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# CAMBERWELL QUARTERLY

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The magazine of the Camberwell Society  
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[www.camberwellsociety.org.uk](http://www.camberwellsociety.org.uk)



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## THE CAMBERWELL SOCIETY

### MEMBERSHIP & EVENTS

*Membership is open to anyone who lives, works or is interested in Camberwell.*

The Executive Committee is elected annually at the Society's AGM. Meetings of the Executive Committee are usually held on the first Thursday of the month – please contact the Secretary for details. Members are welcome to attend as observers with prior notice to the Secretary, Robert Wainwright (see inside back cover for contact details).

Planning, the environment, 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 Society Events

AGM: 16 May, United Reformed Church, 7pm  
(see opposite page for details)  
Open Gardens Day: 2 June, (see page 15)

The views expressed in the *Camberwell Quarterly* are not necessarily those of the Society unless clearly stated as such. The Camberwell Society is a registered charity (No 264751).

## LOCAL SOCIETIES, VENUES AND EVENTS

We recommend checking details

**Brunswick Park Neighbourhood Tenants and Residents Association**  
Patricia Ladly 7703 7491  
[tandra.brunswickpark@yahoo.co.uk](mailto:tandra.brunswickpark@yahoo.co.uk)

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

**Burgess Park, Friends of**  
[www.friendsofburgesspark.org.uk](http://www.friendsofburgesspark.org.uk)  
[friendsofburgesspark@gmail.com](mailto:friendsofburgesspark@gmail.com)

**Butterfly Tennis Club**  
[www.butterflytennis.com](http://www.butterflytennis.com)

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

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

**Carnegie Library, Friends of**  
[foclchair@gmail.com](mailto:foclchair@gmail.com) or  
[foclmembers@gmail.com](mailto:foclmembers@gmail.com) (for membership queries)

**Concerts in St Giles' Church**  
Camberwell Church Street  
[www.music@stgiles.com](http://www.music@stgiles.com)

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

**Herne Hill Society**  
Jeffrey Doorn 020 7274 7008  
Membership: Herne Hill Society  
PO Box 27845, SE24 9XA  
[www.hernehillsociety.org.uk](http://www.hernehillsociety.org.uk)

**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  
Sunday 7 April, 3pm, AGM. A celebration of the Old Kent Road.  
Goose Green Centre, St John's Church, SE22  
[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 and Jim Lodge  
020 7701 3331. Emails:  
[stephanielodge1947@talktalk.net](mailto:stephanielodge1947@talktalk.net)

**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: *Camberwell Festival of Art*  
– enjoy a colourful week ahead  
(see page 14)  
Print by Pauline Amphlett

## Time to think about improving our environment

At the time of writing summer is clearly upon us – the guerrilla gardens are burgeoning just as the annual Thames Water hosepipe ban is starting to bite.... And by the time of reading you will, of course, be shovelling the worst of the snow from your path or throwing another pallet on the fire.

You will no doubt be keen to add the AGM to your diary (Thursday 16 May), but even keener to block off Sunday 2 June which is, of course, Camberwell Open Gardens Day, be you a Camberwellian, an opener, or a gardener.

Diary enthusiasts would be silly **not** to add the Mumbo Jumbo World exhibition dates detailing the proposed schemes for Butterfly Walk. What happens here – be it long, short or tall, will be with us for years to come – make sure your views are known – lest your view is gnarled or



Nick Mair

knobbed.

Fumes? Fuming? Filming? – make sure too that your opinions are known about the Champion Hill cyclist trial.

We are hugely encouraged by the interest shown by those who control Denmark Hill station. It won't make your queue any shorter, but there will

be improvements in one of London's worst served stations – one whose footfall is not dissimilar to that of Blackfriars. These improvements will end up with impressive themed entrances – but there will also be gradual improvements on the way. I would like to bring together a group of Rubbish Raiders to clear the area around the "Run" sculpture, but inside the station fence. Please email me if you can donate an hour.

For those with a keen interest in the history of Camberwell (and a smartphone) can I suggest downloading the (free) Munzee app? [www.Munzee.com](http://www.Munzee.com). Elaine Clarke has started to map out Camberwell Church Street's history and I have been uploading this to the online treasure hunt format of the Munzee (geo-caching to les nouveaux hipsters).

Twenty-five glorious years! June wouldn't be the same without Camberwell Arts putting the "Art in Party" – in addition to the "well" in Camberwell – and, of course the "Colour in Camberwell"...

Nick Mair

[chairman@camberwellsociety.org.uk](mailto:chairman@camberwellsociety.org.uk)



### ANNUAL GENERAL MEETING 16 MAY 2019

The Annual General Meeting of the Camberwell Society will be held at 7.00pm on Thursday, 16 May 2019 at the Camberwell Green United Reformed Church in Love Walk, SE5

#### Agenda

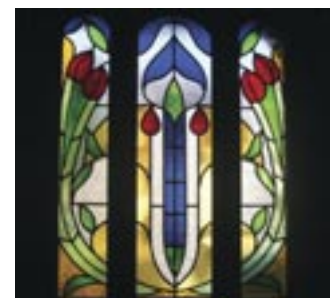
1. Apologies for absence
2. Previous minutes and matters arising
3. Chair's Report for the year 2017-2018
4. Treasurer's Report
5. Election of Officers and Committee

All officers of the Society and members of the Executive Committee retire annually in accordance with the Constitution of the Society and are eligible for re-election. Nominations are required for the Officers and Committee. Any paid-up member may, together with a seconder (also a paid-up member), make nominations. These must be sent to the Secretary, Robert Wainwright, 55 Grove Lane, SE5 8SP, to arrive at least 14 days before the Annual General Meeting.

6. Any other business

Robert Wainwright, Secretary

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## Denmark Hill station: the morning rush

**D**enmark Hill station, 5am. The dawn chorus is in full song. A fox stops to stare at a brightly lit No 40 bus speeding past, empty. Down below on platform 3 the 5.06 train from Catford pulls in. One passenger alights, Jerry, Govia Thameslink's Customer Services Assistant. He is responsible for early mornings at Denmark Hill. In the 11-minute journey from Catford he has already checked his phone for messages – delays, cancellations, problems on the loop (as the local rail line from Denmark Hill to Beckenham is called). All is well. At 5.07 the train glides off to Luton. Jerry unlocks the door of the control room on the old bridge. The white windowless room has four computer screens, an arrivals and departure monitor and posters, one with the slogan, *Every second counts*.

One large screen monitors the platforms. Another, mesmerising as an old time PC game, monitors real time movement of trains. Green squares marked with train numbers move along a diagram of the track. Red squares mark the signals. Jerry watches train 2WOO moving through Peckham Rye and the 2K04 approaching Denmark Hill. Another



*Denmark Hill station lights up early, ready for its first trains around 5am*

screen fills with emails on train delays, platform alterations, requests for passenger assistance. A passenger on the 9.24 will require a ramp and help to disembark. The 5.24 to Orpington has been cancelled due to “a shortage of train crew”. Soon a disembodied voice, activated by the signallers at Victoria, makes the announcement through speakers across the station.

