

# SE1

ISSUE 54 AUGUST 1987 FREE COPY

## Tooley Street faces third emergency

The long suffering residents of Tooley Street in Bermondsey faced their third emergency this year when, at 5am on Thursday 9th July, a 36 inch water main burst behind the Devon Mansions estate, at the corner of Fair Street and Tanner Street, sending a wave of water, silt and sewage into 17 basement flats.

Only the previous week, 500 residents of Devon Mansions and neighbouring estates had to be evacuated when an undetonated one ton bomb from the Blitz was discovered on a building site in Mill Street. Over 3,000 civilians were killed by such bombs dropped on Southwark during the war. Earlier this year, during the very cold weather in January, many elderly people from the area had to be moved to emergency accommodation.

All this comes on top of the fact that for the past few years Tooley Street residents have had to put up with their area being turned into a building site without so much as a by-your-leave from profit-hungry property developers.

In the latest emergency, 27 tenants in a total of 18 basement flats lost all of their possessions when their homes were flooded to a depth of over four feet by the burst water main. Many of the tenants had no household

insurance and hopefully they will be able to recover damages from Thames Water. The Council is already in discussions with Thames Water over compensation for damage to the flats.

According to the estate caretaker, Mr Fordham, who lives in Devon Mansions, the volume of water that escaped was so great that "when I looked out of my window, Fair Street looked like the Thames." The flooding affected neighbouring streets down to Tower Bridge Road. Three mains in the area had to be shut down and tenants on the nearby Arnold Estate had to use a stand pipe for their water.

All emergency services responded very quickly to the emergency. The Water Board had the water shut down very quickly and swift action by the Fire Brigade, which had the flats pumped out by 11am, prevented serious structural damage to the flats. Tenants also praised Southwark Council's emergency services which came in for a lot of criticism during the bomb evacuation. Then, residents suffered long delays in being provided with food and accommodation for the night they had to spend away from their homes. Southwark admits its emergency services were under strain during the bomb evacuation and a report has been ordered. But a spokesperson for the Council told



Caretaker, Mr Fordham, surveys the damage

SE1 that the everything ran smoothly this time.

The Housing Department and Social Services were on the scene immediately and those tenants who didn't find accommodation with friends or relatives were taken to the London Park Hotel. According to the Estates Officer for the area, Liz Wray, the damage to the flats is such that they may not be habitable for another several months. The tenants affected will therefore be rehoused. She had a lot of praise for the work of two Housing Department officers during the emergency, Bob Tice and Lou Jordan.

Lil Patrick, Chair of the Tooley Street Tenants Association was also full of praise for the work of the TA's Social Secretary, Barbara Burgess, and the Secretary, Bill Smith, who took time off work to cope with the aftermath of the flood. Other local residents also weighed in to help, prompting Lil to remark to SE1 that "twice in the past ten days this little community has really responded well to these emergencies."

The Council was also lavish in its praise of local residents who responded to the emergency, presenting them with flowers.

## Southwark refuses Co-op nominations

Southwark Council is refusing to put forward names of people on its waiting list to be trained and allocated homes in the first Coin Street housing co-operative. Despite an urgent appeal by the Mulberry Co-op, the Labour Group on Southwark's Housing Committee voted not even to discuss the issue. Housing Chair Alan Crane has consistently refused to meet the Co-op's founding members.

Mulberry Co-op is building 56 homes with gardens on the old Coin Street car park. Its founding members were all active in the 10-year campaign to build "homes not offices" on the site. In 1984

the local campaigners formed a non-profit company, Coin Street Community Builders, and bought the 13-acre Coin Street sites. Mulberry is the first of 7 housing co-op developments which will take place on the site.

Three years ago Lambeth and Southwark Councils offered to lend Mulberry the money to build new housing provided all 56 homes were allocated to people nominated by both councils. Mulberry agreed but said the councils must make their nominations 6 months before housing was ready for occupation so that prospective tenants could be trained in how to run the co-op.

Council officers agreed to this. Two years later, the then Lambeth Vice-Chair of Housing, Terry Rich, declared that although Lambeth would try to meet the deadline the council could only guarantee to nominate people 3 months in advance. Later on, Lambeth accepted the 6 month period. Southwark Council said it would only nominate 4 months in advance even though the Co-op said this was impractical. Training members of the co-op takes 120 hours of room bookings and creche facilities as well as 360 hours put in by tutors. Each prospective tenant has to attend twelve 2-hour workshops.

The current date for completion of the first 56 houses is 9th January, 1987. The 6 month deadline for nominations therefore passed on 9th July this year. Meanwhile staff at Southwark's District Housing Offices are telling people who enquire about getting into the Co-op that they know nothing about Coin Street.

