
CAMBERWELL QUARTERLY

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



From public house to artist's studio – p6

The mustard seed effect – p9
Tracing the history of St Giles Churchyard since 1717 – p12

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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, 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.

Forthcoming Events AGM

Date and venue to be advised
Open Gardens Day
Sunday, 4 June

Visit us on Facebook

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

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 23 April, 3pm, *AGM*; 3.30pm
Sydenham Hill Woods. Meet at
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

St Giles, Friends of

16 Sears Street, SE5 7JL
robertcope@hotmail.co

Wells Way Triangle Residents Association

Andrew Osborne
WWTRACamberwell@gmail.com



Cover: *Insecticides* by Mat Collishaw.
How is it achieved? (See page 6.)

We try to make Camberwell a better place to live and work

I am often asked the question, "What does the Camberwell Society actually do?"

Well, the Society works closely with other stakeholders with an interest in making Camberwell a better place to live and work. For example, in the last few months we have joined forces with representatives of the Herne Hill and Dulwich Societies to engage with Govia Thameslink Railways about conditions at Denmark Hill station, and the urgent need for a second entrance and exit. Although things seem to move at a glacial pace, we are confident that our efforts, with those of others, will have a result.

We also engage with local politicians – Southwark's councillors are always willing to listen to our views, and to help and assist where possible. Recently we also met with Florence Eshalomi, the member of the London Assembly for Lambeth and Southwark. Florence has responsibility for transport matters (among other things) and so Denmark Hill station and the reopening of Camberwell Station are high on her agenda. We were also able to raise with her issues such as the levels of noise in the roads surrounding the many bus garages that are located in Camberwell.

TfL does seem to exercise a considerable amount of power when it comes to traffic matters in and around Camberwell, with the result



that their wish to see traffic on major through routes flowing freely often directly goes against the wishes of local residents when faced with increasing traffic on residential roads. I suspect that this is a battle that has a long way to run.

Our planning committee is also reviewing and commenting on the draft of the new Southwark Plan. This is an important document that will effectively set the tone for the future development and redevelopment of the Camberwell town centre. We hope to cover this in more detail in a future issue of the *Quarterly*.

To other matters. The Camberwell Society now has a Facebook page. Do look at it if you are a user of Facebook; we will make more use of it in the future as a means of communicating with members and potential members. We will also be looking at ways of revitalising our website – if any member would like to get involved with this can they

please let me know.

We will be holding our Annual General Meeting in May. The precise date and venue will be advised nearer the time. If you have an interest in the Society and would be interested in joining the Executive Committee, then do get in touch. We are always on the look-out for people wanting to help, be it with matters such as planning, or the organisation of events such as the Christmas party or Open Gardens Day.

Open Gardens Day this year will take place on Sunday 4 June. This is always an enjoyable afternoon and a chance for members to visit what are usually hidden gardens in and around Camberwell. If you are interested in opening your garden for a few hours that Sunday afternoon then please let me know.

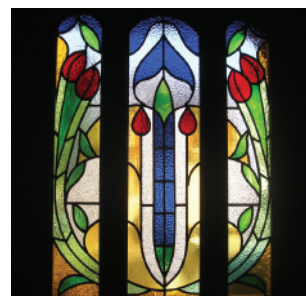
Nick Holt

nick.holt.camberwellsoc@gmail.com

VACANCY: CHAIR OF TRUSTEES

of a small Camberwell charity working with adults with learning disabilities. Based at Trinity College Centre, SE15 6EF. You will be responsible for the oversight and governance of the charity – managing two part time staff and chairing nine meetings per annum. Voluntary basis, expenses covered. Starting by June 2017. For an information pack or to apply please contact Tom by emailing stgeorgespopin@gmail.com

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From Peckham to Hollywood

“It is a hard life. But for some young people there is no choice. Performing is their vocation”. Sitting in the light drenched dance studio of the new Theatre Peckham, Artistic Director Teresa Early reflects on the talent and resilience that makes pupils succeed, as did *Star Wars* lead actor John Boyega who was a pupil here.

The company's new £2.47m building in Havil Street opened in October 2016. Its multi-purpose foyer and café, 200-seat theatre, two studios and office space are a vast improvement on Theatre Peckham's home since 1991 – the old Havil Street Civic Hall. That brick building with its pitched roof and dormer windows was full of character, but too small. It was often crammed with eager students whose parents would jam the corridor queuing for the end-of-term performance.

But the Civic Hall was a step up from St Luke's Church Hall on the North Peckham Estate, where Teresa founded what was then called New Peckham Varieties in 1985. Why a performing arts school? “As a mum with three children, I could see there was no place for dance, drama, voice in the area.” Teresa is a former dancer (“ballet in Richard Tauber-type musicals – nothing you would



Teresa Early, founder and Artistic Director of Theatre Peckham in the new Dance classroom

recognise now”) and a Guildhall graduate. Living in Peckham, she knew the needs of the local community. She taught English and drama at Crofton and John Donne schools and at local nurseries. The school started with one pupil,

Cassandra, who became a singer. Now over 400 attend sessions.

The new building just behind the Old Town Hall on Peckham Road easily accommodates this number of pupils. It was built and paid for by Alumno Developments as part of a

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.

East Dulwich 020 8299 3021
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roybrooks.co.uk

Roy Brooks

Section 106 planning gain agreement which granted Alumno permission to turn the Town Hall into student accommodation, artists' studios and a café.

The Theatre Peckham building is by architects Jestico and Whiles. Charcoal Blue designed the theatre and studios. The modern facilities enable pupils to gain an advanced technical grounding with better space for learning, for performances (a show by alumni is planned for the summer) and room to devise new creative productions.

Theatre Peckham caters for children as young as three with dance classes. They start drama at age five, voice at eight and theatre school from nine to 14. Students sit Trinity Guildhall exams; they can take a B Tec at 14 and 16 and many graduates gain experience by helping out as classroom assistants. Graduates from a recent cohort are now working variously as radio presenters, in graphic art, on a National Theatre apprenticeship, as the RSC's youngest chief electrician, as technicians at the Royal Court; others are continuing their training at the Royal Central School of Speech and Drama and De Montfort University.

Theatre Peckham provides more than career opportunities. Its training supports pupils' academic learning.

Teresa says "We teach speech – for pupils with strong south London accents, who do not recognise the phonetic sounds used when they are taught to read, this is very helpful." This builds self-confidence. It is an

For £5 per month you get invited to all performances

alternative to gangs and anti-social behaviour.

But running the new space is expensive. Pupils are mainly local; many parents struggle to meet the fees, which are pitched at half the rate of commercial performing arts schools. And fee income only covers one-eighth of outgoings.

Theatre Peckham relies on grants, from the Arts Council, from Foundations, and crucially on community support. Its deep community links were apparent earlier this year when the Camberwell Community Council met there. In the auditorium, the stage spotlights were trained on the new Borough Police Commander as he answered questions on investigations

into recent murders and anti-social behaviour on the Green. In the foyer, the local Citizens Advice Bureau, cycle campaigners, planners and local befriending services all manned stalls. Teresa and her four staff were clearly well known to the local residents milling around. But why is the new building called Theatre Peckham when it is in Camberwell? "We don't do postcode war," she says diplomatically.

