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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. Members are welcome to attend as observers with prior notice to the Secretary,

Planning, the environment, traffic and transport, publications and local history form an important part of the Society's work. Members are welcome to involve themselves in areas of interest.

### Forthcoming Society Events

The Annual General Meeting of the Camberwell Society due to be held at 7.00pm on 12 May 2020 at The United Reform Church, Love Walk, SE5 Postponed due to COVID 19 restrictions. Please check website. [www.camberwellsociety.org.uk](http://www.camberwellsociety.org.uk)

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

### Covid 19 Mutual Aid Groups

[covidmutualaid.org](http://covidmutualaid.org)

for Camberwell

[www.facebook.com/](https://www.facebook.com/groups/833177740485170/)

[groups/833177740485170/](https://www.facebook.com/groups/833177740485170/)

### Lambeth Council COVID

helpline for vulnerable people

Tel: 020 7926 2999

### Camberwell – information

From food deliveries, to businesses open to emergency numbers and useful wellbeing tips

[www.se5forum.org.uk/covid-19-what-se5-forum-is-doing/](http://www.se5forum.org.uk/covid-19-what-se5-forum-is-doing/)

### Domestic violence helpline

Solace (London):

[www.solacewomensaid.org/get-help](http://www.solacewomensaid.org/get-help)

Tel: 0808 802 5565

### Brunswick Park Neighbourhood

Tenants and Residents Association

Patricia Ladly 020 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](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)

### 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

[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)

### St Giles, Friends of

16 Sears Street SE5 7JL

[robertcope@hotmail.com](mailto:robertcope@hotmail.com)

[www.stgilescambewell.org](http://www.stgilescambewell.org)

### St Giles Churchyard, Friends of

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

### Wells Way Triangle Residents Association

Andrew Osborne

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



Cover: Studio Sutherl& Camberwell  
Identity logo – now painted on the bridge at Denmark Hill station

Camberwell must be among one of the areas most affected by Covid – we have King's and its 12,000 key workers striving to protect and care for all. Also significant and no less valued is the Maudsley.

As Terry Jones would have had it, can we 'look on the bright side of life'?

**The area outside Denmark Hill station** has been brightened by Lionel Stanhope's painting of the bridge panels creating an identity outside the Phoenix.

**A start** has been made on clearing the long standing/lying rubbish along Champion Park.

**The Camberwell Society** has been working with the considerable support and resources of Govia Thameslink to construct a 5th plinth.

**Green spaces** are greening up – and Camberwell coffee grounds are making compost to speed this up. Our one a day walk is made better by the many parks, green spaces and urban gardens of Camberwell. We are all cooped up – and many are cooped up with many. Everyone however does have a windowsill and gardening is great for physical and mental health. I understand packets of vegetable seeds are changing money on the vegetable black market for inordinate sums...



*Nick Mair with Camberwell brick*

**Green spaces** are joining up as the Society is bringing together a map for tree walks. This identifies trees of interest and unites them in a number of green walks

**The Regeneration Department** of Southwark has secured £1.5 million of funding for Camberwell. We understand this to be the third highest sum awarded of the monies made available. What is particularly encouraging is that they based the bid on having asked Camberwell residents what would actually improve their lives. Green shoots

of a different kind?

**Camberwell Arts week** will move into virtual space. The festival runs from 13-21 June. Check [camberwellarts.org.uk](http://camberwellarts.org.uk) for updates on the Festival.

**Buildings of interest** will be marked out by a Cleaner Greener Safer award for blue plaques and maps of the area.

**Construction of the Windsor Walk** station entrance may well start in August 2020 with a hoped for completion date of April 2021. In the Windsor Walk building will be a seven metre by (just over) one metre area suitable for a high quality art installation. The design brief which will be written by Camberwell Arts will welcome designs reflecting the strong medical and artistic traditions of Camberwell.

Surely **King's** and the **Maudsley** and specifically the efforts of those who work there – and those who work to support those workers – must be one of the great things in Camberwell.

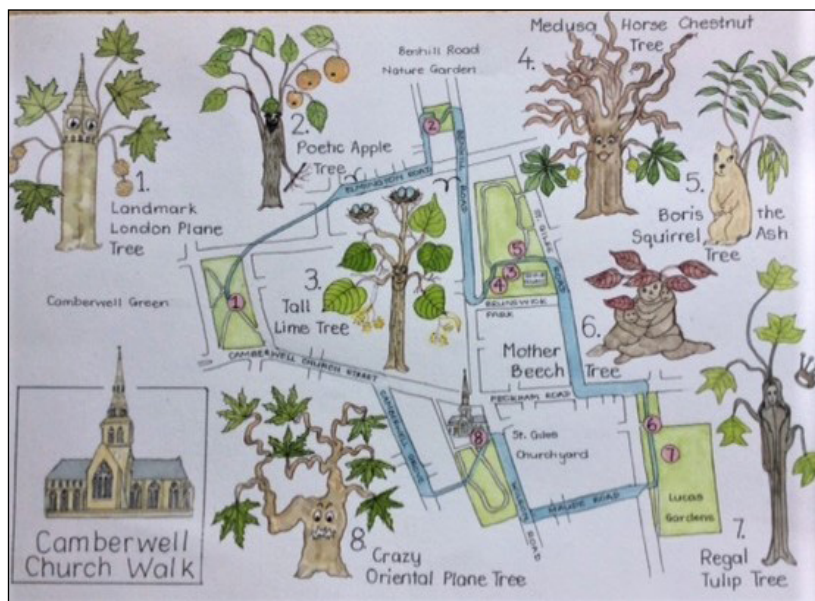
**Volunteers** helping neighbours – see Covid days in this issue.

Will any of these help in the short term? Unlikely – I can only hope that you will read this smiling, in the Camberwell sun and with flattened sombreros.

### Camberwell tree walk

Seeking to take your local exercise in an imaginative way, subject to covid-19 restrictions? The Camberwell Society, actively supported by the SE5 Forum, has created a 35-40 minute walk among remarkable trees in parks and gardens surrounding St Giles Church. You can find a step by step text-based guide, and accompanying map, on the Society's website under the 'Environment' section ([www.camberwellsociety.org.uk/environment/](http://www.camberwellsociety.org.uk/environment/)). Due to ongoing social distancing rules at the time of publication, we are postponing the first guided tree walk originally planned for the afternoon of July 5. We will advertise the new date for this walk in the next issue of the Quarterly.

*Ben Moxham*



*Treewalk map Ben Moxham*

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



# Full steam ahead at Denmark Hill station

Tony Coleman keeps track of new moves and other changes



*Lionel Stanhope painting the mural with Zara Gaze*

## The Bridge Panels

**Improvements have continued at the station, with newly decorated panels. The spare panels have been left undecorated for future way-marking.**

In addition, what was a dead-end piece of closed road in Windsor Walk has been turned into a space of its own.

The Big 'C' uses the Camberwell Identity (CI) brick branding in Wolpe Pegasus (as featured on page 5). Eagle-eyed readers will observe that the lettering follows the slope of the road. It is not easy to tell from our picture – so you must go to see for yourself!

Congratulations to Lionel Stanhope and Zara Gaze for their skilled eye and brushwork. And congratulations to members who have collectively donated the funds to make it happen.

We learn that Southwark Council has won funding from the Mayor of London to create a green walkway from the station towards the centre of town.

## The Litter

Network Rail (NR) has at the time of writing started to clear the area behind the railings, having cut back

the undergrowth to expose the access path. However, further work has been held back to a) evaluate whether erecting netting would thwart future tossing of rubbish and b) you've guessed it, the virus and the need to concentrate on safety-related work. Patience will be required as their response about a timescale was open-ended.

## The Second Entrance

An application has been made for planning permission for the proposed new entrance on Windsor Walk. The details are on the Southwark Planning site, under reference 20/AP/0745. The Society has given a general message of support. The Planning Sub-Committee will consider the application in due course.

The entrance is designed to serve the large numbers from the hospitals using the station for staff commuting, out-patients and visitors. It will also encourage cycling to and from the station (the so called 'last mile') as there will be a secure store for more than 40 bikes in a specially enclosed compound in the woodland east of the footbridge.

Its entrance hall will be unmanned, but supervised by CCTV from the existing entrance. Passengers entering the hall will see a large picture window with a panoramic view over the station canopies. Also visible will be the large arrays of solar cells, intended to make the new entrance carbon-positive.

The Society is in discussion with NR about ensuring the new extended canopies match the existing ones, and about using the Camberwell Identity brick shapes in the safety transfer that will be fixed to the glass.