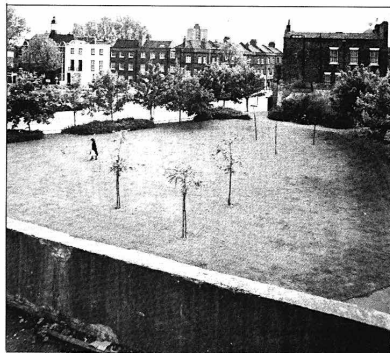
Mulberry members are now seeking an urgent meeting with Southwark Council's Chief Executive. In the meantime the Co-op is publishing an information leaflet available at 99 Upper Ground, SE1, and local community and housing offices.

## What future for the Trocette site in Bermondsey?

The site behind the Horseshoe pub, at the junction of Bermondsey Street and Tower Bridge Road, is known as the Trocette site, after the former Trocette Cinema. It is owned by the London Residuary Body, set up by the Tories after they abolished the GLC, and is presently open space.

The London Residuary Body wants to sell the site shortly and Southwark Council want to ensure that any future use of the site is what local people want. The Planning Department has therefore sent out a leaflet to local residents, businesses, and community groups containing a simple questionnaire asking people what they think should become of the site.

The results of this survey will be used by the Planning Department to prepare a policy for the site which it is hoped will encourage any potential developer to see that the site is used as local people and the Council would wish, or possibly leave some or all of it as open space.



The Council would like to see the pub remain although it isn't a listed building or within a conservation area, so the Council cannot prevent demolition. The pub is a traditional building with long views to it along Tower Bridge Road. It helps provide a sense of enclosure to the shopping area at the road junction and adds to the character of the area.

The site was originally laid out as open space in 1977 by the GLC. The Council's North Southwark Plan allocated the site for housing and shopping, but the Plan can no longer be used as it has been rejected by the government.

If you would like to make your views known on the future of this site, drop into Southwark's Planning Department at 199 Borough High Street, or ring them on 403 3322 ext 2150 and ask for Elaine Paterson who will explain to you more about it or send you a leaflet for you to record your views.

## WOMEN AND TRANSPORT IN SOUTHWARK

A recent report on the transport needs of women in Southwark, 'Free to Move', has found that inadequate public transport in the borough severely limits their mobility. The report reveals that many women in Southwark go no further than they can walk, are reluctant to use public transport because of access problems, lack of safety and unsuitability of services.

The report highlights the poor state of public transport in the borough where there is little access to the underground system, rail stations are deplorably unsafe and inaccessible, and bus services are inadequate and unreliable. As a consequence, women find their lives being restricted because they can't get where they want to quickly and safely. Their working lives are affected, as are their opportunities to get out to visit friends and relatives, to study, to play sport, even to go for a night out.

In the north west of the borough, public transport is notoriously bad. It has become obvious since London Regional Transport took over public transport from the GLC that buses are now a peak hour service for travellers to work. The transport needs of local residents have been completely brushed aside. Blackfriars Literacy Centre, for example, has trouble attracting women to its classes at night and staff frequently drive students home.

For many women, particularly the elderly, perhaps the most important thing about public transport is being able to get directly to hospital. Late and missed appointments cause distress and sometimes further illness.

One instance about how insensitive London Regional Transport is to the needs of local residents concerns the

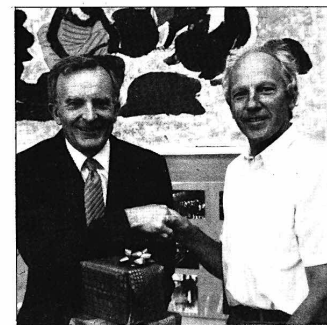
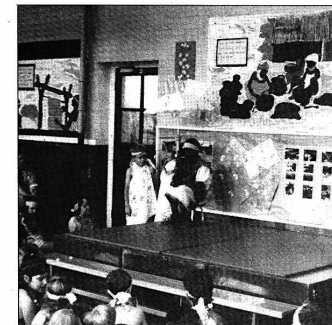
No 109 bus. Until February this year, the 109 used to run a loop route from Farringdon down Blackfriars Road along the Embankment across Westminster Bridge. This was perfect for people living around the Blackfriars Road area because the bus used to stop at County Hall across the road from St Thomas' Hospital. This was the only direct route to St Thomas' for these residents. Claiming that the service wasn't well used along the Embankment, London Regional Transport withdrew it. Now the 109 runs down Blackfriars Road to Farringdon only at the peak hours.



Mrs Jessep

Mrs Jessep, who lives at Peabody Buildings on Blackfriars Road, told SEL since the 109 ceased to run the loop in February she has to walk to St Thomas'. She faces a long journey on foot to the Cut and across the busy roundabout at County Hall. Or she can hire a mini-cab at considerable expense. What was once a first bus ride to hospital is now a long and tiring walk or an expensive cab fare. Another woman put at a disadvantage because of present public transport policies.