The Theatre hopes to raise revenue from hiring out its spaces for meetings. And it is launching a local supporters group – for £5 per month, you get invited to all performances – performers need the encouragement of an audience. National Theatre Live and other screenings in the auditorium will soon start to attract locals into the building for a West End show and a glass of wine.

John Boyega, soon to star in *Woyzeck* at the Old Vic, is back as a patron of Theatre Peckham where he trained from age nine to 16. He heads a campaign to get donors to sponsor seats. He says, "I admire Theatre Peckham's continued mission to increase diversity in the creative industries, inspiring young people like myself to be the change we want to see in this industry."

Marie Staunton

Theatre Peckham's new building in Havil Street has a 200-seat theatre, dedicated rehearsal spaces, café and offices

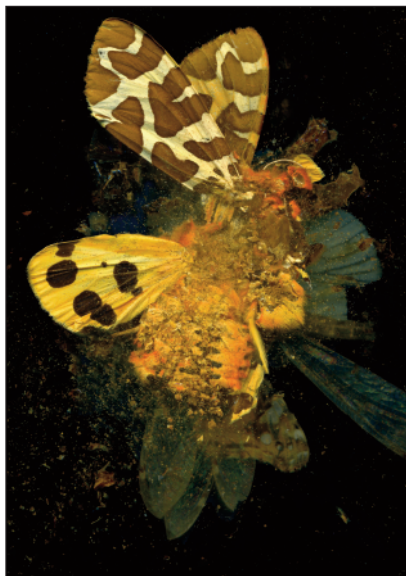


From public house to artist's home and studio

Mat Collishaw, who was born in Nottingham in 1966, lived and worked in Hackney for more than 20 years, first in Shoreditch and latterly in Dalston as rising rents drove him further north. He had no wish to leave the area, but when he decided that he'd had enough of renting and needed a permanent home, ideally with space for a studio as well, the kind of property he was looking for in Hackney had become too expensive.

It was his son's girlfriend who spotted the vacant King William IV pub in Camberwell on a property website, and suggested that he take a look. Mat immediately recognised the pub as the one he used to frequent when he was a student at Goldsmith's College in the 1980s, when Goldsmith's art department occupied an annexe close to Myatt's Fields Park. It was pure serendipity that the pub was for sale just at the right moment, and at a price he could afford.

The Truman Brewery closed the King William in 1998 and sold the building to a media business, and for several years it was hired out as a photographic studio for fashion and advertising shoots. The interior had been trashed, but after a couple of months spent stripping, cleaning and renovating, Mat, his son and his partner Polly said goodbye to Hackney and moved to Camberwell in April 2011. The King William was designed by AE Sewell (1872-1946), the chief architect for the Truman Brewery, several of whose public houses are listed by Historic England. Built in 1932, it provides spacious living quarters on two floors, while the Lounge and Public



Mat's images of butterflies are made by scanning actual insects which are purchased on e-Bay

bars have been opened up to create a large L shaped work space. There is also a roof garden ("unfortunately colonised by pigeons", Mat says ruefully) and a basement where once the beer barrels would have been stored. Polly, who is a taxidermist, uses the basement for casting, and Mat has been doing wet collodion photography (a 19th century process) down there. He also has a small darkroom where he exposes the plates before taking them up to the studio. All in all, the King William provides the ideal solution to his work/life requirements. "Although Camberwell wasn't where I wanted to go back to," said Mat, "now I love it."

Mat Collishaw is a key figure in the generation of artists who emerged from Goldsmiths College of Art in the 1980s. He participated in *Freeze*, the historic show in an empty

London Port Authority building in Docklands in 1988, organised by Damien Hirst (with a little help from his friends) while he was a student. Charles Saatchi visited the exhibition and purchased *Bullet Wound*, a work by Collishaw which has since become infamous, establishing him as the yBa whose work was unashamedly transgressive. He was even labelled "the nastiest of the young British artists" by an unfriendly critic – meaning the work not the man. The yBa phenomenon has passed into art history and Mat now has work in the Tate, the Musée National d'Art Moderne, Paris and several other public collections. He gets a lot of his ideas from art history. References to 16th and 17th century painting and sculpture are evident in much of his work of the last 15 years and it's no surprise that it finds an appreciative audience in Italy, where he has had shows in several cities, including Bologna and Naples. The beautiful zoetrope, *Wheel of Life*, exhibited in the Galleria Borghese in Rome, shows tumbling, flailing figures at the mercy of the Gods, like a scene from Dante's Inferno.

Mat's major exhibition at the New Art Gallery Walsall in 2015 was critically acclaimed and attracted 65,000 visitors, a record for the gallery. He is currently preparing for a show in April at his London gallery, Blain Southern in Hanover Square, and in May his ambitious installation *Thresholds* will premiere at Photo London before going on a national tour. He describes this as "a trip back in time to the birth of photography", using the latest virtual reality (VR) technology. "Virtual reality is finally

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The beautiful zoetrope, Wheel of Life, exhibited in the Galleria Borghese in Rome, shows tumbling, flailing figures at the mercy of the Gods, like a scene from Dante's Inferno

emerging as an accessible medium. I am creating an experience that will take us back to the birth of photography, the medium that spawned all subsequent image-based technological innovations. The installation will place you inside the 1839 exhibition (at King Edward's Grammar School in Birmingham) where you will see the artefacts and touch the cases that housed them. This is a relatively untapped area of VR and one that makes for a uniquely uncanny experience." *Thresholds* is being developed with the assistance of photographic historians as well as VR technicians and designers.

I expected to find a lot of photographic equipment in Mat's studio, but to my surprise he does not always use a camera. Although some of his earlier works, such as the *Last Meal* series, are photographic, his images of butterflies, such as the one illustrated, are made by scanning actual insects (purchased on e-Bay and delivered wrapped in origami-like waxed paper envelopes)

on a flatbed high resolution scanner. When he achieves a result that satisfies him, the digital image is sent from his computer to a photo laboratory in Germany for printing.

Ranged along one wall of the studio are several small oils of British garden birds depicted against grimy urban backgrounds, painted in a photo-realist style. These will be in his show at Blain Southern, which will also include a spectral image of the Major Oak, an ancient tree that stands in Sherwood Forest, Nottingham, where Collishaw grew up, using a laser scanner to create an image of the tree that appears to float in the gallery space, slowly rotating as if it were about to vanish into the underworld.

Although several of his contemporaries, such as Gillian Wearing and Tracy Emin, are Royal Academicians, Collishaw has not yet been elected to that now fashionable institution. Despite his – to me wholly admirable – belief in the importance of art history and even of drawing with pencil and paper,

perhaps an air of danger still clings to an artist who has challenged conventional morality in his work. Whether or not he'd like to join that club, he talks admiringly of the fact that HTC, a Taiwanese electronics company, is funding a virtual reality course, not at Chelsea, not at Central Saint Martins, but the RA Schools in Piccadilly.

