

---

# CAMBERWELL QUARTERLY

---

The magazine of the Camberwell Society  
No 194 Autumn 2017 £1.50 (free to members)

[www.camberwellsociety.org.uk](http://www.camberwellsociety.org.uk)



**More than a facelift – p6**

**Critical morning – p8**  
**Old St Giles (Part 3) – p14**

Report from the Chair .....	3
The swarm! .....	4
Letters .....	5
Bridge update .....	5
Camberwell College of Art gets more than a facelift .....	6
Critical morning (King's College Hospital's ICU) .....	8
Restaurant Reviews .....	12
Old St Giles: blue plaques and history .....	14
Camberwell Arts Preview ....	17
Planning Comments .....	18
Directory .....	19

## 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 Event

**The Christmas Party**  
Monday, 11 December at The  
Crooked Well, 16 Grove Lane

### 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](mailto:tandra.brunswickpark@yahoo.co.uk)

### Burgess Park, Friends of

[www.friendsofburgesspark.org.uk](http://www.friendsofburgesspark.org.uk)  
[friendsofburgesspark@gmail.com](mailto:friendsofburgesspark@gmail.com)

### Butterfly Tennis Club

[www.butterflytennis.com](http://www.butterflytennis.com)

### Camberwell Arts

Promoting the arts in Camberwell  
and Camberwell in the Arts  
[camberwellartsfestival@gmail.com](mailto:camberwellartsfestival@gmail.com)  
[www.camberwellarts.org.uk](http://www.camberwellarts.org.uk)

### Camberwell Gardens Guild

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

### Carnegie Library, Friends of

[foclchair@gmail.com](mailto:foclchair@gmail.com) or  
[foclmembers@gmail.com](mailto:foclmembers@gmail.com) (for  
membership queries)

### Concerts in St Giles' Church

Camberwell Church Street  
[www.music@stgiles.com](http://www.music@stgiles.com)

### Dulwich Picture Gallery

College Road, SE21 7AD  
020 8693 5254  
[www.dulwichpicturegallery.org.uk](http://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](http://www.hernehillsociety.org.uk)

### Lambethans' Society

See Brixton Society website  
[www.brixtonsociety.org.uk](http://www.brixtonsociety.org.uk)

### Maudsley Learning

ORTUS learning and events centre,  
82-96 Grove Lane, SE5 8SN  
[www.maudsleylearning.com](http://www.maudsleylearning.com)

### Minet Conservation Association

020 7737 8210  
[www.minet.fsnet.co.uk](http://www.minet.fsnet.co.uk)

### Nunhead Cemetery

Linden Grove, SE15. Friends of  
Nunhead Cemetery (FONC)  
020 8693 6191  
[www.fonc.org.uk](http://www.fonc.org.uk)

### Peckham Society

Peter Frost 020 8613 6757  
**Wednesday 18 October, 7-9pm.**  
*An update on Peckham, All Saints  
Church Hall, Bleinham Grove*  
[www.peckhamsociety.org.uk](http://www.peckhamsociety.org.uk)

### Ruskin Park, Friends of

Doug Gillies 020 7703 5018

### SE5 Forum

[SE5Forum.org.uk](http://SE5Forum.org.uk)  
[comms@SE5forum.org.uk](mailto:comms@SE5forum.org.uk)

### South London Gallery

65 Peckham Road SE5. Open:  
Tuesday to Sunday – 12pm-6pm,  
closed on Monday  
[www.southlondongallery.org](http://www.southlondongallery.org)

### Southwark Friends of the Earth

Stephanie & Jim Lodge  
020 7701 3331  
Emails: [foesouthwark@gmail.com](mailto:foesouthwark@gmail.com)  
[southwark.foe.newsletter@gmail.com](mailto:southwark.foe.newsletter@gmail.com)

### St Giles, Friends of

16 Sears Street, SE5 7JL  
[robertcope@hotmail.co.uk](mailto:robertcope@hotmail.co.uk)  
[www.stgilescambewell.org](http://www.stgilescambewell.org)

### Wells Way Triangle Residents Association

Andrew Osborne  
[WWTRACamberwell@gmail.com](mailto:WWTRACamberwell@gmail.com)



Cover: Pictured above is the new  
teaching block and the rear of the  
1964 building before renovation at  
Camberwell College of Art  
(See page 6)



## Let's guard the characteristics that Camberwell has now

As the autumn is now upon us the focus turns to the "regeneration" of Camberwell. I appreciate that the idea of urban regeneration can be an emotive one. It implies that there is something about Camberwell that is somehow dilapidated and requires improvement. It also implies that all improvement is a good thing and should be welcomed without question. I am not sure that this is the case. We should be jealous of guarding the characteristics that make Camberwell what it is today – a socially and culturally diverse community with a strong artistic thread running through it – while fighting hard for infrastructural development that is beneficial to Camberwell. The campaigns for reopening Camberwell Station and for an additional entrance and exit at Denmark Hill Station are good examples of the latter. The proposed improvements to the roads that



Nick Holt

border Camberwell Green, while perhaps a little disappointing and lacking in ambition, will nevertheless benefit pedestrians and cyclists and so we welcome them.

Other initiatives, such as what is known as Camberwell Yards, a possible pop-up site on a part of the Morrison's car park, will be looked

at by the Society and considered on their respective merits, but with this guiding principle in mind. When shops and banks are closing with alarming regularity in the centre of Camberwell, then something that will benefit local businesses and potentially bring more people into the centre is a positive sign.

This issue of the *Quarterly* contains the usual mix of historical and topical items. There is a piece about the new building at the College of Arts, as well as a feature on Critical Care at King's. We also go east to look at the food options in that part of Camberwell.

Our Christmas Party will be held on Monday 11 December, upstairs at the Crooked Well on Grove Lane. It is always an enjoyable event so please put it in your diary!

Nick Holt

[nick.holt.camberwell.soc@gmail.com](mailto:nick.holt.camberwell.soc@gmail.com)

### SUBSCRIPTION REMINDER!

Subscriptions to the Camberwell Society fall due on 1 January each year. Many of you pay by standing order, so the money comes to us automatically. Last year we increased our rates, so if you have not yet adjusted your standing order, please can we remind you to do so now.

Please can we remind the rest of you – assuming you would like to continue as members – to send your cheque to:

The Camberwell Society  
78 Camberwell Grove  
London  
SE5 8RF

Alternatively, if you would prefer to start paying by Standing Order, please contact the Treasurer at the above address for a form.

Rates are £20 for a household, £15 for single membership and £10 concessions.

### J.HUNNEX & SONS LTD.

**Packaging Materials  
Cartons – Tea Chests**

35-39 Parkhouse Street  
Camberwell SE5 7TQ

Tel: 020 7703 3439/6581  
Fax: 020 7703 6581

### FILING WIZARD

with computer skills  
needed 2/3 hours p.w.

References please.

Tel: 020 7703 4736

### R K NEWS

10 Camberwell Church Street, London SE5 8QU  
Telephone: 020 7703 2784  
Proprietor: Mr S. & Mrs J. Nathan

Newsagents | National Lottery  
Travel Cards | Greetings Cards,  
"Magazine Specialist" | Paper Round  
Health Products

## The swarm!

Picture this – a gentleman of a certain age in an armchair desperate to finish his book club choice, but nodding off. A not untypical Camberwell Grove scene, you might think. But then...

I am distracted by a banging noise. It's insects colliding with the window. Nothing new there. AND THEN a deafening roaring noise, like a jet engine, which cannot be ignored. I peer out and the whole garden is full of loud black, yellow, or may be orange, striped insects hovering around our palm tree. I have never seen anything like it; even seen-it and done-it-all builders in a neighbouring house are gobsmacked.

