

---

# CAMBERWELL QUARTERLY

---

The magazine of the Camberwell Society  
No 198 Autumn 2018 £1.50 (free to members)

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



**Burgess Park – p8**

**Printmaking – p4**  
**Restaurant Review – p13**

Changing face of Camberwell ...3  
 Printmaking: Thumbprint  
     Editions .....4  
 Local author:  
     Robert Wainwright .....6  
 Camberwell Gardens Guild....7  
 Day in the life of Camberwell:  
     Burgess Park .....8  
 The Bower .....12  
 Restaurant Review:  
     Hayatt Lebanese .....13  
 Letters .....14  
 Guerrilla gardeners .....14  
 SRA: a local charity .....16  
 Planning .....17  
 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**  
 Christmas Party  
 Monday 3 December

**Visit us on Facebook**

The views expressed in the *Camberwell Quarterly* are not necessarily those of the Society or the Editor 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](mailto: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 17 October, 7-9.30pm, (doors open 6.30pm) *Peckham Update*. All Saints Church, Blenheim 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](mailto:robertcope@hotmail.co)  
[www.stgilescambewell.org](http://www.stgilescambewell.org)

**Wells Way Triangle Residents Association**  
 Andrew Osborne  
[WWTRACamberwell@gmail.com](mailto:WWTRACamberwell@gmail.com)



Cover: Runners set off on the 5k Park Run in Burgess Park which takes place every Saturday at 9am (see story on page 8)  
 Photos: Marie Staunton

# The changing face of Camberwell

“Twenty years ago when I became a councillor Camberwell was known as a quiet, green and artisan area. Popular for its small and local creative industries. Now everyone and everything seems to be in a rush. There are cranes and new buildings springing up literally daily everywhere you look,” says Dora Dixon-Fyle. She chaired the autumn Community Council on the Changing Face of Camberwell at Theatre Peckham.

Neil Kirby, Southwark Council’s Head of Regeneration South, listed changes over the past five years. The Town Hall is now student flats, a café, artists studios and there is a new building for Theatre Peckham. The new Camberwell library, and renovated Camberwell Green opened in 2016. Street improvements included renovation of Artichoke Place and Wren Road. The Camberwell College of Arts’ £69 million redevelopment and 60,000 square feet extension now houses accommodation for 264 students, galleries and workspaces.

He outlined plans for the next five years. The campaign to reopen Camberwell Station is coming to a head, he said, with TfL due to publish an outline business case and meet with MPs, councillors and local groups. The Greater London Authority is funding a consultant’s report on improvements to Camberwell Station Road looking at housing, the bus garages and future use of the railway arches. A team of designers will start local consultations by October.

The Magistrates Court closes at the end of 2019. The Ministry of Justice is selling the building which could be demolished and replaced with housing and possibly some community use. Bids were due by August.

The impact on Burgess Park of the proposed development in Parkhouse Street (500 residential units, commercial and leisure space providing 255 jobs in three- to 12- storey buildings) is the subject of local consultation.

A tender is out for a tenant to use the old Science and Technology



Centre on Wilson Road on a temporary basis and cover the rent that the Council pays. Conversion of the disused garages in Redcar Street into 200 business spaces by September 2020 is proposed.

Owners MPW plan to transform Butterfly World into Camberwell Lanes. The current proposal, drawn up by the architects of Camberwell Library, would move Morrisons onto Daneville Road, create a Camberwell square behind the present Morrisons accessible through new passageways – the “lanes” – and provide more housing and retail space. No planning application has yet been received as first drafts had buildings which were too high and not in tune with the town centre.

A consortium of local arts and community groups led by Camberwell College won a grant of £50k to draw up a proposal for a Peckham to Camberwell Creative Corridor which would provide artists’ studios, business support, jobs and community programmes. They are now on a shortlist of applications from 10 areas of which three schemes will be funded by the Mayor of London.

Kirby was questioned about the future of the care home on Camberwell Green, the old National site on Camberwell Road, Hollington Boys Club – it is being redeveloped by Dulwich Estate but retained as a youth club. The Council is talking to the new owners about the stalled building works on Camberwell Road/Wyndham Road.

Developers Res Publica briefed

the meeting about their plans for the Valmar Road Trading Estate – a cultural hub with landscaped walkways through Milkwell Yard and the Co-op, flexible workspace and apartments.

Southwark has committed to 11,000 new council homes and Tim Bostridge, Head of Development reported that Piper Court is already built, Sceaux Gardens is on site and refurbishment or rebuilding in Sedgemoor Place, Lomond Grove, Lettsom Estate, Parkhouse Street, Wyndham Road and Redcar Street are in the pipeline. Local councillors reported that they are again consulting with local residents on the controversial Seavington House scheme.

As new proposals emerge, successful changes are easily forgotten.

Dora Dixon-Fyle says: “A big improvement now is that Camberwell is very firmly on the London-wide map as a ‘go to’ place, both culturally and creatively. A thriving area with a wealth of diversity – plus a Green with a green flag!”

*Marie Staunton*

**Deadline for the  
next Camberwell  
Quarterly is  
10 November**



# The relationship between artist and printmaker is key

Thumbprint Editions has been established in Warner Road for about 20 years, first at No 108 and for the last eight years at No 110A. Their neighbours are other art-related businesses and an artist's studio, making a small community of like-minded practitioners. On entering the building, you find yourself in a surprisingly large, high space, open to the pitched roof, with a mezzanine level built on one side. The ground floor is occupied by large presses and other pieces of heavy-duty equipment. The studio specialises in two printmaking processes – etching and relief. In the former, known as intaglio, the image is incised or burnt into the plate; in relief printing the image is formed by the raised or uncut area of the surface.

The Director of Thumbprint, Pete Kosowicz, employs 10 people; all are trained artist printmakers in their own right and several of them are Spanish nationals. He says: "There is a much more practical education in printmaking in Spain. A couple of people come from a post-graduate school in Barcelona where they concentrate very much on craft and technique. They get the whole idea of what the place is about

and how it fits in historically with what's going on in art. They are really clued in, they work really hard and they have a lot of skills."

Two or three people are at work on the presses below as we talk in a corner of the mezzanine. This is a clean area where paper is stored, and where finishing and retouching takes place – a woman is working on a large print nearby as we talk. Almost all of Thumbprint's paper is supplied by one large paper wholesaler in Stockwell, who stocks an international range of paper types and sizes.

