
CAMBERWELL QUARTERLY

The magazine of the Camberwell Society
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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, 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).

LOCAL SOCIETIES, VENUES AND EVENTS

We recommend checking details

Brunswick Park Neighbourhood Tenants and Residents Association
Jason Mitchell 07985 548 544
tandra.brunswickpark@yahoo.co.uk

Burgess Park, Friends of
For meetings, events and updates on Burgess Park improvements
www.friendsofburgesspark.org.uk
friendsofburgesspark@gmail.com

Butterfly Tennis Club
www.butterflytennis.com

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

Carnegie Library, Friends of
See the Friends' tray in the Library or
foclchair@googlemail.com

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/DiscoverSouthwark/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 15 February, 3pm, *Recent archaeological finds in Southwark*. Meet at St John's Church, Goose Green
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:
stephanielodge1947@talktalk.net
southwarkfoe@btopenworld.com

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

Cover story:

Made in Camberwell



An arts market, Made in Camberwell, held at the beginning of December in Datchelor Place, proved hugely successful, drawing more than 700 visitors.

Will they, or won't they, give us the Tube?

The Camberwell Society has long campaigned for a Tube extension and once again the possibility has been dangled invitingly before us!

As we all know, TfL is currently consulting on the possible extension of the Bakerloo Line. One of the proposed routes would serve Camberwell and Peckham. The other would run down the Old Kent Road. (See page 17.)

At the end of November a large crowd gathered on the Green to demonstrate support for bringing the Tube service to Camberwell and Peckham. Supporters who addressed the gathering included Harriet Harman MP for Camberwell and Peckham, Ganesh Thiagamoorthy, Senior Registrar, Obstetrics and Gynaecology at Kings, Naomi Newstead, Conservative candidate for Camberwell and Peckham, Chris Porter, TfL's Transport Planning Manager, actor Jenny Agutter, and Ian Wingfield (deputy leader of the Council), ably assisted by a number of other local councillors.

Huge benefits

Extending the Bakerloo line to Camberwell and Peckham would in our view bring huge benefits in terms of health, wealth and efficiency to a densely populated area. There are some interesting facts to support this.

The area around Camberwell Green has a density of 130 persons per hectare, compared with 99.9 persons per hectare in Southwark and 52 persons per hectare in Greater London.

A good bus service links Camberwell to other parts of London, but the buses are very overcrowded and there is no more room on the mostly one-lane trunk roads for any further bus traffic. Denmark Hill is the third most congested road in the country and 20,000 vehicles pass through the junction at Camberwell Green every day.

Just under two years ago services from Denmark Hill into central London were significantly reduced. There is no longer a direct service to London Bridge, daytime services to Victoria have been reduced and there



Nick Holt

is no evening or Sunday service.

Camberwell is home to a number of institutions: King's College Hospital, the Maudsley, the Institute of Psychiatry, the Ortus Centre, Camberwell Magistrates Court and Camberwell School of Arts. The Salvation Army has its international headquarters in Champion Park and King's College London has just built its biggest Hall of Residence on Champion Hill.

King's has a million patient visits a year. It employs 9,000 staff and

1,000 junior doctors and medical students and an extension of the Bakerloo line via Camberwell would have a huge impact on their efficiency.

Similarly, connecting Camberwell with the Tube network to the north would greatly assist patients and clinicians, who travel to St Thomas's and Guys.

The Institute of Psychiatry has 2,000 staff and students; The Maudsley has 1,500 staff, contractors and students, with 65,000 appointments a year and 25,000 visitors. The Ortus Centre currently has more than 3,000 visits a month. Camberwell Arts College has over 1,000 students and members of staff and 700 students live in the King's College Halls on Champion Hill.

The extension of the Tube to Camberwell has long been seen as a good and logical idea. It was proposed in 1939, appeared on some 1950s maps and was recommended in the 1989 Central London Rail Study. We hope that this time it will happen.

Meanwhile, I wish you all a happy and peaceful 2015.

Nick Holt

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Supporters for the Tube to Camberwell and Peckham

Cause no harm!

The first Saturday in November started quietly at the Pigeon Hole café in Datchelor Place. On the terrace customers relaxed over breakfast, enjoying the last of the winter sun – until a steel girder appeared over their heads. And was slowly manoeuvred into place on the roof.

Alarm, surprise and then lots of chat. Speculation about why the new owners of the building had built an extension, demolished the ground floor front, changed windows and were now adding a new top floor – before planning permission was granted. Heads were shaken about the deficiencies of planning enforcement in the borough – some thought the problem was staff cuts, others suspected much worse. The reality is more prosaic as Camberwell Society's Planning Sub-Committee was soon to find out.

Some three weeks later on a grey chilly night the Committee assembled to meet their guest Gary Rice, Southwark's Head of Planning Enforcement. Their aim – to understand and better influence enforcement in the borough. Their motivation – local concern about Southwark's perceived "lackadaisical" approach to planning breaches. Sub-Committee members had even resigned because of Southwark's

failure to ensure the removal of an unauthorised four-metre rear extension in Grove Park.

By 8pm five architects and a retired lawyer were sitting around a dining table in Grove Lane – Tim, Liz, Simon, Valerie, David and Anthony – the members of the Committee, with two keen new attendees, retired planner Keith and Tet, a young architect. Over red wine and breadsticks Tim led the discussion

Planning policy is not to hinder development

with Southwark's Head of Planning Enforcement.

Gary Rice, charming and engaged, explained in a soft mid-west accent that cuts were not the problem; in fact staff in planning enforcement has increased. But the system has changed – builders now employ Approved Inspectors and Local Authority Building Control officers are not able to monitor every site and report back to their planning enforcement colleagues. Modern planning policy is not to hinder

development unless it is harmful.

But what is harm? Blocking out someone's light is harm, but going half a brick over the line shown in the plan is not. The Grove Park extension was unauthorised – but not necessarily harmful. Stop notices can be, and are, issued. But enforcement can be expensive – two lawyers need to be employed and it takes the time of two Council officers. So the first approach to unauthorised building is to suggest that a planning application is made, to remind builders that without permission they proceed at their own risk.

And what would Mr Rice say to the café customers in Datchelor Place, alarmed by the building works? "We have received a planning application."

