Book 13 AB

Police

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

B 39

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[i]

Districts / COLL U B 373

Police Officer P.C. [illegible] Parishes

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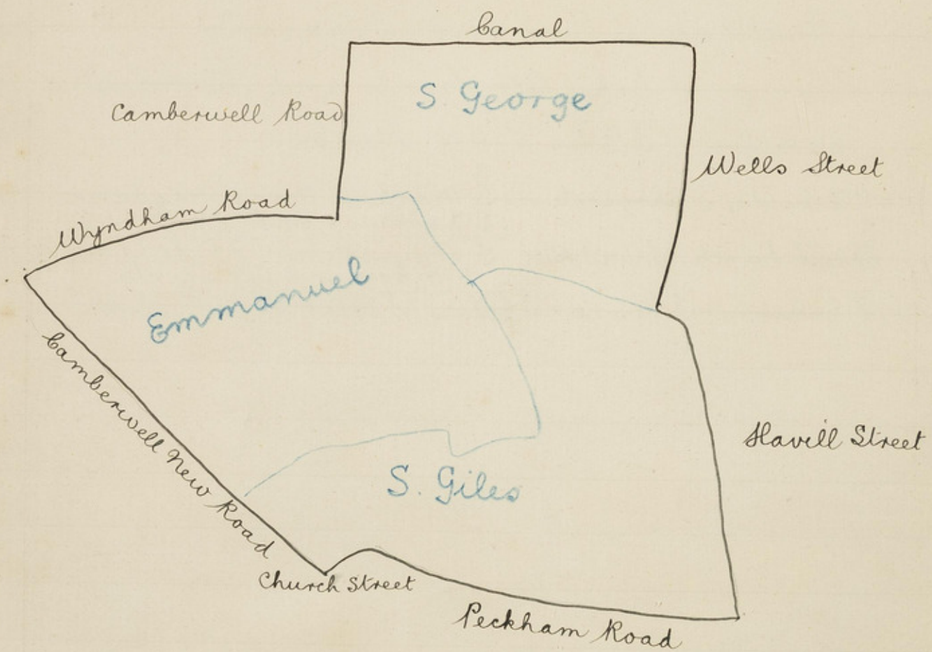


Notes of walks with P.C.Young (P Division) of the Camberwell section of the Peckham Sub-Division. Sept.28-29.'99. Area bounded on the E. by Wells St. and Havill St. on the S. by Peckham Road, Church St., and Camberwell New Road; and on the N. by Wyndham Road and the canal, forming parts of the parishes of S. George, Emmanuel & S. Giles. (a) 43/10

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 ~~xxxxxxxxxx~~ say. He had been transferred 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 ~~xx~~ 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. 42/13

Starting up the Camberwell Road, we turned East to 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; ~~xxxx~~ 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

Goodyear Place (lying to the N.) 2 story houses; rents 9/- to 10/6; men earning ~~from~~ 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 [illegible] about

Acorn Street - lb

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.

Harris Street - lb & purple.

Rill Street - lb

Teather 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 from ~~xxxxxxxxxxxxxxx~~ ~~to xxxxxx~~ ~~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

Chiswell Street - corner block - dbl.

Brisbane St. N. of Picton St. - 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 then 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;

from purple of map, to l.b.

Young agreed that of the last eight streets, Acorn and Waterloo were of better grade than the rest.

George St: mainly 2 story houses; irregular; contains two of the few blocks of model dwellings found in this part of London; a few xxxxx business premises; Salvation Army Barracks near S.E. corner; the blocks very fair, and the one lying to the North of that called Waterloo Square, looking less well looked after but said to be the more expensive. The whole street, including the blocks perhaps low-grade pink, rather than the purple, of map. ~~On the East side are~~

On the West side are:

Pleasant Place: 3 cottages; flowers etc.; decent; l.b. as map; ~~and~~ entrance marked "private." Also

Arm's Place (late South): 3 poor little cottages; l.b. as map. In one was a little chap looking untidy and rather forlorn, aged about 7. But he was not, as I at first thought, quite alone, as a small child of four or five, a clean little girl, came up and presented herself, to be duly introduced as "A little friend -- a neighbour". Her home ~~xxxx~~ appeared to be quite deserted, and we left them in their small companionship. –

To the South of Westmacott St. is

Thornhill Square: 2 story houses; dirty children playing about; date of Square "1862". Leave purple, as map.

Westmacott St: 2 and 3 story houses; purple, as map. North is

Farndon Row: costers etc.; d.b. as map, much the same as

Pinnock Terrace: lying to the North of Nutley St; here older houses; 2 story, with attics; d.b. as map.

Badsworth Road- pk

Notley St: 2 story houses; l.b. as map. To the N.E. is

Caspian 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; respectable 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 earners. 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, 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;

Clarendon Place purple

Ulric Street - purple

Cleveland Street purple

Wyndham Rd E of Cleveland St pur.

lb

Pinto Place - lb

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.

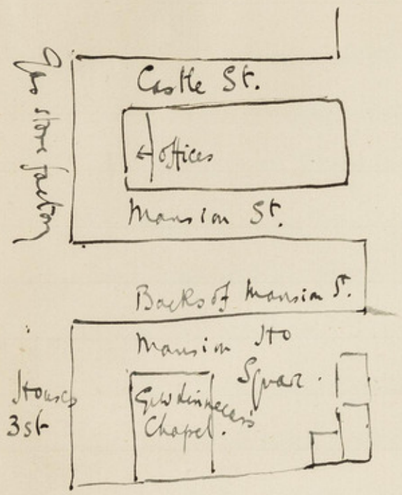
Ulric St: 2 story houses; one, an exception let at £20 a year plus rates and taxes; occupied by a widow who had three woman lodging there; very respectable; she complained bitterly of the noise in the street from the children of the school near who find it a convenient playground, and the "Curse of the 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: 2½ st. poor: much lb: some pink: asphalte paved, clearly kept. poor to lb: in map pur: 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: asphalte paved & clean. ~~here~~ one house at S.E. corner: pur lb.

