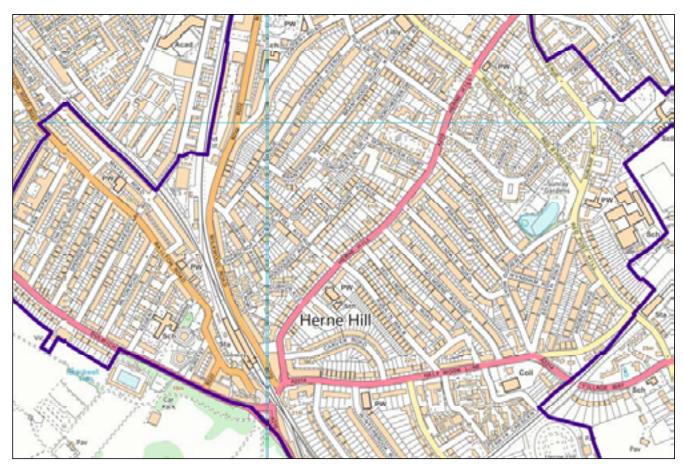
# HERNEHILL

THE MAGAZINE OF THE HERNE HILL SOCIETY & ISSUE 139 & Autumn & 2017 & £2.5



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# CARNEGIE LIBRARY

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# A BROCKWELL BARON

WHAT BUTLER SAW > Turn to page 18



# The Magazine of the Herne Hill Society



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# CARNEGIE LIBRARY

"We are still not on the same page as the Council"

he Carnegie Library's painful and divisive transition to a 'community hub' – that Lambeth has said will include a library service – by virtue of an Asset Transfer process entered a new phase this summer. Lambeth has decided to transfer the building from council ownership to a charitable trust while persisting in their project to install a gym, operated by GLL, in the basement.

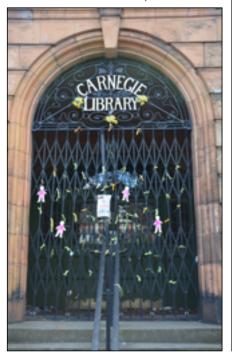
In late July the Council announced that the Carnegie Community Trust (CCT) would be their preferred partner.

The CCT, via their website, have begun to lay out plans for a community hub and enterprise centre but have explained that these plans make some assumptions which appear at odds with what the Council seem to intend. So discussions between the two parties are proceeding. One thorny issue relates to income rental from the GLL gym, which the CCT, like other parties, say they opposed from the outset but which is

clearly an immovable element in Lambeth's plans.

Indeed, in an Open Letter dated 14 August to Councillor Sonia Winifred, Cabinet Member for Equalities and Culture, the CCT have now reconfirmed that "we are still not on the same page as the Council".

Among the problems they see in the Council's position, they identify a "side deal" in the leisure contract, with GLL and Lambeth insisting that no rent be paid for the basement until 2022, after which a



rent well below the market value is being offered. The CCT explain that, as charity trustees, they would have a fiduciary duty to ensure that the Trust is receiving best value from the rental of space: the proposed arrangement would leave "a significant shortfall in the anticipated revenue stream".

They are also opposed to the proposed ancillary building and curtailment of space in the garden.

Criticising the Council's "undue haste" the CCT conclude that "There is nothing that cannot be solved with sensible dialogue. Although the re-opening of the library may be put back a bit, it is better that there is a plan that is acceptable to everyone and that the community has had an opportunity to contribute to it."

Meanwhile the Carnegie Library Association (CLA), set up by the well-supported Friends of Carnegie Library and others, was naturally disappointed by the Council's decision – as was the broader campaign group Defend the Ten. The CLA have announced their intention to appeal.

The drama has created wounds and strong emotions in the community. But in the Society's view, the various parties involved will need to sink some of their differences if the Carnegie is to survive and flourish in its new incarnation, whatever that turns out to be. Hopefully the situation will be clearer by the time of our next issue.

Carnegie Library Association: http://carnegielibraryassociation.org.uk - Defend the Ten: http://defendthe10-lambeth.org.uk Carnegie Community Trust: http://carnegiehernehill.org.uk



# Does our park deserve this?

If you were in Herne Hill on Saturday 12 August you'll have been aware of the Sunfall Festival held in Brockwell Park. It was well advertised and thousands duly turned up. It did not take long for anguished messages to fill social media – queuing for hours to get in, queuing again once in, inadequate staffing, organisation, loos etc. We can be thankful there were no serious injuries. The music stopped at 10pm, the fans departed and the park (and nearby residents) found peace again. Except that the next day the extent of how such an event can damage the park was revealed. Details on the Friends of Brockwell Park website at http://tinyurl.com/y7txv47y.

This included memorial park benches, donated by park-lovers, damaged or even torn from their base. Peter Bradley, Chair of FOBP, referred to "intolerable behaviour ... FOBP condemns it unreservedly. We look to Sunfall to provide a speedy apology and restitution commensurate with the hurt they have imposed on the donors". He added that the Friends had repeatedly opposed Lambeth allowing several large public events in the park and went on to say: "On the showing of this year's Sunfall, with its chaotic internal organisation and its flagrant disrespect of the park it is privileged to occupy, FOBP believes there must be profound questions over the acceptability of ever again holding even one annual event of such a size in Brockwell Park."

# **Neighbourhood Plan moves forward**

he Herne Hill Neighbourhood Plan has achieved one of its first milestones. Readers may recall earlier references to the plan and its future benefits for the community, and some will have attended Herne Hill Forum meetings that set out progress.

In July the submission seeking approval of the Forum as the body responsible for preparing the plan and seeking approval of the Herne Hill boundary (see right) was accepted by both Lambeth and Southwark, and will now be subject to public consultation (ending 11 September). The Councils will decide in early December whether to designate the Forum and agree the area. We can then get on with preparing the actual plan!

This process has taken much longer than anticipated, in part because of the need to agree the boundary with other neighbourhood groups, such as those representing Loughborough Junction and Norwood. We carried out research to find out the views of residents and now feel satisfied that the Neighbourhood Plan, once approved following a local referendum, should become part of the statutory local plan for both boroughs, and must be taken into account in deciding planning applications.

We are still some way from that stage. But, subject to the Council decision, now comes the interesting part: what should we include in the plan? Consultation will be very much part of our work over

the next year or so, as we need to discover what local residents' priorities are. Community aspirations wider than those relating to development and use of land may be included in the plan. We already have ideas from meetings and comments received on the Forum website, and we will be setting out more ways in which you can make your views known. More affordable housing, a greener environment and more provision for local jobs have been some of the ideas put forward. It should be appreciated that, while what we include in the plan must support development set out in local or national guidance, it can include new proposals and add detail to existing policies.

If you want to comment on our submission, you can see it at Brixton, Camberwell or Dulwich libraries, or online at

- https://consultations.southwark.gov.uk/planning-andregeneration/herne-hill-neighbourhood-forum/
- https://www.lambeth.gov.uk/consultations/herne-hillforum-neighbourhood-forum-and-neighbourhood-areaapplication

If you would like to get involved in the next stage, look at the Herne Hill Forum website for updates:

**info@hernehillforum.org.uk** to add your name to the Forum's mailing list.

**David Taylor and Yan Hawkins** 

# NETWORK RAIL SHOPS



he empty shops owned by
Network Rail on Railton Road
have been under renovation
for... well, who can remember when it all
started?