Going back to the beginning, the King William is the finest example of 20th century pub architecture in Camberwell. This was a grand pub before the Second World War, but its somewhat isolated position on a main road, together with its lack of a kitchen and outdoor space, meant that by the 1980s its clientele, as both Mat and I remember it, was reduced to students, old men and local crims, despite its very middle-class Irish landlord, who sent his sons to private schools. Now it is home to an artist, his partner, new baby son and two dogs. It's a happy ending for all concerned.

Angela Weight

Table tennis therapy for Alzheimer's?

The numbers of those affected by Alzheimer's is rising (over one million in the UK by 2025), and the cost of treating the disease is mounting (currently over £26 billion annually in the UK).

The BAT Foundation, in collaboration with the specialist neuroscience team at King's College's Institute of Psychiatry, Psychology and Neuroscience (www.batfoundation.com) is investigating the benefits that table tennis can have on those living with Alzheimer's.

BAT is looking for patients to join its study, which consists of 32 volunteers, all with early stage or mild Alzheimer's, who will be divided into two groups. The first group will take part in specialised table tennis sessions and the other will be living as normal, all for a 10-week period.

Volunteers will take part in MRI scans and other simple cognitive tests and well-being questionnaires at the beginning and end of the study. BAT will also conduct interviews as part

of a wider anecdotal case study to accompany the formal research.

Table tennis is a fast moving, low impact, social activity, which can be played by anyone regardless of age or ability – you don't even need to be able to stand to enjoy the game.

It involves physical exercise, sustained attention, and the development of visual spatial skills and has the ability to improve hand-eye coordination, develop fine motor skills, increase upper body strength, better core balance, and increase brain blood flow to the hippocampus, a region of the brain affected by Alzheimer's disease and important for memory.

BAT's research will investigate exactly what is going on inside the brain of those with on-set Alzheimer's and analyse the potential benefits that playing table tennis could have on reversing and even preventing the disease's development.

If you're over 50, have or know someone with on-set or mild Alzheimer's, can commit to the studies for 10 weeks; please get in touch for a chat with Jenny, on tel: 07504 150272 or email at Jennifer.Zinser@kcl.ac.uk.



Could table tennis have benefits for those living with Alzheimer's? King's College London and BAT are recruiting volunteers for a research programme

At home in Camberwell



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roybrooks.co.uk

Roy Brooks

The mustard seed effect

Liz Sibthorpe was intrigued by a mound of earth in the garden so she took a closer look and revealed a poignant part of Camberwell's history. Her account of what she found earned her joint first prize in the Mary Boast History competition.

A piece of cutlery, a dirt-encrusted mustard spoon on top of a pile of soil was the start of a search for something much bigger. I could not have guessed what that find would lead to and how much local history I would discover.

The mustard spoon was like the minute seed of mustard which grows into a tall plant, found in the Bible story in Luke Chapter 13. The initial excitement of finding the little spoon led into a methodical search for other artefacts and those objects led me on to some amateur research into the history of Alfred House Academy and Camberwell House Lunatic Asylum.

One warm evening in June 2011, a few months after I moved to a flat in Mistral House on Sceaux Gardens Estate, Camberwell, I was picking mulberries. The two ancient black mulberry trees plus a black walnut tree seemed to be the main treasures in the overgrown garden behind Mistral House. I circled the mulberry tree nearest to the back of East House; originally called Alfred House Academy and then the Royal Naval School. I noticed a mound of soil near an open drain cover. The drain was close to the abandoned black and white building adjoining



The pile of soil next to the black and white building is where it all began

Central House. The excavation had been carried out by Alumno Developers, the company that were going to re-develop Central House and East House for the University of the Arts London as student accommodation. On top of the pile of earth lay the mustard spoon. Picking it up and brushing off the dirt I saw the letters "CH" stamped on the handle. I discovered later that these were the initials of Camberwell House.

This little spoon, 7cm long, was the beginning of my research into the daily life of those who lived and worked in Camberwell House Lunatic Asylum.

Having a love of fossil hunting I was eager to find more treasures. I used a hand trowel to systematically dig through the pile. It wasn't long before I found an old penny, some fragments of pottery and then what seemed to be a wedding ring. I returned to the pile over the following days and found many other

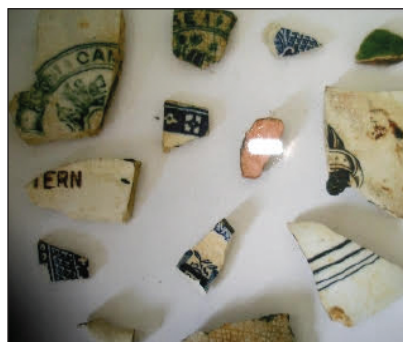
small items. I took care to gently clean and photograph the finds.

I had no previous knowledge of the history of the buildings on the far side of Mistral Garden. I did know that the Town Hall was still in use and Central House and East House were Council offices. In the Camberwell Library I found and bought Mary Boast's book *The Story of Camberwell*. I began to look up references to Camberwell House in history books and on the internet. I learnt that Camberwell House had been a psychiatric hospital called Camberwell House Lunatic Asylum.

Each time I dug I found more small items of interest. I was puzzled by the fact that some of the metal objects appeared to be fire damaged and wondered why so many and such disparate items came to be in one place? It was many months later that I read that in the Second World War high explosive bombs had been

Continued on next page

Left to right: The mustard spoon and other items of cutlery stamped CH or Camberwell House; pieces of pottery including part of Camberwell House name and crest; three wedding bands and a signet ring



The mustard seed effect

Continued from previous page

dropped in the grounds of Camberwell House and that probably resulted in fires which may have destroyed part of a building and the rooms where these objects were stored. Perhaps the objects dropped down below floor level and got into the drains, then over the decades they may have been swept along until jammed together they caused a blockage.

My digging was nearly curtailed when, after a week or two, a metal fence was erected around the area. I avoided the daytime, when workers were around, and slipped between fencing panels late in the evening to continue to sift through the lower level of the pile of soil. One evening I was surprised by the security guard. I held up the half a crown coin that I had just unearthed. He smiled and went back inside. I finished my digging within a day or so of that event.

As the months went by I discovered more of the history of East and Central House (30-35 Peckham Road) by visiting the Local History Archives in the John Harvard Library.

Alfred House Academy, now called East House, was opened by Dr Nicolas Wanoostrocht (1816 – 1899). He founded the school in 1795, choosing the site because of the convenience of coaches passing hourly in and out of London. The school continued on this site until 1832 when it moved to Blackheath. Then the buildings were taken over by the Royal Naval School until it moved to its new site in Lewisham Way, now Goldsmiths' College. In

1846 the buildings were taken over for the use of Camberwell House Lunatic Asylum. In the Local History Archive Section of John Harvard Library there are a number of pamphlets and documents relating to the school, its pupils, curriculum and prize giving days.

Camberwell House opened in 1846. John Hayball Paul (1816-1899) was the medical superintendent from its opening until 1899. The Asylum

Why so many disparate items in one place?

