

Book 13 A B

Police

B 373

Districts 35, 42, 43, 44, 45 & 47



PARTICULARS FOR ORDERING A  
REPETITION OF THIS BOOK.  
No. 16079  
ROBINSON, PICKERING & HUNT,  
9 & 10, ST. DUNSTON'S HILL, E.C.

[e]

Districts / COLL U B 373  
Police Officer Police List Parishes

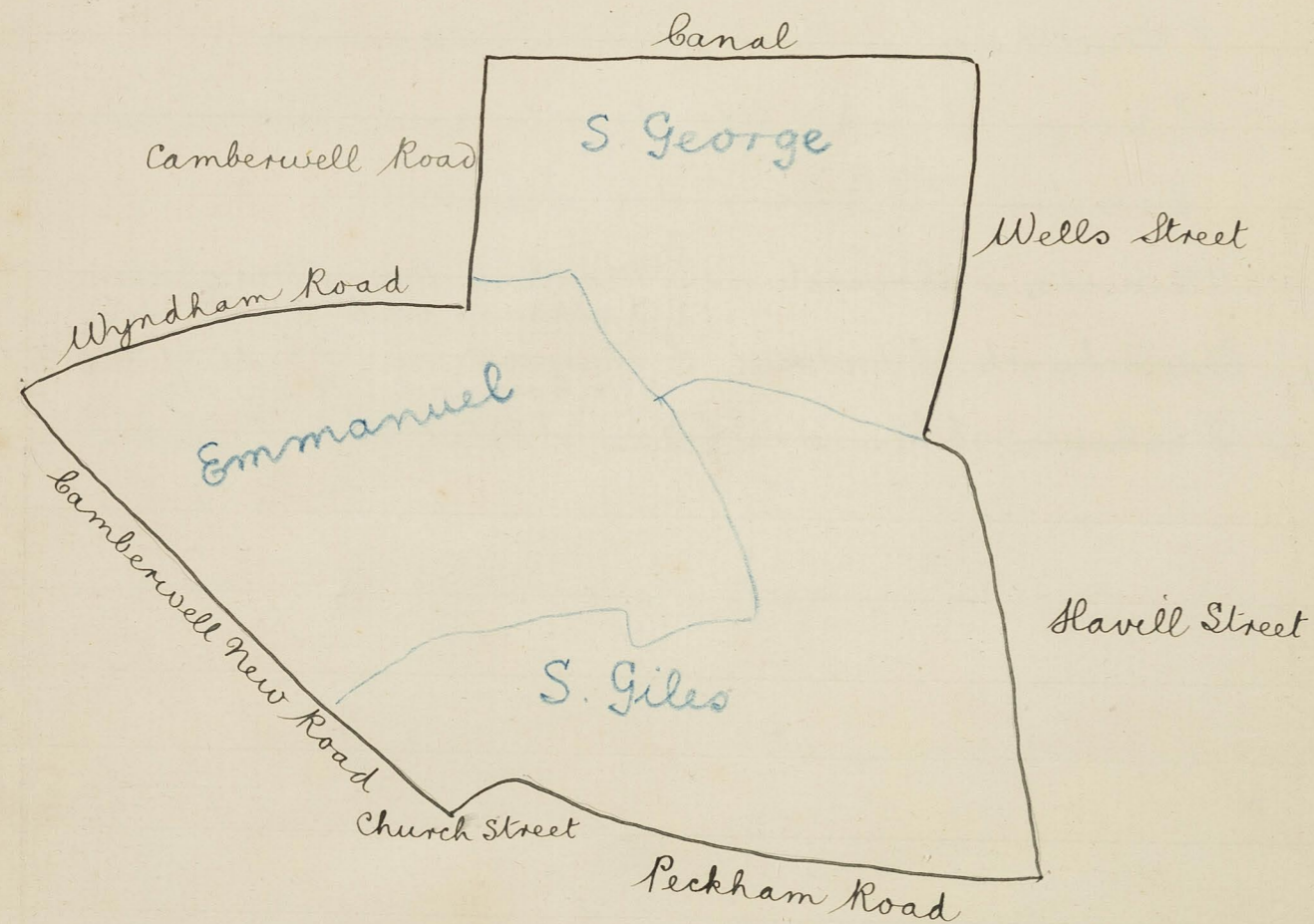




| Police Officer         | Police Division                                | Districts              | Ecclesiastical parishes covered   | Page           |
|------------------------|--|------------------------|---|----------------|
| Police constable Young | "P" or Camberwell, Peckham Subdiv <sup>n</sup> | <del>35, 42, 43</del>  | Parts of S. George, Emmanuel & S. Giles.  | <del>1</del>   |
| "                      | "  | <del>43</del>          | " S. Matthew, S. James and S. Saviour.  | <del>27</del>  |
| "                      | "  | <del>43</del>          | " S. Giles and S. Matthew.  | <del>37</del>  |
| "                      | "  | <del>35</del>          | " S. Matthew, S. Paul and S. Saviour.   | <del>55</del>  |
| Police constable Dolby | "  | <del>42</del>          | " S. George, S. Luke, All Saints and Camden   | <del>65</del>  |
| "                      | "  | <del>43 &amp; 44</del> | " Camden, S. Giles & All Saints.  | <del>83</del>  |
| "                      | "  | <del>44 &amp; 45</del> | " All Saints, S. Chrysostom, S. Mark, S. Mary Magdalene,<br>S. Katherine and S. Antholin. | <del>103</del> |
| "                      | "  | <del>45 &amp; 44</del> | " Christchurch, S. Andrew, S. Chrysostom, S. Jude, S. Mark<br>S. Mary and All Saints      | <del>155</del> |
| Police constable Moss  | "P" or Camberwell, Brockley Section            | <del>45 &amp; 47</del> | " S. Katherine, S. James, S. John, S. Peter & S. Saviour.                                 | <del>201</del> |



District covered



Notes of walks with P.C. Young (P Division) of the (a)  
Camberwell section of the Peckham Sub-Division. Sept. 28-  
29, 1899. Area bounded on the E. by Wells St. and Havill St. <sup>H3</sup>  
on the S. by Peckham Road, Church St., and Camberwell New <sup>10</sup>  
Road; and on the N. by Wyndham Road and the Canal, forming  
parts of the parishes of S. George, Emmanuel & S. Giles.

Young is a man of about 38; has been in the force  
for 15 years, and has been in this section for six. He is  
a solid, double-chinned police-man; intelligent; fairly  
communicative, in a district about which there was perhaps  
not very much for him to ~~talk about~~ say. He had been trans-  
ferred at his own request from the Pimlico Sub-division,  
and had worked a good deal in the n'hood of Victoria. He  
is unmarried, having come to the conclusion that a constable's  
pay is not sufficient to keep a ~~we~~ wife and family on. He  
lives at the section house. He knew the district well.

The first part of the walk was in DISTRICT 42. <sup>H2</sup>  
Starting up the Camberwell Road, we turned East to <sup>13</sup>  
Addington Square: in the W. end, Cambridge Hall on S. side;  
some colour omitted here. The rest, with the Square, pink-  
barred and pink, as map. Some servants kept; middle-class;  
~~city~~ lodgings etc. The Sisters House, connected with the  
Trinity Mission here. Mostly 3½ storeyed houses, plain brick.  
The S.E. end of the Square, leading to New Church Road,  
from pink-barred and pink of map to pink.



*Kitson Street - pk*

*Cumberland Place - purple*

*Bath Place - lb*

*Sugden Street - lb*

(2)

Goodyear Place (lying to the N.) 2 story houses; rents 9/- to 10/6; men earning ~~££££~~ about 23/- or 24/- a week; two families to a house; from pink of map, to purple. South i

Kitson St. 3 story houses; good working class; from pink-barred of map, to pink.

Rust Square is very much the same. Pink, as map.

Cumberland Place (now Caldew St.) lying N.E.; 2 story house some new; respectable. From l.b. of map, to purple.

Boyton Place: 2 story houses; l.b. as map.

Bath Place, the d.b. line along the Canal, has improved; 2 story cottages; mainly occupied by Canal workers. The l.b. part of the Place, lying E. of Boyton's Road, (Canal Place in map) looks poorer than the d.b. bit. Said to be rough; much drinking, but very much like the W. bit. All should be either d.b. or, better, l.b.

Sugden St. (at W. end of Bath Place) 2 story houses; generally two families in each; rents 13/- or 14/-; respectable. From l.b. of map to purple. E. of Boyton's Place is

Boyton's Road: no carriage way; asphalted; houses and people as in Boyton's Place; West side only. L.b. as map.

Into New Church Road, South of which is

Victory Square: 2 story houses; some new; respectable; Pink as map.

New Church Road: houses various; mainly 2 and 3 storeyed; shops at W. end and East end about



shops at W. end, and scattered about elsewhere; Trinity Hall, connected with the Mission, a good building, opposite Southampton St.; Camberwell Hall a little further W. "Free Thought Lectures" etc. The poorest part of the street two rows of tenement houses (3 storeyed) E. of Southampton St; these quite poor. A clearance W. of Edmund St. Leave purple and pink, as map, omitting for clearance and Trinity Hall.

Edmund St: the main artery of rather a poor block; 2 story houses; l.b., as map. Outside a public house we passed a rough group of men drinking in the street, and passing the pot round. One of them, a burly coster was pointed out as a man several times convicted - "drunk and disorderly, and for assaults on the police". He saluted Young, as we passed "Alwyas very respectful to me" said my guide, who had himself run the man in a few months ago, but had never had aerious trouble with him. On the E. side of Edmund St. are Paddock Place (not named on map) 2 story houses; N. side only, with one cottage at end, not shown on map; a cul de sac. L.b., as map. A little to the S. is Graycott Place (also not named on map); like Paddock Place. L.b., as map.

Still working E. of Edmund St. we have parts of Westmacott St. and Acorn St.; both very much alike; 2 story houses; fairly respectable; L.b. and purple of map to l.b. A pawn-shop close by here, with its crowds on Monday morning an index to much of the neighbourhood.

*Acorn Street - lb*



Cottage Green (to the S.E.) 2 and 3 story houses; detached on the N. side, and better here; leave pink, as map.

Wells St.: 2 and 3 story houses; some shops; a good pink street. Leave pink, as map.

Parkhurst St: a quiet spot; many detached houses; a good many laundries here, and in the n'hood; some new flats (2 storeyed) "Firle Terrace"; separate entrances for two lettings; about 8/- a floor. The whole street pink, as map.

Southampton St: 2 and 3 story houses; an irregular and varied street; some shops; a new block of 3 storeyed flats N. of Parkhurst St, rents 13/- to 15/-, no servants; The street pink and purple ~~xxxxxxx~~ and ~~pk-barred~~ of map, to pk.

Into DISTRICT 43 at

Harris St: 2 story houses; some very poor at S. end; From d.b., pink, and purple of map, to l.b.

Rill St. (behind the School ) 2 story houses; poor; done up; doors shut. From d.b. of map, to l.b. Further E. is

Teather St. 2 story houses; doors shut; poor; coster type but, from d.b. of map, to l.b.

Havill St: mainly 2 story houses; 2 flats, 4 stories, 8/- a flat; some shops. Good pink, as map. West is

Ada Road: 2 story, bow window little houses; good; pink, as map

*Harris Street - lb & purple.*

*Rill Street - lb*

*Teather Street - lb*



• Elmington Road: 2, 2½, and 3 story houses; some extra colour at E. side; plenty of space round here; good wage earning and small salaried class. Pink, as map, with addition noted.

• Acorn St: 2 story; two families in most houses. Low grade pink, rather than purple, of map.

• Martha (now part of Picton) St. and Picton St. 2 story houses; rather rough; a good deal of drinking; different class to Acorn St; respectable folk there; a drinking lot here. Perhaps from purple of map, to l.b.

Ampfield Cottages; (off Picton St.) three of them; purple, as map. To the South is

Cork St: 2 story houses; improves towards S.W. end; remains purple, as map.

• Chiswell St: very much like Cork St. purple as map, except the block at S.E. corner of Hampton Avenue. This dark blue.

• Hampton Avenue: 3 story buildings; narrow; gloomy; "some of the roughest on our ground here", but drinking and roughness, not crime alleged; miserable women and neglected children; broken windows; all the signs of a dark blue street. From l.b. of map to this colour. (Extra colour on S. side.)

• Waterloo St: 2 story houses; irregular outline; some shops; Perhaps pink, rather than purple, of map.

• Brisbane St: South of Picton St: 2 story houses; purple, as map. North of Picton St; 2 and 3 story houses; poorer;

*Chiswell Street - corner block - dbb<sup>2</sup>*

*Brisbane St<sup>E</sup> N. of Picton St<sup>E</sup> - lb*







(7)

Notley St: 2 story houses; l.b. as map. To the N.E. is  
Caspián St: 3 story houses; gloomy and rough; l.b. as map.  
Sears St: enetred from New Church Road, a cul de sac; 2½  
 story houses; 6 or 8 rooms; generally two families; respect-  
 able working class; pink, as map.

On Sept. 29 starting up the

Camberwell New Road: mainly 3 story houses; garden fronts;  
 very few shops; mixed class, including many good wage earn-  
 ers. Colour pink-barred, instead of red of map, as far as  
 Wyndham Road. Beyond this point the road lies in another  
 police division, and beyond Leipsic Road in our District  
 35. Beyond the railway on the North side is

Orchard (now Medlor) St: 2 story houses; bow windows; tram  
 drivers etc.; With a little extra colour, E. of Railway,  
 pink, as map.  
Budworth Road is a new street running through to Leipsic  
 Road; in character very like Medlor St. Uncoloured in map,  
~~in~~ to pink.

Leipsic Road: 2 story houses; mainly semi-detached; good  
 working-class; pink as map.

The small area in the Camberwell Police section lying  
 North of Leipsic Road is in DISTRICT 35:

Clarendon Avenue: lying south of Clarendon St; bad approach  
 but when reached 7 pleasant cottages; 4 rooms; 6/6; gardens;

*Badsworth Road - pk*



Clarendon Place purple

Ulric Street - purple

Cleveland Street purple

Wyndham Rd E of Cleveland St pur.

lb

Pinto Place - lb

(8)

vines over most of the houses; lots of grapes. Pink, as map, but more of it. Unnamed on map.

Clarendon St: 2 and 2½ story houses. Pink, as map.

• Clarendon Place: 2 story houses; rather poorer than the street, and perhaps purple rather than pink, as map.

• Ulric St: 2 story houses; one, an exception let at ~~£20~~ £20 a year plus rates and taxes; occupied by a widow who had three woman lodging there; very respectable; she complained bitterly of the noise in the street from the children of the school near who find it a convenient playground, and the "Curse of the School Board" was mentioned as one of the things that had brought the street down. On the other side, lying only the other side of Wyndham Road, is the Sultan St. area, and this does not make for quiet and decency. Perhaps this street, with

• Cleveland St: (2 story houses) and Clarendon Place, already mentioned should all be purple, rather than the pink of map.

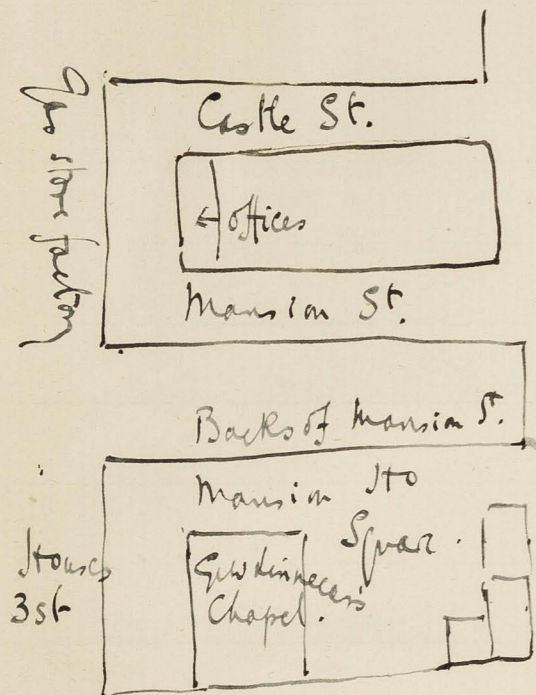
• Wyndham Road: mostly shops, and, because of them, remains pink, as map. On the South side, lying back close to the railway, shut in and lonely, is one small cottage; uncoloured on map. Light blue, if shown. On the same side,

further south-west, are:

(1) Pallador Place: (late Ebenezer): 2 story cottages; gardens; a cul de sac; purple, as map.

• (2) Pinto Place (late Caroline): 2 story cottages; cul





Castle St & Mansion Street: 2 1/2 st.

poor: much lb: some pink:  
 asphaltic paved, clearly kept,  
 pass to lb: in map pass: railway  
 arches form west end & under them  
 is a large gas stove factory whose  
 clerical offices take up the whole  
 of the side opposite

Mansion House Square. 3 storied  
 houses at west end only: much lb  
 here: asphaltic paved & clean.  
 have one house at SE corner: pass lb.

Guildford Place - purple

de sac; much poorer; apparently an Irish population; 6 children of school age playing about, said to have been to early Holy Communion, and on this account to be having a holiday: this happened about once a month a woman said, but without any sign of disapproval. Colour from purple of map, to l.b. The children were playing cards on the flagstones!

DISTRICT 43

Camberwell Road: shops; red as map. Turning south, on the west side is

Castles St: now forming part of

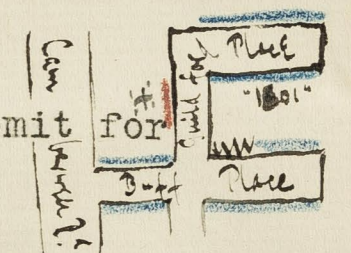
Mansion St: uniform all through; rather badly built 2 1/2 story houses; purple as map.

Mansion House Square: with a Chapel, used as a mission block ing up the centre, and blocking out the light; 3 story houses; purple, as map.

Blucher Road: 2 and 3 story houses; pink, as map. On the same side, further south, the unnamed light blue goes out, stables etc. having been built on the site of former dwellings. On the east side of Camberwell Road starting from the south is

Mazzard Row: a messy spot; 3 story houses; South side only; l. b. as map.

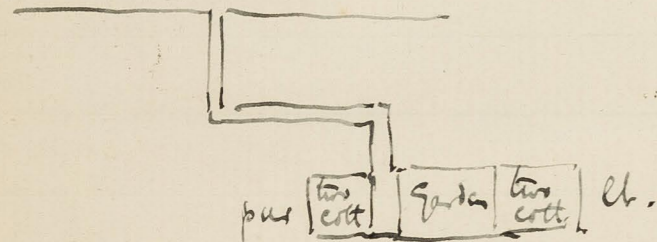
Buff Place: 3 story houses; shoddy building; omit warehouse, and colour l.b. to plan.



Guildford Place: on south side old 3 story houses "1801"; on north side, new and shoddy, very much like Buff Place. All l.b., as map. In addition, 3 newer 2 story houses, uncoloured on map. Purple, (see plan).  
 \* new houses - purple.



Haycocks cottages: is out of the  
 S side of Waterloo street ~~west~~ *Sanson Street - purple*  
 of the school entered by a curious hooked passage.  
 Waterloo St- mark all th. (13.iii.02).



*Slopewell Place - lb*

*Hearsay Place - lb*

*Benhill Road - pk*

Waterloo St. itself is purple: 2<sup>nd</sup> houses: old: this is a good  
 typical width for a two storied street:  
 the roadway is 24 ft: the footways on either side  
 are 6 ft: small wooden rails to small uncared  
 for forecarts in front of the houses.

Waterloo New. on S side 3 houses on E side only: *part pk*

Lying off from the north-east corner of Camberwell  
 Green are  
 • D'Eynsford, Harvey, and Kimpton Roads; all two storeyed  
 houses, and very much alike; mixed working-class; respect-  
 able; query all from purple of map, to pink, like  
Sanson St: in which the same sort of people are living, but  
 in which the houses are somewhat newer and larger; 2 story,  
 bow windows; 6 rooms; letting at 14/6; generally two famil-  
 ies to a house. On the north side of Waterloo St. is  
 ovi  
 • Hopewell (late Prudence) Place: 5 ~~or 6~~ poor cottages; ~~east~~ *west*  
 side only; uncoloured on map, to d.b.  
 • Hearsey Place (on S. side of Waterloo St.) 2 story houses;  
 poor; query from purple of map, to l.b. To the east is  
 • Benhill Road: mainly 2½ story houses; almost entirely  
 working class; Young thought no servants; high-grade pink,  
 rather than pink-barred of map.  
 • Brunswick Square: the garden of the Square in very bad  
 order, but the houses large, and generally in the hands  
 of single occupiers "City people, etc." few lodgers; the  
 houses well-built. Red and pink-barred, as map, except at  
 south-east corner, where the houses are closed and coming  
 down for extension of Infirmary.  
Brunswick Road: 2½ and 3½ story houses. Pink, as map.  
Havill St: the boundary street of the police section on



*Camberwell Glebe - pk*

*Vicarage Road - pk b<sup>d</sup>*

*Belham Street - purple*

(11)

this side; houses mostly two-storeyed; a high grade pink street, as map. Much of the W. side taken up by the Infirmary and Workhouse. Turned west, along

Peckham Road: large houses; red, as map. Behind the gardens runs

• Camberwell Glebe: only a few stables on the south side; not many occupied; one a bus proprietors; other's private. red and uncoloured to pink and l.b. The Glebe patrolled at night only.

• Vicarage Road: 3½ story houses; a good many let out to two and three families, especially on west side; clerks etc. So also north side; ~~West~~ east side mainly in single hands. Colour red here, as map, but elsewhere pink-barred.

• Belham St: 2½ story houses; improved; from l.b. of map, to purple.

Mosedale St: same sized houses as in Belham St; purple, as map. On the north side of Church St. is

Datchelor Place: on west side 3 story houses; shops; pink as map. On east side Gordon Dwellings "1885"; 5 story; 2 rooms 5/- and 5/6; 3 rooms, 6/6 to 8/-. Purple, as map.

Artichoke Place: on west side four story "mansions"; purple as map. Camberwell Baths, "1891" at end, and

Artichoke Mews: also purple, as map.



General remarks.