In fact, most of the original shops closed

and moved out by the end of 2015 or early 2016, but one tenant resisted and Network Rail did not recover vacant possession of the whole site until summer 2016. Then the premises had to be investigated for asbestos, which needed to be

handled by specialist contractors.

This then allowed builders to carry out expensive-looking construction work involving propping up floors and excavating, all carried out behind colourful and cryptic hoardings. Clearly the scale of the work needed to modernise the

# Light at the end of the tunnel?

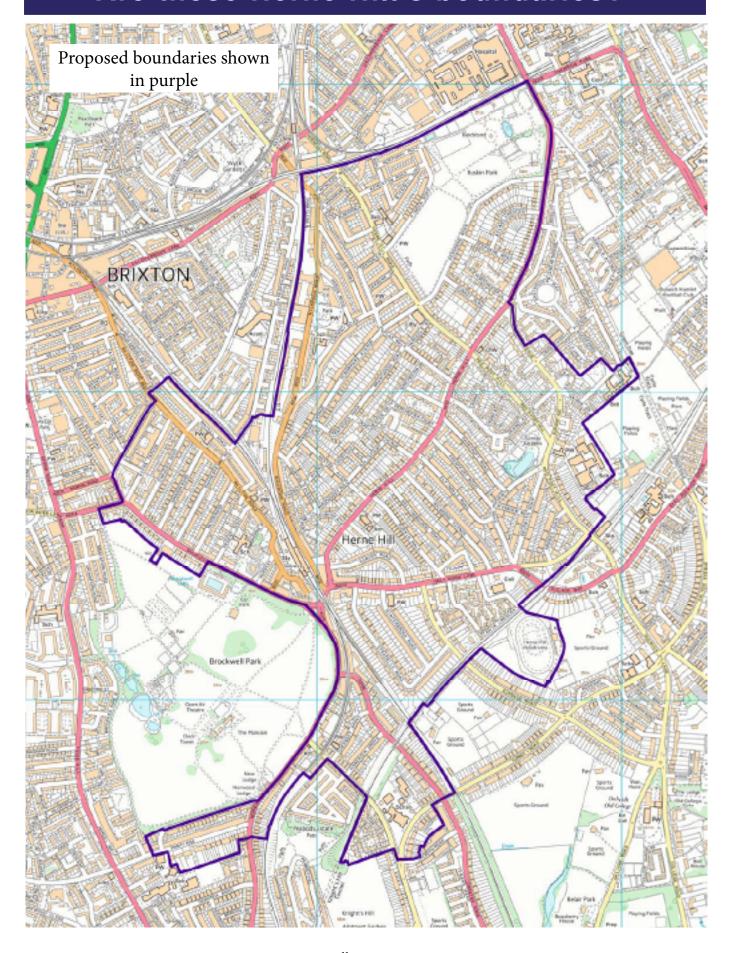
buildings has turned out to be more extensive than originally foreseen.

But surely it will all be worthwhile, and better news has now reached us. Network Rail say that they expect to complete the works by the end of September, which – it must be said – sounds optimistic. Even before then - in early September in fact - they intend to begin marketing the refurbished units. All former tenants (other than the butcher, who has retired) have been advised of the timetable and are considering their options.

Any remaining units will be let to new tenants. Network Rail have publicly declared that this will not include national chains.

One other thing – can we expect means to be found to protect the refurbished buildings from graffiti? (More about graffiti on page 11.)

# Are these Herne Hill's boundaries?



### PLANNING & LICENSING

# The Society's planning group has commented on the following applications:

# Telecoms mast at the junction of Frankfurt Road and Herne Hill

Southwark has received a proposal from Telefonica and Vodafone to install a 17.5m mast with cabinets at ground level. It is said that such a mast will be necessary in view of the proposed development at Dorchester Court, which (assuming such development proceeds and receives planning permission) will include penthouse flats and the removal of the current rooftop telecoms installation. Due to relaxation of the planning regime in this area, a mast of this height does not require planning permission, though it does require "prior approval" from the local authority. A local authority cannot object in principle to the installation, but can intervene in terms of siting and design. Southwark were singularly incompetent in preventing inappropriately sited telecoms cabinets at the junction of Croxted Road and Norwood Road. We have nevertheless written to Southwark to object to the siting of such an over-dominant feature in a prominent position on Herne Hill and to question the need at this time, given that there is no planning application at this stage for the Dorchester Court development.

# Protected horse chestnut trees between Fawnbrake Avenue and Brantwood Road

We objected to an application to take down two horse chestnut trees. The Society was instrumental some years ago in getting Tree Protection Orders for a line of chestnuts that runs along the boundary. The trees probably predate the houses in Fawnbrake Avenue and definitely predate those in Brantwood Road. Though affected by the leaf-mining moth, which turns the leaves prematurely brown (as are most chestnuts in London and elsewhere), there is no reason to believe that this renders the trees unsafe. Lambeth later informed us that the application was defective and was being withdrawn, because no qualified report to justify removal of the trees had been submitted.

#### Basement extension at 3 Fawnbrake Avenue

We commented on a proposed basement extension. Such extensions are becoming more widespread. Our comments concerned issues relating to the amount of natural light, bin and cycle storage and landscaping of the front garden. Lambeth have now granted consent.

# New dormer windows, 132 Herne Hill (former fire station)

We commented on a proposal to convert the attic space for residential accommodation and the creation of six dormer windows. We did not object in principle but stressed the need for sensitive handling of what is a very fine public building (built 1905–06) within a Conservation Area, and particularly the need for detail to be provided of the materials and precise design of the windows, such detail not appearing in the planning application documents made publicly available.

#### 20 Haredale Road, proposed bungalow in garden

We objected to a proposal to build a bungalow in place of a small garage. 20 Haredale Road is a corner property and its garden runs along Herne Hill Road. We objected on grounds of the banality of the design and its failure to add anything of interest or architectural merit to the street scene and pointed out that the undesirably cramped dimensions of the accommodation (barely satisfying the minimum criteria for a dwelling in single-person occupation) were only necessary because the retained garden land would otherwise have been reduced below the amount required under Lambeth's planning policies.

#### **Peckham Coal Line**

This is strictly outside our area, but we felt it to be a public realm issue affecting the wider South London community and therefore posted an objection to an application that could jeopardise an imaginative scheme to convert the old Peckham Coal Line into an elevated public park, providing a welcome green oasis in a heavily developed part of London. Details of the Peckham initiative can be found at www.peckhamcoalline.org

Laurence Marsh

# Storing our stuff – Society finds a benefactor



he Society's programme of events and publishing requires us to hold more equipment and stock than some people might expect. To date it has been squeezed into the spare bedrooms, garages and attics of current and former committee members, but this has proved increasingly onerous and disruptive to these individuals and their families: a better solution needed to be found.

Contacts with local churches and other institutions did not reveal any alternative options – everyone seems to face the same problems. So the committee reluctantly concluded that we needed to pay a commercial rate to hire a small amount of secure and accessible storage.