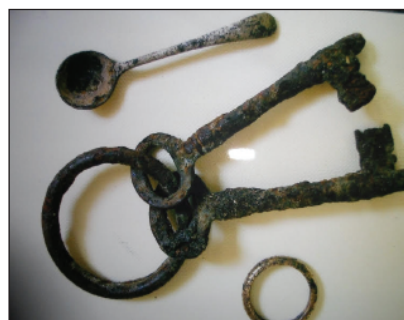
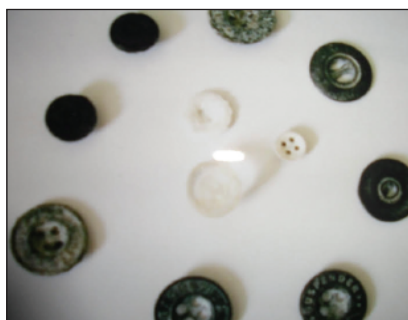
was a Metropolitan Licenced House. The proprietors were Aubin & Co; Mr Paul, Mr F G Aubin and Mr Alfred Richards. It was the last asylum to be given a licence to house paupers. It consisted of three large houses which had been built in 1790. Alfred House (30 and 32 Peckham Road) was the main building. The hospital could accommodate 70 male and 80 female paupers plus 12 private male patients. Local residents objected on the grounds that the space was insufficient for such large numbers and that it was overlooked by two private dwellings and the workhouse on the corner of Havil Street. The grounds were vast and more like the park of a country house. By 1859 there were 318 patients; 247 paupers and 71 private patients. The patients were kept busy with work in the 20 acres of grounds and unusually, for the time, both sexes were allowed to mix together outdoors. The hospital was forward

thinking. Concerts and other performances were held and patients were given an annual seaside holiday. By 1878 it was the largest asylum in London and the proprietors built several cottages in the grounds where some patients could experience a degree of independence. By the late 1800s Camberwell Lunatic Asylum had expanded into the Georgian houses on the south side of Peckham Road. It grew in numbers and practised advanced methods, including shock treatment, insulin treatment and occupational therapy. When the NHS was established in 1948 the hospital remained independent until its closure in 1955 when London Borough of Southwark bought the buildings and land and Sceaux Gardens Estate was built.

Gradually I made connections between Camberwell House Lunatic Asylum and the objects I found. I may not have reached the correct conclusions but I think the items have given me some insight into the daily life of patients and staff. The finds fall into two categories; domestic and leisure.

The domestic items include several small buttons. There is a pearl button, a cloth covered button which may have come from a nurse's uniform and suspender buttons marked 'Suspender' or 'Excelsior'. One theory that I have read suggested that suspender straps and buttons were confiscated from women psychiatric patients to help prevent suicide attempts. However it could be that the buttons were stored in the Housekeeper's room ready for sewing repairs. There was also a thimble. I found one large glass medical syringe and a number of

Left to right: A collection of buttons including suspender buttons and a minute cloth-covered button; Macleans toothpaste tube and caps; keys on a ring



metal caps from toothpaste tubes, marked with the brand name Macleans. These were perhaps stored in a medical room or cupboard.

The rings, several plain wedding bands and one signet ring appeared to be made of inexpensive metal. They too may have been removed for patients' safety or perhaps left in store after their owners had died. I suggest this because, on average, pauper patients did not survive many months in Camberwell House. They were already physically weak on admission.

I found quite a collection of front and back plates from padlocks. The padlocks, 4cm wide, are identical; slightly rusty and a little blackened by fire. These could have been attached to individual lockers or boxes and used for patients' belongings. The 9cm wooden handled pocket knife with a brass end may have been in safe storage too. There were "old money" coins. Of the coins which are readable, the dates range from 1862-1928. There was a half a crown, shilling, silver sixpence, a few pennies, halfpennies and farthings. Over the five years that I have lived in Mistral I have found other old coins across Mistral Garden, dropped by patients, or lost by residents of Sceaux Gardens Estate.

Clay pipe stems and broken bowls were amongst the finds in the pile of soil. The oldest, having small bowls, would have dated back to the 1700s-1800s. The 20th century pipe bowls, up to the 1950s, are larger because tobacco had decreased in price and became more readily available.

A couple of years after my initial

search another area of Mistral Garden was dug up and I found many more pipe fragments and several oyster shells. Oysters were a cheap and popular food for many centuries in London. These finds were closer to East House, formerly Alfred House Academy.

Shards of pottery, mostly thick blue and white earthenware, were scattered throughout the pile. Some fragments bear part of the name and crest of Camberwell House. The mustard spoon, teaspoons and a fork all stamped with Camberwell House indicate an institution with its own crockery and cutlery. I can imagine Camberwell House having a detailed inventory and the Housekeeper docking the pay of a kitchen assistant who broke a plate. There was one wood or bone teaspoon, 18cm long, with a dark brown silky smooth surface perhaps dating to before the metal cutlery was in use.

Pauper patients did not survive many months

I only found a few leisure artefacts. There was part of a metal implement; probably the tines of a hoe and this may have been used by patients in the gardens. I also uncovered a tube of artist's oil paint of indeterminate colour, rock hard and with an almost unreadable label, and a small artist's palette marked with the Windsor and Newton art company's initials. These two objects tie in with the hospital's reputation for providing calming hobbies for its

patients. At its peak, the hospital had 20 acres of pleasure grounds, flower beds, a vegetable garden, squash and badminton courts and a bowling green. There are a few photocopies of photographs of the gardens in the Local History Archive section of John Harvard Library and online.

I found two toys. One was a minute lead or tin soldier and the other a little china or pottery doll, 7cm tall. The head appears to have an integral bonnet and the face has lost most of its features. The body and legs are joined but the arms are missing. The face has lost most of its features. I don't think there were any child patients at Camberwell House, but perhaps visiting children left the toys behind, which were then stored and forgotten.

All these finds made me think about the people who had owned or used them. They led me to read about the founders of the hospital, the treatments and care, and the daily life of both patients and staff. Although I wanted to keep the artefacts I decided to hand them over to the Cuming Museum so that others could access them, enjoy them and do their own research. I deposited the collection of objects in August 2011 as a donation to the London Borough of Southwark. In March 2013 there was a fire which severely damaged the Cuming Museum. This time the fire was accidental, rather than an act of war. As my little collection was not put out on display I hope that it survived in the storage area of the museum and that one day the mustard spoon and all the other objects will be found again.

Liz Sibthorpe

Left to right: A wooden handled pocket knife with a brass end and pieces of clay pipe stems; front and back plates from small padlocks; a little china or pottery doll



Tracing the history of the churchyard since 1717

For a long time the old churchyard of St Giles has been a pleasant and secluded public space, containing fine trees and surrounded by venerable walls. In spring it is a delight of crocuses and snowdrops. In recent years friendly crows have become as eager to be fed as the more longstanding pigeons and squirrels.

Before around 1700 the churchyard, much smaller than it is now, had a similarly unchanging existence, for centuries serving the needs of the small population of the parish. But with the huge agricultural, industrial and social changes of the 18th century the population grew. For a while, haphazardly, the churchyard grew too. The various additions that were made are shown on an excerpt from a map of 1830 (opposite), when the church was still the old church, the one that burned down in 1841.