Pete remarks on how printmaking has changed hugely since the introduction of computers. "When we started there weren't any computers. There was photographic stuff but I didn't really take that on board. With computers not only could we have a whole dark room in a little box on the table, we could also have ideas shifted across the Internet. There were different possible techniques of making the prints, so that was a lot of fun. Also there were these new materials like polymer gravure that had been developed by the Scandinavians, and laser cutting is all part of the mix now, so it's great

messing around with all this stuff – and doing a bit of the old traditional stuff as well. Sometimes there is no other way. There was time in the art schools in the early days of computers when the ink jet printer was thought of as part of the computer. If you did something on the computer you pressed the button on the printer and that was how you had your output. It's taken a while for people to realise that you can output from the computer in all sorts of different ways. It's much nicer to work up something on the computer and then produce it in a more handmade way – it's more interesting."

Running a print studio is a complicated business, requiring not only visual awareness, practical knowledge and business sense, but a high level of interpersonal skills. The relationship between artist and printmaker is key, and it is clear that Pete regards this as the most rewarding aspect of his job. It is also quite exhausting, he says, "trying to be a different person every day." If there are three or four artists working on prints at the same time, "you have to try and put yourself in the artist's shoes to feel what they want to do."

*Artist printmakers at work on the presses*



I asked whether there were ever disagreements with artists over methods, but he said that his role was to help the artist achieve their aims through the print medium. He stressed that he is not there to tell the artist what to do. On the other hand, “We are not fabricators, though sometimes we are treated as such. We are facilitators.” Meaning, I think, that the master printer’s role is a creative as well as a practical one, in effect a working partnership with the artist.

While some artists, such as Norman Adams RA and Christiane Baumgartner, print and edition their own work, most do not have the studio space, equipment or handling facilities for producing works on paper, particularly if, like Harland Miller, they work on a large scale. Thumbprint’s clients are mainly publishers and galleries such as Charles Booth-Clibborn’s Paragon Press and the Alan Cristea Gallery, who is a publisher as well as an art dealer. The client commissions the artist and matches them up with an appropriate printmaking studio, a decision based on both practical considerations – the specialist techniques of the studio, their capacity to undertake the work – and perhaps also the likely compatibility of artist and printmaker. Some artists will have little or no experience of printmaking and need patient, non-judgemental nursing along until they get the hang of the medium. Interestingly, he says that sculptors are less likely than other artists to have a fixed idea of what the final image should look like and they are usually more comfortable with having their idea translated through the printmaker. Sculptors tend to be more involved with the process and materials used to create a print, perhaps because there is a kind of



*A woman works on a large print in the mezzanine where finishing and retouching takes place*

three-dimensionality to it, to which they respond.

While there are usually deadlines to be met, estimating the production time and cost of a commission can be tricky. Scheduling work on the presses and assembling a team to work on a particular project is another of the juggling skills required in running a print studio. If a press breaks down or a member of staff is unavailable for some reason, it can hold up work on a job and the team has to be deployed elsewhere. It is rare for the studio to print an entire edition in one go, much as they would like to. This is mainly because they are working on several jobs at once, all with different deadlines, and they would not be able to meet these deadlines if they worked straight through one edition before starting another. If, for example, an edition comprises 30 sets, each of four images, the publisher may ask for five sets initially, with the remainder to follow at a later date.

The signing of prints is a

significant ritual in the process that sees the finished artwork pass from the artist to the outside world. Sometimes the artist will do the signing at Thumbprint, but often it will take place elsewhere – Alan Cristea’s commissions are always signed at his gallery in Pall Mall; Paragon Press’s and Damian Hirst’s prints go to their respective offices, while Anish Kapoor’s are signed at his studio in Farmers Road.

Aside from its website, Thumbprint Editions does not do any pro-active marketing, and is not a publisher itself, unlike some American printmaking studios. Its reputation is upheld by the quality of its work and the artists it works for. Perhaps if there is a significant anniversary of its establishment in Camberwell in the not too distant future, Pete will break out the prosecco – or more likely the cava – and celebrate in true European style. ¡Salud!

*Angela Weight*

## 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

## Great yarns, well researched and entertainingly told

*Continuing our series on local authors, in this issue we feature **Robert Wainwright** who answers 10 questions from CQ's Marie Staunton.*

*1. You write biographies of people who have "fallen through the cracks of history". How have you found and researched your subjects?*

My 12th book will be published in Australia in September and in the UK next year. They have been a mixture of biographies, some ghosted autobiographies of sports stars, crime stories and one about the search for a boy who became lost in the middle of Australia.

Numbers 9, 10 and 11 were what you might call "lost histories", as will No 13 which I have just begun. I've really enjoyed this niche because they are people who were once household names but whose deeds had somehow been forgotten by time and, most probably, the upheaval of World War II.

The story of Sheila Chisholm, raised on a NSW cattle station who became the lover of Prince Bertie, amongst other adventures, was the first. She came to notice as a two-paragraph reference in the Queen Mother's official biography published after her death. King George demanded that Bertie give up his married lover and never speak of the Australian again. My publisher and I wondered who she was.

The second was a mountaineer and scientist named George Finch who climbed Everest with George Mallory in the 1920s but who fell foul of British establishment. He was one suggested by a reader of Sheila. When I read that he had decided to climb mountains as a teenager in Outback Australia I knew I had a story.



Robert Wainwright

The third was about the suffragette Muriel Matters. My youngest daughter, Allegra, was 14 and an avid reader but had never read any of my books. I decided to find a story that would engage her. Allegra's Twitter name at the time was *Princessagainstpatriarchy* so I went searching for a lost suffragette and found Muriel.

Given that they and their friends were all dead, the research for all these people was a painstaking search for documents, diaries and newspaper archives to piece their stories together. I have found myself in dusty cupboards, attics and stately homes, in Scottish archives and emailing US universities chasing material. Contemporary newspapers provide timelines and books written by their friends and colleagues have often provided snippets. They are jigsaw puzzles.

*2. You have described the role of a biographer as walking into someone else's life. How have you got the cooperation of them and their families?*

Respect is everything. Families are invariably wary when a stranger calls to say they want to write about a beloved relative. At first it seems

like an intrusion, often there are family members who believe they should write the book and I have even had people at first reject my requests simply because I am a man who wants to write about a woman. All this is understandable, so it is a matter of respecting their position and assuring them, if necessary allowing them access to portions of material so they can check for accuracy etc. Occasionally there are people who simply will not participate although that has been rare.

*3. As a biographer has hindsight been a benefit or a barrier to understanding the experience of your subjects, several of whom lived through dramatic periods of history?*

Definitely a benefit. One of the things you have to take into account is context, particularly social norms of the time. But there are also questions you simply cannot answer and you should avoid guessing simply to fill in the gaps. Allow the reader to make up their own minds by presenting the facts and the options.

*4. Does your attitude to your subjects change as you develop the book? Are there examples of when you have gained or lost respect for your subjects?*

Definitely. It is a journey. You cannot understand the nuances until you have trodden their path and it would be a disappointment to know everything before you begin. There has been an occasion where I questioned a subject's behaviour but I realised that flaws are what makes humans interesting. The perfect person would be boring.