With providential timing, some kind donors, who are members of the Society but prefer to remain anonymous, have given us enough money to allow us to rent storage at a convenient local facility for the next 12 months. We have of course expressed our sincere gratitude for this very welcome support.

## National Lottery support for 'Remembering Herne Hill 1914-18'

In the Summer 2017 issue (138) we reported that we were about to put in a bid to the Heritage Lottery Fund (HLF) for a grant towards our First World War research project. We're delighted to announce that the Society has been awarded £5,200 from the HLF's 'First World War: then and now programme'.

The project, which will be run jointly with the Charter School, Red Post Hill, will tell the story of all those from Herne Hill who served in the armed forces - as well as other residents who suffered as a result of the conflict.

We are now recruiting volunteers to identify the names of over 300 people believed to have lost their lives and find out more about their families. Training will be provided. Our research team will also investigate the stories of other residents who lived through the war, including those of German heritage. Our (your!) discoveries will lead to a book and an online memorial.





Did you know that the residents of Frankfurt Road tried to get the name of their street changed in 1914 (obviously without success)? There are many more fascinating stories waiting to be uncovered.

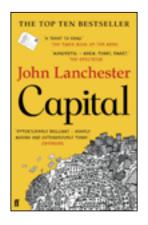
For further information and to join the team, email memorial@hernehillsociety.org.uk

#### Carnegie Book Club lives on

hen the Carnegie library closed at the end of March last year, our monthly book club, led by Miranda, one of the librarians, resolved to carry on. After initially meeting in our own houses we are now able, with support from the librarian at Brixton, to meet at St Saviour's church hall, with Adam, an assistant librarian, allocated to run the group.

The group has varied in size from month to month, from three to 10 or so more recently, with a wide age range which results in some very good discussions.

One of the books we read early this year was *Capital* by John Lanchester. I enjoyed the twists



and turns of the many characters and their families. It is based on a single street in London, which after a short while is identifiable as somewhere in Clapham. Towards the end one of the subsidiary characters lived "in the bit of Brixton which was sort of Herne Hill or vice versa, depending on whether the person you were talking to wanted to sound cool or posh". Sounds like Poets Corner to me!

If you would like to join us, turn up at St Saviour's at 7pm on the first Monday of the month, and you will receive a friendly welcome. It goes without saying that we look forward to the Library reopening so we can re-establish our group in its original venue.

Sheila Northover



n Sunday 23 July, the Brixton BMX Club held an official opening and Fun Day to celebrate upgrading the Brockwell Park BMX cycle track to meet national standards. The £70,000 cost was met by a donation from the William Wates Memorial Trust, through the charity Access Sport. The celebration included a number of races, one of which was the first round of the

#### Celebrating Brockwell Park's BMX Track Upgrade

Brixton Open Series, which attracted an entry of 50 riders. Competitors came from a number of BMX clubs in South London and from as far away as Kent. A good crowd came to see the events.

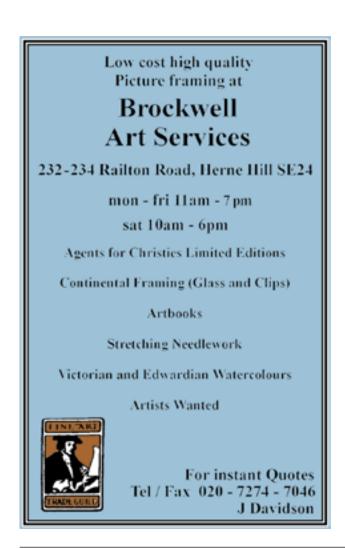
Ken Floyde founded the Brixton BMX Club in 1981 and is still its Secretary. Thanks to his commitment and hard work, it is going strong and continues to benefit from the wide and the growing popularity of BMX cycling. He hopes that ".... the upgrade will attract a great number of young people from the local area to continue building healthy relationships within the community, while having fun

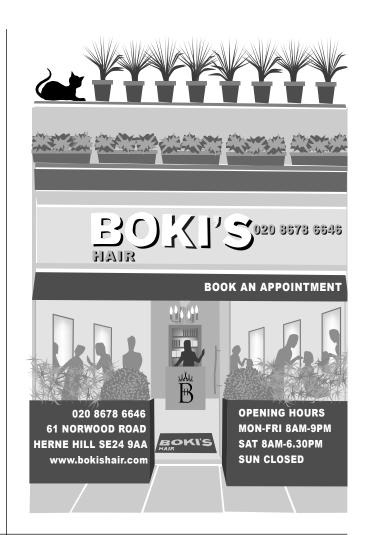
and keeping fit".

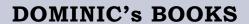
There's more information about the club, including BMX events on Brockwell Park, on its website **www. brixtonbmx.co.uk. John Brunton** 

John Brunton









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# **DIARY OF EVENTS**

#### Autumn 2017

For more information please check http://www.hernehillsociety.org.uk/meeting society

Wednesday 13 September "The History of Your House" by Alan Piper, Chair, the Lambethans Society

An illustrated talk for Lambeth Heritage Month, including mainly local examples.

Wednesday 11 October "Evelyn Dove: Britain's Black Cabaret Queen" by Stephen Bourne

Historian Stephen Bourne celebrates the life and career of the glamorous singer Evelyn Dove. In the cabaret age of the interwar years she thrilled audiences around the world, and during WW2 she kept the home fires burning with her appearances on BBC radio. Stephen will also talk about some of his other books, including *Black Poppies* for which he received the Southwark Arts Forum award for Literature.

Unless otherwise stated, Herne Hill Society meetings will be at Herne Hill United Church Hall, at 7:30 (doors open) for 7:45pm.

Please try to arrive before the speaker is introduced.

Wednesday 8 November "Nancy Storace – her life and death in Herne Hill" by Emmeline Leary, researcher and writer



One of Herne Hill's most distinguished and fascinating residents, Storace (1765-1817) gained fame and notoriety in a 30-year career as singer and actress appearing throughout England and on the Continent. Remembered today for just one role, Susanna in *The Marriage of Figaro* which Mozart wrote for her in 1786, in her lifetime she was widely known and

enormously successful as a performer in her brother's English comic operas and as a concert singer.

# HERNE HILL MUSIC FESTIVAL 2017

ineteen events (a record), and new styles of music are on offer in the Music Festival this October - with choirs, a musical and dance for the first time.

On Saturday 7 October we bring together five choirs for Herne Hill Sings On, and the Festival ends with Camberwell Community Choir singing to an early Hitchcock silent film.

The Frankenstein Teacher, on Friday 13th (of course), is a musical - partly sponsored by the Herne Hill Society - for primary schools, performed by the pupils of St Jude's school with professional soloists. Mr Frankenstein wants to be a teacher but the pupils are scared of him. He wins them over with the help of the class hamster. Young people also perform the next day with ensembles from St Saviour's and Bessemer Grange schools, and more.

Turning to classical music, we have a harp recital by Alexander Thomas on 6 October, a piano recital by Haruko Seki on 14, and Alt-Classical and World Music on 7. The



**Ed Jones** 

London Consorts of Winds perform at our dance event on 11 October.