The state of things in this area, which takes in parts of Districts 42, 43, and 35, remains very much as it was ten years ago. There is a little less red, and a little more pink; there is no yellow, and the centres of great poverty are exceptional. The solitary addition to the dark blue is Hampton Avenue, a squalid block of dwellings off Brisbane St. The poverty here is more depressing and assertive than in the two small courts off Notley St. perhaps because the people are thicker on the ground.

The district, as a whole is not densely populated, the houses being for the most part small, with a fair amount of ground unbuilt over. Very little, however, is unoccupied, the two or three new streets being found only in the triangle lying west of the ~~xxxxxxx~~ Camberwell Rd. The big block dwellings off George St. are exceptional, both in this area and in the whole of Camberwell.

There are ~~as~~ a certain number of laundries scattered about, but no important local industry. The centre of activity is the Green, on the south and west sides, and ~~at~~ Church St. The corner of the Green by the Post Office is the hub of the local world, focussing not only much of the busy trafficking of the place, but being also a great starting point and passing place for omnibusses and

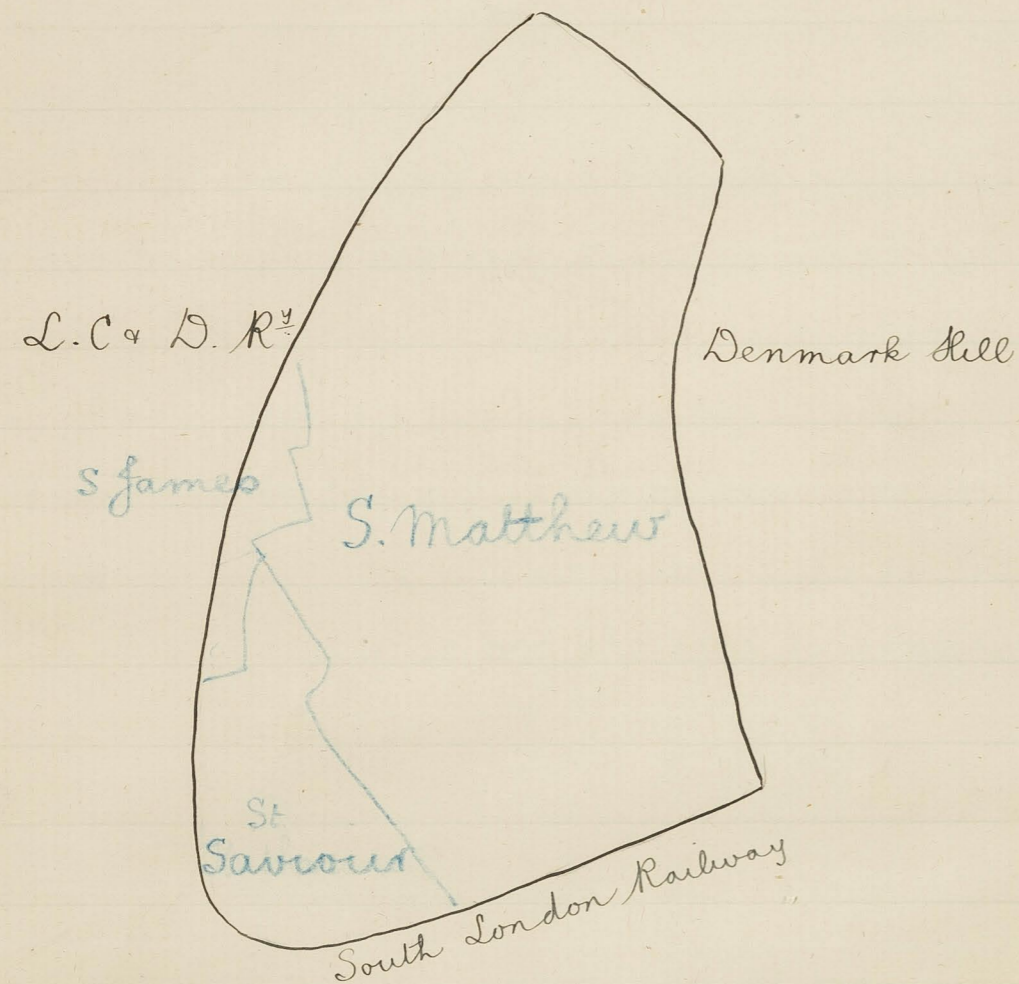


(2)

trans<sup>s</sup> running in man y directions. The Green itself is pleasantly laid out.

The Trinity Mission works here, and structural and printed signs of its presense come to the surface from t time to time. In Camberwell Road, ~~ix~~ close by Addington Square, are the two houses with which "Trinity Court", now merged in the Cambridge House, was started. Oxford House is the accepted model for the South London Settlement, but there is no reason to think that the centre in Camberwell is approaching that in Bethnal Green in the extent of its work. It is not improbable that it will always be somewhat overshadowed ~~and~~ by the older and richer Mission; some think that it will even have difficulty in preserving a real separateness of activity and of life.





lb & pk

pk b<sup>d</sup>

pk

DISTRICT 43.

(b)

Notes of a walk with P.C. Young, in the area bounded on the N.E. by the Camberwell New Road, by the Railways on the W. and S., and by Denmark Hill on the E. forming parts of the parishes of *S. Matthew, S. James and S. Saviour*

(E.A.) Oct. 2. 99.

Starting up Denmark Hill to  
 Bloxham's Buildings: poor cottages; garden fronts; costers etc. some loafers; rather rough, drinking lot; d.b. as map.  
 Milkwell Yard: (further down on same side) unnamed on map and uncoloured; on W. side three cottages; laundry employees; light blue; on N. side one house, a carpenter's, pink.  
 Cold Harbour Lane: mainly residential; red to pink-barred; extra colour S. of new theatre for new block, "Metropole Parade"; flats and shops. Pink-barred like the rest. Omit colour opposite for clearance. N.E. to  
 Valmar Road: 3 story houses; pink-barred as map.  
 Warner Road: mainly semi-detached 2 story houses; a very occasional servant; good working class the characteristic of the street; pink, as map. Up Camberwell New Road, passing a milk-yard, with one pink house, as shown on map, and then S.W. to  
 Station Road: mainly 3 story houses; poorer S. W. end; purple, as map here. with omission of colour at corner for factory. At the other end good working class; from pink-barred of map, to pink.



Station Terrace - purple

Station Vale - lb

Crawford Street - pk

Lilford Rd part backing on  
Redan Terrace purple

(2)

Station Terrace: 3 story houses; 3 and "sometimes four" families to a house; "reckoned a poor corner"; from pink of map, to purple. South of the Terrace is

Station Vale: not shown and not coloured on map; mews; cabinets, washers etc.; uncoloured to light blue.

Lowth Road: 2 and 3 story houses; new flats at S.E. end; all pink, as map.

Crawford St: 2 and 3 story houses; irregularly built; an "occasional servant"; decent; from purple of map, to pink.

Morna Road: 3 story houses; pink, as map. S.W. to

Denmark Road: 2 and 3 story houses; pink, as map.

Denmark St: smaller houses; still mainly residential, but some shops at S. end; houses mainly 2 storeyed; not uniform. Pink, as map.

Dane's Road: 2 story houses; 5 or 6 rooms; an occasional broken window; purple and pink, as map. At the E. end

Danes' Cottages: only three of them; 4 rooms; 6/6; decent; purple, as map. Further South is

Roslyn Avenue: pink, as map. Thence S. W. to

Lilford Road: 2 and 2½ story houses, plus attics; better E. of Flaxman Road; the W. end rather poor, but still all pink as map, except the row backing on Redan Terrace. Here from pink of map, to purple. At the N.E. corner is

Carew St: 2 story houses; 2 families to each the rule; bow windows.



Alma Terrace W side pk

Pomfret Road S. side purple

Lewis Road East - purple

Vaughan Road pk b<sup>d</sup>

(3)

windows; decent and fresh-looking; pink, as map. S.W. again

• Alma (now Redan) Terrace: 2 story houses; better on W. side here from purple of map to pink. On E. side rougher class; not a good name; drunken; rows; leave purple, as map.

Flaxman Road: 2½; 3½ story houses, and other sizes; pink, as map. On the S. side are two streets very much of the same type:

Eastlake Road and Luxor St: both 3½ story houses; good type of working class; like Flaxman Road; high grade pink, as map. Further along on same side is

• Pomfret Road: 3 story houses, with basements; poorer on S. side; here pink to purple. Leave N. side pink, as map.


From here, across Cold Harbour Lane to

Lewis Road: 2 and 3 story houses; "rough"; purple, as map.

Padfield St: (running S.W.) 3 story houses; same class as Lewis Road; purple, as map, and leading to

Herne Hill Road: mainly detached, 2 story houses; 8 or 10 rooms; pink-barred as map. Retracing N.E. to

• Lewis Road East: 2 story houses; same class of people with same character as Lewis Road; from pink of map, to purple.

• Vaughan Road: 2 and 3 story houses; some detached; pink-barred and pink to pink-barred, omitting some colour put in in error round the corner, E. side. 

Harbour Road: 2 story houses, pink, as map.

Cambria Road: irregularly built: 2, 2½ and 3 story houses



*Bengeworth Roads Flats at W. end - lb*


*Sun Court - db*

*Denmark Hill - new flats - pkb<sup>2</sup>*

pink, as map.

• Conderton, Bredon, and Bengeworth Roads: uniform in style; much shoddy building; some houses obviously going to the bad, broken windows etc. These the exception, but further deterioration probable; query all from pink of map to purple.

Along Cold Harbour Lane, to, at the N.E. corner,

• Cold Harbour Place, including Denmark Passage: 2 story cottages; purple, as map, with some colour omitted at corner (see plan).  (blue for purple).

Along Denmark Hill to

• Sun Court (unnamed and uncoloured on map) a most sunless spot; 3 or four cottages; a family of four or five children in one of the houses, quite alone when we were there, dirty and forlorn to a degree. From uncoloured to dark-blue.

• Denmark Hill: new flats; 2 story; gabled; arranged for two families, built out behind, giving lots of room; filling empty space South of new theatre. The Hill red as map, with extra colour for the new block.



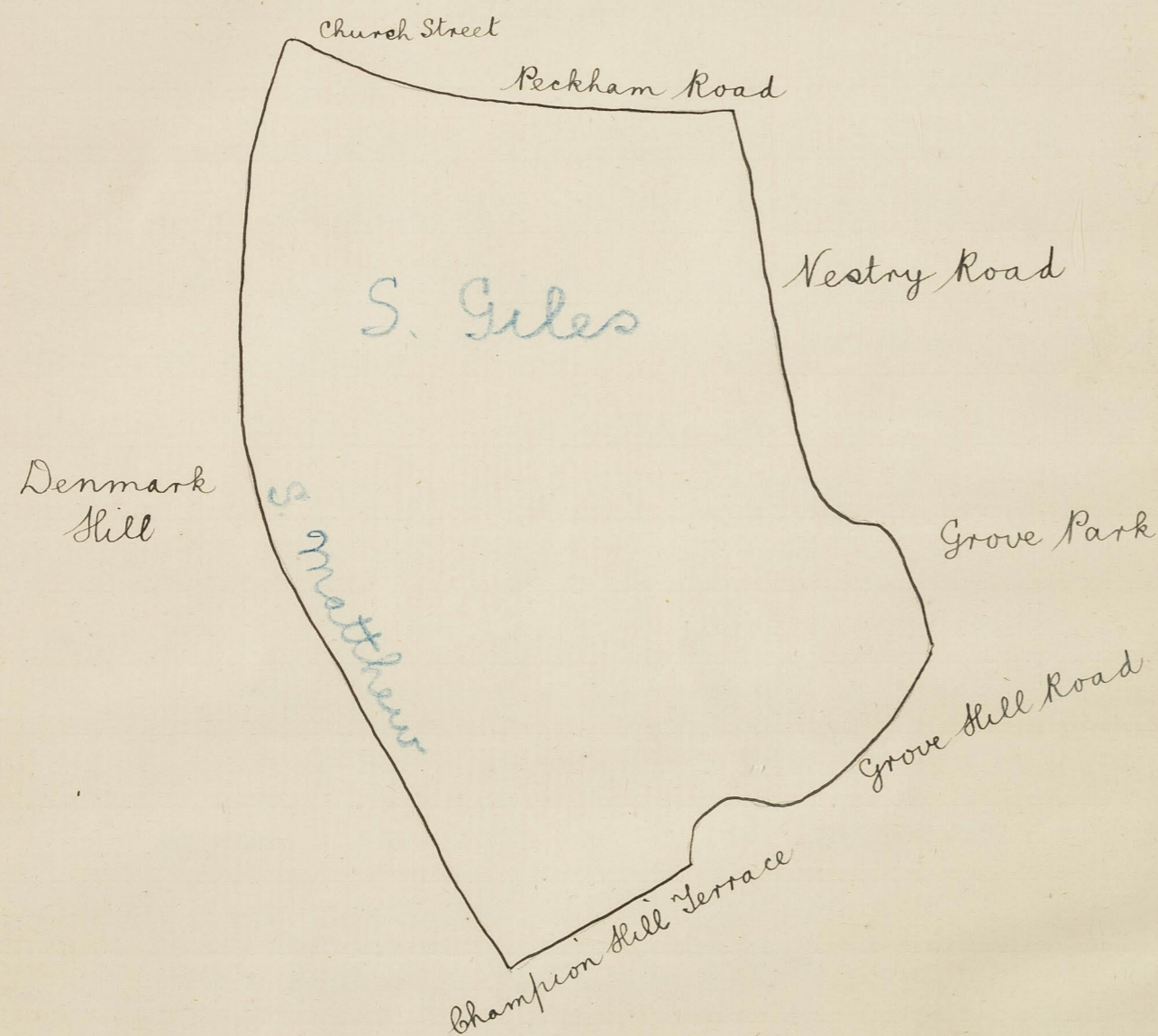
General remarks.

The large amount of open space shown on the map is open still, being mainly taken up by the garden of the houses in Denmark Hill and in Cold Harbour Lane, the latter a steadily declining residential street, and by an Athletic Ground. The only encroachment, so far, has been in the erection of Electrical Lighting works near the south west corner.

The Theatre and the adjacent blocks are the only important new buildings on any thoroughfare.

To the dark-blue of Bloxam's Buildings, the small patch of Sun Court has to be added. The latter calls for a small clearance; the former for complete restoration, and, probably, for better management. When the colour for Station Vale has been added, this small area will include all the colours of the map scale, and most of them have remained constant during the decade. The most important exception will be the change of Cold Harbour Lane, from red to pink-barred, and in the south-west corner mainly from the shoddy building of the Bengeworth Road triangle, rather more purple will show. But pink will remain the prevailing colour.





DISTRICT 43.

43/c  
12

Notes of a walk with Young, in area bounded on the N. by Church St. and Peckham Road, on the E. by Vestry Road and Grove Park, on the S. by Champion Hill Terrace and Grove Hill Road, and on the W. by Denmark Hill, forming parts of the parishes of S. Giles and S. Matthew

(E.A.) Oct. 3.99.

Starting down Grove Lane, on the W. side, into Willoughby Road: 3½ story houses; cul de sac; more colour required on N. side. Pink, as map, with this addition.

Kerfield Crescent: (further South) 2½ story houses; cul de sac; two families to a house the rule; respectable; pink as map. On the S. side are

Kerfield Mews: unnamed on map; three 2½ story houses, like the Crescent. Pink, as map.

Love Walk: (E. end): small villas; red as map.

Grove Lane itself is very varied, both in style of house and character of occupant; mainly residential, including small cottages, ~~xxxx~~ rows of large four storeyed houses, and large detached substantial dwellings. W. side: pink-barred, as map; the two rows of houses, N. of Windsor Road, yellow on map, also pink-barred; all the yellow houses, with these exceptions, to be coloured red. E. side: N. of Champion Park, all the red to pink-barred, except a small block of 2 st. houses small shops, S. of the Datchelor



Windsor Road - red

Champion Grove: new row along  
E. side pk b<sup>a</sup>

School; this block from red of map to pink; the pink bit stands for a row of cottages and remains. N. of Champion Park, from red and yellow, of map to red. In the space N. of the cottages, opposite de Crespigny Park, additional colour for new 2 story, 2 family, red-brick gabled houses; good; uncoloured to pink-barred.

North of the Railway is

• Windsor Road: mainly 3 and 3½ story houses; a few detached; "City people"; German Church here; from yellow, of map to red. Omit colour at end, outhouses having been coloured yellow, in error. Add pink, for stables, close to the road near the Station (W. side). By Denmark Hill Station

Champion Park: large detached houses at E. end; Strong, Chairman of L.C.C. living here; yellow and red as map.

• Champion Grove: mainly detached villas; getting past their best days, but still in single occupancy, and red as map. Along E. side a new row has been built; inferior; for two families; uncoloured to pink-barred.

Grove Hill Road: the Southern boundary of the Camberwell Police section; some very large houses; yellow, as map.

• Camberwell Grove: broad; leafy; declining; many large house nearly all in rows. Lodgers coming in to many of the smaller houses, especially on the W. side. From red of map to pink-barred, W. side, from Aldover (?) Place to the Chapel, and from Chatham Place to the end. On the E. side from red



Canning Passage - pk

Grove Cottages - lb

Wilson Road - pk

Dagmar Road - pk

(3)

of map to pink-barred between Edgecombe Road and Lettsom St. and the two last blocks at N. end. All the rest of the Grove, from red and yellow of map to red. Off the W. side

- Canning Passage: running through to Grove Lane by the Public-house of this name; on the S. side three 2 story cottages (9/- a week), and one older house; uncoloured in map to pink. At corner in the Mews, a job-master's house; uncoloured to pink. The red in the Mews is an error; omit. further South
- Grove Cottages: (near N.E. end of the Grove) old; timbered fronts; tiled roofs; poor; from pink of map to l.b. (New cottages are building on right of passage entry.)
- Church St: shops; red, as map, except for Common Lodgong House opposite Vicarage Road; 6d., 9d., and 1/-; colour dark blue; "the usual sort of loafer etc. come here". East, past the Church, and S. down
- Wilson Road: 3 story houses, with basements; 2 and 3 families the rule; working-class; from red of map, to pink-~~xxxxx~~, except for the detached house -- occupied by one of the local clergy.
- Dagmar Road is also like Wilson Road, even to having its better-to-do detached house. This red, as map, and the rest to pink.
- Grace's Road: mainly 2½ story houses; pink, as map, and so
- Maude Road: 3 story houses, also pink, as map.



Vestry R<sup>d</sup> - pk.

Linnell R<sup>d</sup> W. of Vestry - pk.

McNeill R<sup>d</sup> - W side - purple

Rignold Road - pk

(4)

- Vestry Road: (the boundary of this police section) N. of Linnell Road: W. side -- 2 story houses; decent working class; from purple of map, to pink. E. side: only one house occupied, in the middle of the line of purple; a small job-master's; this pink, and the purple omitted. S. of Linnell Road, the houses are larger, but occupied by people of very much the same class; from pink-barred of map, to pink.
- Linnell Road: (W. of Vestry Road): 2 and 3 story houses; shops; working-class occupants mainly; from pink-barred of map to pink.
- McNeill Road: 2 story houses; bow windows, some broken; bad building; West side the poorer; here from pink of map to purple. The street is quiet, both on the poorer W. and on the E. side. E. side let at 7/6 the floor (3 rooms and scullery); here pink, as map. South to
- Lyndhurst Grove: 2 story; bow windows; bad building; rents as in McNeill Road; rents, character of building and occupants like much of the neighbourhood; pink, as map.
- Rignold Road: much the same, and perhaps from purple of map to pink. A small area here, apparently this street, with McNeill, and the Grove, known as "Bug Island" locally owing to the quantity of vermin in the houses. Perhaps this unpleasant notoriety is not unconnected with the shoddy building.



• Leitson St: (further W.): 2 and 2½ story houses; pink, as map, with additional colour on the N.W. side. South is Fowler St: 2 story houses; done up, and looks better, but "blue" element still apparent; untidy children running about; leave purple, as map. Further West are Fearnley and Edgecombe Roads: both alike; 3 story houses; generally 3 families to a house; decent; pink, as map.

South, along Camberwell Grove to

• Gillam's Yard: (E. side): 3 small houses; uncoloured to pink. (On map, the houses are just under the "S" of "South London".)

• Grove Park: For the most part new semi-detached and detached red-brick villas. A few of the old houses still left; on site of one four new ones have been built, all good, as the ground available was large. Most of the new dwellings, however, cover ground previously clear. Englewood House the only really large one left; this yellow; everywhere else red and uncoloured to red. "City people" generally fairly well-to-do. A smart lady who passed us with nurse and children was pointed out as the wife of a highly salaried man at some brewery, and as a quondam bare-backed rider at Sang-er's!

Champion Hill Terrace: very large houses; Geoghan, the Q. C. living in one on the Dulwich side; yellow, as map.

• Champion Hill: also large houses, except the terrace at

*Gillams Yard - red*

*Grove Park - red*



Champion Hill: terrace at N. end - red

Denmark Hill: E side N of  
De Crespigny Park - red

(6)

the north end; this yellow to red; the rest yellow, as map.

Just to the north of the red terrace is Grove Place: 3 story houses; "1821"; red as map.

• Denmark Hill: yellow and red, as map on the W. side. Shops begin a little north of De Crespigny Park. On the east side one or two very large houses, but most smaller here than on the other side; here from yellow, of map to red. Shops begin at Love Walk.

• De Crespigny Park: substantial houses; from yellow of map, to red.

Love Walk: (W. end): 3 story houses; "two or three vestry-men living here"; servants kept; red, as map. Further north are four streets, all very much alike:

Selborne, Allerdale, Cuthill, and Daneville Roads: 2 story houses; six rooms; bow windows; forecourts; occupied by good working-class, small clerks etc. All pink, as map. In the last-mentioned omit colour for gap made for new road leading to entrance of new music hall--main approach to which is from Denmark Hill. Along Denmark Hill to

Joiners' Yard: a miserable slum; constant rows, drinking etc. Point given to Young's description by the appearance of a woman to whom I spoke. She had been terribly knocked about about a week before, and seemed broken in mind as well as face; the old story -- "Me and my husband had a few words" , but he had promised to behave better and she



Cock Yard - 1 house - pk

had withdrawn her summons, as, according to Young she always had done, and always would. Her husband is a brute, well-known to the police. The Yard dark blue, as map.

• Cock Yard, a little to the north has been completely altered, and is now occupied by the Star Co. (Omnibus) for stabling; rebuilt; only one house, occupied by foreman; this pink; the dark blue of map goes out.