## PRESENTATION DAY AT CHARLES DICKENS SCHOOL



Charles Dickens school in Lant Street held its leavers prize giving ceremony in the middle of July. Books were presented to all the pupils at the school who are leaving and going on to secondary school in September. Before the prize giving ceremony, pupils performed a play for parents present at the ceremony, others danced and to close the afternoon, the children sang songs.

The afternoon was also the occasion for the Chair of the School Governors, Ted Bowman, to make a presentation to the Headmaster of Charles Dickens school, Mr Eric Newell, pictured above, on his completion of 25 years as a teacher, nearly 15 of them at Charles Dickens. Ted Bowman praised the competence and dedication of Mr Newell.

## The Tradescant Garden Museum

There is surely no better antidote to the pressures of urban life than the Tradescant Garden Museum, Lambeth's very own 'secret garden' close to the gates of Lambeth Palace.

The Museum is housed in the restored parish church of St Mary-at-Lambeth and is a wonderful place - a bit of the country in the middle of the inner city. Even the women who courteously sell you plants or tea and home made cakes seem to belong to a gentler time and place.

At the rear of the old church is a garden full of seventeenth century plants and flowers. The garden also houses the tomb of the two Tradescants, father and son, who were famous plant hunters and gardeners to Charles I. Their tomb lies next to that of another illustrious figure from Lambeth's past - Admiral Bligh of the Bounty. Sitting in the peaceful garden it's difficult to imagine that ten years ago the whole site was derelict and filthy.

Mrs Rosemary Nicholson, chairwoman of the Tradescant Trust, discovered the church ten years ago when she and her husband, both keen gardeners, were searching for the grave of John Tradescant. They were utterly appalled by what they saw. "The churchyard was choked up with weeds and there was rubbish everywhere. Tramps were sleeping on the tombstones in cardboard boxes, the church was boarded up and vandalised. It was utterly dreadful," said Mrs Nicholson.

son, a woman of enormous energy and charm.

There and then she decided to somehow restore the illustrious reputation of the Tradescants. And so began a long saga of hard work, campaigning and organising a vast and varied number of people to create a museum and garden from the wilderness. It sounds like a fairytale, but the task was a formidable one.

"From the beginning we took the view that if the project was meant to succeed, the help would come," said Mrs Nicholson who is now still working voluntarily for the museum and is so busy that she can only be reached by phone in the early hours of the morning!

There are so many stories connected with this enchanting place, but most poignant of all perhaps, is the story of John Boxall, who was one of the tramps sleeping in the churchyard when Mrs Nicholson first visited St Mary's. The churchyard was his sanctuary and at first he was deeply upset at being turned out of his 'home', but little by little John was won round, and eventually laid by hand the crazy paving stones at the front of the church. He used to scour London for furniture and artefacts for the Museum in its early days.

"He was an extraordinary person," said Mrs Nicholson. "He seemed delighted to help and received nothing in payment except cigarettes." John was a constant visitor to the Museum when it first opened and received complimentary tickets for concerts that are often held there to raise funds.

Sadly, no-one knows now what happened to him. "He loved

the place and had so many ideas of how it would look eventually," said Mrs Nicholson, continuing the story.

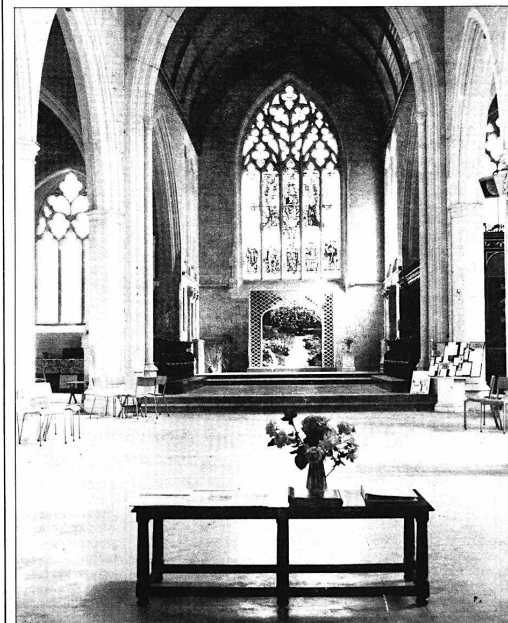
Despite John's disappearance, his hard work and the legend of the Tradescants lives on thanks to Mrs Nicholson and her remarkable army of volunteers. This year the Museum celebrates its tenth anniversary with many delightful events to mark this special occasion.

Cheif among them is a special service on Sunday August 2nd

at St Sepulchre's in Holborn Viaduct to mark the 379th birthday of John Tradescant. There will also be a showing of a film of manet's garden at Giverny in France in September, and exhibitions of botanical watercolours in the Church.