Guildford Place - purple

de sac; much poorer; apparently an Irish population; 6 children of school age playing about, said to have been to earl 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

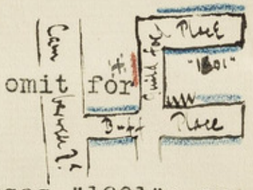
Castle St: now forming part of

Mansion St: uniform all through; rather badly built 2½ story houses; purple as map.

Mansion House Square: with a Chapel, used as a mission blocking 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.

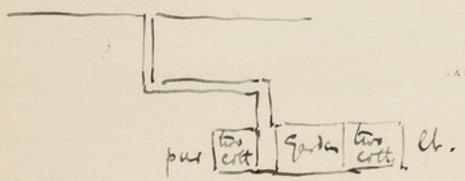


Buff Place: 3 story houses; shoddy building; omit for warehouse, and colour l.b. to plan.

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, uncoloure on map. Purple, (see plan). *. newer houses - purple.

Haycocks cottages: is out of the S side of Waterloo street ~~east~~ of the School entered by a curious hooked passage. mark all lb. (13.iii.02).

Waterloo St.



Sanson Street - purple

Hopewell Place - lb

Hearsay Place - lb

Benhill Road - pk

Waterloo St. itself is purple: 2sb 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 forecourts in front of the houses.

Waterloo Mews. on S side 3 houses on E side only: pur to 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; respectable; 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; genrally two families to a house. On the north side of Waterloo St. is

Hopewell (late Providence) 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.d.

Belham Street - purple

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 side mainly in sinle 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.

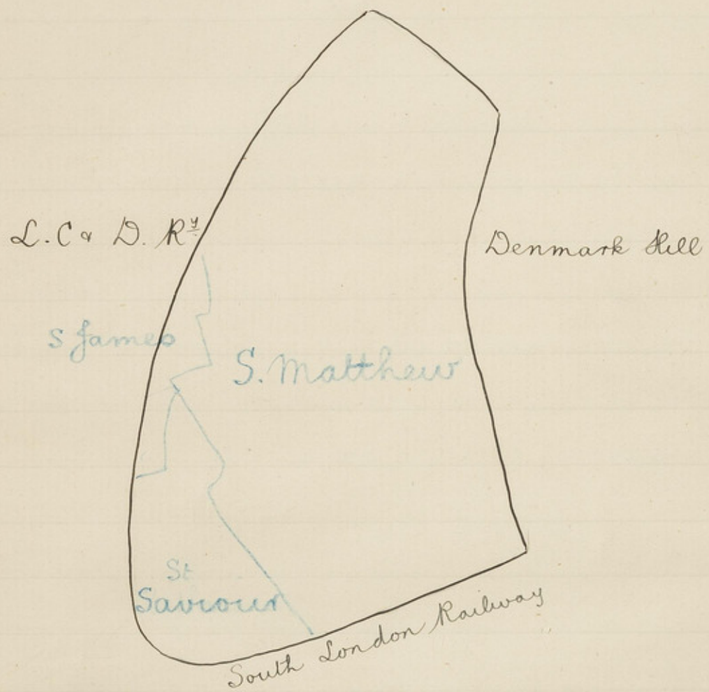
The state of things in this area, which takes in parts of Districts 42, 43, and 35, remains very much as it was ten years ago. There is a little less red, and a little more pink; there is no yellow, and the centres of great poverty are exceptional. The solitary addition to the dark blue is Hampton Avenue, 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 Camberwell Rd. The big block dwellings off George St. are exceptional, both in this area and in the whole of Camberwell.

There are 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 Church St. The corner of the Green by the Post Office is the hub of the local world, focussing not only much of the bustrafficking of the place, but being also a great starting point and passing place for omnibusses and

trams running in many directions. The Green itself is pleasantly laid out.

The Trinity Mission works here, and structural and printed signs of its presence come to the surface from time to time. In Camberwell Road, 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 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 bk

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 43

(E.A.) Oct.2.99.

Starting up Denmark Hill to

Bloxham's M.

Bloxom's Buildings: poor cottages; garden fronts; costers etc. some laafers; rather rough, drinking lot; d.o. 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 shewn 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

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; cabbies, 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 Terasce. 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

Naughan Road pk bd

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

Alma (now Redan) Terrace: 2 story houses; better on W. sid 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 typ 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

pink, as map.

Conderton, Bredon, and Bengeworth Roads: uniform in style; much shody 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.