• Tiger Yard still exists, and, with the exception of the house at the west end, is dark blue as map. This house is occupied by a chimney sweep, an old man who "has enough to live on" and is the plutocrat of the yard. His house-front is strangely and wonderfully decorated with oyster and other shells, and before the house, encroaching, I imagine on the public land, he has made little grottoes. It is all very barbarous and very effective, and the house might with propriety be honoured with a touch of pink. The old man is very proud of his handiwork. After this

Wren Road seemed common-place; 3 story houses; for the most part; pink, as map.



General remarks.

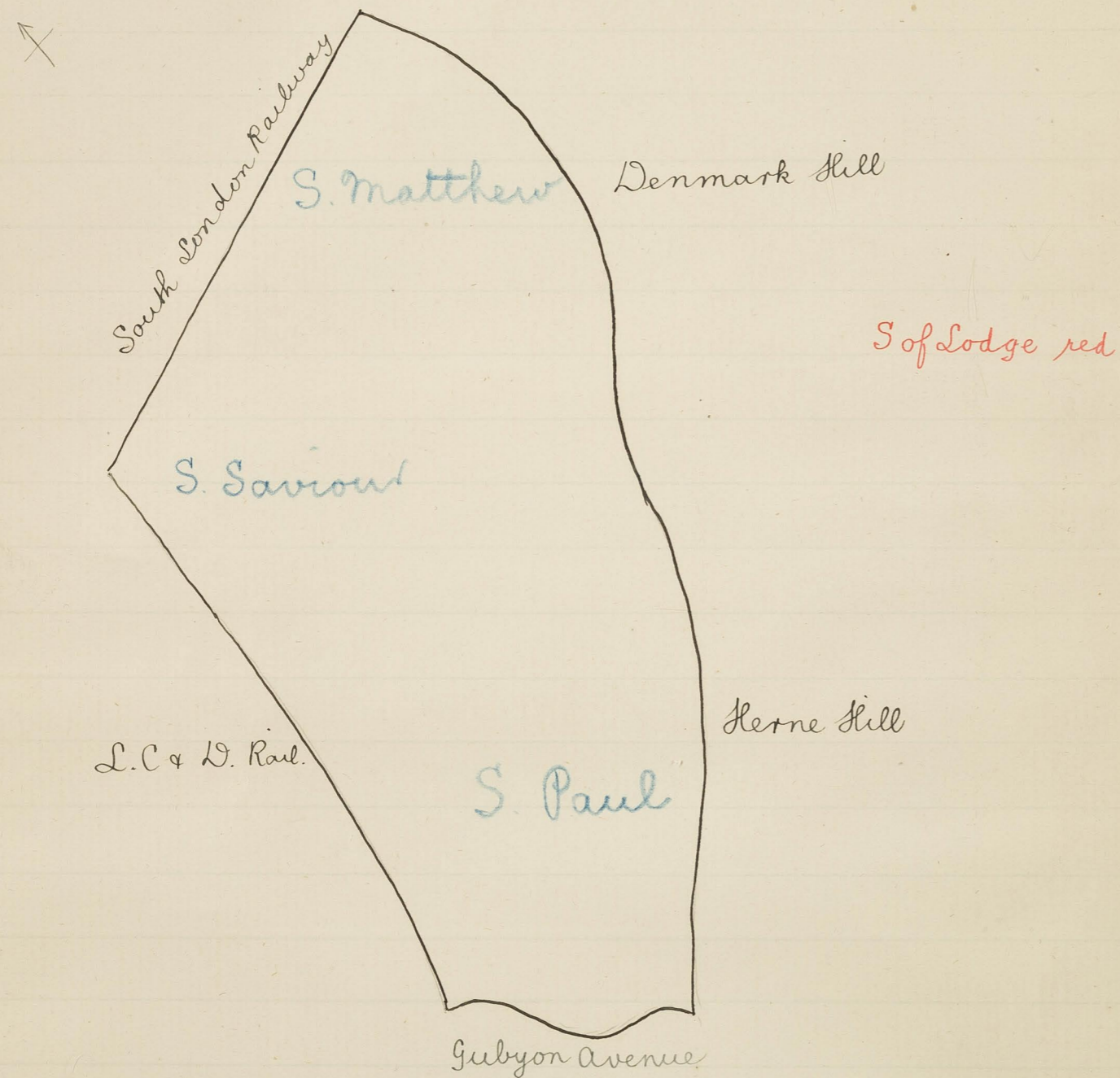
This area well illustrates the tendency for what may be called the inner ring of suburban London to be occupied by a less wealthy class than formerly. The yellow is driven back to the south of the railway, save for a short strip along ~~the~~ Denmark Hill, and even on the south side there will be considerably less of it in the revised map. On the other hand, there will still be some left, and this is not ~~xx~~ surprising for the part lying round Champion Hill Terrace is exceedingly pleasant, with much open ground and splendid views ~~xx~~ to the north over London, and south, towards Dulwich. Even in this neighbourhood, however, when there is any alteration, the tendency is for smaller houses to take the place of the old large ones, as for instance, in the Grove Park Road. But the "smaller" ones are not small, and for many years it is probable that the greater part of this area will be occupied by a well-to-do middle class, of the type occupying the new houses put up on the Grove Park estate. Thus, south of the railway, red will be the dominant colour, just as pink will be north of it.

The two remaining slums are again found in the near neighbourhood of Camberwell Green, a fact probably not unconnected with the fact that every point where traffic congests, busses stop, and crowds ~~xxxxxxx~~ pass tends to attract and provide for a considerable amount of casual



labour -- the smaller fry of the hangers-on of the community.





Oct 26

Notes of a walk with Young in the district bounded (a)  
 on the S.E. by Denmark Hill and Herne Hill, on the S.W.  
 by Gubyon Avenue, on the W. and N. by the Railways, the  
 whole forming part of the parishes of S. Matthew, S. Paul &  
 S. Saviour.

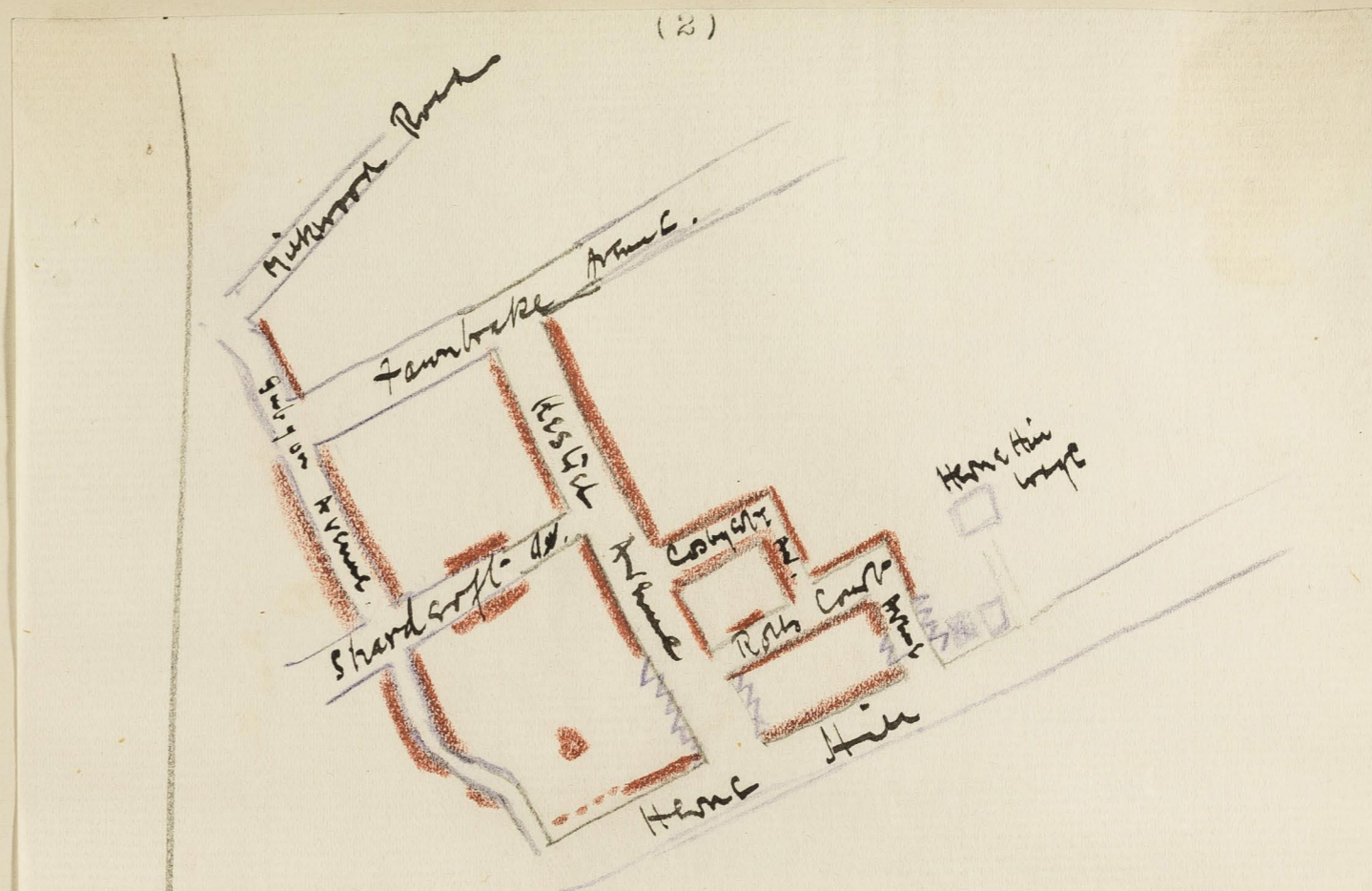
(E.A.) Oct. 5. 99.

Denmark Hill, (forming, S. of its junction with Champion Hill, the boundary line of the Camberwell and Dulwich Police sections,) together with its southern continuation Herne Hill has nearly all large houses on the Camberwell side, as far as Herne Hill Lodge, and remains yellow, in the map. Stedall, the big draper, and the Druce (cricketing) family were mentioned as residents, and in a smaller house, exceptional in the road, Marie Lloyd turned up again as a late occupant. "Little Tich" had also been a tenant here. S. of Herne Hill Lodge, both along the main frontage and on the open ground behind an area of new building begins, and several new streets have been laid out or completed, since the map was published. A little to the S. of the Lodge, at the moment empty, is the end of Rolls Court Avenue, and S. of that a row of new houses, red-brick, stone-facings, fairly substantial, very much after the style of the houses in Grove Park. The row is continued S. of Kestrel Avenue (wrongly named Hereward in the map) as far as the four older dwellings shown in the map. colour all red. (cf. plan).



Rolls Court, Cosbycote Kestrel & Shardecroft Avenues - red  
 Gubyon Avenue W of Fawnbrake pkt.  
 rest red

Fawnbrake Avenue pkt<sup>d</sup>



- Rolls Court, ~~Cosbycote~~ Cosbycote, Kestrel, Shardecroft and Gubyon Avenue are all very much alike, houses tending perhaps to be occupied by a somewhat less well-to-do class towards Milkwood Road. The houses are very similar to those in the new row mentioned as having been put up in Herne Hill. Colour all red, except the small part of Gubyon Avenue to the N. of Fawnbrake Avenue. This part pink-barred.
- Fawnbrake Avenue: still in the making, and the haste with which people are getting in to the finished houses points to a very keen local demand for dwellings. The houses are of a somewhat less substantial class than those in the other avenues; two storeyed; rooms built out at the back,



making perhaps 10 or 12 in all. Timber work and supports of those in the builders' hands looked very slight; intended for single families; will probably let for from £50 or so per annum. Colour, as occupied ( parts being still vacant and parts still under erection) pink-barred. The Avenue (named Kestrel in the map, in error) now runs thro to Poplar Walk Lane. From there South-west along

✓ Lowden Road: the first of the streets of 2 story houses; forecourts; bow windows; generally, 6 or 8 rooms, according to the dignity that is given to the scullery; and not infrequently occupied by two families, ~~that~~ may be describe as the local type, and ~~that~~ will be so referred to. Colour pink.

✓ Milkwood Road: the ~~xxxx~~ <sup>south</sup> end ~~being~~ mainly of the local type, but the Road including <sup>es</sup> some 3 story houses, and ~~having~~ <sup>has</sup> shops on the East side between the greater part of the ~~z~~ space between Jessop and Heron Roads, and, a little north (nearer Poplar Walk) of the latter point, on both sides. Colour pink.

✓ Jessop Road; Heron Road; and Poplar Walk are all of the local type. Colour pink.

✓ Hinton Road: 2 and 3 story houses; a few shops at the ~~xxxx~~ north-west corner, bordering on Poplar Walk. All pink, except the houses on the South side of the part running east and west; here better; some servants; pink-barred.

Jessop Rd - pk

Hinton Rd: E side Hardess to Wanless Roads purple



Herne Hill Road - purple pkb<sup>l</sup> & pk

Wanless R<sup>d</sup> E. of Herne Hill Road) pk  
N side

(4)

Herne Hill Road: 2 and 3 story houses; pink-barred from the South end to Wingmore Road; then poorer, with some quite inferior houses on the west side just south of the public houses. Here purple, and the rest, north of Wingmore Road pink.

Alderton Road: local type; good, with larger forecourts than ordinary; pink. To the north is

Wingmore Road: 3 story houses; bare forecourts; 3 families to a house as a rule; a bit poorer than ~~Wingmore~~ <sup>Alderton</sup> Road; pink (low grade).

Wanless Road: on the west side of Herne Hill Road has houses like those in Wingmore Road, but a poorer class living in them. Colour purple here. East of the Herne Hill Road, on the south side are the Coroner's Court, and the Disinfecting Station. Officials live in one of the two houses, but colour might be omitted. On the north side is one pink house. Part of Wanless Road, and the whole of Hardess Road are within the borders again of the published map; The north side of the latter the poorer; 2 story houses; purple, as map. The South side; 2 and 3 story houses better; from purple to pink. To the S.W. is Kemerton Road: 2 and 3 story houses; some shops; pink, as map.

Cambria Road: very much of the local type; pink, as map.



Loughborough Park Buildings - pk

(5)

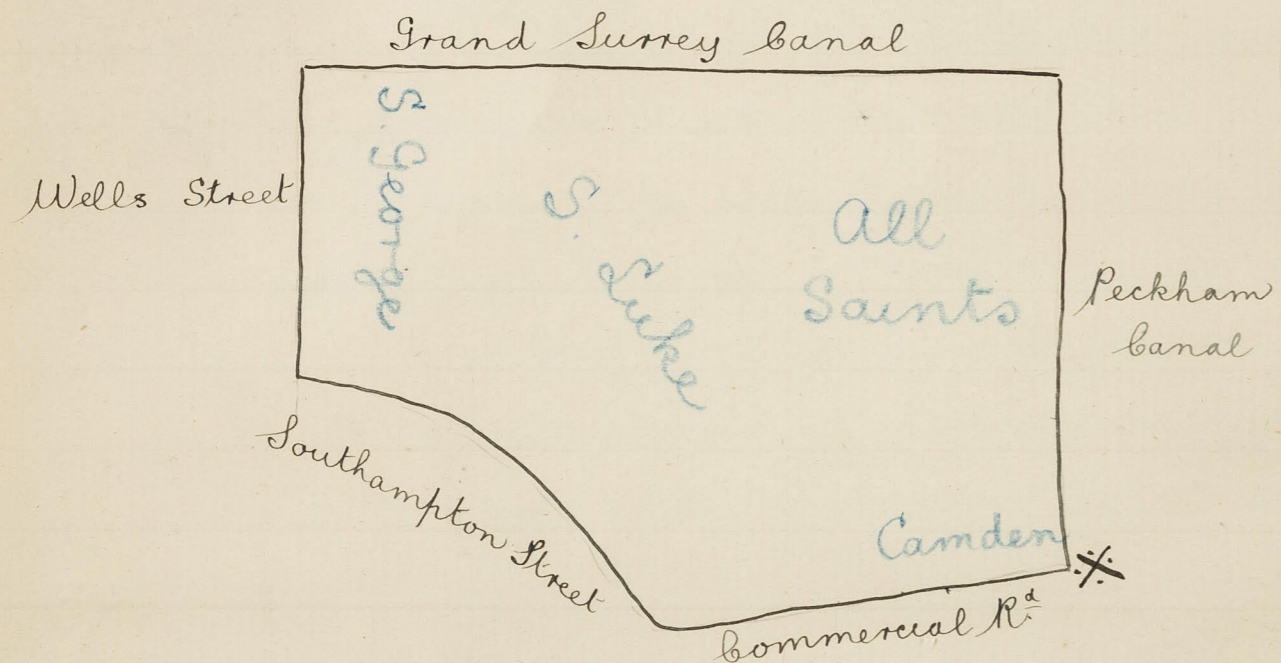
✓ Anstey Road, a little to the south, and just off the map, is a replica of Alderton Road. Pink. At its south-east end are

✓ Loughborough Park Buildings: 2 story, eight or ten roomed houses; very quiet spot; high grade pink.

Dumble-ton and Northway Roads, further north and again within the map, are both of the local type. Pink, as map.

Much of this district is rather colourless, and but few people, with hardly any men, are about in the day-time. We passed Nevill's Bakery in ~~the~~ Milkwood Road, and this gives a certain amount of local employment. But the chief field of employment for the people of the neighbourhood was, Young said, Brixton. It is emphatically one of the parts in which one walks and wonders what all the people do for a living, the district itself giving practically no clue.





DISTRICT 42.

Notes of a walk with P.C. Dolby, of the "P" Division Peckham Section, in the area bounded on the W. and N. by the Canal, on the South by Commercial Road and Southampt St., and on the West by Wells St., the whole forming part of the parishes of S. George, S. Luke, All Saints & Camden.

(E.A.) Oct. 9. 99.

Dolby has been in the Police for about 8 years, and has been stationed at Peckham for the whole time. He is one of the men marked out for promotion, and is hoping to be made a sergeant in about a year. He is a good fellow, capable and honest. He is one of the few "Cockneys" in the force, having been born in Fore St., City. He knew his district well. It is not one that gives special scope for a constable's energies, and Dolby said that, had he been a single man he might have been glad to get moved into a district where there was more to do. Excepting "H", whose work lies in such a "dirty" part, there was no Division to which he had any special aversion. On promotion, every man has to sign a form undertaking to serve where the authorities may choose to send him, be it to the East End, or one of the Dockyards or anywhere else.

Starting up Hill St. as far as Commercial Road, and crossing the Canal Bridge, north up  
Canal Bank: small cottages; garden fronts; purple, as map  
Middle St: much the same style of house and class of peo-

(e)  
 13  
 42  
 ?



ple; purple, as map. Parallel with the Canal is

Sumner Road: irregularly built street. Pink and purple, as map, except at the north corner of ~~xxxxxxx~~ S. George's Road, where colour has to be omitted for the All Saints' Club

Castle Square: (N. E. corner of Rosemary Road) 5 or 6 3 and 4 roomed cottages, the former letting at 7/-, and said by an occupier to be dear at half the price, but not a bad looking little corner. Purple, as map.

On the East side of Sumner Road are

Shields St. and Nutt St.: the latter is a cul de sac; both poorer; from pink of map, to purple.

On the West side of Sumner Road are

Scipio St.: 2 story houses; pink, as map.

Edward (now Garnies) St.: much like Scipio St. Pink, as map

Daniel St., Alder St., and Davey St.: 3 cul de sacs; all 2 story houses; mechanic class; Pink, as map, except that in Alder St. the Chapel has given way to extra cottages, for which extra pink is required; and in Davey St. there is now a Church on the South side. Omit colour. From

here, to the North end of Sumner Road, and along the Canal Bank. This end has no dwellings, and is closed at night at the north ~~exit~~ entrance. At the South approach, there is a police point. The Bank is lonely enough, but the only trouble appears to be from children tumbling in and getting drowned. These, Dolby said are nearly always children

*Shields Street - purple*

*Nutt St N. side - lb*



*Willowbrook Road: purple*

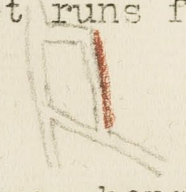
*Pennick Road*

*Raglan Passage pk*

from a distance. The native-born get wary. North-west

up Willowbrook Road: pink, as map, with additional colour for new 2 story, bow window cottages, on east side, occupying part of the site of the School shewn on map. On the same site and on unoccupied ground, a new street:

• Pennick Road: has been built; houses like the new ones in Willowbrook Road; east side only. The street runs from Willowbrook to Sumner Road. Add pink.



• S. George's Road: 2 story houses, mostly; some shops; fore-courts; additional pink on clear space at corner of Dor-ton St. (grocer's); the rest pink, as map.

Cator St., East Surrey Grove, and Camden Grove North: all very much alike; 2 story houses; little life apparent; single occupiers, the exception. All purple, as map. In

• Raglan Passage: one house only; small builder; believed to be entirely occupied by him; untidy rather, from dark blue of map, to pink. West of Camden Grove North is

Tilson St: one of the streets of low repute on the section; by no means so poor as other parts, but a centre of drink-ing, and disorderliness. As we passed two neighbours were jangling ~~xxxxxxx~~, by way of sampling the street. Broken win-dows and signs of neglect frequent; houses 2 story. flush with side-walk, the common, though not invariable feature of the poorer class of streets; many doors open; women and



*Gloucester Road E. end - pk*

*Dorton Street - purple*

(4)

children generally untidy. Leave dark-blue, as map. Into S. George's Road again and down

Gloucester Road: this East end 2 story houses, and 2 story and basements; forecourts; decent; from purple, of map to pink, omitting for Board School. The rest of the Road pink as map.

Albert Road (now part of Castlemain Rd.): 2 story houses; forecourts; pink, as map. Further west is

Eastdene St: 2 story houses; forecourts; cul de sac; purple, as map.

Codden St: another cul de sac; houses flush with side-walk; some broken windows; ~~px~~ light blue, as map.

Dorton St: 5 roomed cottages; flush with sidewalk; one and two families; been done up, repointed etc.; piano being played in one of them; from light blue, of map, to purple.

The five preceding streets have been on the south side of S. George's Road. On the north side, nearly opposite Dorton St. are

Mason's Cottages: three of them, backing on Canal; untidy yard; costers sorting their grapes, and getting ready for their rounds; from pink of map, to light blue. East of Dorton St. is

Dragon Road: (now including Victoria Place): mainly 2 story houses, with basements; 2 or 3 families to each; purple, as map.