With so many celebrations it certainly seems an appropriate time to visit the Museum if only to realise that even in these troubled times, love and hard work can still make dreams come true.

Anne Critchley



Inside the Museum of Garden History

## Bye Jeanette

Jeanette Copperman, for six years a community worker at WAC, left on 10th July to work for Southwark Council. She will be sorely missed by the many groups she has worked alongside over the years. However, we can take comfort from the fact that she will be over the road in Southwark and will undoubtedly be popping back to see us all.



PHOTO: Lou Sheppard

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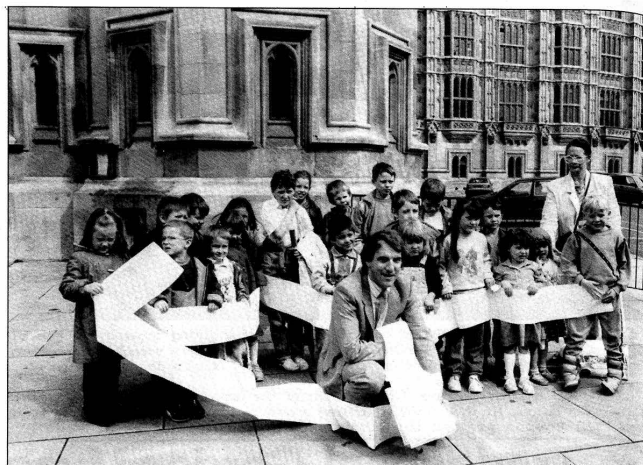


# Pupils petition Parliament

Twenty children from Southwark Primary schools presented a Petition to Parliament to Simon Hughes MP, outside the House of Commons, on Monday July 20 1987.

The petition is a protest against the severe shortage of Primary school teachers in the borough during the past academic year; a shortage which has consistently denied local children their right to education. Classes have either been forced to close completely (the Reception class at Cathedral school was closed for five weeks in January), children in affected classes have been distributed throughout the school (10 year olds in the nursery), or head teachers have taught and in some schools are still teaching full-time in addition to their administrative duties.

ASPS (Action for Southwark Primary Schools) was formed in May this year, at a meeting of parents, governors, heads, teachers and support staff, chaired by Simon Hughes MP. It exists to co-ordinate individual schools' battles to obtain full-staffing, and was the driving force behind the petition. 1500 signatures were obtained in two weeks, the deadline being dictated by Parliament recessing on Friday 24 July. The petition asks that the Government address the long-term problems involved in attracting teachers to London, that sufficient numbers of Primary school teachers are trained so that we never



Pupils present their petition to Simon Hughes MP

again face a crisis of the present magnitude, and to ensure that there will be no staff shortages in Southwark Primary schools from September this year.

The children in this area have suffered

enough. The reply to the petition, from Kenneth Baker, Education Minister, is eagerly awaited by parents who will accept this constant disruption of education as anywhere near good enough for their children.

# A visit to Borough's parks

any SE1 readers have complained to us about the state of Mint Street Open Space, so I decided to visit it and other parks in the area. In his article below I find that not all is rosy for our public gardens and I ask the Southwark Council to look on their poor level of maintenance.

Borough's public parks are people or are they going to the dogs? Around this area there is very little open space and few people have gardens, so any local park should be cared for as a precious amenity. This is particularly true of a community where 50% of residents are either unemployed or retired.

Unfortunately, our local open spaces aren't what they should be. Approaching Mint Street Open Space from Southwark Bridge Road by the Welsh Chapel, my first impression was that the weeds, buddleia seedlings and litter were taking over. The grills in the walls are being blocked out by the strangling weed convolvulus, the crack joining the bottom of the wall to the pavement is bristling with weeds and two buddleia bushes are threatening to close off the entrance. Another buddleia bush is mature enough to completely obstruct the pavement opposite Tom's grocery shop. Behind this buddleia litter has been dumped and windblown papers built up.

I entered the park to find the paved area completely overgrown with grass weeds and buddleia sprouting between the paving slabs. The low wall separating this paved area from the lawn had sunk and is dangerously cracked in the middle.

The park wall is an attractive weathered yellow brick, the choice of cotoneaster shrubs a very good one as it flowers in Spring, has attractive leaves in the summer and bright berries in the Autumn. But because of poor maintenance these shrubs have been allowed to grow unpruned and untrained over the fixed seats. They are an eyesore and an obstruction for anyone trying to sit down. As a result people wishing to sit have snapped

off branches overhanging the seats giving the place an even more uncared for look. Half the cotoneaster shrubs are buried under 'convolvulus' which is strangling so many other shrubs as well.