To your left will be the gates, two wide ones for wheelchairs and buggies, and four regular ones. These will more than double the gate-line capacity at the station.

Through the gates and a covered stairway and ramp leads up onto the blue footbridge. An intriguing brick plinth area of over 7m by 1m is being made available to be customised. We will be discussing this further with NR and with Arts organisations in Camberwell. All suggestions for a feature installation are welcome. Email:

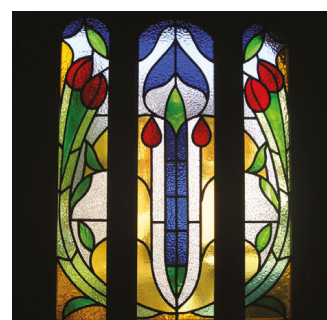
[transport@camberwellsociety.org.uk](mailto:transport@camberwellsociety.org.uk)

Platforms 2/3 and 4 will each have an extended canopy to cover their eastern ends. Platform furniture will be repositioned and de-cluttered. This is intended to encourage passengers to move to ends of the platforms, and thus use the blue footbridge. This in turn will reduce the peak time crunch at the existing entrance and on the old stairs. Both sets of stairs will become two-way throughout the day.

All in all, the works make sense, although there are shortcomings such as the lack of drop-off facility. That's something we aim to get addressed.

*Tony Coleman chairs the Society's transport group.*

## STAINED GLASS WINDOWS



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## From Émigré to OBE...and mudlarking along the way

**F**ew had as great an impact on post-war graphic design in Europe as Berthold Wolpe, who spent more than 25 years in the family home he created with his wife Margaret in Kennington Park Road, SE11.

Phil Cleaver, professor in the creative industries at Middlesex University and founder of et al design consultants, told CQ “Berthold was master of calligraphy and type design, a prolific dust jacket artist and a polymath with a magpie curiosity for collecting anything with which to fuel his creative world. Most importantly, his work carries the DNA of a human, not of a computer.”

Berthold Ludwig Wolpe (1905-1989), born into a Jewish family in Offenbach, Germany, was already a renowned designer when he emigrated to London in 1935 to escape the constant scrutiny of the Nazis. His London-based career progressed rapidly, encompassing the design completion of his most famous and popular typeface, Albertus, several other typefaces including Pegasus and Saschenwald, over 30 years as a book jacket designer for publisher Faber & Faber, until his retirement in 1975.

At Faber he designed many books and more than 1,500 jackets and met his wife Margaret, an artist and sculptor. They married in 1941 and had four children.

His work at Faber included many iconic titles. Toby Faber, author and past Faber managing director, told CQ: “His best covers really are timeless: of their era but in no way dated. Faber finds itself coming back to them again and again.”

Notable design commissions included mastheads for The Times, The Jewish Chronicle, Girl and Eagle magazines. He was named a Royal Designer for Industry in 1959, awarded an OBE in 1983 and the V&A held a comprehensive retrospective of his work in 1980.

Feeding his prolific creativity was his addiction to collecting objects,



*Berthold outside Faber & Faber,  
Photo courtesy of Impress*

books and almost anything that caught his discerning eye. Tales abound of him wandering London's streets in his signature caped coat and deerstalker hat, fascinated by the architecture and acquiring as he went. Family outings were often spent at markets or occasionally mudlarking on the banks of the Thames. On one memorable occasion, he had to be rescued by the river police.

Many of his acquisitions were squirrelled away at Kennington Park Road where his Aladdin's Cave of an office reflected the eclectic nature of his collecting. Relative Michael Wolpe describes an appealing family life in SE11: “From time to time I close my eyes and a clear memory appears of Margaret and Berthold in their house in Kennington.”

“Books everywhere, pieces of art all over the place, the joy of being creative, and the real love that they shared between them, love they had given in such generosity to all their many friends. Love that had filled all the spaces of the house.” Berthold lived in Kennington until his death in

1989 and Margaret until 2005.

Berthold's love of teaching ensured his ‘human DNA’ would cascade through subsequent generations of designers. He taught in different ways and places throughout his career and for four years while at Faber was teaching lettering for a day a week at the (then) Camberwell School of Arts and Crafts (1949-53). Later he ran courses at the Royal College of Art (1956-57) and, for the last few years of his life, at City & Guilds London. As he put it: ‘I like teaching. I wouldn't be teaching if I didn't. I still teach...just because I like to pass on skills and information.’

Until recently modern designers were unable to work easily with Wolpe typefaces as few existed digitally. But thanks to the launch in 2017 of the Wolpe Collection, revived and expanded by Toshi Omagari of the Monotype Studio, five Wolpe typefaces, based on Berthold's original 1930s designs, are now accessible to all. Monotype held a launch exhibition of these faces at the Type Archive in Stockwell, founded and run by Berthold's lifelong friend and ex-Faber colleague Sue Shaw, a Camberwell resident.

Present-day Faber is also actively continuing its links with Berthold. Its new visual identity, developed with branding agency Wolff Olins, was conceived to demonstrate renewal and change in its 90th anniversary year (2019). The identity uses Berthold's Pegasus as its typographic element across all publishing and platforms.

Studio Sutherland in Kennington was recently appointed to create an identity for Camberwell. Jim Sutherland uses Pegasus typeface in the multi-strand solution: “It's a beautiful typeface with a carved quality. Its use makes the word Camberwell, used as a sign outside Denmark Hill station, look so elegant. As well as the street banners, future plans include packs for local traders and murals.” Camberwell Quarterly is also reflecting the

# Art in the time of Coronavirus

Camberwell Arts Festival 13th – 21st June 2020

Camberwell identity and now uses Pegasus as its masthead and headings typeface.

So, when you next emerge from Denmark Hill station and glance at the proud new Camberwell sign positioned on the bridge outside the Phoenix, spare a few moments to salute Berthold Wolpe, the creator of its Pegasus typeface whose love of his adopted country and whose lifelong efforts to enhance visual communication in London, the UK and the world beyond, deserve your pause for thought.

Helena Rhodes

## Further reading

Phil Cleaver

*Berthold Wolpe: The Total Man*

Impress Publishing, 2018

*Also available in a case bound edition from original blocks.*

Toby Faber

*Faber & Faber: The Untold Story*

Faber & Faber, 2019

Joseph Connolly

*Faber & Faber: Eighty Years of Book Cover Design*

Faber & Faber, 2009



*Berthold's work room at his Kennington home. Photo Impress*



*Camberwell Arts Festival 2019*

**Art waits on science as our galleries, museums and theatres all remain closed to prevent the spread of Covid-19. But we will not be cancelling this year's Camberwell Arts Festival. In June we will present our first ever online festival.**

Our key concern is to support artists at this critical time. The artistic ecosystem of this country was already precarious before Covid-19. Now, with so many exhibitions, events, performances and workshops cancelled due to the lockdown, it may be hard for many freelance artists to recover at the end of the quarantine period.

Going online gives us an opportunity to commission artists now, rather than spend our limited financial resources on marquees, printed materials and other infrastructure for an event that may be cancelled. It is also a chance to update our digital resources in order to provide more support to local artists and audiences in the future.

Our forthcoming Camberwell Artist Directory will replace this summer's Open Studios and give local artists an online platform to promote and sell their work. An online Arts Market will be a space for the best creative, international talents based in South London, including designers, makers, artists, and upcyclers, where they will be able to sell their creations, from colourful handmade ceramics, to prints, jewellery and homeware.

If you have been spending a

lot of time staring at your walls recently, this could be a great time to commission an artwork to fill the empty space and support artists in your local area. You only have to imagine a quarantine without books, music, film and art to realise how valuable creators and creativity are in our society.

From armchair art classes to kitchen sink dramas (in the most literal sense), we are looking for ideas about what an online arts festival should include. As creative activity is good for mental health – particularly in times of reduced social contact – we are particularly interested in ideas that encourage widespread, diverse participation in the arts. For that reason, we'll be providing a series of regular art prompts on our social media channels.

We hope you will get involved, suggest ideas, share artworks, experiment online and be part of this eclectic cultural celebration of Camberwell. This is your chance to help shape the creative community around you and, we hope, to feel more connected than ever to your neighbours.