*5. Both of the Australian women you have written about, Sheila Chisholm, the Australian beauty who bewitched British Society and the suffragette Muriel Matters had a major effect on British Society – did their background as outsiders as Australians help them to achieve this?*



Yes. They were both exotic outsiders who were treated with wonder. It allowed them to behave as they did. And they never lost their individuality.

*6. Do you think the attitude of Londoners to Australians has changed as they have become less "exotic" – what has your experience been?*

My personal experience as an Australian has been almost entirely positive. There have been a few exceptions in which cultural and class bias still exists but the positive overwhelms the negative.

*7. Why did you choose to settle in Camberwell?*

My wife and I initially settled in Hampstead but when we decided to stay permanently we looked at affordable options to buy. This led us

south of the river and to the delights of Camberwell. We fell in love immediately when a neighbour emailed us with local information in the first day. Its joy is its community spirit.

*8. You worked as a journalist before becoming a biographer – in Western Australia and the Sydney Morning Herald. How has that helped or hindered your writing?*

I tend to treat my books as journalism – great yarns, well researched and entertainingly told – although I have had to learn to stretch myself as a writer and test the boundaries of non-fiction to create a narrative.

*9. What is your daily writing routine?*

I don't have set hours and I tend to work at least a few hours every day. I like working very early, often before

sunrise with black coffee and silence because it is a pragmatic time of day when you can concentrate without distractions. Having said that, I also enjoy writing freely in the evening on occasions with the window open, a glass of wine and music.

*10. Do you have advice for new writers about getting published?*

The truth is that if you want to write a book then sit down and write it. The publishing industry is very, very tough and publishers/agents will generally respond to the finished product rather than an idea. The driving force should never be money or fame because that leads to disappointment. The thrill is in finishing the marathon. When I finished my first book I printed it out on single sided A4 paper – all 350 pages – just to feel the weight of what I had done. I still remember my amazement that I had done it.

## Treat yourself to fragrant honey and candles for Christmas

During the 1970s there were allotments on Kimpton Road behind the Leisure Centre which had to move to make way for a housing development. At the same time residents living around what was to become Lettsom Gardens were campaigning for a small park. They were offered a piece of land behind Grove Park, Camberwell Grove, Grove Hill Road and Pelham Close which was large enough to take in the allotments as well as offer an open space/wild life area.

Since then the allotments have been very successfully run by the Camberwell Gardens Guild which was established in 1926. In addition to encouraging and helping the allotments with the judging of plots and administrative tasks the Guild runs trips to historical gardens and holds events and flower shows.

One such event will be on Saturday, 25 November, when the Guild will holding an Open Day where you will be able to buy honey and candles – just in time for Christmas gifts.

The allotments formed part of the Society's Open Gardens Day last June and one of the main attractions was beekeeper Gian Franco, who learnt the love of caring for bee colonies at the knee of his grandfather many years ago in Italy. On Open Gardens Day he shared this knowledge of bees with visitors: he even had a viewing hive, which especially delighted the children. There were also limited stocks of his fragrant honey for sale.



*Gian Franco shows off his new breathable beekeepers suit acquired thanks to Southwark Council's Cleaner, Greener, Safer award scheme*

Photo: Marq Bailey

If you would like to join the Guild, or find out more, email [info@camberwellgardensguild.org.uk](mailto:info@camberwellgardensguild.org.uk)

*Elizabeth Cuthbertson*

## From dawn to dusk – something's going on in Burgess Park

It is 6am in Burgess Park. Golden cone flowers and purple salvia shine in the dawn light as tennis champion Mukhtar, 13, starts his training regime. First a run to the end of the park, jogging past Jim who arrived at 5am to claim a spot by the lake for the community barbecue. Then a jog back and forehand practice on the tennis courts with brother Jabril serving and mum Adimbola coaching from the side-lines. At 6.30 Joe Ogunbiyi and his litter clearing team of 14 arrive, picking their way between the increasing numbers of dog walkers and joggers. Their target is to clean the park by 10am. Nowadays, Burgess Park's 140 acres is busy – home to a dozen sports clubs, a theatre, farm, café, playgroup, youth and children's centre, BMX track, playgrounds, art centre, fishing, pond dipping, Nordic walking and many other uses. According to park manager Louise Wilcox, the space is used by 3,000 to 4,000 people on a summer weekend and there is always "end-to-end activity 24/7"

Yet when the park opened in 1972, and even after renovations in 1982, it was criticised for being flat, short on relevant facilities and at times, dangerous. As recently as 2001, when local teacher Vernon



*Ally outside Giraffe House*

Neve Dunn started the park's under-18 rugby club, Southwark Tigers, he and his bag of balls shared the space where the playground now stands, with burnt-out motorbikes and the occasional caravan. So what turns a failing space into a popular park? *CQ* spent a day in the Park to find out.

It is 8am at the lake. A black cormorant hovers, a pair of swans glide by, and geese honk as Nick and John set up their tents and fishing tackle. Nick has been fishing at this spot for 20 years. Carp, tench, bream and catfish are common (a 22lb carp caught in the Burgess Park lake made the *Anglers Mail*). He comes for the peace and quiet.

A teacher from Coburg primary school stops for a few minutes to sit by the lake and "just chill" before the school day begins. Parents on their way to drop off their children at First

Place Nursery at the Children's Centre pass joggers. Commuters cut across the park to catch a bus.

Park attendants open Chumleigh World Garden behind the Victorian alms houses in the centre of the park. It was planted in Mediterranean, Oriental, African and English styles in 1995 to reflect the area's diversity. At 8.30 every Tuesday, a group of Nordic walkers set off from here, swinging their sticks to climb the Burgess "mounds" – small hills planted with meadow flowers.

It is 9am: at Giraffe House off Albany Road, parents drop off toddlers at Half Pints playgroup. Lorraine Biddulph welcomes some dozen children, as she has done for the past 20 years. A local mum, born in Carter Street off the Walworth Road and qualified in child care at Morley College, Lorraine started the group when her own children were young. She has looked after generations of children, mostly from the Aylesbury Estate. She is concerned about the future of the estate's residents when it is demolished.

Meanwhile John Reid, who leads a team of six park wardens, arrives. Their job is to ensure that the park is used responsibly. He works closely with police and social services. He

At 140 acres Burgess Park is one of the biggest parks in London. It was slowly stitched together from open spaces around the old Surrey Canal. According to Susan Crisp and Jenny Morgan of the Friends of Burgess Park, it is in constant danger of encroachment. As the Friends' Lottery-funded history of the park *A Bridge to Nowhere* explains, the area was, until 1800, market gardens for London. The Surrey Canal was built in 1820. Industrialisation followed with the construction of the lime kiln and factories such as R White's ginger beer, Watkins Bible factory and Newby's ice store. And lots of pubs arose in the area – five on Albany Road alone. A stretcher was stored permanently in Addington Square to carry drunks to the police station.