There are over 200 yards of shrub border. Of these only hypericum, potentilla and buddleia are full of flower. Another four shrubs have a few flowers. The following weeds, however, are thriving: convolvulus, various tall grasses, wormwood, thistle, nettle, mallow and allanhus. These weeds are smothering the shrubs and reducing the impact of the few flowers on display.

By far the worst feature of the park is the dog shit! It's everywhere. I found it impossible to walk around the grassed area without keeping my eyes on the ground every step. How can anyone enjoy a park if they cannot safely take a step? Who could lie down on the lawn? Who could feel happy about their children playing there? Dogs and people in parks don't mix.

Mint Street Open Space looks uncared for, it's full of weeds and bare patches and despoiled by dog mess. What a waste for local people. Fortunately, it would not take much effort to turn it around. An excellent start would be to ban dogs and weed it before the Boro' Festival on September 5th.

I found Little Dorrit Park no better. It is dominated by weeds growing out of the pathways and in all the shrub borders. Two of the four bins are without any mesh liners which did not help the litter situation. The pond, which should be a central feature of the children's play area, is green and stagnant. It is filled with litter and crab apples that have been torn off the trees by vandals.

The crab apple trees and the once magnificent cherry tree have had their branches torn off and have been stripped of their fruit. This vandalism is distressing and inexcusable. But when a space looks so uncared for it does nothing but encourage this anti-social behaviour.

In the 200 yards of shrubbery



Neglect at Mint Street Open Space

there are only two flowering shrubs (buddleia and cornus), the roses have reverted to their rootstock and now give only one brief flush of single flowers instead of providing colour throughout the Summer and Autumn. Lack of maintenance and such obvious neglect encourage acts of vandalism and put people off visiting.

Coming out of Little Dorrit Park I saw the solution right next door in St Saviours and St Mary Overie Primary School. Behind its marvellously flowering 'escallonia' hedge were islands of flowering shrubs and trees. Here were thriving and cared for specimens of lavender, cistus, potentilla, rosa rugosa, buddleia, hebe, senecio greyii and a perfect Rowan tree covered in berries. Each shrub is at least 4 to 5 feet across and with more flowers on it than the whole Little Dorrit shrubbery put together.

Inspired by this local effort I decided to visit Copperfield Street Community Garden. Though far smaller than Mint St and Little Dorrit, Copperfield Garden has an incredible 50 shrubs, perennials and annuals in flower. It has eleven seats to Mint Street's 16 and Little Dorrit's 6. Its lawn is beautifully kept and the grass is covered with white clover and daisies. This garden created by local people for local people is cared for, colourful and a joy to visit. It's what a park should be.

If Southwark Council want to improve Mint Street and Little Dorrit Park then here are a few suggestions.

1. Consult local people. The children of Waverly School recently did a project and presented Southwark council officers and members with their findings. They concluded that Little Dorrit Park was the worst maintained of all parks in the borough. Present was Tony Williams, Director of Public Works, who was asked what he was going to do about the state of this park. Several days later, council workmen were to be seen clearing away weeds at Little Dorrit Park. Well done Waverly School.

2. Visit local gardens like Copperfield Street and see what local people have created.

3. Let us separate people and dogs. Dogs in cities should be kept on leads and their owners responsible, as in other countries, for cleaning up their dogs' mess. The Council has a health and safety responsibility which it should not ignore, especially where children are concerned.

4. Regular maintenance is essential and cost effective.

5. Let's educate ourselves about the plants and wildlife in each park. Why can't each park have a sign which identifies all the plants. An educational programme could be developed to help local people to become familiar with nature. More knowledge might lead to a greater enjoyment of and respect for our local parks.

## '87 MORLEY PROSPECTUS

☆ Morley College would like to thank the following organisations where you may collect our prospectus

- ☆ North Lambeth Library, Lower Marsh, London S.E.1
- ☆ Borough Community Centre, 56 Southwark Bridge Road, London S.E.1
- ☆ Barley Mow Clinic, Tanswell Estate, Frazier Street, London S.E.1
- ☆ John Harvard Library, Borough High Street, London S.E.1
- ☆ Blackfriars Settlement, 44 Nelson Square, London S.E.1
- ☆ Waterloo Action Centre, 14 Baylis Road, London S.E.1
- ☆ Waterloo Community Development Group, 99 Upper Ground, London S.E.1
- ☆ Young Vic, The Cut, London, SE1
- ☆ Colombo Sports Centre, Colombo Street, London S.E.1
- ☆ St Georges Health Centre, Blackfriars Road, London S.E.1

## SIGN-on SEPTEMBER 7th

- Music Appreciation
- Social & Community Studies
- YOGA
- Languages
- D.I.Y.
- Archaeology
- BLACK STUDIES
- Literature
- reading
- P.E. & SPORT
- Ensembles
- Choirs
- Theatre School
- Architecture
- reggae
- Art History
- STEEL BAND
- Dance
- COOKERY
- Psychology
- History
- Opera
- FRESH START
- Science
- Bengali Songs
- Orchestras
- computers
- Chess
- ELECTRIC GUITARS
- Arts & Crafts
- WOMEN'S STUDIES
- Philosophy

## When and Where to Join

Do you live in SE1 or SE11?

