



The Dulwich Society

TO FOSTER AND SAFEGUARD THE AMENITIES OF DULWICH

Newsletter 50

October 1980

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THE EXTRA-ORDINARY GENERAL MEETING

As announced in the last newsletter an EGM was held on 2nd October 1980 in St Barnabas' Hall. The purpose of the meeting was to allow members to consider all the pros and cons of a merger with the Dulwich Residents Association and to invite them to vote for or against amalgamation. A number of our members attended including two Vice-Presidents, Mr Charles Pearce and Sir Frederick Everson, and our recent Chairman Mr Roger Low.

For those who do not wish to read the whole story we can say now that the final vote was overwhelmingly against the merger so this will definitely not take place. How this came about is quite an interesting tale.

It was originally suggested to our Executive Committee in November 1979 that it would be sensible, convenient and tidy if the two Dulwich organisations were to combine since both purported to represent the interests of members of the local community. Consequently a working party of officers of both organisations met a number of times over the next few months to discuss ways and means of arriving at our amalgamation. These discussions went well at first and seemed to be making good progress, but it eventually began to be clear that there were fundamental differences in our attitudes and aims. These can be simply expressed by saying that the Dulwich Society is an amenity society, interested on behalf of local residents in preserving such amenities as fine buildings, open spaces, trees, gardens, wild-life and so on, whereas the Residents Association is much more concerned with providing assistance to residents who may be having problems with local authority of one sort or another. However there is certainly an area of common interest in that both organisations are interested in important problems under the general heading of planning and traffic.

During our discussions our Chairman has always made it very clear that two facets of the Dulwich Society are sacrosanct. These are, firstly, the charitable status of the Society and, secondly, the Society's organisation in Sub-Committees, each representing a different aspect of our interests. It is through the activity of our sub-committees that the real work of the Society is done and is seen to be done by the residents of the area.

Our working party discussions began to run into difficulty when we first tried to formulate draft rules for a new combined Society which, of course, had to be acceptable to both sides, but which also had to be acceptable to the Charity Commissioners if our charitable status was to be preserved in the new organisation. The draft we submitted to the Commissioners did not pass this test and they made it clear that aims which included statements such as "to serve the interests of its residents" would not be acceptable. What was happening, in fact, was that the Commissioners were driving us into a position in which we would have been forced to drop all reference to the principal aims of the Residents Association, leaving only the pure essence of the amenity society in the new Rules. This would obviously not have been acceptable to our colleagues in the Residents Association.

At about this time our Chairman received a letter from Mr John Sharp, Chairman of the Residents Association, acknowledging the difficulties we were facing and proposing that the merger should take place on a trial basis for a period of one year during which the problems could be examined in greater depth and tested out, where possible, in practice, leaving a final decision to be made late in 1981. This proposal was discussed by our Executive Committee when it met just before the EGM on 2nd October and was rejected on the grounds that discussions over the past year had covered the ground very thoroughly and that there was nothing to be gained by delaying a decision for another year, particularly as the problem raised by the Charity Commissioners seemed to be fundamentally insoluble.

All this came out at the EGM which proceeded in an orderly manner and gave those members present a very clear idea of the issues involved. The Chairman opened with a summary of the events of the past year and of the current state of negotiations; the Treasurer outlined the financial implications of a merger and made it clear that both organisations were in a healthy financial state and that a merger would not prejudice the financial standing of either; Mr Hall Clark, Chairman of the Legal Sub-Committee, then read out a letter from the Charity Commissioners which made it clear that, if the new Society were to be granted charitable status, it would (in effect) be necessary to drop the main aims of the Residents Association from the new rules. Finally the Secretary handed out copies of the latest draft of proposed rules for the new Society (different in some respects from those printed in the July newsletter) and members were given a short break to consider those rules and to clear their minds before being given the opportunity to ask questions.

A number of questions were asked and some statements made including a valuable contribution from a lady member, new to Dulwich, who had previously been Secretary of a Civic Society. She summed up the problem by saying that we have to recognise that the Dulwich Society and the Residents Association are two different organisations with different aims in some areas and common aims in others. To try to merge the two is not necessarily sensible, nor likely to be effective, and she advised that it

would be better to recognize the differences, leave the two organisations separate, but to cooperate whenever possible. Other speakers had questions to ask and suggestions to propose but the general feeling of the meeting was very clear. It was firmly against the merger and, when the question was finally put to the vote - on an amendment put by Mr Toler "that the proposed merger be rejected" - the motion was carried by an overwhelming majority.