Southampton Street - pk

Peckham Grove - pk b<sup>d</sup>

Hornby Road - purple

Cottages - lb

Fendick Road - purple

(5)

Into Wells St: the boundary street this side of the section, and already taken, with Young. On the east side, north of the Church is the towing master's house; uncoloured to pink. South to

• Southampton St: (north side, to Commercial Road) 3 story houses; some shops; a doctor's house quite an exception; the street here, mainly good working class; ~~pink~~ from pink barred, of map, to pink.

Rainbow Road: 2 story houses; double bow windows; forecourts; pink, as map. Very much of the same character are Dowlas St., Bonsar St., and Coleman Road: all three, pink, as map. Further east is

• Peckham Grove: many semi-detached houses; good fronts; trees getting a rather forlorn look; several laundries; houses in some cases, with servants. From red, of map, to pink-barred.

Sanders Road now forms part of

• Blake's Road: mainly two story houses; improved; perhaps from the purple of map, to pink.

• Hornby Road: 2 story houses; forecourts; improved; from light blue of map, to purple. At the north end are two cottages; uncoloured, to light blue. Further north is

Grayland Road: purple, as map. At its north end is

• Fendick Rd: 2 story houses, on both sides, and not on north only, as in map. From pink and uncoloured of map, to pink,



Hazlemere Road - purple

Diamond Street - lb

Diamond Court - lb

Moody Cottages - db

Grenard Road - purple

Riddell Street - lb

or perhaps, purple.

Hazlemere Road: pink, as map. To the south is

Lidgate Road: light blue, as map. Thence, by Rosemary Road, to

- Diamond St: 2 story houses; a few shops; from dark blue, of map, to light blue. On the south side, east end, is
- Diamond Court: stucco buildings; gardens; pleasant; from dark blue, of map, to light blue. To the north-east are
- Moody's Cottages: poorer than either Diamond St. or Court; light blue, as map, or, perhaps, dark blue.

• Grenard Road:

By Southampton St to

- Riddell St: (late Regent St.) 2 story cottages; cul de sac; houses flush with side-walk; much improved; from dark blue of map, to light blue. At the north-west corner is
- Curran Place: still as poor and neglected, as ever. Dark blue, as map.

Several women came out to see what our business might be, and began to complain of the drains. There appeared to be some special grievance at No. 2 inside which was an agitated group. I went in, at their request, and looked at the W.C. in the little yard behind. Whether from want of flushing, or from stoppage, it was hopelessly blocked, and in a most filthy condition. One stalwart woman said that



things had been as I saw them for months, and that complain<sup>ts</sup> to the landl<sup>ord</sup> was met with the reply that if they did not like the houses they could leave them, and let some one come in who would pay 7/- instead of 6/- the present rental. I was told of the numbers who had been made ill by the drains, and had one poor thing pointed out to me who had just returned. But the sadness of the scene culminated in a small coffin, of a child, that stood on a table at one side of the room in which we all were. They showed me the rent book, when I asked who the owner was, and later in the day, I reported the state of things at the Office of the local Medical Officer. I gathered that the name of the Estate (Clement Davis, Surrey Estate, 11 Peckham Rye) was familiar at the Office, but the man I spoke to would not commit himself to any opinion. He was silent. "Davis" happens to be the name of a man who is building largely in Whitechapel and who gives a lot of trouble there.

South of Riddell St. is

• Camden Square: 2½ story houses; stucco faced; fronts; done up; improved; from light blue of map, to purple.

Commercial Road: (north side, to the Canal): at the west end, a new row of flats; rents about 10/-; working-class; pink, as map. Thence, to James' Grove: mainly 3 story houses pink-barred, as map. Then, mainly 2 story houses; some shops; from pink-barred and pink of map to pink.

*Camden Square - purple*

*Commercial Road (part) pk*



*Branches Buildings - purple*

*Camden Grove - pk*

*James' Grove - W side pk }  
E - pur }*

• Branches Buildings (now the west end of Rosemary Road): 2 s story houses; flush with sidewalk; done up; much improved; quiet; from light blue of map, to purple.

Rosemary Road: an irregularly built street; mainly 2 and 3 story houses; some shops; pink, purple, and light blue, as map. South of Rosemary Road are

George's St: 2 story houses; pink, as map, and

• Camden Grove: 3 story houses, with basements; lodgings etc. some servants; perhaps pink-barred as map, or pink, if altered. Further east is

• James Grove: 2½ story houses; from pink-barred, to pink. Practically no servants; poorer rather, than Camden Grove.

At the South east end of Summer Road on the sites of a nursery and wood yard a recreation ground is going to be laid out by the Vestry. It will face on the Canal, and involve the demolition of some cottages. As yet nothing has been done.



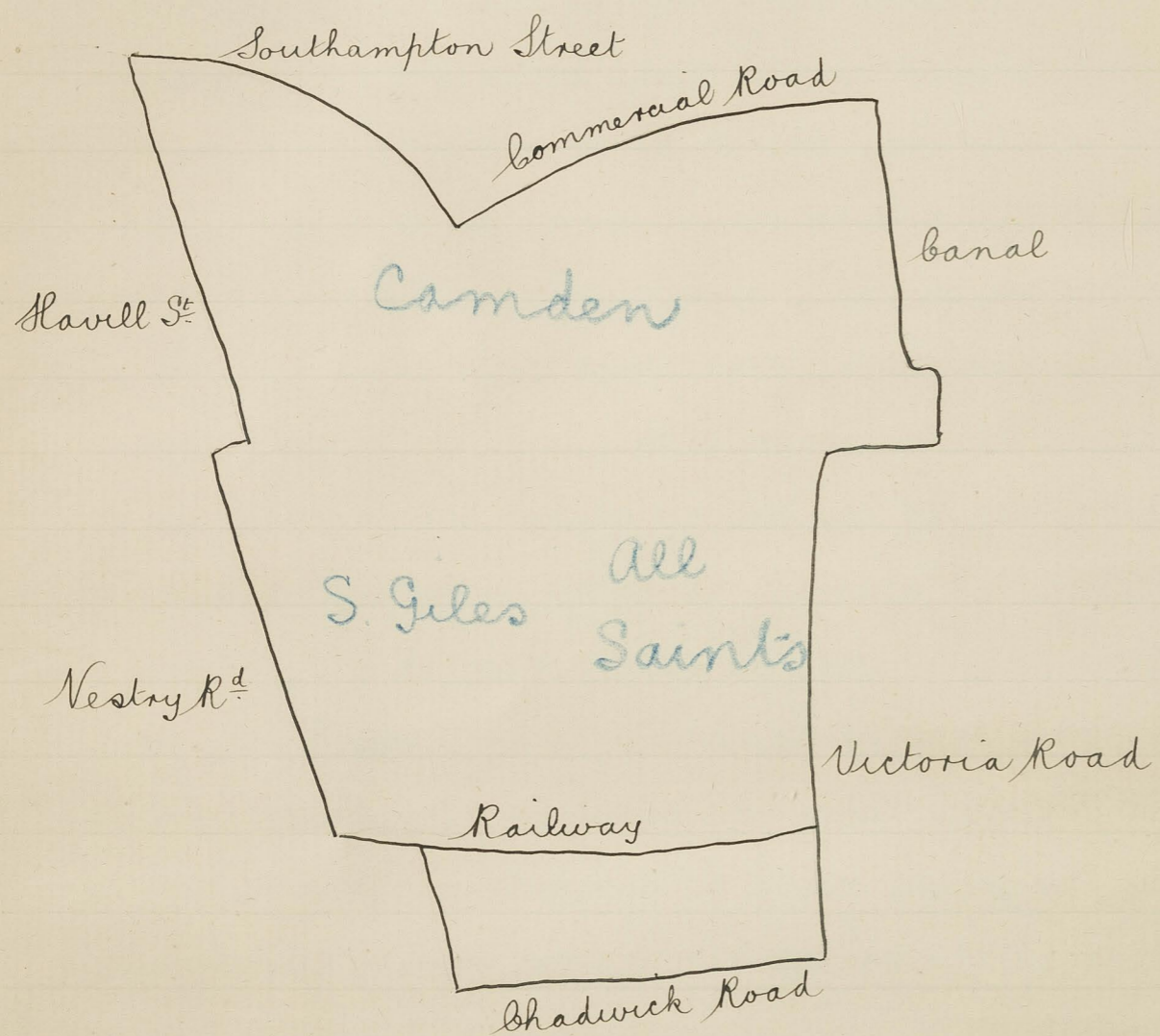
General remarks.

This forms a somewhat monotonous part of Peckham, its redeeming feature being the absence of high dwellings. Except in one or two dark little corners, people may always be conscious of the sky, and have plenty of light.

Of local employment there is little to say. A certain number of women must find work in the local laundries, and a few small places on the Canal banks may give employment to a few of the men, but it is probable that the vast majority of the people living here, as in every part of Peckham and Camberwell, except in the immediate neighbourhood of the Gas-works, find their employment in more central London. The solitary line of red in Peckham Grove disappears, and if one had to colour the district as a unit, and not by streets, it would be an undeniable purple

There is only one new street, Pennick St., of the prevailing local type of two-story houses, ~~and~~ In the district as a whole, there has been practically no rebuilding, and the general class of occupant appears to have ~~en~~ changed as little as the structures, during the decade.





n side lb

DISTRICTS 44 and 43.

Notes of a walk with P.C. Dolby in the area bounded on the east, by the Canal and Victoria Road; on the south by Chadwick Road and the railway; on the west, by Havill St. and Vestry Road; and on the north, by Southampton St. and Commercial Road, forming part of the parishes of Camden, S. Giles & All Saints.

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(E.A.) Oct. 10. 99.

DISTRICT 44.

Starting along Peckham High St. and turning north up Martin's Road: 2 story houses; purple, as map. Into the Melon Ground: small cottages, "all fronts"; large garden & fronts; some conductors said to be living here, a few costers etc. Light blue, as map.

Salisbury Cottages: two little cul de sacs near the Canal; 4 room cottages. Light blue, as map. Here, and in Canal Place, lying just to the ~~west~~ west, mainly costers; a much larger proportion than in the Melon Ground itself; four room cottages. Light blue, as map.

Adelaide Place: just like the Melon Ground; light blue, as map. East down

Lisford St: east end, like Adelaide Place, the cottages being most of them built up to the backs of those of the latter. Light blue, as map. West of Sumner Road: south side; 2 story houses; fronts; purple, as map; north side: 2 story houses; flush with sidewalk; doors open into rooms poorer; from purple of map, to light blue. North-east t



Stanton Street lb

(2)

• Stanton St: 2 story houses; forecourts; dull and depressing; the street has an indifferent reputation; "two or three wife-beaters living in it"; some broken windows. Perhaps from purple of map, to light blue.

Jocelyn St: 2 story houses; better than Stanton St; purple, as map.

Summer Road: the southern light blue part backs on the Melon Ground, and the cottages here are a replica of those in Summer Road; light blue, as map. The rest two story houses some shops; purple, as map. Three beer-houses and one full licensed house in this street, including one at the corner of its southern continuation ---

Winchester Place: 2 story houses; purple, as map.

Summer Avenue: unnamed on map, just to the south of the Bd. School; 2 story houses; no thoroughfare for vehicles; ~~are~~ decent; mainly conductors and drivers. Pink, as map.

Hawker St: (late Bath St.) just to the south of Haslam Place 2 story houses; flush with sidewalk; mostly no passage entrances; doors shut; "all costers"; light blue, as map.

Haslam Place: 2 story houses; fronts; purple, as map.

Cator St: 2 story houses; forecourts; some houses newer than others; a murder in this street two years ago -- a house-breaker; purple, as map. Further west is

Pitt St: mostly six-roomed houses letting at 13/-; some ne



newer, letting at 8/6 a flat; "Violin taught" outside one of them. Small fronts to all the houses; Pink, as map  
Camden St: 2 story houses; forecourts; pink, as map.

Camden Avenue: 2½ story houses; semi-detached; pink-barred, as map. A gate on the east side leads by a long path to

• Camden Houses: (unnamed on map) a well-built block, with a large and pleasant space in front, built, so a very respectable woman living there informed me, by a Mr. Groning, who quarrelled with his relatives, and left the block to the Armourers and Braziers' Company. All of the tenants, save three, are now pensioners put in by the Company. The Houses rank, therefore, as alms-houses, and colour should be omitted. The police do not patrol here, and Dolby had never been up.

• Camden Grove: semi-detached, and a row of 3 story houses; well-built; some servants. From red, of map to pink-barred. In N.1 a German bully set up his establishment a year or two ago; convicted, and sentenced to three months.

Commercial Road: (South side, from west end, to Canal): a few offices and business premises, but nearly all the houses east of Camden Grove now let out, and in workingclass occupation. West of the Grove, therefore, leave pink-barred, as map. East of the Grove, from pink-barred and pink ~~xxxx~~ of map, to pink. Near the west end, down the passage j just below the "C" of the map, are two cottages. one occup

*Camden Grove - pk b<sup>d</sup>*

*Commercial Road S. side from W. end to Canal E.  
of Camden Grove - pk*

*lb*



(4)

ied by a rag-dealer, and surrounded by a yard full of his unpleasant wares. Uncoloured on map, to ~~xx~~ light blue.

Southampton St:(from Commercial Road to Peckham Road) mainly 3 and four story houses; some servants; pink-barred, as map, omitting all colour on space at South-west corner, for new and very large Board School.

DISTRICT 43.

West along the

Peckham Road:mainly substantial residential houses. Red, (1) as map, omitting at the corner of S'hampton St. for the Board School and the Divisional Offices; opposite Bushey Hill Road, for the new Fine Art Gallery and Institute; and (2) (3) on the south side for two of the large houses east of Vestry Road, now occupied by Dr. Stocker for his private and (4) West of the public-house at lower end of ground - No. 11 for free library - Asylum North, up Havill St. to

South St:mostly two story houses; good gardens and fronts poorer at east end; irregularly built; pink, as map, omitting colour east of Muscatel Place, beyond which there are no dwellings. On the north side is

Absolon Place:(unnamed, on map) east side only; 4 roomed cottages; no passage entries; light blue, as map. Just east of this is

Buck's Mat Factory, with a row of buildings, of which only two are now occupied. Pink, as map, omitting colour at



Wells Place - pk

Sedgmoor Place - pk

Southampton Street - pk.

Victoria Place - lb

(5)

north end. The yard is private. North up

Wells Place: very like South St. in class of people; small houses; gardens; one family to a house the rule; some new houses; From purple of map, to pink.

Wells Crescent: 2 story houses; some new; all distinctly lower grade than the Place; purple, as map, omitting colour on west side for business premises.

Sedgmoor Place: most semi-detached, two-story houses; garden fronts; "better class mechanics"; from purple, of map to pink.

Southampton St: (south side) light blue, the exception; mainly shops; not very flourishing, but pink, rather than purple, of map.

In the afternoon, starting in the High St. just to the west of Victoria Place, down

Paradise Place: unnamed on map; 3 cottages; untidy yard; light blue, as map. To the west is a passage leading through from the High St. to Victoria Road, unnamed on map, and locally known as

Mad House Passage: on the east side are 4 ~~xxx~~ cottages; improved; light blue, as map. The passage said to be unpleasant at night. Women haunt it, and it is much used as an urinal.

Victoria Place: no passage for vehicles; mostly costers



Victoria Road - pk

Lyndhurst Rd<sup>d</sup> S. of Railway - pk  
N of Lyndhurst Square - pk<sup>2</sup>

South Place - pk

Azenby Square purple

(6)

improved; two story ~~xxxxxx~~ houses; some broken windows, but from dark blue, of map, to light blue.

• Victoria Road: mostly two-story houses, occupied by mechanical class; some shops; improved. Violet and pink of map, to pink. On east side north of South Grove, add pink for new row of three story houses, shop fronts; and a little extra pink is wanted on the opposite side, apparently omitted in error.

• Lyndhurst Road: South of railway: 2½ story houses; working-class; no servants; from red of map, to pink. North of railway: 2, 3, and 4 story houses; servants the rule, up to Lyndhurst Square; to this point, red, as map. North of the Square, smaller houses; extra colour for new row on site of nursery; 2 story; red-bricked; £40 or £50 a year. North of the Square and this new row, red and uncoloured to pink-barred. The north-west corner is clear, for demolition. Dolby said that the north end of Lyndhurst Road was an unpleasant beat at night, as it was not an uncommon thing to hear the jabbering and the cries of the inmates of the Asylum.

• South Place: only two two-story houses on the north side; shops; red to pink. On the west side of <sup>Lyndhurst-Rd</sup> ~~the Grove~~ is

• Azenby Square: 2 story and 2 story with basements houses; a great mixture; "mechanics and labouring class"; gone down;



*Sidmouth Place - pk b<sup>a</sup>*

*Grummont Road - pk*

*Talfourd Place - pk*

*Denman St. pk & pk b<sup>a</sup>*

(7)

2 and 3 families in most houses; the east end the poorer. Perhaps all from pink of map, to purple.

Hanover Road: (now part of Hanover St.) 2½ and 3½ story houses; garden fronts; trees. Pink-barred, as map.

• Lyndhurst Square: a leafy corner; small detached and semi-detached villas; gabled; linen out to dry in the gardens. Some servants; From red to pink-barred.

• Sidmouth Place: one house occupied by a mantle-maker. From red of map, to pink-barred. Into Peckham Road, turning west, and south down

• Grummont Road: 2½ story houses; respectable artisan and mechanic class; no servants; from pink-barred of map, to pink.

Note: At the south end of Lyndhurst Grove, Chadwick Road running west in is the boundary of the Peckham Section. There are no houses in it on the north side, beyond the B Brewery.

Talfourd Road: good middle-class; red as map.

• Talfourd Place: 2 and 2½ story houses; garden fronts; small salaried and high waged class; no servants. Three new houses built at end. All red-brick, bow windows. From pink-barred of map, to pink, with extra colour for the new houses.

• Denman St.: in class something betwixt and between Talfourd Road and Talfourd Place. 2, 2½ and 3½ story houses. The



*Bushey Hill Road - pk b<sup>d</sup>*

(8)

97  
line of colour is broken on the east by the gardens of the Lyndhurst Road houses. South of this break the houses are smaller, and on both sides should go from the pink-barred of map, to pink. The rest, pink-barred, as map.

Lyndhurst Grove: pink-barred, as map.

• Bushey Hill Road: Nearly all the detached houses shown on the map have given way to smaller dwellings; occasional servants; from red of map, to pink-barred.

• Crofton Road: better and larger houses ~~XXXXXXXXXX~~ north of the bend, and servants frequently kept here. ~~XXXXXXXXXX~~ South of the bend 2 story, 6 or 8 roomed houses; bow window ornate; high-waged and low salaried classes; apartments often let; servants not kept. Pink-barred as map, north of the bend; from pink-barred, to pink, south of it.

• Shenley Road: no part so good as the north end of Crofton Road; otherwise the same class; 2 and 3 story houses; mostly two families to a house; servants the exception. Perhaps from pink-barred, of map, to pink. The ~~xxxx~~ west end of

Lyndhurst Grove remains pink, as map. Dolby considered that exactly the same class of people lived here, as in the southern end of Crofton St. The houses are 2 story, much the same as those in Crofton Road, although less ornate. Of the same class are the houses and people in



Linnell Road pk

(9)

Gairloch and Oswyth Roads: both pink, as map.

Linnell Road is also much the same, and goes from the pink-barred, of map, to ~~pink~~ pink.

This area, in as far as it lies north of the High st., differs little from that lying still further north, that is, north of Southampton Road and Commercial ~~Rd~~ Rd. It is mainly a working class neighbourhood, made up of little two-storeyed houses. The poorest corner is that lying round about the Melon Ground, and here, whatever may be thought of the tiny houses as dwellings, plenty of space and garden ground is found, and <sup>there is</sup> plenty of air to breathe. It is such an area that might have led the woman whom I came across in a narrow ~~xxxxxxxxxxxx~~ court in the Borough and who had recently moved there from Peckham, say that the latter neighbourhood was "pleasanter like". There has been little fresh building, doubtless because there is little space available for building, and there is no special change to be noted. As to local industries, there are none of importance. unless it be brewing and looking after lunatics: the district includes two very large Private Asylums.



South of the High St. the streets are almost exclusively residential, and are mainly occupied by the lower middle class. The greater part of Lyndhurst Road holds its own as a "red" street, but the tendency is for the servant-keeping class to decline in numbers. But deterioration is, perhaps, most marked in Azenby Square, coloured pink on the map, a feature perhaps partly explained by its near-

ness to the railway, <sup>by the size of many of the houses (which are too large for single families)</sup> and by the fact that it leads nowhere. In Bushy Hill Road, the tendency for large houses to give place to smaller ones is noticeable.