You have priority over everyone else for all classes except those marked \*

Monday 7th September is SE1 & SE11 day 12-2 and 5.30-7.30 advice - information - help - enrolment

First enrolment week Centres open for enrolment 7th 8th 9th September

12.2 5.30-7.30 Morley Main Building, 61 Westminster Bridge Road, SE1  
12.2 5.30-7.30 Lilian Baylis Centre, Lollard St. SE11  
5.30-7.30 London Nautical School, Stamford St. SE1

### Equal Opportunities

Morley College is committed to a policy of equal opportunities for students, staff and all those who use its facilities. We oppose all unfair discrimination. College Policies and Codes of Practice are kept in the Library and are open to anyone who wishes to read them. We want everyone associated with the College to share our commitment and join with us in ensuring that these policies are put into practice for the benefit of all.

## More Information

### Morley College

61 Westminster Bridge Road  
London SE1 7HT  
Telephone 01 928 8501

## Irish Oral History Project

Community Education at Morley College has just started up an Irish Oral History Project based in North Southwark and Waterloo. The Project aims to collate together the work of various individuals and projects both locally and London-wide. This is the first project of its kind in this part of London, which is

surprising as the Irish have been here a long time.

Irish migrants came here in the eighteenth century to work in the hop fields of Kent and many migrated to the Thames waterside in search of work. Thus by the middle of the eighteenth century there was a large Irish community in Southwark-Bermondsey, Rotherhithe and Vauxhall. Many Irish people found work

in the London docks, where they formed a large part of the workforce of coal heavers and porters. In fact, apart from Liverpool, this is the oldest Irish community in England.

The Oral History Project would like to hear from groups and individuals with Irish connections, and is particularly interested to record the stories and

experiences, hitherto never collected, of the many elderly Irish people living in this part of London.

A part-time Project co-ordinator has been appointed from 27th July. Her name is Liz Mellon. You can contact her or Cass Breen, at the Community Education Building, King Edward Walk, SE1.

## art of the borough market



Local artist Mike Challenger recently exhibited his charcoal drawings of the Borough Market area at Southwark Cathedral. Mike, the son of a coal miner and a former skilled engineering worker who completed his apprenticeship at an aircraft factory before taking up art full-time, has lived in North Southwark for the past 12 years.

Only recently did Mike begin to record the buildings of the area in his art. He previously painted abstract art. It was last year that Mike was asked by friends of his who have a greengrocery in Bedale Street to make a drawing of their shop. Other local residents and businesses saw Mike in the act and asked him to do their places as well. From then on it snowballed and Mike has been busy drawing the Borough Market area which continues to be under threat from office developments. He has drawn the Wheatsheaf Pub for its landlord Sid, the Borough Cafe and Mr & Mrs Quinliven's home on Park Street.

Mike was asked in February by the Cathedral to exhibit his drawings there and the exhibition only recently finished. SE1 reproduces here one of Mike's fine charcoal drawings.

## Colombo Street win!

The Colombo Street 13/14 age group football team took part in the Southwark final of the metropolitan police 5-a-side tournament held at Southwark Park astroturf on Saturday July 18th. The weather was appalling but despite this the team performed extremely well, and with a goal in each half defeated English Martyrs Youth Club by two goals to nil.

All the boys were a credit to the club, but special mention must be made of Jason Collingridge, who scored both goals and took his tally in the competition so far to eighteen.

We look forward to October 4th when as champions of Southwark the Colombo Street team play at Beckenham, and if they secure victory there, go on to play in the grand final at Wembley.

Pictured left to right after receiving their medals are: Back row - Darren Eli, Kingsley Blake, Peter Supple, Robert Bearsby. Front row: Lloyd Williams, Jason Collingridge, Thomas Longmore.

## PLANNING - ALL CHANGE

Two major changes in the planning North Southwark were recently considered by the council's planning committee. The first sees an attempt to increase community participation in decision making by introducing area planning sub-committees. The second proposes new policies to replace the North Southwark Plan (NSP) which was rejected by the Secretary of State earlier this year.

The area committees would have the powers, handed down by the planning committee, to determine planning applications, consider local planning policies and approve the main committee's capital schemes. Unfortunately traffic matters will remain under the jurisdiction of the Public Services committee. The idea that all items on the agenda would be relevant to the area. Local people would not have to wait until the item interested them appeared on the main planning committee agenda. While boundaries have still to be discussed, North Southwark would hopefully be split into two, along the Riverside ward boundary from the river to St James Church.