No dramas yet, unlike on Monday morning, when incomplete engineering works meant there were no trains until 10.20 to Blackfriars. Jerry drew up notices giving alternative routes and put them up in the ticket hall. When passengers arrived, there was “A bit of a huff and puff” he says wryly. By the 7.30 peak passengers were crowding round staff calling out questions. Disruption to the service has the worst effect during term time, as many children rely on the Sevenoaks train. But calmness is clearly a requirement of the job “There are challenges, but after two years here, I like the job. You can have a laugh with the regular commuters. You are giving a service.” He sets off on his first check of the day-lifts, platforms, help points, gates, lights. The new lights on platform 4 are not yet working so Jerry emails Station Manager Davide Serafino to get the Minor Faults team in. Graffiti and lost property are common. Once Jerry found a dead fox next to the track.

It is 5.40 and four baristas are busy getting Flying Coffee Bean ready for its 6am opening. FCB and the Phoenix and Firkin now occupy the Victorian station hall. Turning over the station buildings to a pub and a coffee bar was the station's salvation at the end of the last century

### Denmark Hill station – a chequered history

1860s: Built in the Italianate style, designed by leading architect Charles Henry Driver. The frontage displays his signature ironwork.

1920s: An altar was installed in the waiting room and used by the Mystical Church of the Comforter founded by Mrs Skinner, known as The Messenger. (A extraordinary story. See <https://loughborouunction.org/2016/12/01/yhe-mysical-church-of-the-comforter-in-denmark-hill-railway-station/>)

1980s: The building was neglected, and arsonists broke into the booking hall and set a fire that destroyed the roof. British Rail started demolishing parts of the station on the grounds of safety. Camberwell Society ran a protest campaign and in 1985 the building was restored. As part of the restoration the Phoenix & Firkin pub was opened.

2009: The station building received a Civic Trust award.

2011-2013: New ticket hall and entrance on Champion Hill was opened with the new bridge and lifts.

(see box). It now looks short-sighted, as increased trains and doubling of passengers numbers (7.8m entrances and exits in 2017/8 compared to 3.7m in 2011/12) are causing serious overcrowding. Denmark Hill has 22 stopping trains per hour and twice as many passengers exiting and entering as Elephant and Castle.

Frank, one of the team drafted in for crowd control at rush hour, arrives at 6.30, at the same time as Emmanuel the cleaner. “We used megaphones at first, but customers complained, they were too loud. So now we just usher them along to use the one-way system,” he says with a smile. In the ticket hall more and more commuters arrive, glance anxiously at the train arrivals and departure screen and rush through the ticket hall.

At 7am, agency staff arrive to man the gate. They are asked again and again for directions to the hospital. Rachel opens the ticket office, nodding at a middle-aged woman, Alexandra, who sits down on the ledge by the ticket office door for a quick read of the *Metro*. “You have to look after yourself. Take a minute’s breather,” she sighs. Then, refreshed, she sets off for her work as a housekeeper in a local children’s centre.

The ticket hall is filling up. As many people arrive at Denmark Hill as leave through it. A man going out with a suitcase neatly avoids a woman coming in with a buggy. Jerry gets ready to leave for his daily check of the six other stations on the loop until noon when his shift ends. What then? “I arrange music, dance, hip hop, house, R and B.”

Christopher, who takes over from Jerry, also has an interesting backstory: he is an accountant, cricket umpire, former salesman. He started as temporary gate staff and is clearly very committed to his new role in customer services responsible for Denmark Hill, as those of us who have been shepherded by him onto the relief buses when there is work on the line on Sundays can testify.

Rachel in the ticket office is a film maker, a graduate who lived in Camberwell as a student. Born in a part of Norfolk which, thanks to the



*Clockwise from top: Rachel serves a customer, with Davide behind her; Jerry arrives for work; and the computer screen showing the trains*

Beeching cuts, no longer has a station, she is now starting a course to become a train driver. Meanwhile, she has been trained by the Samaritans in suicide prevention and has been called on several times in Denmark Hill. “Recently I was waiting for my train home; it did not come because there was someone on the track. The police arrived fast. If I see someone in distress on a platform, I strike up a conversation to make contact. Talk about anything – myself, the weather, just to get their attention.”

By 7.30 the ticket hall is packed. In the coffee shop manager Yuris and his baristas are dealing with queues at both sides of the counters – those going to the trains and those coming off and grabbing a coffee before work. Passengers are mounting the stairs from the platforms six deep and the platforms are crowded with people checking their phones. The melee continues for the next two hours.

As rush hour subsides at 10am, Station Manager Davide Serafino arrives on his daily tour of some of the seven stations on his patch, the Catford loop (which is not a loop at all, but railway speak). Christopher reports that at 9am he was dealing with three incidents at once. A young woman, drunk, dropped her mobile onto the tracks and demanded it back immediately. Christopher explained that he could not climb down onto live tracks and contacted the minor incidents unit to retrieve it.

Meanwhile, a passenger arrived who unexpectedly needed a ramp. Christopher then rushed to the 9.24 train, where the pre-booked passenger needing assistance was sitting in the wrong carriage. At some points Denmark Hill’s platforms are too narrow for a ramp and wheelchair. (Train scheduling means that two passengers needing assistance can arrive at different platforms at almost

*Continued on next page*



## Denmark Hill station: the morning rush *continued from previous page*

at the same time.) The young woman meanwhile decided to bang on the door of the control room demanding her telephone, right now. By the time the phone is retrieved at 10am, she has tottered off.

Davide listens sympathetically and with Italian rhythms still detectable in his English (he is from Turin) explains this is all in a typical day's work in a station. Anti-social behaviour, graffiti, people deciding to walk along the track – one learns to expect such things. All exacerbated in Denmark Hill because the station was built for ten per cent of today's traffic. The introduction of the one-way system has had "very limited success".

But action is now being taken. At recent meetings with Network Rail attended by Govia Thameslink which runs the station, local MPs, Councillors and Tony Coleman and Nick Mair of the Camberwell Society, a commitment was made to apply for funding for new entrances to the station. Davide explains that another entrance uphill from the station, next to the existing building has been discussed A Windsor Walk entrance is being considered also but land would need to be levelled for the machines so that would be a larger undertaking. Both exits could, however, be monitored from the booking hall.

For Davide, being a station manager is a long day's job, because he has no deputy. After being on holiday last week, he had 700 emails waiting for replies. As a father, he wants to spend more time with his ten-year-old, so he is moving in April to the more regular hours of a ticket inspector. "In life there are different phases. This is a great challenging job for someone with no family. My daughter now requires my time."

Before Davide leaves, the Camberwell Society is hoping to enter a community partnership with the station. Bringing together Camberwell Arts, SE5 Forum and the Society, the partnership would provide community support for the station, ranging from litter collection to clear signage attracting people to Camberwell and avoiding gate staff



*A view of Denmark Hill station*

being asked 100 times a day, "where is the hospital?"

If you want to get involved with Denmark Hill, do contact Nick Mair. And help support our multi-talented station staff – music arrangers, film

makers, cricketers and proud parents – who could do with a little appreciation from time to time.

