



# *The Dulwich Society*

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TO FOSTER AND SAFEGUARD THE AMENITIES OF DULWICH

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## *Newsletter 47*

January 1980

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Chairman:	Roger V. Low, 41 College Road, SE21	693 2953
Vice Chairman:	Peter F.J. Lawson, 41 Village Way, SE21	733 2646
Secretary:	Lt Col R.M.S. Maude, 19 Oakfield Gardens, Dulwich Wood Avenue, SE19	670 7963
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A POSSIBLE AMALGAMATION BETWEEN THE DULWICH SOCIETY AND THE  
DULWICH RESIDENTS ASSOCIATION

We have been concerned for some time that the activities and aspirations of the Dulwich Society are, to some extent, duplicated by a sister society, the Dulwich Residents Association and the Officers of the two societies have recently been meeting to discuss the possibility of an amalgamation.

At this stage we have the agreement of the Officers of the Residents Association to report that the discussions between the Society and the Association have been most friendly and have revealed a large measure of agreement. Both sides agree the broad principle that there is a strong case for a merger of the two organisations into a single body which will be a Society to serve the interests of the community in Dulwich and to preserve and safeguard the amenities of the area. We are now going into more detail to see if it is possible to arrive at a combined constitution which will ensure that these aspirations would be met as completely as possible.

If full agreement is reached between the Officers of the two organisations it will be necessary to put a detailed proposal to an Extra-ordinary General Meeting of both the Society and the Association to obtain the approval of members. As our negotiations are not yet complete we can do no more than say at this stage that the Dulwich Society will hold its Annual General Meeting as planned on 6 March 1980 at which it will no doubt be possible to give more information on the progress of negotiations. We have provisionally booked St. Barnabas Hall for the evening of Thursday 22 May 1980 in the confident hope that we shall be able to call an EGM to ask members approval of a merger which will involve the formation of a new combined society under new rules and with a new organisation.

We shall, of course, confirm this at the earliest possible moment.

SCHEME OF MANAGEMENT

The Estates Governors have for some time been concerned how best to ensure the enforcement of the provisions of the Scheme of Management particularly now that a large number of properties

have been enfranchised. At the moment some 1600 out of a total of 2850 eligible lessees have either enfranchised or are in the process of doing so and this number will increase.

The difficulty arises when a freeholder alters the external appearance of his property without seeking permission and, when challenged, pleads ignorance. In fact there should be no cases in which ignorance can be pleaded as, when a property is enfranchised, the freeholder or his solicitor receives a copy of the Scheme with the transfer documents and the Estates Office would further say that, in the event of any freeholder being in doubt or having lost his copy, they would be very willing to let him have another.

The Estates Governors would like it to be generally known that where unauthorised work on a property has commenced and it is felt that the damage to the environment has some substance the Governors, as managers of the Scheme, will have no option but to regard it as a serious matter.

Our Executive Committee is in complete agreement with this view and feel that members of the Dulwich Society should keep a close watch and, if any breach of the provisions of the Scheme appears to have taken place or are contemplated, the Advisory Committee, on which our Chairman and Vice-Chairman are represented, should immediately be informed.

MEMBERS MEETINGS 1980 See also page 13.

The following meetings have been arranged up until the Spring: all at 8.0 p.m. in St Barnabas' Hall.

Thursday 7 February 1980

A talk arranged by the Trees Sub-Committee. Mr John Stanley will give an illustrated talk entitled "Producing tomorrow's trees", in which he will show how technical developments and improved horticultural methods are going to affect the raising of our future trees - badly needed to replace the present heavy losses.

Mr Stanley is Course Manager for the three-year course in Nursery Practices at Merrist Wood Agricultural College; he is also co-author of a new book "The Modern Nurseryman" to be published next April.

Thursday 6 March 1980

The Annual General Meeting as already notified. See pages 5 and 6.

Thursday 22 May 1980

The hall is provisionally booked for an Extra-Ordinary General Meeting to discuss the possible merger of the Society with the Residents Association.

## THE DULWICH SOCIETY

NOTICE is hereby given that the 17th ANNUAL GENERAL MEETING of the DULWICH SOCIETY will be held at 8.0. p.m. on Thursday 6th March 1980 in ST BARNABAS' HALL, DULWICH VILLAGE.

### A G E N D A

1. Minutes of the 16th Annual General Meeting held on 1st March 1979 to be read and approved.
2. Chairman's report, including reports by the Chairmen of Sub-Committees.
3. The Future of the Society.
4. Treasurer's report.
5. Secretary's report.
6. Election of Officers for 1980/81
  - a. Chairman
  - b. Vice-Chairman
  - c. President
  - d. Vice-President
  - e. Secretary
  - f. Treasurer
  - g. Executive Committee
7. Appointment of Auditor.
8. Any other business.