In south London we are not unused to nature. There are squirrels and birds! A fox snoozed on our lean-to roof for a couple of days and refused to move. One hot night in the previous summer we left the back door open to keep cool. The next morning in my usual fug I sat down on the sofa, and a rat emerged from the cushions beside me. Such things are interesting and amusing but they are not on the scale of a wildebeest migration. Nothing here which will bring David Attenborough and his cameras scuttling along to investigate. But the swarm arriving in our garden was epic. OK it wasn't as epic as the



wildebeest swimming across the Zambesi, but it was elemental, an uncontrollable mass of 40,000 creatures migrating into our garden.

After a couple of hours things finally quietened down, and I could venture out and examine the scene more closely. The insects had settled between two leaves of the palm. The colourful stripes were now hidden and what was left was a big ugly ominous black mass of what I presumed to be wasps.

What to do next?

Online the answers, especially the American ones, were extreme. At one end you could blast them with a gun, and at the other poison them

organically, though if I were a wasp I don't think I would care just how environmentally friendly the poison was. I played with the thought of just leaving them there to frighten off the graffiti "artists". But public spirit prevailed.

The next morning I rang the local environmental department, "pest control" as it once was. They couldn't come for another week and it wasn't cheap. The delay was fortuitous. I talked to Jonathan, the boss builder from the neighbouring house, and he identified the wasps as bees. I felt a sense of relief. A warm glow even. Blessed rather than victimised. Fear and loathing transformed into a warm appreciation. Bees are good, aren't they? Unlike wasps, bees have a great image. But heavenly bodies or not, they still had to leave our small garden.

Jonathan rang a friend who was a beekeeper. He was in Angola. Was he on a UN beekeeping expedition, a mercenary, or just on an adventure holiday? I still don't know but within minutes he came back with the name and number of a fellow keeper in neighbouring Brockley. Phil Clarkson arrived promptly, and explained what had happened. The emergence of a new queen in the hive had made the old queen bee at the

Roy Brooks "...has achieved almost **6% above asking prices** over the last 6 months"

source: [hoa.org.uk](http://hoa.org.uk) (HomeOwners Alliance)



Roy Brooks

roybrooks.co.uk  
post@roybrooks.co.uk  
020 8299 3021



centre of my swarm feel unwelcome. Scouts had been sent out to find a new dry and sheltered spot for her and her supporters – our palm tree.

Phil changed into his protective “moonsuit”. The idea was to transfer the bees from the tree into a box. The trick, in theory, is not difficult. Put a gloved hand into the swarm, grab the queen, and the rest will follow. You could see why bees are so prized – they are disciplined, loyal, and hard-working. Control the queen and you control the swarm, all 40,000 of them. And so it proved. Apart from a few stragglers most of them quickly settled in, and when Phil returned a few hours later they had all tucked themselves in or around the box.

After a period of convalescence in Kent to check whether they were disease free, “my swarm” are now back in Phil’s Brockley garden. I have tried not to become too bee obsessed, staying away from “bee” websites, and only picking up the odd incidental piece of information. According to one radio programme there are around 150 British species,

and some of them more free-spirited living in the cracks of walls or between paving stones. An information display, next to hives in the walled garden of a country house I visited, stated there were more – 245 species. And in a university bookshop where the nature section bordered the one for geography I noticed there were more books on the bee population than human demography. Such is its popularity.

I don’t want to know too much in case it destroys the magic of that day. Phil told me of a 95-year-old woman he had helped. In her own words, she had lived “an uneventful life” but her swarm had changed all that. She had now experienced something that very few other people had done, and was grateful.

The day also brought another bonus (and please don’t sneer). It solved the problem of what to take as a gift to friends’ social occasions. Wine, chocs, or flowers? What about something local, special to the area? Brockley Honey! OK Brockley is not Camberwell but not that far away.

Phil promised to keep me informed on the progress of “my bees”, and once they start to produce next year he’s going to bottle it for me with special labels – Passed through Camberwell Honey.

*Glynn Jones*

## Consultation delayed

The Council has delayed its presentation of the consultation results that were to be announced at the Community Council meeting in September. This is now due to take place in November.

The delay is because the full traffic survey for the diversion routes and surrounding roads needed further analysis. The delay in consultation will not affect the timescales for any potential opening of the bridge.

More information on the background to the story can be seen at the Council’s website, <https://www.southwark.gov.uk/transport-and-roads/bridges-subways-and-walls?chapter=2>

Any permanent works will not be carried out until after the consultation is concluded. In the event that a decision is taken to reopen the bridge to motor traffic (below 3.0 tonnes), this will be managed by a width restriction to physically prevent vehicles over 6’6” wide using the bridge, and will be limited to one-way alternating traffic similar to the traffic arrangements in place before the bridge was closed last year.

### We welcome your letters

Please send them to the  
Editor.  
Contact details on page 19

### Can you help?

I am doing some research for a book on a wartime spy and came across a mention in an MI5 file from the National Archives at Kew of the Camberwell Institute to which someone was taken once he’d arrived in England, having escaped through Spain.

Can anyone tell me where this was? I am assuming it was somewhere used by MI5 to process immigrants and refugees at that time.

I was a student at Camberwell School of Arts & Crafts (as it was called then) in 1972-74.

Thank you.

**David Tremain**  
Ottawa

Email: [tremains2@rogers.com](mailto:tremains2@rogers.com)

### We would all like to live on a traffic-free road

I live on one of the roads off Lyndhurst Grove and have been grumbling about the length of the bridge closure and the resulting diversions.

I can understand that Camberwell Grove residents might enjoy living with less traffic on the road, but the bridge closure is causing much disruption to surrounding areas and is causing more heavy traffic through the main road of Camberwell, which is already overloaded with buses, ambulances, police vehicles and cars.

We would all like to live in a road closed to traffic, but it is unreasonable to expect this, especially in such a densely trafficked area as Camberwell. We need accessibility to encourage the flow of traffic!

I sincerely hope the bridge reopens soon.

**Susan Ward-Booth**

## A. V. FOWLDS & SONS LTD.

*Upholsterers since 1870*



Progress Works, 3 Addington Square  
Camberwell, London SE5 7JZ  
Telephone: 020 7703 2686  
[www.fowldsupholsterers.co.uk](http://www.fowldsupholsterers.co.uk)

# Camberwell College of Art gets more than a facelift

It has been obvious for some time that things are changing along Peckham Road: from Vestry Road to Southampton Road, many fine historic buildings have been cleaned up and repurposed, mostly as student accommodation for the constituent colleges of the University of the Arts London (UAL). Southwark Town Hall has been converted to self-contained flats, while the new build section on Havil Street houses artists' studios and Theatre Peckham.

In a year or two the old Fire Station will be reborn as an annexe to the South London Gallery. The area has not yet been designated a "cultural quarter" – and one hopes it never will be – but it is being regenerated in a good way and for valuable purposes.

In 2015 UAL announced it would be spending £60m on the redevelopment of Camberwell College of Art. This figure included land costs, building and fit out of new buildings and the renovation of the existing College. Part of the new development can now be seen from the Peckham Road, beyond a small apartment block and Sainsbury's Local in speckled brick on the west side of the College. Despite being immediately adjacent to it, this building has nothing to do with the current redevelopment. Then around April this year, big yellow hoardings appeared along the frontage of the main College block.

This white brutalist building, designed by Murray, Ward & Partners in 1964, was described as a "totally unsympathetic large concrete extension to the Art School" in *Pevsner's guide to the Buildings of England (London 2: South)* in 1983. How tastes have changed; it has looked grubby and worn for years, but it is not about to suffer either demolition or fundamental alteration: now that Brutalism is celebrated and revered, its time has come. The architect in charge of the development, Stephen Marshall, described to me how the project came about, and what was involved in the two-stage master plan.

The land behind the College was occupied by warehouses that had



*Accommodation blocks and courtyard with the new teaching block on the right*

belonged to the old North Eastern Brewery, preventing further much needed expansion of the College in recent years. When the site was acquired by Hollybrook, a property developer with a reputation for high quality design in both new build, restoration and refurbishment, the University contacted them and a partnership was born that would fulfil the College's need for more teaching space and student accommodation.