The idea will be going out for consultation soon which will hopefully raise a number of important questions. How many community representatives be chosen and will they have voting rights? How much power will elected representatives have? If you have any questions about these committees or want to make sure you are consulted contact Tom Jeffrey at Southwark planning department on 403 3322.

The second major change in planning concerns the adoption of new planning policy guidelines. Unfortunately, these proposed new interim policies contain little of the spirit of the North Southwark Plan. A great deal of work went into the NSP and while the Secretary of State may disapprove of its content, it reflects the views of the local community. For example, the old NSP office policy stated quite clearly that there would be no further development in the area. While the council has lost planning appeals on this blanket approach, the new revised policy could open the door again to the office developers who had a field day in the 1970's.

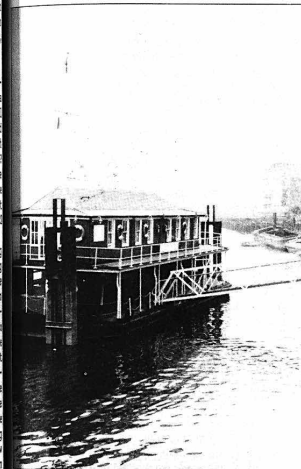
These proposed policies will be put out for consultation soon. SE1 urges individuals and groups to consider these changes and send your comments to Mike Yeates at Southwark planning department (403 3322).

If you want any advice on how either of these proposals will affect you contact Gerry or Alan at North Southwark Community Development Group, 56 Southwark Bridge Road, (928 0711).



## Jacobs Island development - no thanks

As a shock turn around London Dockland Development Corporation (LDDC) officers were recommending that their planning committee refuses permission for Andrew Wadsworth's proposed development at Jacobs Island, on the site of the old millers mill. Such a decision at the committee on the 18th August could pave the way for a Public Inquiry. Coral Swall, chair of the Jacobs Island Action group, was delighted by the slightly suspicious of the LDDC's change of mind. She told SE1 that "LDDC officers have been negotiating with Wadsworth for several months and recently told JAG that they were happy with revisions he had proposed". Pressure from our group has previously shown them the error of their ways." JAG, an alliance of local tenants and New Concordia residents, has proved to be a very effective campaign group. Since its formation in March it has continually hounded the LDDC over this outrageous development.



Wadsworth's floating office

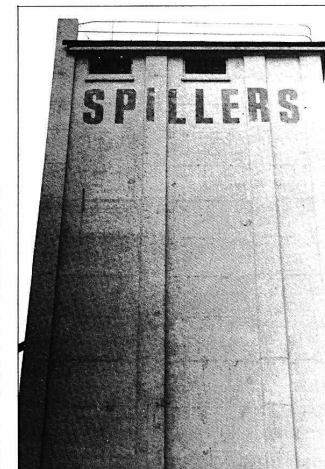
Wadsworth, the developer of New Concordia wharf, has submitted a proposal for 11 residential blocks, rising from 8-20 stories, providing more than 400 flats, 821 parking spaces and over 60,000sq ft of shops, offices, restaurants, a cinema and a swimming pool. All this is proposed for a 3.5 acre site in an already densely developed area. The development will concentrate thousands of people in a tiny corner of Bermondsey which has insufficient local services to meet the needs of local people. It should be stressed that the density of this scheme is over 3.5 times the maximum density normally allowed by Southwark Council. Calculations performed by people with experience in property development reckon that Wadsworth is aiming at a 150% profit margin against the normal margin of around 20%.

Wadsworth already has permission for a scheme which was granted three years ago which is low rise and retains several of the existing buildings. It is clear that the current proposal reflects the massive increase in land values in the area, yet none of that increased value would be enjoyed by local residents. Instead they would have to put up with the loss of yet another riverside site and possibly years of disruption caused by massive building works. At the end of it there could be

further problems caused by the huge amount of traffic generated by the scheme.

Wadsworth's previous permission involved the retention of 55% of the existing buildings. Clearly there would have to have been a drastic deterioration in these buildings to support the wholesale demolition that his recent application seeks to justify. In December 1985 the LDDC announced the extension of the St Saviors Dock Conservation Area. The Jacobs Island site is wholly within this conservation area. JAG finds it inconceivable that wholesale demolition of the existing buildings and the erection of 11 huge tower blocks can meet the aims of a conservation area. When plans to extend the conservation area were being discussed major land owners, which must have included Wadsworth, would have to have been consulted by the LDDC. JAG finds it hardly credible that Wadsworth would go to considerable expense of progressing this scheme - which clearly breaches the letter and the spirit of the aims of a conservation area - in the absence of some encouragement from the LDDC that planning consent would be forthcoming.