Then the architects raised a bugbear – uPVC windows. Why is the Council installing uPVC in its housing stock when it is too often inappropriate for the design of the building, may be a fire risk, discolours over time, does not last as long as many timber and steel composites and is therefore less cost effective in the long term. Planning design and some councillors agree – but the issue is the initial cost. Southwark owns the biggest public housing stock in London and has to ensure safe, warm, dry homes. It can

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only use revenue from rents, not capital from sales to refurbish, and installing uPVC is cheaper in the short term.

Looking forward, planning enforcement will be under increasing stress as London becomes more crowded; the Bakerloo Line extension will increase the desirability of Southwark and the pressure on land and properties. So what does a Head of Planning Enforcement do to relax? "I live in Rotherhithe and go for long walks around the borough – but then I spot a site or a building and ask, 'did we give planning permission – for that?' So it is hard to fully switch off."

Gary Rice is not the only visitor to the meeting. A local homeowner and architect have been waiting quietly to get a view from the Society on an unusual roof extension before they submitted it for planning permission. Questioning is polite, constructive but penetrating. At a previous meeting the owner and architect of Vanguard Court attended to explain a live-work scheme that was locally controversial. After a very thorough scrutiny the Committee supported the development of the site but objected to the poor quality of the scheme. It was rejected by Southwark.

After two intense hours the serious business is still to come.



Work in progress above the Pigeon Hole café

Every single local planning application to Southwark and Lambeth is reviewed. Those which may raise concerns are parcelled out to members to draft a submission to the Council. By this time newcomers Keith and Tet are inspired to review an application each. And finally the

meeting ends. Impressive really, this monthly commitment to keeping the best and improving the worst of our Camberwell.

Coming soon (we hope) Lambeth's Head of Planning Enforcement.

Marie Staunton



Great expectations for Camberwell art

So you want to be a patron of the arts? “Buy pieces that speak to you. Go for creativity above craft,” advises Davide Mengoli, 44, whose collector’s eye has created the successful GX Gallery in Denmark Hill. Yet there was little in Davide’s own background and nothing in the picture framing/pet supplies business that he took over 15 years ago that presaged today’s sleek operation

Davide, the son of a watch engineer, left his native Italy at 17. He joined his brother working at the Ritz Hotel, where he learnt his impeccable English. And started his first business at the age of 23, first selling Hong Kong reproductions of Old Masters but soon moving on to represent modern British artists. And Camberwell was a good base.

“Within two to three months of taking over this place I realised the potential,” he said. Great Expectations (as it was called then) served the local community, from health workers to designers and architects and, more recently, City types who wanted to buy art. Even now 80% of GX’s database of 8,000 customers is very local, from SE5, SE24 and SE11 postcodes, and some 50 new people per week are joining.

GX also fosters customers of the future through links with local schools. Amy Provan, now 20, vividly remembers a school trip from Lyndhurst Primary over a decade ago to see the old bakery ovens in the basement. For in Victorian times the Gallery was a bakery specialising in fancy cakes. The Schmidt family who owned it had to change their name to Wilson during the First World War when their Brixton branch was surrounded by anti-German protestors.

The Arts are thriving in Camberwell (see November Community Council report) – but Davide feels Southwark Council is much too slow to support the entrepreneurs now moving into the area. He cites his own experience in trying to turn the whole building into a gallery to cater for an increasing clientele. The process of planning permission was so tortuous that the



Above: Davide Mengoli next to the old ovens: Below: the old bakery and shop

financial crisis hit before it was granted and the project was shelved. Davide wants the Council’s active support for arts based businesses. “They really are missing a trick. We have an amazing artistic community here, from artists to media people, actors, designers, photographers. We already have South London Gallery and the White Cube in Southwark but I would like to see more and more galleries so we become a hub.”

Exhibitions at the former Sun and Doves showcased local talent and it was there that Davide first saw Ed Gray’s paintings. “I had an immediate gut feeling about the work. A connection with the characters and situations it depicted.” When GX became Gray’s agent his works were selling for £1,200 to £1,500. His latest, more complex, work in the Gallery’s Autumn 2014 exhibition sold for £25,000 and Huff Post recently described Gray as “London’s modern-day Hogarth.”

The drive to uncover new talent still excites Davide. He has brought in two partners, the Saggart brothers, and developed a new not-for-profit venture, Float Art (<http://www.floatart.co.uk/>) to showcase BA and MA degree show work. Over 3,500 people visited the Bargehouse Float Art exhibition in September 2014, part of the Totally Thames Festival. So in 2015 Davide



will be visiting all the degree shows, from Leeds to Falmouth to spot new talent for Float Art 2015. Why does he do it?

“It is something about the energy and honesty that you get at that stage of an artist’s career. It is a daunting time for them. We can help make a bridge with buyers.”

Marie Staunton

GX Gallery will be showing prints by Peter Blake, Sandra Blow, Barbara Rae, Bruce McLean, Lily Foxwood and others in January 2015.

The Huguenots of Camberwell – Part I

De Crespigny Park, Minet Library and Myatts Fields are all named after Huguenots, French Protestant refugees, who settled in Camberwell in the 17th and 18th centuries.

Milo Warby delves into their history.

“The test of a man’s opinion as a wager.”

The above epigram, noted in the records of the meetings of the 18th century “Camberwell Club”, appears to have served primarily as a challenge to its members. From 1750 onwards, bets were laid on all manner of literary, historical and political topics. While these varied, the stake remained the same: bottles of wine, to be drunk at the club’s quarterly get-togethers.

The Champion de Crespigny brothers (De Crespigny Park), Philip and Claude, were especially active members of the club. Philip won a wager concerning the Lord Mayor, losing one on the progress of ecclesiastical appointments. In 1751, Claude gained a bottle predicting the sex of the royal baby. This form of boozy speculation proved so successful that by 1770, the Camberwell Club had grown and transformed into the “Tiger Club”, based at the Tiger Inn (which has recently been restored) where bets were placed on contemporary events like The American Revolution.

Provincial gentlemen, with a keen interest in politics and enough disposable income to lose wine bottles on a whim, the club’s records show, in the de Crespignys, a family that had settled into English public life. Philip had moved into and developed Champion Lodge on the corner of Love Walk and Denmark Hill in 1741 and by the early 19th century his son was hosting vast garden parties at the mansion, where guests included the future King George IV.