This therefore means that there will be no merger and the Dulwich Society will continue unchanged. We cannot, of course, say what the Residents Association will do but we certainly hope that they will not be upset by this decision of our members. As we see it, we both made an honest effort to examine the problem of amalgamation. There was great goodwill on both sides and a genuine desire to achieve an understanding. What happened, in fact, is that our examination of the possibility of merger has led us all to have a clearer understanding of the problems involved and we now recognize that the two organisations as at present constituted cannot merge. Therefore it is better that we continue as we are but hopefully continuing to cooperate where we have common interests. We shall be writing to the offices of the Residents Association on those lines.

HELP FOR THE SOCIETY

Now that we know we are not going to merge with another Society or become anything different we have to look at our own organisation which needs new assistance in certain areas if we are to keep things running smoothly.

We would particularly like volunteers for the following jobs:

1. Assistance for the Treasurer, Dick Low who needs help with the administration.
2. The Social Sub-Committee is in a rather low state and needs cheering up. We would very much like to find a keen and energetic person who could take charge of this and organise its activities.
3. We have lost one or two of our Zone Organisers who arrange distribution of newsletters and other material in certain areas. Others have been doing it for a long time and need relieving. Any offers? From experience of doing it ourselves we can assure you that it isn't really very demanding.

NOTES. Those who want full value for their annual Dulwich Society subscription make a point of coming to our meetings; they are always well rewarded. Our future programme is headed by Bill de Baerdemaecker's talk (4 December) on 'Old Dulwich': we guarantee that this event, admirably illustrated from the collection of hundreds of colour slides, will be far more interesting than anything you see on television! And we promise you a warm welcome.

Likewise, the subject of trees is of deep interest when presented by experts who know how to present their expertise well: meeting on 5 February next. Details on page 10. And after the AGM (5 March) members are able to meet each other and discuss matters of common concern. Full programme follows.

FORTHCOMING MEETINGS

All at 8.0 p.m. in St Barnabas' Hall, Dulwich Village.

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|------------|--------------------------------------------------------------------------|
| 4 DECEMBER | Bill de Baerdemaecker, illustrated talk on old Dulwich. |
| 5 FEBRUARY | Trees Meeting: for details see under Trees, page 6. |
| 5 MARCH | The Annual General Meeting. |
| 4 MAY | A meeting to be organised by the Wild Life Sub-Committee. Details later. |

LOCAL HISTORY

We hope you will be coming to hear Bill de Baerdemaecker in St Barnabas Hall on 4th December 1980 when he is giving another of his interesting talks on old Dulwich and its history. To stimulate your interest he has prepared a quiz and promises that pictorial answers will be given during his talk. He didn't mention prizes for the correct answers, so perhaps he expects you to know them all.

Local History Quiz

1. Where is the only workable water pump to be seen by the public to be found in Dulwich?
2. There are five and seven each of two different items of particular historical interest on the Estate. What and where are they?
3. Who designed and built a unique footbridge on the Estate and what connection had it with Parliament?
4. Where are the three alleged plague pits on the Estate?
5. Where can a "Farmyard" still be seen on the Estate?
6. What connection has the Picture Gallery with the Bank of England?
7. What was unusual about the erection of the Village Fountain; who does it commemorate and to what two recent historical events does it owe its restoration?
8. Where was the Village Forge?
9. Where was Church Path and where did it lead to?
10. Where is the last remaining ancient "dirt road" still to be found on the Estate?

HORTICULTURAL

1. The South London Botanical Institute at 323 Norwood Road has large rooms for letting for meetings in the evening. They will accommodate 30 to 40 people.
2. Miss Rosa Davis says would the member who came to her garden at 118 College Road on the open day last June and lost the plants she had purchased please contact her (Miss Davis) on 670 3011.
3. Mr John Robinson of Court Lane was successful in the Summer Show in Brockwell Park where he not only won the Fraser Trophy for the best succulent in the show, but also a 2nd and 3rd prize for his cacti.

TREES

Alan Barnard has provided us with the following notes about his sub-committee activities:

1. Thursday 5th February 1981 is the date for a Joint Meeting in St Barnabas' Hall (8.0 pm) with members of the South Eastern Branch of the Arboricultural Association. The subject will be "Trees in the Local Environment".