Debbie Allen

*To suggest ideas for online exhibitions, performances and interactions, please contact us on: [info@camberwellarts.org.uk](mailto:info@camberwellarts.org.uk).*

*To visit this year's festival, please visit: [www.camberwellarts.org.uk](http://www.camberwellarts.org.uk) from 13th – 21st June 2020.*



# 120 years of serving Camberwell – the story of Camberwell Police Station



*The old Camberwell Police Station in 1890*

**F**or several years, police stations across London have been vanishing. Southwark has now lost Tower Bridge, Dulwich, Rotherhithe and, in 2019, Camberwell, the Victorian building on Camberwell Church Street which survived for 120 years.

Camberwell's police station opened on 10 June, 1898. The site was purchased for £4,000 and replaced the original station, which in its early days was also known as the 'Watch House'. This was located on the corner of Camberwell New Road and Camberwell Road. The old Camberwell Police Station was used by the police from 1833 to 1898 and included a small charge room with two cells adjoining it. When the new station opened, the old building was demolished and a bank took its place. This former bank is now the home of the Camberwell Green Surgery.

When the new station was built, the question arose about access for police officers to the rear of the building. Eventually the sum of £60 was paid in compensation to the Trustees of the Camberwell Green Congregation Chapel for a small piece of land in Wren Road; the stipulation being that only the police would have access to this 'Right of Way'. This remains the situation today, although the Chapel has long since been demolished. The new station was designed by John Dixon Butler, a Metropolitan Police Surveyor, and included married quarters and a Section House. The lodging assessment was for one married Inspector, one married Constable and twenty-four single Constables. *The Police Review and Parade Gossip* magazine described

the impressive new station as "a handsome edifice built of red brick and white granite. The base is of glazed brick." Behind the station and just a short walk away was the Metropolitan Police Nursing Home, situated at 113 Grove Park SE5.

Shortly after the new station opened, Charles Booth visited the area. He was a remarkable Victorian reformer who surveyed the condition of the working-classes in London. During his research he encountered a police constable in Camberwell and made notes about him. On 28 September 1899 he conducted a walkabout with the constable, PC Frank Young, who was then based at the new Camberwell Police Station. Booth's notes give us a snapshot of the officer: "PC Young has been in the force for fifteen years and has been in this section for six. He is a solid, double-chinned policeman; intelligent, fairly communicative, in a district about which there was perhaps not very much for him to say. He is unmarried, having come to the conclusion that a constable's pay is not sufficient to keep a wife and family on. He lives at the section house. He knew the district well."

In 1899 the Section House referred to by Booth existed behind Camberwell Police Station. It still exists, in a cul-de-sac off Grove Lane called Jephson Street, but it is no longer connected to the police station and has been converted into apartments. Further investigation at Southwark's Local History Library reveals that, in 1899, PC Young's pay was one shilling (5p) a week and, in the 1901 Census, PC Young, age 41, from Bristol, is boarding with over twenty other PCs in the section house at the back of Camberwell Police Station. They shared the section house with their Inspector, Henry Hobbins, who lived in the married quarters with his wife, Isabella, and their three children. PC Young retired in 1906 at the age of 46 after 25 years' service.

In the 1970s Camberwell Police Station closed for major renovation. When it reopened to the public in October 1976, locals had forgotten



*PC Mark McKay and PC Charlotte Browning outside the station in 2018*

all about it. The *Evening Standard* took an interest and published an article called 'Nobody knows where the blue lamp shines.' When they interviewed Sergeant Lake he explained: "Local people got used to the idea that the place was shut forever and, when it reopened, they just didn't notice." Sergeant Lake added that the blue lamp, polished and shining, would eventually bring people back, and so it did.

The station's front office remained open to the public until the doors were closed again in 2001. Residents, businessmen and politicians were united in a campaign to see the station reopened to the public. Despite an attempt to staff the front office with volunteers, the Borough Commander, Chief Superintendent Ian Thomas, estimated that it would cost £400,000 to staff the front office and arrange disabled access. He then made the unpopular decision to close the front office permanently. However, the station remained operational until 2019.

After 120 years, it isn't surprising that some police officers believed that Camberwell Police Station was haunted. A ghostly male in a white shirt was seen at the top of a stairwell but he disappeared when officers investigated! They also heard doors slamming when there was no one else in the building. Needless to say, as far as Camberwell residents are concerned, it was business as usual at Camberwell Police Station, until it closed.

*Stephen Bourne* Stephen Bourne's *Under Fire - Black Britain in Wartime 1939-45* will be published by The History Press on 3 August 2020



# Park Life: Four Planning Applications Adjoining Burgess Park

**F**our planning applications for developments on the Burgess Business Park and adjoining sites are working their way through the planning system.

The sites are:

1. Burgess Business Park
2. 21-23 Parkhouse Street
3. 25-33 Parkhouse Street
4. 35-39 Parkhouse Street

Information about the four applications comes from the document *Parkhouse Street, Summary of Emerging Development* prepared by Gort Scott for Southwark Council. This is a consultation exercise. The deadline for comments was 13 April.

The site is currently used for business and industry, classified as B1 and B2 (industrial) and B8 (storage and distribution). There are manufacturing and wholesale units, storage, car repair, and artist's studios. A significant amount of the available floor space is vacant.

## Southwark Planning Policy

The four planning applications are a response to changes in the use of land proposed by the New Southwark Plan. This will supersede the current Southwark Plan this year. The new plan is due to be examined at a Public Enquiry in May/June, so has not yet been adopted.

The New Southwark Plan (NSP) identifies sites where development is to be encouraged and sets out development guidelines for each site. Burgess Business Park is one such site (number 22 in NSP). The guidelines are:

- No industrial employment floorspace should be lost in the course of the development.
- New use classes are to be included on the site: residential (C3); shops (A1); financial and professional services including banks (A2); restaurants and cafes (A3); drinking establishments, to be located at ground floor level in active street frontages (A4); non-residential institutions, such as clinics, libraries, creches, churches and art galleries (D1);



and assembly and leisure, such as cinemas, sports facilities and dance halls (D2).

- New north-south and east-west green links are to be established on the site.
- Public realm improvements are to be undertaken, including a square, with the objective of creating a flourishing mixed-use neighbourhood.

## Density and Height

The current Southwark Plan defines appropriate levels of density in terms of habitable rooms (living rooms and bedrooms) per hectare, depending upon the location of the site. The permitted density for a Central Activity Zone is 650 – 1100 habitable rooms per hectare, and for the Urban Zone 200 – 700.

Burgess Business Park is in the Urban Zone, so in theory the appropriate density would be 200 – 700 habitable rooms per hectare. However, some room for manoeuvre was allowed to applicants wishing to build to a higher density if they could show that their proposals were 'exemplary'. This covered factors such as maximising the site's potential, making a positive contribution to the local context, energy efficiency, exceeding minimum space standards.

The Southwark Plan allows buildings that are significantly taller than their surroundings to get planning permission if they are on sites with good public transport links and are in the Central Activities Zone. But Burgess Business Park is not in this zone and does not have good transport links (it is in a PTAL2 area, almost the

least good designation).

The New Southwark Plan takes a different approach to tall buildings: 'Individual sites where taller buildings may be possible have been identified in Site Allocations'. Burgess Business Park is such a site. So, 'comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and landscape.'

## The Aylesbury Estate

On the north side of Burgess Park is a useful local comparison to the proposed Parkhouse Street developments. It concerns the redevelopment of the Aylesbury Estate which is making progress on the basis of a Masterplan prepared before the redevelopment work started. The principles established by the Masterplan are:

- Permeability throughout the site, with open spaces linked by treelined routes across the site linking it to the wider neighbourhood and to Burgess Park.
- Civic spaces characterised by active street frontages offering a variety of work opportunities and leisure and community facilities.
- A variety of dwelling forms: landmark tower of up to 20 storeys, mansion block, town house, mews house, to suit the location. The tall blocks are to overlook the Park and low and medium density houses and flats are integrated into the layout of the neighbouring area at the appropriate scale. Most of the buildings on the site will be between 2 and 4 storeys.



## The Four Planning Applications:

### 1. CAMBERWELL UNION

REF: 17/AP/4797

#### BURGESS BUSINESS PARK

Demolition of existing buildings and redevelopment of the site to provide 505 residential units with up to 3,725 square meters Class B1 commercial floor space, up to 128 square meters Class D2 leisure floorspace, and up to 551 square meters A1-A3 floorspace, with 13 blocks of 2-12 storeys with car and bicycle parking and associated hard and soft landscaping.

This is by far the largest of the sites and the one with the most potential as a focal point for neighbourhood communal activity. Sites for non-residential users are on the ground floor. 'Small makers' are grouped around a narrow yard and the others ('large makers', shops, offices, gym and café) are evenly distributed along the two main thoroughfares. A large proportion of the existing industrial workspace will be lost if this application is granted permission.