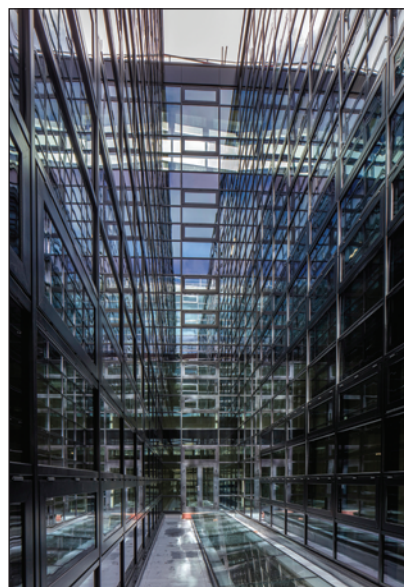
As well as libraries and art galleries, Marshall's practice includes the construction of several high-rise buildings (for example in Paddington Basin), distinguished by the imaginative articulation of the exterior façades through the use of colour, texture and pattern.

Stephen Marshall lived in Camberwell for ten years – in Camberwell Grove naturally, but the unfashionable top end – and his design of the student accommodation blocks for the College was a creative response to the "brown brickiness" of Camberwell's wealth of Georgian architecture, and the sudden intervention that Murray, Ward's white horizontal rectangle makes on Peckham Road. The abstract treatment of the exterior of the two accommodation blocks, one of five stories, the other of ten, is typically distinctive, and signals the layout of

the cluster flats inside – private facilities around communal kitchens. The ground floors have been designed as workspaces that will be open all hours, so that students are not confined to their rooms when they want to work.

At the back of the 1964 building, extraneous add-ons have been cleared away and a new teaching block has been dropped into the east side of the courtyard created by the accommodation blocks. But this building looks excitingly different from them, both in design and materials – it's all glass, steel and concrete. Yet, "The most interesting part of the project", Marshall says, "is where the new building hits the old building. The levels are different, they don't line up, everything is all over the place." He has made a virtue of this, creating "broken up", non-institutional spaces on each level where students can do their own thing, whether it's opening their laptop, meeting and talking or having a cup of coffee. Two light wells penetrate this building, which will contain studios, workshops and a basement auditorium with raked seating, so that for the first time in its history the School will have modern lecture facilities that can be used for both internal and public events. The new canteen, which can be accessed from the street, has been designed by





the students in partnership with the architect, a move instigated by the Dean of the College, Nick Gorse.

The last phase, the refurbishment of the 1964 building, will be complete in November. Marshall's approach to another architect's work is a respectful one, even if they are not around to be consulted. "If you start to tinker with a building it loses its value and integrity", he says.

The building is not in bad shape for its age, but the University is undertaking a thorough restoration of the fabric and structure – this is no mere facelift. There will be new heating and lighting, and Crittall Windows are remaking their bronze-painted, steel-framed windows to the original design, but double-glazed. The façade with its distinctive concrete grill is being cleaned. The crumbling brick tree planters on the forecourt will be replaced and new trees planted. The bike racks will be moved round the back and ugly bits of pipework removed from the façade.

The biggest change will be to the steps up to the main entrance: these are being removed and a shallow ramp *down* to ground level will run almost the length of the building, creating a new accessible entrance to the College (and incidentally removing the nasty metal railings that were there before.)

Also on the ground floor will be the College's new art gallery, visible from the street through its glazed

Clockwise from above left: *Interior of the new building before fit out; the interior light well; view from the top floor of the new building*

wall. This will be a semi-public space open to visitors during exhibitions. New paving and lighting on the forecourt will enhance the clean lines of the building, making it more welcoming and visible to the community.

However, Marshall's real pride and joy is the new library on the first floor: he personally designed the fit out – an area in which he has form, having designed several beautiful libraries and archives for private clients. The stacks will be angled so that the sun shines down between them rather than (inappropriately from a conservation point of view) on one side or the other. (See cover picture.) On the end of each stack there is a sprayed lacquer shelf holding a small customised laptop. This isn't an online catalogue, which will be elsewhere, but a book location finder. Put in a title and the screen shows you a plan with the exact location of the book you want, so no more fruitless searching along the shelves for something that may not be there. The library will also be open to registered users, in the same way as the Tate Library and Archive.

Although Marshall's firm has worked on several student apartments around the country, this is the first time he has worked directly with an



art college, and he is full of praise for his clients, both academic and in estate management. "They don't want everything done for them", he said, which is perhaps not surprising when the clients are themselves artists of one sort or another. If this sometimes created a surfeit of ideas, they listened when he called time so that drawings could be finalised and work could begin on schedule.

Camberwell College of Art is one of the most distinguished art schools in Britain; its roll call of former students and teachers is a virtual history of British art, so it's appropriate that after Central St Martin's move to a warehouse in King's Cross and Chelsea's installation in the old Royal Army Medical College on Millbank, that Camberwell should finally get its due, and in a very contemporary fashion.

*Angela Weight*

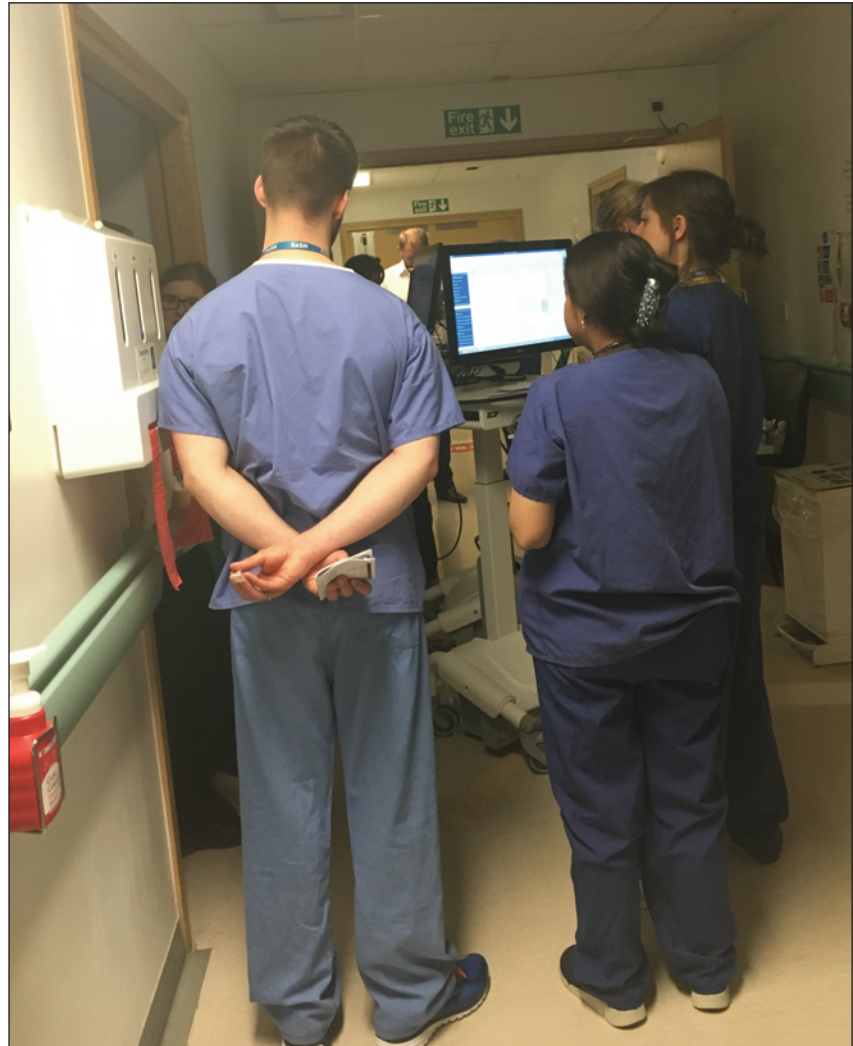
### Critical morning

Ethna was in intensive care for weeks. Eventually she recovered enough to be wheeled round Ruskin Park. “Seeing the trees made me feel I might live,” she says. Her intensive care nurse, Ann McLoone, has seen the impact of nature on many patients’ will to live. Scientific studies point in the same direction. Access to nature is a major part of King’s £80 million critical care unit. It opens in 2018. It will overlook the park and include a roof garden so that even patients on ventilators can be wheeled out to look over the trees and feel the air on their faces.