The first enlargement was by the gift by Mrs Johanna Cock in 1717 of about half an acre, land which had apparently been a vineyard in the past. The gift was noted briefly in the Vestry minutes for 7 February 1717. Johanna was to give *"a certain parcel of ground in the vineyard for a burying place on condition that the parish shall build two [sufficient]*

fence walls..." and in the wording of the relevant indenture, *"... all that piece or parcel of ground called the Vineyard, and next adjoining to the said churchyard, and containing in length from north to south on the west side thereof 222 feet and 7 inches of assize, little more or less, and from north to south on the east side thereof 205 feet of assize, little more or less, and in breadth from east to west on the south side thereof 111 feet of assize, little more or less, and on the north side thereof 84 feet and 8 inches of assize, little more or less ... To the only use and behoof of them, the same parishioners ... as as burying place ..."*

So, approximately 200ft x 100ft, narrowing distinctly to the north. A note of the gift, at the time, by John Aubrey's editor, placed the parcel of ground "towards the North West side of the old Cæmtery". There seems no doubt that the plot can be placed as shown on the map. It may be assumed that there was already a sufficient wall to the north and the west, so the two to be built would be to the east and to the south.

Johanna Cock was a widow and an active investor in stocks and shares. In the few years since her husband had died she had greatly

increased the value of the portfolio that she had inherited from him.

There is no indication in the Vestry minutes that space in churchyard was felt to be under pressure at the time, or that the gift had been solicited; on the other hand if the erstwhile vineyard was unused it would have been an obvious target if extension of the churchyard was being contemplated. But perhaps Johanna simply felt generous following her good fortune in the city.

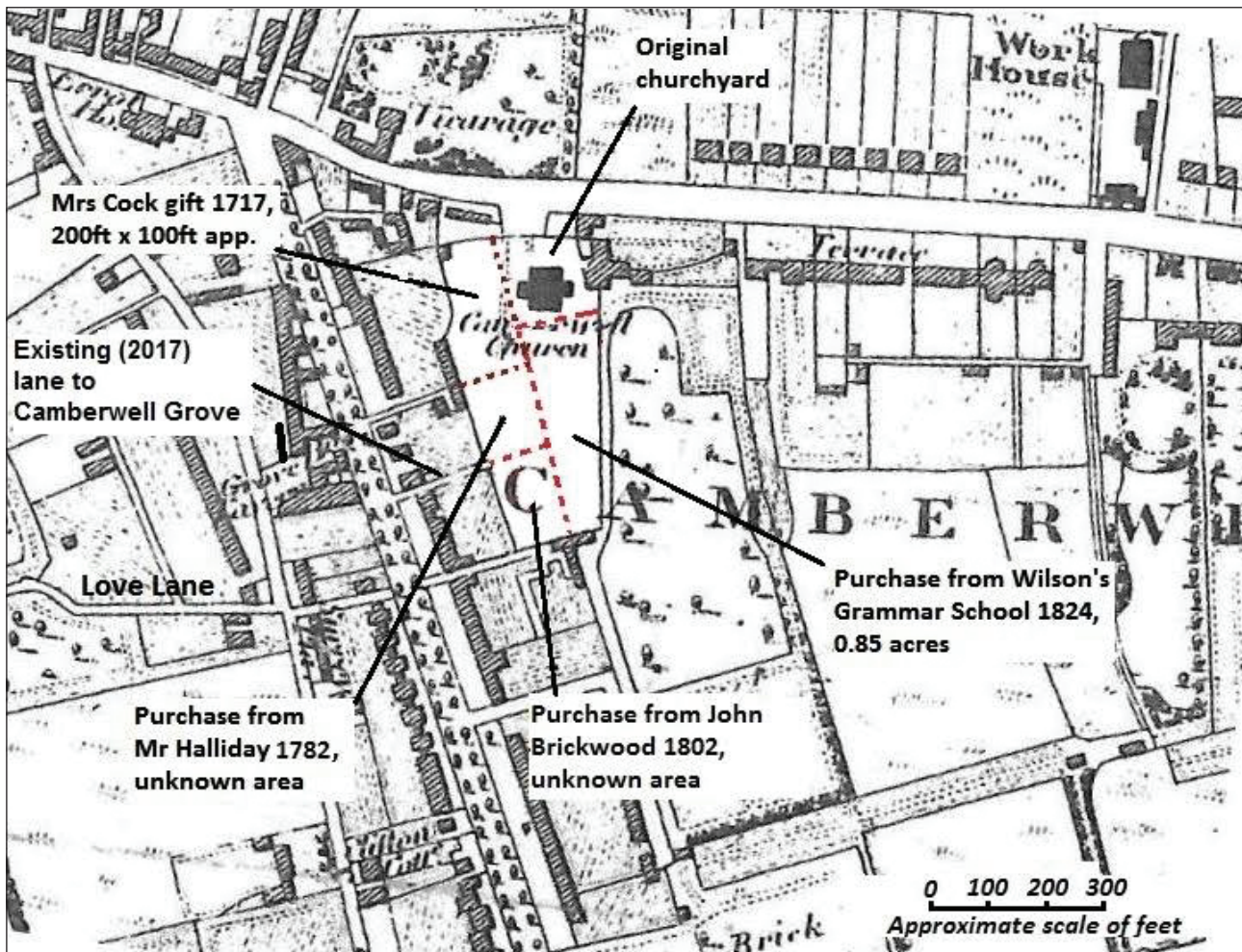
As is clear from the wording of the indenture, the gift came with the condition that the land was only for the burial of parishioners of Camberwell. It may be another indication that the Vestry did not feel under any pressure that it soon began selling off substantial plots, up to 80sqft, for family vaults, and did not restrict these sales to parishioners of Camberwell. For example in 1725 a plot of 45sqft was sold to Thomas Bourne of St Mary's Lambeth for £20. Thomas Bourne died in 1729, to be interred in his vault. The vault, surrounded by iron railings, still survives in the churchyard, one of the very few that does, close to the SW corner of the church

The Vestry's policy did not go unopposed. There was a resolution in 1731 that no further sales to non-parishioners should be made, evidently without effect. According to a later report, the conditions of the gift *"... continued to be violated to [the parish's] manifest injury and deprivation until the year 1735 when an order of Vestry was made that a stop should be put to such a nefarious practice for which purpose an application was made ... to the Spiritual Court who thereupon issued a prohibition ... strictly enjoining the Vicar incumbent and the Parochial officers ... not to suffer or cause to be buried within the said ground any non-Parishioners."*

But the sales continued. Perhaps they were just too attractive as a source of income. By this time population growth had taken off, and pictures datable to the 1770s or 1780s show graves and vaults crowded together. In 1782, definitely prompted by a shortage of space, the



1786, showing crowding in a portion of the plot given by Johanna Cock



Development of the churchyard, based on Greenwood's map of 1830

Vestry bought a piece of land "adjoining the churchyard" from a Mr Halliday for £150.