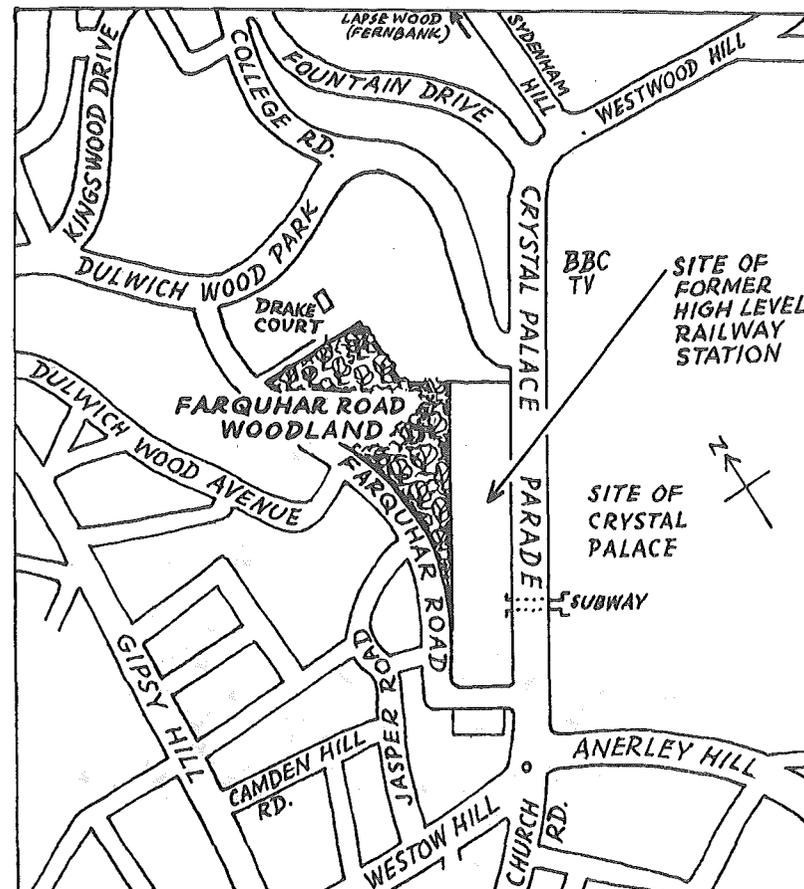
The subject will be discussed in its widest terms and a panel of experts will be there to answer your questions and stimulate your thoughts. The panel will consist of:

Lyndis Cole, a member of Land Use Consultants and adviser to the Ecological Parks Trusts, and former adviser to the Nature Conservancy Council.

Derek Patch, B.Sc.(For), of the Arboricultural Advisory and Information Service of the Forestry Commission.

Mark Tregurtha, B.Sc., Arboricultural Officer for the London Borough of Lambeth.

2. Work on the new sports pavilion in Dulwich Park is well under way and the new building now arising seems to be of pleasant proportions and style. This will no doubt be a considerable asset to the Park's facilities.
3. Some 60 members attended the inauguration of the Belair Tree Trail on 3rd July last. Representatives of the London Borough of Southwark, with whom this is a joint project, were present as well as Estates Governors and the GLC Parks Division. All concerned felt that a worthwhile project has been worthily consummated and general praise was given to the leaflet published. This is available at Belair or from Mr Barnard.



AN UNEXPLORED FOREST IN SOUTH LONDON

The Farquhar Road Woodland is shown in the sketch map above. The Dulwich Society approached one of its members, Mr John Westwood A.R.C.A., and asked him to carry out a survey of the trees in this area, in order to establish the facts as regards their location, quality, variety, and distribution. This survey has just been completed, and the details are reproduced in the plan on pages 8 and 9 following. There is no doubt that there are some magnificent trees there which few people have ever seen; they lie hidden in what is virtually a tract of unexplored forest.

We do however ask members of the Dulwich Society not to trespass in the woodland. Even the amateur wild life enthusiast may do considerable damage to birds, small animals and plants without realising it. The same applies to Lapse Wood.

THE DULWICH SOCIETY:
A SURVEY OF THE TREES AT
FARQUHAR ROAD,
LONDON S.E.19

DRAKE COURT

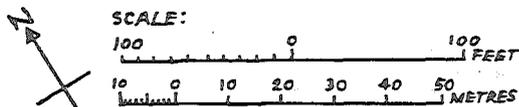
TREES IN THIS AREA
NOT SURVEYED

GARAGES
SERVICE ROAD

FARQUHAR ROAD
DULWICH WOOD AVE.