The residential units consist of 500 flats and 5 houses. Of these, 338 are private dwellings, 105 are affordable rented and 62 shared ownership. There is private amenity space in the form of private gardens and balconies, and shared rooftop and podium amenity space with planting for some of the flats. The buildings step up towards the centre, with a 12 storey tower at the apex. The least tall buildings are alongside Burgess Park and in the part of Parkhouse Street closest to Southampton Way, with building heights of 1, 2, 3, 4 and 5 storeys. The proposed buildings for Wells Way are between 4 and 6

storeys high in a street of 2 storey houses.

The two main thoroughfares on the site accommodate vehicular and pedestrian traffic. Pedestrians are separated from vehicles by a strip of 'garden rooms' with seating and planting. The 'square' is at the junction of the two thoroughfares which have tall buildings on either side.

The Officer's report dated November 2018 recommended that planning permission should be approved but permission was refused at the planning committee in January 2019. The reasons for refusal were:

1. Loss of employment floorspace.
2. The design exceeded the Urban Zone residential density of 200 – 700 habitable rooms per hectare and was not an exemplary design, which would have allowed for a higher density.

An appeal against this decision was lodged in August 2019 and will be decided by the Secretary of State. The decision was due in February but has been delayed.

### 2. SOUTHWARK COUNCIL

REF 19/AP/0469

#### 21-23 PARKHOUSE STREET

Demolition of the existing building and erection of 2 blocks (Block A and Block B). The first is of 5 storeys, the second partly 7 and partly 10 storeys. The ground floor of Block A is for commercial/employment use (962 square meters). The ground floor of Block B is for commercial/employment use (129 square meters) and 33 residential dwellings (3 studios, 6 1-bedroom flats, 18

2-bedroom flats and one accessible parking space with associated landscaping, cycle parking and refuse store).

All the commercial users are in Use Class category B1 Industrial. All the commercial floorspace at present on the site will be re-created in the proposed scheme. The residential element of the development consists of 33 flats, divided between private (17) and social rent (16). The social rented flats are on residential floors 1-4 and the private flats are on residential floors 5 – 9. The private amenity space for the flats consists of balconies. There is a shared rooftop amenity space on level 7 and a small children's play space at ground level. The 1.8m boundary wall alongside Burgess Park is to be retained. Facing Parkhouse Street from Block A is a building of 5 storeys; from Block B facing this street are buildings of 7 and 10 storeys.

### 3. JOSEPH HOMES LTD:

25-33 PARKHOUSE STREET  
APPLICATION YET TO BE SUBMITTED

For non-residential users, there will be a re-instatement of existing commercial floorspace, B1 use only (light industrial) on the ground floor of the building. For residential, there are to be 130 flats of which 35 per cent will be affordable. Private amenity space is envisaged in the form of balconies, shared amenity space in the form of terraces, and the building will have a green roof. There will be a new access point from Burgess Park to Parkhouse Street along a pedestrianised green corridor. The proposed buildings are 9 storeys high on Parkhouse Street and 9/12 storeys high on the Burgess Park frontage.

### 4. DOLPHIN LIVING

REF: 19/AP/2011

#### 35-39 PARKHOUSE STREET

Demolition of existing buildings and construction of a mixed-use building ranging from six to 10 storeys in height comprising 100 residential units and 1,323 square meters of Class B1/B2/B8 floorspace with associated car parking, landscaping

and other associated works.

The building has been designed to reference the site's industrial past, taking inspiration from the strong grid of the Samuel Jones & Co building in Southampton Way, demolished in 1982, the original home of the Camberwell Butterfly.

The non-residential users will be makers, designers, crafts offices and professional services on the ground floor of the building. The amount of commercial floorspace will be the same as at present. The existing rear wall onto Burgess Park is to be retained.

There will be a total of 100 flats on the upper floors of the building, of which 14 will be for affordable rent, 22 intermediate and 64 market. All the flats have balconies and there is shared amenity space outside the ground floor entrance, and at first and eighth floor levels, including a children's play space and a green roof. The height of the block facing Burgess Park has been reduced from 16 storeys to 6/10 storeys. The elevation facing Parkhouse Street will be 7 storeys high.

### Points for Discussion

1. Scale and Massing: There seems to have been pre-application discussion between Southwark Planning Department and the applicants, particularly Peachtree and Dolphin Living, on the scale and massing of the developments, which has resulted in a different approach from that of the Aylesbury Estate Masterplan.

The Aylesbury Masterplan proposes low density development in areas where there are existing two storey buildings, and balances this with landmark towers of 20 storeys spaced at intervals along the edge of Burgess Park. These towers secure the viability of the development whilst siting them at intervals allows for visual and pedestrian links to the Park from the interior of the site.

The outcome of the pre planning advice given by Southwark Council on the Parkhouse Street



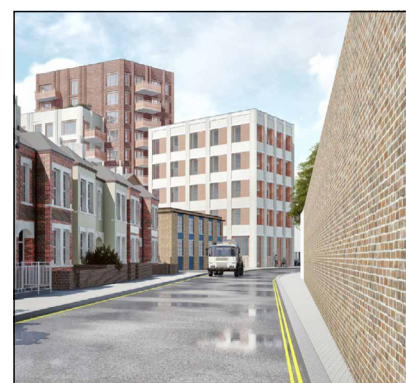
*Buildings facing Burgess Park*

sites seems to have limited the height of the buildings facing Burgess Park to 10 storeys. This in turn appears to have resulted in medium rise development density to be applied across all the sites. This has resulted in inappropriately tall buildings in the vicinity of existing low-rise houses, minimal public realm open space and a continuous wall of medium tall buildings blocking views of and access to Burgess Park. What would be a suitable height for a tower facing the Park? Would a taller tower facing the Park be justified if it meant that there would be spaces between the towers and low-density development adjoining existing houses?

2. Density: All the applications exceed the residential density levels appropriate to the Urban Zone of 200 – 700 habitable rooms per hectare, and so should be considered for approval only if they are 'exemplary'. Are these proposals 'exemplary'?
3. Public Realm Infrastructure: The Camberwell Union site is the obvious one to accommodate 'focal points of activity and active street frontages that encourage footfall' (NSP design guidance for NSP22). What is proposed, however, is a scatter of leisure and retail facilities amongst the commercial premises and with no reference to the D1 Use Class, e.g. creches and clinics. This would seem to be a serious omission given the large population of new workspace users and residents that is envisaged – 760 new dwellings are proposed. The existing local population would also benefit from improved local neighbourhood facilities.

Should more emphasis be placed on the civic realm aspect of the development with a more convincing focal point of activity and a wider range of facilities?

4. Access to Burgess Park: High garden walls are proposed to separate sites 2 and 4 from Burgess Park, on the grounds that they will deter anti-social behaviour. The walls will block off views of the Park from Parkhouse Street and prevent residents from accessing the Park freely, which is not in accordance with the NSP design guidance for NSP22 which states that: 'The development should establish green links into Burgess Park...opening up access for new and existing residents.' In contrast a new pedestrian route into Burgess Park is proposed via the Joseph Homes site at 25-33 Parkhouse Street. Will improving visual and pedestrian access to the Park be beneficial?



*Parkhouse Street View*

5. Finally: Should the Metropolitan Open Land at the junction of Southampton Way and Burgess Park be included in the area considered suitable for development?

*Elizabeth Borowiecka*



# COVID Days in Camberwell

## A Strange Connectedness

**T**hat's how theatre director Lucy Allan describes the experience of being part of Selborne COVID19 Mutual Aid group which she coordinates with international development consultant Christina Hildrew. This is her account.

The first call at 9 am today was from a lady who is 77 and would like shopping done. Like many people she was relieved that the group exists and I think also wanted a chat. We then got a call from a lady near Burgess Park and I kept her on the phone while I found the Burgess Park group contact and put them in touch.

Then I answered a call for a prescription from a lady, also 77. This takes some lining up – with the doctor so we can pick up the prescription from the surgery, the pharmacist and two volunteers to pick up the drugs to ensure mutual accountability – we do not want medication to go missing. Then a call from a lady who needs shopping but is keen to pay with cash. We normally pay for the shopping; the volunteer submits receipts to our account on an online accounting platform ([www.opencollective/selborne](http://www.opencollective/selborne)) and the person who needs the shopping donates through the website. Sometimes the volunteers choose to pay for items, but we have found recipients are keen to reimburse them. Some of the people we are supporting do not have access to the internet or do not know how to pay online. So, we are setting up donations over the phone as well. Then I heard from a volunteer who had not managed to get a self-isolating man's apple pie, but it was his favourite, so she went back until she found one in stock.