King’s is leading edge in intensive care. It is large, with a varied social demographic, serving a population of 5.5million in London and Kent. It is the only London Hospital with every speciality: patients arrive after being hit by a car or stabbed in the street, needing liver transplants or advanced keyhole surgery, or having kidney failures, heart attacks or cardiac arrests. The mission of the Intensive Care Unit (ICU) is simple, says consultant Tom Best: to keep you alive while you recover. The new unit will be the world’s largest, with 120 beds, doubling present capacity. Its approach will be a world first in bringing together the environmental factors in recovery and giving patients more control over their environment. It will use IT to produce real-time data on each patient and reduce manual recording.

Changing the face of medicine is part of the history of King’s. This was where Joseph Lister pioneered antiseptic surgery. King’s expansion is driven by patients’ needs, says Ben, one of the five NHS chaplains who support patients round the clock. “King’s started in a Holborn workhouse. As the population migrated from there, it moved to Camberwell in 1913 to serve more, poorer, people. It is still expanding to do so.”

In the current five critical care wards the overhead lights are harshly bright and the noise is constant. Every time a blood pressure monitor slips off a patient’s fingers it starts a



*Staff gather in front of a screen during an ICU ward round*

loud bleep for attention. Lights on machines surrounding each bed flash off and on. Patients are wheeled in and out, nurses and doctors walk the ward or huddle around computers in corridors for case conferences. In the middle of this bustle are patients on strong medication who may be suffering delusions. Waking up in these surroundings can be frightening for them. Hearing is the first sense to return as patients recover consciousness and they cannot make sense of the noise around them. Peter, who was in a coma for five days, says: ‘When I came round from my coma, I was on very strong painkillers which gave me nightmares – I thought people were trying to attack me, and that spiders were coming down the walls.’ No wonder that eight out of ten intensive care patients experience delirium, post-traumatic stress disorder,

anxiety or depression. The new ICU aims to reduce this to aid recovery.

The daily routine will also change. At present the day begins with the handover meeting with the night doctors at 8am. By 8.45am all five ICU consultants and four nurses in charge cluster round a whiteboard in the poky staffroom to work out who can be discharged, who needs a bed immediately and how many staff are needed. For a unit that runs at 100 per cent occupancy, this looks like mission impossible, but “Nine out of ten times beds can be found” says Nurse Ann McLoone. She runs the iMobile team who look after intensive care patients in normal wards until a bed in the ICU can be found. Nurses need to be allocated too as intensive care patients need one to one attention. Some cases require one nurse to two patients. Resources are tight. Every Monday



morning Ann has to justify the use of each “bank nurse”, the back-up nursing team, and carefully pair the many trainee nurses with experienced practitioners, who are becoming scarcer, or ensure that junior doctors cover senior nurse duties. Despite the headaches the commitment is clear.

“If you treat patients like your own relatives, with love, respect and care, you won’t go far wrong,” says Nurse McLoone. She talks of an ex-patient, a 16-year old boy who was injured in a road accident. “He was with us for 11 weeks with a head injury. After nine weeks we told the family to say goodbye to him, but then we watched him back into life. Six months later he walked back in here to say thank you.” A major change over the decades is that older patients are being treated in ICU and surviving. Recently a 100-year-old woman recovered and walked out unaided.”

It is 9am. The team for the day – the nurse in charge, team leaders and doctors – meet to introduce themselves and establish what skills are available. Most intensive care consultants, such as Tom Best, started as anaesthetists. This is still a crucial skill – the ability to check if airways are blocked can be the difference between life and death. The team runs through the status of patients, who needs which procedure, allocates patients among the junior doctors. By 9.30 the ward round starts. Each consultant reviews the 16 or 18 patients in each unit (they ideally should hold only 12). This lasts all morning, with the 15 nurses and four doctors in each unit. The nurses are checking blood pressure, ventilators, beds, turning the patients and recording their intake and feeding every hour. That involves a lot of paperwork. In the afternoon there is a review of antibiotics with the microbiologist.

Some wards are computerised and staff cluster around a screen for case conferences, with one person handling the mouse. Others still use paper and pen – large A3 sheets summarise the patients situation at a glance. It is these manual case notes that will be replicated on large 4k



*Nurse Ann McLoone and Doctor Tom Best on the heliport which looks down on the construction of the new ICU*

resolution 32-inch touch screens next to each patient’s bed. Each clinician will be able to open new banks of data that are linked to a medical information database. It is perhaps surprising that IT has not yet transformed medical practice in the way it has other areas such as the media, but medicine is a highly regulated market with a chronic lack of investment. Now a set of nurse “super users” and an ICU consultant are designing and testing the IT to ensure it becomes a clinical tool capturing real time data automatically uploaded from the

blood pressure and other monitors. This should reduce paperwork and recording tasks that currently take one third of nurses’ time. And release that time for human interaction, because ultimately machines do not have all the answers. For example, if the blood pressure monitor slips off the finger, the machine ‘thinks’ the patient is dead and sounds the alarm.

Experienced ICU staff such as Best and McLoone stress the importance of the personal contact with patients. Best says, “You can

*Continued on next page*

## Critical morning *continued from previous page*

learn a lot from holding someone's hand – is it warm or cold, or closed, is the colour healthy?" McLoone emphasises the need to look up from the paperwork and talk to relatives. "Family can tell you a lot – whether the person is acting abnormally, for example. When someone says, 'he is confused, not like my father at all,' you need to listen. And look. Sometimes the figures on the monitors look OK, but the patient does not." The new unit will have a room for relatives.

Best talks of the strangeness for someone who has been walking around and running their own life moving into hospital – being put into pyjamas, staying in bed for weeks (the longest stay has been 137 days) without being able to make decisions for oneself. Institutionalisation happens rapidly. The new unit will draw on ground-breaking work done in Utrecht and Scandinavia on the impact of the patient's environment. A personal 32" screen will allow patients at King's to communicate with their friends and family, play their favourite music or see films of their choice. So far

### STAINED GLASS WINDOWS



**Traditional and  
Modern Designs**

**Repairs and Restoration**

**For a Free  
Consultation Call  
07791 620011**

**angi.driver23@gmail.com  
www.angidriver.co.uk**

## Support Life Appeal

**King's has an ambitious target to raise £1.6 million to fund innovative enhancements to the new Critical Care Centre, which will directly impact patient and family experience by reducing delirium, facilitating faster rehabilitation and ensuring better long-term recovery.**

**Donations will go towards a range of items including the creation of the unique rooftop garden to provide access to fresh air and daylight for patients to aid the rehabilitation process; touch screens to allow patients to hear and see their loved ones even if they cannot be there in person; and items to create a homely environment for patients.**

**There is also the option to sponsor bed spaces, artwork and some innovative technology. For more information or to make a donation, visit the fundraising website or phone 020 7848 4701.**

hospitals have developed new screens for new medical applications; in the new ICU, the patient will have one screen for their medical data and personal use.

Each cubicle will have beds that can rotate 360 degrees, double glazed side walls that can open up at the touch of a button and drop-down blinds for privacy. Frosted glass can produce worrying and distorted shadows, so instead the sliding doors to each cubicle will be covered with a design reflecting the natural world outside. This was commissioned by King's from students at Camberwell College of Art. Four years ago, doctors briefed 300 students and launched a design competition. The successful finalist produced a design inspired by nature that works from

the middle of the night to daylight and when doors are open and overlapping. A local artist filmed the park through each day of the year. This video will play on the walls in communal areas.