CRYSTAL PALACE PARADE
SITE OF FORMER HIGH LEVEL RAILWAY STATION

THIS HILL FOREST AREA (ABOUT 4½ ACRES) IS SHOWN IN DETAIL. THERE ARE SOME 160 FOREST TREES, INCLUDING 27 OAKS, AND SEVERAL FINE ACACIAS, LIMES, AND CHESTNUTS. THERE ARE MANY HUNDREDS OF SMALLER TREES, WITH A TOTAL OF OVER TWENTY VARIETIES IN ALL. THINNING & OTHER FORESTRY WORK IS NEEDED.



KEY TO SYMBOLS

SIZE AND BOLDNESS OF SYMBOL IS SIGNIFICANT:
x IS A YOUNG OAK; K IS A LARGE, MATURE OAK.

V	ACACIA	I	RHODODENDRON
∇	ALDER	♠	SILVER BIRCH
A	ASH	S	SYCAMORE
B	BEECH	Y	YEW
†	ELDER	∴	SAPLINGS
G	GOAT WILLOW	↙	FALLEN TREE
H	HAWTHORN	≡	UNDERGROWTH
h	HAZEL	○	POST, OR DEAD TREE
⊥	HOLLY	—	PATH
⊓	HOLM OAK		
N	HORSE CHESTNUT		
J	LABURNUM		
A	LAUREL		
L	LIME		
M	MOUNTAIN ASH		
λ	NORWAY MAPLE		
K	OAK		
9	PEAR		
P	PLANE		
U	POPLAR		
†	PRIVET		
6	PRUNUS		
M	RED FLOWERING CHESTNUT		

SURVEYED & SKETCHED
ON THE GROUND BY
JOHN WESTWOOD, 1980.

THIS DRAWING;
OCTOBER 1980.

JASPER ROAD

JASPER ROAD

FARQUHAR ROAD

SUBWAY

PLANNING NOTES

Fernbank (Lapse Wood) and Farquhar Road Woodland

Beset (like other local authorities) by financial problems, the London Borough of Southwark decided at a special meeting recently to sell off the part of the Fernbank's site that is zoned for housing. Although we still have an outstanding issue with the Council about the depth to which the housing site extends from Sydenham Hill frontage, this does at least mean that the non-housing site which we have been anxious to see preserved and made available, under control, for use by the public, will remain as a natural woodland in some form; and to that extent this development can be regarded as encouraging.

At the same time, the London Borough of Southwark has asked professional ecologists to examine the triangular piece of woodland adjacent to the Crystal Palace high level station and consider how it might be used, possibly (for example) as a training ground for environmental workers. We hope that similar consideration will be given to the much larger Fernbank site, and are once again pressing the Borough to give us an opportunity to discuss with them the future use of the site - both in the long term and in the short - before crucial decisions are taken.

"Crown and Greyhound", Dulwich Village

There have been rumours for some time that it was the intention of the owners of this public house (Allied Breweries) to build a large car park at the back of the building, and members have expressed concern at the considerable loss of the "patio" and the garden which are much valued by users of the public house. We are now informed by Allied Breweries that the construction of a car park for 40 cars has been required by the Estates Governors as a condition of the extension of their lease; a fact not revealed to us in our earlier enquiries to the Governors. The brewery have promised to show us the plans of the car park, which have not yet been completed and which will of course be submitted to the local Council and to the Conservation Area Committee; and in the meantime, they tell us that it is also the intention to provide a terrace, tables and chairs at the front of the building, thus preventing the unsightly car parking in the forecourt which causes some annoyance to people in the locality. Until we have seen these plans we must reserve judgement, but we hope to be able to discuss them more fully in the next newsletter.

1-7 Sydenham Hill and 1-3 Crystal Palace Parade

Members may like to know that planning permission has been given for the erection of a block of 16 flats (part 2, part 3 storeys) and a terrace of eleven 3 storey houses on the site of Nos. 1-7 Sydenham Hill; this is the site that lies between Sydenham Hill and Fountain Drive.

Planning permission has also been given for the construction of 20 houses and 4 flats in a 2/3 storey terrace on the site of Nos. 1-3 Crystal Palace Parade, near the large garage on the parade.