This year Jazz Umbrella brings us Dele Sosimi on 12 October and Rick Leon James



Oysland Klezmer Band

two days later, both at Off The Cuff, plus star guest Ed Jones for the ever-popular Jazz Session on Monday 9 October.

Flautotonic's Family Concert opens our Music-In-The-Park on Sunday 8 October, followed by swing band The Fabulous Honeys in the performance space outside, and klezmer from the Oysland Klezmer Band in the Community Greenhouses.

Gorgeous Guitars brings together classical guitarist Peter Black and blues star Steve Morrison at Canopy Beer. Maybe It's Because... offers London songs, from folk ingers The Broadsheet King, Simon Prager, and more.

To complete our programme we have Dinner and Cabaret at the Half Moon on 6 October, Coffee Morning music with the Fuzion Trio on the following day, and Evensong on 8 October at St Faith's Church.

Tickets and further information from www.hernehillfestival.org

**Alan Taylor** 

# LAMBETH ARCHIVES: APPRAISING THE OPTIONS

ultural and heritage development consultants Creative Cultures have now reported back to Lambeth on options for Lambeth Archives. In the words of the report: "Lambeth Archives is a hidden treasure ... a priceless resource

... The archives collection is unique to Lambeth and is a crucial part of the borough's identity and its sense of place." The 84-page appraisal, which cannot be faulted for its thoroughness and balance, emphasises the need for this uniquely valuable archive to be housed and managed in a manner "fit for the 21st century".

It is not in dispute that the Archives' home in the Minet Library has serious shortcomings. It is poorly placed in terms of access, unless you live locally; it is nearing capacity and has no space for expansion; it cannot provide archival best standards due to limitations in its current physical surroundings; it has no adequate exhibition space; it lacks facilities for preservation of digital archives.

It was Lambeth's plan to close the Minet and sell off the site for development. That plan was then abandoned, and under the Culture 2020 proposals the Minet joined the Carnegie Library and Tate South as "healthy living centres". There would be a gym, a "neighbourhood library" and the archives would also remain – until a long-term solution for the archives' home



could be found. The Creative Cultures appraisal is intended to facilitate finding such a solution. It measures the pros and cons of many locations in great detail, those at the Redfearn Centre, Kennington Lane and the Ovalhouse being judged the best. As ever, the dark clouds of budgetary constraints lour behind the prospect of the Archives finding the home they deserve. In the diplomatic words of the report: "It has

to be recognised that the current revenue budget for the archives service may not be sufficient to enable it to operate in a new location, with potentially higher business rates and premises costs. If the service is

to prosper and reach its full potential, in line with the council's stated aspirations, then consideration needs to be given to how it will be supported." In plain language, unless Lambeth can commit to funding the Archives properly the recommendations in the report will remain pious aspirations.

The report reveals that the cost of running the Archives in 2014-15 was £191,000 (staff and building). This compares with Lambeth's gross expenditure in the same period of £1.1 billion. The cost of the Archives

truly is a drop in the ocean. The outgoing Chief Secretary to the Treasury, Liam Byrne, notoriously joked in 2010 "there's no money left". The future of Lambeth Archives is no joking matter – residents of the borough look to their council to give the Creative Cultures report the most careful consideration, including the making of a financial commitment that will indeed provide an archive fit for the 21st century.

# HIDDEN HERNE HILL

ot much is hidden in Herne Hill these days, you might think. Actually, quite a lot is. Not in the sense of being intentionally kept secret, though of course we all need to keep confidences at times: no, just news, gossip, useful information and sometimes opinion that is not private but not widely shared, when perhaps it deserves to be.

If you're familiar with the world of so-called 'social media', you will have come across Twitter, even if you're not yourself a user. You will be aware that it is an online news and social networking service where users post and interact with messages ("tweets") restricted to 140 characters. Though not the most widely used of global social media channels – that position is firmly occupied by Facebook – Twitter still has 328 million active user accounts. President Trump's notorious tweets regularly capture the headlines and seem to have made the White House spokesperson and old-fashioned press releases redundant.

Down here in the hopefully saner little world of SE24 – as in thousands of communities around the world – Twitter plays an important role in the rapid exchange of information between residents, businesses, transport providers, local authorities and

politicians, and many social and campaigning groups. A recent rough count reveals over 150 Twitter user accounts identified with and talking about Herne Hill and the immediately neighbouring areas such as Brixton and Dulwich. How many people does this reach? Some Twitter



accounts have thousands of followers: our own Herne Hill Society (@HerneHillSoc) has a very impressive 4,800 followers. Most have fewer, but all play a role in keeping news about the Herne Hill community flowing within and across our online community and back into the real world.

Hidden Herne Hill (@HiddenHerneHill, with nearly 700 followers) stands out as a friendly, warm and wittily composed commentary on happenings in SE24, with the added benefit of appearing when the author has something to say rather than being an always-on stream of opinion. She has a blog too, for longer pieces. Yes, we know who it is – she has lived here for over 10 years, loves the area and has a young family – but it is sometimes fun to keep a secret, isn't it?

Hidden Herne Hill's blog can be found at https://twitter.com/HiddenHerneHill



Is it just us, or is graffiti getting worse round here? No, it's not just us. According to John Lacey, manager of Grimebusters and pest control at Lambeth, there has been a notable increase in graffiti throughout the Borough in recent years; in fact, a 40% increase in reported tagging (and its removal) in the last alone!

There are taggers out 20 major offenders John's would like to see pro



would like to see prosecuted. He recognises all the tags on the photos we showed him. While BaS is one prominent offender in Herne Hill, another is even more prolific (see green box).

Resources to tackle this problem, you may not be surprised to hear, have been cut back. Although the police know the worst taggers, they apparently cannot act unless

they catch someone at it. John Lacey says that in all the years he has been cleaning off graffiti he has "never caught anyone in the act".

So what about Southwark? We sent an enquiry to

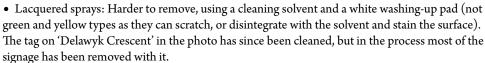
streetcare@southwark.gov.uk but have had no response to date. But according to their website, they won't remove graffiti from bus shelters (contact TfL), telephone boxes (BT), railway bridges (Network Rail) or electricity sub-stations (UK Power Network). It is broadly the same for

Lambeth, although their team works in partnership with BT so they do clean graffiti from BT's property. John would like residents to lobby others, such as Virgin Media, to develop similar partnerships.

So what can we do? Well, we can try to clean up the graffiti ourselves. John has provided Herne Hill Forum with gloves, cleaning agents and cloths, which will be stored in the lock-up by the station. If you are tempted to have a go, be clear that the different types of materials

used each need a different approach.

• Standard sprays: Easily removed with an environmentally-friendly solvent, or if they are on graffiti-resistant coating (such as the Brockwell Passage mural) then they can usually be removed with a cloth and soapy water.



Acid mixes: A recent trend is tagging with acid-based mixes, especially on glass, perspex etc. You
must be very careful when removing these as rubbing can cause more damage. Call John and his
team to tackle these!

To contact John, email him at graffiti@lambeth.gov.uk

Thanks to everyone who sent in photos.

Pat Richardson, John Lacey and Colin Wight

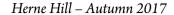


### Liz to leave the Committee

After several years on the Herne Hill Society Committee Elizabeth Ochagavia has decided to stand down from mid-October. She says that she has enjoyed working "with such nice, reasonable people"! We shall certainly miss her.