The patients' forum, which was consulted on the new building, was keen to have natural light. The new unit is at the level of the tree canopy. Building the new floors without disrupting the existing operating theatres below has been a feat of engineering. The new structure is built around a steel bridge from which the new floors are suspended. The advantage is that building works do not intrude on the floors below. The challenge is that the engineering needs to be very precise. A collective breath was held when the bridge was carefully slid into place.

This very modern structure is in an old tradition. The 1913 hospital was built around garden squares (now built over) reflecting the ideas of Florence Nightingale who said, "Little as we know about the way in which we are affected by form, by colour, and light, we do know this, that they have an actual physical effect."

*Marie Staunton*

### Dulwich Pot & Plant Garden

**POTS • PLANTS • GIFTS**

*Free parking in front of  
North Dulwich Station*

**12b Red Post Hill SE21 7BX  
Tel: 020 7733 3697  
www.dulwichpots.co.uk**



## Just like King's ... but for your pets

**P**icture the scene. A busy operating theatre packed with the latest high tech equipment. There are surgeons and nurses working quickly and skillfully to save patients from things that only a few short years ago would have been incurable. But this isn't King's College hospital. It's Camberwell's London Animal Hospital.

London Animal Hospital is the vision of David Cuffe, a veterinary surgeon who has worked in southeast London for many years. He wanted to deliver complete vet care that's always there when the animals require it, not just during standard opening times. So, the hospital is the same as any other vet practice but with all the facilities to deal with out-of-hours and emergency care.

### 21st century veterinary care in Camberwell

To say it's the same as other vets is not quite true. The hospital is at the leading edge of veterinary technology. It has the only CT scanner in Europe specifically designed for small animals. It produces far less radiation than the ordinary scanners commonly used elsewhere and, at £750, is around half the price. Then there are ultra-sound machines, the SmartFlow electronic health management system and endoscopy where, David believes, the hospital is one of the UK's leaders.

Imagine that Sandy, your labrador, has just swallowed your door keys. In the past, you'd need x-rays to find out where they were followed by an operation to remove them and then a long convalescence. David and his team use mini-cameras to locate the keys and then guide sutures to remove them. No costly invasive operation required – and no collar of shame!

Technology is only part of what sets David's practice apart. He stresses that it's all about the people and the animals: "I think we've got two things really right. We have a great team with all the skills you need to provide general and emergency care. We've also worked hard to get our out-of-hours and emergency treatment correct. At the moment,



*The only CT scanner in Europe designed specifically for small animals is available at the Animal Hospital in Camberwell*

that's where we're gaining a reputation. I hope people will get to know us through this part of our work and trust us to look after all of their pets' health."

### Cats and dogs don't mix ... so why make them?

The concept of complete care starts from when you walk in the door. You notice immediately that dogs and cats have their own sections. They have their own consulting rooms and waiting areas.

The furniture in each of the waiting areas has been designed for that animal. The seats in the cats' area have high sides so that the cats don't have to look at the animals around them and don't get too stressed in their new environment. The more sociable dogs get low sides so that they can see what's going on around them and, if they feel up to it, go and make new friends. Post surgery care is split in exactly the same way.

Pets aren't the only ones that David knows need to be made to feel comfortable. He says: "This is often as stressful for the owner as the animal. If you're told that there's something wrong with your dog or cat, you don't want to wait days for blood tests or have to travel to north London or Guildford or wherever for specialist tests. We've invested in all this technology so that we can start to provide answers and treatment on the same day. Hopefully during the same visit."

### Responsible and sustainable

All pet owners know that zero emissions are more that we can ever hope for. But at least you can have a vet that's trying very hard. The London Animal Hospital has made great efforts to reduce its carbon footprint – right down to capturing rainwater for general cleaning purposes and the use of recycled materials throughout the building and its furnishings. Because of the nature of the work, all surgeries produce a good deal of waste and David is committed to reducing the hospital's impact on the environment.

"It seems like a small thing but it's a big part of our culture. We want everything we do to be to the highest possible standard professionally and ethically. We want to provide complete pet care that's available and affordable," says David.

*Ian Plunkett*

**The London Animal Hospital,**  
Kenbury Street  
Camberwell  
SE5 9BS  
Tel: 020 3816 1010  
[www.thelondonanimalhospital.com/](http://www.thelondonanimalhospital.com/)  
Available 24 hours a day, 365 days a year.  
Regular appointments: 07.00am to 09.00pm seven days a week, £45.00 incl VAT.  
Out of hours: £90.00 incl VAT after 09.00pm.  
Emergencies – any time.

## Take time to check out east Camberwell

Camberwell's first coffee roastery opened this summer. Follow your nose to the old Town Hall on any Monday or Tuesday morning and you will catch a grassy scent drifting out of the back room of Spike + Earl, malt, burnt sugar and nuttiness mingling with the exhaust fumes of Peckham Road. Old Spike roastery is the latest in a group of hipster businesses transforming social life in the Brunswick Park/Lucas Gardens neighbourhood.

There is no longer any need to go to the Green for good food, a night out, or culture at the weekend. Saturday brunch on the terrace of Spike + Earl is so popular that booking is essential. A game of tennis in Brunswick Park will work off those calories, then back to Havil Street for homemade cake in the courtyard of Brewbird, the St Giles Trust social enterprise. Employees are supported by the trust to overcome barriers to employment such as

homelessness or having a criminal record and to gain valuable transferable skills such as customer service. Brewbird's events service is brilliant according to Anne from Havil Street. She held her wedding reception there for 200 people.

Then check out whether the young stars at the new Peckham Theatre are putting on a performance, (can you spot the next John Boyega?) before sauntering gently down to South London Gallery. Take in the latest modern art exhibition, review the work of the current artist in residence before recovering in the airy garden of the Gallery's café, now run by Habit, or its cosy Victorian parlour. This local business, which started in Nunhead, does a mean black pudding and treacle bacon roll and delicious food. Its coffee comes from Old Spike.

Cross the road into SE15 for a book launch or poetry reading at Peckham Pelican. Customer Jeremy

describes the bar's stripped floors and battered chairs as "the nearest thing to a relaxed Berlin vibe in London". Veg bags for the local cooperative members are at the door. There is always an exhibition on the wall and it is often topical – a recent visual diary was a personal witty comment on our Brexit and general election.

Pelican has just celebrated its fifth anniversary and is well supported by local artists who teach screen printing courses, screen films and launch books there. The cheapest Red Stripe beer in London helps the evenings along. Pelican's own food is not remarkable but its guest chef nights are surprising and often excellent, such as the recent Syrian meals.

Then walk up through Lucas Gardens and Vestry Road to Nandine – between Nu Care Pharmacy and Nisa local. This Kurdish coffee shop is family-run. Mum made the bright striped seat covers and cooks. Dad renovated the place and their son is your waiter. Nandine makes popular sausage sandwiches for breakfast and does a good lunchtime trade, but the BYOB meze dinner on Friday and Saturday nights is less well known – and it is a bargain. A vegan, veggie, meat or mixed meze is only £8 and one is enough for two people to share. The mixed meze is a very full plate of dolma, stuffed red pepper, interesting tamarind and yoghurt meatballs, deep fried chilli chicken skewers, zested chicken wings as well as the usual halloumi, a homemade hummus and dips with salad and nan. The sides such as julienne fries with herby za'atar are delicious. We hear that Nandine is branching out to the old car park above Peckham cinema, now rebranded as Peckham Levels.

Why are so many new entrepreneurs congregating around the Brunswick/Lucas Gardens crossroads? One of Spike + Earl's owners, David Rochford, a 33-year old, with bright blond hair and arms tattooed in the watercolour style, explains the motivation. "I used to work in foreign exchange in the City and wanted something more fulfilling.



