficulty finding a work space. I was in Streatham Hill in a metal hangar live/work space. It was like living and working in nature – always five degrees warmer or colder than outside. But then the studios became commercialised and more expensive so a supportive community of artists became more manufactured and less intimate."

In contrast Empress Mews has a mutual support network so artists arrange joint open days to show their work. And that work is varied from Emanuele's magnificent bronzes cast in Carrera to Pauline's prints, Gabriella's vintage inspired mixed media objects, the witty wallpaper of Keith and Mark of Mini Moderns, Norwegian crafts from SMED, homeware from Mr and Mrs House, photography from Frank Adam and the popular art lectures of painter Antony Slinn.

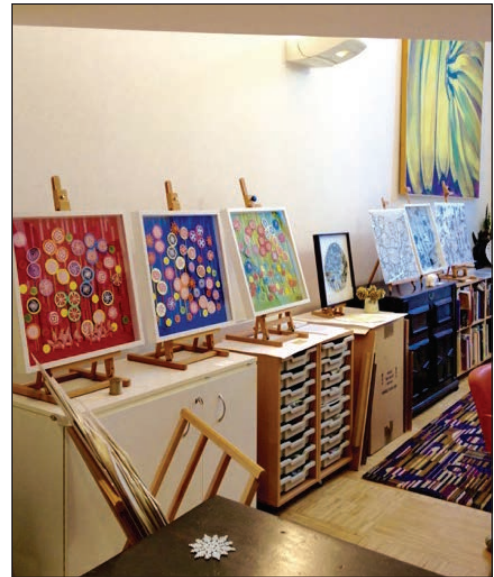
For the past decade Empress



Keith and Mark of Mini Moderns



(Above) *The artists from Empress Mews and Clockwork Studios, and (right) Pauline Amphlette's studio*



Mews have co-ordinated their open studios with Clockwork Studios just across Coldharbour Lane in Southwell Street. This building is an important part of Camberwell's heritage. At the turn of the 19th century Music Hall impresario Fred Karno (credited with popularising the custard pie in the face gag) ran his "fun factory" here, rehearsing artists for vaudeville. It was from here that "Fred Karno's army" of music hall stars including Charlie Chaplin and Stan Laurel set sail to America in 1910. In 1985 the factory was converted by Noel and Margy Perkins to house a community of some 30 artists. In the 2015 film

about The Clockwork Studios by Loughborough Junction filmmaker Conor Masterson (available on YouTube) artists talk about the importance of a warm and supportive place to work for their creative process. Here artists can "produce the work I can without unnecessary grief", "shut out the panic of the outside world and let creativity creep in like a caterpillar tractor along the forest floor", "be yourself and crack on in the way you do best".

Within a few minutes walk of Clockwork Studios and Empress Mews are seven other studios – Denmark Place, Coldharbour, Artichoke, Whirled, Warrior, Remakery, and the studios above Cowling and Wilcox. But places are in high demand so what are the prospects of the next generation, Camberwell Art College's 1,600 students, finding a place to live and work in the area?

Developers have latched onto Camberwell's creative identity. A new "Camberwell Arts Quarter" is rising right next to the Nags Head near the Green. Property developers Hadleys are advertising some of these 164 units at 240 Camberwell Road at affordable rates (20% below market prices) but they will still be beyond the range of many artists. In an attempt to attract incoming professionals the website claims that "Following in the footsteps of Shoreditch, Dalston and Hackney, Camberwell is an up-and-coming

area with an energetic spirit. There is a youthful optimism you sense on the street, making Camberwell Arts Quarter a draw for young professionals and families alike."

More affordable are some of the studios on a register set up by Southwark as part of their "places and space" for artists' initiative prioritised by the Cultural Strategy. The Council has worked with Hotel Elephant to open railway arches for artists and reports that they are in talks with developers on the issue. The old library on Wells Way (the building with the Butterfly on the side) has been used as pop-up space and current redevelopment plans include studios. Southwark is using Section 106 agreements (where developers give a benefit back to the community) to secure studio space. Such an agreement has enabled Space, a charity providing affordable studio space for artists, to develop 12 artists studios, one with a rent free bursary, in the old Town Hall in Peckham Road.

But you can judge for yourself whether we are providing the right places and spaces to artists who are vital to the local economy – and the quality of life in Camberwell. Twice a year there is a chance to see artists at work in their studios during Open Arts Week in June and December – and to support them by buying their work.