We are supporting about 13 people currently in lockdown. Many are regulars. Will, Freya, Becks, PJ, Ellie, Rosie and Roddy and Nadia visit an extremely anxious and isolated 73-year-old man in lockdown every day. He is hard of hearing and struggles to talk on the

phone. They chat to him through his open window, taking biscuits, grocery shopping, sudoku puzzles and magazines. They have sorted out his Council Tax and gas bill and are trying to source a CD player so he can listen to music. He is a classically trained singer, a former mixologist and an interesting person. We were contacted about a homeless man now staying in a local hotel. Volunteers cook and deliver a hot meal to him every day.

Christina and I got involved by joining the SE5 COVID19 Mutual Aid Facebook group in mid-March. There were soon 300 people in the SE5 WhatsApp Group and on 16 March Christina formed the Selborne group. We leafleted the area describing the service we can provide: dog walking, collecting prescriptions, shopping and friendly conversation. There is a diverse range of skills and experience in the group. Christina is a trained Samaritans volunteer and the member who drafted our safeguarding policy works for Refuge. There are now 52 volunteers in the group. It is really exciting to get to know people in my neighbourhood. And strange to have this connectedness. Some of the vulnerable people have asked if we will carry on after lockdown. We are talking about it and I hope that these connections remain.

*Please get in touch if you would like to request any of the support we offer, or if you would like to volunteer, on 07792 419096*



*Collage Niki Borowiecka*



*Cllr Ochere pre lockdown  
Photo Patrick Whibley*

## Day in the Life of a Camberwell Councillor

Covid days are long and hectic. I started work from home at 7am. I work in communications for charities and businesses, so I was listening to the news while checking news stories online and dealing with media queries which had come in overnight. At 8.30am I joined our daily work conference online and at 9am had a call with the CEO of a financial regulator.

At ten o'clock I started on my Councillor's case work queries. Usually I get one or two new queries from the public every day. Now it is three to four and sometimes more. This week the Salvation Army contacted me about three homeless men. One was sleeping in a church, one in his car and another one on the streets. I found out why they were sleeping rough, if they had friends or family and told the Council's emergency Covid team. We managed to find places for all three. Since the start of lockdown, we have housed over 250 rough sleepers.

Then I went for a 5 km jog: Camberwell Grove, Dog Kennel Hill, Bellenden Road. Then back to write a report for Labour MPs on the Council's response to Covid. Early afternoon I got back to the

day job. Then more casework: an increase in complaints about noise from neighbours; people failing to use social distancing, particularly in estates off the beaten track where police are not patrolling. And of course, the normal calls about leaking pipes and tree surgery. There followed a webinar on Covid and human rights chaired by Helena Kennedy QC. I spoke about homelessness. There is no point in telling people to stay at home if they have no home. Every day at 7pm we get a Council update and every week we have been having a zoom call with Labour Party Councillors on London-wide issues. We are planning (as much as we can) for post-Covid. We have had to adapt quickly, balancing the immediate response to this silent killer (e.g. providing food vouchers for children on free school meals and new grants for charities and businesses) with looking ahead. Then I respond to the WhatsApp of the five mutual aid groups that I am linked to before trying to switch off about 8.15pm.

I am so proud of the 16 Covid mutual aid groups in St Giles. I know the area well. I was born and brought up in Walworth and Camberwell. I have never seen a community response like this. Eighty years since the blitz and we are seeing the community pulling together again. Let's hope we can keep this spirit going.

*Cllr Jason Ochere*

### Life lessons from the kids



My children, six and seven, are at our local school near Ruskin Park.

Before the lockdown, parents at the school gates were growing fearful. Staff were going absent. At my estate agency, I'd just hired a brilliant new property manager. She had started on the Monday before we were advised to close. I have a great team of six staff, the market was brilliant and we were looking forward to a good year after the difficult Brexit years.

On Thursday 19 March the school closed. On Friday we started closing the agency and planned for the lockdown. It was upsetting. I returned home to confused and excited children: confused and scared about the virus, not understanding why they couldn't have play dates, or play in the playground or have birthday parties. The first days were strange: teaching the kids all their lessons and trying to make home-working work.

Soon the pressure had built up from 70-odd WhatsApp messages, with helpful tips from parents planning home lessons, emails and work books from teachers. We woke early and I started 'lessons': a bit of maths. It was an absolute nightmare. I was really stressed. The kids thought it a joke and let me know it. I realised in that first hour that this is not the way we'd get through this.

I put Horrible Histories on the telly and got my laptop out. I started to piece together the impact of the lockdown: scared tenants, landlords worried about rents, abandoned properties. It was all so stressful that I decided to allow the kids a free rein for a few days so I could sort my own head out. They understood that we had work to do. It was obvious we were stressed. Being sensitive, they took themselves off, found things to do and many things to eat! They climbed on chairs and found things on the top shelves of cupboards. Fantastic! They could cope with that.

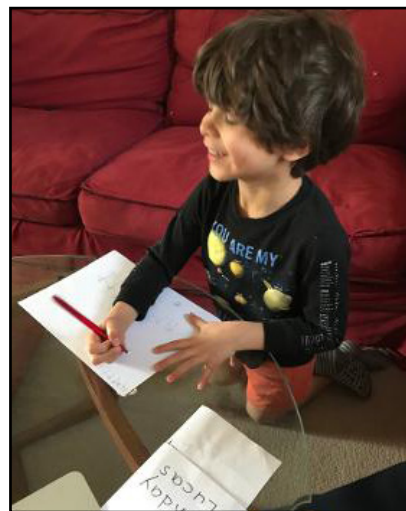
By the end of the second week we were in our stride. Now I work until lunchtime, then spend the afternoon with my brilliant, funny kids. It feels like they have grown up so fast in just the last month, in front of my eyes. They are being kind to each

other, playing well and knowing when to give us space. Bizarrely, I've connected with them, understanding their needs. They are whizzes at technology: YouTube, House Party and Zoom. I have got an insight into my kids before their teen years. I feel it has given me an advantage.

My husband works full-time and on occasion I have felt it was unfair that I had to be the flexible one. We had a couple of arguments but the kids sorted us out. I'm not worried about home-schooling any more. My two have learned many life skills that no lesson could teach. I'm very proud of how well they have adapted and how considerate they are being. We'll get through the summer together, relieve as much stress and pressure from each other as possible and we won't sweat about the small stuff. Life is too short.

*Suzanne Vincent*

### Home-Schooling with Grandparents



We belong to the class of people who cannot obey the government's injunction to keep children away from their grandparents. We are bringing up our grandson, Lucas, aged 4 years and 9 months. Our lockdown began on the day before schools closed, Thursday 19th March, when Lucas was sent home because he was displaying a symptom of the virus. That meant 14 days of isolation.

Home-schooling began in earnest on the following Monday. Lucas's excellent teachers sent lots



of material for teaching through an App called ClassDojo. There were lessons, links to websites for activities, suggestions for art and music activities, wonderful readings of stories, songs to sing along with, cookery lessons. It is amazing what remote teaching can do. There was also a WhatsApp group of parents of Lucas's classmates that is not only helpful with problems, but also gave Lucas some sense of what his classmates were up to.

But there were problems. Some of the lessons Lucas just couldn't do. Skilled teachers in a school setting know how to teach the same lesson to children with a range of abilities and make them all feel they are learning. In Reception the range is enormous. Apart from being one of the youngest, Lucas has difficulty with language and communication, though he is good with numbers. We had no idea of how he could 'write about your first week of home schooling' when he cannot write at all. Were we supposed to do the writing? Lucas was due to get Speech and Language therapy before COVID. Now he will not get it.

PE, art and musical activities were mostly done well, but here the source of the problem was our technical incompetence. To begin with, we spent a lot of frustrating time getting on to the App. Codes were needed, codes that seemed to disappear. Then we were supposed to 'upload' Lucas's work on to the App for his teacher to see. This we were never able to do. Thus he had the dubious pleasure of seeing his classmates proudly display their work while he was absent. At end of the fortnight, we received an email from the SENCO officer asking whether we were well. She was asking because the school had not seen any of Lucas's work.