Before these planning permissions were given a number of applications were considered by the Planning sub-Committee including applications for very much more dense and congested developments than those now approved. Indeed, one of them included a 8-storey block on the Sydenham Hill site! The developments now approved were thought by the Town Planning sub-Committee to be acceptable from the point of view of the amenities of the area, and we raised no objection to them.

West Dulwich Station

Local residents who use this station may like to know that the Society recently complained to British Rail about its condition. In recent months glass from any broken windows has been left lying on the entrance ramp for months on end together with accumulated litter of all kinds; and rats have been seen on the embankment behind the confectionery kiosk. As a result of the complaints an effort has been made to clear up the station, although it is a sad commentary on the state of our society that vandalism is now so rife and so continuous that British Rail have (understandably) given up the attempt to replace windows and have now simply boarded them in.

For those who wonder whether the shanties that have now been erected on the station platforms are temporary or permanent, or indeed whether they are going to be painted, the answer appears to be that they are permanent and that they are not going to be painted!

Crystal Palace Station

The northern part of the site has been sold to Abbey National who propose to build houses for first time buyers: an architectural competition will be held. The Area Health Authority propose to develop the rest of the site with a clinic, associated facilities and residential accommodation for mentally handicapped people. This will be a separate planning brief.

The Village Fishmonger's Shop

We received a letter from the Estates Governors suggesting that they had power to prevent the lease of the shop being assigned to a building society. We expressed doubts at this, and we have subsequently heard that Southwark have refused planning permission for the change of use.

"Stop Press. Since preparing this report we have heard that the following sites:-

- 1-7 Sydenham Hill
- 1-3 Crystal Palace Parade
- 7-9 Calton Avenue
- 2 Alleyn Road

have now been sold to a developer, and that fresh plans for development are likely to be submitted very shortly. Further report in our next issue".

HALL PLACE

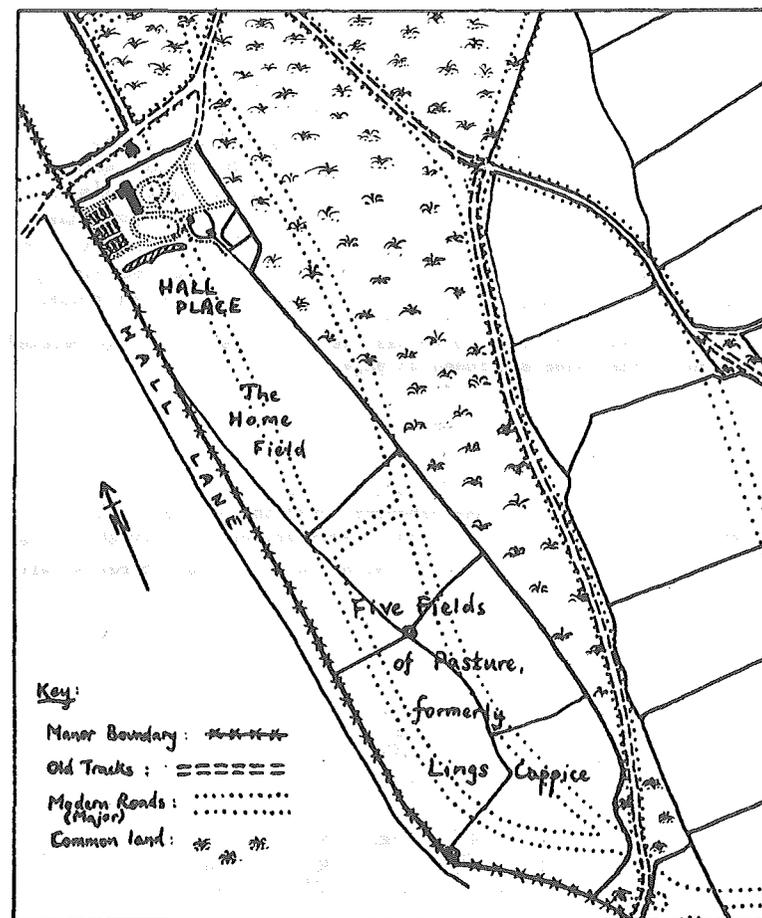
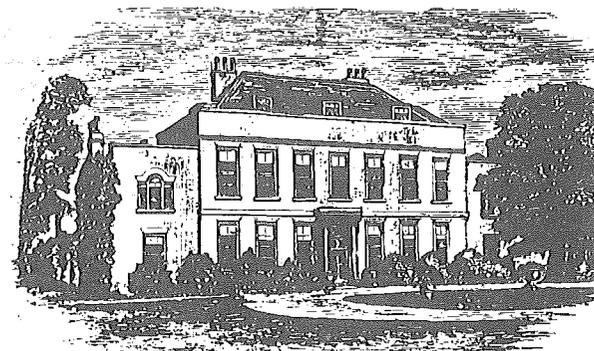
When Francis Calton (from whom Edward Alleyn later purchased Dulwich manor) leased Hall Place to John Bone, a Camberwell yeoman, in 1597, the farm comprised 45 acres, extending north to include lands which are now part of Belair. However, it soon afterwards lost its agricultural character, and became a country residence for London merchants or professional men who did not need to farm it commercially. Such tenants included William Lawton at £8 a year (1619), Nicholas Thurman (1662), Mary Lynn (1738, widow of Capt. Francis Lynn who was killed in a duel), and Jeremiah Joye at £40 a year (1755).

