
CAMBERWELL QUARTERLY

The magazine of the Camberwell Society
No 197 Summer 2018 £1.50 (free to members)

www.camberwellsociety.org.uk



Open Gardens Day – p10

Jenny Eclair – p5
Seavington House – p8
The Promenade – p12

Report from the Chair	3
Camberwell Station	4
Tribute to Nick Holt	4
Local author Jenny Eclair	5
Restaurant Reviews:	
Fladda	6
Good Neighbour	7
Seavington House	8
Wyndham Road's White Elephant .	9
Open Gardens Day pictorial	10
The Promenade	12
This and That	15
Letters	16
Book Review: Camberwell from old	
Photos	18
Mary Boast Prize	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 Events

Historic Walk
Details to be advised
Christmas Party
Monday, 3 December

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

www.stgilescambewell.org

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

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 16 August, 2pm, *Peckham Walk*. Meet at Peckham Rye Station
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
www.stgilescambewell.org

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



Cover: A wall of roses seen on on Open Gardens Day. More blooms on page 10. Photo: Elaine Clarke

Meet Nick Mair, the Society's new Chairman

Tall, energetic Nick Mair strode across Camberwell Green; whipping off a red facemask to explain his journey from guerilla gardener to Chair of the Camberwell Society. The mask was for a press photo highlighting pollution from traffic on the Green as part of the campaign to reopen Camberwell Station. Nick is keen on Camberwell's green agenda. It was planting the verges in Stories Mews and McNeill Road that first brought him to the attention of the Society.

That was some 14 years ago when Nick, wife Camilla, their son and daughter moved to Camberwell from Fulham. Stories Mews was then a mess, a local dumping ground. Nick started by clearing rubbish. He planted seeds donated by his Somerset based parents. Then neighbours joined in. Now some 30 people have donated plants, including a mother who travels from Reading to see her Camberwell son, bringing with her fig trees and plants for McNeil Road.

Engaging others is one of Nick's skills – perhaps learnt from 19 years as a teacher. As Director of Languages at a local school he sets novel oral tests – a helicopter carrying an injured patient has only three minutes of fuel left, you are in the Control Room, what do you say to the helicopter pilot – in French? His enthusiasm for instruction was apparent at last year's Open Gardens Day when he demonstrated a homemade solar stove. An enthusiastic cyclist, he pedals down Greendale to work every day and volunteers for the local Bike Project which fixes up bikes for refugees.

Nick, who took over as Chair of the Society from Nick Holt in May, enthuses about the need to safeguard Camberwell's architecture, creativity and mix of "hugely interesting people". He says: "It's essential that Camberwell has a clear identity and does not get subsumed into East Dulwich, Peckham and Brixton," and he reels off multiple projects and ideas from the Society and its members which would help demonstrate the area's uniqueness:

- Beating the bounds of Camberwell



Nick Mair and his homemade solar stove

annually and getting to know its nooks and crannies

- Promoting Camberwell history in primary schools by producing a resource that is helpful for hard-pressed teachers
- The Peckham to Camberwell Creative Corridor. Southwark has been awarded £50k by the Greater London Authority to investigate establishing London's first Creative Enterprise Zone along the Peckham Road which would stimulate growth in creative industries through skills, training, education, and work spaces.
- A visual reality corridor to guide patients from Denmark Hill station to King's, perhaps a phone app showing the famous people who have lived here
- A new entrance to Denmark Hill Station to relieve the overcrowding and consequent stress
- Affordable space for businesses and artists
- Camberwell Society Blue Plaques in shop windows showing previous uses of the premises based on the successful scheme in West Norwood run by the Norwood Society to encourage people to engage with local history
- More pocket spaces like Datchelor

Place in Camberwell and green planting through grants from Southwark's Greener Cleaner Safer Fund.

Nick is not blind to the problems of Camberwell. He knows the local people who help the police sweep for knives hidden by gang members, sees the shuttered shops in Camberwell Church Street and takeaway wrappings littering the Green but says "there is no point just moaning". The answer, in his view, is to bring together competent people with a deep knowledge or commitment to Camberwell, who know the issues and have the right skill sets to make change, as the Society has been doing since 1970.

Stories Mews is a good example of the Mair philosophy: "When people get involved with things locally the area tends to get better." The weekly tidy up of a bin bag full of rubbish has dwindled to less than a carrier bag and the former dumpsite is now blooming – tulips and spurge in the spring followed by Bears Breeches and chrysanthemums in summer – a truly green result.

Marie Staunton

Reopen Camberwell Station, say campaigners



The Camberwell Station group, pictured on Camberwell Green, is supported by many local families

Photo: Paul Odulate

Supporters of reopening Camberwell Station donned anti-pollution masks at Camberwell Green in May to highlight air pollution levels that are twice the legal EU limit in the centre of Camberwell. Traffic is a major source of air pollution in the area and reopening the Camberwell railway station, which closed in 1919, could provide a cleaner transport alternative, they say.

The SE5 Forum won access (via a Freedom of Information request) to studies showing clean air is not a priority in TfL's analysis of the benefit of reopening the station. Campaigners, backed by the Camberwell Society, will now aim to

convince Minister for Transport Jo Johnson that using the train rather than cars and buses will improve local air quality. They are briefing local MPs Harriet Harman and Helen Hayes, who will hand the Minister a 2,000-signature petition to reopen the Camberwell station.

Campaigner Sophy Tayler, who obtained the background planning documents and comments, says: "We are worried TfL is shunting this important project into the sidings. The studies fail to take seriously traffic pollution, slow bus services, growing population and difficult access to hospitals in Camberwell."

According to the SE5 Forum, the studies suggest the train service

would provide a time-saving of 15 minutes for those travelling from Camberwell to Elephant and Castle. Users already on the train would experience an average delay of only 42 seconds (and only on those trains that stopped at Camberwell). The study says that this change "arguably... would not be noticed by existing users".

According to Tayler: "More rail users come from outside London than get on at Camberwell, so we don't get a high enough BCR (Benefit Cost Ratio) to boost the business case for reopening. But this could mean inner-city Camberwell never gets a meaningful chance to improve transport options and air quality."