Neither the size nor the location of the land was stated, but since the land to the east was owned by Wilson's Grammar School, the only possibility is that Mr Halliday's plot lay to the south of that given by Johanna Cock.

The question of the burial of non-Camberwell parishioners having come up again in 1793, again it was resolved that they be forbidden in the future. This time the rule seems to have been kept to, but evidently the local demand from an increased population meant that the enlarged churchyard began to fill up, and in 1803 a further plot was bought, from John Brickwood, for £700. This was described as being at the south end of the existing churchyard, and so may be taken as filling up what became the SW corner, as shown on the map. According to Blanch, this plot was

marked with a plaque on the wall, but there is no sign of it (on the southern portion of east wall) now.

Buying Brickwood's plot didn't solve the problem for long. In 1821 there was an issue with the lease of the grammar school. It was suggested to the Vestry that the school was in a weak position and that this might be an opportunity to buy some of its land to the east of the churchyard; but the Vestry turned the suggestion down. Then in 1823 a new vicar arrived, the Rev JG Storie. He was a native of Camberwell, a graduate of Cambridge, about 25 years old and, according to a later account by George Gilbert Scott, a man of great forcefulness. It is hard not to believe that a decision in March 1824 to go ahead after all and try to buy the school land was not the result of Storie's arrival a few months previously. Anyhow, by July 1824 a price of £842-10s had been agreed for the plot of "¼ acre and 16 poles",

ie 0.85 acres, or 37,026sqft. This area is satisfactorily consistent with what has been estimated regarding the plots bought from Messrs Halliday and Brickwood. This time the plaque on the east wall, recording the purchase, walling and consecration of the land survives, if sadly almost illegible:

THIS GROUND WAS
PURCHASED
INCLOSED AND CONSECRATED
AT THE EXPENSE OF THE
PARISH

A D 1825
REV JD STORIE VICAR
WILLIAM LAW
RICHARD BILLITER
GEORGE GUYATT
CHURCHWARDENS

With the building of that wall, and its continuation along the

Continued on next page

The history of the churchyard since 1717 *continued from previous page*

southern boundary to meet up with the end of the Brickwood plot, the churchyard reached more or less the form it still has in 2017.

Storie and the Vestry were doing their best, but they might as well have been trying to stop the tide coming in. In 1801 the population of the parish had been about 7,000. By 1821 it was some 18,000. In a slightly longer period the area of the churchyard had only doubled, thus scarcely catching up with the population increase that had already taken place, far less allowing room for increases to come. There was of course also a burial ground at the new church of St George (ie the church on Wells Way), and another in Dulwich, so the situation may have seemed to have been secured. But in 1841, after the church had burned down and plans were being discussed for its successor, it was said that the churchyard was “nearly filled”. So it was proposed, and had apparently already been informally agreed with the school, that more land could be bought from it. This must have been the land that seems to be shown as garden or orchard on the 1830 map. But the new church was costing more than had been budgeted for and, despite the contrary views of some in the Vestry, would in fact fit on to the existing site, so the scheme for buying more land was abandoned as being an unnecessary expense.

Matters were taken out of the Vestry’s hands by the 1852 Burial Act, an act expressly intended to remove the nuisance of parochial cemeteries’ being piled high with burials. An Order in Council under the Act in 1853 forbade all burials in the St Giles churchyard after 1 May 1854. The Vestry pleaded for an extension, but in vain. Until 1 May 1854 the only burials to be allowed were those in “previously unused ground”. It can be inferred from this that the land bought from the grammar school had indeed been filled and that the horizontal crowding of graves had already been supplemented by vertical crowding.

The only choice the Vestry had was between using an existing commercial cemetery and buying its

own land. It chose the latter course, buying 33 acres at Forest Hill. It was rather more than the two acres or so of the old churchyard, but was itself not going to suffice for long. By 1871 the population had grown to more than 111,000; and even that was only the beginning. The grammar school then retained only around one of the seven acres it had been endowed with by Edward Wilson. Most of the rest was covered over with terraced housing – Wilson Road, Dagmar Road, and so on – filled, like an increasing proportion of the land of the parish, with the future occupants of burial grounds.

As to the old churchyard, it was left quietly to decay. It seems that it was first towards the end of the century that any move was made to

It was “in a very dilapidated and neglected condition”

disturb the long dead. The Metropolitan Public Gardens Association (MPGA) had been established in 1882. Its principal object was “the protection, preservation, safeguarding and acquiring for permanent preservation for public use, of gardens, disused burial grounds, churchyards, open spaces, areas of land likely to be used for building purposes, ...” St Giles churchyard, then, one may imagine, an overgrown, ruinous wilderness, was obviously a likely candidate. The Vestry approached the MPGA in 1896, and there were serious discussions, which seem to have gone on until 1901, but nothing came of them, despite a question from Councillor Woodmansee in November 1897 asking why the Churchwardens had “permitted the churchyard of St Giles to become the dumping ground for garbage and filth”. According to a later account, the talks failed because of the objections of the vicar, the Rev FF Kelly. What is certainly true is that Kelly, whose consent as “owner”

was necessary for the transfer of the land to the Vestry, insisted that the legal work be done by his own lawyer, and this was going to entail extra expense.

There was another fruitless round of discussions, this time between the Vestry’s successor, the Metropolitan Borough of Camberwell, and the MPGA in 1930. Plans were drawn up which included a sunken garden, a fountain, spacious borders, a colonnade and flowers innumerable. There were detailed costings, and the vicar, the Rev HP Lindsay, was all in favour. Still the scheme foundered, perhaps in the end on the question of cost, so the churchyard was again left in peace.

Finally, beginning in 1937, the Borough effected the transformation, with a much simpler scheme than had been proposed in 1930. The churchyard was, unsurprisingly, “in a very dilapidated and neglected condition”. It was taken over by the Council, the ground was cleared, paths and turf were laid, and lighting was installed. The conveyance contained the nice condition that the Bourne tomb of 1729 “shall be kept in its present position, and shall not be moved.” Hence its survival.

Presumably the wildlife suffered, but hopefully the dead were unperturbed; at least for a while: just before the war may not have been the best time for the refurbishment to have been undertaken. For years there were more important things to do than look after a new bit of park. And in 1947 the Ecclesiastical Commissioners received a letter of complaint: “... *the ground which adjoins the church is now used for cricket and football by the young men of the neighbourhood, even when Sunday services are being conducted. The blasphemous and sordid language carried on at the same time offends the ear of any decent person ...*”

Happily the council, whose responsibility it was, took some effective action, and everyone can still enjoy the trees and the flowers and the birds.

Donald Mason

A tribute to Stephen Humphrey: 1952-2016

Extracts from a tribute to Stephen Humphrey that was read at his funeral on 19 January at St George's Roman Catholic Cathedral, Southwark

Stephen was a very fine historian. He was endlessly curious, widely read with virtuosic powers of retention and recall. He had an incisive critical mind and an ability to arrange his argument. His range of interest was extraordinary, but focused in particular on Southwark and on the history of churches and their architecture.