However, the path to prosperity for the de Crespignys had been far more fraught than that of their English neighbours. These were Huguenots, French Protestant refugees from religious persecution who had worked hard to carve out a place in our community. The de Crespignys,

along with the families like the Minets (Minet Library, Myatts Fields) fled France after 1685 after Louis XIV revoked the toleration of Protestants, ordering the destruction of their churches, the closure of Protestant schools and forced conversion to Catholicism. Of all the asylum seekers who have shaped Camberwell, they were among the most successful – using family and social networks, adroitly positioning themselves to fulfil the economic and political needs of the England of the era, enduring xenophobia and giving their name to our streets, parks and public buildings.

Extent of migration

French Protestant immigration was not unusual. What was essentially new was the sheer extent of the migration. It has been estimated that some 40-50,000 French Protestants settled in England in the last few decades of the 17th century. The exiled Huguenot community was characterised by the possession of a range of specialised skills. The “Huguenot professional”, whether at the level of weaver, soldier or banker, could provide key services to English society and the state, provoking approval and resentment in equal measure.

This all occurred during an era of profound change for the English, then British, state. The political crisis that came to a head in the “Glorious Revolution” of 1688 turned an isolated nation, historically opposed to “standing armies”, into a major combatant in a pan-European conflict that would rage, with only one brief pause, for two decades. The wars that set the stage for the controversies over the nature of government were fought primarily to combat the ambitions of a French king and his support of rival claimants to the English throne.

The Huguenot soldiers who filled the British regiments in the ensuing years had no home to return to, relying on the English state for continued service and ultimate reward. There were also tensions in the European nature of the Huguenot diaspora. Foreign merchants might

furnish their adopted home with trade links and possess the wealth and connections to meet the vastly expanded army’s need for supplies, but French Protestants were still “French”, a fact that posed threats, both real and imagined, to the state at war with Louis XIV.

The participation of certain members of the Huguenot community in the political, military and economic tumults of the years 1680-1730 was highly conspicuous.

Dover merchant Isaac Minet’s memoirs reveal intermittent association with the English government and its servants. His family’s ledger books offer glimpses into the exchanges of a web of domestic and European contacts. Relatives, fellow-traders, soldiers, and diplomats all appear in these pages; suggesting developing routes and relationships in an era when England was beginning to become more frequently aware of the continent. The de Crespigny family, in contrast, joined the army. In 1714, Captain Gabriel de Crespigny petitioned Queen Anne for remuneration. His appeal explained

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The Huguenots of Camberwell *Continued from previous page*

that he had served 28 years in the British Army. Wounded during the siege of Namur in 1695, he had transferred in 1702 from the First Foot Guards to George's Regiment and was now in a sorry condition. Recruiting in Wigan, he had met

"with very Barbarius [treatment] from the People who had gathered Themselves together in a tumultuous Manner, to hinder his carrying off his Recruits, and assaulted him with Stones...and been Obligated to an Expensive Journey to the Bath in Order to his Recovery...and is so much in Debt as to be Rendred un"able to Subsist without some speedy Relief."

Eventually successful in his bid for financial support, by 1717, the supposedly battered and debt-ridden de Crespigny was said to have had leave to sell his commission and had settled in London.

Gabriel was in fact Gabriel Champion de Crespigny, the scion of an old noble family from Vierville in Normandy and uncle to Philip and Claude, at this point both still young children. As was characteristic of the Protestant nobility in France, this was a martial family. Gabriel's father (another Claude) transferred from the French to the English army, becoming a colonel. His brother Thomas (father to the Camberwell boys) became a captain, and sole French Protestant officer in his regiment.

Huguenot military service was driven by a combination of professionalism, desire for profit and a distinct religious-ideological perspective. Gabriel became a soldier under James II, yet it was William's arrival that injected energy into pre-existing Huguenot soldiery. Thomas became a cornet aged 25, setting off to subdue Jacobite dissidence in Scotland in 1689, one of 500 French officers who fought, independent of the Huguenot

regiments, with the British Army.

Immediately after the 1 February 1699 Disbandment Act established the army in Ireland, 75 French officers travelled to London to seek naturalisation. Gabriel's name appeared on the resultant bill. Despite opposition in the Commons the Naturalisation Act was passed, symptomatic of the fact that the Lower House could not completely reject the hybrid officer corps that had developed under William. French Protestants' persecution also served to make them a unique foreign group.

Confessional loyalties

Gabriel met the requirements of service, a "Commission as Lieutenant [in] 1691", as well as the specifications for naturalisation: the receiving of the sacrament at a parish church. Long service, a respectable commission and demonstrable subservience to the Church of England were all deemed important qualifications for obtaining the legal status of an Englishman, the last reflecting the still uneasy question of the foreigners' Calvinism. Despite conforming to the more acceptable, Anglican-approved, "Savoy" church of London the de Crespignys still needed to prove their confessional loyalties. To many, these men were strangers whose influence was to be minimised. In the process of drawing up the Naturalization Act of 16 March 1706, in which Thomas and his brother Pierre were included, there was an attempt in the Commons to insert a clause to disable those naturalised from voting in parliamentary elections. It was lost on a narrow division by 86-65 votes, a sign of the tension between support for the persecuted through wars against the persecutor and an anti-alien, isolationist impulse.

The de Crespigny brothers' three decades of service also tells us a lot about the English state at war in Europe. England needed a large,

experienced army, capable of swift regeneration after decimation. Gabriel's petition claimed he had suffered "divers wounds beyond his 1695 injuries at Namur." This was unsurprising given that the wars saw one in every four men killed in each year of service. Thomas received South Sea stock for "clothing, supplies etc" on 15 June 1713, but he had died a year earlier, aged 48. His will, leaving "all my goods present and and to come to my dear wife", was a mere sentence composed in 1704, suggesting his demise came unexpectedly. He had been present in the 1709 Siege of Alicante in which a host of Huguenots were killed after 1,200 gunpowder barrels exploded.

Huguenots had been dependent upon the English state for their repatriation. After peace in 1697, their military community continued to rely on it for remuneration. The officers' long service and professionalism could often not make up for the fact that their refugee, dependent status made it easy not to pay them. Officers in this situation had to supply soldiers out of their own pockets, steadily accumulating debts. In 1709 Gabriel de Crespigny wrote to a superior that his pay had been in arrears for the past decade.