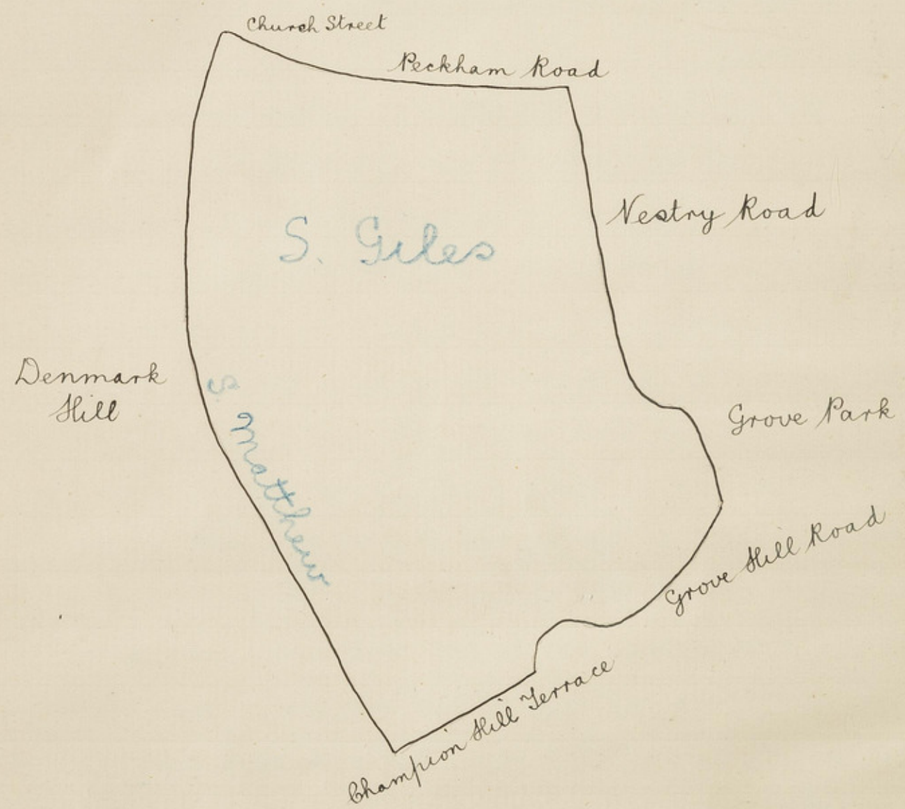
Denmark Hill: new flats; 2 story; gabled; arranged for two families, built out behind, giving lots of room; filling empty space South of new theatre. The Hill red as map, with extra colour for the new block.

General remarks.

The large amount of open space shown on the map is open still, being mainly taken up by the garden of the h 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 erction 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.



43/c 12

DISTRICT 43.

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, ~~xxrxx~~ rows of large four storeyed houses, and large detached substantial dwell ings. 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. o 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^d

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

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-~~xxxxxx~~, 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 Rd. - pk.

Linnell Rd W. of Vestry - pk

McNeill Rd. - W side - purple

Rignold Road - pk

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.

Gillams Yard - red

Grove Park - red

Leitsom 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; dome 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 de-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 Sanger'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

Champion Hill: terrace at N. end - red

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

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 vestrymen 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.

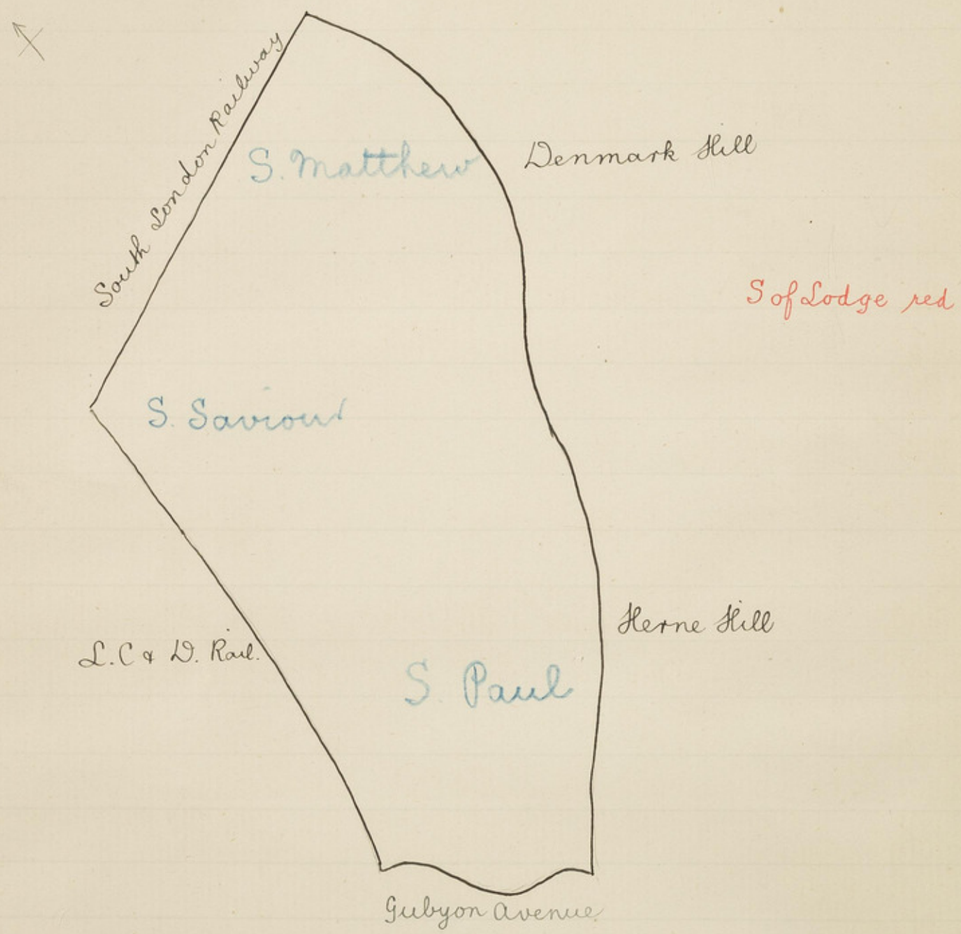
Tiger Yard still exists, and, with the exception of the house at the west end, is dark blue as map. This house is occupied by a chimney sweep, an old man who "has enough to live on" and is the plutocrat of the yard. His house-front is strangely and wonderfully decorated with oyster and other shells, 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 groun 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 agin 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.