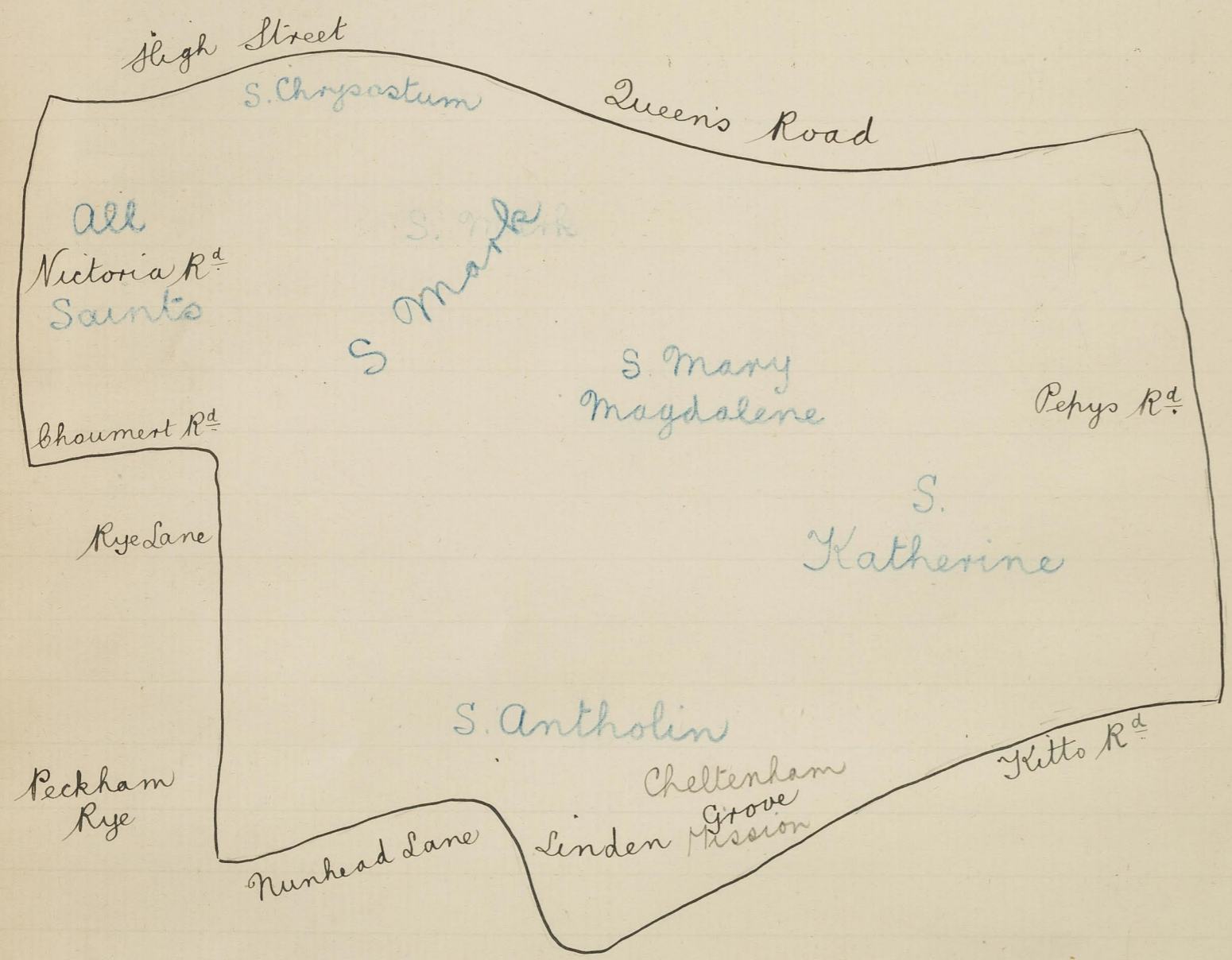


Notes of walks with Dolby in the area bounded on the east by Pepys Road; on the north by the Queen's Road and High St; on the west by Victoria Road, Choumert Road, and Peckham Rye, and on the South by Nunhead Lane and Linden Grove, being part of the Peckham Section ~~ixixxxxxxxxxx~~ and forming part of the parishes of All Saints, S. Chrysostum, S. Mark, S. Mary Magdalene, S. Katherine & S. Antholin, Cheltenham College Mission District. (E.A.)

July 15

DISTRICT 44.

Along High St. and south down  
Collyer Place: 6 two story houses; warehouses; Collyer's Hall. unnamed on map; leave purple.  
Basing Road: 2 story houses; "rather poor class"; light blue as map, omitting for Collyer Hall, which flanks on this street.  
York Terrace: 2 story, 5 roomed houses; just like Basing Road light blue, as map.  
Hanover St: 2 story houses, generally with 8 or 10 rooms; small garden fronts; often single occupants; "perhaps half a dozen servants in the road"; perhaps may be left pk-barred, as map.  
Elm Grove: on the red side, trees, shady, but has seen its best days; lower middle class; occasional servants; Peckham Liberal Club here. From red of map to pink-barred. The other (south) side, smaller houses; from pink and red of map to pink and pk-barred.





*Choumert Road E of Victoria Road - pk*

(2)

South Grove: very much like Elm Grove; ~~pink~~ from pink of map on south side to pink-barred. North side, only two or three houses; "residential chambers"; pink, as map.

South of the railway is

Blenheim Grove: 2 and  $2\frac{1}{2}$  story houses; garden fronts; the railway against the standard of the road -- much more obtrusive than in South Grove; pink as map.

Chadwick Road: (east end) 2 story houses; decent; trees; quiet; generally one family to a house; pink, as map.

Choumert Road: (east of Victoria Rd.) the boundary road of the section; 2,  $2\frac{1}{2}$  and 3 story houses; a few shops at each end; very few servants; quiet; trees; very like Blenheim Grove; ~~pink~~ from pk-barred of map, to pink.

Choumert Grove: 2 story houses; 6 rooms; fronts; pink as map, with extra colour at north-west end, for two or thr houses -- same style. Off the east side ~~is~~ is

Choumert Square: north side: 4 room cottages; rents 6/- and 6/6; going up for new comers; queer entrances behind out of a covered passage way; little garden fronts on each side, and "all fronts" as an occupant said, proud, however, of her square. The south side very much the same, save that the entrances are in front, more after the way of the world. No tenants are taken with children, and the whole place appears to be very quiet, select, old-fashioned, and quaint. All pink as map. No traffic for vehicles; private.



This walk had to be cut short as Dolby had to attend the Court in connexion with a summons. Starting on the 19th. along the High St. south down

Batten's Place: (just to the west of Albert Road): 6 cottages; 4 rooms; light blue as map, omitting colour for two that have gone at the north end. Further west is Nungate: 4 roomed cottages; costers etc; ~~pp~~"poor class"; only one cottage on east side; light blue, as map.

Thence, by Clayton's Road, west along

McKerrell Road: 2 story, six-roomed houses; pink, as map

Clayton Road: 2 story houses; a few shops; pink, as map

✓ correcting the line of colour at north-west corner, which should be parallel with the street, not at right angles to it. The pink-barred bit, at south-west corner: 2 stor houses; occupied by much the same class as the rest of the road; from pk-barred of map, to pink. North of this part, extra colour for a new row of houses of much the same style.

Into High St. again, west, passing the passage leading to S. Chysostom School: only one house (caretaker's) into

The Avenue: unnamed on map; mews; costers etc. light blue as map. Avenue House is a Home for Girls (Miss Rye's Home) inmates emigrated to Canada.

Rye Lane is an increasingly busy street; Jones and Hig-



Hanover Park n. side pk  
S - - - pk b<sup>d</sup>

Moncrieff Road - pk

Cicely Road - pk b<sup>d</sup>

Raul Road - pk b<sup>d</sup>

(4)

gins big premises are at the north east corner, and the success of this business has doubtless tended to raise the standard of many of the surrounding shops. The street remains red, as map. In the space east side, south of railway, the "Museum" is now Bussey's Games Factory, and south of this on site of a nursery, Holdrons line of shops drapery etc. have been built. Extra red here, and the re behind omitted.

Hanover Park: at north-west corner Jones and Higgins' extension is going up, stabling, and additional stores; the only residence the stable-man's houses; pink. All the rest of this side to corner of McKerrell Road, ~~xxxxxxx~~ excepting one house "Constitutional Club", and "Hanover Hall", taken by Jones and Higgins for employees; from red and uncoloured to pink. East of McKerrell Road: 2 story houses; like those in McKerrell Road; red to pink. South side: 2 and 3 story houses; occasional servants; ~~red~~ from red of map to pk-barred.

Moncrieff Road: 2 story houses; 2 families frequent; apartments etc. from pink-barred of map, to pink.

Cicely Road: 2 and 2½ story houses; good ~~fronts~~ garden fronts; some apartments; servants; from red of map, to pink-barred.

Raul Road: 2 story houses; much the same class as in Cice



*Genise Road - pk*

*Copeland Rd purple part to be pk*

*Claude Road pk & lb*

(5)

ly Road; from red of map, to pink-barred.

• Genise Road: more like Moncrieff Road; from pk-barred to pink. Thence south along Rye Lane to

Bournemouth Road: 3 story houses; plain brick; dull; "labouring class"; purple, as map. Into

• Copeland Road: the pink part: 2 story houses; colour as map. The purple part: 2, 2½, and 3 story houses, mainly 2 shops at south-east end; from purple of map, to pink.

Parkstone Road: 3 story houses; purple, as map. By The Triangle (part of Rye Lane) to

Copeland Avenue (late Solly Rd.): 2 story houses; good; creepers; asphalt; no traffic; pink, as map.

Atwell St: 4 roomed cottages; light blue as map.

Atwell Road: like Parkstone and Bournemouth Roads; purple as map. Along Rye Lane to

Philip Road (west end): 2 and 2½ story houses; pink, as map.

• Claude Road: 2 story houses; uncoloured, a pink and purple to pink and light blue.

• Scylla Road: (west end) 2 story houses; pink, as map. east end (Nunhead Passage in map): south side: light blue to purple; north side: some houses new; light blue, and purple to pink. A new road runs from Scylla Road to

Peckham Rye:



Whorlton Road - pk

Peckham Rye @ Green pk b<sup>d</sup>

Nunhead Crescent { N side pk b<sup>d</sup>  
S --- pk

(6)

Whorlton Road: 2 story houses; 8 roomed; arranged for 2 families; let at 11/6 a floor; good; <sup>uncoloured to</sup> pink, ~~as map~~.

Peckham Rye: two good new houses have been built north and south of the end of this new street, but the rest of the houses on this east ~~xx~~ side are old, and many of them shabby-genteel; one a small builder's yard attached; from red of map, to pink-barred to Nunhead Lane, the boundary here of this section of the police. In

Nunhead Passage: (east end) are two houses, at north-east corner; one of them empty; ? from uncoloured in map to pink or pink-barred.

Nunhead Crescent: South side: 2 story houses; uncoloured to pink. North side: 2 story houses, and 3 story, with basements; occasional servants; from red of map, to pink-barred.

Nunhead Lane: is said to be better on the Dulwich, than on the Peckham side. The west end, to Nunhead Crescent, 3 storeyed; a few shops; occupied by good working-class; pink, as map. East of the Crescent, the style of houses becomes much more varied; 2 and 2½ storeyed; a school, a solicitor etc. etc. some working-class; very much like the north side of the Crescent; from pink, of map, to pink-barred.

Old James St: 2 story houses; all light blue, as map, in-



cluding the cul de sac behind, which ranks as part of the street.

New James St: a little to the east; 2 story houses; no thoroughfare for vehicles; west side ~~down~~ up, but, with the dingier looking east side, perhaps still all light blue as map. This, and the last-named street, is just on the border of the published map, and the colour, light blue, is cut through in the middle. But apparently, it was the intention to colour the whole of the block the same. Round by Nunhead Grove to

Monk's Cottages; (north of Francis Place): unnamed on map 2 story; "1791"; purple as map, with extra colour to the south for new houses, also purple. West along

Francis Place: (now part of Scylla Road): 2 story houses; purple, as map, with extra for two new ones at south-west corner.

Albert Road: pink, as map, to the railway, including "The Braid".

Philip Road: east half; 2, 2½ and 3 story houses, the last with shop ~~xxxxxxxxxxxx~~ frontages; all pink, as map.

Vivian Road: 2 story houses, very much like Albert Road and others of the n'hood. No apparent reason for difference colour; from purple of map, therefore, to pink.-

Manaton and Wyvenhoe Roads: both alike; 2 story houses; pink, as map.

*Vivian Road - pk*



*Hugenot Street - purple*

*Albert Rd [Part N. of Railway] S of Harders St pk b<sup>d</sup>*

(8)

Heaton Road: South side: 2 and 2½ story houses; north side 3 story houses. On South side, east of Claude Road, better, and here, from purple of map, to pink. The rest purple as map.

• Hugenot St: 2½ story houses; from light blue, of map, to purple.

✓ Godman Road: 2 story houses; west end, purple as map, omitting colour on north side, for a laundry. The east end somewhat better; perhaps from purple of map, to pink.

The three following all 2 story houses, and pink, as map:

Pilkington Road; Brayard's Road (west end); and Russell Road.

North under the railway arch up Albert Road to

Clifton Square: 2 story houses; pink, as map.

Albert Road (north of the railway): most of it much larger and better houses, except on west side where the pink represents some timbered and stucco cottages, small, and some 3 story house, let off. Both of these pink, as map.

• East side north of Harder's Road: detached, substantial houses; red, as map. The rest, various in styles, from red to pk-barred. Along Queen's Road to

• Harder's Road: 2, 2½ and 3½ story houses; on south-east side two or three laundries. Pink as map, and from red



*Sunwell Street - purple*

*Burchell Road - pk*

*Cossall St - pk*  
*Bidwell Road - pk*

of map, to pink-barred. The other side from pink and red  
of map, to pink. The red house off the west side, due ~~to~~  
south of the Wesleyan Chapel, is an error; omit.

Mortlock Gardens: 2 story houses; pink, as map.

Gordon Road: (to the railway): 2 story houses; pink, as  
map, with extra colour on both sides, north end, for add  
itional houses;

Sunwell St: in map, shown as part of Hook's Road: pink, as  
map, but

- Sunwell St: as shown in map: 2 story houses, with basemen  
"labouring class"; from light blue, to purple.

Hook's Road: West side: 2 story houses; letting 14/- a wee  
pink, as map. East side: 2 story with basements; improve  
• but poorer; done up and doing up; perhaps from light  
blue, of map, to purple.

Woods Road: two story houses; pink, as map. Rents: 13/-.

Thence by

Queen's Road: south side here, mainly private houses;  
red as map; to

- Burchell Road: 2 story houses; rents 13/-; "very respect-  
able"; light blue appeared to be very occasional; from  
purple of map, to ~~light blue~~ pink. Of the same type ar

- Cossall St. and

- Bidwell St: both from purple of map, rather to pink --  
low grade.

Along Queen's Road to



Hollydale Rd - pk.

Lugard Road - pk

Stanbury Road - pk

Wroxton Road - pk

Hollydale Road: 2 story houses; small garden fronts; high  
waged and low salaried class; servants few and far betwe  
- from pink-barred of map, to pink.

Lugard Road: running south-west, is just the same; from  
- pink-barred of map, to pink.

Cauldfield Road: of much the same type; pink as map. East  
to Pirbank Road: still the same; houses said to let at fr  
from 14/- to 15/-; pink, as map.

- Stanbury Road: a replica of Lugard Road; pink-barred of  
map, to pink.

Brayard's Road: East of railway: 2 story houses; a few  
shops at east end; pink, as map. Just the same is

Kirkwood Road, also with a few shops; pink, as map.

Gordon Road: (between the railways): 2 story houses; pink  
as map; houses on east side only.

Crewys Road and Lulworth Road, with houses of the same  
type; pink, as map.

Wroxton Road, again of the Lugard type, from pk. barred o  
of map, to pink, while

Lansdowne Road and Brabourne ~~Road~~ Grove keep their colour,  
pink. South-west along

Evelina Road: more of a business street, especially at th  
west end; all pink, as map. Just south of the railway,  
on the north side, are three or four houses uncoloured  
✓ on ma; additional pink here. At the house next to the ra



railway, with its passage and boundary running along the bottom of the embankment, the notorious criminal, Peace, lived for some years. Dolby said that he frequently arranged to come home after nightfall from one of his house breaking expeditions, and that his plan was to throw his booty out of the carriage window as the train passed his house. He thus arrived at the station without luggage, and without exciting suspicion; went home and picked up the booty.

Running north-east is

Kimberley Road: 2 story houses; pink, as map.

Kirkwood Road (South end) is just the same.

Grinwade <sup>Crescent</sup> ~~Court~~ (off Evelina Road): 2 story houses; "more of the labouring class"; not a good name; brawls etc.; light blue, as map.

West along Evelina Road, and N.

Gordon Road: (to the railway): ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

mainly two story houses. Purple and pink, as map. On the west side are

Ellery ~~xxxx~~ Street: 2 and 3 story houses; purple and pk. as

Sturdy Road: 2 story houses; light blue to purple.

and Headley St: 2 story houses; light blue, to purple.

At the south-west corner of Gordon Road is a branch Free Library, built on land previously unoccupied.

*Sturdy R<sup>d</sup> purple*  
*Headley Street - purple*



On Nov. 6 we started at

Nunhead Green: north side: a mixed affair -- 2, 2½ and 3 story houses; Almshouses; a Salvation Army Citadel, and, at the west corner of Gordon Road, a chapel. All purple as map, omitting for the Chapel. South side: 3 and 3½ story houses, the former, at the east end, forming a continuation of Eveline Road, shops; from purple of map to pink, to Banstead Road. West of this dwelling houses "Zetland Terrace" purple, as map. The west side; small two story dwelling houses, purple, as map.

South along

Linden Grove: the boundary road of the police section; at first on the north side detached, substantial, 3 story houses; servants the rule; said to be rather a gloomy road, with funerals constantly passing. The Grove to the corner of Nunhead Grove perhaps still red. Further east, along the line parallel with Daniels Road; 2 story, six-roomed houses; poor; light blue. Next is Daniell's house and large mason's yards, and beyond better; two-story houses; Pink, as map, to Gibbon Road, where this police section ends.

Daniells Road: "1863"; 2 story houses, flush with sidewalk; broken windows occasional; numerous and noisy children; a low standard street; difficult to say what the people do for a living, but some work as labourers in the

*Linden Grove: part parallel with Daniell's Grove - pur.*

*Daniell's Road S. side purple*



adjacent cemetery, others as builders labourers etc. All light blue.

- Nunhead Grove: mainly two story houses, the rest 2½ and 3. A short new row on the east side "Thorne Terrace"; arranged for two families; 10/- a floor; near the north-east end is "Nunhead Terrace, 1857"; All pink. Near the south-west corner is the Cheltenham Mission. A small boys' battle was raging while we were in this street, with stones flying about unpleasantly, but apparently no damage done. One of the common complaints of the section is that of boys who smash a window, instead of cutting an enemy's eye open.

South, out of Nunhead Green, is "Marble Arch", a more than usually inappropriate name On the west side, near the entrance is one 3 story house, much sublet, and further along on the east side a small row of cottages; costers etc. All either dark or light blue.

Banstead Road: 2 story houses, letting at from 11/- to 13/- shoddy building; a few shops; poor; light ~~blue~~ blue. At ✓ the south-west end is a row of new houses "Grove Terrace" also light blue.

• Tappersfield Road: 2 story houses; done up; somewhat better than Banstead Road, "more of the mechanic class"; On the east side Stanley Hall, the headquarters of the Nunhead Christian Band. said to represent a ns



*Barset Road - purple*

*Salisbury Terrace - lb*

*Howbury Road S. end - pk*

*Buchan Road - both sides - pk*

past local split in the Salvation Army. Two houses in the space at the south end light blue; the road perhaps from the light blue of map, to purple.

- Barset Road: represents a still further improvement; 2 s story houses still; forecourts; from light blue of map, to purple. At the South-west end, running south of the Buchan Road line is

- Salisbury Terrace: poorer; light blue.

- Howbury Road: 2 story houses; much like Barsett Road; better from south end to Machell Rd. here tiled forecourts and a brighter appearance; perhaps this part from the purple of map to pink. The rest purple as map.

Kimberley Road: South-east end: rather larger houses than in the northern bits; bow windows; fronts; 2 and 2½ stories pink, as map.

Machell Road: 2 story houses; 6 rooms; forecourts; purple, as map.

- Buchan Road: 2 story houses; good gardens behind on south side; here from purple of map, to pink; north side purple as map.

- Gibbon Road: from south-west end to the railway, mainly two story houses; shops east of Kimberley Road; beyond the railway to Hollydale Road, 3 story houses; shops. All pink, as map.



Hollydale Road NE corner - pk

Ansdell Road - pk

S. Mary's Road - S. of church - pk b<sup>4</sup>

Hathway Street - purple

(15)

- 131
- Hollydale Road: (south-east of Evelina Road): south side; 2 story houses; forecourts; bow windows; gone down; poor; from purple of map to light blue. With a little unnecessary severity Dolby remarked that "You generally find houses run down near a School", which would be true of middle class houses, and higher grade pink, but hardly of anything below. At the north-east corner, two or three dwellings; from uncoloured of map, to pink. North to
  - Ansdell Road: 2 story houses; bow windows; 8 rooms; houses let on lease; something like Lugard Road; perhaps a little better; from pink-barred of map, to pink -- high grade.
  - Dundas Road: described by Dolby as "just the same"; pink, as map. North into the Queen's Road, passing the entrance to the Retreat, "The Marist Convent for Young Ladies", a Roman Catholic Boarding and Middle Class College. Two or three houses appear to be occupied; red, if coloured, as map. South down
  - S. Mary's Road: Middle class; larger houses north of the church; here red, as map; south of the church, from red of map, to pink-barred, omitting at south-east corner, for S. Mary's Church Hall, built 1890.
  - Evelina Road: (east of Hollydale Road) 2 and 3 story houses mainly ~~xxx~~ the former; shops at north-east corner; all pink, as map.
  - Hathway St: a cul de sac between Senate St. and Kitto R
- Kitto Road: W. of S. Mary's; purple, as map.



Selden R<sup>d</sup> S. of Lindo St<sup>e</sup> - lb

Arbuthnot Street - pk

Gellatly Road - pk

not shown on map; 2 story, 5 roomed houses; generally single occupants; from uncoloured of map, to purple.

Senate St: 2 story houses; poor-looking and gloomy; some broken windows; light blue, as map.

Selden Road: south of Lindo St: 2 and 3 story houses; broken windows; untidy children; poor; from purple of map, to light blue. North of Lindo St: 2 story houses; better; purple, as map.

Lindo St: 2 story houses; south side only; light blue, as map. Passing into

DISTRICT 45 at

Arbuthnot St: the houses at the west corner are 2 story double-fronted, mostly, and might perhaps remain pk-barred, as map. The rest is made up of smaller houses; no servants; from pink-barred of map, to pink. The Road is now continued a long way east to Jerningham Road, but no new houses have been built on that part lying in the police division. Running south is

Gellatly Road: 2 story houses; very occasional servants, but "mostly girls", by which Dolby meant youth and inefficiency, and of such he thought that there were perhaps 10 in the whole road. It is of very much the same type as Ansdale Road. From pink-barred, of map to pink. It is on the large Haberdashers' Estate of this n'hod; xxx



and contains the only licensed house the Company allows.

Drakefell Road: takes one up the higher ground of Telegraph Hill, and off the north side part of the new Park lies, finely situated, with splendid viws over London. The houses, 2 story and 2 story with basements; small, but g generally with well-to-do occupants; middle class; red, as map.