The founder of the National Trust, Robert Hunter, was born at Number 13, Addington Square, but the square is perhaps better known from the heyday of the Richardson gangsters who lived there in the 1960s. Rapid population growth led to the building of a wash-house, baths and library in Wells Way in 1903, partially funded by Victorian philanthropist John Passmore Edwards, to improve the health and quality of life of local working people. From 1820 their spiritual needs were served by St George's Church.

The area suffered greatly from bomb damage in the two wars. In WW1, for example, two houses were bombed and 10 people killed. One of the babies who was pulled out of the wreckage attended a recent Friends' event to mark the anniversary. The park was named after Camberwell's first female Mayor, Jesse Burgess, well known for her work in the Blitz. She championed the clearing of bomb-damaged areas to create a new park as part of the London County Council's Abercrombie plan of 1943.

The Friends of Burgess Park was formed 10 years ago when Southwark consulted on a new £8 million Masterplan. The park reopened in 1912, with a lake double the size, a large 3.000m playground, a new sports pavilion, the BMX track upgraded to National Standard and a 5k running route. To increase safety, sightlines were improved and the high walls and bushes removed. New toilets were built and barbecues installed. Despite problems such as the discovery of underground petrol storage tanks, biodiversity was improved through two rain gardens, lake and wetland planting, woodland and six metre high mounds of soil – enough to fill the Turbine Hall).

To find out about the Friends' work go to [friendsofburgesspark.org.uk](http://friendsofburgesspark.org.uk).





Left: Shani with mum Mary, the club's volunteer welfare officer Above: Tennis champion Muktar

has the power to issue an impressive number of penalty notices, eg, cycling on a footpath, £50; dog fouling, £100. The litter-clearing team tell John that they removed two tents and a table left by a couple sleeping on top of a mound. Rather than imposing a fixed penalty fine for erecting an unauthorised structure, John liaises with social services and St Mungo's who encourage the couple, a man and woman in their 40s, to return to Lambeth.

Back at Giraffe House the children are having milk and fruit. Ally, the Burgess Sports Director, a largely unpaid post, opens the summer sports camp for some 100 children aged five to 12. Fifteen-year old Kevin Jacob is now an assistant coach. "I live nearby," he says, "and I have been coming here since I was eight for the chance to play tennis, hockey, tag rugby, boxing, football, cricket, BMX. It is free and even the warm-ups are fun. I volunteered here and was offered training and a job running sessions on Wednesday nights after school. Once you learn how to structure a good session and get the kids to trust you, it is great to see them happy and engaged."

Ally agrees. "It is rewarding to see the children slowly changing behaviour, developing listening skills, winning a medal, developing friendships and children from different backgrounds mixing." She deals with behaviour problems by

discussion, not accusation. Not "You are stubborn", but "If you are stubborn you will get this reaction." Some come hungry. This affects their behaviour. Giraffe House provides fruit and cereal bars. It is a member of Fairshare which distributes supermarkets leftovers. Local chef Francesco Amato runs sessions for parents on cooking healthy food cheaply.

Ally was introduced to Burgess Park by her husband Vernon, a local teacher. Injured in a car crash at 21, he had to stop playing professionally, but he saw that rugby's values of respect for others and physical challenge would help local children. The Southwark Tiger's Rugby Club he founded now has some 100 players, boys and girls aged four to



Park Run volunteers put their contributions on the trestle table

17. Some are very talented. Silas from the Peckham Academy was taken into the Harlequin's National Academy and won a rugby scholarship to a private School in Guildford. He is currently studying for a degree in sports science at Kingston and playing for London Scottish.

When more sports clubs opened in Burgess Park, Vernon brought all 12 of them together in Burgess Sports. The Chairs of the clubs' meetings are friendly if competitive. Current issues include ensuring that the redevelopment of the park's sports centre has facilities for all sports and raising money to replace two minibuses that were stolen. There is a brisk trade in stolen minibuses for export. The replacement cost is £35k per bus.

Every Saturday at 9am some 300 runners line up by the Camberwell Road entrance for the 5k Park Run. Chris, the organiser, explains that recruitment of runners and volunteer organisers is all by word of mouth. The run is free and by registering on-line each runner gets a code used to time their run. Runners come by themselves or in groups, such as the band of vegan runners. Volunteer Jo who is leading the warm-up says, "It's what I do on a Saturday. It gives my week a structure and I have made so many friends." Milo runs the

*Continued on next page*

# From dawn to dusk *Continued from previous page*

course in 28 minutes despite pushing his 22-month-old daughter in her pushchair. "There are a fair few of us pushchair dads," he says, "and we can get quite competitive."

At 11am John meets his boss Park Manager Louise Wilcox at Chumleigh Gardens by the bust of community activist Kaim Tober. Schools break up for summer this week, so they decide to turn off water facilities to avoid water fights. Since groups of youths got into fights in the park in 2016 park staff are especially aware of safety. Other things matter too: cleanliness, working toilets, repairs, grass cutting, tree safety, lighting. Louise also supervises the newest changes to the west of the park, a new play area, planting, pathways, CCTV and a lit quiet way. She says, "I've the office with the best view in the borough. People are always stopping you, so you know what is going on."

At 12 noon the Burgess Park Drawing Club for eight to 16-year-olds meets outside the Art in the Park studio. This artist-run charity provides classes in pottery, upcycling, drawing and wreath making. (see *CQ* Winter 2017)

It is 1pm and in Glengall Wharf Garden's open-air kitchen Sue Amos, gardener and horticultural therapist, is preparing lunch. The salad leaves and herbs are freshly picked from the garden and seven volunteers put their contributions on the trestle table – apples, hummus, bread and cheeses.

They come from a wide range of backgrounds – professionals, unemployed, retired, some with mental health problems. Journalist Mary who lives around the corner doesn't have a garden ("only a window box and an irate squirrel"); she has been planting today, working with Nicky, a corporate volunteer from Farrar's. Nicky also brings her toddler to Glengall Little Gardeners on Mondays, one of Glengall's many activities from campfire nights to training gardeners.

The 2,600 metre square site was handed over by Southwark for a community garden in response to local requests for spaces for wildlife and food crops, nut and fruit trees.