Gabriella Szulman

Marie Staunton

Write to us

We welcome your news and views, so please send them to the editor.

Email to:
mpowleybaker@gmail.com

Architectural merit?

I am responding to Penelope Gretton's letter in *CQ* No 190 where she said she was sad at the loss of the "brilliant and innovative design" of the Elmington Estate. I do think the Society should be considering if Camberwell's more recent buildings are worthy of note, even if I cannot see it myself. It is why I wrote in the *CQ* article about the Aylesbury Estate in *CQ* No 162, that "I did not believe anyone has suggested preserving the Aylesbury Estate as it is" and "it would be interesting to hear if locals consider that the Aylesbury Estate has architectural merit".

I also went on to suggest that the Sceaux Gardens, just behind the (now former) Town Hall in the Peckham Road, might be a better candidate.

Could Penelope visit and inspect this too, perhaps writing an article – or enlisting others – on its construction and consider if the fire and subsequent alteration work has been sympathetically carried out?

Peter Cooke

Green space gives way to more housing



Council homes and eight trees will be lost to make way for high density housing
Photo: Anne Roache

Penelope Gretton is right to question the architectural merit of new homes being built at "Elmington Green", formerly part of the Elmington Estate (*CQ* 190).

There are other causes for concern, too. Elmington Green will have 89 "residential units" on a site that was occupied by around 60 council homes. This higher density of housing has been achieved partly by reducing green space and felling eight trees, including two mature silver maples and a Norway maple (shown in the photograph). An arboricultural report commissioned by the developers Bellway said their loss would be a "minor alteration" resulting in only a "low magnitude of impact on the ... local landscape".

Of the 89 new homes, 22 are to be socially rented (according to information supplied by Councillor

Mark Williams, Southwark's cabinet member for regeneration) – a net loss of almost 40 council homes. Bellway's website describes the development as suitable for "families, first-time buyers, *investors* and professionals" (my italics). No prices are yet given, but it's reasonable to assume that properties built for private ownership will be unaffordable to local people and that many will be sold as buy-to-let investments.

It is in no one's interest for Camberwell to become a place where only the well-off can afford to live. Neither should we have to accept the loss of green space as a price worth paying to meet demand for housing. Without council housing and without trees we cannot thrive as a community.

Tracey Beresford



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Petition on traffic danger at busy junction discussed

Two recent Camberwell Community Council meetings discussed matters of concern to Camberwell Society members. The most recent, November, meeting included a petition around the junction at the top of Grove Lane, where it merges with Champion Park.

This junction is difficult to navigate for cars emerging from the lower Grove Lane section, due to the high speed and volume of traffic coming up from Denmark Hill, including many buses. It is very difficult for pedestrians who wish to cross at any point near to this junction, and recent months have seen a series of car crashes around the junction. While a number of informal traffic surveys have been done, a commitment was made at the meeting to have a more formal assessment made of the conditions

and options, which is welcome news. The September meeting included updates on a wide range of local issues of importance. There was good news on young people's health and development in the borough, with children starting school having increasingly good levels of development, with SATS and GCSE results improving, with risky behaviours like smoking, drinking and teenage pregnancy down, and with two-thirds of young people saying their quality of life is "very satisfactory" or "satisfactory". On the negative side, and reflecting the Grove Lane issue above, road traffic accidents are a major cause of young peoples' death, obesity continues to be a major health problem, and the levels of STDs are increasing.

More generally there is a range of programmes for young people

including junior citizenship schemes, play schemes, youth mentoring and a very successful community led "Young Leaders" programme which has helped young people to gain scholarship places being won to a range of prestigious secondary schools. There are now also local police officers individually assigned to specific schools in the area, with which they build up good relations and have regular meetings with staff and students.

The local crime update reported a spate of moped thefts – grabbing phones, bags, and other items from a moving moped (although the perpetrators were later arrested). Camberwell also seems to be a dump site for these mopeds once they have become an identifiable liability.

Bert Provan

A good turnout for the Christmas Party

More than 60 members and guests attended what turned out to be a lively "do" with plenty to eat and drink.

We would like to thank all the traders and members who donated raffle prizes and provided food, as well as Hector, Jen and all the staff at the Crooked Well.

Prizes included vouchers for Camberwell Arms and Queen's, four hours' work from handyman Josh

Thelwell, plus workshop sessions with Gabriella Szulman (shoe decoupage) and Black Cactus (print).