Pepys Road -- the boundary of the Peckham Section, Very much the same character as Brakefell Road; red, as map, with additional colour for the Vicarage, built just below the new Church, at the corner of Arbuthnot Road. West along

Kitto Road: As far as Erlanger Road, the new Park lies on either side. On the north side, between Erlanger Road and the new Waller Road, new 2 story houses, with basements; from uncoloured to red. Below the Chapel, which has been built lately, the old chapel becoming schools, the houses are smaller; "not many servants here"; from red of map, to pink-barred. On the South side, 3 story houses; red as map.

Bousfield St: 2 story houses; bow windows; badly built; many owned by ~~xxxxxxx~~ occupiers, and bought through Building Societies; said to cost about £400; "very few servant of whom however, I saw one! Perhaps from pk-barred, of map to pink.

*Vicarage - red*

*Kitto Road. N side red & pk b<sup>d</sup>*

*Bousfield Road - pk*



Waller Road - pink

Erlanger Road - red

Pepys Road - red

• Waller Road: quite a new road; 2 story houses, with basements; narrow, and long slips of gardens behind; clothes out to dry in many of them; some servants, and a good many "step-girls" employed, that is girls who come in a few times a week, and do some of the rougher work, including the steps. On the west side a Board School, and at the north-west corner, a Fire-Station, a very fine building, fronting the Queens Road. This pink; the rest of the Road from uncoloured to pink-barred. The range of roads starting from Bousfeild at the bottom of the hill to Pepys at the top, the boundary of the section, tends to improve in standard, and the next,

• Erlanger Road: with houses very much like those of Waller Road is a better off street, ~~not~~ differing very little, if at all, from Pepys Road itself. Two-thirds of Erlanger Road is new, and the south end faces the Park. All from red and uncoloured of map, to red.

• Pepys Road, on the west side has been built over up to Arbuthnot Road, and all the houses are very much of the same class as those in Erlanger Road. From yellow and uncoloured of map, to red.

A few years back, much of this site, which is partly built over and partly Park was taken up by brick-fields.



Dennetts Road - pk

(19)

Queen's Road: red, as map; ~~XXXX~~ residential at this east  
✓end, with a few new houses filling in the gap shown on th  
map. West of Waller Road is

Sommerville Road: cul de sac; 3 and 2 story houses; small  
garden fronts; good pink, as map.

Prospect Place: 2 story houses; rents 7/6 to 8/-; garden  
fronts; pink, as map.

• Dennett's Road: houses of various styles; 2 and 3 stories  
a row of three storeyed houses that used to be in very b  
bad repair, and occupied by a very low class, altered and  
improved, one house alone reminding of the old condition  
of things. The street from purple of map, to pink. On  
the west side is

• Franklin's Grove: houses on south side only; 2 storeyed;  
7/-; open in front; perhaps from purple of map, to pink.  
One family to a house the rule. East to

Rutts Terrace: 2 story houses, flush with sidewalk; cul de  
sac, except for entrance to Waller St. Board School; "more  
of the labouring class than in Dennett's Road"; purple,  
as map.

Dennetts' Grove is much like Rutts' Terrace: purple, as  
map.

Walsham Road, save that the houses are older and have  
small forecourts, is again the same; purple, as map.



Off the east side of Dennett's Road is  
Mona Road: 2 story houses; forecourts; pink, as map.

In this road is the boundary line between the parishes of Deptford and Camberwell, and Dolby mentioned ~~that~~ the practice of the police, if they have any one to arrest who can be shunted along, of getting the offender into the west end of the Road, prior to arrest. If this can be managed the case is tried at the Camberwell Court; if not, the constable has to go all the way to Greenwich. Doubtless this economy of time and trouble works out in other ways, not perhaps always so harmlessly. For instance, Dolby had previously mentioned that some parts of the Peckham Section are a mile or more from the police station, and the trouble it was to get a prisoner from the more distant ground safely into the lock-up. There must be strong temptation in these circumstances to let a man go, ~~xx~~ if possible, as it so often is in the case of brawlers and of "drunks".

Back into

DISTRICT 44 at

Lausanne Road: houses of all sorts; 2, 2½, 3 and 3½ stories some servants; pink-barred, as map. On the south side is the very small "South-east London Synagogue"; only a sprinkling of Jews said to be in this district, and these mostly Germans.



Edith Road pk b<sup>d</sup>

Wellington Road pk b<sup>d</sup>

mostly Germans.

- Edith Road: mainly 3½ stories; large; "a fairly comfortable class", but "not many servants; lodgers; shops on the west side, south of the Chapel. All from red of map, to pink-barred.
- Wellington Road: 3 story and 3½ story houses; compared with Lausanne Road; from red, of map to pink-barred, putting a continuous line of colour on the north side.



(21)(a)

General remarks.

As in the last district -- the triangle lying north of the Queen's Road, so here, the changes of the last ten years have been mainly those of colour, not of plan. The important exception to the latter is the part lying to the north-west of Telegraph Hill, where a new street or two ~~have~~ ~~have~~ been made, and where old streets have been filled up. In this neighbourhood also the laying out of the Park on Telegraph Hill is a noteworthy improvement.

The change of colour will, I think, be more noticeable here than in the last district, there being a marked tendency for the diffusion of the colour of the "central" classes. There are patches of purple and touches of light blue that will remain, but, excluding these and the <sup>few</sup> middle-class streets such as Pepys Road, Erlanger Road, Drakefell Road and part of S. Mary's Road, together with the important shopping thoroughfare of Rye Lane, it will be found that the area is emphatically one that is occupied by the decently and highly waged and the low salaried classes. This is borne out by the fact that, although still subject to final revision, almost the whole of the ~~xx~~ changes -- 25 or so -- that I suggest for lowering the grade of colouring, will, if adopted, bring down the red and pink-barred streets to a notch below; while almost ~~xxxx~~ the



whole of the suggestions -- some 20 or so -- for raising the standard will, if adopted, send light blue and purple streets up.  The tendency appears <sup>therefore</sup> to be markedly in the direction of a greater uniformity of colouring, the servant-keeping class ~~xxxxxxxx~~ tending to move out, and the poorer class, as my police guide emphasised several times, tending to be driven out.

A good many laundries are scattered about, ~~xxx~~ and the shops of the main streets close by must provide a considerable amount of employment, but the vast majority of the people appear to work at a distance, most of travelling daily to the City or Citywards ~~at~~ and to Deptford.



Miscell  
44  
1

Miscellaneous notes.

Mr. Walsh, Sub-Divisional Inspector of Camberwell and Peckham, who has had a considerable experience of other parts of London, gave a very high character to these ~~xx~~ sections for the general orderliness of the people and for the great comparative freedom from the evils of prostitution. Very few prostitutes live in the district, and houses of accommodation are very rare. Public solicitation is also kept well in hand. He appeared to think that, in any case such a district as this, the annoyance of the streets could be easily dealt with, and he explained their procedure as though the recollection of the Endacott case did not trouble them in the least, and did not prevent action being taken when desirable. —

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i  
The increase in the number of municipal buildings is noticeable both in Camberwell and Peckham. In the former are the Vestry Hall, and, just off the main thoroughfare, the Baths and Wash-houses. In the latter, all flanking the main road are the Vestry Hall, the Art Gallery and Technical Institute, and the Free Library. Both districts have large and excellent theatres.

Church St., Camberwell and the Green are very full of life, but the business activity of Peckham is still more marked. Here things tend to focus round the great em-



porium of Jones and Higgins, said by Dolby to be "the best in South London". It is certainly a great shopping centre, and crowds buzz round it all day. The new clock tower, put up when the firm was turned into a Company, is a conspicuous and not unsightly feature of the High St. , at the corner of Rye Lane.

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In spite of such little bursts of ~~industry~~ business activity and of the development of municipal enterprise, Young's remark of Camberwell, that "It is a common-place district, very much like other suburbs" may be applied with equal truth to the greater part of Peckham.

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Dolby mentioned one way in which the police get to know the character of a street, that is not available to the general public, namely, by having notices sent in cases of absence, as for summer holidays. Streets from which such notices come frequently would, in such districts as these, mark them out as being of a better class than the ordinary, and the houses as being in the hands of single occupiers.

On the other hand he reminded me that the occasional broken window in a decent looking street, need not mean either indifference or poverty. In reply to my query as

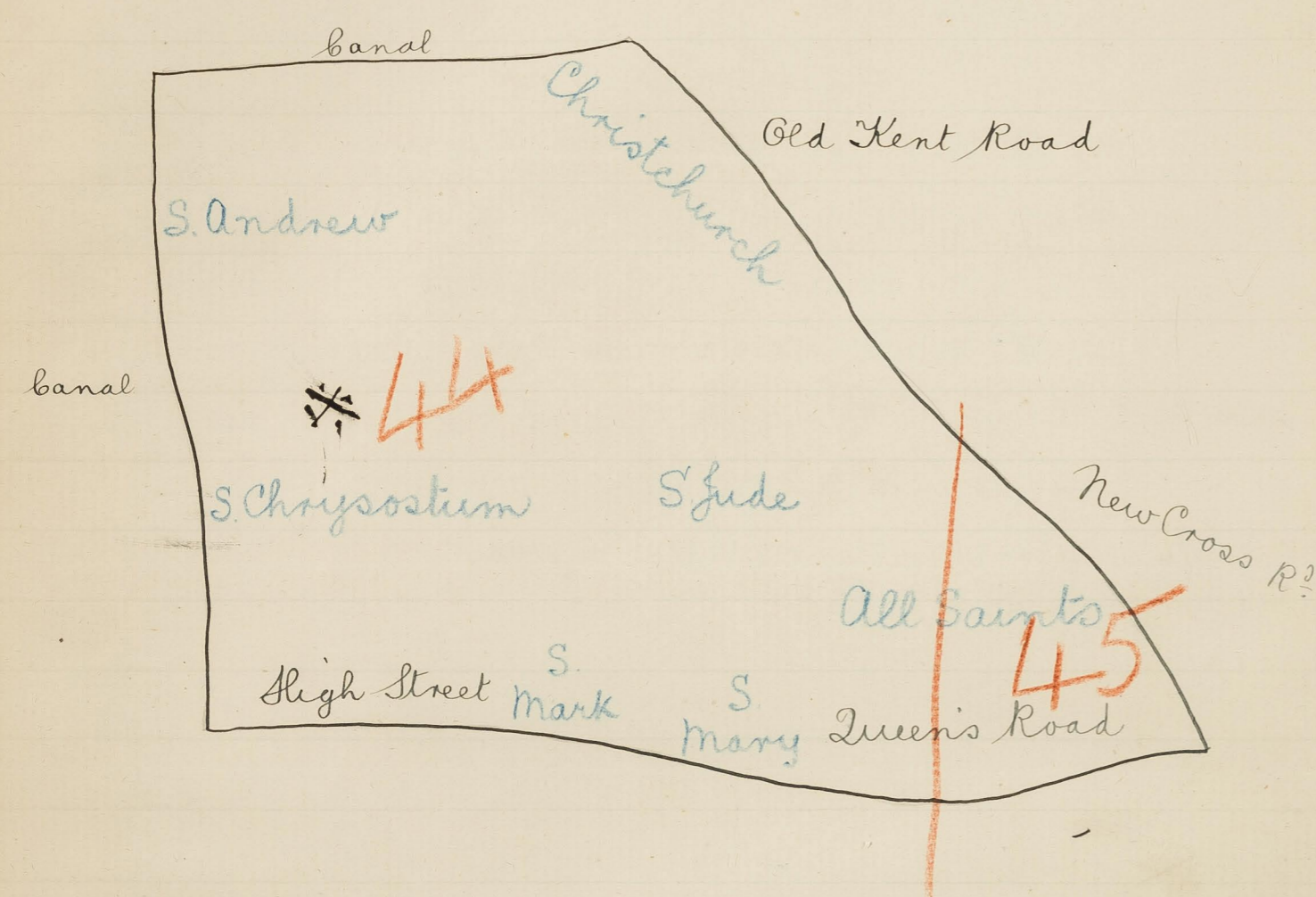


to what it was likely to indicate, he said that windows were not infrequently left unmended in the hope of getting payment from those who broke them, or, in the case of children, from their parents. In some cases the broken window indicated a dispute between landlord and tenant as to who was liable.

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Young, my Camberwell guide, was a bachelor, living at the Section House, and I saw the place -- dining room, reading room, and (small) billiard room. Each man has a small partitioned off cubicle in the dormitory. Dinner is the only meal the men take in common mess, and that is prepared for them. For this and for service they pay 6/- or 7/- a week. For lodging, they pay 1/-, a week.



Dists 44 45



pk

Notes of a walk with P.C. Dolby, in the area bounded  
 on the West by the Canal; on the North-west by the Canal  
 on the North-east by the Old Kent Road, and on the South  
 by the Queen's Road and by Peckham High St., the whole  
 forming parts of the parishes of Christchurch, S. Andrew,  
 S. Chrysostom, S. Jude, S. Mark, S. Mary & All Saints  
 (E.A.) Oct. 12 and 16. H/15  
17

Starting up Park Road to Commercial St, we caught sight of the Roman Catholic Church in the distance, and it was perhaps not simply a coincidence that <sup>led</sup> Dolby, who had previously said that we were going to do "the worst part" of his section, ~~said~~ <sup>to remark</sup> that it "was the only Roman Catholic Church in Peckham". We turned east up Commercial Road, and north up

Cornwall St: 2 story six-roomed cottages; forecourts; the street "has not a good name"; leave light blue, as map. On the east side is

Victoria Place: 4 room cottages; flush with side-walk; cul de sac; dirty; poor; light blue, as map. Back into

Commercial Road: on south side the larger houses mainly sublet, and in working class occupancy; some business premises; here from pk. bd of map, to pk. North side, ~~xxxx~~ still pink, as map, some of it though of low grade.

Radnor St: 2 story houses; better class here, by far than in Cornwall St; forecourts; pink, as map.

Peckham Park Road: (to Bird in the Bush Road) west side



E. side - pk

Hill St E. side pk

Glengall Road row near Canal pk

Reddins Road - purple

Unwin Road - purple

(2)

the better; semi-detached houses here; occasional servan  
• "business people"; here pk-barred, as map. East side, tw  
story houses; working class; from pink-barred, of map, t  
to pink.

Hill St: irregularly built, mainly  $2\frac{1}{2}$  story houses; bette  
• Canal side; here pink-barred, as map; on the east side  
from pink-barred of map to pink.

Willowbrook Road: the little bit east of the Canal; 3 st  
story houses; shops; pink, as map. From there north up

Langdale Road: mainly  $2\frac{1}{2}$  story houses, with attics; "has  
a poor reputation" and looks the part; rows etc.; purple  
✓ as map, with less colour on the ~~es~~ west side, for busin-  
ess premises, in the middle of which however there is on  
• undeniable pink house, probably occupied by a foreman.

Glengall Road: the best part is the row of houses on the  
• west side near the Canal; here from purple of map, to  
pink. The rest of the road "only a shade better than Lan  
dale Road". Leave purple, as map. East down

• Reddins Road: 2 story houses; 6 roomed; letting 11/6 or  
12/-; nearly all sublet; "very like Glengall Road"; From  
pink of map, to purple. Of the same character and style

• is Unwins Road: also from pink of map, to purple. Up  
Glengall Road and east along Harriet and Bianca Lanes (x  
(no dwellings; saw mills; glass blowers etc.) into

Latona Road: several blocks of buildings, let in sets of



(3)

from 2 to 4 rooms; quiet; all purple as map. South down Haymerle Road: at the north-east end a furniture factory a fish-curing establishment (Williams see later) on a first floor, in Williams' occupancy, a boxing saloon, an round the corner "Leo Hart's Painting Rooms", a well-known scene-painter, from whose studios came nearly all the splendour of Earl's Court. In the row of houses on the east side, north end, the Mr. Williams mentioned above lives. They are coloured light blue, and Mr. W. has a stand at Billingsgate, employs over 100 men at the adjacent curing establishment, and has branches of his business all over the country. He is now buying up public-house property, and some time ago tried to turn his fish business into a limited company, with a capital of a quarter of a million! The flotation failed, but he is evidently a very wealthy man. He is a well-known character; pay his men well, and on one occasion when they struck, and Dolby was called in on police duty, his way of dealing with them and his speech were forcible and impressive in the extreme. In language and manner generally, he appears to be "Billingsgate", and -- he is a teetotaller. A son-in-law is living close by, in the same row, and on the strength of these two plutocrats and the appearance of the houses, I think this part of the road might go from high



*Bird in Bush Road W. of RC Church pk*

*E of Cornwall S side } W.  
Ledbury to Naylor }*

*Now open  
20. XI. 01*

(4)

blue to pink. The rest light blue, as map.

Bird in Bush Road: West of Cornwall Road: 6 or 8 roomed houses; purple and pink of map, to pink. East of Cornwall Road to Naylor Road, purple as map, except the row of houses on south side, between Ledbury St. and Naylor Road. This a poor block of 3 story houses; from purple of map, to light blue. East of Naylor Road: from pin barred of map, to pink, omitting for Board School.

On the south side, west of Rodney St., are Three Cottages (not named on map) garden fronts; chickens; occupied by pickle-factory employees; purple, as map.

On the north side, east of S. Andrew Church, is Hereford Place: four or five cottages; pink, as map.

Leyton Square: houses generally 8 rooms and scullery, an occupier I spoke to was paying 15/+. Two families the rule, and some extra sub-letting. Improved, the great trouble now being the noise and disorder of larrikins wh came and play in the square. This is soon to be laid out as as an open space by the Vestry. Purple and light blue of map, to purple; pink of map remains, except the south end of the north-east side of the Square; this from the pink of map to purple. Opposite this bit a small row of houses has been built; very shoddy and rapidly deteriorating; here, from uncoloured to light blue.



(5)

• Emensham St: (late Surrey Place): 2 story houses, with basements; improved; several Italians living here, employed at Gatti's Ice-~~stores~~ stores close by; ? from light blue to purple, on East side. On west side all but one h  
 ✓ house unoccupied. This light blue, as map. Round the corner are

• Canal Cottages; 3 or 4 of them; a poor class of coster living here; very miserable. From light blue, of map to dark blue.

Peckham Park Road: (Upper Park and Park Roads in coloured map): varied styles; best bit on west side between Bird in Bush and Commercial Roads; all north of ~~Commercial Rd~~

• Bird in Bush Road from pk. barred of map, to pink. Shops at Old Kent Road end. Occupants mainly artisan and mechanic, and lower clerk class. At the north end, south side

• Shard Square: cul de sac; 4 room cottages; fronts; has a bad name; "low labouring class"; drunken; South side worse than north; here from light blue, of map to dark blue, leaving the north side light blue.

Edwin Road: a few houses north east out of Green Hundred St; light blue, as map. On the other side of Green Hundred St. is

Bexley Place: unnamed on map; cul de sac; until four or five years ago, Irish; since then almost entirely tenant

*Canal cottages db*

*Peckham Park Rd<sup>d</sup> N of Bird in Bush Rd<sup>d</sup> - pk*

*Shard Square W. side db*

*Edwin Road - db*



(6)

ed by Italians; little if anything to choose between the two; both a very low lot; the Italians mainly hawkers of ice-creama in summer, and baked potatoes in winter. When we were there the court stacked with the potato barrows a group of men busy sorting a sack, apparently choosing for the baking; a queer cut-throat looking group; quait dark-eyed Italian children running about; the men asserted by Dolby to be in the employ of an entrepreneur, who owns the barrows, etc; the dwellings looked horribly poor still dark blue, as map. Just above is

Grainger St:locally known as "Go-as-you-please St";house flush with side-walk; plenty of rough characters about; coster class, and worse; dark blue, as map. Off the south west corner is a house that might be shown on the big map same character as street -- dark blue.

Park St: houses flush; light blue, as map. The time to see this neighbourhood, said Dolby, with special reference to Grainger St. is after the hopping, when money is comparatively flush, and the debauch is on.

- Downes Terrace: (South of Downes St. not named on map) 2 story houses; forecourts; from purple to light blue.

- Downes St:2 story houses; also from purple, to light blue

- Green Hundred St:poorer at the north end; ? from light blue to dark blue from this end, to Grainger St. leaving

*Downes Terrace - lb*

*Downes Street - lb*

*Green Hundred St - N. end - db*



the rest light blue, as map.

Lower Park Road: (North of Commercial Road): purple and pink, as map. Off the west side is

Sidmouth Grove: pink as map. South of Bird in Bush R Road down

Ledbury St: 2 story houses; quieter than it used to be; light blue, as map. So also

Upper Hall St: light blue, as map. To the east is

Naylor Road: mainly shops; pink, as map.

Arthur St: purple as map. All round here, both in the better and in the poorer streets a good many of the Sout Metropolitan Gas Cos. employees are living, the poorer class being their more casual hands. Dolby spoke well of the condition of the employees as a class, saying that it was very difficult to get taken on there as a regular hand, and that the competition to get in was keen. Mr. Livesey appears to have made his reputation in the distr under whom as a man it wisaan advantage to nerve. ~~under~~.

• Trinby St: a cul de sac, east of Green Hundred St. in a line with Shenton St: 2 story houses; light blue, to purple. Thence, up Downes St. to

• Ethnard St: 2 story houses; double bow windows; better class mechanics etc. from pk-bd of map, to pink, with extra colour. Approached from the Old Kent Road is

Shenton St: a cul de sac: West side: 2 story houses; fore

*Trinby Street purple*

*Ethnard Street - pk*



Commercial R<sup>d</sup> E of Cornwall R: pk

Blue Anchor Lane entrance & W. side db.

Carpenter's Place - db

Batchelor's Hall Place - db

courts; purple, as map. East side: irregularly built; better houses; from purple of map to pink. At the end are two houses uncoloured on map; pink or purple.

Commercial Road (east from Cornwall Road): pink and pink-barred of map to pink, with extra colour for new row, filling in the gap on the south side, west of Lower Park Road

In the afternoon, working east of Hill St. and south of Commercial Road, we started from the High St. up

Blue Anchor Lane: this, with adjacent courts mainly occupied by a poor coster class. The cottages on the east side have large garden fronts (the line of colour along the line of the lane is an error) and these might perhaps be left light blue, as map. All the rest goes from light blue, to dark blue, including

Carpenter's Place: four old two story, plus attic houses tiled; and

Batchelor's Hall Place: (unnamed on map) with a mission Hall belonging to the Ragged School Union. Houses very poor, and miserable.