Dist 35

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.

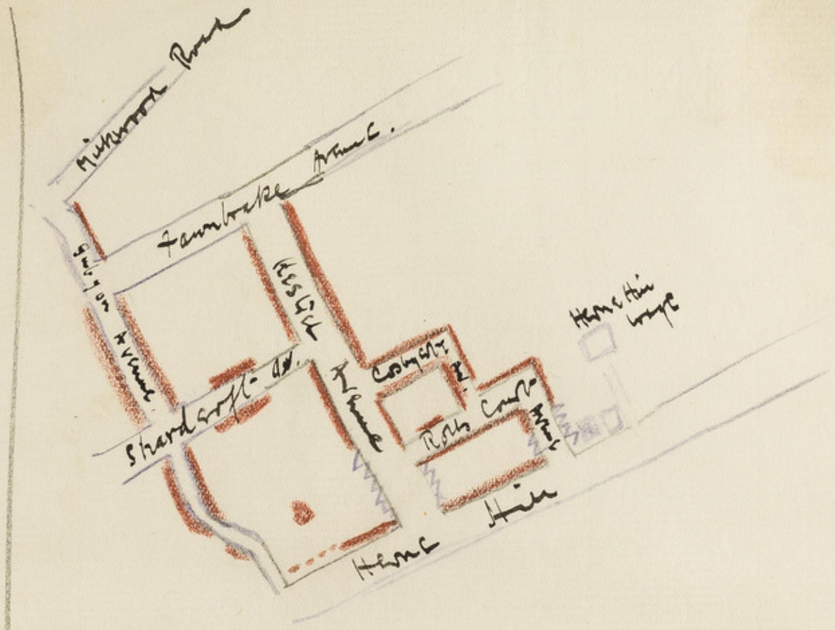
44
13

(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 drapers, and the Druce (cricketing) family were mentioned as residents, and in a smaller houses, 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 bourt, bosbycote Kestrel & Shardecroft Avenues-red
Gubyon Avenue W of Fawnbrake pkt'
rest red

Fawnbrake Avenue pkt.



Rolls Court, ~~xxxxxxxxxx~~ Cosbycote, Kestrel, Shardecroft and Gubyon Avenues 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,

Jessop Rd - pk

Hinton Rd E side Hardess to Wanless Roads purple

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 south end ~~being~~ mainly of the local type, but the Road includes some 3 story houses, and ~~having~~ has shops on the East side between the greater part of the space between Jessop and Heron Roads, and, a little north of the latter point (nearer Poplar Walk), 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 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.

Herne Hill Road - purple pkb^d & pk

Wanless R^d E. of Herne Hill Road) pk
n side

Herne Hill Road: 2 and 3 story houses; pink-barred from th 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 t than ordinary; pink. To the north is

Wingmore Road: 3 story houses; bare forecourts; 3 familie to a houses as a rule; a bit poorer than ~~XXXXXXXX~~ Alderton Road; pink (low grade).

Wanless Road: on the west side of Herne Hill Road has hous 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 Disinfect ing Station. Officials live in one of the two houses, but colour might be omitted. On the north side is one pi pink house. Part of Wanless Road, and the whole of Hardess Road are within the borders again of the publishe map; The north side of the latter the poorer; 2 story houses; purple, as map. The South side; 2 and 3 story hous 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.

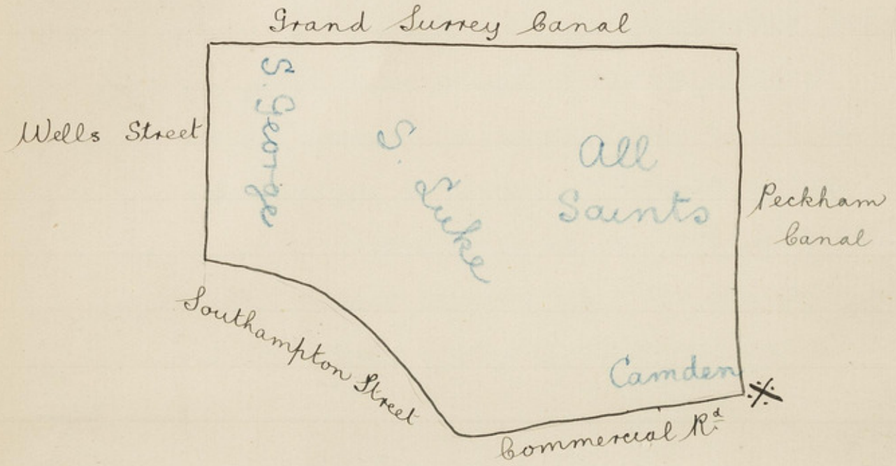
Loughborough Park Buildings - pk

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 w 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 par 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 t 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 hi 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-

Shields Street - purple
Nutt St N. side - lb

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 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 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 nearlt always childre

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; forecourts; additional pink on clear space at corner of Dorton St. (grocer's); the rest pink, as map.

Catork 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; believdd to be entirely occupied by him; untidy rather, from park 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 drinking, and disorderliness. As we passed two neighbours were jangling xxxxxxx, by way of sampling the street. Broken windows 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

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 storey houses; forecourts; cul de sac; purple, as map.

Cobden St: another cul de sac; houses flush with side-walk; some broken windows; 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; putple, as map.

Southampton Street - pk

Peckham Grove - pk bd

Hornby Road - purple

Cottages - lb

Fendick Road - purple

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; ~~xxxx~~ 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 nort 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.