Other businesses who donated prizes included Cruson; Edwardes Cycles; Hill Bakery; Pesh and Snappy Snaps.

A cheque for £458 was handed over to Nick Mair who accepted on behalf of last year's Charity of the Year, the Bike Project. They will also receive the proceeds from the party.



Scenes from the Christmas Party. Pictured (top right) are some of the raffle prizes donated by members and traders

The Society comments on recent planning applications

The Society looks at all planning applications within the SE5 area and occasionally at other applications which are significant to our area of interest. We advise the relevant planning authority (either Lambeth or Southwark) where we have decided to comment. Owing to the limited space available in the *Quarterly*, we are only able to print a selection of the applications.

Land adjacent to 1A Beaulieu Close, SE5

Construction of a three-storey four-bedroom house including the creation of off-street parking.

This application appears to show topographical levels inaccurately and does not show the design in the context of the adjacent houses in both Beaulieu Close and The Hamlet.

The design of the property is not in accord with the adjacent properties which all exhibit strong horizontal glazing typical of the 1960s/70s when they were built. It would break up the existing rhythm and character of the area.

It looks like part of a terrace yet it stands alone and has two large walls which look overpowering as the brickwork is unrelieved by openings or relief.

OBJECTION

11A New Church Road, SE5

Construction of additional floor to existing one-bedroom flat to create a two-bedroom flat.

There are no drawings or photos showing the context of the building, which makes it impossible to judge whether or not the scale of the proposed extra floor is appropriate for the street.

There are clearly problems with the layout of the ground floor flat – can the rear rooms really have no windows? There is no amenity space attached to either flat, although the second floor extension should give an

opportunity to create some.
MORE INFORMATION REQUIRED.

123 Grove Park, SE5

Change of use from class D1 with an ancillary class B1 office function to class C3 for residential use. Proposal includes substantial demolition, façade retention and side extension as well as roof extensions and basement enlargement of existing main house to enable the creation of five new residential units by erecting four residential units arranged in four blocks in the garden to the rear, nine off-street car parking spaces and associated communal and private landscaped areas.

The 2007 Supplementary Planning Guidance for the site has some curious features. The limit on the height of the extension of the main house gives the extension the appearance of a miniature relative of the original house, and the requirement that the new building in the back garden should be a single block results in the four new houses being closer together than would be expected on a site of this size. However, the resulting design is a work of ingenuity.

The conversion of the existing house plus extension has become five terraced houses, mainly following the layout of the existing rooms.

The four houses at the rear have been designed to follow the sloping terrain of the site, with long views between them, and timber cladding and green roofs that will enable them to blend into the forest background. Care has also been taken to prevent overlooking between the new houses by careful positioning of window openings and private open space.

NO OBJECTION

4 Southampton Way, SE5

Change of use from vacant public house (Use Class A4) to six residential apartments (Use Class C3).

While in principle it should be possible to convert this public house into flats, and this would seem to be a reasonable intention in a largely residential part of the street, the design of the proposed flats is unsatisfactory. More thought should be given to the juxtaposition of bedrooms, bathrooms, front doors and kitchens to create more satisfactory accommodation. There are no drawings showing the proposed elevations.

OBJECTION.

Land Between 56 And 58 Knatchbull Road, SE5

Erection of a one-storey building together with a basement level, to provide a new residential dwelling (Use class C3) (Revised drawings).

The proposal is an infill new build at ground floor and basement between two properties. No 54-56, which is 11 flats, is the host property. No 58 is a single family dwelling without basement. The proposed house excavates a basement (lower ground floor) alongside in this narrow gap (garage width). The living room appears to be less than the acceptable minimum width (3.2M). The proposed dwelling claims to be no higher than the existing fence in the gap but extends both forward and backwards in line with the rear of No 54-56 and beyond the rear on No 58. The narrow width of the proposed rooms and sinking a basement to achieve the accommodation, taken together with the effect on No 58 to create such a dwelling, is unacceptable.

OBJECTION

Note: The Society objects on all counts to the proposal to use UPVC windows and doors. These are non-sustainable and will result in crude fenestration. We recommend timber or powdercoated aluminium.

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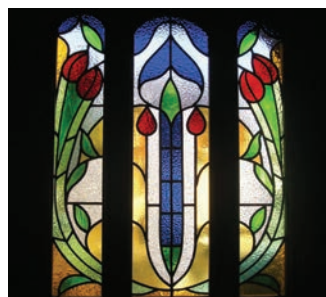
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