Note: Nominations for election as an officer or as a member of the Executive Committee must be submitted in writing to the Executive Committee by two members not less than fourteen days before 6 March and must be endorsed in writing by the candidate (Rule 9). Nominations may be sent by post to the Hon. Secretary.

R.M.S. Maude  
Hon. Secretary

15 January 1980

## THE ANNUAL GENERAL MEETING

The Official notification and agenda are printed on page 5 of this newsletter in accordance with the rules of the Society. The meeting will be at 8.0 p.m. on 6 March 1980 in St Barnabas' Hall and we hope that you will be free to attend to hear how negotiations are proceeding with the Residents Association. Light refreshments will be served in the hall after the business is concluded.

We are sorry to say that Mr Roger Low, who was elected our Chairman in 1975, will not be standing for re-election at this next AGM as he is moving out of Dulwich in the next few months, and he tells us that he thinks it is appropriate that a younger man should now take over. We shall certainly be very sorry to lose him.

At the AGM you will hear a proposal that Captain Denis Wyatt RN (Retd) be elected to the vacant appointment of Chairman and this proposal will be unanimously supported by the members of the Executive Committee. Many of you will remember that Captain Wyatt was Secretary of the Society for one year in 1973-74 and we shall be very pleased to welcome him back to the Society if elected.

Notwithstanding the above, members are reminded that other nominations for the officers and members of the Executive Committee may be submitted up to fourteen days before the date of the AGM in accordance with Rule 9. Where this results in a contested election the result will be determined by ballot.



### LOCAL HISTORY

The illustration shows the Old Crown Inn, Dulwich Village, as it was in the eighteenth century. It was much rebuilt in 1833, and further modernised in 1853. Later, it was replaced by the present Crown and Greyhound.

The original Greyhound Inn was nearly opposite, across the road, straddling what is now Pickwick Road.

These centre pages are designed to be pulled out of this Newsletter.

## RENEWAL OF SUBSCRIPTIONS

Subscriptions for 1980 are now due. The centre pages of this newsletter are designed to be pulled out and returned with your instructions to the Treasurer.

It would be of great assistance to our overloaded administration if you could deal with this small matter straight away so that we do not have to worry you with reminders later. You can pay in one of three ways which are, in order of preference:

1. A straight subscription, in which case please complete Parts 'A' and 'C' of the form overleaf.
2. By Banker's Order. This, of course, saves both you and the Treasurer a lot of trouble. If you do not already pay by this method please complete Parts 'B' and 'C' of the form overleaf.
3. By Deed of Covenant. A bit more difficult for you, but best for us since, as a registered charity, the Society is able to recover income tax on subscriptions covenanted for seven years. If you do this we will guarantee no increase in your subscriptions during the period of the covenant. To effect a Deed you must complete all Parts 'B', 'C' and 'D'.

Please select the system that suits you best, fill the form in now, and return by the next post.

PLANNING NOTES, DECEMBER 1979

Lapse Wood

Members who have been following this saga over the years will not be surprised to learn that the Southwark Council architects and planners engaged in preparing a development scheme for the site have run into cost problems. The thought that it might prove difficult to develop this steeply-sloping, unstable site within any reasonable local authority cost yardstick is hardly a new one, and we do not of course wish to say 'we told you so'. But .....

We shall now suggest to the local authority that they may care to discuss the future of Lapse Wood (in future to be called Fernbank to avoid confusion with the adjacent site of Lapse Wood House) BEFORE preparing further plans.

Hambleton House

Despite its lack of real architectural merit, this rambling and decrepit pile has always exercised a curious fascination for Society members, and we have made clear to the Estates Governors our deep interest in the future of the building and its site. To our astonishment, we have now been 'consulted' by the Governors about a scheme by a commercial developer involving a substantial number of houses and flats; and we have been informed that BEFORE consulting us the Governors have entered into an agreement with the developers and submitted with them a joint planning application to the local authority.

The proposed scheme has some very imaginative features. But it is also open to a number of major objections and, had we been given an opportunity to comment before commitments were entered into, we might perhaps have been able to achieve some 'meeting of minds'

8-16 Kingswood Drive

The Society have joined with residents in Hitherwood Drive in objecting to a planning application for the development of a steeply-sloping and wooded site between Kingswood Drive and Hitherwood Drive. The proposal was for a housing development which, in our view, failed to take account of the problems and opportunities - of the site and of the character of the area; and we have hopes that a more modest and sensitive scheme will emerge as a result of the representations that have been made.