**Marie Staunton**

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### **Camberwell Clip**

## **Ari to retire from Cruson. Really?**

In 2014 Ari Aristidou assured the *Quarterly* that he was going to retire that year. His wife Maria was sceptical. As we write, he is still there. However, he assures us it is finally going to happen; papers are

with the solicitors. Ari has worked a 17-hour day in Cruson for some 48 years, only taking off one day a year – Christmas Day.

It won't be the same without you Ari. We will miss you! If you go ...

## Spring Song (also known as *Camberwell Green* by Felix Mendelssohn-Bartoldy)

For viewers of the television series “Victoria”, the piano at the court of the Queen and Prince Albert appears now and again. Both Royals revelled in this recreation, either accompanying a song in English or German, or piano solo. Among their favourites were those composed by Albert’s fellow countryman the widely celebrated Felix Mendelssohn-Bartoldy (1809-1847), a rock star on the European music scene. Included in the Royal repertoire: several scores for the popular genre song without words (a piano sonata or fugue sometimes with words added, depending on the version). One particularly cherished was his opus 62 no 6 in A Major which was known to him as *Camberwell Green* and eventually came to be called “Spring Song”; it is included in one of his eight books of *Songs Without Words* (see <https://www.youtube.com/watch?v=8mz5Rtx-Eu0>).

The piece is within the grasp of pianists at every stage of their learning. Then, music was heard in many family circles and, doubtless, there would have been a grand piano in Bellicas House, 168 Denmark Hill Road, the home of the Bennecks. They were relatives of Felix Mendelssohn’s wife Cecilia Jeanrenaud, the daughter of a Protestant clergyman. The Mendelssohns had married in 1837. The couple may have stayed a few days in the house during their visit to London between May and July 1842. This 18th century house was demolished with others during the development of Ruskin Park at the turn of the 20th century.

Mendelssohn knew this district well and referred to the tranquility of Denmark Hill. He had lived in rural Norwood during his youth, and refers to walking in the fields with one of his prolific correspondents, Karl Klingemann, a family friend who was a diplomat, secretary to the Hanoverian Legation in London; he probably helped to organise the presentation of the Mendelssohns at Court. Mendelssohn described London as being “indescribably beautiful”. He and his wife were



*Felix Mendelssohn-Bartoldy*

“somewhat fatigued by the all-too-mad activities” during their several months in London, attending his opera *Antigone* at Covent Garden, seeing contemporary theatre, being received by many notables including Sir Robert Peel and the painter Winterhalter. They went sightseeing, including a boat trip to eat fish at Blackwall.

He had an exhausting work schedule and the usual tumultuous reception described by a friend and biographer Eduard Devrient:

“In London he was greeted with storms of applause, not only at his own concerts but at others where he appeared only amongst the audience where the cry ‘Mendelssohn is here!’ caused the entire public to rise from its seats, and the ministers of state to take precedence in giving him marks of their enthusiastic esteem.”

He wrote vividly to his mother of his private visits to Buckingham Palace. Despite his head being “dizzy” he attended Queen Victoria who “looks so youthful and is so shyly friendly and courteous and who speaks such good German and who knows all my music well: the four books of songs without words...” He relates how she was practically alone with Prince Albert – unusual for a monarch receiving a guest – and seated herself near the piano and made him play to her. On the Saturday before he and Cecilia returned to their home in Berlin, he met Prince Albert to discuss the new organ recently assembled at Buckingham Palace. The Queen entered, greeted him and hastened to tidy up scores

that had been scattered by a sudden breeze. She and the Prince proceeded to accompany him on the organ to sing the first verse of the chorus from his *St Paul*. The couple also shared with him a love of sketching and water-colouring.

Chorley, the English music critic, described the composer: “He is very handsome, with a particularly sweet laugh and a slight cloud (not to call it a thickness) upon his utterance which seemed like the voice of an old friend. No one could be kinder than he...”

Felix Mendelssohn was and still is hallowed among lovers of European Romantic music. His life is vividly told through his letters, literally hundreds written to his extended family, musicians, composers and friends showing “scrupulous delicacy and considerateness towards others”. Mendelssohn illustrated many of his own letters.

He criss-crossed Europe organising orchestras including the Gewanhaus in Leipzig, playing recitals and in concerts, choreographing local festivals and answering to the whims of his demanding royal patron, King Frederick IV of Prussia for whom he established a conservatorium. He referred to himself as “a terrible man of business” bemoaning the number of committees and meetings he attended. Yet his extraordinary energy created a prolific output of every musical genre, including not only chamber music and pieces for individual instruments and for children, but opera and oratorios, notably *Elijah*.

His *Wedding March* from *Midsummer Night’s Dream* composed around the period of his London visit of 1842 must surely be etched into the soul of a thousand married couples echoing the bliss he orchestrated for Queen Victoria and her Prince Albert. And, just like the royal couple, Felix and Cecilia had a large family.

**Cathy Brooks-Baker**

For the music score go to:  
<https://www.youtube.com/watch?v=QPwNbEySjG4>



## Clinic for physiotherapy, acupuncture and massage opens

*"Finally, you can now see the word 'PHYSIO' on the high street in Camberwell... no longer a secret, come find us for your new year goals"*

So encouraged a Twitter post from SUPPORT AND SUSTAIN, a clinic masterminded by a former senior NHS manager, Ross Farmer.

Ross says he is pleased to have secured a local accessible site, equidistant between King's College Hospital and Camberwell Green. It is very convenient for the increasing number of patients who attend the clinic regularly for physiotherapy, acupuncture and/or massage, locally and further afield.

With no seed money to fund his clinic, Ross, until quite recently, still had his "day job" while he consolidated the business side. He sees to a staff of four senior physios and four massage therapists, all experienced.

The company came about because he felt resources were too stretched and patients lacked the physio they really required. The clinic offers those other services needed for our stressful and sedentary lifestyles.

Originally, they were based at the Maudsley with maximum room for 35 patients. He figured that not only



*Ross gives a pain lecture*

were more patients needed to keep a business going but there were probably more individuals that could benefit; patients who were not finding enough help through the NHS whose own group exercise classes were too stretched to cater to the subtly different needs of each patient. The clinic would be there to provide a more nuanced understanding of patients' needs with treatments addressing everything from simple to multifaceted problems. The original target, at its start-up over a year ago, was about 50 patients a week: now numbers have increased, averaging 90.

Ross ran physiotherapy services for nearly ten years for various London hospitals so he's experienced the southwest London area health provision. He has had various contracts for management in the field including his recent role in Primary Care as managing director for the Merton Federation of GPs.

Ross, who comes from Kent and was educated at Faversham Grammar, began a long career in physical health and rehabilitation after training at St George's Hospital Medical School, Tooting. His first management post was at the Maudsley.

He especially likes the atmosphere and community in this area, and the cross-section of people who present with myriad problems, some to do with post-operative recovery after accidents or inherent conditions; some having sustained injuries at work or playing sport, some suffering with long-term aches and pains that have never been properly addressed.

"I've lost count how often people tell me they wish they could buy a new spine and get rid of years of back pain," he said. "The first step in treatments is understanding why you have pain, what makes you regularly discomforted."