Locals are now asking for a say in the economic and social assessment of the local benefits that they believe TfL's business case should provide. They say the 36-page report TfL commissioned to cover "economic appraisal and wider impacts assessment" does not mention Camberwell's hospitals or the particular needs of patients, staff and visitors in relation to transport. It also fails to take into account the growing local population, new housing developments and five redevelopment areas, all of which would benefit from the station. It fails to consider the area's future. If it continues to suffer poor transport, poor air quality and challenges, in attracting and growing local business.

The legal EU limit for nitrogen dioxide is 40 micrograms per cubic metre ($\mu\text{g}/\text{m}^3$). The level recorded in May 2018 outside McDonald's restaurant in Camberwell was 84.3 micrograms per cubic metre, according to Southwark Green Party.

Nick Holt: an outstanding Chairman



Most members of the Society will know that Nick Holt retired at the AGM in May after seven dedicated years

as Chairman. His leadership has always been guided towards the good of Camberwell as a whole. The position demands considerable work and responsibility on behalf of the Society. Nick has been assiduous in arranging the enjoyable monthly Executive Committee meetings, hosting them generously in his lovely house in Camberwell Grove.

Much of the Society's administrative work has devolved on him and he has been punctilious in

following up on decisions, his keen sense of humour successfully balancing differing views. He dealt tactfully with sensitive issues such as the Bridge on Camberwell Grove which so divided members and residents, encouraging members to air their differing views in the *Quarterly*.

Nick has been an excellent Chairman and we thank him for his outstanding contribution to the Society.

We are most fortunate that another Nick, Nick Mair (is the name catching?!), the retiring Head of Modern Languages at Dulwich College, has kindly agreed to be the next Chairman.

Nicholas Roskill
President

“I’m intrigued by what goes on behind closed curtains”

As part of Camberwell Quarterly’s series on writers, Camberwell novelist, playwright and stand-up comic **Jenny Eclair** breaks off from performing in Grumpy Old Women to answer 10 questions from CQ’s **Marie Staunton**



Jenny Eclair

1. Why did you set your first novel in Camberwell?

I used to live in a flat on Camberwell Grove in the 80s and it was the first glimpse I’d had of the kind of London Bohemia that has almost disappeared – the road grabbed me and never really let go. I’m always intrigued by what goes on behind closed curtains.

2. Why did you move to Camberwell?

I needed to get away from Manchester and a lot of unhealthy stuff that was going on up there. An old school friend was studying at Camberwell Arts School and I stayed with her in Brixton until I saw an ad on a notice board for a room in Camberwell and I moved in with a horrible man and his horrible wife and was horribly unhappy for ages until a friend I worked with in a wine bar said I could move in with her. She was married to the singer Joe Jackson, but he was touring the States and she was lonely, so I moved in – to Camberwell Grove.

3. You are very busy performing and touring. How do you organise

yourself to find time to write?

When I’m not on the road or on stage then I’m usually in my study. I gravitate towards it quite naturally, I don’t have to frog march myself in there.

4. You write fiction, non fiction and plays – how do you decide which subject will fit which format?

It’s a combination of commissions and personal choice – I don’t think about any of it too closely – I tackle any deadlines first and then muck about.

5. Your novels are full of close observations – do you carry a notebook or rely on memory?

Both.

6. Your books have surprises and twists in the plot – do you plot them all out before writing?

No, sadly I have no idea how the books get written – I have to almost rely on the characters to do it for me.

7. Reviews often remark that your

characters are realistic, three dimensional, if not always likeable – any advice on how to create believable characters?

I think being a performer has been useful when it comes to writing characters – it’s very important that they should be able to walk into a room wearing the right shoes.

8. Your daughter is a playwright – what advice did you give her on writing?

None – she’s cleverer than I am.

9. Any advice for new writers on finding a publisher, an agent and publicising books?

Sorry – I know that I’ve been lucky enough to have had a profile in comedy before I became a novelist and it helped open doors. On the flip side it’s been hard to convince people that I’m deadly serious about the quality of my writing.

10. Your blog often recommends books – which writers have influenced you most?

Anyone who can tell a good story and anyone who can create great characters. Amongst many, many others, I like Kate Atkinson and Curtis Sittenfeld and Donna Tart.



POP | ROCK | BLUES | JAZZ
BEGINNER | INTERMEDIATE
WEEKDAY EVENINGS | WEEKENDS

southeastguitartuition.co.uk

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

All in all, a great place for a slap-up meal in south London

Fladda surfaced on Camberwell Church Street last year with its upmarket fish and chips and stylish decor. It's had a makeover since the former chippie closed down, with a separate dining area kitted out in industrial lighting and muted tones that contrast oddly with the 90s music.

A lovely but dozy waiter takes our drink orders and disappears, re-emerging to fiddle indecisively with the playlist, unable to decide on the exact nature of his 90s nostalgia trip.

We pore over the menu and try to ignore the slightly strange ambience. Fish on offer here includes cod, haddock and mackerel. Other options are scampi, fishcakes, calamari (more on that later), and pies.

There's also a drinks list featuring craft beers that could give some of the Brixton Village joints a run for their money.

We opt for the haddock and calamari with chips, mushy peas, and curry sauce.

The fish is fresh and falls into soft, steaming flakes when I tear through the batter. It's so good that it makes me wonder why I don't eat at a chippy more often.

The chips are also excellent, although they're playing second



fiddle to the fish here, which is no bad thing.

The curry sauce has the oomph of real homemade curry and the mushy peas have a trace of mint that feels a bit more cheffy than your ordinary chip shop fare.

Both delicious, both arguably improvements on the original.

Sadly at this point I have to talk about the calamari, which turned up like the unwanted lovechild of a fairground donut stand and a pile of overcooked onion rings.

It was all stringy squid and heavy, unseasoned grease. I couldn't eat much. Maybe just an off day?

Thankfully, dessert brought things back from the brink. A chocolate pudding with berry sauce and ice cream was simple and delicious.

Dinner didn't exactly go swimmingly – the slightly odd ambience and calamari-gate saw to that – but it's still a great place for a slap-up meal in one of south London's busier dining hotspots.