Liz is responsible for managing advertising in Herne Hill magazine, a job at which she has been notably successful. Her resignation means that an exciting opportunity has arisen. Yes, it's your chance to help the Society. A full job description is available. – email: chair@hernehillsociety.org.uk





# ELECTRICAL CURRENTS IN HERNE HILL

# R J Electrical Supplies

ne of the joys of Herne Hill - which this Society is committed to celebrating - is its kaleidoscope of independent shops which persist in our age of internet shopping because they deliver things we actually need. And deliver with smiles, expert advice and a quality of human contact, good humour and personal service that no computer screen can offer.

Most of our local shops are individual, distinct small businesses, often family-owned, thriving on the hard work and vision of their owners and staff, and succeeding - or at least surviving - by serving our community. There are one or two outposts of national or London-wide chains, in the grocery and estate agency sectors. But, in their different ways, most premises are unique. Each one's survival contributes to the general well-

#### "the business was put back up running with family Mary Portas in her famous 2011 savings"

being of the community and the vitality of our streets.

And most of them meet those three challenges laid down by review of our High Streets' future: the need to compete and focus

their efforts in three core areas: "Experience, Service and Specialism". A perfect example is R J Electrical Supplies, near the bottom of Herne Hill and just across from Pizza Express. Behind every small business is a human story, and theirs is an inspirational one.

Determined to forge a new life, owner Jay Sudra landed in Britain in 1972 as an unaccompanied 19-year-old student, one of thousands of UK passport-holders who were leaving Kenya because their opportunities to work were being progressively squeezed by the Kenyan government. Equipped with his O-levels - older readers will remember those - he gravitated first to that epicentre of UK Asian life, Leicester; his parents followed a few years later. (Indeed, from 1968 to '78 Leicester received more than 20,000 displaced East African Asians, more than anywhere else in the country, and can now credibly be called the poster city for multicultural Britain.)

After working in industry for 10 years as a qualified electrical technician, Jay took the plunge to set up his own business and in 1988, after a long search, he bought (from a cousin) a small electrical supplies shop, Howard Electrics, in Herne Hill. It was not where his shop is now, but was next door as part of what is now the estate agents, Pedder. A few years later, when the lease became available, Jay moved his business into larger premises which until then, as some longer-term Herne Hill residents may recall, had been a small Indian restaurant.

2004 brought an unexpected crisis in the shape of a major flood in Herne Hill following torrential rain. Although on higher ground than the worst affected premises, Jay's shop was badly damaged and suffered basement flooding and loss of stock. But like many businesses in Herne Hill, his shop suffered catastrophic damage from the second flood of





Jay Sudra, serving Herne Hill since 1988

August 2013. The waters caused havoc, not only with the stock in the basement, but also in the shop itself, which was closed for some four months. Insurance delivered limited and grudging help; Jay and his family quickly saw that the only way to get the business up and running again was to call on their family savings and their contacts in the construction business and do the job on their own - a classic resilient entrepreneurial response to disaster.

Now fully on its feet again, the family business - with Jay's son Rahul, ever-present - looks after trade customers as well as Herne Hill residents looking for light fittings and bulbs, hoover bags, and those myriad necessary electrical odds and ends that every home needs. There is no other comparable shop in Herne Hill or in the surrounding areas that offers such a service. But the other secret of the shop's success, Jay admits modestly and in an unconscious tribute to the Mary Portas doctrine, is that they can always offer personal and expert advice to customers who may be hesitant or under-informed about what to buy in a market where regulations and the range of products available always seem to be changing. That's something you can only get from a local shop staffed by enthusiastic and trusted specialists.

Present and future challenges for the business include, of course, the competition from big chains and online suppliers and, more locally, the lack of easy parking which particularly affects trade customers who need to drop by at short notice to buy materials for that day's job.

The challenge for Herne Hill residents, as always, is to keep supporting our small independent local shops.

**Pat Roberts** 

# PASTA PIONEERS

# Rondanini

ndanini UK began in 1989 as a joint venture between Rondanini SpA in Milan and London-based Dante De Vito to import Italian charcuterie. In 1990 they bought Unit 2 at the Bessemer Park Industrial Estate on Milkwood Road ... to store a Ferrari that Gianni Rondanini wanted to sell. Back then, the units were cheap at about £130,000 each, and the De Vitos found Herne Hill to be an excellent location, with frequent trains to Victoria. However, Herne Hill had little identity of its own and Milkwood Road was still associated with the Brixton riots. It was not generally considered a safe area.

Adriano De Vito, the current MD, recalls a presentation to Sainsbury's in 1992. "I pestered and pestered the buyer, and finally took him a sample of gnocchi, to be told that it would never sell. But Delia Smith had written a recipe card for Sainsbury's for four-cheese gnocchi. Unfortunately, no-one had told the buyer. I got an urgent fax saying, 'These gnocchi you were telling me about. I need two containers

be conserve della

next week'. Since then, Italian food has become intrinsic to how British people eat. In the 90s people were cooking Parma ham like bacon. Now the wood-fired pizza is taking over from fish and chips."

Gradually the business grew, and in 2000 the De Vito family bought out Rondanini. They have now become the UK's largest importer of Italian fine foods, manufacturing

fresh pasta in Italy and supplying Tesco, Sainsbury's and the Co-op, as well as Pizza Express and Bella Italia. Although consumers may not know the Rondanini name, people in the food trade certainly do. Rondanini have a kitchen in which they present new (to the UK) products. "Italy is made up of 20 regions, all competing to prove they have the best food. A few years ago Pizza Express employed Francesco Mazzei to create a new pizza. He used a Calabrian spicy sausage called nduja and now it's one of their most popular products."



Adriano De Vito in Rondanini's kitchen

There are 40 people based at Bessemer Park and Rondanini occupy (and own) Units 1, 2,

5, 9, 14, 22 and 23. They have an annual turnover in excess of £70m, which makes them one of the biggest businesses in Herne Hill. "We have invested in Herne Hill and we like our neighbours here. The success of one helps the others. Of course there's a risk that the estate could be sold for residential

be sold for residential development in the future.
But where would businesses like Rondanini go?"

What does Adriano make of Herne Hill today? "It's changed a lot. It's a far nicer and safer environment, and that has improved the quality of the people wanting to work for us. Take the Half Moon for example. They've done a great job and the investment is appreciated by local people. We want to see the environment growing. The

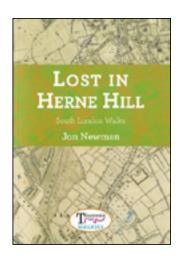
Council needs to be mindful that businesses do contribute to the local economy and need to be looked after rather than treated as enemies of the State."

And Brexit? "You can take

"You can take
Britain out of
Europe but you
cannot take pizza
out of Britain!"

Britain out of Europe but you cannot take pizza out of Britain! Will Brexit stop consumers from eating fresh mozzarella, Parma ham and drinking prosecco? Not a chance, but we do need to worry about the impact on consumer prices of potential import tariffs and a devalued pound. As long as the UK consumer can afford to eat fresh Italian pasta with their bolognese, there will be a need for our business."