He was involved with the Southwark and Lambeth Archaeological Society for 45 years, most recently as acting secretary and newsletter editor, as well as numerous other local and family history societies, to which he generously gave his time as a speaker and active member.

His writings on Southwark are where he found his widest and warmest audience. His four books and their reprints in the *...in old photographs* series were popular but perhaps his finest achievement was his most recent: *Elephant and Castle – a history*. It was his most personal, being about the area in which he grew up, and was a lament for the now gone landscape and community.

Retirement left him free to pursue his own interests at a more leisurely pace. One that gave him and others much pleasure was the music hall entertainments put on in conjunction



Stephen Humphrey

with the Royal Oak in Tabard Street.

All these achievements were complemented by warmth, generosity, kindness, modesty, humour, gentleness and politeness.

Stephen always put his enquirer or audience first, in this respect following in the example of Mary Boast who appointed him as archivist in 1980.

He was extraordinarily generous with his time for other researchers and writers and was never possessive of his vast knowledge. He has influenced and improved many more words than he ever wrote himself, helping authors at their draft stage or before over fact, content, context, comment balance, structure, omission, style and grammar. The closest he came to a negative comment was the helpfully elastic “unexceptionable”.

He was generous in his praise of

other people working in the same field and never sought the limelight. This generosity applied equally to his friendships, where he devoted time and care to those who were sick or in difficult circumstances.

He had a fine, dry sense of humour and if it incorporated an historical point, so much the better. He had a keen eye for the absurd or pompous and no pun was ever too corny.

Stephen was also a very private man. He rarely alluded to his deep Roman Catholic faith and he lived quietly with mother Grace until her death in 2002.

He was utterly even handed in the way he dealt with people and despite his talent and education always retained interest and affection for the people of Southwark whatever their background or circumstances.

Stephen took great care with presentation: he was rarely seen without a tie; wore a boater in summer; wrote with a fountain pen, and invitations were answered in the third person, but none of these things were affectations, just Stephen's natural self.

Stephen would have been astonished by how many people are here today and rather than hearing about himself he would have been much more interested in telling us about this building, central to his faith and where he received the Freedom of the Borough in 2012, and about the surrounding area in which he lived and worked and to which he dedicated the whole of his life.

Len Reilly

*with additional information from
Steve Potter*

Dorothy Troke remembered

Dorothy Troke, who died last year, and I were friends since my mother and I returned to Camberwell after the Blitz, attending Crossway Central Mission at the Elephant and Castle. She was eight years old and I was six (74 years ago!). During our young lives I followed closely in her footsteps, first to Mary Datchelor, then into the music Sixth, then Furzedown Teacher Training College and into infant teaching.

Dorothy and John were members of Denmark Place Baptist Church for 47 years, and were concerned in Peace and International Friendship, welcoming many friends from all corners of the world to their home. Dorothy and John shared their gifts with Denmark Place for many years as organists.

Sylvia Thompson

(Extract from Mary Datchelor OGC Newsletter submitted by John Troke)

Patrick Stallion

We regret to report that Patrick (Paddy) Stallion died on 4 February. His colourful life was featured in the *Quarterly* last Autumn (CQ 190). Paddy grew up in Camberwell, surviving the Blitz and dodging the Police as a street-corner bookie before settling down to run a chain of respectable bookmakers.

A difference of opinion on the bridge

The last *Camberwell Quarterly* reported on the sudden closure of the bridge on Camberwell Grove and bemoaned the delay in repairing it. Others feel differently, very differently. As far as we are concerned the bridge should stay closed forever.

The Grove may well look lovely but with the adjoining railway line, and early morning/evening traffic jams, it's not exactly the most peaceful place on earth. Throw in the planes, quiet it ain't.

People may moan about an extra five minutes on their journeys, but we have to put up with hours of traffic noise, car radios, and angry drivers arguing about who is to blame for scratched bodywork.

It's dangerous too. One impatient driver, who shot through on the wrong side of the road, managed to kill our cat. It could just have easily been you or your child.

Basically the road is far too narrow for its purpose. Cars pass perilously close to each other. Our stationary car was bashed three times last year. At times traffic flow can only be maintained because drivers



take to the pavement to break the logjam. Last I heard, this was illegal. Of course it doesn't happen all the time, but it seems daft to me that scarce public funds could be wasted on a repair which only works because drivers are willing to break the law.

The obvious rejoinder to my arguments is that we all have to sacrifice something to the public good. Fine if it's like the King's College Hospital helipad, where people tolerate the noise of helicopters because they save lives.

But not if the cause is shaving a minute or two off the school run or a trip to Sainsbury's. That's just not fair.

Privately local politicians say that not much can be done about traffic on Camberwell Grove because it may look like favouring the privileged, despite the fact that the Grove has its fair share of social housing. However since the closure, class war has not broken out. Peace reigns, and for now so does Quiet. Long may they do so.

Glynn Jones

Joshua Thelwell

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Help a child to read, grow and succeed

Beanstalk is a national charity that recruits, trains and supports community volunteers to provide one-to-one reading support in local primary schools to children who have fallen behind with their reading.

Last year 36% of children leaving primary school in England were unable to read at the expected level. In Southwark this figure rises to 49%, the worst rate of any Inner London borough. Interventions such as Beanstalk's volunteers have already made an impact; however there is still a long way to go and in order to get more children reading Beanstalk needs more volunteers, particularly in Camberwell.

Reading Helpers play a vital role in nurturing children to be the best they can be: building confidence and

self-esteem through fun, literacy based activities to raise both reading attainment and future aspirations.

If you would like to give children, who otherwise may not get enough regular encouragement and support, a better chance to "read, grow and succeed" this volunteer opportunity could be perfect for you. You will read, chat, play games and foster a love of reading in the children you support in this sometimes challenging but very rewarding role.

Beanstalk is in urgent need of volunteer Reading Helpers. If you believe you can help change a child's life then please visit www.beanstalkcharity.co.uk or call 020 7749 7965 to find out more!

Rachel Ellis

A surprisingly jolly affair

The weather was unpropitious – grey and cold. Complaints about traffic congestion and crime were on the agenda. But January’s Camberwell Community Council meeting was a surprisingly jolly affair. The technical skills of the host, Theatre Peckham, meant that the usual wonky power points and calls from the back to the presenters to “speak up, can’t hear” were replaced by sleek staging and a professional sound system.

Stalls from local organisations filled the foyer and in the break over 60 attendees chatted to the CAB (Citizens Advice Bureau), challenged Southwark planners, lobbied for more cycle ways, joined the South London Cares befriending scheme, signed up for the adult choir and caught up with friends and gossip.

Grants awarded

At the meeting there was good news for Brunswick Park ward as grants were announced of over £20,000 for bike hangers in Wells Way, Grove Lane and Brunswick Park. Gilesmead Gardens, Sceaux Gardens and Glebe Estate won money for planting, McNeil Road £20,000 for a recycling area. Southampton Way outdoor gym got top-up funding and £3,600 was awarded to deal with litter from drug use in St Giles Churchyard. These grants were from the Southwark Council’s Cleaner Greener Safer Fund which this round attracted over a hundred proposals ranging from a few hundred pounds for bulb planting to tens of thousands for bike hangers. Thanks to the Fund the Christmas lights will be back in 2017

on Camberwell Green which will also have hanging baskets again this summer. Nearby Elmington Estate will get bike lockers and there will be gating for the Artichoke Mews alleyway.