Oliver Rahman

Fladda, 55 Camberwell Church Street (on the corner of Datchelor Place where you can dine alfresco).

Your property matters, matter to us



For **sales** call Felicity, Stacy, Elaine or Wallace. For **lettings** call Harris, Andre or Peter
roybrooks.co.uk | 020 8299 3021

Roy Brooks

Somewhere to share a good bottle of wine and great food

There must be something about the window seat in “Good Neighbour”, Camberwell’s newest wine bar and eatery, because every time we’ve been there a loved-up couple has been ensconced and smooching on the comfy stools in candlelight providing even livelier people-watching than the crazy road outside.

Inside, it’s the vibe that brings you back over and over again. Soft light, interesting music at just the right volume, friendly and interested staff who interact with genuine warmth with their clients to match the impressive pressed metal ceilings. Last time we were there, we watched with warming hearts as an older gentleman in a suit ordered a glass of red and as the barista continued to prepare drinks, regaled her with the story of his day as recipient of an award for services to the community.

He was so proud – but also very clearly alone – and she listened with attention and kindness, embodying the eatery’s name which, apparently, was the brainchild of owner, Australian chef Paul Williamson, whose stated aim was to provide locals with somewhere to share a good bottle of wine and some great food. He has certainly achieved both.

It is a tapas-style menu, with lots of interesting smaller dishes (£5-£9) made to be shared, including a traditional range of dips as well as soy and pork belly bites with a smoky bourbon sauce and deep-fried seabream goujons to dip in homemade tartare sauce or pork and chorizo meatballs in arrabiata.

The plates, priced between £7.50 to £10.50, include three vegetarian dishes as well as lamb, chicken and



Photo: Marie Staunton

fish. We tried the lamb flatbread, a generously heaped combination of meat, olive, red pepper and tzatziki, and the sweetcorn fritter and haloumi stack that sounded like it should be on a breakfast menu with a side of bacon but instead was slimmer and quite delicious as an evening bite.

There are also cheese and charcuterie plates at £11 each or a combination for £12.50 while sides include aubergine kasundi and fetta, a “truffled mac and cheese” and white bean and chorizo.

To accompany the food, there is a good-sized and reasonably priced wine list, a selection of local craft beers and cocktails including a really well-made Negroni.

If the ground floor is packed – and it often is in the latter part of the week – then there is a generous downstairs section where there are even booths for a party of perhaps a dozen people. For those who have lived in Camberwell for a while, you might have been in these rooms previously when they were reading rooms in the Camberwell Library. Under the pleasant low light, they now reflect a cosy, twilight feel.

Robert Wainwright

Good Neighbour: 21 Camberwell Church Street. To book call 07981 396 180



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
www.artichokepilates.com

CS and local residents object to proposed redevelopment

What is proposed

**Seavington House and garages
Champion Hill SE5 8DN**

Redevelopment of the site involving the demolition of the existing two-storey residential block and single-storey garages; and the construction of a five-storey block on the corner of Champion Hill and the adjacent estate road, to provide 14 x 1 bed, 14 x bed, 7x3 bed and 1x4 bed residential units (36 units) together with associated landscaping.

The Society's letter to the Council

The Camberwell Society has several concerns regarding this application

1. The first is that the proposed buildings are bigger than every other building existing and proposed in the immediate vicinity of the site. The sketch view of the area on page 8 of the Design and Access Statement identifies all the buildings in the vicinity that are over four storeys high, whilst ignoring the buildings opposite the site in Champion Hill, which are the buildings closest to the site, and range from one to three storeys.

The applicants have also sought to exaggerate the impact of the five-storey building proposed for 1A Dog Kennel Hill by making it seem that 1A DKH site and the application site are at the same level.

In fact there is a change in the level equal to the storey height between the application site and the 1A DKH site. The cross section of block B on page 30 shows this clearly. The slope of the site makes it possible for an extra storey to be added on the downhill site of block B, alongside the site of 1A DKH.

The overall effect of the development is that the two new blocks proposed by this application are overbearing in relation to their immediate neighbours, exacerbated by their immediate proximity to the pavement edges of Dog Kennel Hill and Champion Hill.

2. The second related problem is the effect of the development, particularly Block A, on the proposed development at 1A Dog Kennel Hill. This development of 9x5 storey houses was granted permission in March 2011 on the basis that its principal orientation was to the north to avoid overlooking the houses to the south.

The introduction of a five-storey building 12m away from the 1A DKH principal elevation contravenes the Council's own guidelines contained in the Southwark Residential Design Standards 2011, which specify the amount of daylight required in habitable rooms. The daylight received on every floor of the 1A DKH block would fail to meet the required levels if Block A were to be built.

The Southwark Residential Design Standards 2011 also state that:

"House and flat developments should be arranged to safeguard the

amenity and privacy of occupiers and neighbours. New development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security."

There are numerous vantage points for overlooking 1A DKH from block A, including from living room windows and balconies, which makes the proposals unacceptable in terms of privacy.

The application states that the 12m gap between the two buildings is Council policy (pages 19 and 20 of the Design and Access Statement) but the Residential Design Standards states that this is an acceptable gap only in relation to the front of a dwelling facing a street, and the required gap at the back of a dwelling is 21m. This should be considered the appropriate standard in this case.

3. The residential accommodation that is provided in this proposal barely meets the minimum space standards required. It is difficult to imagine for example how six people could live a full life in the four bedroom flat apparently thought suitable for that number (page 41 of the Design and Assess Statement). There is also very little amenity space, and what there is impinges on the privacy of the prospective residents of 1A Dog Kennel Hill.

Summary:

The proposed flats are too large and domineering in the context of the scale of the existing buildings in the immediate area.



The site as it is now and (right) an artist's impression of what is proposed

News of opposition from Champion Hill campaigners

The Save Champion Hill campaign has ramped up its opposition to the development of Seavington House, the flats and garages on the junction of Champion Hill across the road from Dog Kennel Hill School. Campaigners argue that the Council's proposal to build two five-storey blocks going right up to the boundary is too big for the site, will result in the loss of green space and affect sight lines for people using the junction.