The aim, he says, is to customize each patient's needs, plan a gradual programme at the clinic, plus

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*Roy Brooks, 1958*





exercise and correction techniques to be practised daily. The assumption is to find out what an individual's goal might be. For instance, there is no point advising a patient to go to a gym, climbing centre, swimming pool, running track, tennis court or golf course if the sole activity they like to do is walking. There are ways to plan excellent rehabilitation and fitness regimes for somebody who just likes to walk.

"If you are not going to enjoy the journey to your goal the possibility is that you will not succeed," he says.

He has treated a golfer or two, for instance, whom he might have initially described as "chair shaped" yet is keen to decrease their handicap.

In contrast to that given to active people, post-operative therapy is fairly formulaic, protocolled. His physios would know from experience of the various procedures deployed by different surgeons as to how an average three-month rehabilitation should proceed.

Personally speaking, having consulted physios after operations and benefited from acupuncture, I can confirm that the rates here are reasonable and good value.

Ross has worked with sports professionals, skiers, and dancers, basically to offset risk of injury. He's provided intensive training, raised awareness or worst-case scenarios – treatments after injury. Skiers need to discover and strengthen certain muscles they will use. He's worked with dancers in London ensuring a daily training session – those on *Lion King* for example. He has worked with the Royal Marsden on exercises for cancer patients.

Previously he has worked for a premiership football team; been a touring physio for dancers; lectured at Hertfordshire university; and presented research internationally.

Although physio is the core business and cannot be discounted



*The mat area where the various procedures take place*

there are negotiable fees for regular massage. Furthermore, there are free evenings for an interactive talk by Ross on topics relating to sports and "pre-hab". Such evenings aim to advise people to avoid injuries occurring in the first place. There are also lectures on pain, how pain works and how to develop a plan to recover from even the most persistent and chronic pain.

To my mind this kind of professional advice would help even if you are not making for the slopes – what about preparing to run a marathon, climb a mountain, take part in an athletic or sports event, swim for charity, or seek guidance on

getting fit at your local gym so you understand how to use muscles and limbs correctly for exercise, and all those scary looking machines.

As a team leader once employed by the NHS, Ross's enthusiasm for its unique place in our society is matched with an informed understanding of its massive task.

**Cathy Brooks-Baker**

SUPPORT AND SUSTAIN is based at 47 Denmark Hill, SE5

Website: [supportandsustain.co.uk](http://supportandsustain.co.uk)

Email:

[hello@supportandsustain.co.uk](mailto:hello@supportandsustain.co.uk)

Tel: 020 3151 7190

## Camberwell Clip

### Silent raid



These houses are part of an art work called *Silent Raid* by Sally Hogarth to commemorate streets destroyed by a Zeppelin raid in October 1917. For a heritage trail of Burgess Park see <http://www.bridgetonowhere.friendsof-burgesspark.org.uk/>

## R K NEWS

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## Local families build successful businesses

Camberwell's independent shops, pubs and eateries are a few of your favourite things – according to responses to the survey in the last issue of *CQ*. So, this month we interview two families behind the success of businesses in one corner of Church Street, Hermits Cave and Grinders.

"It is galling when people say this place has not changed," says Brendan, the landlord of the Hermits Cave. "We did a big refurbishment in 1989, replaced the frosted windows with etched glass, made lots of improvements!" But visitors remember what has stayed the same ... the coal fire in winter, the hum of the football commentary, tables outside from where you can watch planes flying into the sunset over the swimming baths, locals propping up the bar and the artists and students who flock to this pub from the art college. Hermits won a *Time Out* award for south London local of the year because it is a "proper pub" where you are safe from karaoke, quizzes and forced bonhomie.

Landlord Brendan Gannon and daughter Maura are continuing a tradition of families who have been running the pub since the beer boom of the late 19th century. In 1878 Mr Bigland opened the Hermit's Cave as

a beer house. Unlike a pub it was not licensed to sell wine or spirits. The introduction of pale ale alongside traditional porter (the strong, hoppy, black beer named after London's street and river porters) increased the number of London Breweries from 40 to 113.

The pub's licence passed from family to family, from Bigland, to the Spauls in about 1800 and to the Wards in 1896. The pub was rebuilt in its present form in 1902 and passed to the Evans family in about 1905. The Evanses ran the pub until 1928 and survived the reduction of opening times. During the First World War claims that production was being hampered by drunkenness led to new licensing laws. Landlords could not open until midday and at 2.30pm they had to throw drinkers out, sending them back to work, not opening again until 6.30pm then closing at 9.30pm. A "No Treating Order" also made it an offence to buy drinks for others.

The enforced hours stayed in law until the Licensing Act of 1988, by which time Brendan was the landlord. Despite being born in London Brendan talks with an Irish lilt. When he was six his father died and his Irish mother sent him to school in Dublin, of which he speaks

fondly. He also spent many holidays in Ireland with his relatives. Enjoyable as this was his immediate family and therefore home has always been here. After school he returned to London and was running the Duchy in Kennington until he brought his family to the Hermits Cave. It is owned by Enterprise Ltd.

The 1980s were a low point for breweries in London. Courage by Tower Bridge and Truman's in Brick Lane closed and by the end of the decade there were only 11 left in the whole of London. There was a rally in the 1990s when the growth of the Firkin chain helped push London's brewery numbers up to a post-war high of 34. But after the Firkin chain closed in 1999, brewery numbers dropped back down to just 20. In the 2000s Guinness Park Royal closed, Young's brewery moved out of London, many small breweries folded and then there were ten. Several Camberwell pubs also closed during this time. The Prince of Wales near Myatt's Fields and the Paulet Arms were converted into flats or artists' studios.

But the Hermits Cave survived. Why? Brendan is modest: "It's not about the landlord being a big personality. Just keeping the place clean and tidy helps." Landlords work over 100 hours a week and their average tenure is 18 months. The Gannons and their predecessors have averaged 30 years. Brendan's daughter Maura, who was brought up over the pub, started helping out early on, "giving a service and getting a smile". And that satisfaction led Maura to leave her day job to start a pub of her own, Stormbird. A modern version of the beer house, it sits catty corner from Hermits across Camberwell Church Street.

Why start a pub specialising in beer when local breweries were closing? Real ale always sold well in the Hermits and Maura and Dad Brendan had often talked about "how great it would be to start a free house selling good beer". Seven years ago, when Maura took over the Funky Monkey (you might remember it as the Artichoke) to open Stormbird. It caught the beginning of a new wave



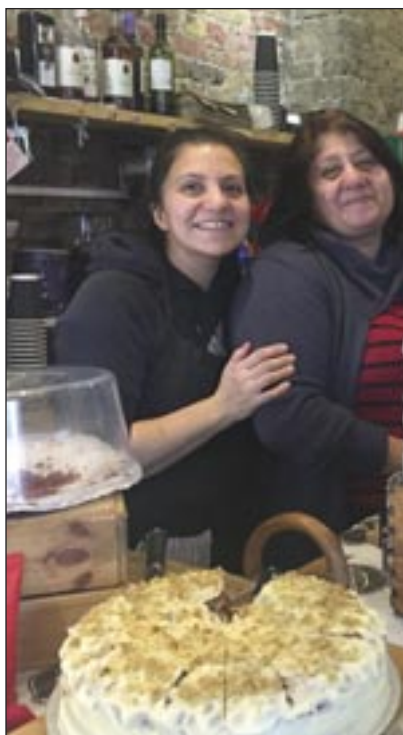
of interest in beer. In 2011 a surge in new openings pushed brewery numbers in London back up to 21. Now CAMRA lists over 130 so we are back to the level of London breweries when Hermits Cave opened in 1870. Nowadays you can find a dozen breweries and several pop ups within two miles of Camberwell Green.