Hazelmere 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 ar

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

Camden Square - purple

Commercial Road (part) pk

things had been as I saw them for months, and that complaint to the landlord 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 hous pink-barred, as map. Then, mainly 2 story houses; some shops; from pink-barred and pink of map to pink.

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 imrpoved; 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.

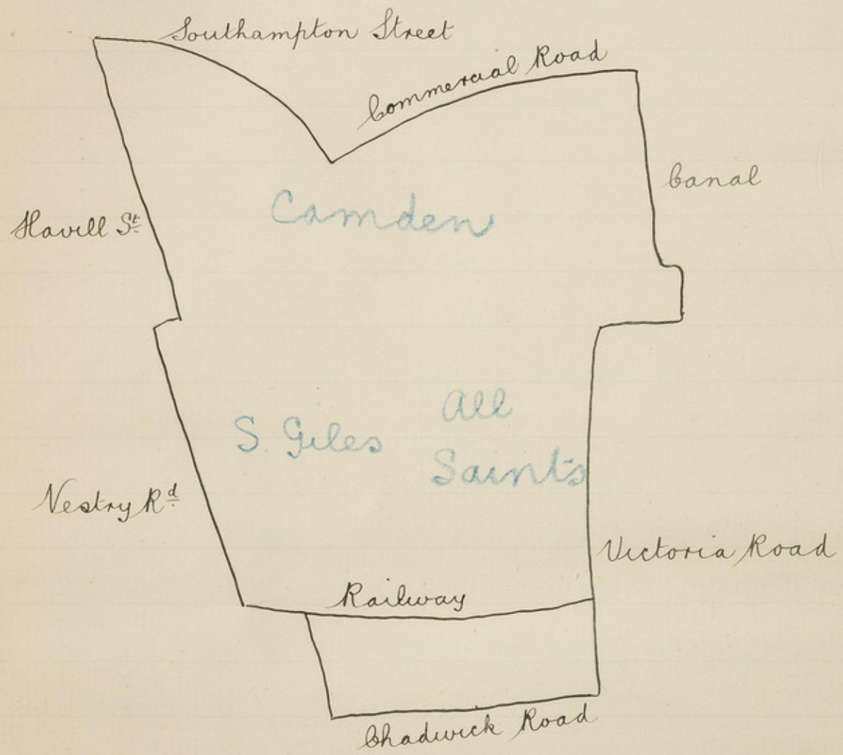
At the South east end of Sumner Road on the sites of a nursery and wood yard a recreation ground is going to be laid out by the Vestry. It will face on the Canal, and involve the demolition of some cottages. As yet nothing has been dome.

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, In the district as a whole, there has been practically no rebuilding, and the general class of occupant appears to have changed as little as the structures, during the decade.



N side lb

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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.

(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 fx 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 ~~xxxxxxx~~ 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 16

Stanton St:2 story houses; forecourts; dull and depreesing; 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.

Sumner Road:the southen light blue part backs on the Melon Ground, and the cottages here are a replica of those in Sumner 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.

Sumner Avenue:unnamed on map, just to the south of the Bd. School; 2 story houses; no thoroughfare for vehicles; 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 entires; 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 tha 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

Camden Grove - pk bd

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

lb

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 lond path to

Camden Houses: (unnamed on map) a well-built block, with a large and pleasant space in front, built, so a very repectable woman living there informed me, by a Mr. Groning, who quarrelled with his relaives, 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 hous east of Camden Grove now let out, and in workingclass occu pation. 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 "G" of the map, are two cottages. one occup

ied by a rag-dealer, and surrounded by a yard full of his unpleasant wares. Uncoloured on map, to ~~m~~x 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-~~m~~west corner, for new and very large Board School.

DISTRICT 43.

West along the

Peckham Road:mainly substantial residential houses. Red, as map, omitting (1) at the corner of S'hampton St. for the Board School and the Divisional Offices; (2) opposite Bushey Hill Road, for the new Fine Art Gallery and Institute; ~~and~~ (3) on the south side for two of the large houses east of Vestry Road, now occupied by Dr. Stocker for a dditions to his private Asylum, and (4) West of the public-house at corner of Grummond-Rd. for free Library.

North, up Havill St. to

South St:mostly two story houses; good gardens and frionts 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

Absolom 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 pnly two are now occupied. Pink, as map, omitting colour at

Wells Place - pk

Sedgmoor Place - pk

Southampton Street - pk

Victoria Place - lb

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 distincly lower grade than the Place; purple, as map, omitting colou 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 ~~two~~ 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. S. of Railway - pk
N of Lyndhurst Square - pk bⁿ

South Place - pk

Azenby Square purple

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

Victoria Road: mostly two-story houses, occupied by mechani 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 t 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, ped 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 ~~the Grove~~ Lyndhurst Rd is Azenby Square: 2 story and 2 story with basements houses; a great mixture; "mechanics and labouring class"; gone down;

Sidmouth Place - pk b^d

Grummont Road - pk

Talfourd Place - pk

Denman St pk & pk b^d

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 stroy 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 house 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 stroy houses. The

Bushey Hill Road - pk bd

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 north of the bend, and servants frequently kept here. South of the bend 2 story, 6 or 8 roomed houses; bow windo 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 west end of

Lyndhurst Grove remains pink, as map. Dolby considered that excactly 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

Gairloch and Oswyth Roads: both pink, as map.