*Nandine's BYOB meze dinner on Friday and Saturday nights is a bargain!*



We are not motivated by money but by helping community groups and giving something back.” He started helping out at the Old Spike Roastery run by Richard (ex-IT) and Cemel (ex-finance ) next to Peckham Rye Park. Having grown up in the area, they also wanted to leave the City and join the local community. Old Spike started in 2015 as a social enterprise, roasting coffee and employing and training homeless people as barristas. Old Spike now supplies coffee to corporates like Samsung and PWC. Old Spike coffee also sells to companies and individuals who subscribe to buying two bags (200 grams at £6.95 per bag) of speciality coffee each month.

The enterprise has now outgrown the original café site and transferred to the back room of Spike + Earl where customers can watch the roasting. Only speciality coffees are used, that is, those rated 80 points or above on a 100-point scale by a coffee taster certified by the non-profit Speciality Coffee Association. The approach is serious and detailed. The provenance of the beans is on the label together with altitude, date roasted, name of producer and social impact, for example, water tanks installed, schools helped by revenue from the sales of the beans, the trees planted to slow ripening. The tasting notes explain some of the aromas released during roasting and brewing, for example, San Cristobal Costa Rica is “red grape, orange sweetness, green apple skin, caramel”, Perla del Otun from Colombia, a Caturra variety grown at 1800m, is described as “sweet malt, date molasses, bakers chocolate”.

David joined with Old Spike’s owners Cemel and Richard to open Spike and Earl, the 60-seat café in front. Under the blond mop and tattoos there is a canny eye for branding. *Time Out* covered the opening and the half-price drinks brought in the crowds. The food is planned by a “concept chef” (in case you have not met one, a concept chef develops recipes, sets up kitchen procedures, monitors results and develops the cooking team). The Earl



*David Rochford of Spike + Earl, where food is planned by a concept chef*

in the title refers to the Earl of Sandwich and the café’s signature Dutch crunch is a meal in a bun – sourdough tiger bread surrounding everything from fish fingers to sticky Korean beef. Sauces come from Rubies in the Rubble who use discarded food such as tomatoes and beers. Toast Ale is made out of left-over bread.

Opening a restaurant to a deadline is hard work. David and partners had to open on 1 April by the terms of their lease. They were assembling furniture until midnight. But after some initial chaos, the

atmosphere now is calm. David aims for a “living-room vibe “ with old school reggae and dub music in the background. The place is full during the day and new manager Matthew is bringing his cocktail background to drawing more people in each evening. The owners’ motto of “doing good without compromise” is being extended to a new grill in Peckham. But who needs Peckham with so many options on the doorstep where we can have a good time with a good conscience?

*Marie Staunton*



# Old St Giles: blue plaques and history

In December 2016 the *Southwark News* reported a small ceremony in Benhill Road – the unveiling of a blue plaque for the “862-year-old porch door of St Giles Church”. The article was full of references to history, and to the importance of preserving historic sites. Amen to that.

Regrettably, the central statement of the plaque is not true. The small building was never the porch and doorway of the church; and while, improbably, it may have been used as a summer house, that is not the reason why it was erected.

Those responsible for the plaque did not have far to look for the true story, which has its own plaque in plain view, preserved inside the building:

It reads: “The sedilia piscina and niche together with the materials principally composing this building are remains from the old parish church which was accidentally destroyed by fire VII February MDCCCXLI”.

The sentence, “the materials principally composing this building are remains from the old parish church”, bears repetition. There is no mention of a porch, far less of a porch’s being relocated.

The church burned down. The part of the structure that didn’t collapse in the fire was demolished, yielding considerable quantities of building materials. Some of these were used for the building in Benhill Road. They might have included material from the north porch which, it will be recalled from the previous article in this series, dated from the 1830s. That is all that can be said.

But why was the little structure built? The answer to this question comes from the opening words “sedilia piscina and niche”, words tolerably obscure to the majority of us who are not historians of ecclesiastical architecture. Obscure to us, they were of great interest to commentators in the past. And the purpose of the little building was to house the objects referred to.

Figure 4 is from G.F. Prosser’s 1827 work, *Short Historical and Topographical Account of St Giles’ Church, Camberwell*. On p.4 he wrote, “In the south wall of the chancel is a very beautiful specimen of Gothic architecture, consisting of two stone stalls and a piscina



Above: Figure 1. The building in Benhill Road

Right:  
Figure  
2: The  
blue  
plaque



Below: Figure 3. The original plaque inside the Benhill Road structure

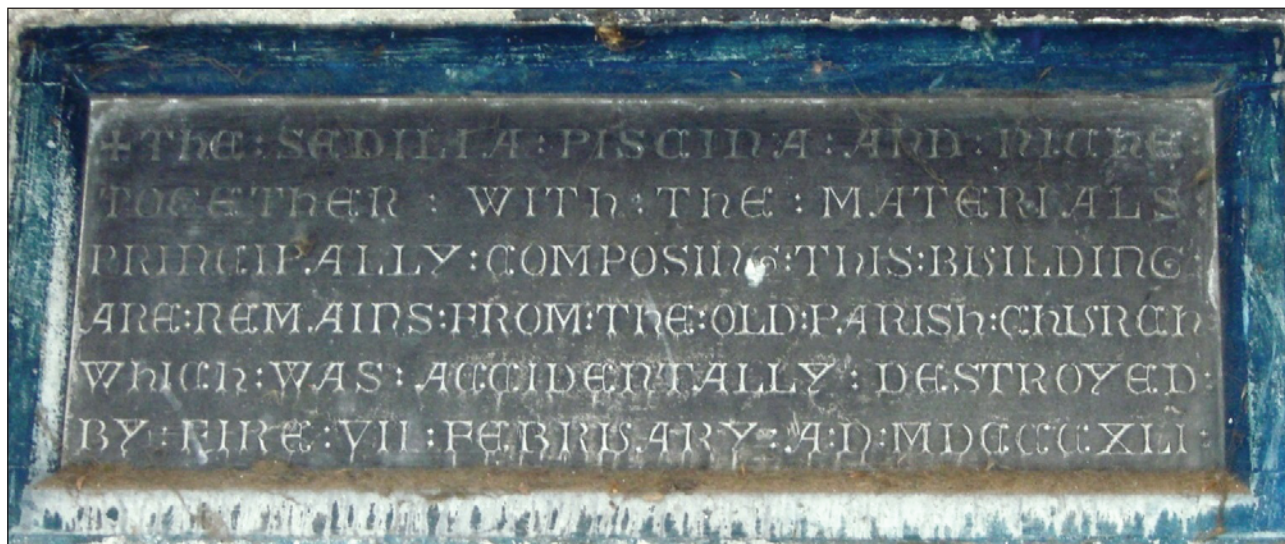






Figure 4. Sedilia and piscina

or basin. Whether these were intended for the purposes of confession, or for the use of the dignified clergy, is a matter of great doubt ... These sedilia, which constitute one of the most striking objects of the church, were concealed behind the wainscoting for many years, until the late alteration, when they were, by the care of the present vicar, brought to light and restored." The "two stone stalls" (*sedilia* is the plural of the Latin *sedile*, a seat) are on the right, one with a stone bench. The waist-high stonework in the left-hand compartment contained the basin, or piscina.

As to the niches (there were three of them), they were depicted a century after Prosser by Philip Johnston in his 1919 work, *Old Camberwell: Its History and Antiquities* (see Figure 5). These niches, each a foot or two high, originally held images of saints. Johnston dated the one on the right in his drawing, from the Lady Chapel, to the 13th century. In the middle one the upper shelf, the "credence", was to hold the elements used in Holy Communion. Johnston dated this one and the one to the left to the late 15th or early 16th century, and the sedilia to around 1380.

The sedilia and the niches were thus the only elements of the old church that had survived from the middle ages.