Poor decision

Perhaps Gabriel made a poor decision in choosing his occupation. Military families were low on Gregory King's 1688 league table of professions. Thomas's two sons Philip and Claude followed their uncle Pierre into successful legal careers. In contrast, when Charles, Gabriel's lieutenant son, died in Ireland in 1733, leaving his entire estate to his sister, she wrote to the London family within the year, desperately seeking financial assistance.

To be continued

R K NEWS

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Perk up your park



Dog walkers, gardeners and restorers pose for a photo shoot in Brunswick Park

How to win a Green Flag Award

<http://www.greenflagaward.org/awards/green-flag-award/>

Green flag awards are the benchmark against which parks and green spaces are judged. Southwark and Lambeth do well with 30 awards – but only four are in Camberwell – Brunswick Park, Burgess Park, Myatts Fields and Ruskin Park. Community green spaces can also apply for a community award. Green Flag awards are given to parks that are:

- welcoming with good safe access for all members of the community;
- have safe equipment;
- where dog fouling is dealt with;
- toilets, drinking water, first aid, public telephones are clearly signposted;
- are clean, well maintained:
- sustainable and environmentally sound, eg recycle plant waste and minimise pesticide use;
- conserve wildlife, landscapes and buildings;
- involve the community;
- provide good information to users;
- have a management plan.

Cleopatra and George are King Charles spaniels, petite, charming and in 2009 no match for the attack dogs of Brunswick Park. In those days it was not only dogs who feared going for a walk. Local residents felt intimidated – by the litter, the dog fouled picnic area, dealers selling drugs in the bushes.

Now Brunswick is clean, child and dog friendly. It has a new garden, the annual Scruffs dog show, Summer and Autumn Fetes, Easter Egg Hunts and a Halloween Spooktacular. How did this transformation take place? And could it be repeated elsewhere? According to David Newlands, Cleopatra and George's owner who is now Chair of the Friends of Brunswick Park, the improvements were started by a group of dog walkers and members of the Tenants and Residents Association. And anyone can transform their green space by getting few people together to "care about the area".

The area of Brunswick Park is small (1.6 hectares) ancient (mentioned in the Domesday Book) and historic (named Brunswick Square to mark the marriage of the future King George IV to Caroline,

daughter of the Duke of Brunswick in 1795). It opened as a public park over 100 years ago but by 2009 was "a scruffy unloved dog toilet. Not a nice place to go". So local resident Marlene Collins started the first clean up, organised fellow dog walkers into the Friends of Brunswick Park and applied for Green Flag status. David Newlands remembers trying to get locals involved. "It was hard going, you would talk to 30 people and perhaps two would offer to help."

The Friends got the bushes which screened the drug dealers chopped down, cleaned up the litter and tackled anti-social behaviour. David remembers: "If we spotted anyone doing something they shouldn't we went and talked to them in a friendly non-threatening positive way. If people were vocal in response we did not engage in the whys and wherefores, just reminded them that other people used the park." Eventually footballers started clearing up after their matches and owners put their dogs (mostly) under control.

As Brunswick became "green and safe" it was awarded Green Flag

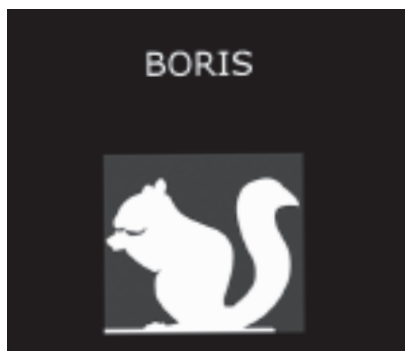
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Perk up your park

Continued from previous page

status in 2011. By that time Radha Burgess, now a local councillor, was Chair of the Friends. The shock of life with a new baby had caused Radha join the Committee. “I used to work and socialise in town, just coming home to sleep. But when I had our first child my world shrank – to the house, local streets and the park. The only thing to do was to get involved locally”.

Radha set up a website www.friendsofbrunswickpark.org.uk and secured the twitter feed [@brunswickpark](https://twitter.com/brunswickpark) which publicised activities like establishing a new garden. Some 30 volunteers came out to plant in the Victorian “gardenesque” manner with perennials like rhododendron which were new introductions 100 years ago. Radha says people join the Friends because they want to help but turn up because it is fun – as the film of the gardenesque planting shows



<http://www.youtube.com/watch?v=G5nTFjbtCzI>.

Paul Highman of Southwark Council’s Parks Department helped not just on the day but in encouraging and supporting bids for Cleaner Greener Safer grants from the Community Council for everything from new railings to insect lodges, a woodland area and a rose garden.

The Friends were a revolving cast of characters who brought fresh skills from the initial dog walkers and gardeners to families keen to

create a vibrant community space. Green fingered Pauline Ladly of the Brunswick Park Tenants and Residents Association chivvied the Friends to form weeding parties who cut back the convolvulus which entwined prickly berberis. Caroline Clark’s graphic design skills and Committee Secretary Catherine Mahoney’s PR brain helped raise the profile of the park. And the park had a celebrity – albino squirrel Boris, named after the Mayor of London. His twitter feed [borisblanco3](https://twitter.com/borisblanco3) gathered followers, many of whom attended his funeral in 2012, when local musician Matthew Davis sang an Ode to Boris. The Parks new symbol is another albino squirrel “Éclair”, who lives in the park and is named after local comedian Jenny Éclair.

Community involvement in the Park continues to increase. Over 600 people follow the park on twitter and there is now a second feed [@friendsbrunpark](https://twitter.com/friendsbrunpark). Last year’s fete

Six steps to spruce up your park

The grey days of January are a perfect time to plan to perk up your park. Former Chair of the Friends Brunswick Park Radha Burgess suggests these simple steps:

1. Decide what you want to achieve – do you want to get more people to use the park, make it a nicer space? Get in touch with Southwark Parks’ Paul Highman to share ideas.
2. Get together a Committee of five or six like minded people, meeting in someone’s house monthly. A good secretary is important. Don’t be too worried if people join your Committee for only a year or two. That is the reality of small community groups. Fresh ideas and skills are always needed.
3. Agree a Constitution. You could use the one on Brunswick Park’s website <http://friendsofbrunswickpark.org.uk/>
4. Raise the profile of the park. Set up a website – Friends of Brunswick used Word Press which is free and easy to use. We paid £13 for a domain name. Use the website to blog. Set up a twitter account. A celebrity like Boris the Squirrel helps.
5. Hold an event in the first three months. You will need 15 to 18 volunteers on the day – as well as help in preparation, eg someone to make 50 toffee apples for Halloween. Make sure that volunteering is fun for everyone, then they will come back again.
6. Get grant applications in. Every September local community groups start applying for Community Council Cleaner Greener Safer Grants. http://www.southwark.gov.uk/info/200256/cleaner_greener_safer/1554/applications. The Metropolitan Gardens Association has a pot of money for plants. English Heritage fund improvements and preservation of a park’s artistic and social heritage.