The Council argues that it is committed to delivering 11,000 new council homes by 2043, and in order to achieve that, every available site needs to be actively explored. The Seavington House site is underdeveloped and offers the opportunity to replace a small number of garages and 10 bedsits, with 36 council homes at social rent.

Campaigners criticize the quality of the development as being "anti" social housing."

"Beyond the scale of the property itself, doing the whole area a disservice – we believe it is "anti-social housing" in that it does not provide for disabled persons, does not provide for parking for carers and does not improve the air, in that it takes away greenery," says the campaign.

The drawings used in the consultation are, campaigners say, misleading as they understate the height of the development. The proposed flats are also criticised as being too small, barely meeting minimum space requirements, are built too close to neighbouring houses which they will overlook and rob of some daylight (see <https://www.championhill.org.uk/>).

A petition opposing the size and design of the development on change.org has gathered over 340 signatures. Campaigners are asking locals to object in writing to Councillor Peter John OBE at peter.john@southwark.gov.uk and cc: to Councillor Sarah King at sarah.king@southwark.gov.uk

Wyndham Road's white elephant

Camberwell's newly elected Councillors are being challenged to get a massive building site abandoned in 2015 moving again. In 2014, building started on four apartment blocks on Crown Street SE5 and one large block of flats on the other side of the railway on the corner of Wyndham Road and Camberwell Road SE5 in 2014. The buildings on Crown Street were almost completed, while the large site was barely finished, but in July 2015 work stopped.

As local resident Stephen Bourne explains: "Builders removed their hard hats, downed tools, and walked off the five sites in July 2015 and no work has been carried out since. My efforts to find out what has happened has fallen on deaf ears."

The company with planning permission to build the flats, Parritt Leng, which changed its name to Kherg Construction Ltd, went into liquidation. A2 Dominion, who build homes for key workers, took over the site and in 2016 A2 said some 76 homes would be completed by 2018.

But the sites have remained abandoned and not one further brick has been laid since 2015. Despite many telephone calls and emails from the *Quarterly* A2 Dominion

failed to comment.

Barbara Pattinson, Chair of the SE5 Forum, is writing to Camberwell Green's newly elected Councillors Dora Dixon Fyle, Kieron Williams and Tom Flynn. "We need our newly elected Councillors to understand how let down local people feel by stalled developments," she says. "It is dispiriting to see no progress on Wyndham Road and people are questioning the amount of time it is taking to move on with other sites such as Peacocks and the Post Office building in Denmark Hill. We are looking to our Councillors to help reverse this tone of neglect in Camberwell."

The Camberwell Society's Chair of Planning, Tim Gaymer, is concerned about slow progress being made on sites affected by Parritt Leng's demise. Another major site Perrit Leng owned in the Higgs Industrial site at Loughborough Junction has been acquired by Peabody who are currently consulting on building 130 new homes and commercial space on the site. The Wellfit Street scrap metal yard owned by them was subject to litigation on who had the right to occupy it in the High Court last year.

Marie Staunton



Waiting for the green light on stalled Wyndham Road flats

Blooming Camberwell



Blooming Camberwell

Photos: Elaine Clarke



Could The Promenade be restored to its former glory?



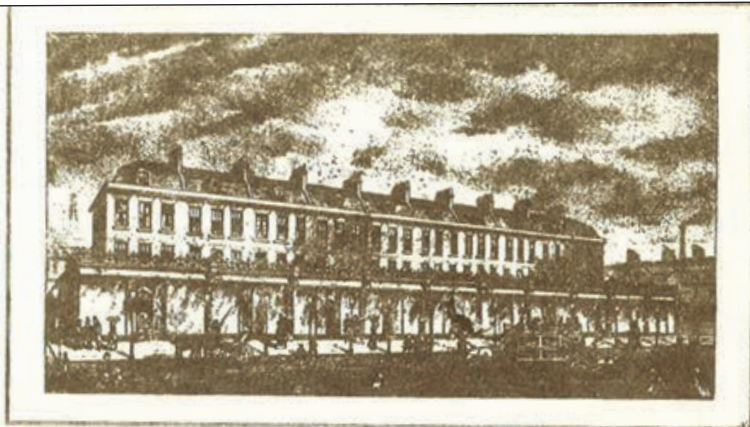
You could be forgiven for thinking that the photograph above shows a Georgian terrace in London shortly after the Second World War, or that this terrace is in some provincial town suffering where the industry that built the town has now disappeared. But it is not. This terrace exists in Camberwell, where the popular conception is that it has been an area “on the up” for quite some time.

This picture was taken less than a mile from similar terraces which are now considered desirable places to live. They have been carefully repaired and put in good order, and are afforded some protection by being Listed of Architectural and Historical interest and lie within Conservation Areas. However this terrace is not Listed of Architectural and Historical Interest although it has recently been included in the newly created Walworth Road Conservation Area. This is thanks to efforts by the Walworth Society supported by the Conservation Officers.

This terrace, called Bethel Place on the 1832 map, is on the Camberwell side of Boundary Lane



The 1831 map showing Bethel Place (marked by the red square)



THE PROMENADE, CAMBERWELL ROAD.

[EXTRACT FROM THE SOUTH LONDON PRESS.]

(October 22, 1881.)