Nature garden

That lovely little space, Benhill Road Nature Garden, was awarded nearly £2,500 for signage and notices on its colourful winding paths. South Camberwell did not miss out either – winning funding for bike lockers in St Faiths and Block 100 Camberwell Grove, a raised bed at the Grove Lane/Champion Park Junction and money for the planting at Dog Kennel Hill School.

Reopening the station

Camberwell’s congested stations and roads provoked questions to Florence Eshalomi, London Assembly member. She is pressing for a timetable for a feasibility study by TfL on Camberwell Station and reported that our local MP, Harriet Harman, has met with the CEO of Network Rail to make the case for reopening the station.

Ms Eshalomi promised to set up meetings with GTR (Govia Thameslink Railway) and TfL to discuss the provision of a second entrance to Denmark Hill station. She has met with bus garage managers and asked them to deal with problems of buses idling on roads.

Policing

The new Borough Police Commander Simon Messinger showed his local knowledge as he answered questions from councillors

and residents. Although he only took up the Commander’s post in July 2016 Messinger first came to the area at the age of 15 for a week’s work experience with his Dad at Peckham Police Station. From 2003 to 2005 he worked in the Borough as a detective sergeant. Knowing Southwark well, he is prioritising close cooperation with the community and intelligence led policing. This becomes even more essential as the Met has to cut budgets and work smarter.

Knife crime

Asked about a recent spate of knife crime he said “Knife crime cannot be solved by the police themselves” as they rely on intelligence and local people coming forward. Although there have been arrests in relation to the five murders in the area the reluctance of the crowd around the crime scene to speak to police and a fear of reporting have been a hindrance.

A good example of cooperation is the JET (Joint Enforcement Team) of Council wardens and a dedicated police team of a sergeant and five PCs which covers Camberwell, Dulwich and Peckham and Nunhead wards. Their presence helps to reduce anti-social behaviour and crime and to gather information. Messinger’s approach of strengthening relationships with the community was supported by councillors and representatives of local churches and charities working to divert young people from crime – and evidenced by his attendance at the meeting.

Marie Staunton



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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 where we object or support an application and also, where appropriate, when we have decided not to comment or object.

Owing to the limited space available in the *Quarterly*, we are only able to print a selection of the applications on which the Society has commented.

We regret that for the present comments are not available on the Society's website.

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.

39 Camberwell Road, SE5 (Bar)

Partial demolition of existing building (rear part) and construction of a rear/side extension at second-, third- and fourth-floor (roof) level incorporating a lift shaft, construction of a rear dormer window extension and the undertaking of associated external alterations to facilitate, (i) the change of use of an existing vacant public house (Use Class A4) at ground-floor and basement level to provide two retail units (Use Class A1) and, (ii) the creation of seven one-bedroom flats on the first, second, third and fourth floors (Use Class C3). (Partially retrospective.)

This proposal creates two sensibly sized shops on the ground floor and a central entry to the flats. While regretting the loss of a public house, the building has long been vacant.

NO OBJECTION

70 Harfield Gardens, Grove Lane, SE5

Construction of a first-floor extension to the existing single-storey dwelling house, to include the creation of a terrace space at first-floor level.

Proposal to build the first floor with high slit windows in walls of (and a terrace completely surrounded by)

black horizontal wooden boards.

These ostensibly match the Harfield Gardens timber.

NO OBJECTION

1 Kenbury Street SE5 (Youth Club)

Outline application for the erection of a four-storey building to accommodate a 21-bed care home with day centre for community use on ground floor, together with associated car parking, following demolition of existing youth club. Landscaping matters reserved only.

While the Camberwell Society might normally pass over something "outline" this is a full application, bar landscaping. We should perhaps watch out for such applications going forward.

The site is an abandoned youth club tucked behind the north side of Coldharbour Lane, Denmark Mansions. The application is for a very basic design care home, of no architectural merit. The application is put together with minimum care to cover the various aspects. Something with a bold title "Daylight Assessment" being an example.

The plan, while claiming a day-centre for community use on part of the ground floor, has the same plan as the upper floors. So, while there is a separate entrance to a few rooms that might possibly be booked for meetings, one has the feeling that the real intention is that these rooms quickly switch to become part of the care home.

While the existing building on the site is of no architectural merit, and vandalised, this is a large community facility aimed at youth facilities. This will be lost to this care home with a minimum of community use (or of little use) of facilities.

The Society objects to this application on the grounds of poor design and loss of community use facilities.

OBJECTION

2 Love Walk, SE5

Demolition of rear extensions and garage to existing building and construction of new garage and part single-storey, part two-storey rear

extension; construction of new single-storey timber pavilion at the rear of the plot.

This two-storey building is next door to, and blighted by, the four-storey Jennie Lee House, part of King's College Hospital. The proposal extends out to the rear of the house replacing the existing rear extensions and side garage with a sensibly arranged layout for modern living. At first floor there is an improved bedroom and bathroom layout. The proposals also include a separate end of garden studio building, which seems well designed.

The first-floor outrigger extension has a gable end and typical double pitched roof. This makes the boundary gutter impossible to maintain from within the property and reliant on neighbourly access. The present first floor outrigger roof falls to the back of the property.

The outrigger is wider than the existing, so the existing staircase window is lost. There is space to add a new window off centre, or a rooflight, which has not been taken.

The proposals do not affect the front façade of the building within Love Walk, and the matching No 4.

NO OBJECTION

49-65 Southampton Way, SE5

Demolition of existing warehouse (Use Class B8) and office buildings (Use Class B1a) and the erection of a part three-, part four-storey building comprising self-storage facility (Use Class B8) and flexible office space (Use Class B1a), together with vehicular and pedestrian accesses, parking, associated works and landscaping.

This is an industrial building being knocked down and replaced with a Big Yellow Storage depot/warehouse. That said, the frontage is carefully conceived in the streetscape, although modern, to tie in with the buildings either side. Once in the yard, set back, there is the corporate look yellow box. While this may be something we would not welcome, it is certainly better than the present building.

NO OBJECTION

Chartered Accountants

K A Jeffries & Company p19 8693 4145

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www.southlondonguide.co.uk

Estate Agents

Roy Brooks p4 and p8 8299 3021

Newsagents

R K News p3 7703 2784

Garden Centres

Dulwich Pot & Plant 7733 3697
Garden p6

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Joshua Thelwell p16 7450 0919
07986 363839

Stained Glass

Stained Glass Windows p3 07791 620011

Local Information

South London Guide. Website on all
aspects of South London, including

Upholstery

A V Fowlds p6 7703 2686

Correction: In "The Alternative Medicine" feature (CQ 191): the website for the Traditional Chinese Medicine clinic should have read: www.herbsource.co.uk We apologise for any inconvenience caused.

CONTRIBUTE TO *THE QUARTERLY!*

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