The gleaming pump clips of some 25 hand-drawn beers stand tall above the wooden tables of Stormbird. Most are British, but many are Danish, Swedish or Belgian. They include the oldest and weirdest form of brewing – the hard-to-find Lambic beer, which is spontaneously fermented with naturally-occurring, local, airborne yeast specific to Payottenland, near Brussels, between October and April. “It tastes a little like a goat smells,” according to Thinking Drinkers website. Another intriguing beer is Anagram’s blueberry cheesecake beer (*Rate Beer* says, “Love it or hate it, it does what it says. Body is full and rich – so good it’s insane”). And it is not just beer – Phantom Spirit is aged rum in craft beer barrels. Stormbird gets rave reviews on beer geek websites, of which there are several – full of intense discussions about which base, which malt, which app to use to rate a beer.

So, is craft beer the key to success? The Gannons do not use the term craft beer because there is no good definition of craft beer. Big firms like Fosters market craft beer. “We just sell good beer.” The main definition of craft beer comes from the US beer made by a small independent brewery that produces a little under six million barrels a year. Six million barrels – that is more than the annual beer consumption of Wales.

According to Maura, Stormbird customers come for the good beer. Success is due to people being more interested in what they consume. They want things that are well made and to have a connection with them. In Camberwell you can see that these people go to Rat records and Mono for their vinyl.

Talk turns to the changing face of Camberwell. Chats with Brendan and



*Sultana and daughter Isin*

Maura are relaxed and wide-ranging, from referenda in Ireland to Maura’s collection of Codd bottles (which were used for soda and sealed with a glass marble) to celebs born in Camberwell such as the McDonagh Brothers, the film-makers who made *The Guard* and *Last Billboard Outside Ebbing Missouri*.

Thirty years ago, says Brendan, there was manufacturing in Camberwell – Dualit toasters, Reg Whites Lemonade, the Tizer factory on Vestry road, Friars pickles, Kipling cakes in Grove Lane. There were three or four greasy spoon cafés and three shoe shops, independents such as electric retailers Durarty’s and Edwardes the butchers whose customers queued right along Camberwell New Road every Saturday. The pub clientele was different too – more mixed. Working people came regularly at lunchtime, something many can no longer afford to do.

Maura also opened the Star and Garter in Bromley in 2016, a traditional pub which has won plaudits for its range of beers and says many of the clientele there were driven out of Camberwell and south London by the high price of accommodation.

## Grinders

“Hermits Cave is one of the few local businesses that has not changed over the past 40 years,” says Sultana Huseyn, sitting in Grinders and looking across at Stormbird and the Hermits Cave. She moved to Camberwell aged 14 in 1977 when her parents took over Seven Star dry cleaners in Church Street from another Turkish Cypriot. Now the third generation of her family is running businesses in Camberwell – daughter Isin runs Grinders with her husband Ozzie and son Esan is joint owner of Refined Male Grooming near Love Walk café in Denmark Hill.

Grinders is cosy, with honey coloured wood and brickwork, games and books on the shelves. The 7.30am rush for coffee on the way to work is over and parents with buggies drift in for brunch. Son-in-law Ozzie settles down to a game of draughts with Christopher – a distinguished white-haired local character. At one table three girls stare at their MACs, absorbed and silent, working.

Granddaughter two-year-old Azra climbs onto Sultana’s lap and leans her curls against grandma’s shoulder. “There were no cafés like this in the old days,” Sultana reminisces. “Camberwell was seedy – and cheap. Half the shops were empty. Families like mine, Greek, Turkish, Somali, English could afford to buy the freehold and live above their shops. “During the day Camberwell Church Street was calm, but at night there would be fights between people on drugs or drink. In the 1980s I watched bomb disposal experts close the road to deal with an abandoned suitcase fearing an IRA bomb. It wasn’t. My dad knew the idiot who had left it there. In the 1990s from my window above Seven Stars I saw a big Rover car crash into a motorbike. People from the car ran out, shot the motorcyclist, then backed up and ran him over.

“But the area has changed. Church Street is much safer and busier now. People are out and about

*Continued on next page*



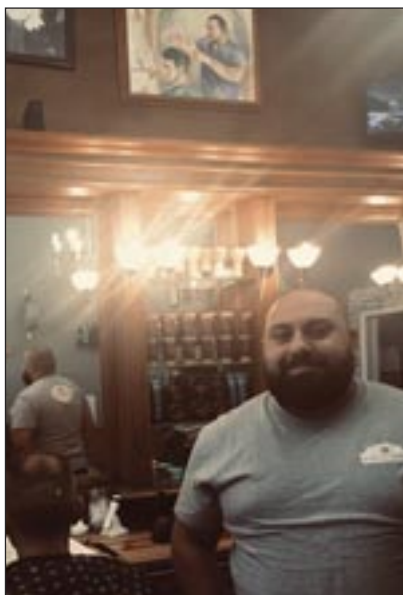
## Local families *continued from previous page*

in the evenings. There have always been some students here – but now there are a lot more. And it has always had a strong community. It's a good place for Azra to grow up." She smiles down at her granddaughter who is listening intently, her large brown eyes serious.

"I went to Mary Datchelor School in Camberwell Grove. It was like Hogwarts. Old, quirky with an enormous assembly hall on the first floor and a swimming pool in the basement. Teachers were strict but humane and approachable. And very keen on the classics, Latin and Ancient Greek, also modern languages, not just French but also Russian and Spanish. And I remember the long sunny afternoons on the tennis courts and playing hockey at Dulwich Playing fields.

"Most girls stayed on at school but I left at 16 to start work and ended up running Seven Stars. Another girl left to become a Playboy Bunny. I was happy to bring up my own children in this community. They went to gymnastics in Kimpton Road, played five-a-side football in Dulwich Hamlets. Church Street started looking up after the Council paid for shopkeepers to get new signs over the door in a similar style – I wish they would have other schemes like that. When my children were young, we would never go to the playground on the Green. It was in a bad state. Now it is amazing."

Daughter Isin Elnaz joins us. "Yes, Camberwell was a good place



*Esan defines male grooming*

to grow up. We went to Dog Kennel Hill School and then Warwick Park."

"Warwick Park was not so good, but we did not know at the time," cuts in Sultana with a slight shake of the head. "I remember lots of good things," says Isin. "Piano lessons and trips to Brighton and Eastbourne. On leaving school I went to work at Christopher's Solicitors, which is now Caravaggio's and then in Seven Stars. But the High Street has changed for the better with new restaurants like Theo's. I like how Camberwell has changed. It is livelier and safer to walk around. There are more students, families, and young professionals in the new flats. They all bring something to the area."