"IMPROVEMENTS IN CAMBERWELL.—The vast area of ground in the Camberwell Road, lately known as Bethell Terrace (and now re-named 'The Promenade'), represents a local improvement of considerable importance. It was sold by auction at the Mart, Tokenhouse Yard, and purchased by Mr. Alfred Stedall, who has been so long known as one of the largest mantle manufacturers in the United Kingdom. The Promenade and its belongings now consist of a row of elegant shops, of handsome elevation and commanding appearance, which add materially to the adornment of the neighbourhood. The Promenade was designed by Mr. G. Edwards, of Brompton Road, and the plans have been carried out by Mr. Green, builder, of Hackney. The shops are numbered 73 to 91, Camberwell Road. The shops 73, 75 and 77, are occupied by Mr. Simmons, who is displaying first-class furniture, glass, earthenware, electro-plated goods and ironmongery, in a handsome frontage of about 100 feet. Attached to this establishment are immense basements for storing goods, and in the upper part there are about 20 show-rooms. No. 85 is occupied by Mr. Andrews, the well-known boot and shoe manufacturer. No. 87 has been opened by Mr. Stedall himself. This shop is so well fitted that it can hold its own in appearance with any West-end establishment. It is stocked with a large selection of ladies' mantles, misters, &c., of the latest fashions. No. 89 is a millinery establishment, opened by Mrs. Hill, so long known as the manageress to Messrs. Walker & Co., of Knightsbridge. No. 91 is now under alteration, and is let to Messrs. Harries & Co., drapers, of Wales, who are selling some of their surplus stock from Wales at such prices that a clearance ought soon to be effected. After the alterations are complete they intend showing a complete new stock of fancy drapery. The remaining shops of The Promenade are let for various businesses.

"The Promenade would well repay the trouble of a visit if only to see the architectural improvements. Each shop has an elevation of about 20 feet, with handsome plate-glass fronts reaching to the ground, the pilasters being of polished red granite, surmounted with bold stone-carved caps. Above the shops are fitted richly-gilded iron rails. On the edge of the pavement a row of 30 lamps has been erected, giving an entirely novel appearance to the place. At one side of The Promenade, in the Albany Road, and belonging to the same estate, a very commanding row of shops has been erected. Above them are a number of residential chambers, styled 'The Promenade Chambers.' Each of the flats has been fitted with every modern convenience. At the rear of these shops a mews has been formed, with stables and comfortable dwelling-rooms for coachmen. The stables possess accommodation for three or four horses and two carriages, and are fitted with gas, &c. On the north side of The Promenade, in the Boundary-road, a row of 10 houses is being erected, also to be called The Promenade Chambers. Each house consists of three flats of four rooms, all comfortably fitted. They will be let separately. Mr. Stedall is to be congratulated on having an estate so well planned and developed, and we do not doubt but that he will obtain a large return for the amount of capital he has invested."

which marks the boundary of the parish of St Giles, Camberwell. It is in SE5 and therefore I think it should be of interest to the Society.

Squatters have got into one house in the terrace which appears to have fallen into such a state of disrepair. Why has this happened? It is because it is on a main road. But other houses nearby, which are in a much better state of repair, are Listed as being of Architectural and Historical interest and lie within the Addington Square Conservation Area designated many years ago. Considerable money has been spent on nearby Burgess Park, which clearly gives pleasure to many residents, but this feel-good factor does not seem to have rubbed off on the terrace.

In the 1880s the terrace was converted into The Promenade, with

shops built in the front gardens. According to an article from the *South London Press*, discovered in the Camberwell Society Archive, there were high hopes of a commercially successful enterprise – difficult to comprehend with what exists today. What would Mrs Hill (see panel on page 14), who opened a shop and was formerly a manageress of a shop in Knightsbridge, think of the Promenade today? The shops sold specialist items, rather than being corner shops, grocers, bakers or butchers. The developer had a shop selling mantles, which I first thought were fireplaces or chimneypieces rather than an item of clothing worn by women, which they were. The description suggests that shop owners lived above their shops, accessed via a passage from the rear from openings

in Albany Road and Boundary Lane.

Mary Boast, in her book on Camberwell, said that this area was once the end of the canal serving Camberwell, which would have generated much trade and general activity. The canal lies beneath the park. As Mary Boast so succinctly put it, "in under two centuries a whole townscape has come and gone", and with that the reason for converting Bethel Place into the Promenade.

The northern-most house, No 73, was destroyed in the Second World War. But before then there is also an easement on the properties for what became the proposed extension to the Bakerloo Line. In 1931 it was proposed that there was to be an intermediate station between the Elephant and Camberwell on this corner, possibility on the bombed site, although a press cutting of 1971 says that this could no longer be justified by the likely volume of use. While other houses in the terrace would not have been demolished for the station, there was an easement made in 1951 to allow soil beneath these houses to be removed. The effects of this potential tunneling must have been a major disincentive to spending money on these buildings. Now that there is an alternative route for the extension to the Bakerloo line going down the Old Kent Road, these easements are effectively null-and-void. Perhaps they could legally be lifted.

But what can be done to build on the good work of the Walworth Society in including the terrace in the Conservation Area? The document they have produced has not assessed what is significant about the terrace. Is the Georgian terrace of housing is more important architecturally and historically, than the late 19th century shopping, or their modern shopfronts? It is hard to imagine that the modern shopfronts would be considered of value, although the late 19th century decorative pilasters between the shopfronts survive.

At the end of last year there was a meeting with the Conservation

Continued on next page

Could The Promenade be restored to its former glory?

Continued from previous page

Officer, representatives of the Georgian Group, the Walworth and Camberwell Societies to discuss the terrace. Nigel Haigh and I attended on behalf of the Camberwell Society.

The Conservation Officer has discussed the fire damaged building, number 75, with the District Surveyor and he does not think that the building is liable to collapse. However, there must be the potential threat of another fire or water damage causing rot to neighbouring properties. At the meeting there was a consensus that the house which was demolished in the Second World War should be rebuilt to the same outer form and the majority wanted to retain and restore the shop frontage.

Since then Southwark Council has applied for the Walworth Road Conservation to be designated as a Heritage Action Zone. This has been successful and is the only place in London to receive a designation award this year. It will provide expertise and some limited funding over a five-year period. There was a start-up meeting in March, which I

attended, that was largely to understand the history of the area.