Have fun!

was the biggest and best; 200 people came, including Southwark's teenage Young Advisers to make young people feel welcome. The Mayor unveiled a new WW1 memorial inscribed on the stump of a tree knocked down in the storm.

This year Jenny Éclair judged the dog show which attracted 60 entries, compared to seven, including Cleopatra and George, when it first started. There was free microchipping from Battersea Cats and Dogs Home, the Dogs Trust, Pets at Home and sponsorship from Haarts the estate agent who call Brunswick "a gem of a park".

Go down to Brunswick any evening around six and you will meet the two King Charles spaniels confidently trotting along as part of the parks daily community dog walk and see footballers, tennis players, joggers ,families and young people enjoying what the Friends call their "lovely little park".

Marie Staunton

*Owners and entrants
at the dog show*



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Home cooking – Vietnamese style

Bin Tamh is hungry, hungry, **HUNGRY!** A frown appears on the two-year-old brow, tears form in the eyes, a tell-tale wobble of the chin... then swiftly, very swiftly, a baguette and steaming beef stew appear. Smiles all round. A now relaxed Grandma orders a bacon roll – unadventurous. But decent bacon in a newly baked baguette, so worth £2.50. For a pound more Mum buys a banh mi – the spiced pork in a baguette with pickle, carrot and chili that is fast becoming a London street food favourite. And Vietnamese coffee in a tin pot that drips slowly into the condensed milk below. Stir and drink thick – the sweetness of the milk taking the edge off the robusta coffee. The French introduced both baguettes and coffee to Vietnam, which is now the world's second largest coffee exporter.

Bin Tamh's beef stew, pho bo, is a bowl of pure comfort. A tried and tested cure for hunger pangs, January blues and mild hangovers. The beef is well marinated, sweet carrots in a thick warm gingery broth topped with a bunch of coriander and served with or without chili. It is in the tradition of home made winter classics throughout the world –

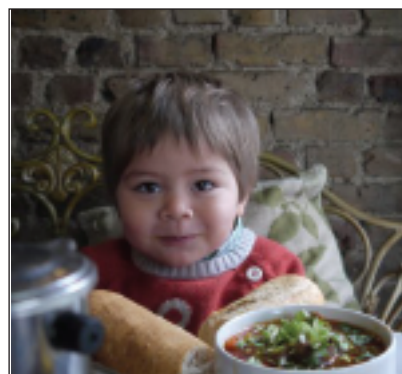


Above: Sonia and Donna;
Right: Bin Tamh gets ready to eat

think hot pot or daube.

But mind you do not miss it – Viet café's cook Sonia makes a large pot every day and when it has gone there is no more until tomorrow. The café is thronged at lunchtime and customers in Camberwell are "very impatient" hence the swift service. It is not only two-year-olds who can do tantrums.

Sonia brought her recipe over from Vietnam in 1981 and it is a family secret (luckily Bin Tamh's Mum, Ngoc, is happy to share her family's recipe – see opposite). Sonia opened Café Viet four years ago and says the secret of its success is "home cooked food, not fatty or oily, and swift service." The service is led by Donna, originally from Albania, who has been with the café since day one "My bit of luck," says Sonia



hugging her. Donna claims to be only half Albanian now: "My digestion is all Vietnamese."

The café opens 8am to 5pm Monday to Friday. "Weekends are for family," says Sonia, who is very proud of her two daughters, the chemist and the musician. To avoid the crowd arrive mid-morning. There are extra tables downstairs and a yard at the back for smokers.

Marie Staunton

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Denmark Hill station still on the funding list

The Society has continued to be in contact with Network Rail about the provision of a second entrance to Denmark Hill station to relieve the current rush hour overcrowding. Network Rail replied as follows:

"We haven't had chance to undertake the business case work yet. We are at the start of our funding control period (2014-2019) and the last few months have been spent establishing priorities for the funding (which is sadly less than what we

hoped for).

"Denmark Hill is on the candidate list for funding, but I cannot provide assurance as to when that will happen. You may be assured that we intend to progress this as fast as the funding and our regulatory processes allow."

We will keep the membership informed of any further developments.

Alex Blacknell

Ngoc's weekend beef noodle soup – pho bo

The noodle soup in Viet Café takes Ngoc back to her childhood. Now she lives in Camberwell but was brought up in Hanoi where stalls selling noodle soup appear on every pavement. Her father-in-law could safely direct visitors to his flat by telling them it was next door to the best pho café in Hanoi – and everyone would know exactly where that was. There were always great pots of steaming broth ready when you passed by. Ngoc, a busy consultant and Mum, starts this soup for the family on Friday night. It is a warming brunch on Saturday – real comfort food.

You will need a deep bowl for each person.

Ingredients for 4 people

1 kilo brisket
 1 oxtail or 5/6lb of marrow bones (Morrisons, Christines and Marsh Produce at the Saturday market all do oxtail but it's worth asking for the bones in advance)
 2 Spanish onions
 Large piece of ginger (the size of your thumb)
 4 tbsp fish sauce
 Salt, pepper to taste
 1 tbsp sugar
 1lb dried rice noodles (the flat ones)*
 2 cinnamon sticks (about 3 inches)
 6 cloves
 5 star anise
 1 tbsp coriander seeds
 2-3 cardamom
(Roast the spices in a frying pan for a minute until fragrant. Then put in a muslin bag and tie. Ngoc uses a teaball/tea infuser.)
 Chillies to taste
 1 bunch basil
 1 bunch spring onions
 Coriander and fresh greens (whatever is around – spring

onions for example)

Bean sprouts

Salt (about 1 tbsp) and pepper to taste

Method

Grill two onions and the piece of ginger for about 15 minutes until they become soft and fragrant. Discard the skin of the ginger if it comes off. Add to bones and brisket in a large pan or pressure cooker. Add about eight pints of water. Simmer for two hours or pressure cook for 30 mins. Skim the scum off the top of the pot. Add cumin, star anise, cinnamon, coriander, cloves in the muslin bag or infuser and fish sauce and simmer gently for 20 mins.