The 'Messuage or Mansion House' referred to in their leases, with the adjoining garden, outbuildings, and surrounding moat, contained 2 acres, and a 6 acre pasture lay immediately to the south. South of that were four (later five) more pastures measuring about 21 acres, formerly Lings Coppice, which were included in the premises after 1633. The accompanying plan shows the estate in 1806, with modern roads indicated by dotted lines. The northern tip of the almost triangular field on the west is still visible on large-scale maps as a 'kink' in the boundary line of the gardens on the west side of South Croxted Road.

Jeremiah Joye's lease was sold by auction at the New York Coffee House in London in 1767, and when the auctioneer declared that the lease was perpetually renewable the Master, who was present, did not bother to contradict him. William Kay, a wealthy lawyer, who bought it from the successful bidder, spent £2,200 in rebuilding or renovating Hall Place in brick, and making a new road (now Park Hall Road and Alleyn Park) linking the premises to Back Lane (now Gallery Road). By 1773, however, Kay's patience had become exhausted by the College's failure to take action against a Mr Waring, whose carts constantly rendered his new road impassable, and by a prolonged dispute over the terms of a new lease, and he put the property up for auction at Christie's. Despite the auctioneer's 'puff'

Opposite, above: The Manor House (Hall Place) c 1870. See previous article in Newsletter 49, pages 12 to 14.

Opposite, below: Plan of Hall Place c 1806. The dotted lines indicate the modern roads in the same area. South Croxted Road now runs through 'The Home Field'; Alleyn Road, joined by Church Approach, is to the right. Further to the right, we see that Alleyn Park and Bowen Drive mostly follow the line of old roads. Hall Road is in the top left-hand corner (i.e. across the corner).



('...perfectly retired and free from Noise, Dust, or the inconvenience of adjoining neighbours. The encircling vicinage genteel, the prospects diversified with distant Hills, rising Woods and Verdant Fields...'), any chance of the premises being sold was effectively scotched by the Master, who again was present, and this time publicly declared that not only was the College not obliged to renew the lease, but it might increase the rent to allow for the outgoing tenant's improvements. Kay continued as tenant, although his relations with the College did not improve, and in 1788 he was obliged to apologise for certain remarks he had made about the College in a letter to the Archbishop of Canterbury before a new lease could be granted to him.

Later lessees included Charles Temple, Q.C. (1842), and Frederick Doulton, M.P., who renamed Hall Place 'The Manor House' (1860). In 'Ye Parish of Camberwell' (1875), Blanch gives an eloquent tribute to the old house (although it must be said, regretfully, that there is no evidence for his assertion that Edward Alleyn once lived at the property). Little could he have known that a mere seven years later the house would be no more, demolished for building purposes by Doulton's assignee, a Mr Westwood. Nowadays we would have little sympathy for such destruction, but some good did come of it, for by 1890 the Hall Place estate had been parcelled up into building plots, now comprising Alleyn Road and South Croxted Road.

NOTE. The Mr Westwood named above was (we feel sure) in no way related to the person of that name mentioned on page 7!

FURTHER AFIELD

In 1789, the Kentish Traveller's Companion described how at Southend (on the Bromley road) the river Ravensbourne moved the engine by which the late Mr How made the knife-blades which were celebrated throughout England.