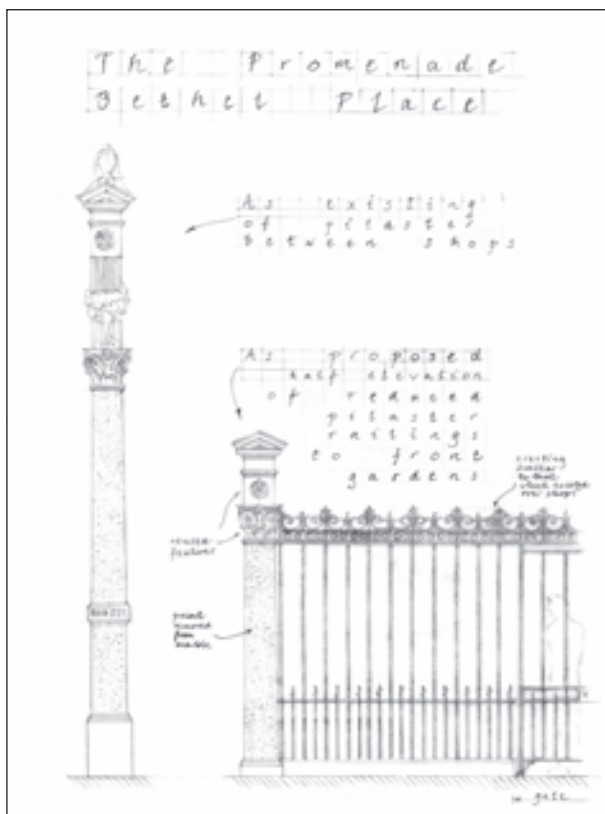
I have measured the overall size of the demolished and fire damaged house numbers 73 and 75, to draw out a base plan which could be used to assess what use these buildings could be put to. For instance, whether the upper floors could be three one bedroom flats accessed from the rear, or these three floors could be a four bedroom maisonette. These would be an attractive commercial proposition for a buy-to-let investor, although the investor would need to do some work to the lower floors to make them watertight and fire proof in preparation for getting a tenant for the shops. A commercial letting agent has advised that these shops will be difficult to rent. Many of us will not be surprised at this, as there are many shops with "to rent" boards in the central part of our main shopping street in Denmark Hill.

The Promenade lies between the shopping centres of Camberwell and Walworth, and Southwark Council in their planning policies have not designated the shops as a protected shopping frontage as they have done

to many of the shops in Walworth or Camberwell. So potentially the shops could be removed, and the front gardens reinstated. This would allow two further floors to revert to residential use. Illustrated (*below*) is a drawing showing how part of the 19th century pilaster between the shops could be incorporated with railings.

I am reminded of the television programme, *The Secret History of our Streets*, where Jeremy Bennett said that Camberwellians who bought their houses in Camberwell Grove in the 1960s compared notes of what they had found in their houses and were enthusiastic about their restoration. Camberwell does not often offer many such opportunities today; although two houses at the Church Street end of Camberwell Grove which were also in poor condition have recently had offers accepted on them. Might Bethel Place offer a similar opportunity? There could be a large house with a 25 foot long rear garden or two households or large maisonettes.

Peter Cooke



Drawing showing th 19th century pilaster and railings

Edited extract from the *South London Press* article, dated 1881

The vast area of ground in the Camberwell Road, lately known as Bethell Terrace (and now re-named "The Promenade"), consists of a row of elegant shops, of handsome elevation and commanding appearance, which add materially to the adornment of the neighbourhood. The shops are numbered 73 to 91, Camberwell Road. The shops 73, 75 and 77, are occupied by Mr Simmons, who is displaying first-class furniture, glass, earthenware, electro-plated goods and ironmongery, in a handsome frontage of about 100 feet. Attached to this establishment are immense basements for storing goods, and in the upper part there are about 20 show-rooms. No 85 is occupied by Mr Andrews, the well-known boot and shoe manufacturer. No. 87 is so well fitted that it can hold its own in appearance with any West end establishment. It is stocked with a large selection of ladies' mantles, ulsters etc of the latest fashions. No. 80 is a millinery establishment opened by Mrs Hill so long known as the manageress to Messrs Walker & Co of Knightsbridge.

Each shop has an elevation of about 90 feet, with the handsome plate-glass fronts reaching to the ground, the pilasters being of polished red granite, surmounted with bold stone-carved caps. Above the shops are fitted richly gilded iron rails. A mews has been formed, with stables and comfortable dwelling rooms for coachmen.

The Ballad of Dogman (Dennis Noble)

In Camberwell there lived a man
With fourteen dogs in his backyard
His shorts held up with baler twine
He liked to keep his bare legs warm
By rubbing them with lard

Each day he rummaged through the
bins
His garden full of litter
Drank tea from empty dog food tins
And snacked on slabs of butter

His Georgian house had no mod cons
No heat, no light, no water on
Windows boarded up with tape
The front steps piled with clutter

Matted hair, greasy beard
Weather beaten cheeks
Eyes that looked right through you
When he passed you in the street

The story was he used to be
A teacher of photography
Extremely learned in his day
Then gradually he lost his way

One day he simply disappeared
Gone to the Maudsley so we heard
Sectioned and taken up the road
His ramshackle house gutted and
sold

Theresa Giffard

Our apologies

I was pleased to see the obituary of my husband Gavin Stamp in the *Quarterly* and I am glad that you took the occasion to urge readers on to follow his example in preserving the best of our architectural heritage. Something, however, went wrong with the picture. The image captioned "A drawing of Gavin by Rosemary Hill" is in fact a cartoon of Gavin and his friend and fellow historian Ken Powell by the great Louis Hellman. Their birthdays were close together and Hellman depicted them as Pisces. I have no such talent.

Rosemary Hill

Whatever became of...?

In the previous issue we posed questions from readers. Here are some answers.

Where did Eleanor Coade live?

The late Stephen Humphrey gave some guidance in 2016 in how this question might be answered. He suggested that as her family were Dissenters and she is described in Alison Kelly's book as a Baptist further information might be gleaned from records regarding the funeral. The family tomb was at Bunhill Fields Cemetery, City Road, E1.

Humphrey thought that this was easier than finding a house of a

possible a relative in Camberwell Grove. That person may have been a beneficiary in her Will, which does survive and which may help.

However, after finding a house, you then need to work out what number that house later became.

Peter Cooke

Was Claude Rains born in Camberwell?

David Smith contacted us to confirm that Patrick Humphries' query was correct: Claude Rains was born in Camberwell. This links him to south east London and C S Forester.