*Vernon with Kevin, the assistant coach at Burgess Park Sports club*

Formerly a canal wharf, then a wasteland, it has been transformed into a forest garden. It has three ponds with frogs and goldfish, fruit trees, vegetables, and beehives, all built on top of concrete through the application of permaculture. An example is the huge mounds, 26-foot-high clumps of apricot trees, blackcurrant bushes and wildflowers, created through layers of logs and twigs which were covered with turf and soil and sown with wildflowers. As the wood rots, it releases nutrients and heat and promotes growth. After lunch Jenny, one of the beekeepers, heads off a possible swarm, carefully smoking a hive of wild and bumble bees. "Calm and purposeful" is very much the ethos of this remarkable urban farm.

At 1.45pm a moped rider snatches two mobile phones. Park wardens and police give chase. John stays to reassure an elderly couple from Cornwall who witnessed the crime.

At 2pm Liz, reception teacher at Coburg Primary School on the edge of the park brings her class for an end-of-term play. "By this time of year, they are bored with all the equipment we have in the classroom, so we brought them here – just for fun. The Park is great for the children's physical and social development. Today Sammy, who had a fear of climbing, scrambled right up the monkey bars!"

By 3pm parents and carers have

come to collect their children from Half Pints. A good day for Lorraine is when adults recognise and praise what the little ones have learnt; a bad day, when they crumple and bin their children's prized artwork before they leave.

At 3.45 an ice cream van plays its tune by the old locomotive. A group of 12-year-old boys swap scooters and bikes, trying to impress with wobbly wheelies. In the World Garden a robin hops round the feet of two girls loudly dissecting the drama of the school day. A man cycles past in a blue polo shirt, an orange speaker strapped on his back, broadcasting Buena Vista Social Club's catchy Chan Chan. Dog walkers stop and chat while their charges pull, sniff and scratch. At 4pm a family rushes into Park Life Café for a last lolly before it closes.

At 4.30 John, the Park Warden, walks into the sports centre, stopping to speak to a gentleman who is looking for the passport he lost the previous night in the park, "being rather drunk at the time." John gets on his walkie-talkie to ask colleagues to keep their eyes open for it. They broadcast back that a large heron has landed on top of the fountain and could trip the mechanism. After a chat with Sam from the centre about the Women's Latino football matches on Sunday, he spots the police and local volunteers arriving for the knife sweep. He is teamed up with Julius, a special constable. Holding litter pickers, John and Julius beat through the reeds around the lake. Nick, still fishing, points out a man showing his young daughter how to fish with a handmade fishing rod – a small stick and line. As John approaches, the girl tells him, "We haven't caught anything." "Fishing without a licence (which is mandatory, as is a landing net and unhooking mat, as all fish need to be returned to the lake) is subject to a fine, but John lets the enthusiastic dad off with a warning.

At 5.30 volunteer Scott Lockwood finishes his stint at the knife sweep and goes back to the Sports Centre where children are arriving for football practice with Walworth Wanderers Football Club.





*A policeman carries out a weapons sweep*



*BMX riders hone their skills on the track*

Walworth born and bred, by day Scott is a football coach for AFC Wimbledon, but every Thursday evening from 5.30 to 7pm he and six other volunteers coach teams from four to 14 and 15-plus.

At the other end of the park on the tennis court, Mukhtar is back for a lesson with head coach Umran Ali, working on that more aggressive forehand. Mum Adimbola, the Judy Murray of Camberwell, is there with brother Jabril. Mukhtar is on the National Player Development Scheme. He needs Adimbola's support for the two hours of training he does every day, for travelling to regional, national and international championships (he recently competed in France and the Czech Republic), for liaising with the Lawn Tennis Association and for paying for extra coaching before competitions.

At 5.45pm on the BMX track another dedicated parent, Nigel Whyte, is celebrating his son Kye's victory, a silver medal in the European BMX Championships. A driver by day, Nigel has given most of his free time to the club over the past 15 years since his eldest son Daniel showed an interest in the sport. The whole family of seven children followed, spending weekends camping near competition grounds. Nigel became a coach and

his sons Kye and Tre are now in the UK team. Nigel is not the only dedicated parent. Mary, mother of 12-year old Shani Harris, is the club's volunteer welfare officer. Shani has already competed in the world championships and is training to win the UK girls title.

About 40 other children are taking to the track. According to Chair, the DJ, CK Flash, who started the club in 2004, many of the Olympic BMX team are nurtured in Peckham BMX. The secret of success is to "give kids a goal so clear they can almost touch it. Teach them to turn up, because if you choose to be there you will succeed. Life is about choices and chances. If we make the wrong choice, we run out of chances."

At 6pm Lyn boxing club opens its doors. Based in the washhouse next to the Old Library, this is England's oldest amateur boxing club. It runs junior and senior sessions, five nights a week.

At 7pm in the Old Library, Theatre Deli hosts comedians Amir Shah and Matt Forde to try out their material for the Edinburgh Festival in front of an appreciative audience downing Bellinis and beer. Emma Blackman, Theatre Deli's producer, goes in for eclectic programming, a "delicatessen of choice for people to see and appreciate," is how she

describes it. In the basement among delicately traced murals, Blackmann explains that as well as performances, the company rents out affordable rehearsal space and hosts 10 artist residencies a year. The most recent artist transformed the basement into a representation of his gut, so visitors descended the stairs into his belly. "This park is buzzing and there is a huge sense of community," says Blackmann, who particularly enjoys the work with First Place Children's centre and local parents. The forthcoming winter season sees Mandinga Arts return for a Day of the Dead Burgess Park parade and the People's Company return with an anti-panto about what is really happening inside the heads of panto characters.

As the audience leaves at 10pm, the adult football clubs by the sports centre finish their practice. A solitary man with a sleeping bag trudges up a mound. So why is Burgess now successful? Of course good planning, careful management but most of all, determined and dedicated volunteers, giving their time.

Burgess Park Sports is recruiting 100 volunteers to help with community sports, from coaching to fundraising to events. Contact [team100@accesssport.co.uk](mailto:team100@accesssport.co.uk)



## From derelict loo to publishing house

**B**runswick Park's derelict toilet block has undergone a marvellous transformation. Artists Laurie Bailey and Joyce Cronin converted the traditional khazis (loos for non-Londoners) to an exhibition, events and book-making place. They call it The Bower because it is located in a shady place under trees. To make the venture profitable they are also running a café in the old park keeper's hut on the other side of the football pitch.

Laurie and Joyce ran a similar enterprise in a temporary space in Kennington. When the lease for it came to an end, they looked for another place and found the old toilets on Southwark's website. They chose it over all other possibilities because, Laurie explains, "Nowhere else had the relaxed quality of this special Victorian building, set, as it is, amongst trees in a public space."