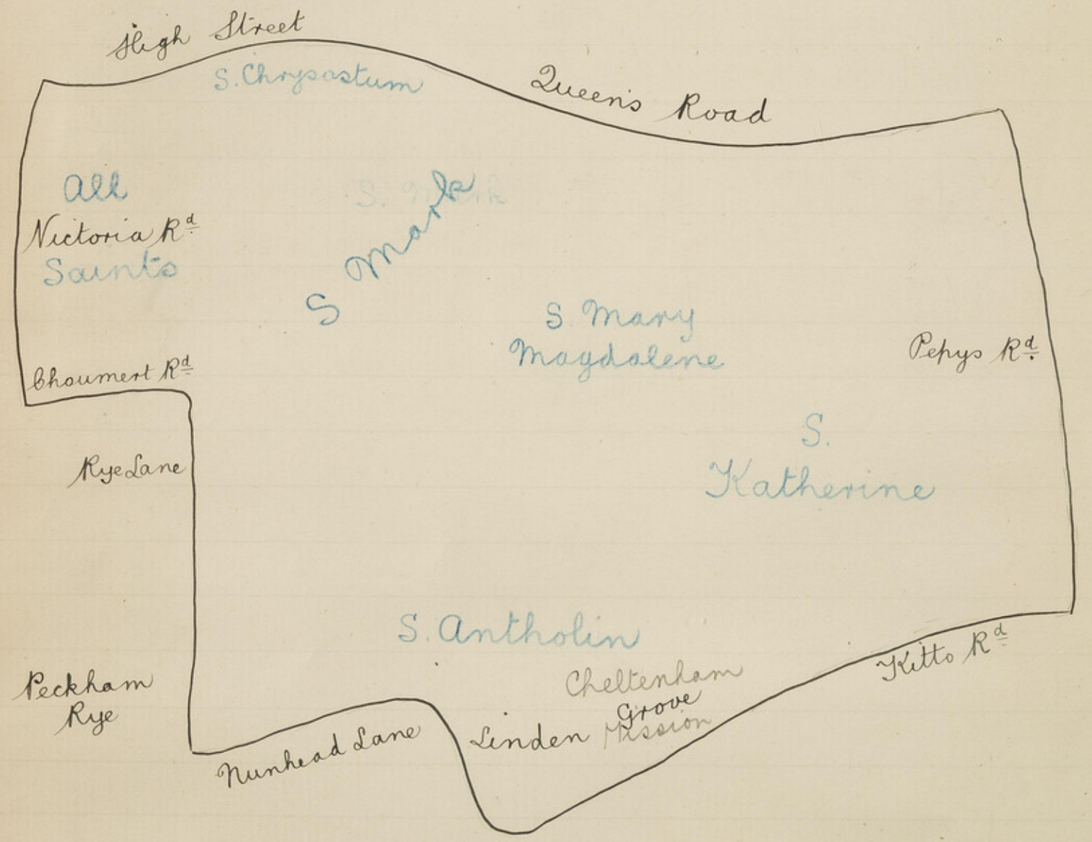
Linnell Road is also much the same, and goes from the pink-barred, of map, to ~~purpxxx~~ pink.

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. 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 there is plenty of air to breathe. It is such an area that might have led the woman whom I came across in a narrow ~~xxxxxxxxxx~~ 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 nea

by the sight of many fine houses (which are too large for single families)

ness to the railway, 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 th east by Pepys Road; on the north by the Queen's Road an Hi h St; on the west by Victoria Road, Choumert Road, an Peckham Rye, and on the South by Nunhead Lane and Linden Grove, being part of the Peckham Sec tion ~~xxxxxxxxxxxxxx~~ 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.)

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 Ro 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 o map to pink and pk-barred.

Choumert Road E of Victoria Road - pk

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 2½ 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, 2½ 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 ~~xd~~ 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 atten 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 t two that have gone at the north end. Further west is

Nungate: 4 roomed cottages; costers etc; "poor class"; only one cottage on east side; light blue, as map.

Thence, by Clayton 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, whic 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 s same style. Into High St. again, west, passing the passage leading to S.Chysostom School: only one hous (caretaker's) into

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

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

Hanover Park N. side pk
S -"- pk bd

Moncrieff Road - pk

Cicely Road - pk bd

Raul Road - pk bd

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' ex tension is going up, stabling, and additional stores; the only residence the stable-man's houses; pink. All the re rest of this side to corner of McKerrell Road, ~~xxxxxxxx~~ 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: 2sto ry houses; like those in McKerrell Road; red to pink. South side: 2 and 3 story houses; occasional servants; ~~xxx~~ from red of map to pk-barred.

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

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

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

Cerise Road - pk

Copeland Rd purple part to be pk

Claude Road pk & lb

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

Cerise 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 m 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: 3story houses; purple, as map. By Th 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; purpl as map. Along Rye Lane to

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

Claude Road:2 story houses; uncoloured,apink 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^d

Nunhead Crescent {N side pk b^d
S —"— pk

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

Peckham Rye: two good new houses have been built north an south of the end of th s new street, but the rest of the houses on this east ~~xx~~ side are old, and many of them shabby-genteel; one with a small builder's yard attached; fro 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 pk-barred.

Nunhead Lane: is said to be better on the Dulwich, than o 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 pk barred.

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

Vivian Road - pk

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

New James St:a little to the east; 2 story houses; no thoroughfare for vehicles; west side done 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 b 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 newer 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-wes 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 ~~xxxxxxxxxx~~ frontages; all pink, as map.

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

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

Hugenot Street - purple

Albert Rd [Part N. of Railway] S of Harders St pk bd

Heaton Road: South side: 2 and 2½ story houses; north si 3 story houses. On South side, east of Claude Road, bett er, 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 en 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 Albe Road to

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

Albert Road (north of the railway): most of it much large and better houses, e cept on west side where the pink re presnts 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 r 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 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 additional 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.