JAG, while totally opposing Wadsworth's massive development, have agreed a number of principles which they feel should guide any development on this site. They feel that these guidelines would help to meet the needs of the local people rather than lining the pocket of developers. These include mixed tenure for the residential element, a substantial light industrial element, the retention of certain buildings on the site, open space on the riverfront and into the site while imposing a strict height limit on the development.



Spillers factory will disappear

When JAG were informed of the officers decision to recommend refusal they issued a press release to publicise the fact. Suspicions were aroused when members of the press contacted JAG workers saying that the LDDC were denying this. Since then JAG has been assured that the officers are recommending refusal although Reg Ward, the LDDC's outgoing Chief Executive, wrote pointing out that "If the planning committee considers that the quality of the new build proposals, in both architectural and land



St Saviour's Dock

use terms, is consistent with the character of the conservation area they will be free to recommend approval". JAG are now seeking a meeting with members of the LDDC board to convince them of the new found wisdom contained in their officers recommendation.

During their campaign JAG have recorded some quotes which highlight the nature of the people they are up against. Chris Farrow, Area Director at the LDDC told a JAG delegation that "Every developer has the green light to invest in Docklands and redevelop this junk real estate". Piers Gough, architect to Wadsworth, considers Jacobs Island as one of the "lousy bits of London". Wadsworth's views on homes for rent were made equally clear when he said "It is a simple financial exercise to work out as a private developer that it is not economically viable to rent houses compared with selling". JAG's message to all three is equally clear. People are not prepared to see their lives disrupted on the commercial whims of developers any more. The fight is on to secure a refusal of this development at the 18th August LDDC planning committee.



Jacobs Street studios will go



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## PUBLIC HAZARDS NO. 8

Public standards continue to fall in North Southwark. The Leaning Traffic Sign of Union Street has been in its state of pictured incline for several months now while scientific experts called in by SE1 newspaper have verified our suspicion that the column is leaning by a further centimetre a week. Consequently we are calling on the Public Works department not to touch this column in order not to endanger its growing attraction as a tourist spectacle. Public Works be warned!

Copies of this photo can be obtained as a postcard (black and white only) from the editorial offices of SE1 newspaper. Please send your order to 56 Southwark Bridge Road, SE1, enclosing a postal order for 30p to cover the cost of ordering extra prints.



## TA meets Leader

Anne Matthews, Leader of Southwark Council, and Cllr Geoff Williams, Chair of Planning, recently attended a meeting of the Tooley Street Tenants Association to discuss the Hays Wharf site, situated between London Bridge and Tower Bridge. The TA was critical of the way negotiations had been conducted between the Council and the developers of Hays Wharf, St Martins Property Corporation over the development of the second phase of the site.

Last year St Martins offered to buy back from the Council a parcel of land by Tower Bridge it handed over under the terms of an agreement signed in 1982. After long negotiations (reported in SE1 in June) the Labour Group in Southwark agreed to sell the land back, but rejected the price offered by the developers. This met with opposition from local residents groups who want the land retained for fair-rented housing.

Tooley Street TA also complained that the residents of the area hadn't been consulted during these negotiations and weren't informed of their content. The TA members at the meeting voted overwhelmingly to reject the deal and keep the land in public hands. The tenants intend to send along a deputation to the full Council meeting at the end of July when the issue will be discussed again and Cllr Williams has said he will do what he can to see that they are heard.

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For Lambeth People

## SE1 NEWSPAPER

SE1 newspaper is produced for residents of Waterloo and North Southwark by people living and working locally. We welcome your letters, news, photos and other contributions. SE1 particularly welcomes contributions from the area's ethnic communities. We would also appreciate more articles from the Waterloo area.

### NEXT COPY DATE

Copy date for the next issue of SE1 is Wed 26th August. Publication date is 4th August. All contributions should be sent to SE1 Southwark Bridge Road, SE1 OAS.

### SE1 AVAILABLE AT

If you want to receive your copy of SE1 regularly, it is available from the Waterloo Action Centre, 14 Baylis Road, or from the Borough Community Centre at 56 Southwark Bridge Road.

### ADVERTISING IN SE1

SE1 newspaper is run on a tight budget and is entirely financed by advertisements. If you would like to advertise your activities, events, organisation, jumble sales, products, services or whatever, you will find our rates very reasonable. To find out more about advertising in SE1 telephone Gerry on 928 0711.

### SUBSCRIPTIONS

Subscriber rates to SE1 newspaper are £5 a year for individuals and £15 for institutions. Cheques should be made payable to 'SE1 newspaper' and sent to 56 Southwark Bridge Road, SE1 OAS. We publish ten times a year with double issues during the summer and at Christmas.

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