*Rosemary Minto*

### **Policing Camberwell**

Two snapshots of policing Camberwell in these days of lockdown: It is early evening in St Giles churchyard. PCSO James Tunnicliffe listens to an agitated

homeless man, keeping the regulation two metres distance. In Wren Road, PC Rebecca Hughes and PC Adam Hall are reasoning with an inebriated older man as he sways gently from side to side. They are wearing blue protective gloves. PC Thomas Brown of Camberwell Green Safer Neighbourhoods team describes a typical shift during lockdown.

"I was posted to Camberwell in September. Since then no two days have been the same. One day you are executing a drugs warrant, the next patrolling the ward, then a dispute between neighbours.

Since the lockdown started at midnight on 23rd March calls to police have reduced while the night time economy has shut down as pubs and bars are closed. However as the Safer Neighbourhoods Team we tend to deal with longer term problems reported by residents so have remained busy.

On a typical day during the lockdown, I clock into the station at Peckham in the morning. First, I check which crimes have been reported in the last 24 hours. Today it's a burglary, anti-social behavior and a theft.

We have just detected a linked series of crimes on the ward. The burglar used the same method every time, lifting out the kitchen extractor fans, putting a hand through the hole and opening the window. We are visiting the blocks in the area to alert residents by giving crime advice and handing out smart water kits, ensuring that we follow social distancing where possible.

After checking reported crimes, I look at the daily briefing for wanted people in the area. Yesterday an officer from Champion Hill Safer Neighborhoods Team spotted an offender who had been recalled to prison and arrested him. Then I check emails to keep on top of the changing guidance on policing the lockdown. Right now, the approach is to engage, explain, encourage and enforce. Our approach is to make people realize why it is important that they should comply with the lockdown. So far



*PCSO Tunnicliffe social distancing in St Giles Churchyard*

persuasion has worked and we have not used our power to impose the £60 fine.

Today I went out to the Green, told street drinkers to move on and met a homeless woman and her adult son. She was sitting on a bench not knowing where to go as her usual places to get help were closed. So, I contacted the Southwark homeless outreach team who will come out and help them by providing them with accommodation.

Usually at this time of the year, as the weather gets warmer and people leave the house, we have problems of anti-social behavior from groups of young people. But they are for the most part at home so the type of anti-social behavior calls has changed. At this time people are understandably most concerned about social-distancing and preventing the spread of the virus. We have just had a complaint about a household who invited lots of friends round for a barbecue and drinks in their garden. We engaged with them and explained the importance of staying at home and social-distancing.

Right now, this job is about using our knowledge of the patch and working with local people -- engaging and encouraging them to comply with the lockdown, so we can all stay safe."



## Multi-talented architect who celebrated follies and grot



Photo Ben & George Gibberd



Grotto Leeds Castle designed by Gibberd

**M**any talented and engaging people are attracted to live in Camberwell, and rarely leave. Vernon Gibberd, who died last October, aged 88, was an architect, artist, writer, designer and an early and long-standing member of the Folly Fellowship.

In case you are not aware of this group, its aims were to protect, preserve, and promote follies, grottoes and garden buildings. “With his interest in Grottos, Vernon was at one point the *Grot secretary*,” reveals Gwyn Headley, a long-standing friend. Quotes used are attributable to his tribute in the Folly Fellowship Magazine.

“As well as being an amazingly talented architect, with effortless charm and an ability to get on with anyone, Vernon was a true artist,” says Headley. “He drew, he painted, he wrote, he designed, and he made chairs for the refectory at Arundel Castle.” The illustration is of his grotto and

maze at Leeds Castle in Kent.

His biggest project was a Helter Skelter at Pelham Place, Hampshire. “This was something every country house needs – but he had no idea how to build one. Undaunted, Vernon visited several fairgrounds and eventually worked out the more complicated than anticipated problem of designing a 30 foot cone, which the slide was to run round.”

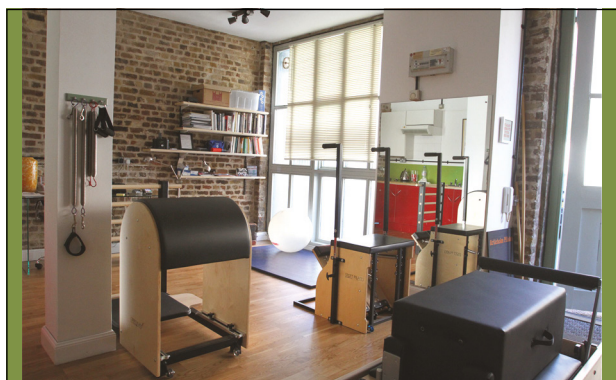
Headley records one event in Camberwell when he was having dinner with Vernon, and his wife Diana, at their house in Camberwell Grove opposite the Grove House Tavern. “A youth barged into the room, grunted, grabbed food from the table, stuffed it into his mouth and wandered out. We gaped at each other. Vernon looked after him and said with affection and amusement: *That was my feral son.*”

I came to know Vernon about the time he moved from Camberwell Grove to a flat in the former Vicarage

of St George’s Church in Wells Way. He wanted to be nearer to work commitments. I gave Vernon information about local Southwark planning applications, and he helped the Society form a view, before commenting to the local authority. If Society members can recall other involvements he had with the Camberwell Society, things they could share with others, they may like to tell the Editor.

Finally, Vernon was proud of another claim to fame: ‘What do Joan Collins, Nancy Mitford, Rose Tremain, Cara Delevingne, Joyce Grenfell, Sienna Miller, Vanessa Mae and Vernon Gibberd have in common?’ Answer: They all attended the Francis Holland Preparatory School for Girls in Sloane Square, Chelsea. Vernon was very proud of being the only boy to go to the school. He once told Gwyn how it came about – but Gwyn has forgotten!

Peter Cooke



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# Furnishing a Friendly Family Firm



*Bob Fowlds in his workshop  
Photo by his sister Barbara*

**R**obert Fowlds, who died in February, was born in February 1947, the fourth generation of the family firm of upholsterers, V Fowlds & Sons. It was founded by his great-grandfather, James Albert Fowlds in 1870.

Bob, as he was known to everyone, began working in the firm there as apprentice furniture maker aged 17 in 1964. He was very proud of the family business and felt a responsibility to continue it and take it into the twenty first century. Not only did he have a strong sense of family history, but also took a great interest in local and global history.

The business started as furniture manufacturers, later becoming upholsterers with retail shops. The first was in East Lane (now Street), Walworth, with two more soon opening in the Old Kent Road, and a further followed in Earlsfield, SW18.

In 1926, Bob's grandfather, Albert Victor Fowlds established a new limited company in Addington Square, Camberwell where the business kept going through World War Two thanks to Bob's father, Albert Frederick Fowlds, who joined the firm in 1932, eventually taking over from his father Albert Victor. Bob and his father worked together successfully for many years; Bob's dad continued to contribute well into his late 80s. It was a pleasure to watch him cutting fabric and working the sewing machines, while taking the occasional break to smoke his pipe.

Bob ran a tight ship, meticulously keeping records, rarely throwing out papers and documents from decades ago. In fact, customers often remarked that Bob would do well hiring the premises out for film sets. He relished a challenge and took on many complicated and unusual commissions, often what others refused due to the complexities of the job.

Customers included many residents and such organisations as

the College of Surgeons, Selfridges, Liberty's, various West End restaurants, as well as commissions from television companies. The TV jobs included making extremely large sofas for sets on TV shows such as the One Show and Big Brother. These jobs were usually demanding, working to impossible deadlines, while following and interpreting exacting designs.

Bob's private clientele was numerous. He came across people from all walks of life, including the House of Commons, Westminster Abbey, ambassadors, journalists, actors, and a local doctor who oversaw UK football teams during world cups. Bob had an exceptional memory and often recounted fascinating tales told by his customers.

The family firm occupied a huge part of Bob's life, including the Fowlds Café when it opened. Although he was starting to wind down, he disliked the term retirement. Always diligent and hard-working, enjoying his life and work in Camberwell, he loved socialising with all the people he came into contact with each day.

He treated everyone with the same enthusiasm, was always himself, and the door was always open for business.

*Susan Ward Booth*



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# The Society's comments on recent planning applications

**The Society looks at all planning applications for SE5 and significant developments in adjacent post codes. Owing to limited space only a selection of the applications on which the Society has commented are printed here.** For the full list see: [www.camberwellsociety.org.uk/planning/](http://www.camberwellsociety.org.uk/planning/)

**UPVC:** The society objects in all cases to the use of UPVC windows and doors. We recommend timber or powder coated aluminium. We objected to the replacement of timber windows with upvc at 6-25 Havil Street SE5 7RU (20/AP/0629), at 1-12 Stacy Path SE5 7SL (20/AP/0624), and at 1 Owgan Close SE5 7SH (20/AP/0626)

**BUTTERFLY WALK SHOPPING CENTRE And Land to Rear Denmark Hill, Orpheus Street, Daneville Road and Wren Road Camberwell 19/AP/7057**

For a discussion of this application see CQ Spring 2020 page 4.