Further on in the walk we met Inspector Walsh, who gave a very poor character to the people living in this block, and said that there was some talk of the new Borough exercising the powers it will possess and turning the whole of the area into a market.

Further north is



Bonar Road - pk

Garsdale Road - db

Frankton Road - lb

Fenham Rd<sup>a</sup> W. of Garsdale Road - db

(9)

Bell's Gardens: 2 story houses, with basements; forecour light blue as map. Thence into

Hill St: pink, as map, and west to

Bonar Road: a new street with the houses backing on the Canal, the site having been carved out of the gardens of the Hill St. houses. Two storeyed; 6 roomed; ordinary type; uncoloured, to pink.

Peckham Park Road: (west end): shops; pink, as map, omitt  
ing colour on north side. Close by is

Trafalgar Square: 2 story houses, with basements; respec  
able; pink, as map. South, by Fenham Road, to

Garsdale Road: mostly 3 story houses; crowds of children unpleasant women; broken windows; many doors open; house crowded; same class as in Blue Anchor Lane; ~~ix~~ from ligh blue of ma, to dark blue.

Frankton Road: some houses done up; rough still; light blue, ~~as map~~. <sup>from purple and pink to</sup>

Furley Road: 2 story houses; 6 rooms; bow windows; purpl  
as map, continuing the colour on the east side to corner  
and on the west side to the end -- north.

Fenham Road: West of Garsdale Road; very poor; here from purple of map, to dark blue. The rest purple as map. All the houses two storeyed. Omit colour, east of Furley Roa  
no houses here, except one at corner. North to



Park Row - purple  
Lower Park Road - pk

Goldsmith Road part of N side purple.

Hardcastle Street - purple

(10)

Nelson Square: two story houses; good garden fronts; mechanic class; pink, as map. West to

Park Row: two storeyed houses; rebuilt; good; two families to a house the rule; cul de sac; bad roadway; from light blue of map, to pink.

Lower Park Road: (South of Commercial Road): irregular style of houses; some rebuilt; improved; some shops; from purple of map, to pink.

Marmont Road: North of Goldsmith Road: mainly two story houses; forecourts; good working class; pink, as map.

South of Goldsmith Road: larger houses somewhat, on the west side; older; not so bright looking, but occupied by same class; pink, as map.

Goldsmith Road: east of the site of Goldsmith's house 3 story buildings, and 3 two story houses; the buildings said by Dolby to ~~xxx~~ be "very blue", in our terminology.

✓ All light blue, as map, but more of it. The rest of the street also considered very poor, and still light blue, as map, except perhaps the row between Lower Park Road and Marmont Road; here, from light blue of map, to purple

Westerfield Gardens: two story cottages; light blue as map, but on east side only; omit colour west side.

Hardcastle St: two story houses; double bow windows; like northern end of Marmont Road; pink, as map. Further ea



Acorn Place - purple N side  
S side pk  
E of Turning pk

and parallel is

Stafford St: 2 and 3 story houses; forecourts. The 3 story houses were recently bought by Mellins, whose factory is close by, for stabling, but the firm is letting them instead, presumably finding that this pays. For the rents are high -- for six rooms (small) 15/6. Omit colour at the South-west corner for Theatre, and at the South-east corner for a clearance. The street purple, as map.

On Oct. 16 we started up Meeting House Lane, turning east up

Acorn Place: 2 story houses, for the most part. The part running east and west: south side: houses flush with sidewalk, but better than those on north side; the latter have forecourts, but are closed in at back. On south side nearly all constables, including Dolby. Rents six years ago were 6/6; he now pays 7/6, and new-comers 10/6. This the rule now in Peckham, where demand for houses is very keen. One effect is that the poorer class is being turned out. South side: from light blue of map, to pink. North side: also four rooms and scullery; rents 8/6 and 9/-; two families the rule. From light blue, of map to purple. East of the turning on south side are Buildings; 3 stor~~ey~~ed; let in sets of 3 rooms and scullery; tenants well paid class -- Mellin's men, tram conductors and dri



Shard Road - S8 - lb

ers etc. From light blue to pink. Well managed. On opposite side are 2 six-roomed cottages; uncoloured to pink. Acorn Place, running north and south is poorer: light blue, as map.

Shard Road: mainly 2 story houses; good garden fronts on west half of north side. All pink as map, except the row on south side between Acorn Place and <sup>east</sup> Mission House Lane here from pink of map, to light blue, corresponding with the adjoining part of Acorn Place.

Meeting House Lane: at south end, houses new and some quite old, including that used originally as Penn's Meeting House; a tablet up records the ~~xxxxxx~~ fact; a few poor shops; here ~~xxxxxxxxxx~~ purple as map to Shard Road.

- Above this point pink, as map, except ~~xxxxxxxxxxxxxxxx~~
- (a) south side; between ~~cast~~ Cotton Grove and Honiton St; this row poorer; from pink of map, to purple; and (b)
- south side, east of Montpelier Road; here 2 story houses 10 rooms or so, occupied by a well-to-do class; servants often kept; from pink to pink-barred. The red part on the north side is part of a row of small houses similar to those in Asylum Road, with which it is continuous.
- Said to be in the hands of single occupiers; servants occasional; perhaps from red to pink-bbarred.

Pennethorne Road: 2 story houses; bow windows; 6 rooms and 2 sculleries; 2 families the rule; rents 14/6 to 15/



Peckham Park - pk

Naylor Road - NE corner - lb

Honiton Street - lb

(13)

forecourts; all alike, and the street occupied by a class of artisans and mechanics, ~~and~~ foremen etc. etc. common in the n'hood. Pink, as map.

Kincaid and Geldart Roads are very much the same: pink, as map. Also of the same type is

• Peckham Park: from purple of map, to pink. At the north-west corner is a new Mission (Baptist) 1894, built apparently on a previously unoccupied site. Further north is

Elcot Avenue: again very like Pennethrone Road; rents 15 pink, as map. East along Commercial Road to

Naylor Road (south end): most of it like Pennethrone Road pink, as map. Near north-east corner down a yard is a

• house not shown on small map; uncoloured to light blue.

On the west side is

• Lansdown Place: poor cottages; "gone down"; garden fronts casual labouring class; broken windows frequent, and signs of neglect and poverty; ? from light blue, of map to dark blue.

Nutcroft Road: very much of the Pennethorne type; houses not so convenient, but same class living here; mostly working in the City; many of the regular and better-off gas workers etc. pink as map. Back by Mission House L

• Honiton St: (Clarkson Place in map): 2½ story houses;



stucco; rents probably about 12/-; two and three families the rule; poor, and not with a very good reputation -- rows etc., but the bad set cleared out, when the name was changed; used to be a nest of disorderly houses; from dark

~~xxxx~~ blue barred of map, to light blue. Thence along Meeting House Lane, and north up

Springall St: like Pennethorne Rd. except the Vicarage, just north of the church; this from pink to red, and the rest pink, as map.

Studholme St: also pink as map; same type. South along King's Road: generally ten roomed houses; 2 and 2½ storeyed; less well-to-do at south end; managers; foremen etc. some servants; pink-barred, as map. Into Queen's Road

up Montpellier Road: West side: old-fashioned houses; 3 story; stucco; gabled; east side, very like much of King Road -- 2 storeyed, and 10 roomed; "business people; a school; piano tanking in one house; "apartments" up at another; a milkman going his rounds, and the door opened by a servant; Dolby thought that the people as a class a shade better than those in King's Road, and had a high opinion of their exclusiveness! "They are the sort of people who will come and make a complaint if a drunken man walks down the street". From pink of map, to pink-barred. Further west is

Carlton Grove: pink as map, and

*Montpelier Road - pk b<sup>d</sup>*



Pennell's Place: also of the local pink type. At the southwest corner is a yard (wheel-wright's) with a house, pink that might be shown in the big map.

In the afternoon we worked east of Asylum Road: two to four storeyed houses; about 40 or 50 years old; irregular style; occasional servants; class compared by Dolby with that living in Clifton Road, coloured pink on map; from red of map, to pink-banded on the west side as far as the Licensed Victuallers' Asylum; on east side, as far as the National School. Above the Asylum, from red of map, to pink; ~~xxxxxxxxxxxxxxxx~~ Above the School, and clearance for extension of Board School, are some very poor little cottages ("1837") as well as better and newer working class dwellings. Here, from pink of map, to purple. At the south east corner of the street new one story shops have been put up, and the gap round the corner in the Queen's Road has been filled up in the same way; no dwelling accommodation; still uncoloured.

On the east side are four cul de sacs:

Newbold St: 2 story and basements; pink, as map.

• Staveley Road; Brimington Road; and Whittington Road: all 2 story houses; 6 rooms; one and two families; rents have gone up, and Dolby repeated with reference to this group of streets, his remark about the elimination of the poor

*Asylum Road E side N of School pk. lb.*

*All pk.*



Clifton Road } pk b<sup>d</sup>  
W of Loder St }

King Arthur St - purple

Bland Avenue - purple

er class in Peckham that cannot afford the present range of rentals. All from purple of map, to pink.

• Clifton Road: West of Loder St: very like Asylum Road; occasional servants; ~~pink~~ from pink of map, to pink-barr ed. East of Loder St: 3 story houses; small shops; pink as map. South is

• King Arthur St: 2 story, 5 or 6 roomed houses; forecourt improved; from light blue of ma, to purple. At the west end is

• Bland Avenue: very much the same; from light blue of map to purple.

Loder St: 2 and 3 story houses; new red-brick, 3 story houses at north end, better than the rest; some poor in the 3 story, sublet houses, older, on east side, north of Clifton Road, but the whole street may be left pink a as map.

Culmore Road: 2 and 3 story houses; south side, in style like Clifton Road, but the occupiers a somewhat less wel to-do class. Leave pink, as map. On the north side i

Hove St: (unnamed on map) one two storeyed house on west side; pink as map, leading into

Clifton Crescent: 2 to 3½ stroy houses; good garden front to part of the Crescent; trees; the rest small houses of local type; double bows; all good pink, as map.

✓ Leo St: What is left t o storeyed houses; improved; smal



(17)

✓ still light blue, as map. Omissions of colour for (a) demolitions on north side, north of Clifton Crescent, where two or three houses have gone to make way for new tram stabling, leaving only one house on this side; and (b), on south side, for ~~XXXXXXXXXXXX~~ new large Board School.

✓ Gervase St: also diminished by new Board School, and not much left; houses still up, irregular, two-storeyed; pink, as map. Running north-east is

Back Lane: no dwellings, except one four roomed cottage, ✓ on south side; uncoloured to light blue.

✓ The Old Kent Road, which is here only a "red" street, by ~~the~~ courtesy, as being a main thoroughfare, loses its colour between Gervase and Leo Streets, the space being taken up by the new tram stabling already mentioned.

Along the New Cross Road, across the boundary between Peckham and Deptford, and thus passing into

DISTRICT 45; south down

• Pomeroy St: mainly 2 story, residential houses, but including some big works: no, two Iron Works etc; occasional shops; five licensed houses in the street; several courts leading out of it, and it has not a very good name.

• occupants a very mixed class. Pink as map, north of Mary Ann Place, and south of this point, from pink of map, to purple. On the west side is



(18)

Carlton Square: 2 story houses, with basements; "1845"; pink, as map. Just to the south-west of this is

• Clifton Avenue:(approached from Clifton Rd.) unnamed and uncoloured on map; 2 story houses with attics, and 3 sto eyed; stucco; two of them fronting in Clifton Road. From uncoloured of map, to purple.



Mary Ann Place:west side of Pomeroy St: unnamed on map; 2 story cottages; 5 or 6 rooms; gardens; purple, as map On the same side is

• Fritton (late Alfred) Place:(west of the ~~xxx~~ "y" of Pome oy): unnamed and uncoloured on map; 6 four roomed cottag es; done up; from uncoloured to purple or light blue.

Thence along Queen's Road, back into

DISTRICT 44, and north up

• York Grove: tow story houses with basements, and 3 story houses; good; apartments etc.; occasional servants; from red of map, to pink-barred.

Drayton Grove is of the local type; 2 story; double bay windows; two families the rule to a house; rents 7/6 a floor. Pink, as map.

Collis Road is much the same; single bay windows; pink, as map. and its replica is

Astbury Road: pink, as map. The last two roads are said by Dolby to have been originally part of the Liberator Estate.

*York Grove phb°*



*Kender St Cottages off N<sup>e</sup> - lb*

*Dolling Place - S. side - lb*

*Rose cottages lb*

DISTRICT 15.

(19)

On Nov. 7 we ~~finished~~ started by finishing the ~~mm~~ omitted corner east of Pomeroy St. taking first:

Kender St: varied styles of houses -- 2, 2½ storeyed etc.

Not unlike Pomeroy St. mainly "mechanic class"; pink, as map. Several courts lie off the street. On the east side:

- Two cottages, to the north of Frederick St; quite poor; too much colour shown on map, and it should go from purple as given, to either dark or light blue.

Esther Cottages: (south of Falkner St): purple, as map,

- ✓ with extra colour for two others not shown "Cook's Folly, 1843". ~~xxxxxxx~~

On the west side:

Kender Grove: 2 story houses; pink, as map.

Power's Place: 2 story houses; forecourts; purple, as map, placing the colour on the north side, further west.

- ✓ Dolling Place: not named on map: (east of Rose Cottage): 8 cottages; purple as map, on North side; from purple of map to light blue, on south side.

Kender Place: (south-east of Rose Cottage): not named on map; gardens; purple, as map.

- Rose Cottages: entered from Pomeroy St: 4 poor little places; from purple of map, to light blue.



Mason's court - lb

Martha Place lb & db

Besson St: 2 story houses; garden fronts; many railway men living here; some light blue, but still pink, as map.

On the south side are:

• Mason Court: 4 room cottages; clean; 1 family in each; rents 6/-; from dark blue of map, to light blue.

Mason's Grove: 2 story houses, with basements; 6 rooms; rents 8/6; garden fronts; purple, as map.

Martin's Place: 2 story houses; "better class" here; pink as map, less colour on the east side, where are only two detached pairs of houses.

New Cross Road: (east from Kender St) private houses to a little west of Besson St; very few servants; the shops when they begin are second rate. Query from red to pink-barred.

Briant St: 2 story houses; purple as map, except for clearance at corner of Martha Place and omission for factory on east side.

• Martha Place: 2 story houses; garden fronts; better on north side; all "rough"; two miserable houses in the south-west corner; from purple of map, to light and dark blue, the latter for the two houses mentioned.

Falkner Place: no thoroughfare; bricked with tiny squares; 2 story houses; flush with the sides; "rough, and low class"; ~~xxxx~~ a few dark blue houses; most doors shut; on the whole leave light blue, as map.



Frederick (now Lubbock) St: 2 story houses; flush with sidewalk; done up on north side; purple, as map.

General remarks. A slight shifting of colours is noticeable in this area, but structurally there has been little change. It remains mainly a residential ~~xxxx~~ part of London, not of a very desirable kind. The western boundary is a dull canal; the two other sides of the triangle that the area covers are parts of great London highways, but within there is little to break the prevailing monotony. The Licensed Victuallers' Asylum and an occasional Board School impress by their extent, and Penn's little Meeting House and the bare site of Goldsmith's home have considerable historic and literary interest. But there does not appear to be much besides that rises above the commonplace.

The district is too young to have entered upon ~~any~~ ~~xxxxxxxxxxxx~~ period of considerable rebuilding, or even of renovation. On the other hand it is old enough to be full. and Bonar Road is, I think, the solitary instance of an entirely new street -- and it was carved out the gardens of the Hill St. houses.

It is mainly a small house area, and, although there is no great congestion of population, there is only a very limited amount of garden space. ~~xxx~~ Leyton Square is a public garden for the future.

Although most of the dwellings are small, the area contains all the ~~xxxx~~ "models" in Peckham -- the very



fair block in Acorn Place; the moderately good ones in Latona Road; and the thoroughly bad ones in Goldsmith Road.

It is not a criminal district, and even the black barring of Clarkson Place gives way to the comparative respectability of Honiton St. The only dark blue of ten years ago that remains is that of the Grainger St. ~~area~~ area, and this has to be slightly extended. Two or three spots of dark blue disappear, but on the other hand their place is taken by the courts of Blue Anchor Lane. There is, however, some reason to expect that the latter ~~is~~ <sup>are</sup> doomed to speedy demolition. Other new ones seem likely to remain.

There is no important local industry, the most important local economic influence being perhaps the South Metropolitan Gasworks, just to the north of the Old Kent Road. Many indications of the improved conditions of employment there are forthcoming. The poorest and the roughest are by no means the gas workers, nor do they appear to include a ~~casual element~~ casual element now of any considerable size. The poorest and roughest are costers, loafers, and the confirmed casual of every trade and no trade. At the lowest level must be added the strange Italian colony in Bexley Place.

The area includes the only Roman Catholic Church in Peckham, but it does not appear that there is now any

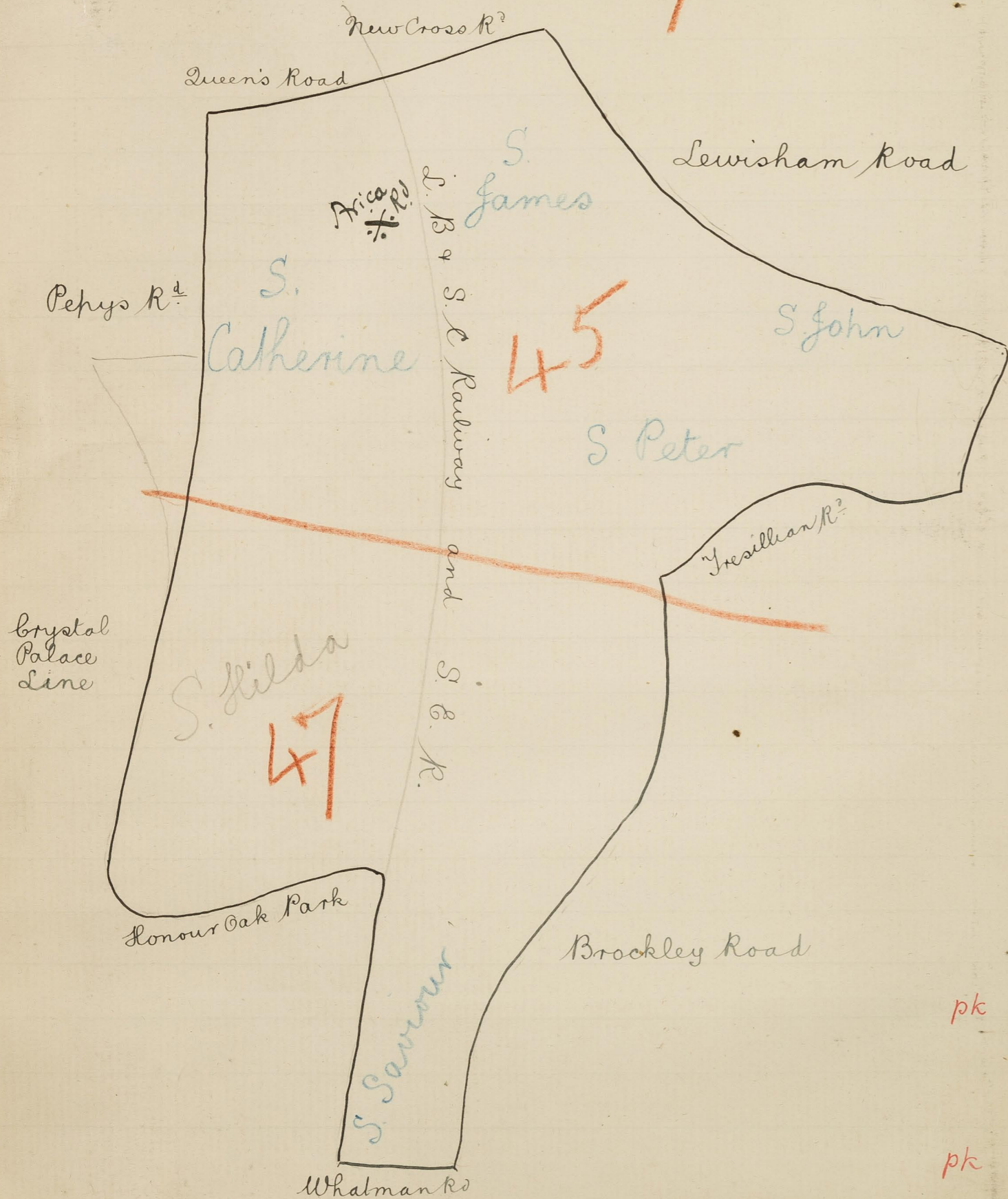


numerous Irish element. This class, of the roughest kind, has cleared out of Bexley Place in recent years, and it will be well to find out from the Mission priest whether there has been any other similar migration, and, if so, whether this is connected with the changes at the Gasworks,

Asylum Road and York Grove ~~lose~~ their distinctive ~~badges~~ badges of red, but in spite of this -- a normal change - the balance of such changes as have taken place ~~have made as a rule~~ ~~improvement~~ makes, perhaps, on the whole for a slight improvement.



# Dists 45, 47.



Notes of walks with P.C. Moss, in the Brockley <sup>Area</sup> Sec-45. <sup>12</sup>  
 tion of the P Division of the Met. Police. Boundaries: On  
 the west: Pepys Road and the London and Brighton Railway  
 to Honour Oak Park; on the south: Honour Oak Park west of  
 the railway and Whatman Road east of it, the east boundary  
 at this point running along Brockley Rise and Brockley  
 Road to S. Margaert's Road. Then east along Tressillian  
 Road and Hilly Fields Crescent, by the lane east of Tyr-  
 whitt Road to Lewisham High Road. The latter forms the  
 north-east boundary and New Cross Road and Queens' Road  
 the northern. The section includes parts of the parishes  
 of ~~xxxx~~ S. Catherine, S. James, S. John, S. Peter, & S. Saviour  
 & S. Hilda.

(E.A.) Nov. 9, 10. 99.

Moss is still a P.C. although he has been seventeen  
 years in the force. The first year he was in the Lewisham  
 Section, and all the rest of the time in Brockley. He  
 was rather bucolic, beefy, and provincial, but knew the  
 district well.

DISTRICT 45.

Starting from the Police Station, we crossed the line  
 at the Brockley Station, turning south-west to

• Arica Road: 2 story houses, some new. The latter, arrang-  
 ed for two families let at 10/6 a floor. From light blue  
 of map, to pink, with more of it.