Below we give a reference list of the concerns of one of our committees:

CONCERNS OF THE TRAFFIC AND TRANSPORT SUB-COMMITTEE

TRAFFIC

Noise  
Safety  
Speed  
Tonnage  
Volume  
Through routes

ROADS AND PAVEMENTS

Pedestrian crossings	Street cleaning
Traffic lights	Fouling by dogs
Traffic signs	Surfaces
Road marking	Other hazards
Street "furniture"	Kerbstones
Speed control humps	Manor waste
Street lighting	Flooding
Private roads	Footpaths
Cycling	Roads in Park

PARKING

Near : schools  
adult education centres  
public libraries  
parks

public houses  
railway stations  
shopping areas  
sports clubs

Of heavy lorries on prohibited areas  
On pavements and grass verges

PUBLIC TRANSPORT

Buses serving Dulwich  
Trains and local stations

LIAISON with

Estates Governors of Alleyn's College  
Greater London Council - Department of Planning and Transportation  
Metropolitan Police Traffic Department and M Division (local police)  
London Borough of Southwark, Highways and Works Committee and  
its Road Safety Committee and officer  
Department of Transport - British Rail (Southern region)  
- London Transport  
Department of the Environment - Transport & Road Research Laboratory

HORTICULTURAL NEWS

On 17 May 1980, Mr F. F. H. Charlton has arranged to open his garden for members of the Dulwich Society as a private visit in aid of the Gardeners' Royal Benevolent Fund. The garden is situated a little beyond Sevenoaks but parking space is strictly limited and the lanes are very narrow so the party must be restricted to fifteen cars. Applications, which will be accepted on a first-come first-served basis, should be made either to Mrs Marion Barnard, 18 Dovercourt Road SE22, telephone 693 6487, or to Miss Jacqueline Galer, 16 Lovelace Road SE27, telephone 670 2659, who will arrange for a route map to be given. It would be helpful so as to make full use of all cars going if, when telephoning, you would state whether you would like to be a passenger or if you have any spare seats in your car. The garden will be open from 2.30 onwards. It covers some acres and has a very interesting layout, with a wide range of plants, shrubs and trees.

Several other visits both within Dulwich and outside are planned for 1980 but numbers are restricted and invitations will, in the first instance, be sent to members of the Society who are on the register of the Horticultural Sub-Committee. Any members with a keen interest in gardening who are not already on this register and wish to be included are invited to contact any member of the Sub-Committee.

Thanks to our affiliation to the Lambeth Horticultural Society, members of the Dulwich society have the right to participate in their activities, to enter their shows, attend lectures and buy goods at a discount at the Trading Hut near Crown Point. Purchases at the hut can only be made by members of the Dulwich Society who have a special membership card, which may be obtained from Mrs Pat Rich, 63 Court Lane SE21, telephone 693 5332. Mrs Rich is normally available in the evenings after 6.30 pm. Information about the flower shows, excursions etc. is available at the Hut, which is open on Saturdays 2 to 4.30 and Sundays 8 to 12.30; the address is shown on the membership card.

PHOTOGRAPHS OF DULWICH GARDENS

Members will already be aware of Mr De Baerdemaecker's large collection of slides of houses and public buildings in Dulwich, some of which are taken from originals dating back to the early days of photography, and which thus have great historic interest.

The Local History Sub-Committee and the Horticultural Sub-Committee now wish to create a similar archive of photographs of private gardens in Dulwich, from the nineteenth century to the present day. If you have such photographs or slides, in black and white or colour, which you are willing to loan for examination and possible copying, please telephone Mr Gerald Fairlie on 693 1187, preferably mornings. Photographs loaned should be in an envelope with the name and address of the owner, the exact or approximate year when the picture was taken, its location, and any other details.

THE GROVE TAVERN by Patrick Darby

Although not as old as it looks, the Grove Tavern on the corner of Dulwich Common and Lordship Lane, and the houses which have stood on its site for nearly 400 years, can boast a history rivalled by few other London pubs. For most of the time, the site has been used as a public house, or, as it was described in 1784, a 'house of entertainment', and even in the 17th century its position at the junction of a well-trodden footpath and a major thoroughfare would have made it a very convenient resting place for travellers.