Brother Esan agrees: "Camberwell has always been up and coming. They have spruced up the area. It looks nice with trendy restaurants and cafés that attract families, couples and professional people. The buses are great, but we do need a train station."

Step inside Esans's shop Refined Male Grooming and the roar of traffic on Denmark Hill abruptly stops. All is calm, lots of wood and tasteful uplighters. Two customers sit in barbers' chairs chatting quietly to Esan and partner Mev about holidays, Spain and Dulwich Hamlets. (Esan says they can tell straight away those who do not want to chat.) A shaver buzzes and a sharp burning smell comes from the taper which is lit to singe ear hair.

Since they moved from a barber shop in Peckham to Denmark Hill in February 2013, Mev and Esan have had great reviews on-line. "Best hair cut! Best Turkish hot towel shave!" Two waiting customers attest their popularity.

Above the mirrors is a screen showing music videos alternating with ads for healthcare staff. Next to the TV is a painting of Esan cutting hair. He explains "A couple of years ago we saw a student sitting at the bus stop for 40 minutes sketching us. We invited him in and swapped free haircuts for two of his paintings." "Very Camberwell," remarks customer Bas.

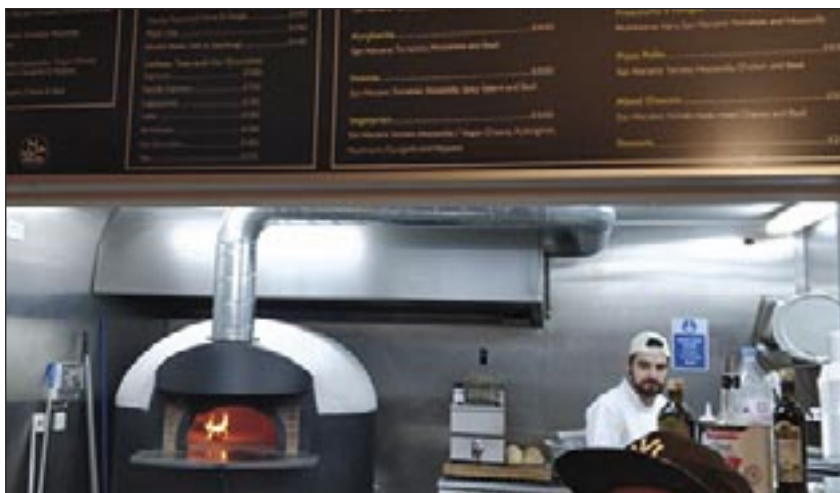
**Marie Staunton**

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## Camberwell Clip

### Calling all pizza lovers

Pizza lovers are now spoilt for choice in Camberwell. Following on from the ever popular Theo's and takeaway Oregano's we now have Francesco's Italian sourdough on Church Street opposite Camberwell Grove – their marinara for £3.50 is a snip. And the Diavola at 5.50 is addictive – tasty crust, crisp edges, melting middle.



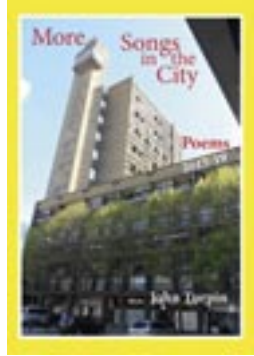
## Poor Charlie Crawley and others

### More Songs in the City

By John Turpin

Price: £6.00

To order a copy contact  
john.turpin2@btinternet.com



Not being madly intellectual – indeed, not being intellectual at all – I usually do not “get” poetry. Except occasionally, like this latest collection of 50 poems mainly about London. I loved it! I read about Daisy, the glamour-puss cat; Dean John Donne a handsome old man – and fun, such a son-of-a-gun when he was young...; *Camberwell pubs*; *Sussex and see*; to mention just a few.

In his preface the author describes these poems as “eclectic (or odd)”. Take the quirky tag at the end of *Mind your Gap Year*. The end of the second verse reads:

That's a cliché, but you'll be OK –  
make friends along the way.  
With youth and charm people will welcome you  
when you reach Kathmandu.

If not, you're in a bit of a spot.

Read *Elephant country SE17* which is about “cranes flying south in early spring”. It is not about birds, as the final words show:

The imperial elephant with howdah  
No longer recognises  
The old watering hole.

This one made me laugh: “...he fell into the *Camberwell sewer*” which is on a grave in Nunhead Cemetery. It reads:

This 'ere's the saga of poor Charlie Crawley,  
who set out quite well but ended up poorly.  
He went down the pub for his usual beer,  
later crossing the road 'e came over all queer.  
The stench from the drain affected his brain.  
Two-ticks (or fewer) 'e collapsed down the sewer,  
and didn't last long because of the pong.  
So they 'ad 'im inturd (I think that's the word).  
But first the coroner made a report  
(they'd fished 'im out and took 'im to court).  
He said he wasn't sure why Charlie died,  
it was either an accident, or sewer-side.

The book is illustrated by impressive photo shots of London which include the soldier exhibit in St John's Waterloo crypt, the sculpted horses in the Thames and jumbled stone heads, part of the promotion for Westminster Abbey's new museum.

*Eddie Wilson*

## Update on Camberwell's traffic and transport

### Denmark Hill Station

Footfall at the station now exceeds four million passengers a year. Network Rail expects to present its preferred option on a second entrance in early April.

### Buses

TfL appears determined to carry through the bus route changes which will involve significant changes to services from Camberwell and a loss of service overall. They also need to respond to the start of the Mayor's Ultra Low Emission Zone (ULEZ). The first phase of this commences in the central London congestion charge area in April this year.

### Champion Hill Traffic Management Study

Champion Hill is used as a short cut for those wanting to reach Denmark Hill. This has led to a call for “something to be done” and

Champion Hill is now trial-closed for through traffic in the direction of Dog Kennel Hill to Denmark Hill. This has led to a build-up of morning peak traffic backing all the way up Grove Lane from the lights near the station.

The trial is due to last for six to nine months. The Society has suggested that it would be better to reverse the oneway so that the entrance from Denmark Hill is blocked to motor vehicles and displaced traffic then filters away down Denmark Hill. In this way the concentration of displaced traffic experienced by Grove Lane would be avoided while still providing an improved environment for Champion Hill, including the planned Quietway cycle route.

### Charging Points on Lamp-posts

Southwark has had 103 requests for charging points for electric vehicles (Evs). Charging points are now being

fitted to lamp-posts starting with those requested by persons owning an Ev.

### Traffic Management Study

This study is due to be completed this year.

*Extracts from a report by Tony Coleman*

## Pay as you go

The Government has launched a consultation on extending the pay-as-you-go area. The consultation can be found here <https://www.gov.uk/government/consultations/pay-as-you-go-on-rail> and is open until 1 May. Its plan is to simplify fares and make them more flexible so that payments can be made using contactless or Oyster cards across wider areas as a step towards full national coverage.