• Horsted Road: much the same, the newer houses letting at



(2)

10/-. The older single houses in both streets, ~~some~~ arranged for one family go at 12/-. Moss lives in Horsted Road. Uncoloured to pink.

To the South and West the fields are ~~open~~ open, and the big Board School looked as though it was waiting for scholars. But it was said to be full. North along

• Mantle Road: only 3 houses, (on east side) station master etc. uncoloured to pink. West up

Foxwell St: 2 story houses; poor class, or perhaps a carelessly spending class -- coalies etc. Light blue, as map.

✓ Tolhurst St. close by on the south side, has dwellings of the same style on west side only. From uncoloured of map to light blue.

These two small and poor-looking streets were described by Moss as being "about the worst bit on the ground".

• Endwell Road: at south-west corner, a 4 story block, largely occupied by men employed by Martin, a local dairyman etc. Purple as map. At south-east corner, shops. The rest 3 story houses; garden fronts; some servants; lodgers the rule. From red of map, to pink-barred.

• Sprules Road: 2 story houses; built deep; same class as Endwell Road; from pink of map ~~and~~ to pink-barred, with extra colour for new houses.

• Walburton Road: west side only; 2, 3 and  $3\frac{1}{2}$  story houses;

Mantle Road - pk

Tolhurst Road - lb

Endwell Road pk b<sup>4</sup>

Sprules Road pk b<sup>4</sup>

Walburton Road - pk b<sup>4</sup>



Penmartin Road pk + pk b<sup>d</sup>

Pendrell Road - red

Vesta Road - pk b<sup>d</sup>

Reservoir Road - pk b<sup>d</sup>

Jerningham Road Spart - red

Arbuthnot Road - red

Ommaney Road - red

Endwell type; from red to pink-barred.

• Penmartin Road: the two east blocks on south side are tenement houses, occupied by Martin's employees for the most part, and owned by him. Pink, as map, with rather more colour. The rest, both north and south, where built, 2 s story and 2 story with basements houses; much like those in Sprules Road; servants; lodgers; from pink and red of map to pink-barred.

Pepys Road: the boundary, on the east as on the west side red, as map.

• Pendrell Road is much the same. From uncoloured on map to red. To the north-east is

• Vesta Road of the Sprules Road type, as also is

• Reservoir Road: both from red of map, to pink-barred.

Sandbourne Road: 3 story houses; pink-barred, as map.

• Jerningham Road: south of Arbuthnot Road, is all new. The "Tennis Ground" of the map is a thing of the past, and the only break in the line of houses is to the south of it, for a reservoir. Houses and occupants very much of the Pepys Road order; from uncoloured, of map, to red.

• Arbuthnot Road (east of Pepys Road): 2½ story houses, built deep; new; fine view from the north side; rents £40 a year or so; from uncoloured of map, to red.

• Ommaney Road: new, between Arbuthnot and Musgrave Roads;



*Pepys Road - red*

houses very much like those of the former; well-to-do shop-keepers of the New Cross Road and Peckham; "very rarely see a card in any window"; uncoloured in map, to red.

Musgrave Road, (which has no houses i it east of Pepys Road, has not yet been opened through to the east, but in the present cut de l'air at the Jerningham Road has a few houses have been built on either side. Uncoloured to red.

\* Pepys Road, with new houses east of the Park, and on the west side between Musgrave and Arbuthnot Roads, is a good middle class street throughout. On the east side some of the houses are large red-brick erections, but no part should be yellow. From yellow and uncoloured of map, to red. The road is broad and spacious, with trees, and in a few years time may become a pleasant boulevard. Much the same is the

Jerningham Road -- "one of the best we have"; houses  $2\frac{1}{2}$  story and  $3\frac{1}{2}$ ; red, as map. At the north-west corner ~~ix~~ is the Aske School for Girls, an imposing building, standing in large grounds. The Boys' School was on Telegraph Hill. Most of this ground is still on the Haberdashers' estate, the Company that manages the Aske ~~xxviii~~ Trusts.

The New Cross Road, east of Pepys Road, is red, as map.

A few houses stand in their own grounds -- Sir A. Kirby, a ~~ix~~ distiller, who went bankrupt, having had one; Miss Gray, "a maiden lady" living in another, etc. East of Jerningham Road the road is mostly shops.



Laurie Grove pk & lb

S. Donatt's Road pk b<sup>d</sup> & pk

Shardloes Road - pk b<sup>d</sup>

(5)

Crossing the railway, north up

S. James' Road: 3 and 3½ story houses; "pretty well-to-do" red as map. At the end is the Church notorious as a centre of extreme ritualism some 20 years ago. East along the School Passage to

• Laurie Grove: mostly 2 story houses; respectable working class; some of the houses new. On the west side are the new Baths and Wash-houses, and east of them a few small and old cottages, soon coming down. These light blue, and the rest, omitting for the Baths, from pink-barred and ✓ pink of map, to ~~light~~ pink. Rebecca Place has gone, some of the new houses

~~xxxxxxxxxxxx~~ in Laurie Grove and a rebuilt public house at the corner having taken its place; omit dark blue.

Dixon Road: just like the better part of Laurie Grove; pink as map.

Lewisham High Road: west side: mainly private houses, except between Malpas and Brockley Roads; all red as map.

• S. Donatt's Road: 2, 2½ and 3 story houses ~~xx~~ from east end to the bend; "salesmen, engineers, etc, some servants"; here from red to pink barred. From the bend to Malpas Rd. smaller houses -- 2 and 2½ stories. Few servants here if any, and 2 families to a house often south of Shardloes Road. Red to pink.

• Shardloes Road: north of S. Donatt's; very much the same ~~xxx~~ from red of map, to pink-barred. On the S.E. side is



Brindley St: cul de sac; 2 story houses, and 2 with basements; garden fronts, (small); railway men etc. Pink, as map.

• Shardeloes Road (South of S. Donatt's): at south-east corner some 3 story flats; working class here; from red of map to pink. The rest of the road 2 story and 2 story basement houses, of a kind that in Peckham or Hoxton would be put down as pink, with little ~~hesitation~~ hesitation. In Brockley, however, with a much larger proportion of houses taken on lease, with rents paid quarterly and a different class often found in occupation, the right colour becomes more doubtful. Here I am told that the tenancies are yearly; and that there are servants in many of the houses; perhaps from red of map, to pink-barred. The alternative, pink. Thence by Vulcan Road to

• Malpas Road: much like the south end of Shardeloes; query pink-barred, as map, or to pink.

Luxmore St: 2 story houses; pink, as map.

• Rokeby Road: 2 story houses, with basements; good working class and low salaried; few servants; much like Malpas R query pink barred, as map, [or pink.]

Brockley Road (from north end, to Vulcan Road): shops at north west corner; West side 2½, 3 and ~~2½~~ 2 story houses; red to pink-barred. East side; 3 story houses; better class



*Brockley Rd N<sub>4</sub>S of Railway - pk b<sup>d</sup>*

*Lock Gate House - pk*

*Branfield Road W end. pk b<sup>2</sup>*

(7)

class; red, as map.

Vulcan Road: 2 story houses; one or two shops; pink, as map.

Vulcan Terrace: 2 story plus attics; pink, as map.

• Brockley Road (south of Vulcan Road to railway): shops a north east corner; here red to pink-barred. The rest of this side private houses; red as map. West side, residential, with its occasional brass plates; from red of map, to pink-barred.

Malpas Road (south of S. Donatts Road): a few shops, but mainly like the north bit; a frequent brass plate street query from pink-barred of map, to pink. The south-west corner 3 story houses with attics; shops, really part of Brockley Road; from rd of map, to pink parred, the colour lengthened a little. Near this end is the old "lock gate house" standing by the banks of where a canal once ran. In well-to-do occupancy. Pink, if coloured in the big scale map.

• Brockley Road (south of railway to Harefield Road): only 2 dwellings on west side; on east side 3 story houses; shops; a kind of Parade; from red of map to pink-barred.

Harefield Road: mainly 2 story houses; substantial; red, as map.

• Cranfield Road: (west end): 2½ story houses etc. mixed; p



Wickham Road

Manor Road W. end pk b<sup>d</sup>

Brockley R<sup>d</sup> (this part) pk b<sup>d</sup>

(8)

less well-to-do towards the west end; from red of map, to pink-barred.

• Wickham Road: (north of Cranfield Rd.) some good houses - doctors, a master lighter-man, a ~~xx~~ vicar's widow, a Dep<sup>7</sup>ford bottle merchant, etc. etc. From yellow, of map, to red. A very fine broad road.

S. Peter's Road: red, as map. Only one house. The west end of

• Manor Road: (on map S. Peter's Road) like the west end of Cranfield Road, not so well-to-do; from red of map, to pink-barred.

Manor Road: (as shown in map) red, as map.

Collegate St: close to the Station; 2 and 3 atory houses, shops etc.; Pink.

Foxberry Road: part running north and south: 2 story and 2 story with basement~~x~~ houses; pink. Part running east and west: mainly 2 and 2½ story houses; mixed class; some with two or three families; "tinker, sweep, labouring cl class"; purple, as map.

Harcourt Road: 2 story houses; pink, as map.

• Brockley Road: from Harefield to Wickham Road: 2½ and 3 story houses; "apartments" etc.; from red of map, to pink barred.

• Wickham Road: South of Cranfield Rd: houses rather smaller



Wickham R<sup>d</sup> S. of Branfield - red

Wickham Gardens - red

Glensdale Road - red

Upper Harefield Road - red

Branfield Road E. end red & uncol.

Breakspear R<sup>d</sup> S. of Branfield - red

Tresillian R<sup>d</sup> - N end red

than in the northern bit; still a fine wide road, with double rows of trees, one in the gardens, and the other in the roadway. From yellow of map, to ~~pink~~ red.

- Wickham Gardens: smaller houses; ornate; middle class; comfortable; red.
- Glensdale Road: 2 and 3 story houses; same class of occupants as Wickham Gardens; red.
- Upper Harefield Road: (east of Wickham Road) . Like Glensdale Road; red.
- Cranfield Road: east of Wickham Road: north side: 3½ story houses; yellow to red. South side: no houses; S. Peter's Church Hall. Uncoloured.
- Breakspear Road: much like Wickham Road; from yellow of map, to red. Moss pointed out one house, larger than any of the others, just north-east of the railway, saying that when he first came into the district, unmarried, he lodged in the house of the mother of the occupier's wife. "They have gone up in the world since those days".
- Tyrwhitt Road: (running parallel with the lane which forms the boundary of the Lewisham parish -- no houses in it) mainly 3 and 3½ story houses; improves towards south end; red, as map, with extra colour at S.E. end, for 4 new house
- Albert Road: 3 story houses; red, as map.
- Tresillian Road: (the north and older part): 3, 3½ and 3 story with basement



Carlton Road - red

Hilly Fields Crescent - red

Tresillian Road S. end red

Arabin Road - pk

story with basement houses; one narrow, semi-detached  $3\frac{1}{2}$  story house to let "£42 a year and free to Xmas"; from yellow of map, to red.

Clifton Road: much like Albert Road; red, as map.

• Carlton Road: again much the same, with slightly larger houses; red. (hand-coloured light blue, by mistake).

Tresillian Crescent: 3 story houses; gabled; garden fronts; north-east side mostly detached houses; red, as map.

Crescent Road: south side only; 3 story, gabled houses; semi-detached; red, as map.

Thence by Tyrwhitt Road, into

DISTRICT 47.

45  
14

• Hilly Fields Crescent: new houses, facing the Hilly Fields Park, brick-fields when the map was made; new villa residences, 2 or 3 still in the hands of the builder; the largest occupied by Robinson, of the Deptford flour mills; all from uncoloured of map, to red. A ~~xxxx~~ breezy, open and healthy corner.

• Tresillian Road: now continued south-west into S. Margarets Road; nearly all the houses occupied, although roadway not yet made;  $2\frac{1}{2}$  story houses; servants. Uncoloured to red.

S. Margaret's Road: north end: a fine broad road; red-brick substantial houses, "1883"; red, as map. West into

• Arabin Road: 2 story houses, letting at £28 a year or so;



Kneller Road S. + W sides } - pk  
and end }

Braxfield Road pk

Comerford Road pk b<sup>d</sup>

Whitbread Road - pk b<sup>d</sup>

Howson R<sup>d</sup> N. of Comerford - pk

Dalrymple Road - pk b<sup>d</sup>

Beecroft Road - pk b<sup>d</sup>

mostly single families, but thinks no servants; from ~~red~~ pk-barred of map, to pink -- high grade.

Kneller Road: 2 story houses, letting at 10/- or 11/-; 2 families not infrequent; at north-west end shallow double-fronted houses, crowded up by railway; poor; This side, purple as map. South side from purple of map, to pink. A few houses at west side, round the corner, from uncoloured of map, to pink.

Braxfield Road: like Arabin; from pink-barred, of map, to pink.

Comerford Road: 2 story houses; better; "City people, clerks etc"; some servants; rows of trees planted on the pathway; from red of map, to pink-barred. Roman Catholic Chapel, new, at North-west corner. There is one house west of Howson Road, north side.

Whitbread Road: now all built over; much like Comerford R Road; Pink-barred.

Howson Road: better south of Comerford Road; all 2 story houses; some servants ~~ax~~ in the west part -- saw one! Here pink-barred as map; East of Comerford Road, from pk-barred of map, to pink.

Dalrymple Road: all built over; pink-barred.

Beecroft Road: Board School at South-east corner takes up the Brockley Road frontage from here to Dalrymple Road; south-west corner clear; elsewhere 2 story houses with



Brockley Road W side N & S of  
Railway pk b<sup>a</sup>

Holdenbury Road pk

Hazeldon Road - pk

back additions like the other new houses of the neighbourhood, all of which have been put up by a single builder, and all of which are of the same type. Uncoloured to pink-barred, with omissions as noted.

(the boundary of the police section)

• In Brockley Road: after four or five shops south of Comerford Road, there is nothing facing the road until the vacant space south of Beecroft Road is passed. Then new shops, 2 storeyed, north of the railway, and, past the nursery running along the south side of the railway, older shops, these having been added to houses intended originally for private dwellings. All pink-barred. —

• Holdenbury Road: 2 story houses, including some new ones, arranged for two families; all pink. The roadway not yet made; it leads no-where. It is the same with

• Hazeldon Road: also both blind, and unmade. Very much like Holdenbury, with some similar new houses; asked to compare this road with Dalrymple, Moss answered emphatically that it was "not nearly so good". Pink. In this road and in the preceding the rents of the new little flats are about 10/6.

Edvyston Road: older houses, letting at 11/- or 12/-; 2 families the rule; ~~purple~~<sup>pink</sup>, as map. West of this there is a bridge over the railway, but it has not yet been properly opened up. On each side of the railway there is a pair of



*Cottages - pk*

*Brockley Jack - red*

*Brockley Green Farm - pk*

*Brockley Rise - bend - pk b<sup>d</sup>*

*Holmesley Road - pk*

*Stondon Park - pk b<sup>d</sup>*

(13)

cottages, occupied by railway servants -- a platelayer etc  
From uncoloured of map, to pink. The south corners of  
Eddyston Road are clear. Along

- Brockley Road ~~is~~ by the "Brockley Jack", red, where the name is changed to
- Brockley Rise: south of the Jack is Brockley Green Farm, said to be coming down; colour pink. Thence the Rise is clear to the bend, where are a few houses, some comparatively new, but all looking rather forlorn. They will remain so until the drainage system has been continued along this part of the Rise, at present there being nothing but cess pits for these houses, which have to be cleared two or three times a week in the small hours of the morning. There are a few servants, and they may perhaps be coloured pink barred.

The Stondon Park Estate has not yet been developed, and cannot be until the drains have been laid. The only houses lying north of Honor Oak Park, except a few ~~at~~ in Stondon Park (called Stondon Road in map) are two in

- Holmesley Road: from uncoloured to pink. The whole of the property round here belongs to Christ's Hospital.
- Stondon Park has a few houses on both sides north of Honor Oak Park, and a longer row on the west side, south of the Park. Mainly 2 story; red-brick; occasional servants; from



Honour Oak Park @ SW pk b<sup>d</sup>

Brockley Rise E. of Gabriel St pk b<sup>d</sup>

Whatman St pk b<sup>d</sup>

Bovill Road - uncol<sup>d</sup> & pk b<sup>d</sup>

Ackroyd & Agnew Streets pk b<sup>d</sup>

(14)

red and uncoloured of map, to pink-barred.

• Honor Oak Park: south-west corner: wine-merchants etc. two or three houses only; red or pink-barred.

• Brockley Rise: east of Gabriel St: 3 story houses, with shops to the Wesleyan Chapel; from red of map, to pink-barred. South of the Chapel 3 story dwelling houses, with attics and basements. From red of map, to pink-barred, as far as

Whatman St. the southern boundary of this police section.

On the south side in the Catford Police section are some older poorly tenanted houses; on the north side two or three are building, but none are occupied. There is no building yet west of

• Bovill Road, and, south of Agnew St., this road itself is still in the hands of the builders. Even where occupied the road is still unmade, the rapid filling of the houses pointing, even here, to the keen demand for accommodation.

• Ackroyd St. and Agnew St.: are both occupied east of Bovill Road, but like the latter, neither have their roadways made. The houses here are all of the same type, two-story, and are advertised as "These conveniently arranged well-built houses, with every modern improvement; rent £32; 99 years' leases". The estate belongs to the Leather-sellers' Company. All from uncoloured of map, to pink-



Gabriel Street n side pk  
S -- pk b<sup>2</sup>

Lessing St. pk b<sup>2</sup>

Wyleu St. pk b<sup>2</sup>

Honor Oak Park pb<sup>2</sup> & pk

Ballina St. pk b<sup>2</sup>

barred.

- Gabriel St. has houses of the same kind on the south side here from uncoloured of map, to pink-barred. On north side older and smaller houses; pink.
- Lessing St.: queer jerry-built houses on east side, with a most extraordinary roof construction, visible from the rears. On the west side newer and smaller houses than the others of the new local type. Not unpleasing, with little toy pillars at the porches. A few servants, but this street all pink.
- Wyleu<sup>u</sup> St.: has the larger local type ~~xxxxxxx~~ of house on west side; here from uncoloured of map, to pink-barred. On east side, older houses; perhaps pink-barred.
- Honor Oak Park: private houses, 2 story and 2 story with attics, from a little east of Wyleu<sup>u</sup> St. to Lessing St. Some of the houses rather larger than those of Bovill Road etc. but occupants of same class -- lower middle mainly. Apartments often let here, as elsewhere in district. West of Lessing St. shops, not many yet occupied on north side. The intention is to form a kind of Parade here. All from uncoloured of map, to pink-barred, except two cottage on north side, west of Grierson St., occupied by railway station-master etc. These pink.
- Ballina St.: east side like the west side of Lessing St. w with the same little toy houses; here from uncoloured of



map to pink. The west side still in the hands of the builders.

Crossing the railway we have the Sydenham Police Section on the left. On the right the ground is open, the first enclosure being dotted with little shanties used for the manufacture of fireworks. ~~North~~ West of this is One Tree Hill, with the golf ~~ground~~ links round it. The road leads by the bank and fence of the Hill round which the attack during the "battles of One Tree Hill" of a year or so ago chiefly waged. Moss was on duty, but was stationed at a point where no attack was made. It appears that on the first Sunday the few police on duty were a good deal mauled, but on the second they were in strong force, with a large hidden reserve, and the arrests made, with the subsequent ~~penal~~ punishments of imprisonment without the option of a fine, speedily put an end to the trouble.

• Beyond the Church are four good houses, and at the corner of Forest Hill Road, a large house, which should be yellow, (Oaklands). In

• Forest Hill Road: are two more large houses -- yellow or red; and at the corner of the Drive, two more smaller houses, one occupied by a doctor. Colour red. In

• The Drive are 3 houses, the largest "Bolton Towers" being empty. Colour red.

• Honor Oak Rise has a good house on the south side ~~wooded~~

*Forest Hill Road red + yellow*

*The Drive - red*

*Honor Oak Rise red + yellow*



(17)

"Woodville Priory", which should be yellow if any of the houses in this neighbourhood are so coloured. The few other houses are smaller, and less well kept up, and should be red. The view from the higher part of the Rise northwards must be a striking one on a clear day. At the east end is a private entrance to the links, which with assumed authority we had opened, and took the short cut ~~xx~~ across the Hill, (passing the stump, all that remains of the "one tree",) back to Honor Oak Railway Station. The Hill appears to be of a loose loam, and is constantly silting at the steeper slopes. It is said, therefore, to be bad for building purposes, and it is so sticky that it can hardly be much better for golf, to which it is ~~now~~ still devoted.



General remarks.

Of Brockley it is perhaps enough to say that it contains one beer-house & nine fully licensed public-houses, and the same number of ~~beer~~ grocers' licenses; that when a question is asked as to what occupations may be, the most common answer is "The City", either that ~~they~~ <sup>the people</sup> are employed there or that they employ others; <sup>there</sup> and that, whereas in Peckham it is the exception to find streets in which the occupiers are ratepayers and not weekly tenants, in Brockley it is rather the ~~exception~~ rule.

Socially, Brockley stands something above both Peckham on the west and Lewisham on the east. It is tending to become less well-to-do, but it is still on the whole a very "comfortable" neighbourhood, and "social problems" as commonly understood, can hardly be said to exist.

Expansion is at the moment in active progress only in the neighbourhood of Honor Oak Park, and the character of this has been sufficiently explained in the notes on the walks. In a short time it is probable that the Stondon Park estate will also be built over. The ~~future~~ fate of the still open ground lying between the two railways appears to be still unsettled.



Miscellaneous notes. (Brockley)

Moss said that in the section there was no class of people living who could not have regular work if they wanted it. They had some "boozers", but no "casuals".

The gardens attached to the houses are "one of the good things about Brockley".(Moss).

The charges that come to the Section Police Station amount to something over 100 a year. They are mostly "drunk and disorderly", and it is noticeable that the same people come up time after time. They have a few cases of petty larceny, and occasionally one of house-breaking. (Moss)

Prostitution gives little trouble, solicitation being mainly confined to the Lewisham Road. The women live and have their places of accommodation almost entirely in Deptford. They have a certain number of cases of public indecency, and S. James has been already mentioned as a spot that is apt to be used in this way as a place of resort.