Take out brisket. If it is cooked to your liking and you are using the same day leave it to cool. If not using until the next day plunge it in cold water and refrigerate overnight so it does not go hard.

Leave remaining broth to cool overnight.

Next day strain broth removing bones and scum. Bring broth to a rolling boil.

Cook the noodles separately in a pan with cold water, bring to a boil for five minutes then drain. OR follow packet instructions.

Meanwhile prepare your garnish plate – bean sprouts, basil, greens. Place it proudly in the middle of the table.

Using a slotted spoon fill each bowl ¼ full of noodles.

Slice meat and put on top of noodles. Add chopped coriander, spring onions. Fill each bowl with hot broth.

Encourage everyone to add garnish. Ngoc's family like to add a squeeze of lemon and some chillies.

*For the genuine article try Hiep Phat, 233 Walworth Road, Langdan, in Walworth Road just before the Elephant, or Wing Tai, 13 Electric Avenue Brixton and Aylesham Centre, Rye Lane.



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Roy Brooks

Green Dale – all to play for

Our oldest and most distinguished local football club faces a game of two halves; in one it could lose its ground and revenues – in the second it could secure its highest ever position in the footie hierarchy. The action will kick-off over the coming months, so here is a personal guide to the main players, their relative positions and off-field strengths.

Dulwich Hamlet is the oldest club in the Ryman Isthmian league, having been formed in 1893, playing on different parts of Champion Hill since 1902. Its heyday was in the 1920s and 1930s, when it attracted more than 20,000 spectators. Its success owed much to several players who won international amateur caps, in particular, the legendary Edgar Kail, who was the last amateur to play for the full England team.

In recent seasons under the stewardship of Gavin Rose the club has won promotion to the Ryman Premier and in May just lost out on a chance of promotion to the Conference by one goal.

At the same time as the team could have achieved promotion, it might also have folded and descended to the depths of park football. The financial situation became dire, with its committee and supporters having to find enough dosh to pay the electric bill before a Saturday game could start. Floodlights don't just need another shilling in the meter. The club's total debts had risen to the region of £140,000, when anyone thought to ask.

However, respite arrived in the unlikely shape of Hadley Property Group, a developer of medium to top-end flats. Hadley's chief shareholder is LJ Capital, a private



investment group.

In 2002, King's College sold the stadium to the club for £1.2 million, after planning permission was denied for building on its car park and pitch.

Sami Mudoroglu had set up Dulwich Hamlet Property Development Ltd, (DHPD). This was granted a mortgage of £1.2m from Isle of Man-registered Northfleet Ltd.

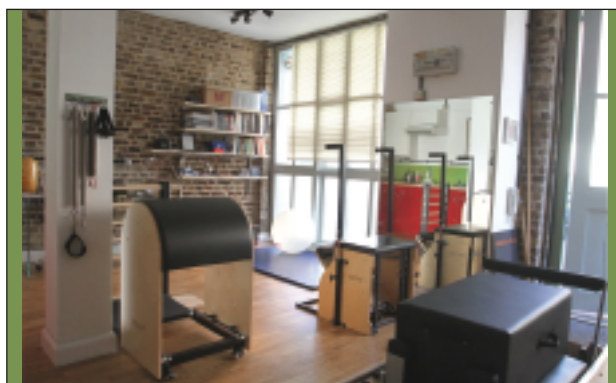
DHPD, after failing to win planning permission for 60 flats, went into liquidation in 2009, owing £5.5million to Northfleet.

Hadley bought it for £5.7million from the administrators in early 2014. It announced a sophisticated plan to construct posh apartments and move Dulwich Hamlet's pitch to the astro-turf part of Green Dale Metropolitan Open Land (MOL) used for five-a-side games. The club has a 21-year lease on Green Dale that expires in spring 2015. Hadley needs to be able to renew the lease, so it

needs to own the club. It has an option to buy – which it will when all debts are disclosed.

The club's football committee eagerly supports Hadley's proposal; but Dulwich Hamlet Supporters Trust board is waiting for more details to emerge. Its main fear is that Hadley could, after appeal, win approval to build its flats on the pitch but it might not succeed in getting permission to construct a stadium that meets League standards on MoL.

The Trust successfully applied for the current pitch to be classified as an Asset of Community Value (ACV) but this was ruled out because the company that owned it was then in administration. The Trust is also aware of a Section 106 Agreement, restricting the current stadium site to recreational, leisure or educational purposes, signed in October 1990 between Southwark Council, Sainsbury's and King's College (the then owners).



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A gift for our archives

Simultaneously, Southwark Council, which owns the freehold, wants to take back the lease and build a municipal park on Green Dale, complete with swings and roundabouts, picnic tables and zip wires, etc.

But local residents and conservation groups, including the newly formed Friends of Green Dale, and Friends of both Dog Kennel Hill Woods and Champion Hill are opposed to a formal park and want to keep it as open space for ecological and wildlife reasons, but with navigable paths and greater access.

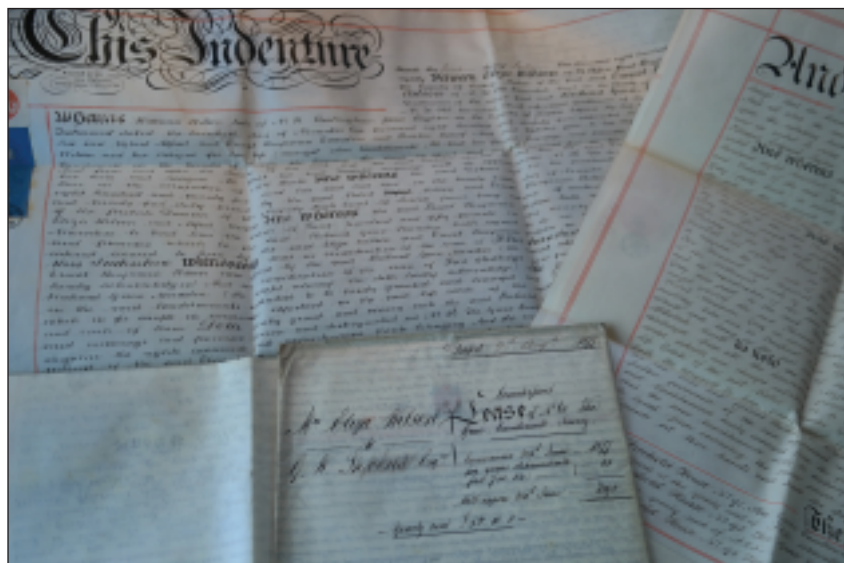
There remains the possibility that Southwark Property might sell the astro-turf area of Green Dale to Hadley. Plus a bit more, for the current pitches are not big enough to accommodate the League's designated stadium size minimum.