Colin Wight



his book takes the reader on a walk seen through the life and work of John Ruskin. Jon Newman is our guide and I can think of no better short – and beautifully written – introduction to a writer and thinker who dominated so many aspects of his age, yet whose fame today is largely forgotten. A popular conception of our Victorian forebears is of straitlaced manners and repressed emotions, but in Ruskin's writing we see the very opposite of this. His deeper feelings imbue almost everything he wrote, particularly when linked to childhood and to a sensual appreciation of the natural world.

# **Book Review**

## WALKING WITH RUSKIN

A walk through parts of Herne Hill is therefore a very effective way of exploring Ruskin's thoughts about nature, art, architecture and society, because Herne Hill - that had provided the Garden of Eden of his childhood – in many ways typifies the immense changes in and around towns and cities that occurred during his lifetime. Jon Newman reminds us of Ruskin's lyrical recollection of the view to the south towards the Norwood hills from his childhood home, before the railways came and the Crystal Palace was moved to Sydenham "possessing no more sublimity than a cucumber frame between two chimneys". And, in the context of an undistinguished Victorian terrace in Coldharbour Lane we read Ruskin lamenting how his Stones of Venice, a book written to inform and improve public taste, had, in the hands of the speculative builder, led to something he detested: "I have had an indirect influence on nearly every cheap villa-builder between here and Bromley, and there is scarcely a public house near the Crystal Palace but sells its gin and bitters under pseudo-Venetian capitals". But we also read how the successful rescue of the land that became Ruskin Park from the hands of the speculative builder was very much inspired by Ruskinian ideals about preserving open spaces and access to nature.

Lost in Herne Hill is sparing in its illustrations and is limited to 30 pages of text. I am sure Jon Newman could tell us a lot more about John Ruskin in the context of Herne Hill, especially if he could also cover Camberwell. An expanded, more generously illustrated edition to greet the bicentenary of Ruskin's birth in 2019? — we can but hope.

Laurence Marsh

Available online from the Herne Hill Society - see www.hernehillsociety.org.uk/bookstall

## MUSIC AT THE PALACE

drian Falks came to our May meeting to speak about Sir August Manns. His talk was illustrated with modern recordings of music which would have been promoted by Manns during his long career.

Manns was born near Danzig in Prussia (today Gdansk, Poland) in 1825 and moved to London in 1854. He lived in England for the rest of his life, was naturalised British in 1894, and knighted in 1903. His career was dedicated to conducting – effectively establishing the role in this country. He was Musical Director at the Crystal Palace from 1855 until his retirement in 1901. He lived close to the Palace for most of his life, in Norwood and Sydenham, moving in 1906 to the White Lodge at the junction of Beulah Hill and Biggin Hill. He died there in 1907 and is buried in West Norwood Cemetery.

It is estimated that he conducted approximately 12,000 concerts during his 46 years as Director. He introduced a number of English composers (such as Arthur Sullivan, Charles Villiers Stanford, Edward Elgar and Edward German) as well as new works by relatively unknown European composers (Schumann, Brahms, Dvorak, Schubert) to British audiences.

Music at the Crystal Palace had been provided by a small band. Under Manns' direction and with support from George Grove, secretary of the Crystal Palace Company and later responsible for the famous musical dictionary, a proper orchestra was built up. For the popular Handel Festivals it could grow to an astonishing 450, with choruses of over 2000 and audiences numbering as many as 20,000. Concerts could last a good two to three hours and were value for money – a ticket cost half a crown.

Manns was a strong supporter of the Royal Normal (an American expression referring to educational "norms" in the teacher training offered) College and Academy for the Blind, set up near Crystal Palace by the blind American anti-slavery campaigner Francis Joseph Campbell in 1872. Manns made it possible for all students at the College to attend the Crystal Palace concerts free of charge, as well as the rehearsals.

The speaker demonstrated great passion for the subject, with amazingly detailed knowledge. We greatly enjoyed listening to the music. It was pointed out that in Manns' day, the new music which he introduced to his audiences might have been easier to understand than the new music played for the first time today. However, Adrian reminded us that Manns himself had said that he found Richard Strauss very difficult – he couldn't understand a note of it.

Val Suebsaeng



# **BATTERSEA POWER STATION**

#### Its tortuous history revealed

ne of London's most striking and recognisable buildings, Battersea Power Station has puzzled Londoners and visitors ever since it stopped producing electricity in 1983. No longer a public utility, what is its purpose? Could it be given a second life?

Various schemes surfaced and sank over the years, as the neglected building gradually decayed; it was used for events, photo shoots and as a filming location. Meanwhile, fragmentary accounts of redevelopment proposals caught the media's attention, only to fade away. The power station just sat there.

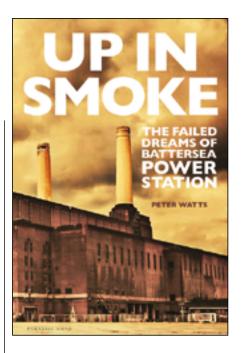
Finally it is emerging from dereliction and neglect. But does its new vocation do justice to its distinguished site and image? Herne Hill resident Peter Watts, author of a highly readable book, addressed our June meeting and took us through some key milestones of its history. We were left with a much clearer sense of this great building's history - and the uneasy feeling that London has ducked the opportunity to transform an icon into a valuable public asset.

The power station's birth was controversial. In the late 1920s, many in the establishment, including the privileged residents of Westminster and Chelsea just across the river, were outraged that a polluting industrial location could be opened in the middle of London. Peter's research shows how the London Power

Company found a solution to the sulphur pollution challenge with a revolutionary and expensive gas-washing system – and secured the great British architect Sir Giles Gilbert Scott to transform a factory into something resembling, many thought, a modern brick-built cathedral.

The foundation stone was laid on St George's Day 1931. An estimated 6,000,000 bricks were used in its construction. In today's money, the cost was £136 million. Battersea started its coal-fired power production in 1933; critics falling silent in the face of its triumphant design success. A third chimney was added during the War and finally the fourth chimney went up in 1955, achieving, as Peter writes, Battersea's "full, intended, symmetrical splendour".

Inevitably the power station edged towards redundancy. It was partly decommissioned in 1975, and closed in 1983 having unexpectedly been given Grade II-listed status which forestalled any ambition by its owners to knock it down. Thereafter a succession of fanciful and uneconomic schemes were floated to exploit the building and the increasingly valuable land around it. Peter cannily exposes the politics and vested interests driving the various proposals, concluding with the announcement in 2012 that a consortium of Malaysian developers, backed by the Malaysian state pension fund, was the winning bidder for the power station and the site, paying around



£400 million.

The famous brick shell, renovated and boasting its rebuilt chimneys, seems destined to become the centre (perhaps with a shopping mall nestling in the middle) of an expensive apartment and office development scheme clustering around its majestic walls. It will play a branding role in the far-reaching renaissance of the Vauxhall/Nine Elms area boosted by the relocation, from Grosvenor Square, of the US Embassy and an extension of the Northern Line. A significant new London neighbourhood though one initially barren of character and history - is emerging. But who will live **Pat Roberts** there?