# The Art of the Party *Celebrating 25 years of the Camberwell Arts Festival*

June marks the 25th anniversary of the annual Camberwell Arts Festival, the longest running visual arts festival in the UK. We're planning to celebrate in style, with nine days of partying across Camberwell, from 15-23 June.

We invite you to help us put the Art into Party. From pool parties to painting parties, dinner parties to after parties, The Art of the Party will occupy public spaces throughout SE5 so it will be easy to get involved.

A whole host of local organisations is helping us. Blue Elephant Theatre is devising party games, Camberwell Choir School is bringing the music, while young people from Theatre Peckham are thinking up ways to get everyone dancing.

We're launching on Saturday 15 June with a street party for the whole community on Camberwell Green. From the initial invitation to the drinks and décor, every part of the party will be designed by local artists. Please bring food to share and join us for an afternoon of music, dancing and party games as we kick-start our celebrations.

What makes a good party? Let us know your thoughts: we'd love you to get involved and would particularly welcome support in the following areas:

### Party planners

If you'd like to join our team of volunteer party planners please contact Shauna on [volunteercamberwellarts@gmail.com](mailto:volunteercamberwellarts@gmail.com)

### Party food

Camberwellians are used to great food and we don't want to disappoint them. If you're a local restaurant, fantastic home cook or brilliant baker who'd like to help feed our guests, then we'd love to hear from you. Please contact [camberwellartsfestival@gmail.com](mailto:camberwellartsfestival@gmail.com)

### Party tricks

We're on the hunt for talented local performers and musicians as well as people with an unforgettable party trick to perform at our launch party. If you've got some ideas for party entertainment please contact [camberwellartsfestival@gmail.com](mailto:camberwellartsfestival@gmail.com)

### Party patrons

We'd love to raise more money for art commissions so if you haven't already bought a copy of *Colour in Camberwell*, our artist-designed colouring book, please consider doing so. For only £5 you will get 25 artworks by local artists for you to colour and customise. All the proceeds from this book go towards supporting commissions for local



*Balloon emoji workshop close up*

artists. You can buy copies at Art in the Park, Church Street Hotel, Cowling & Wilcox, Daily Goods, Lumberjack, ORTUS, Pesh, South London Gallery, Southwark Pensioners Centre, Theatre Peckham and The Bowery. Alternatively, you can order a copy online at: [www.camberwellarts.org.uk/colour-in-camberwell-shop](http://www.camberwellarts.org.uk/colour-in-camberwell-shop)

### Party people

A party's no fun without great guests so let loose, live it up, paint the town red and help us make merry as we celebrate 25 years of the arts in Camberwell. To find out what's going on during this year's Festival visit the Camberwell Arts website.

### Kelly O'Reilly

*Chair, Camberwell Arts*

Below: *Launch event group*

Photos courtesy Jon Fallon Photography





## Open Gardens Day

Make a note in your diary to visit the Society's flagship annual event, Open Gardens Day, which takes place this year on Sunday, 2 June. If you haven't been to this event before you will be unaware of the amazing gardens that lie behind so many Camberwell houses. If you have been before, well, you know what pleasures are in store.

You can also enjoy the delicious teas at 34 Grove Lane that are served all afternoon by volunteers.

Open Gardens Day is restricted to members of the Camberwell Society and their guests. If you are not a member, you are welcome to join at the gate.

The pictures here are from last year but give a taste of what's to come.



*Pick up your tickets and directions in the front garden of 34 Grove Lane, kindly loaned every year by Campaspe Lloyd Jacob (below, centre) and then proceed to explore gardens. On view here are three that were opened last year. Teas are available at 34 Grove Lane all afternoon*





### Perhaps you know?

Please can you help? I'm writing a book about someone descended from the Brooks family: James Brooks (Portsea c1789-1863 and Charlotte Sarah née Gale (Dorset 1811-1895). They married on 18 August 1863 in Camberwell.

Where did they live? Did they have a bakery in the area? Or elsewhere in London?

Do you have any knowledge of this family (with at least six children (born in 1848), in Camberwell?

Their son Herbert Brooks (c1840-1929), who married in Maitland, NSW in 1863, is the ancestor of the Australian dancer and choreographer Philippa Cullen, whose biography I'm writing.

*Dr Evelyn Juers  
Sydney, Australia*

If you have any answers for Dr Juers, please pass them to the Editor, tel: 020 7701 4417 or email: [mpowleybaker@gmail.com](mailto:mpowleybaker@gmail.com)

Letters and queries? Pass them on to the *Camberwell Quarterly* and we will publish them.



*Our web administrator asks if anyone can shed some light on the (light coloured) house in the centre of the picture? It's on the corner of Cottage Green and shows some larger ornate windows and doors. He's heard that this was some sort of picture house in the late 1800s, possibly "Magic Lantern" (a very early slide projector) but can find no references anywhere.*

### Camberwell Clip

### Misunderstanding

Moves have been afoot between the SE5 Forum and the Camberwell Society on behalf of the Camberwell Identity Group on how to raise the profile of Camberwell. One of the suggestions concerned signage. At a "very positive" meeting with station and rail staff it was agreed that under the station identity sign reading "Denmark Hill" there should follow the words "for Camberwell".

Miscommunication, together with extraordinary efficiency, meant the sign opposite appeared at the station before it could be approved by the Camberwell Identity Group.

CQ is happy to report that all is now as it should be. In fact, the Society is hoping to enter a community partnership with the station, bringing together Camberwell Arts and SE5 Forum to provide community support for the station.



## Life and crime in Camberwell

**C**rime seems to be falling in Camberwell. Sergeant Richard Price told February's Community Council meeting that there were 74 burglaries in the three months October to December 2018 compared to 105 in the corresponding period of 2017; there were 49 robberies against 59; 250 anti-social calls against 276.

### Caught on CCTV

One burglar caught on CCTV removing an expensive bicycle has been convicted, another is due in court this month. There were over 100 fewer calls to the police during Halloween and Bonfire Night because local constables on bicycles led a campaign to reduce disturbances. Police responded to a large number of calls from the Glebe Estate by working with the Council and the Tenants and Residents' Association and issuing a warning to some families about their anti-social behaviour. The complaints have now ceased.

### Knife and drugs crime

But knife crime and drugs continue to be a problem. A large amount of cannabis was seized from the Elmington estate. Police have increased the use of their controversial stop and search powers and are continuing with weapon sweeps to disrupt this criminal activity. Mark Webb, chair of Camberwell Green Safer Neighbourhood Panel, urged the Council put a knife surrender bin in the centre of Camberwell for people

to dispose of weapons. The Vicar of St Giles offered to find a space for the bin on church grounds.

### Police move

Camberwell Police will move to Peckham police station as their present base in Camberwell Church Street is being sold by the Met. They have been equipped with tablets and are looking for places in Camberwell where they could use them with some privacy. They also need toilets and a place for refreshments so they don't have to return to Peckham Police Station for such things.

### Improving the town centre

Magda Bartosch, regeneration manager at Southwark Council, and Sarah Cook of Gort Scott Architects, briefed the meeting on the business case for re-opening Camberwell Station and other measures to create a more vibrant town centre.