Aircraft noise

Local campaign group Plane Hell Action has recently published *Corridors of Concentration*, co-produced with HACAN, highlighting the increase in planes overflying south east London.

They have been campaigning for noise monitors to measure the decibel levels of Heathrow planes and now have 511, including one in Camberwell at the Ark All Saints Academy on Wyndham Road. Results show that noise levels here are as high as they are in Richmond.

Charging points for electric cars

Feedback from Southwark's recent draft Kerbside Strategy indicated strong interest in switching to electric and other forms of low emission vehicles.

As a result, the Council is looking at the possibility of fitting electric vehicle charging points into street lights. This is cheaper, quicker and easier to roll out with less impact on the streetscape than conventional electric vehicle charge points. Where feasible, this light infrastructure would enable residents to pay for, and directly charge, their electric car from lamp columns located on the kerbside.

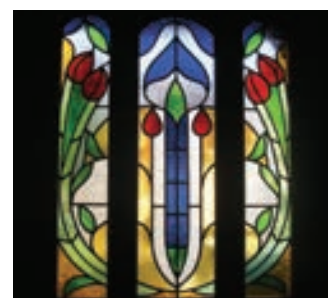
A.V. FOWLDS & SONS LTD.

Upholsterers since 1870



Progress Works, 3 Addington Square
Camberwell, London SE5 7JZ
Telephone: 020 7703 2686
www.fowldsupholsterers.co.uk

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**

In memory of a committed gardener who had a vision

If you walk into Lettsom Gardens via the Grove Park gate you will see a small blue plaque on the right-hand wall. It commemorates a remarkable duo, Cathy Winthrop and Doris Renville.

They were firm friends who met in the 1970s over the future of the piece of land that was to become Lettsom Gardens in 1980. Both were born and bred in Camberwell and ended up living in Nos 12 and 11 Grove Park, respectively.

In the 1970s the Council had a plan to build an estate of houses on land which included the garages behind No 8 Grove Park, the remains of Dr Lettsom's private garden behind Nos 9-12 and most of the gardens of the houses at the top of Camberwell Grove. The Camberwell Grove gardens were cut off in the early 1970s and rapidly overgrown by trees. The houses were subsequently squatted for a long time before the Council sold them off to be developed into the flats that are there today. The area proposed for a housing estate gradually became derelict and overgrown until the lock-up garages behind No 8 were demolished and the concrete area was broken up.

All this time local residents had been trying to tame the land, especially that behind Nos 9-12 Grove Park which had become a bramble wilderness. Cathy and Doris joined in this attempt to make a

garden. Local children had fun playing in this untamed area.

Doris and Cathy were founder members of the Lettsom Gardens Association, formed in 1980 to run the small park which the Council set up for us at a peppercorn rent. The whole garage area was cleared, the hard play area was laid down and the hectare of land was divided to form Lettsom Gardens (two-thirds of the area) and The Camberwell Gardens Guild Allotments (one-third). We persuaded the Council to make a pedestrian gate into Grove Hill Road and so "Lettsom", as it's known to kids today, was set up and run by volunteers. It is still going 38 years later.

Cathy and Doris were elected to the Committee as the "Gardening Co-ordinators", so on gardening days they were the ones directing volunteers as to what to do to keep the gardens pleasant and wild. Our aim was not to have a regular park (all neat paths and flower beds) but a wild space where wildlife could roam, with the dominant species being human children.

We welcome your letters. Please email them to the editor at mpowleybaker@gmail.com or write to Margaret Powley-Baker, 4 Datchelor Place, SE5 7AP

Cathy and Doris were dedicated to "Lettsom". Doris's husband's diary in the early 1990s records how, after 8pm he was often still waiting for Doris to come home for dinner. The success of their work resulted in two shy women setting up a gardening business – very different from their earlier work in offices in the City and Camberwell. They established regular gardening slots all over Dulwich, including the Cheshire Home in Athol House. A familiar sight in the morning was Cathy and Doris taking their bicycles through Lettsom to cycle down the Green Dale to their gardening jobs in Dulwich.

Eventually, due to Cathy's ill health, they had to give up their gardening business, but although Cathy died in 1999 Doris maintained her interest in Lettsom until she became housebound and could only watch what was going on through her kitchen window at the top of No 11 Grove Park.

In the 1994 LGA spring newsletter a tribute to Doris, written when she resigned as gardening co-ordinator, said: "It's easy to take an amenity like Lettsom Gardens for granted, but much of what has made it such a pleasant experience for all of us and our children, has been the work of a committed gardener who had a vision of what Lettsom could be, and worked selflessly and diligently to realise it. That gardener was Doris Renville". This tribute also acknowledged Cathy's contribution and mentioned that she had had to resign earlier due to ill health.

The "blue" plaque, funded by a collection made at Doris's funeral in May 2016, reads: "In memoriam Cathy Winthrop (1932-1999) and Doris Renville (1930 to 2016)

The Lettsom gardeners pictured with Doris's plaque



Alison Telfer

Repeating the mistakes of the past?

Havil Street, which runs north off the Peckham Road, near where the Camberwell Town Hall used to be housed, still has some modest houses with well mannered elevations surviving (*top picture*). There are post-war developments which unfortunately do not produce, for me, the same pleasure on seeing them: and they are rather overbearing (*second from top*).

Nearer Burgess Park is Wells Way and there again there are modest houses with well mannered elevations (*third from top*). However there is a proposed development opposite at the Burgess Business Park at Park House Street, Planning Application 17/AP/4797, which faces onto Wells Way and seems to me to be overbearing and discordant (*bottom*). Surely we should not repeat the same mistake as Havil Street?

Whilst some of the comments wholly support this application, many object to the extent of the development, which rises to 14 storeys. Residents of nearby newly built Camberwell Fields development have objected and said that anything over five storeys is out of keeping with the surrounding area.

Peter Cooke



“Put divisive issue to bed”

I was disappointed to see a whole page devoted to the bridge campaign and street party on Page 14 (CQ 196).

Realistically if Camberwell Society wants to be taken seriously as representing the wider Camberwell interests rather than just those of the Grove they should stop printing that sort of obvious bias.

It alienates your readers and undermines all the good work you actually do.