Hooks 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 respectable"; light blue appeared to be very occasional; from purple of map, to ~~xxxxxxxxx~~ 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: 2story 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. Eas to Firbank 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 ~~Roxxxx~~ 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

Sturdy Rd purple
Headley Street - purple

railway, with its passage and boundary running along the bottom of the embankment, the notorious criminal, Peace, lived for smme years. Dolby said that he frequently arra ranged to come home after nightfall from one of his hous 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, a 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.

Grimwade ~~Court~~ Crescent (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): ~~xxxxxxxxxxxxxxxxxxxxxxxxxxx~~ 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 map.

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.

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

Daniells Road S. side 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 Evelina 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 h 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

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 ~~xxxxx~~ 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 headquaters of the Nunhead Christian Band", said to represent a ps

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, r nning 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: rathet larger houses than in the northern bits; bow windows; fronts; 2 and 2½ stori ; 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 th railway to Hollydale Road, 5 story houses; shops. All pink, as map.

Hollydale Road NE corner - pk

Ansdell Road - pk

S. Mary's Road - S. of church - pk bd

Hathway Street - purple

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 c 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 littl 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 en trance 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 colour ed, 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, fo 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.

Kitto Road: West-end: purple, map.

Hathway St: a cul de sac between Senate St. and Kitto R

Selden Rd S. of Lindo St - 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 d 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 the 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'hbod; xxxx

Vicarage - red

Kitto Road. N side red & pk bd

Bousfield Road - pk

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 spendid 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 ~~xxxxxx~~ 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.

Waller Road - pk bd

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, differing very little, if at all, from Pepys Road itslef. 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

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

Somerville 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 stroeyed 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 pur ple 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, 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 bd

Wellington Road pk bd

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 and pink-barred 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 few 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 -- 35 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 therefore to be markedly in the direction of a greater uniformity of colouring, the servant-keeping class 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, 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 and to Deptford.

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 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 coluld 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. —

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.

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.

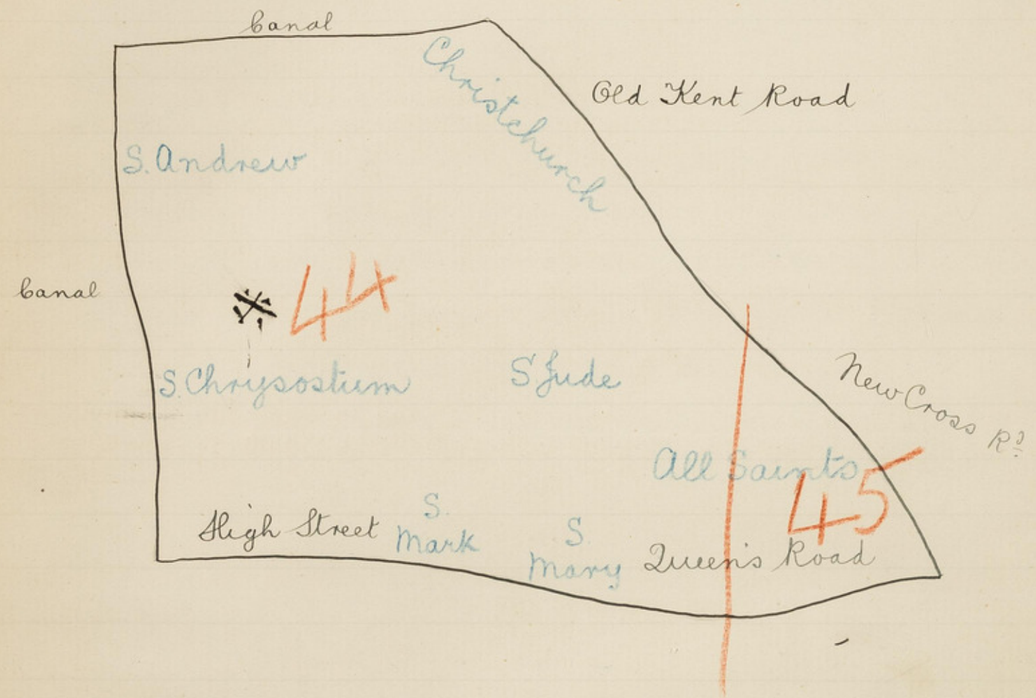
Dolby mentioned one way in which the police get to know the character of a street, that is not available to the general public, namely, by having notices sent in cases of absence, as for summer holidays. Streets from which such notices come frequently would, in such districts as these, mark them out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

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 s partitioned off cubicle in the dormitory. Dinner is the only meal the men take in common mess, and that is prepar ed for them. For this and for service they pay 6/- or 7/- a week. For lodging, they pay1/-, a week.

Dists 44 45



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44 45 / 17

Notes of a walk with P.C. Dolby, in the area bounde 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. Chrysostum, S. Jude, S. Mark, S. Mary & All Saints

(E.A.) Oct. 12 and 16.

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 led Dolby, who had previously said that we were going to do "the worst part" of his section, to remark 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; th 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; c cul de sac; dirty; poor; light blue, as map. Back into

Commercial Road: on south side the larger houses mainly (8 roomed; 3 storeyed) sublet, and in working class occupancy; some business premises; here from pk.bd of map, to pk. North side, still pink, as map, some of it though of low grade.