**GROSVENOR PARK  
20/AP/0598 87**

*Conversion of single-family dwelling house into two flats and construction of a single-storey rear extension.*

This a Southwark owned property being developed under a project called Hidden Homes. Whilst the conversion of this Grosvenor Park Conservation Area Georgian three-storey plus attic rooms property makes sense in principle, to add the rear extension does not. The Camberwell Society objects to the proposals on the basis that this would be the only rear extension (and spiral staircase) to this Conservation Area terrace as well as the proposed use of upvc window frames.

**BASEMENT AND GROUND FLOOR FLAT 149 GROVE LANE 19/AP/7512**

This is a Listed Building split into two maisonettes. The lower three-bedroom maisonette has access to the garden and is an ideal family unit. The proposal splits this lower maisonette to a one bedroom flat at each floor. To do this each floor has to be extended out to make

something like the required floor area. The proposed plan divides original rooms and requires structural alterations. Creating an entrance at front basement level requires demolishing the front entrance steps and base, excavating out to create an entrance where there is solid structure, before reinstating the main front entrance steps. In our opinion the damage to the listed building to lose an ideal family unit with garden by an unnecessary rear extension and other changes is a pity. The upper ground floor even with the extensions, is below the required 50 M2. floor area. The Camberwell Society objects to this application on the grounds of loss and damage to the original fabric of this Listed Building to create the flats. The loss of an ideal family unit with garden and the under-size flat. Note: This property is the inset end of the terrace with dramatic front portico was shown in Blanche's history of Camberwell 1875. This portico lost at some point but the chunky bases from the portico can be seen on each side of the entrances. They would be demolished to create the new basement flat entry.

**1, 3-11 Wellfit Street, 7-9 Hinton Road & Units 1-4 Hardess Street London SE24 0HN 19/04280/FUL**

*Demolition of existing retail and industrial buildings and erection of a car free, part 3, part 20, part 29-storey mixed-use podium building comprising 2073m2 of employment floorspace (Use Class B1 a) and c) with ancillary sandwich bar/ café (Use Classes A1/A3) and site caretaker's accommodation, an industrial yard of 55m2 and 170 dwellings with associated disabled car parking, cycle and bin stores, and hard and soft landscaping.*

The Camberwell Society objects to this application, and agrees with the objections of the Herne Hill Society and Brixton Society.

**1. National Planning Policy:** The application is inconsistent with the overarching principles of the National Planning Policy Framework (section 12).

**2. London Plan and Lambeth**

**Plan:** Contrary to the principles in Policies D1 and D2 of the new (draft) London Plan and Lambeth Plan Q5 and Q7 and Q5 of the new (draft) Lambeth Plan, two towers rising to 29 and 20 storeys are not a positive, or contextual, response to the character of the area. They are wilfully antagonistic to that character, creating densely congested structures with an overbearing presence out of any reasonable scale with neighbouring buildings. The rationale of the design stems solely from the maximisation of housing capacity on a small site, not from any response to local context.

### 3. Excessive Height and Visual Impact:

There is nothing in the Lambeth Plan, or in the proposed Loughborough Junction Masterplan, identifying the site as a location suitable for tall buildings. The repeated attempts to justify by reference to the Higgs Estate proposal is misconceived because (i) the towers show a 25% and 80% increase in height over the tallest building proposed on the Higgs Estate (ii) the two sites are simply not comparable (iii) the latter proposal is a poor precedent, having relied on incorrect application of density criteria and having not taken into proper account the absence of any identification of the site as suitable for tower blocks. The London Plan and the Lambeth Plan both stress that tall buildings require excellent design. Architectural quality should be of "exemplary standard". The towers stand out for their gross incongruity in the local context not for any outstanding design quality or distinct architectural expression. The scale and height of the proposal also would not fit into the local streetscape and the visual impact would be overwhelming. The proposal will seriously harm heritage assets, dominating and overshadowing the Loughborough Park Conservation Area, the Brockwell Park Conservation Area and the Listed Ruskin Park and the views therefrom. The visuals relied upon are selective, thus undermining the professed objectivity of the Townscape Heritage and Visual



# It's about the journey, not the destination

*Between the Stops: The View of My Life from the Top of the Number 12 Bus* by Sandi Toksvig, Virago £20

**This book is not easy to categorise. It is an eclectic mix of memoir, local history and political manifesto.**

It documents the scenic route of the number 12 bus from Dulwich to near the author's home in Camberwell and on via the Houses of Parliament to Oxford Circus. This is where she alights to go to the BBC.

It is a journey she undertakes regularly, as presenter of *QI*, a *Bake-Off* judge until recently, and as a regular on *Radio Four's News Quiz*. She is also a prolific author and campaigner – among other things.

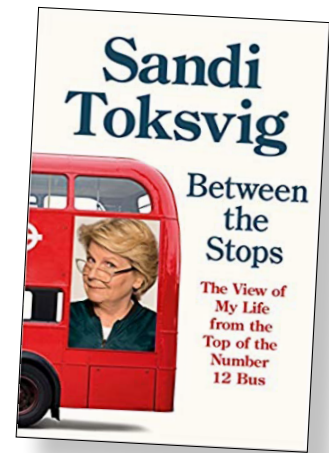
Our journey begins at Dulwich Library, a fitting starting point for a book lover and avid collector of esoteric facts. For anyone with an interest in local history, Sandi has been assiduous in her research. Camberwell is particularly well covered, including information about

its early origins up to the present day.

I was expecting the well known facts, easily discovered from a google search, but I certainly had not previously come across John Primero, a servant, who was the first black person to be both baptised and buried in Southwark, at St Giles church, or the remarkable Giovanni Belzoni, an Italian Egyptologist, who performed at Camberwell Fair in 1803.

Camberwell's multicultural aspect is evidently not a new phenomenon and is well covered in the book. Woven into the narrative is also her own story of growing up as the daughter of Denmark's most famous journalist, whom she adored.

Although her childhood was privileged in many ways, it was not without its difficulties, and she charts her experiences of her family's peripatetic lifestyle, her teenage exile to boarding school, and her run-ins with organised religion and homophobic attacks against her.



The format sounds like it shouldn't work but it does, rather like its author. A highly intelligent woman of strong political convictions, she has forged a successful career in light entertainment. A gay, divorced foreigner, she has somehow achieved the exalted status of National Treasure.

As well as being a fascinating account of an interesting life it's also very funny and had me snorting with laughter at regular intervals.

*Alison Kirby*

Assessment. The application fails to comply with London Plan Policy 7.7 (new Policy D8) and Lambeth Plan Policies Q25 and Q26.

**4 (i) Density:** The high density proposed is inappropriate because:  
(i) The site is in an area mainly comprising 19th century 3-storey housing (some 2-storey) and low-rise industrial units.

**4 (ii) Transport Capacity:** City-bound train services stopping at Loughborough Junction Station are at full capacity and would not be able to cope with the significant increase in resident numbers. The station is overcrowded and lacking a lift.

**4 (iii) Infrastructure:** There will be increased pressure on local infrastructure (education, health, retail provision) but no indication in the application how this will be dealt with. Another massive increase in resident numbers would cause more pressure on these services and it is questionable if existing schools and surgeries would have enough space to expand.

## **4 (iv) Overcrowding and Safety:**

The Higgs Estate proposal already presents a pedestrian safety issue at the junction with Coldharbour lane. This application will exacerbate the problem and create a further problem with a potentially dangerous pinch-point along Hinton Road towards Coldharbour Lane. There are no suggestions for how these problems can in practice be avoided.

**5. Daylight and Sunlight:** There will be an unacceptable impact on levels of daylight and sunlight, contrary to Lambeth Plan Policy Q2. The normal BRE guidelines for 2- or 3-storey, low-density housing should be followed. It is wrong, as the applicants seek to do, to characterise the area as high-density inner-city urban and thus apply the guidelines "flexibly".

**6. Affordable Housing:** Policies E7 and H6 of the draft new London Plan state Fast Track proposals which involve the development of industrial sites for mixed use should both retain industrial capacity AND meet a higher 50% threshold for affordable housing. In proposing 35%

affordable housing the application fails to meet the threshold.