Undeterred by the building's lack of doors, windows or electricity, the pair raised £10,000 through crowd-funding. They engaged Japanese architecture practice Nakamoto, who used every inch of the tiny space. A room a few feet square is the on-demand publishing house. It has a guillotine, a risograph duplicator, a binder and a laser printer. Laurie and her assistant Mickey squeeze past each other to print and hand-bind books and dissertations.

This is the Camberwell branch of Publication Studios. Digital copies of books by artists and new writers are shared between independent publishers in New York, Portland in Oregon, Vancouver, Rotterdam, Glasgow and Sao Paolo. Every copy is bound in the distinctive



*Laurie and Joyce outside The Bower. Behind it is the café*

Publications Studio style that resembles that of Parisian publishers of the 1950s. On the other side of the door are narrow shelves holding slim volumes of art and fiction with titles such as "G(u)ilding", Weekday and EVERY SECOND ONE HUNDRED BOLTS OF LIGHTNING STRIKE THE EARTH.

On the other side of a grey curtain runs a long and very narrow exhibition space. Joyce is a sculptor. Having qualified in curating and exhibitions at Camberwell Art College, she has created a totally immersive experience for a handful of people to watch films and other art works. A pop-up cinema event was held outside in August and this autumn a new exhibition by the artist Lucy Gunning will be launched. The café will help finance the enterprise by selling coffee, tea, cake, sandwiches, soup, wrapping paper and, of course, books.

The Bower and the café are the latest development in the dramatic transformation of Brunswick Park. A few decades ago the park was strewn with rubbish, had holes in the netting



*Laurie in her publishing house*

round the football field and tennis courts, a slide, roundabout and a few swings on cracked tarmac. Now, there is a new playground, a dog-free area well used by local playgroups for sports days and families for picnicking, a Victorian garden and well-kept football ground and tennis courts. What made the difference? A public-spirited set of dog walkers, a determined group of friends, small sums of money from the Council and lots and lots of imagination epitomised by The Bower.

*The Bower is open from Wednesday to Sunday, 12 noon to 5pm. For exhibitions, check info@the Bower.com. The café is open daily from 8am to 5pm, except Monday, when it opens from 8am to 2pm.*

*Marie Staunton*



**SOUTH  
EAST  
GUITAR  
TUITION**

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

[southeastguitartuition.co.uk](http://southeastguitartuition.co.uk)

**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](http://www.dulwichpots.co.uk)**

## Lebanese food cooked to perfection

I have to first of all confess, it's been open less than a week and in writing this review, it's my third visit. What a welcome addition to our high street. My heart sank when I thought it was going to be another kebab eatery. I can't tell you how wonderfully surprised I was when I discovered it wasn't; far from it.

The décor throughout is well thought through and you'll be amazed by their outdoor space, which in the many incarnations of the building, I've never seen before. It's covered, they supply blankets and it's a great place to visit just for a beer (including beer from Beirut).

The owner really knows his wine and I've now tried the house red and white; both, I assure you, are excellent. The wine menu isn't extensive but very carefully chosen. If you're ready to splash out – I'd love to but it's a little out of my price range – they have a top notch Chateau Musar at £71.00

Onto the food.

I went there with three friends so that we could really sample their menu. A wide range of hot and cold mezze dishes is combined with a small but interesting variety of main dishes. A must is their tagines (Morrocan). We tried the Tagine Lamb Wal Barkouk, a dish of slow-cooked lamb with prunes and roasted almonds and the Tagine Chicken Badawi, chicken with potatoes and preserved lemon, both are delicious.

They make their own Sojuk (sausage) and their Batata Harra, which is cubed potatoes with chillies and garlic is fantastic. In fact, Batata Harra may be the



*A wide range of hot and cold mezze dishes is combined with a small but interesting variety of main dishes*



*Their outdoor space, not seen in previous incarnations of this building, is covered, and blankets are supplied*

world's best bar snack – just it and a cold beer, you need nothing else!

We also tried their Halloumi cheese, which was lovely and moist, cooked to perfection, their mixed grill, and their Al Rahib, which is a salad of smoked aubergine. We definitely over-ordered for the four of us but we managed to find room for pudd.

We finished with their Mouhallabieh, which is a Lebanese milk pudding. The Mouhallabieh is light, not so far removed from a panna cotta, with rose water flavouring. Although we were all very full, we polished it off nicely. None of us could fault the food and the service is excellent.

Hayatt is family run with very attentive staff and they all have a passion about the food they serve. The prices are very attractive so it's worth checking out if you fancy something a little different. We ate early and the restaurant was pretty full when we left. A promising sign for a great new Camberwell restaurant.

*Kirstie Lamont*

**Hayatt Lebanese restaurant,**  
22 Camberwell Church Street,  
SE5 8QU.

Tel: 020 7701 6004

Website: <https://hayatt.org.uk/>



We welcome your letters

Please send them to the editor,  
email: [mpowleybaker@gmail.com](mailto:mpowleybaker@gmail.com)  
or post to:

## Just a reminder

It was interesting to read the article about the new Chair of the Camberwell Society. I am still in touch with some of my ex councillor friends. Just a reminder to anyone who finds a scruffy, unloved corner in Camberwell (we all struggled with the back lane, Nick) the Community Council still runs the Cleaner Green Safer programme which contributed to the McNeil Road planting. The fund is open for new applications every September so keep an eye on the Council website.

Veronica Ward

**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)

## “White elephant” should be demolished

Further to the article on “Wyndham Road’s White Elephant” in the last issue of the *Quarterly*, I had a conversation with Councillor Mark Williams, Cabinet Member for Regeneration and New Homes, about this very issue in 2016, when we happened to be attending a meeting about an entirely unrelated matter.

As I remember, he said the issue was that the original developer had overstepped the height restriction for the Wyndham Road block, and were taken to court by Southwark Council in order to make them comply with planning permission by removing one or more storeys. Soon after this Parritt Leng went bankrupt. Presumably the new owners of the site are still in dispute with the

Council and/or the court case is still ongoing. The facts could be checked with Councillor Williams, or his department.

The abandoned site is indeed a disgrace, as is the site of the former Post Office, though the failure of these projects is probably not the fault of the Council but of greedy and incompetent private developers. Personally I think the half-built structure at Wyndham Road should be completely demolished (it must have deteriorated anyway in the four years since it was abandoned) and a socially responsible developer – if there is one – should start again from scratch and with a better architectural design.

Angela Weight

Below: *The abandoned development*



Laden with **original features**,  
we achieve the most credible sales.

Unique marketing techniques, that get you moving.  
Talk to Jane on 020 8299 3021.

*Ray Brooks*



## A bit of guerrilla gardening turns waste ground to colour

**W**alking in the D'Eynsford Estate on a sunny afternoon in July I spotted a vibrant patch of colour dominated by brilliant yellow sunflowers standing tall and proud amid the arid brown surroundings seen everywhere during our heatwave.