Evidence so far suggests Hadley is taking a huge £6million gamble. But before you begin to feel sorry for the firm, if it gets approval for near the top end of the 150 to 200 or so flats it has quoted, in six-story blocks, the land value per unit will be less than £30,000 each. The high risk, high reward principle obviously applies.

This promises to be the biggest development issue in Camberwell and East Dulwich for a long time. If we are to keep an open space on Green Dale and have a suitable stadium where the club can continue to survive and thrive, I can see that compromise will be needed by all sides.

Jonathan Hunt

(Member of Friends of Green Dale, Friends of Dog Kennel Hill Woods and Champion Hill, and Dulwich Hamlet Supporters Trust board)



Three large Victorian hand-written parchment deeds for houses (above) have been donated to the Society archives by Mary Shurman of Highgate who found them in her attic. Her husband was a lawyer, but she has no idea how or why the deeds ended up in their possession as they don't relate to the local area.

The deeds relate to properties in Camberwell – No 56 The Grove (1880), No 60 The Grove (1877) and Nos 91, 93 and 95 Camberwell Grove (1884).

They were passed to the Society's chair, Nick Holt, by Marc Haynes, an archivist at the Highgate Literary and Scientific Institution.

We are grateful to Mary Shurman for donating them to us.

The Christmas Party

We would like to thank those members who donated prizes and provided food as well as all the staff at the Crooked Well.

We would also like to thank the following traders and organisations who so generously donated prizes.

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A cheque for £435.00 was handed over to last year's Charity of the Year, the Camberwell Arts Festival.

This year the Society has chosen the Secret Garden on the D'Eynsford Estate and and the Stanswood Garden Project.

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Arts, charts and housing starts

The arts in Camberwell is now a major success story and growth area, councillors and officers told the October Community Council. Priorities for the borough are funding new projects, developing new arts spaces, and wide consultation on local arts development. See http://www.southwark.gov.uk/info/20006/arts_in_southwark.

Nick Gorse, Dean of Camberwell College of Arts, spoke of Camberwell's emerging and evolving cultural landscape and the high number of students who remain in the area and continue to work in the arts after graduation. The College has ambitious plans to redevelop the College campus – opening up the inner College green to the public, improving disabled access, and completely re-inventing the street space of the building which currently is an “off-putting and ill-designed mess”.

The College's annual July festival will continue. Every year the College is thrown open to everyone, particularly children, to try out any of the painting, ceramic, and other activities.

The Blue Elephant Theatre pitched its contribution to local community engagement, including a youth theatre. Last year it brought theatre to over 1,200 local people

who otherwise would not have enjoyed this experience. The prospects of Camberwell Arts week are worrying, with grants now cut, and they made a plea for support to continue next year.

Cuts to local government funding are hitting the poorest English authorities like Southwark much harder than those in leafy rural areas. This means the borough has to make savings of around £70million over the next three years. Difficult decisions will have to be made, and it was reported that various consultation exercises will be held as budgets are set over this period. Notwithstanding these problems, new social housing is also now to be built in the borough – 11,000 new homes – and the process of consultation about where to build them will start in January.

Women's Safety

A major initiative to address women's safety is being launched. Camberwell has been deemed an “alcohol saturation point” for public safety purposes, so more control can be exercised over licensees in the area. A “Women's Safety Charter” is being developed and implemented, with the aim of tackling violence and abuse of women and girls in the area, and making the streets safer. This four-year programme will hold on-line

and focus group consultation with women and girls, work with licensees locally to get their support and commitment to practical support, take action on domestic violence, and hold outreach events.

Power points

And the charts? Many presenters to the Community Council bring along carefully prepared Powerpoint presentations to help illustrate their talks. Laudable, indeed, but most often illegible due to the density of small text read at a distance, and the off-centre angle of the Heath Robinson contraption which doubles as the “screen”, perched precariously on a random trestle table.

All unfortunate, but the former could easily be solved by mandating the use of pictures and no more than 12 words in 48 point font on any one page. One councillor boldly announced, in reply to a question, that they had a hot line to the top management in Google. Maybe, in that case, some such high tec company could be persuaded to donate a second- (or third-) hand bit of decent presentation kit to the Community Council, so we can all enjoy the fruits of the presenters' hard work.

J A Provan

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TU BE or not TU BE

Waving their TU BE or not TU BE banner PECT (Camberwell and Peckham Tube Group) members challenged councillors to back the Camberwell option for a Bakerloo extension. At a packed November Community Council meeting Camberwell Society's Alex Blacknell argued that the Tube is necessary to deal with congestion and improve the health and wealth of the borough. Camberwell is high density (130 people per hectare compared to 99.9 elsewhere in the borough), the buses are packed, and Denmark Hill station overcrowded at rush hours.

Good transport will expand employment in the area, which has twice the national average of people on job seekers allowance. Over 12,500 staff at King's, Maudsley and the Institute of Psychiatry need good links, not least to commute to the hospital's other sites. Growth of these major employers and institutions such as the Art College and Ortus (the latter attracts 3,000-5,000 visitors a month and growing) requires good infrastructure.

Council officers said that over 20,000 vehicles a day go through the junction at the centre of Camberwell and every year 120 to 130 people die prematurely in the borough because of poor air quality.

In response Councillor Mark Williams said the Council was pressing for the reopening of Camberwell station and backed both the Old Kent Road and Camberwell Options for the Bakerloo Line extension.

But is that achievable? The briefing from Steve Kearns from Transport for London (TfL) was realistic and sobering. Transport across London is under strain due to aging infrastructure (some Tube lines are 150 years old), increasing population (after a dip in the 1970s London population is back to post-war levels of eight million and heading to ten million by the mid 2020s) and decreasing car ownership. Passengers on the Overground, for example, have increased by 400% since the line was taken over by TfL in 2007. Road safety is a problem – London



PECT (Camberwell and Peckham Tube Group) members gather on the Green

had 12 deaths of cyclists in road accidents last year while Paris and Berlin had none.