### Developing an area plan

There has been a successful bid for £110,000 from the Greater London Authority to develop an area plan; now the aim is to apply to the Mayor's Good Growth Fund in June for money to improve the town centre. Initial ideas from the consultation on the area plan include enlivening the High Street with temporary shop fronts and pop-up galleries, ways of getting staff and visitors to King's and the Maudsley to patronise the town centre, improving streets by planting trees, wider pavements and art projects. Two large consultation meetings are

taking place at the Library in February and March.

### Uplifting note

The meeting ended on an uplifting note with reports from faith groups. Mahroofdeen of Camberwell Islamic Centre reported on their joint project with St Michael's Church to train older people in computing and English skills and new work on safeguarding young people. Esther and Melissa from the House of Praise explained how they are helping over 50 people a week with free breakfasts on Mondays, dinners on Wednesdays and a food bank. Janet Martin of the Salvation Army appealed for more toys, baby clothes and equipment for 0 to 2 year olds for their baby equipment bank which is helping some 350 families. A volunteer from Southwark Cathedral explained how 28 churches had clubbed together to provide a warm bed and food for about 35 people each night – largely single men, employed as temporary labour on building sites, baristas or drivers who do not have money to rent a place of their own.

### Small grants

Councillors announced small grants for a variety of local causes, including two celebrations on the Green this year. £1,000 went to Camberwell Arts for their event celebrating 25 years of Camberwell Arts, The Art of the Party in June, and £1,000 for Camberwell Fair in September.

*Marie Staunton*



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## The Society's comments on recent planning applications

The Society looks at all planning applications within the SE5 area. We advise the relevant planning authority where we object or support an application and also, where appropriate, when we have decided not to comment or object.

This seems to be a quiet time for applications. Brexit? Or have all major sites already been developed or are being developed?

In this issue we look at two applications for the same property.

**303 Camberwell New Road, SE5**  
COMMENTS ON 18/AP/1878  
*Redevelopment of the site involving the demolition of all existing buildings and the erection of a seven-storey building comprising an A1 retail unit (95sqm) and 27 residential units (seven one bed, ten two bed, ten three bed), with associated disabled parking, car-club bay, refuse storage, cycle storage and landscaping.*

This application is a proposal to demolish the existing TFC supermarket and housing above (three storeys) and replace it with a seven-storey building comprising primarily flats above and adjacent to a small convenience store. It fronts Camberwell New Road and has the

Greek Cathedral on one side and the Abeillo Walworth Bus Garage to the other side and to the rear. Albeillo have already raised concerns regarding the open terraces overlooking their garage but no mention of the 24-hour noise from their site. There is a viability study that predictably attempts to demonstrate that the developer cannot afford to deliver any affordable housing nor make any contribution.

The existing building has no merit and this proposal does seem to have taken its cue from that. The scheme has no attractive external space – it is used to access the disabled parking and it overlooks the cathedral. The layout of the flats in themselves are fine, albeit a not very efficient layout.

The Society objects to the loss of a significant anchor store in Camberwell, the impact of the scheme overshadowing the Greek Orthodox Cathedral, the lack of attractive communal amenity space, and the impact on the operation of the adjacent bus garage.

We do not believe that a predominately housing scheme should be delivered in this industrial, heavily trafficked site.

OBJECTION

**303 Camberwell New Road, SE5**  
COMMENTS ON 18/AP/3627

*Demolition of existing vehicle workshop building (Use Class B2) for erection of a three-storey plus basement residential building (Use Class C3) comprising three two-bed maisonettes and six one-bed flats (total: nine residential units) and associated cycle parking and third-floor communal roof terrace.* Much of what is proposed is to be welcomed – the scale and general appearance of the new buildings is appropriate to the location. However, some of the accommodation provided is substandard. The basement of Flat 1 is almost devoid of natural light. For example, the bedroom of Flat 8 is unacceptably small and the living room of Flat 3 has almost no access to daylight. The Society objects to this proposal for these reasons, but believes that an acceptable proposal is possible if the density of accommodation is reduced.

OBJECTION

**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.



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### Estate Agents

Roy Brooks p8 and p18 8299 3021

### Garden Centres

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### Newsagents

R K News p9 7703 2784

### Pilates

Artichoke Pilates Studio p17 7358 5454

### Stained Glass

Stained Glass Windows p3 7791 620011

### Tuition

South East Guitar Tuition p19  
southeastguitartuition.co.uk

### 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)

## To advertise in the *Quarterly*

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

# CONTRIBUTE TO THE *QUARTERLY!*

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

Contact the Editor, Margaret Powley-Baker,  
at 4 Datchelor Place SE5 7AP  
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## CAMBERWELL SOCIETY OFFICERS AND COMMITTEE

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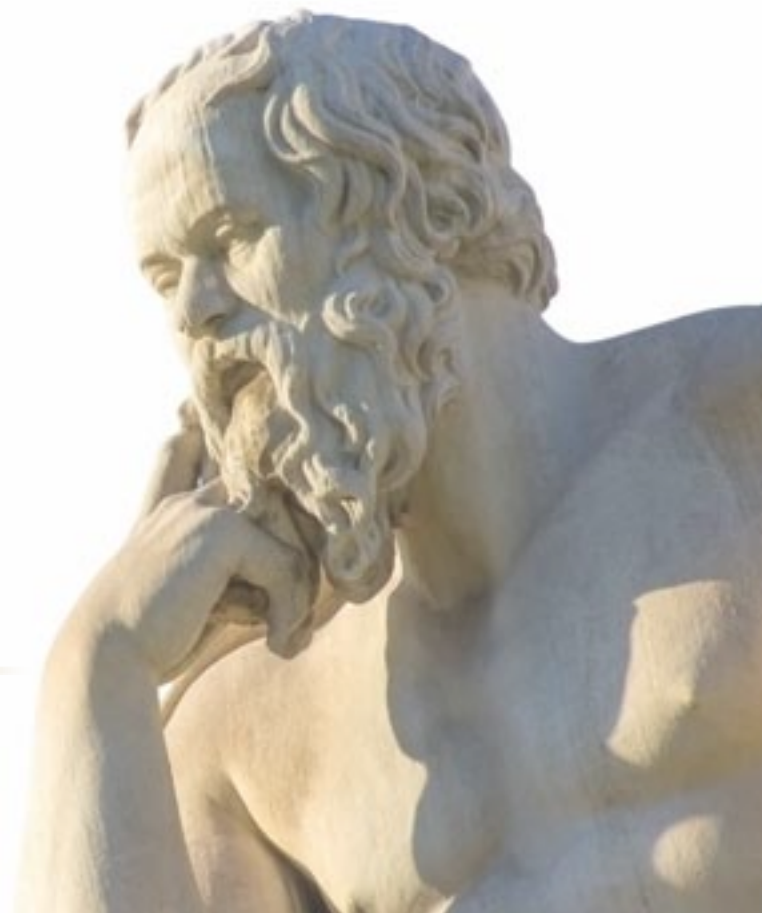
The Camberwell Society is the recognised amenity society for those living, working or interested in Camberwell.



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