In among the sunflowers was a man with a watering can. This turned out to be Tom who, with his son, also Tom, created this colourful display on what two years ago was an ugly patch of waste ground. Tom and Tom cleared it out, dug it over and began their garden. Since then, along with the sunflowers, Tom and Tom's patch has included gladioli, nasturtiums, hydranges, begonias, hollyhocks and poppies.

Knowing that councils are not always grateful to guerrilla gardeners, I asked if he had got permission for this particular patch. "I didn't tell them," he grinned. "But they know me, I was the caretaker on this estate for 30 years."

Tom is a keen gardener who over the years has had three allotments. He and son Tom have naturally made good use of their first-floor balcony, every inch of which is given over to plants, from roses to rhubarb. Tom junior said the balcony garden had been started by his late mother.

Tom and Tom are plant rescuers: they find distressed plants and nurse them back to health. Some of the plants are given to them by the pound shop when they look past their sell by date.

Tom senior was born in Camberwell in the early 1940s and has many fascinating tales to tell of how Camberwell used to be. His father was a fishmonger in a shop where the Hill Bakery now stands. At one time he lived in the now delectable Chamberlain Cottages: they too were quite different then. They were meant for the working classes so naturally no hot water on tap, let alone bathrooms, and no indoor loos. He recalls how kettles were boiled for the family's weekly bath in the tin tub. "I went last because I was the dirtiest," he recalls.

He has fond memories of playing happily on bomb sites and one day ... But that is another story!



*Above: Tom and Tom take a break from gardening to pose for a picture on a very hot afternoon*

*Below: Their garden balcony is choc-a-bloc with plants of every kind*



### Where in Camberwell is this?

*Answer on page 19*



MPB

## Helping people take control of their lives

**S**outhside Rehabilitation Association (SRA) is a registered charity and limited company which provides support for people with long-term mental health problems living in south east London who want to recover and take control of their lives. The primary focus is on helping people to return to open employment, but there is also considerable emphasis on helping people to improve their mental wellbeing and gain full recovery. SRA does this by running a range of social enterprises from its premises in Artichoke Place in Camberwell, and Knights Hill in West Norwood. Activities include print services, catering, cleaning and secretarial work.

Full disclosure – I’m a trustee of the charity, and want to raise awareness of and support for the excellent work it does in our area.

SRA was set up in 1991 to fill a gap in provision resulting from the closure of long-stay psychiatric hospitals, which had previously provided such services. Society has come a long way since then in reducing the stigma attached to mental illness, but those in recovery still face major challenges in trying



*The cook helps a trainee in the kitchen*

to rebuild their lives. Cutbacks in public spending over the last decade have hit disadvantaged groups particularly hard, and for many trainees their incomes have been hit in a number of ways, including withdrawal of Disability Living Allowance and increasing difficulty in claiming a Freedom Pass. Grants to support groups and charities such as SRA have also been squeezed or withdrawn, reducing the availability of support services.

Despite operating in difficult circumstances, SRA is very successful at what it does, thanks to the strong leadership and commitment of the Chief Executive, Stephanie Correia and her team. SRA is a very welcoming place, with a positive, happy atmosphere. This is reflected in the fact that only 1% of those referred fail to take up their place, and the attendance level is over 80%, a remarkable achievement with a group of people who can be very difficult to engage. On average it takes two years to get someone ready for work. Most of those referred have not been in employment for 10 years or more, or have never had a job. Over the last year SRA has worked with 107 trainees, eight found open employment and 10 are work ready but unable to find employment. The choice of jobs is limited, as trainees cannot afford to take the risk of applying for jobs with zero hours contracts, and for various

reasons some employers are still reluctant to employ people with a history of mental illness.

In terms of income, some of it comes from Southwark and Lambeth clinical commissioning groups, which contract placements for residents from their areas. Income is also raised by the social enterprises run by SRA. Printing Services offers a range of services, including photocopying and design, to local businesses and agencies. The cleaning team based at Artichoke Mews offers either a regular or one off service to a range of businesses and organisations, and are keen to expand their regular contracts to clean communal areas in flats, and for organisations such as churches. Southside Catering currently runs cafés in Maudsley Hospital and the Southwark Resource Centre, as well as offering catering for regular or one off events to outside organisations and individuals, and providing a daily lunch for the trainees.

Maintaining financial viability is currently high on the agenda, and a detailed marketing plan has been developed with the help of the Cranfield Trust and other individuals. SRA benefits from regular fundraising events and personal donations. The food bill has been reduced by almost a third recently, thanks to another charity which redistributes food surpluses. The website is currently being updated, and additional fundraising activities are being considered – any ideas welcome!

If you are interested in our work, there are various ways to become involved. We are currently seeking to recruit additional trustees particularly one with business and/or financial experience. There are also opportunities for volunteering, and we would very much appreciate help with fundraising. And of course donations would be most welcome.

*Alison Kirby*

*If you would like more information about any of the above, call 020 8766 6688, or email [stephanie@sra-ltd.co.uk](mailto:stephanie@sra-ltd.co.uk)*

### STAINED GLASS WINDOWS



**Traditional and  
Modern Designs**

**Repairs and Restoration**

**For a Free  
Consultation Call  
07791 620011**

**[angi.driver23@gmail.com](mailto:angi.driver23@gmail.com)  
[www.angidriver.co.uk](http://www.angidriver.co.uk)**



# The Society comments on recent planning applications

The Society looks at all planning applications within the SE5 area and occasionally at other applications which are significant to our area of interest. We advise the relevant planning authority (either Lambeth or Southwark) that we object, support or have no objection to an application where we have decided to comment.

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

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

## 4 Addington Square, SE5

*Change of use from shop (use class A1) to residential (use class C3) at ground floor and basement level.* This is the conversion of a corner shop that has not been in use for many years (the applicant claims 26 years). The proposed look of the shop does not change. There is a small bit of infill in the back/side yard, where at present there is an outside WC and recess porch/back door, to straight wall/window and door to the flat.

The architects are Green Tea, who you may remember from The Vanguard Court proposals. As there, the internal layout could be improved. But from our point of view, the external is not changed except for a new box sash window and tidying up of the property.

NO COMMENT

## 39-45 Camberwell Road, SE5

*Partial demolition of existing building (rear part) and construction of new two-, three- four- and five-storey building accommodating seven self-contained residential units (one three-bedroom, four two-bedroom and two one-bedroom units).*

This is a disappointing application on a prominent site adjacent to a fine Arts and Crafts building. It lacks a discernible design intention in terms of:

- Layout: the building simply follows the site boundary line.
- Recognition of the design features of neighbouring buildings, massing, window spacing and symmetry, decorative coursing, storey heights and roofs. Instead the proposed new building offers a jumble of pitched and flat roofs and balconies, in an assortment of random materials: render panels, brickwork, aluminium, perforated metal and glass.