Lewisham was a pleasant rural place, with one main street bordered with lofty elms.

At Nunhead, within the grounds occupied in the nineteenth century by St Mary's College, stood 'Heaton's Folly', a large building with a square castellated tower.



Heaton's
Folly

WILD LIFE

Southwark Borough Council have been distributing notices drawing the public's attention to the Brown Tail moth and asking people to destroy the nests. We therefore enclose a note on the moth so that you will all be better informed.

THE BROWN-TAIL MOTH

(Euproctis chrysorrhoea (Linnaeus); Family: Lymantriidae)

The Brown-Tail, Euproctis chrysorrhoea (Linnaeus), is a white moth with a tuft of brown hairs at the end of the body. The hairy caterpillar is blackish with a row of white tufts on each side of the body. Along the back is a series of red markings with two conspicuous, raised, vermilion spots towards the tail. The hairs of the caterpillar are urticating and cause painful rashes on sensitive skins, although some people are much less susceptible than others. The hairs are harmful if inhaled or if they make contact with the eyes. Many of these hairs remain adhering to the pupa and moth so that care should be exercised in handling all stages.

The caterpillars feed on Hawthorn, Blackthorn and similar shrubs but will also attack the foliage of apple and other fruit trees. Soon after hatching in August and September they spin a communal silken nest or "tent" in which they hibernate through the winter. They start to feed again in the spring and it is usually at this stage that they are noticed. The caterpillars pupate at the end of June and the moths are on the wing in July and August.

In the British Isles, the moth is mainly confined to the south-eastern parts of England, most records coming from Essex, Kent, Sussex and Hampshire. Severe outbreaks have occurred in some years, notably on Canvey Island in 1947-8. The species is sometimes a serious pest in eastern North America and also occurs in other parts of Europe, North Africa, the Canary Islands and Turkey.

Long term control of this moth is achieved by collecting and destroying the conspicuous nests of the caterpillars in winter, but immediate control of local outbreaks may be obtained by spraying the caterpillars with a recommended proprietary insecticide.

THE GHOST TRAIN OF DULWICH

Dulwich has a ghost train! Business travellers from North Dulwich to London Bridge, who had been dismayed to find a 30-minute gap in the service between 8.13 am and 8.43 am when BR issued its new timetable last May, began to hear rumours of a mysterious train which called at North Dulwich shortly before half-past-eight. The train appears in no timetable, staff pleaded ignorance, but the Society's Traffic and Transport sub-committee eventually obtained confirmation from Southern Region that a train, "inadvertently omitted from the timetable", leaves West Croydon at 8.07 am, calls at Tulse Hill at 8.23, North Dulwich 8.26, East Dulwich 8.28 and arrives London Bridge at 8.39 am. So the ghost has been laid, but the point has been made to BR that they have not improved their reputation by failing to take any effective steps to make the existence of this train known to their customers.

FEEDING WILD BIRDS IN WINTER

Various types of food will help to keep wild birds alive in really cold weather, and it is not too soon to consider making arrangements for feeding them in our own gardens, ready for the coming winter. There are three methods; each will attract different types of birds.

First, a bird table, or any flat ledge, must be inaccessible to cats. Crumbs, crusts, suet, seeds and bones may be put out. Ground feeders like robins, thrushes and blackbirds will come, as well as nuthatches. Finches like the seeds; woodpeckers like the suet.

Secondly, any edible fat may be hung up in a container on a wire or string. This will attract many types of birds in hard frosty weather.

Thirdly, a special nut-container will attract finches, tits, sparrows etc. This container must be hung out of the reach of artful grey squirrels; watch their methods and you will be able to thwart them.

A home-made nut-container may be made of galvanised expanded metal, so that it will not rust and look unsightly. Six-foot lengths of metal (one end is shown in fig. A) are sold by good builders' merchants, intended for protecting the exterior corners of wall plasterwork from damage and cracking. Cut one of these into six lengths, each a foot long: two for each feeder; you will thus get three complete feeders.

Join two pieces (Fig. B) together to make a box, by lacing together with thin wire along the long edges. Then cut a small block of wood $1\frac{3}{4}$ inches square: push it into the base of the box, and secure it with several small staples. Finally, make a wire hanger and fix it to the top. For filling the feeder, peanuts (unroasted and unsalted) are ideal. Pet shops sell these.

The above notes were compiled from information given by three members of the Dulwich Society.