*Up in Smoke – the Failed Dreams of Battersea Power Station* by Peter Watts was published in 2016 by Paradise Road.

#### Reverend Cameron Barker leaves the Parish of Herne Hill

early 300 past and present members of the two churches which form the Parish of Herne Hill got together on 14 May to give thanks for and celebrate Reverend Cameron Barker's 17 years' service as vicar. He has moved to Hertfordshire, with his wife Jocelyn, to take on the role of chaplain at Harefield Hospital. The congregations of both churches (St Paul's on Herne Hill and St Saviour's on Herne Hill Road) now total over 250 adults and children, a significant increase since Cameron and his family moved into the vicarage in Finsen Road in 2000.



The tributes at the leaving event expressed heartfelt thanks for Cameron's Christian teaching and leadership, and for his exceptional talent for and commitment to pastoral ministry to those seeking spiritual guidance and support, not only at times of grief, illness or other sadness but also at times of joy and celebration such as marriage and baptism.

Cameron served as a governor of St Saviour's Church of England Primary School in Herne Hill Road and has been influential in developing other ways in which the two churches' resources and talents can be used to serve the local community.

The appointment of a new vicar is planned to be completed in April/May 2018.

Leigh Whittingham

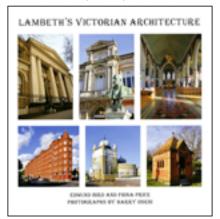
# **Book Review**

#### LAMBETH'S VICTORIAN ARCHITECTURE

n a series of four books published between 2010 and 2105 Edmund Bird and Fiona Price completed what will stand as the definitive account of Lambeth's architecture of the 20th century.

But of course building in Lambeth did not begin in 1900. The authors have now turned their attention to the many buildings built in the Victorian era that still exert a prominent presence on the streets of the borough – if only we can lift our eyes above the pavement and away from the hubbub of today's traffic. This is surely one of the great strengths of the book, as it is for the earlier volumes in the series. Buildings of which we are perhaps vaguely aware, having hurried past them over the years, can now be studied at leisure and their history revealed. Then, on site, we will remember to pause. So, for example, when next in Westminster Bridge Road and about to pass under the railway bridges leading in to Waterloo look out for the building that once fronted the terminus of the London Necropolis Railway, taking our Victorian forebears (in carriages that maintained the class distinctions of their life on this earth) to the huge cemetery at Brookwood in Surrey; or on Streatham High Road, pause to admire the splendid façade of the White Lion, a building that, as the authors say, surely deserves national and not merely local listing; or at the bottom of Knight's Hill, look up to take in the busts of, among others, Shakespeare, Dickens and Socrates on the West Norwood library. Any number of other examples could be given.

The book is especially good at setting the architecture in context, historically and geographically. The copious illustrations, linking a fascinating selection of archive images with excellent contemporary photographs by Harry Oseni, facilitate this task. It is especially rewarding to observe the extraordinary variety of domestic



house-building. John Ruskin, as referred to elsewhere in this issue (see p. 14), may have regretted what he saw as his baleful influence on the Victorian speculative builder, but I think most people today would be grateful that so much Victorian housing remains – doubtless eccentric and impractical at times, but very much part of our shared urban landscape whose intrinsic character depends on mixing new and old.

Not everything the Victorians built in Lambeth has survived. The last 40 pages have the sad task of recording what has been lost - much, but by no means all, as a result of bomb damage in World War II. For example, the magnificent Norwood Jewish Orphanage was demolished in 1961. The new West Norwood Health and Leisure Centre, a bland edifice that vainly seeks to echo the elegant lines of 1930s modernism, now occupies the site. Only the charming lodge-house for the Orphanage survives, now curiously stranded in its very altered surrounds. There is one fine Victorian monument absent from the architectural obituaries: the 1893 Bristowe memorial fountain in Brockwell Park, demolished by Lambeth Council in 1958, though the Bristowe bust was saved a few years ago and sits in Brockwell Hall, a fact that is mentioned in the book.

Lambeth's Planning Department, Lambeth Archives and Lambeth Local History Forum, who have supported this publication, also deserve our thanks. Lambeth's Victorian Architecture not only represents excellent value at £10 but, together with its four companion volumes, represents an outstanding contribution to the architectural history of London.

Laurence Marsh

All five titles in this series are available online from the Herne Hill Society - see www.hernehillsociety.org.uk/bookstall

## St Jude's – an anniversary



t Jude's Church in Dulwich Road, now the home of the Mark Allen Group, publishers, celebrates 150 years this summer. On 3 August 1867 the foundation stone was laid by Joshua Blackburn, owner of Brockwell Hall. The South London Press reported how a "handsome trowel", suitably inscribed, was presented to Mr Blackburn. The cost of the church, to be raised by subscription, was estimated at £6,000 (in the event the cost was £7,300). After the ceremony the assembly "adjourned to Brockwell Hall, where a dejeuner comprising the delicacies of the season awaited the arrival of the guests".

St Jude's was built for the inhabitants of the new housing that in the 1860s began to rapidly cover the fields bounded by the railway, Dulwich Road and Effra Road. In its early days it was often referred to as in Brixton or East Brixton. The building was last used as a church in 1975. Surprisingly, St Jude's has no listing protection, nationally or locally.

# SARGENT'S STUNNING WATERCOLOURS



merican artist John Singer Sargent (1856-1925) is best known as a portrait painter in oils. As recently as 2015 the National Portrait Gallery staged a superb Sargent show, "Portraits of Artists and Friends". His fame in that genre has long overshadowed his considerable output in watercolours, and there has not been a major exhibition of such works since 1918! Happily, Dulwich Picture Gallery has now corrected the balance, with a delightful display of 80 great paintings.

We begin with illustrations of how Sargent would focus on fragments, elements of fountains, sculpture or buildings. Drawing the attention to a segment rather than a more conventional overall view allows for surprisingly fresh perspectives. Where he did not provide labels, the curators have searched to identify the structures depicted.

Sargent was well-travelled. Born in Florence and studying in Paris before moving to London, he wandered around Europe and the Middle East, sketching and painting in the open air, in contrast with his portraiture in the studio. Cities depicted include Granada, Istanbul, Rome, Bologna, Florence and, above all, Venice. Again, he doesn't offer the familiar wide vistas and cityscapes but rather more intimate scenes. We are invited to join him on a gondola to look along the water and experience the reflections and play of light, or glance up and see a church through the rigging of other canal boats.

Landscapes became an increasingly important part of his output. Here again he concentrates on small-scale details in preference to vast panoramas, stating "enormous views and huge skies do not tempt me". Aiming to capture the movement of water, he depicted Alpine streams, a waterfall in the Tyrol, lakes, glacial valleys and mountain scenes such as *Bed of a Torrent*. Smooth stones or jagged rocks form fascinating patterns and explore the effects of sunlight on varied surfaces. Other subjects include cypress and olive trees as well as animals, from the white oxen of Tuscany to alligators in Florida.