**7. Industrial v Residential:** The proposed scheme is likely to lead to loss of industrial floorspace and a detrimental effect on existing industrial activities in the railway arches in Hardess Street, contrary to Policy E7. E2 of the draft new London Plan. The proposed new residential use above the industrial floorspace will not comply with the Agent of Change principle introduced by Policy D12 of the new London Plan.

The Camberwell Society objects to the proposed development because of the severely deleterious effect that it will have on the adjoining SE5 area, dominating and overshadowing public spaces, in no way complementing or fitting in with the character and scale of the surrounding buildings. The proposed development does not comply with various Lambeth planning policies which taken together with the reasons stated, we submit that permission for this application should be refused.

## From Covent Garden to Denmark Hill

**I**t is June 2019 and Keely Watson is stuck in a traffic jam.

She watches crowds of rail passengers pass by the empty space in the middle of the pedestrianised bridge at Denmark Hill Station. She has an idea: That is the perfect spot for a fruit and flower stall. Lots of passing trade, commuters, visitors to the hospital, plenty of space. Excited, she texts her mum and dad. The Watsons have worked in Covent Garden market for generations, know the trade well and back their daughter's idea. By August she has negotiated a lease and set up her stall. Now her green gazebo can be found on the bridge every weekday, manned by Keely and helped by her dad, Frank.

To do this, she leaves home at 3.30 or 4 am every day to drive to Covent Garden market at Nine Elms. Time was when some 300 Watson relatives worked as porters in the old Covent Garden market off the Strand. Now there are far fewer. The number of porters halved when the market moved. But Keely's Uncle Lal is still there, and Keely frequently meets cousins who work at Nine Elms. She uses their market intelligence to find the best, Grade 1 fruit and flowers. 'You get what you pay for,' she says. 'Cheap fruit is sold at only one pound a bowl for a reason.' By 6.30 am she is at the railway bridge, produce unloaded and stall open for early commuters.

At 7am Frank arrives so that Keely can go home and take her three children to school. Now nearly seventy, he started work with his father, a market porter, at Covent Garden when he was only 16, unloading boxes. He became a porter himself at 18. He knows well the importance of presentation and polishes every apple. He has just retired after forty years as a black cab driver and enjoys being back in the fruit and flower business. And



*Keely Watson third generation market trader  
Photo Niki Borowiecka*

sharing memories of his boyhood in Camberwell.

When Frank's family moved to Cottage Green, off Wells Way, in 1961, Camberwell was like the country, he says. It was a great playground. He remembers playing Huckleberry Finn on rafts on the Surrey canal, building a swing from the balcony and playing knights in armour in the Tower of London. 'Some twenty of us kids would storm past the Beefeaters by Traitors Gate. I remember dangling my younger brothers by their braces off Tower Bridge.' Old bomb sites were a good source of pocket money as copper and lead could be stripped and sold to scrap-metal dealers. Beer bottles were collected and returned to the shop for a penny a bottle and old newspapers fetched two bob a bundle. 'There was something to do every day. Lots of youth clubs like the Ark and Bradford Boys Club, theatres with proper boxes on the Old Kent Road and the Trocadero Cinema at the Elephant and Castle.' Life also had its hardships. The three cellar rooms at Cottage Green flooded every winter. The family

eventually moved and are now in Lomond Grove, having always lived within 300 yards of Cottage Green. Frank remembers shopping at the market stalls at Camberwell Green, patronising Lyons Corner House, near what is now the new library, and the wood panelling in Kember's The Chemist.

Just after nine o'clock, Keely arrives back from dropping her children at school. Frank updates her on the regular customers and with a 'love you' he is gone. 'Love you Dad,' Keely calls back. A steady stream of passers-by stop to ask directions to the hospital, chat and buy fruit and flowers. Keely gently persuades customers to try new things. 'Many people have never tried greengages and do not know how much flavour they have. Or that Selena pears are the juiciest and with the most flavour. That flat nectarines may look squashed, but are the sweetest.'

She learns from customers too, particularly from foreign visitors to the hospital. With a Kenyan customer who is visiting his father in King's, she discusses the mangosteen, an exotic purple fruit, one of the new superfoods, and the quality of pomegranates from that country. Keely has run market stalls from Bromley to Canterbury, but at Denmark Hill station she is bringing the Watson family tradition back home.

Southwark Council has supported Keely to sell her fruit and veg to hospital workers during the Covid lockdown. Each Friday she donates boxes of remaining fruit and vegetable to the staff well-being centre at King's. Dad Frank is in self-isolation, but her husband is helping

*Stall hours: Monday, Tuesday, Friday 6.30am to 14.30pm, Wednesday and Thursday 6.30am to 18.30pm*

*Marie Staunton*



## 30 years of transport hopes and hazards

From Julia Roskill

The chair's 50 Years On report in the Spring Quarterly referred to the transport challenges we have faced in that time.

As a member of the Society's executive committee I ran the Tube campaign 'To Camberwell and Beyond' – deliberately not specifying the route – under the umbrella of the Society from 1988-97. This was during the time of the Central London Rail Study (CLRS).

As readers will know, the CLRS Report included the recommendation of Crossrail (now under construction). Although technically not 'central London' we achieved Camberwell's inclusion in the Appendix to the Report with a recommendation that the Northern Line should be extended from Kennington to Camberwell and then Peckham, and that Camberwell

Station should be re-opened (now under discussion). A feasibility study was ordered in 1996 but not carried out because the Conservatives went out of office in 1997.

Other hazards we have avoided have been the Motorway Box in the late 1960s /early '70s which would have 'flown over' East-West near Denmark Hill Station and the Eurostar tunnel in the 1980s which was scheduled to run underground SE – NW across the north ends of Camberwell Grove and Grove Lane at such a shallow point that one feared for the survival of the houses.

Throughout these threats the Camberwell community has united and triumphed. Its true identity is, of course, as a Village – going back to before Domesday. Meanwhile, since the 1970s our 18th and 19th century buildings have been protected by conservation areas.

From Ocki Magill  
Blue Shop Cottage

JEAN'S CAFE was at 113A Grove Lane between 1951 and 1961 where Blue Shop Cottage is now. I have found out, by visiting the local history archive that it was owned and run by a woman called Jean Ray. I am keen to find out about her and more about her cafe and wanted to ask if you could ask your families and friends who might know more to get in touch with me on: [hello@blueshopcottage.com](mailto:hello@blueshopcottage.com) #searchingforjean

The photo here might jog memories. Any help would be so much appreciated.



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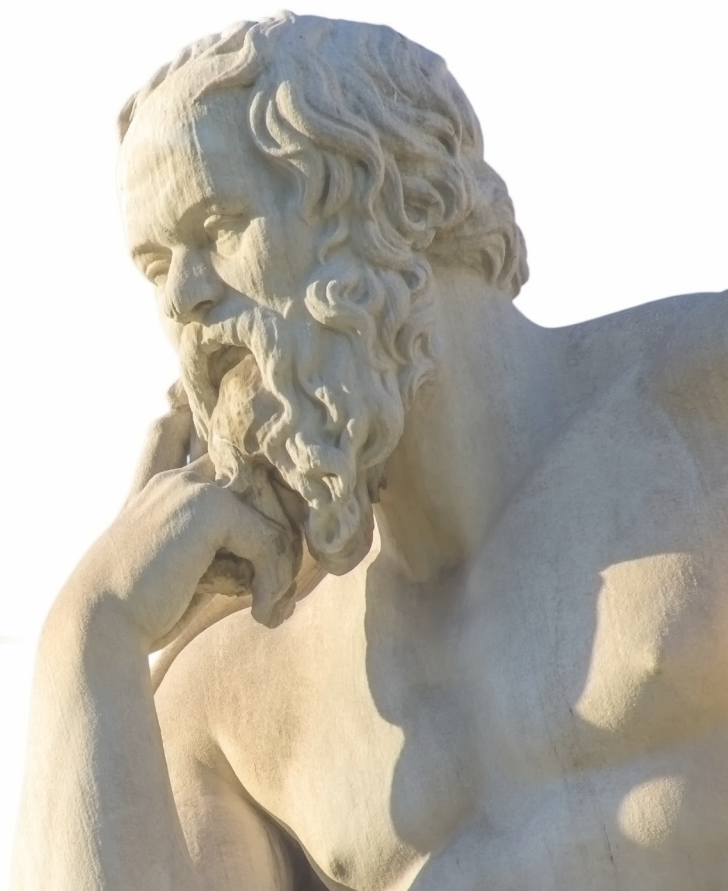
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