I guess the general feeling is the consultation should have put this divisive issue to bed and the *Camberwell Quarterly* on balance should not indulge certain members further and keep scratching at the scab.

Melissa Perkins

Members of the Society have a right to air their views in the Quarterly and we have printed all the letters and comments received on this issue. However, the future of the bridge has now been decided and the time has come to declare that this correspondence is now closed.

Ed



Tell me again, I can't believe how good this landlord offer is...

7% LET ONLY

10% FULLY MANAGED

Talk to Harris 020 3206 3063
harris@roybrooks.co.uk

This amazing new landlord deal ends at Easter, be quick!

For **sales** call Felicity, Stacy, Elaine or Wallace. For **lettings** call Harris, Andre or Peter
roybrooks.co.uk | 020 8299 3021



Insight for newcomers and memories for long-term residents

Camberwell from Old Photographs

Edwardian Camberwell to the present day

By Eddie Brazil

Publisher: Amberley

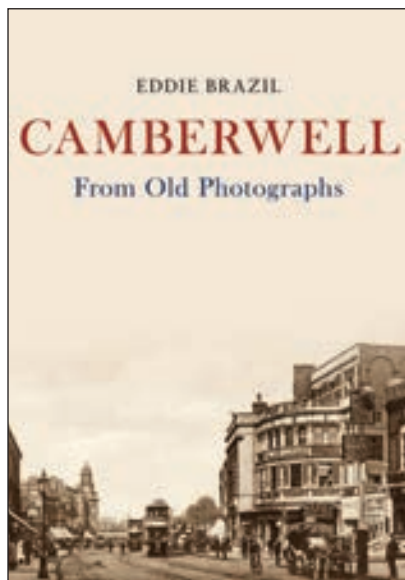
Price £14

ISBN 978-1-4456-5557-4

Available in Kindle, Kobo and iBook formats.

This is a fascinating book. It starts off with the Edwardian period and many of the subjects pictured may be familiar. Camberwell Church Street and the Green are always favourite subjects for old pictures, the buildings shown here are easily recognisable. The old public convenience at the bottom of Denmark Hill, now a traffic island, looks far more presentable than its modern replacement, the hideous edifice now displayed so prominently on the corner of the Green.

There is a picture of a horse drinking from a trough on Southampton Way. Sadly, the trough has gone but the street lamp that illuminated the water still stands, relocated away from the middle of the road and onto the pavement. It is believed that this trough marked the boundary between Camberwell and Peckham.



Another picture shows traffic congestion at the junction of Demark Hill and Camberwell New Road. Taken around 1949, it is jammed with nine public conveyances comprising four buses and five trams. Some things don't change.

What makes this book so interesting is that the author, who was brought up in south east London, in the Rainbow Street area, began taking photographs of Canberwell as a boy and has depicted its progress ever since.

There is a section on Camberwell people. In 1975 an elderly lady looks indignant when her picture is taken but relented enough to speak and

went on to say that her Camberwell had all but gone. "What will it be like in 50 years?" she wondered. In another shot a young lad snarls at the camera. The author's "thank you" was met by a tirade of four-letter expletives that mostly ended with the word "off". Fortunately not all the author's subjects looked unhappy!

The creation of Burgess Park features strongly. You can see the swathes of Victorian terraces knocked down make way for it. One wonders how much they would be worth today.

The 1970s were the time of the Abercrombie Plan for the demolition of hundreds of perfectly good houses. It also gave birth to the Camberwell Society which was formed by local residents to halt the destruction.

The final chapter is a wonderful account of a football match between Dulwich Hamlets FC and the Monty Python All Stars. Pictures include one of John Cleese striding purposefully up the pitch looking remarkably Basil Fawlty-esque as a Dulwich player lurks behind. In another shot Peter Cook is laughing as Graham Chapman is sent off for being drunk. Terry Jones, Michael Palin, Terry Gilliam are also among those featured.

Edie Wilson

Don't miss out on the "Mary Boast Local History Prize!"

You still have time to enter the Camberwell Society's competition for the Mary Boast History Prize. This seeks to encourage those with an interest in the past to take up the exciting work of "making history" and by research to uncover new subjects of local interest or bring new insights to more familiar subjects. The prize commemorates the work of Camberwell's local historian, Mary Boast (1921-2010).

Submissions

Between 1,000 and 3,000 words on a



local history subject should be received by 31 August 2018. The

competition is open to both members and non-members of the Society. Awards will be presented after the Camberwell Society's Local History Walk in September 2018.

Prizes

First prize: £125 + Publication in the *Camberwell Quarterly*
Second prize: £50 + Publication in the *Camberwell Quarterly*

Terms and Conditions and Entry Forms

These can be obtained from MaryBoastPrize@virginmedia.com

Chartered Accountants

K A Jeffries & Company p19 8693 4145

Estate Agents

Roy Brooks p6 and p17 8299 3021

Garden Centres

Dulwich Pot & Plant Garden p19 7733 3697

Newsagents

R K News p14 7703 2784

Pilates

Artichoke Pilates Studio p7 7358 5454

Stained Glass

Stained Glass Windows p15 7791 620011

Tuition

South East Guitar Tuition p5
southeastguitartuition.co.uk

Upholstery

A V Fowlds p15 7703 2686

Local Information

South London Guide. Website on all aspects of South London, including shops, services and property. www.southlondonguide.co.uk

To advertise in
The *Quarterly*
please
contact the
Editor, see
details below

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



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

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 at
mpowleybaker@gmail.com

CAMBERWELL SOCIETY
OFFICERS AND COMMITTEE

OFFICERS

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

Chairman:
Nick Mair 07557 868 1591
156 Camberwell Grove SE5 8RH

Vice-Chair:
Isabel Begg 07785 221 470

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

Tony Coleman 020 7564 0168
(Transport & Traffic)

Liz Cook 07973 760 529
(Membership)

Tim Gaymer 7737 1059
(Planning)

Nick Holt 020 7501 9941
204 Camberwell Grove SE5 8RJ

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

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

PLANNING:
email: *planning@camberwellsociety.org.uk*

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