They can be seen in position in a sketch of the burnt-out interior of the church done immediately after the fire. The sedilia in the chancel and Johnston's "piscina-credence" in the St Nicholas Chapel are clear. We don't get a view into what remains of the Lady Chapel (at the back left) but two other niches can be seen,

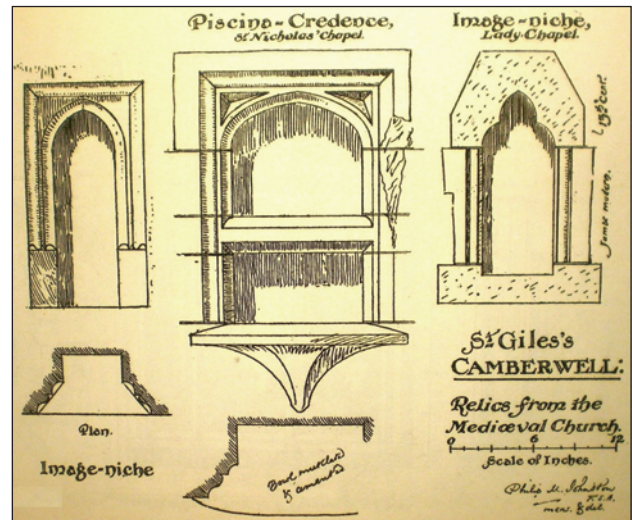


Figure 5. The niches, from Johnston, p.27

one (possibly) on the west wall of the nave, the other on the west wall of the north aisle. The latter, from its appearance, could well be the one that Johnston did not give a location for, the one on the left of his drawing.

The structure in Benhill Road, then, was built as a home for these medieval survivals, and that is where Johnston saw them. The remains of the niches, dreadfully eroded, are still there: the one from the Lady Chapel outside above the entrance, the one probably from the north aisle inside to the left, and the piscina-credence inside to the right.

The question immediately arises as to why all this was necessary. Why were these precious medieval elements not incorporated into the new church? We do not know. But if I may drift for a moment from history into speculation, I would suggest as follows. We know that the vicar, JG Storie, had long cared for the sedilia – he had had them "brought to light and restored" not long after entering the living in 1823. And it was of course in a structure in his garden that the remains were preserved. It is hard not to think that he would have preferred them to be incorporated into Scott's new church. Scott later made clear that he had had serious disagreements with Storie – could one of these have been about the medieval remains? Here another possibly relevant circumstance must be considered. The 1840s were a time of great controversy within the Church of England, with adherents of the "Oxford Movement" tending towards an interpretation of Anglicanism that brought it closer to Roman Catholicism. This included trying to bring the physical aspects of worship closer to their medieval antecedents: stone altars, saints' niches and so on. But what might be precious relics to some could be the work of the devil to others. It is the case too that Storie left St Giles in 1846 as a very unhappy man. I know nothing of Scott's doctrinal tendency, nor of the make-up of the St Giles Vestry. But it seems to me quite plausible that the banishment of the

*Continued on next page*



### Old St Giles: blue plaques and history *continued from previous page*



Above: *Figure 6. The burnt-out interior of the church*  
© British Library Board

sedilia and the niches was the result of a doctrinal dispute.

When Johnston saw the sedilia in the early 20th century he was surprised by how well they were preserved. In 1916 they were retrieved from Benhill Road by William Isaac Shard, and installed in the chancel of Scott's church, where they are to this day, having left their still-visible, clear outline on the back wall of their previous shelter.

We are left with an irony. The little building in Benhill Road, which is of no architectural or historical interest, gets a blue plaque. Its remaining contents, the niches, of great interest, are ignored, and continue to deteriorate towards complete unrecognisability. If we were truly interested in historical preservation, we would knock down the little building and put the niches somewhere safe.

*Donald Mason*

An online version of this article will be found at  
[www.cdmason.org.uk/Camberwell](http://www.cdmason.org.uk/Camberwell)



*Figure 7. The three medieval niches, arranged as in Johnston's drawing*



*Figure 8. The sedilia and piscina as they are today*



**artichoke**  
pilates studio

Pilates for back pain, rehabilitation, fitness, injuries,  
Pre and Post natal exercise and sports training.

Unit 3, Artichoke mews, Camberwell. SE5 8TS  
T: 0207 358 5454 E: [info@artichokepilates.com](mailto:info@artichokepilates.com)  
[www.artichokepilates.com](http://www.artichokepilates.com)



# You can buy Made In Camberwell gifts for Christmas



*Browsing through artists' work*

The evenings are closing in, the air is crisp and cold and a slight panic flows through us as our thoughts turn to Christmas. What on earth can we get for our family and friends that is delightful, well designed, does not shout out the “global brand” that can be found on every High Street, and yet is affordable? Well, look no further than Camberwell.

Camberwell Arts is hosting a Christmas Made in Camberwell over two weekends in December, providing the opportunity to purchase, direct from the artists, unique items and artwork.

## Arts Market

On Saturday 2 and 9 December, from 12-5pm, head to The Tiger pub and you will find unique stocking fillers, gifts, beautiful cards and prints, as well as designs to brighten up your home, and stunning jewellery. Our friends at The Tiger will ensure everyone stays warm and toasty with their delicious mulled wine to keep us full of Christmas cheer.

## Open Studios

Artists across Camberwell will be opening their studios over the first two weekends of December, providing an opportunity to discover tucked away studios normally closed to the public. You can meet the artists, look around their studio spaces and buy from them directly. You will find unique photography, jewellery, textiles, fine art, fashion, ceramics and homewares.

On Saturday 2 and Sunday 3 December studios in east Camberwell will be opening: head to Vanguard Court, Joiners Arms studios and individual studios east of Denmark Hill. And on Saturday 9 and Sunday 10 December in west Camberwell you can visit Empress Mews, Warrior Studios, Whirled Studios and individual studios west of Denmark Hill.

Just think – you needn’t

experience the West End crowds at Christmas now that Camberwell has it sewn up!

Find the most up-to-date information on a Christmas Made in Camberwell on [Facebook/camberwellartsfestival](#) and [Instagram @camberwellartsfestival](#).

The free brochure will be available to pick up from early November in local cafes, pubs, restaurants, Camberwell library and the South London Gallery.

And in the spirit of Christmas Goodwill we’re sharing more “shop local” opportunities: after you have visited the Camberwell Arts markets and Open Studios, you could take in Brixton’s Dog Star on 2–3 December and Peckham’s Bussey Building on 9–10 December for Crafty Fox’s markets.

*Deborah Allen*

## More dates for your Christmas diary

**Christmas Organoke**  
Saturday 16th December  
**Christmas Carol Service**  
Sunday 17th December

at St Giles Church

“It’s the people not the properties that make life interesting”

*Roy Brooks, 1969*



*Roy Brooks*

roybrooks.co.uk  
post@roybrooks.co.uk  
020 8299 3021

# 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 (Lambeth or Southwark) that we object, support or have no objection to an application where we have decided to comment.

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

**Note:** The Society objects on all counts to the proposal to use UPVC windows and doors. We recommend timber or powdercoated aluminium.

### 25 Eastlake Road, SE5

*Conversion of lower and ground floor (Flat 1) to provide two self-contained flats, together with two-storey rear extension. (Resubmission of 16/07118/RG4)*

The proposal converts the ground floor into a studio flat and while this may look fine on plan, the reality will be limited by the need to incorporate the fire lobby and the way that the stairs continue up and turn, cutting back into the ceiling of the room. This will limit the openness shown on plan.

The basement is converted to a three-bedroom property by building out to the rear, creating a very limited inner lightwell to light the main bedroom, perhaps 1.5 metres deep. (Wandsworth sensibly requires that inner lightwells created by such proposals should be a minimum of two metres). Each of the bedrooms is big enough to be used as a double bedroom. This could mean that up to six people could occupy this flat. The kitchen is simply part of the living room as the back wall of the front basement room. There is only a single bathroom with WC. The only access to the garden is through one of the bedrooms. The rear of the property faces northeast.