A scene *On the Sands*, somewhat reminiscent of Boudin, leads into the final section, highlighting human subjects. The figures shown are often family members; but absent are the formal poses of the famous portraits. Instead we have Sargent's sister Emily sketching a friend, his niece Rose-Marie with an umbrella, others in repose. Particularly charming is *Siesta*, his sister Violet and her daughter resting on the ground, the inside of a white parasol reflecting a green skirt. Slightly more posed is a picture of Violet in a white dress. Other models, e.g. in male nude studies, are also relaxed and natural, whether standing or reclining.

Depictions of people encountered on his travels eschew exploitative Orientalist fantasy. He evidences a fellow feeling, whether for blind musicians, convalescent soldiers, Bedouins, quarrymen or a Turkish woman by a stream, red shoes to one side. By

contrast, his nieces in oriental costume revel in exotic playacting.

Augmenting the paintings is a display case with photographs of Sargent in company of friends or at work, views of his family members and studios. The exhibition, which includes works on loan from a variety of galleries and private collections, is lush and wonderfully engaging, revealing a less well-known side of a master.

When visiting the Gallery, take time to explore the Dulwich



Pavilion, built to celebrate 200 years since the Gallery first opened. Architects If DO won a competition for their design of a flexible, openair structure. Engineering firm StructureMode rose to the challenge of constructing this wonderfully adaptable space. Panels can be rearranged; mirrored screens reflect the main building and grounds, and there is a bar

tucked away. The Pavilion works as a social venue or stage; and evening events are on offer every Friday until October, when it will be dismantled.

Jeff Doorn

#### Sargent: The Watercolours, which opened 21 June, continues until 8 October

Open Tuesday – Sunday and Bank Holiday Mondays 10am-5pm. Entry: £15.50 (including voluntary Gift Aid donation); seniors £14.50; students, unemployed, disabled £7; children and Friends free.

# A BROCKWELL Baron



obin Butler (Lord Butler of Brockwell) served as Private Secretary to five Prime Ministers and was Secretary of the Cabinet and Head of the Home Civil Service (a job made famous by 'Sir Humphrey') from 1988 to 1998. With his wife Gill and their three children, he lived at 28 Half Moon Lane from 1979 to 1997.

#### Interview by Colin Wight

#### What brought you to Herne Hill?

My wife joined the teaching staff of Alleyn's in 1975, shortly after the school became mixed. We couldn't afford anywhere in Central London, but we could just about afford a flat off College Road. We moved to Half Moon Lane in 1979. It was a multi-occupation house which needed a lot of work doing to it. One November evening we came home to find the builder had removed all the doors. At about 9pm he returned cheerfully with the front door



The Butlers with their dog Tess in their Herne Hill garden

I remember the newsagents, Mr and Mrs Patel, who became great friends, and Mr Mustafa the greengrocer. Curiously, we never really used the Half Moon

pub. I visited it

and the lavatory

door.

other day and now it's very smart.

We also got to know Robert Holden, who set about trying to revive the cinema [in Railton Road] and also did a lot of work in Brockwell Park. My wife was asked to plant a tree there. I greatly admire the work Robert did for the community.

#### How did you become Lord Butler of Brockwell?

When I retired from the Civil Service in 1998 and was made a lord I had to choose a title, so I went to see the Garter King of Arms. He said "Butler is a pretty common name. You'd better be Lord Butler of Somewhere". Anthony Lester had already taken Lord Lester of Herne Hill (in 1993). When I suggested "Lord Butler of Brockwell", he said he'd never heard of it. I said it was a park. "A park? You can't be lord of a park! Bring in the gazetteer!" A lady arrived with a dog-eared book. She said "It's a place in Surrey". So that was all right. Then he tried to sell me a coat of

Our association with Brockwell Park became closer when our daughter acquired a dog. The condition was that she had to walk it round the park every morning. Anthony and Katya Lester, who lived a few doors away, used to walk their dog at the same time.

When my daughter went off to university, my wife and I took over walking the dog.

There was a notorious case (in 1987), in which Anthony Lester was acting for the publishers of *Spycatcher*, which the government was trying to stop. As we walked the dogs he would try out his arguments for the publication of this book and I would then tell the person acting for the government what Lester's arguments were going to be so he could prepare a defence.

Then of course the Lido opened and that was a further reason for using the park.

#### Did you swim in the Lido every morning?

Yes, my wife and I used to go swimming at a quarter to seven. We would swim for 20 minutes then buy some fruit from Mr Mustafa and feel like millionaires.

There was an occasion when the BBC made a television programme about the Lido and they interviewed me in the pool. Unknown to me they kept the camera running and filmed rather more of me than I wanted them to. The morning after the programme was shown my driver said "Good morning. We saw you had a small part in that television programme last night", then the policeman at Downing Street said "You needn't show your pass, I recognise you even when you are dressed". The revival of the Lido was a great asset to Herne Hill and a lot of the credit goes to Paddy Castledine and Casey McGlue. If it hadn't been for their hard work I don't think it would have reopened. It would have been a great shame for an asset like that to have been lost.

#### Tell me about some of your visitors

I entertained Margaret and Denis Thatcher to dinner in 1985. Someone must have seen them arrive and called the Fire Brigade for a joke, because three fire engines turned up at great speed. She liked the area, which led to her buying the house in Dulwich beside the golf club. I entertained John Major on several occasions, and Tony Blair came to supper twice. Before he became PM we discussed the arrangements for what would happen if he were elected. We agreed that he would live at 11 Downing Street and leave the flat at Number 10 for Gordon Brown. Then after he'd been PM for three months he came with Peter Mandelson and Lord Irvine. Some quite big things were discussed and decided at the house in Half Moon Lane. We sold the house in 1998 when I went to be Master of University College, Oxford. We realised it would be too big when we returned to London (10 years later), so with great sadness we sold it and bought a flat in Victoria.

#### Do you still have any connection with Herne Hill?

Oh yes. To my delight my son and daughter-in-law bought a house in Stradella Road. And since 1965 I've been a member of Dulwich and Sydenham Golf Club where I still play every week.

You can listen to this interview, and much more besides, at https://soundcloud.com/herne-hill-history-hear/sets/

#### Herne Hill History Hear

is an oral history project that collects and shares recollections of life in Herne Hill, whether from long ago or more recently. We are keen to find and interview people who have lived or worked here over a long period. The project is run by the Herne Hill Forum in partnership with the Herne Hill Society.

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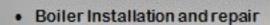
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SE19 1TZ	SE21 7BJ	SE22 8EW	SE23 3HF	SE24 9HU	CRO 5NB	SE26 5QW	SE27 9AJ

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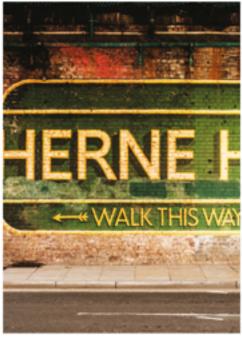


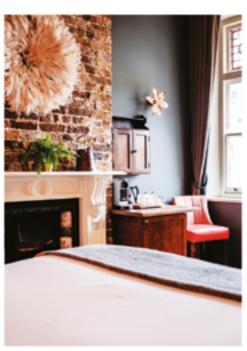




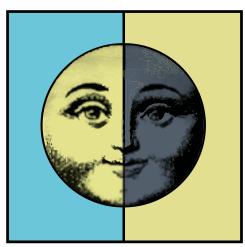


















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