The 500mm wide “private landscaped area” at the front can only be a joke.

OBJECTION

## 232 Camberwell Road, SE5 – The Rampway, (Council’s application)

*The development is for refurbishment and subsequent reoccupation of the premises to form adult social care office accommodation with meeting facilities.*

This was the Castlemead Housing Office when built in 1964. It then became a playgroup/nursery in 1983 until 2011 when it was replaced by a new facility. This became a council office for Community Wardens and Environmental Protection until 2013, since when it has been vacant.

NO COMMENT

## 61B Graces Mews, SE5

*This is for a loft conversion to extend the first-floor flat into the roof space. In order to do this, they wish to raise the ridge height as the roof height is too shallow or, alternatively, they must lower the first-floor ceilings compromising those main rooms. They cite a property nearby that has raised the ridge slightly in carrying out a loft conversion without seeking permission.*

The decision should be left to Southwark, who, from past experience, will refuse to raise the ridge height.

## 1 Kenbury Street, SE5

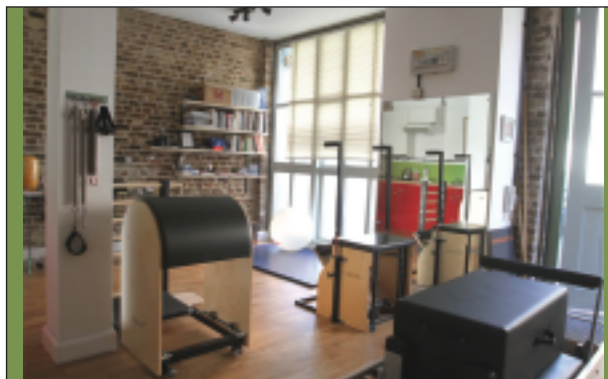
*Outline application for demolition of existing youth club and erection of a new specialist youth club along with seven residential flats with associated landscaping, green roofs, cycle parking and refuse/recycling units.*

The proposed residential block is higher than the current buildings, taking its lead from the height of Empress Mews. The height will enclose and dominate Kenbury Street properties. The daylight assessment has been carried out by the applicant/developer Pooch Ltd rather than an independent specialist.

While the overall appearance and layout is much improved compared to the previous “outline”, too much is being crammed into this site. As before, this has led to a compromised design, with apartments facing onto the walls of narrow alleys or the wall of a neighbouring youth facility, or onto an overlooked courtyard,

How a specialist youth

*Continued on next page*



**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)



## Comments on planning applications *continued from previous page*

facility and residential flats for sale or to rent can coexist on the same site is difficult to see. The way that this has been addressed with barriers and screening makes you think there is something wrong in the concept of this mixed use.

The residential block and youth facility are intended to operate in close proximity. The narrow alley to access the site is not accessible by cars which seems odd for a care facility that may need access by emergency vehicle or drop off/collection vehicles.

There is no mention as to how this facility will operate.

The flats are, no doubt, intended to fund the development and provision of the care facility, but whether it is acceptable to mix these uses which would normally be kept separate, for good reason, is doubtful.  
OBJECTION

### **64 and 64A Peckham Road, SE5**

*Conversion from one three-bedroom and one four-bedroom unit, into four one-bedroom units together with the enlargement of existing lightwells to the front and rear of the building.*  
The property is in a terrace roughly opposite the South London Art Gallery.

This is the conversion of two

maisonettes into four one-bedroom flats with some minor external changes to the rear of the property which is south facing, to provide terraces, french windows in place of a ground-floor door, and adjacent small window.

Internally the simple conversion creates a one-bedroom flat per floor. While these seem fine, the ground floor and first floor, with the common access and stairway space taken off, do not meet current space standards for a one-bedroom two-person flat of 50m<sup>2</sup>.

It is for Southwark to decide if they will accept these lesser sizes.

NO COMMENT

### **Seavington House and Garages, Champion Hill, SE5**

*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 Dog Kennel Hill and a five/six-storey block on the corner of Champion Hill and the adjacent estate road, to provide 14 one-bedroom, 14 two-bedroom, seven three-bedroom and one four-bedroom residential units (36 units) together with*

*associated landscaping.*

The Council's revised application has not taken into account the Society's previous concerns which were covered in the last issue of *CQ*, No.197. To summarise:

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

- They are built on the pavement edge while the existing buildings are all set back from the pavement, giving the hilltop a feeling of openness.

- They provide cramped accommodation and inadequate amenity space for the prospective residents.

OBJECTION

### **Southampton Way, SE5**

LESOCO Camberwell Centre, special needs school – satellite of the SPA school.

*The proposals remove the later lesser buildings fronting Southampton Way and opens up to the original school buildings.*

The application has seen some improvements in the external arrangements, landscaping and vehicle access to drop off/collect these special needs pupils.

NO COMMENT

Your property matters, **matter** to us

Roy Brooks



Sales, lettings and candid advice. Call Felicity, Stacy or Elaine on 020 8299 3021

**Chartered Accountants**

K A Jeffries & Company p19 8693 4145

**Estate Agents**

Roy Brooks p14 and p18 8299 3021

**Garden Centres**

Dulwich Pot & Plant Garden p12 7733 3697

**Newsagents**

R K News p5 7703 2784

**Pilates**

Artichoke Pilates Studio p17 7358 5454

**Stained Glass**

Stained Glass Windows p16 07791 620011

**Tuition**

South East Guitar Tuition p12  
*southeastguitartuition.co.uk*

**Upholstery**

A V Fowlds p14 7703 2686

**Local Information**

South London Guide. Website on all aspects of South London, including shops, services and property. [www.southlondonguide.co.uk](http://www.southlondonguide.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 Green Community Engagement Day 27th October

Camberwell Green Safer Neighbourhood Team will be hosting a Community Engagement day on Camberwell Green. This event will have local police officers, local council wardens, police dogs, police horses and all sorts of fun things. We will be there to answer any questions you may have – from local issues to what it's like to be a police officer in Camberwell.

We hope to see you there.



### 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)

## CAMBERWELL SOCIETY OFFICERS AND COMMITTEE

**OFFICERS**

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

Chairman:  
Nick Mair 07557 868 159  
156 Camberwell Grove SE5 8RH

Vice-Chair:  
Isabel Begg 07785 221 470  
31 Camberwell Grove SE5 8JA

Secretary:  
Robert Wainwright 07775 858 765  
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**

Liz Cook 07973 760 529  
(Membership)

Tim Gaymer 020 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](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.

**Where in Camberwell is this?** Answer: Evalina Mansions