In this context both Tube options give a good return – a benefit to cost ratio of 3-to-1 (better than comparative investments – the Cross Rail ratio was nearer 2-to-1). The Old Kent Road option scores highly as it would create jobs and economic development; Camberwell because of time and opportunities presently lost through congestion. But both are costly – £2 to £3 billion per option. TFL's budget is being cut and the Department for Transport asks it to look at the private sector rather than the public purse for investment. The Northern Line extension to Battersea, due to open in 2019, was only possible because of investment from the redevelopment of Battersea Power Station.

Pressing for both Bakerloo Line extension options brings a technical difficulty – a junction which would be difficult to manage, slowing the trains. Thameslink is unlikely to agree to open Camberwell station because, as a commercial company, it makes its money from long-distance commuters who would be disadvantaged by even a short stop at Camberwell which would produce comparatively little revenue.

Despite forceful backing from Councillor Ian Wingfield it was clear that the Council is not about to favour Camberwell over the Old Kent Road option. A petition for the Camberwell option, which already

had 3,000 signatures, was circulated and demonstrations on the Green planned.

TFL promised to look into the Youth Council's complaint about delays on the 484 route which was causing pupils to be late for school. One man's special plea for reduction of traffic in Camberwell Grove was challenged by other residents who said their streets were just as bad. Council officers confirmed that the cross river tram plan had been dropped.

Discussion turned to the proposals, now finally agreed and funded by TfL, to improve the Camberwell Green junction, for example by extending the pavements, and proceed with pocket spaces, first at Datchelor Place, then Artichoke Place. The new library and remodelling of the Green to move the play area nearer to it and the market next to Camberwell Church Street are due for completion in spring.

Workshops were held on parks and green spaces, including mini parks on Southampton way; cycling, including a safe route through Camberwell to Dulwich, the Southwark spine route from Blackfriars across the Borough; and a vision for the town centre. One proposal is to approach the developers to revamp Butterfly Walk and suggestions were made to improve seating, attract more small businesses and move the market to Wren Road.

Marie Staunton

The Society comments on planning applications

The Society looks at all planning applications within the SE5 area and advises the relevant planning authority that we object, support or have no objection to an application where we have decided to comment.

Owing to the limited space we can only print a selection of the Society's comments.

Our comments are also on our website at www.camberwellsociety.org.uk

150 Benhill Road, London SE5

Erection of pitched mansard roof extension with dormer window to the rear elevation, roof light to front roof slope and the raising of the existing brick chimney to provide additional living accommodation.

The Camberwell society supports this application. The design is reasonably discreet and well planned. The wall with timber cladding on the rear elevation would be better surfaced with a more in keeping material like original brick.

193 Camberwell Grove SE5

Proposed refurbishment and restoration of building including new proposed openings internally and general refurbishment including reinstatement of damaged/missing features. Replacement of necessary windows and extension of openings to rear to convert to new French doors. Proposed rear glass link and new extension to rear.

Some of the internal alterations seem to be change for the sake of change.

At lower ground floor the changes are more fundamental in opening through main structural walls and including engineer's preliminary details to justify this as part of the application. The reasoning seems to be to make the most of the garden aspect.

The bizarre element of all this is then to juxtapose (a corridor link to) an angled rear extension looking back at the house for the opened up rear elevation at lower ground floor to look out at. One might understand if by angling this extension in this way this was to catch the sunshine but three stories down behind the

building this is hardly going to be the case.

This seems extension to be an inappropriate addition to this listed building.

The Camberwell Society objects to the proposed extension but does not object to the internal rearrangement, refurbishment and replacement of damaged/missing features.

36 Camberwell Road, SE5

Conversion of existing four-bed flat occupying the first, second and third floor to create two one-bed flats and associated erection of a four-storey stairwell extension to the rear elevation and insertion of first floor window in the existing north flank wall.

The proposal seems fair enough in this location unsuitable for the existing family type unit. The internal layout is strange in that the second floor is split between upper and lower units as the bedroom for each to make up the required flat areas of 51sqm more than a single floor area is required. This means the first floor kitchen has a staircase rising to the second floor front bedroom. In terms of fire precautions/means of escape this needs to be resolved but this is a Building Control matter rather than Planning.

The external alterations are acceptable with the common staircase alteration being a simple modern addition lost in the rear yard area and an added side window facing the alleyway between buildings (that some will remember as the access to "the Marble Factory" before redevelopment of the site to the rear as the live work units).

The Society raises no objection.

6 Champion Grove SE5

Erection of two-storey side and rear extension to provide additional accommodation.

This proposal for a substantial extension does seem to fit within the previous alterations completed on Champion Grove's regency houses. The stark contemporary design which has been designed to be off-set from

the existing will help read the periods of architecture and will contribute to the rich past of this little "architecture square".

139, Grove Lane SE5

Demolition of existing garage and erection of a two-storey two-bedroom house with bicycle storage, off street car parking, garden pool and solar panels on the roof.

This replacement of an old garage giving onto Stories Mews with a contemporary two-storey dwelling is welcomed by the Society. It's a discreet, low profile and introspective house with clever privacy solutions. This little two-bedroom house will fit well within its context.

However, we regret that there has not been more details of the palette of proposed materials.

59 Ivanhoe Road SE5

Erection of single storey side extension to provide additional residential accommodation.

The Camberwell Society objects to this design. The structure of this proposed side extension is unnecessarily tall. If the point of access to the kitchen was changed the boundary wall would not need to be as high.

96 Lilford Road London SE5

Retention of existing ground floor rear and side extension, and first floor rear extension, together with Juliet balcony.

The scheme appears to be the rebuild of a former rear extension to this end of terrace house abutting the railway. The proposal reflects the original design while extending a little further. The proposal makes a much more rational internal layout while externally in sympathy with the original appearance.

The two-storey part of the extension is set away from both boundaries plus a typical single storey lean-to side infill for about half the length of the two storey rear extension on the non railway side at ground floor with roof pitch meeting the boundary at the lowest point of the slope.

The Society has no objection.

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The Camberwell Society is the recognised amenity society for those living, working or interested in Camberwell.