The Society objects to this proposal being a poor conversion with poor layout, and facilities, for a potential six-person family unit.

OBJECTION.

### 39 Flaxman Road, SE5

*Conversion of existing building to create two two-bedroom apartments and one three-bedroom maisonette including the erection of a rear extension, a glazed screen/door unit to rear lower ground floor together with facilities for cycle and refuse storage. (Re-submission.)*

The layout for the conversion into three flats probably gives adequate room sizes, although the lounge looks small. Bathroom facilities are minimised to just a small shower room, even for the three-bedroomed maisonette. This seems inadequate for the two two-bedroom flats and certainly for a three-bedroom maisonette.

The proposed ground floor rear extension seems acceptable set away from boundaries either side.

OBJECTION.

### 30 Grove Hill Road, SE5

*Construction of a roof terrace.*

The proposed roof terrace, cut into the roof slope of the rear outrigger at second floor level, seems to be proposed without screening. This would give the opportunity to overlook adjoining properties and into rear windows at proximity.

OBJECTION.

### 40 Ivanhoe Road, SE5

*Construction of an additional storey to the top of the existing rear outrigger (ie, at second floor level), entailing the removal of the existing outdoor terrace space.*

This is a mid-terrace property and to raise the rear extension one more storey would seem to overshadow the adjoining property as the extension is sited directly on the south side of No 38.

The drawings take no account of adjoining properties and simply show No 40. The effect on the adjoining property is not clear, but is likely to be detrimental.

OBJECTION.

### British Queen, 34 Picton Street SE5

*Demolition of the existing building and erection of a five-storey building comprising seven flats, including access and landscaping.*

The British Queen is a Victorian public house which has been left stranded in a sea of flats.

The proposed block is appropriate in scale and appearance to the neighbouring buildings and is a significant improvement on the previous iteration.

The Society welcomes this application.

### Youth Club, Kenbury Street, SE5

*Outline application for erection of a new specialist youth club for children and young people with learning disabilities, together with seven flats, following demolition of existing youth club. Landscaping matters reserved only. (Resubmission)*

This is the third "outline" attempt to redevelop this site. This time the youth club is kept to one side at ground floor and basement with a separated sunken external area relating to the youth club. The three-storey block of seven flats form an L shape with the youth club element.

Again, these flats are just within the boundary, so windows are looking straight at fences on the ground floor on one side and looking over adjoining land at upper floors. Regardless of the overlooking of adjoining properties, no consideration has been given to the Unprotected Areas element of the Building Regulations, which would prevent the number and size of windows shown. To meet fire regulations relating to building on or close to boundaries, these would have to have metal frames in fire resistant glass, and would be unopenable.

Plans of the proposed flats are strange, in part, with a large 9.5 square metre bathroom in one flat bigger than the bedrooms. The top floor plan is similar to the first-floor plan, yet visually this is a roof slope with small dormers, so the plan is not in reality what is shown.

As in the previous applications, the elevations take on an Edwardian-type look, attempting to reflect the flats nearby, but the single-storey Youth Club part looks odd.

OBJECTION.



### Chartered Accountants

K A Jeffries & Company p19 8693 4145

shops, services and property.  
www.southlondonguide.co.uk

### Estate Agents

Roy Brooks p4 and p17 8299 3021

### Newsagents

R K News p3 7703 2784

### Garden Centres

Dulwich Pot & Plant  
Garden p10 7733 3697

### Packaging Materials

J Hunnex & Sons Ltd p3 7703 3439

### Pilates

Artichoke Pilates Studio p16 7358 5454

### Home Refurbishment & Renovation

Joshua Thelwell p19 7450 0919  
07986 363

### Stained Glass

Stained Glass Windows p10 7791 620011

### Local Information

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

### Upholstery

A V Fowlds p5 7703 2686

## To advertise in the *Quarterly*

please contact the Editor, Margaret Powley-Baker,  
tel: 020 7701 4417 or email: [mpowleybaker@gmail.com](mailto:mpowleybaker@gmail.com)

## Joshua Thelwell

### Home Refurbishment and Renovation Quality Assured

Kitchen and Bathroom refits  
Carpentry, built-in cupboards  
and wardrobes  
Alcove shelving and storage ideas  
Real wood and laminate flooring  
Tiling, walls and floors  
Plumbing and basic electrics

*Testimonials available  
Highly competitive rates*

**07986 363839**

**020 7450 0919**

[jcthelwell@gmx.co.uk](mailto:jcthelwell@gmx.co.uk)

## CONTRIBUTE TO THE *QUARTERLY!*

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

Contact the Editor:  
Margaret Powley-Baker  
on 020 7701 4417  
or via email to

[mpowleybaker@gmail.com](mailto:mpowleybaker@gmail.com)

## CAMBERWELL SOCIETY OFFICERS AND COMMITTEE

### OFFICERS

#### President:

Nicholas Roskill 020 7703 4736  
(Licensing)  
56 Grove Lane SE5 8ST

#### Chairman:

Nick Holt 020 7501 9941  
204 Camberwell Grove SE5 8RJ

#### Vice-Chair:

Nick Mair 07557 868 1591  
156 Camberwell Grove SE5 8RH

#### Secretary:

Robert Wainwright 07775 858 765  
55 Grove Lane SE5 8SP

#### Assistant Secretary:

Paola Totaro 07789 606 062  
55 Grove Lane SE5 8SP

#### Treasurer:

Kim Blackwell 020 7703 9170  
78 Camberwell Grove SE5 8RF

#### Assistant Treasurer:

Liz Allen 020 7703 9170  
78 Camberwell Grove SE5 8RF

### COMMITTEE

Isabel Begg 07785 221 470

Alex Blacknell 020 7277 4041  
(Transport)

Liz Cook 07973 760 529  
(Membership)

Ricardo Folgado 07768 291 694  
(Traffic)

Tim Gaymer 020 7737 1059  
(Planning)

Barbara Pattinson 020 7274 8045  
(SE5 Forum & Community Liaison)

Margaret Powley-Baker 020 7701 4417  
(Editor – *Camberwell Quarterly*)

### OTHER CONTACTS

#### LOCAL HISTORY:

email:  
[localhistory@camberwellsociety.org.uk](mailto:localhistory@camberwellsociety.org.uk)

#### MEMBERSHIP:

Annual membership costs £20 (household)  
£15 (individual) or £10 (concessionary)  
Membership form available online:  
[www.camberwellsociety.org.uk](http://www.camberwellsociety.org.uk)

#### PLANNING:

email: [planning@camberwellsociety.org.uk](mailto:planning@camberwellsociety.org.uk)

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



## K.A. Jeffries & Company Chartered Accountants

Local firm of Chartered Accountants.  
Operating in East Dulwich from 1966.

Deals with general financial matters of small and family businesses.  
General advice on Income Tax, Capital Gains Tax,  
Inheritance Tax Planning and VAT.

Regulated by the Institute of Chartered Accountants  
in England and Wales for a range of investment business activities.

18 Melbourne Grove, East Dulwich SE22 8RA

Tel: 020 8693 4145 Fax: 020 8299 0326 Email: [saj@kajeffries.co.uk](mailto:saj@kajeffries.co.uk)

# Looking for a new Print Supplier...?

Brochures | Business Cards | Letterheads

**Print Gurus** supply to clients all over the UK, from small businesses to large corporations. We are a creative print company that specialises in design and printing services. Our team is always happy to scope your project, present a quotation and provide the end product at a high standard which we are both pleased with, so why not get in touch.



PRINTGURUS

Kingfisher House, 21-23 Elmfield Road, Bromley, London BR1 1LT  
020 3900 1915 | [info@printgurus.co.uk](mailto:info@printgurus.co.uk) | [www.printgurus.co.uk](http://www.printgurus.co.uk)