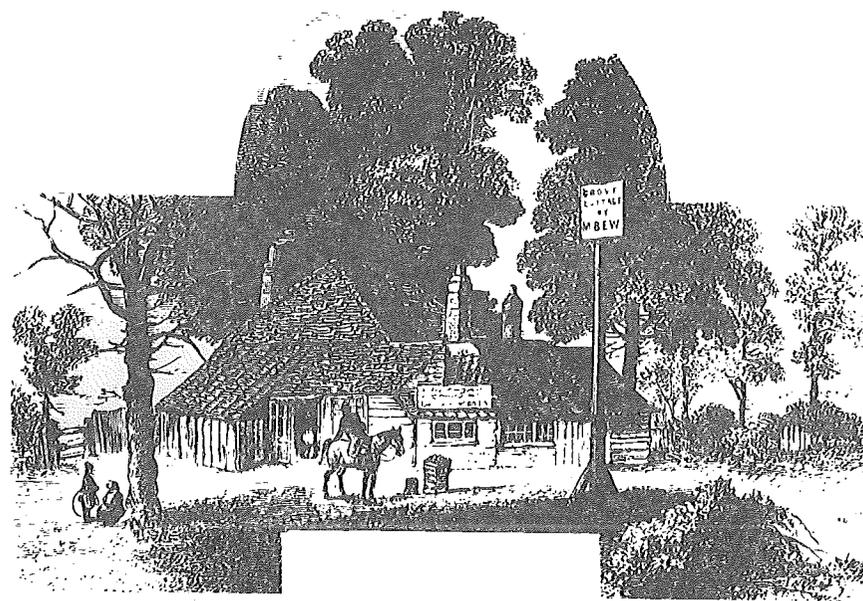
The first occupant of whom we have certain knowledge, Richard Pare, made the original clearing in what was then still woodland in about 1605 and, with his wife, was still living there in 1683, aged over 80. Perhaps they ran some sort of guest-house, for in February 1667 Mary, wife of Francis Pare (probably Richard's grandson), was murdered 'in her house near Dulwich' by one Henry, alias Hamshire, and although one can only guess at the circumstances of the case, it seems at least possible that the murderer, who was not apprehended and executed until two years later, was one of their guests. Certainly after Francis Pare's death and the demolition of his 'timber messuage', the new brick house built on the site by William Merrill in 1685 was intended as an inn. Merrill's lease was assigned to John Cox, who received permission from the College to cut a footpath through Fifty Acre Wood, known to this day as Cox's Walk, in order to increase his custom from the direction of Sydenham. The premises, known at that time as the 'Green Man', remained in the Cox family for three generations, and with its bowling green, 'handsome room for breakfasts, dancing and entertainment', and the medicinal attractions of the Dulwich Wells in the grounds, its reputation and popularity spread far and wide.

Charles Maxwell acquired a later lease of the 'Green Man', which he renamed 'Dulwich Grove', and when this expired in 1780 he applied for a renewal. In those days College leases were for 21 years, with no automatic right to renewal, but it was tacitly accepted that where a tenant had incurred substantial expense in improving his property, his lease would be renewed at the old rent. Maxwell found, however, that the Master, Thomas Allen, in a customary fit of autocracy, proposed to increase the rent (despite Maxwell's improvements), and furthermore omitted the provision of a right of way through Cox's Walk from the lease which he insisted on preparing himself. The subsequent litigation lasted until 1784, finishing in the Chancery Court before Lord Chancellor Thurlow (who later bought the Knight's Hill estate in West Dulwich), and although the resultant lease to Maxwell was in substantially the terms dictated by the Master, at least Maxwell had the satisfaction of knowing that the College had suffered heavy legal costs.

Twelve years later the premises had been converted into a private school for boys, and were occupied by Dr William Glennie, whose most notable pupil was Lord Byron, there for two years before leaving for Harrow in 1801. Blanch's account of Byron's Dulwich schooldays in 'Ye Parish of Camberwell' should be compared with Byron's own terse comment on Dr Glennie's Academy — 'this damned place' he called it. He seems to have spent much of his time

organising parties of schoolboy vigilantes against footpads and highwaymen in the Dulwich lanes and woods, during which he must have encountered the celebrated Dulwich Hermit, Samuel Matthews, who was himself to meet a violent end a year later.

The house was demolished in about 1830, but a College servant named Bew, and her daughter Mrs Owen, continued to operate a beer-house or tea-garden from a cottage on the site, and when Courage the brewer built the new Grove Tavern in 1863 its first tenant was James Owen, the grandson of 'Old Mother Bew'. Although no longer the landmark that once it was, the pub still enjoys a fine reputation. Perhaps all it lacks is its own ghost, but if the spectre of Mary Pare should be seen to walk abroad after the appearance of this article, I wouldn't be a bit surprised.



Dr Glennie's Academy was illustrated on page 4 of Newsletter 43. Above is shown Bew's Cottage; this was replaced in 1863 by the Grove Tavern, the present appearance of which dates from c. 1930.

### GREEN FINGERS

We congratulate Dr Frankel (Chairman of the Horticultural Sub-Committee) and Mrs Pat Rich (member of the committee) who between them won four prizes for their exhibits at the Lambeth Horticultural Society's late autumn Show.

Keen gardeners can join in this committee's activities by putting their names on the register: see page 13.