Radnor St: 2 story houses; better class here, by far tha 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

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 2½ 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 2½ story houses, with attics; "has a poor reputation "and looks the part; rows etc.; purple as map, with less colour on the ~~ss~~ weat side, for business 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, tb 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 ~~xx~~ (no dwellings; saw mills; glass blowers etc.) into

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

from 2 to 4 rooms; quiet; all purple as map. South dow
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 abo
above lives. They are coloured light blue, and Mr. W. ha
a stand at Billingsgate, employs over 100 men at the ad-
jacent curing establishment, and has branches of his bus
iness 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 qua
ter of a million! The flotation failed, but he is eviden
ly 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 appear
to be "Billingsgate", and -- he is a teetotaller. A son
in-law is living close by, in the same row, and on the
stregth of these two plutocrats and the appearance of th
houses, I think this part of the road might go from ligh

Bird in Bush Road W. of RC Church pk

E of Cornwall S side } W.
Ledbury to Naylor

Now open
20.XI.01

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 Corn wall 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 an occupier I spoke to was paying 15/-. Two families the rule, and some extra sub-letting. Improved, the great tr trouble now being the noise and disorder of larrikins wh come and play in the sqare. 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 deteriora ing; here, from uncoloured to light blue.

Canal Cottages db

Peckham Park Rd N of Bird in Bush Rd - pk

Shard Square W. side db

Edwin Road - db

Frensham St: (late Surrey Place): 2 story houses, with basements; improved; several Italians living here, emplo ed at Gatti's Ice-~~xxxxx~~ 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 coloure map): varied styles; best bit on west side between Bird in Bush and Commercial Roads; all north of ~~xxxxxxxxxxxxx~~ Bird in Bush Road from pk.barred of map, to pink. Shops at Old Kent Road end. Occupants mainly artisan and mecha ic, and lower clerk class. At the north end, south si

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 Hun dred St. is

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

Downes Terrace - lb

Downes Street - lb

Green Hundred St. - N. end - db

ed by Italians; little if anything to choose between the two; both a very low lot; the Italians mainly hawkers of ice-creams in summer, and baked potatoes in winter. When we were there the court stacked with the potatoe barrows a group of men busy sorting a sack, apparently choosing for the baking; a queer cut-throat looking group; quaint 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 blu

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

Trinby Street purple

Ethnard Street - pk

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 as a man it was an advantage to serve under whom.

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 ex tra colour. Approached from the Old Kent Road is

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

Commercial Rd E of Cornwall R: pk

Blue Anchor Lane entrance & W. side db.

Carpenter's Place - db

Batchelors Hall Place - db

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

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

In the afternoon, working east of Hill St. and sout 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 perhap be left light blue, as map. All the rest goes from light blue, to dark blue, including

Carpenter's Place: four old two story, plue 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 W of Garsdale Road - db

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, omitting colour on north side. Close by is

Trafalgar Square: 2 story houses, with basements; respectable; 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; ~~it~~ from ligh blue of ma, to dark blue.

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

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 Garddale 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

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

Park Row: two storeyed houses; rebuilt; good; two familie 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 st 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 ~~xbe~~ 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 a and Marmont Road; here, from light blue of map, to purpl

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 sto 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 colou 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 latte have forecourts, but are closed in at back. On south sid 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 turn ed 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 storeyed; let in sets of 3 rooms and scullery; tenants well paid class -- Mellin's men, tram conductors and dri

Shard Road - SE - lb

ers etc. From light blue to pink. Well managed. On oppos ite 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 Meeting 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 qu quite old, including that used originally as Penn's Meet ing House; a tablet up records the fact; a few po poor shops; here purple as map to Shard Road. Above this point pink, as map, except (a) south side; between Crafton 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 onn 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 oc casional; perhaps from red to pink-barred.

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

forecourts; all alike, and the street occupied by a cla class of artisans and mechanics, ~~xxx~~ foremen etc. etc. c 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-w west corner is a new Mission (Baptist) 1894, built apparently on a previously unoccupied site. Further n 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;

Montpelier Road - pk bd

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 wa changed; used to be a nest of disorderly houses; from dark 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 alomg

King's Road: generally ten roomed houses; 2 and 2½ storeyed; less well-todo at south end; managers; foremen etc. some servants; pink-barred, as map. Into Queen's Roa up Montpellier Road: West side: old-fashioned houses; 3 story; stucco; gabled; east side, very like much of King Road -- 2 storyed, 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

Asylum Road E side N of School pk & lb.

All pk.

Pennell's Place: also of the local pink type. At the sou west 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 stroeyed houses; about 40 or 50 years old; irregular stlye; occasional servants; class compared by Dolby with that living in Clifton Road, col-cured pink on map; from red of map, to pink-bar ed 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~~ Abov the School, and clearance for extension of Board School, are some very poor little cottages ("1837") as well as b better and newer working class dwellings. Here, from pin of map, to purple. At the South east corner of the stree 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 hav gone up, and Dolby repeated with reference to this group of streets, his remark about the elimination of the poor

Clifton Road W of Loder St } pk bd

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-barred. 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 storyed 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

still light blue, as map. Omissions of colour for (a) de molitions on north side, north of Clifton Crescent, wher 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 dimished by new Board School, and not mu left; houses still up, irregular, two-storeyed; pink, as map. Running north-east is

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

The Old Kent Road, which is here only a"red"street, by xxx courtesy,as being a main thoroughfare, loses its col our between Gervase and Leo Streets, the space being tak en 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:Ino, two Iron Works etc; occasion al shops; five licensed houses in the street; several courts leading out of it, and it has not a very good nam 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

York Grove pk b°

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 ~~xwx~~ "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.

Colls 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.

Kender St. Cottages off NE - lb

Dolling Place - S. side - lb

Rose Cottages lb

On Nov. 7 we ~~finxixxxxx~~ started by finishing the ~~xx~~ 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 purpl 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". ~~xlixpuxpix~~.

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 pl 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 a 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 so 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 ~~ec~~ 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. Thw 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 occaional 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 xxxxxxxxxxxxxxxperiod 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 xxxxx "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.

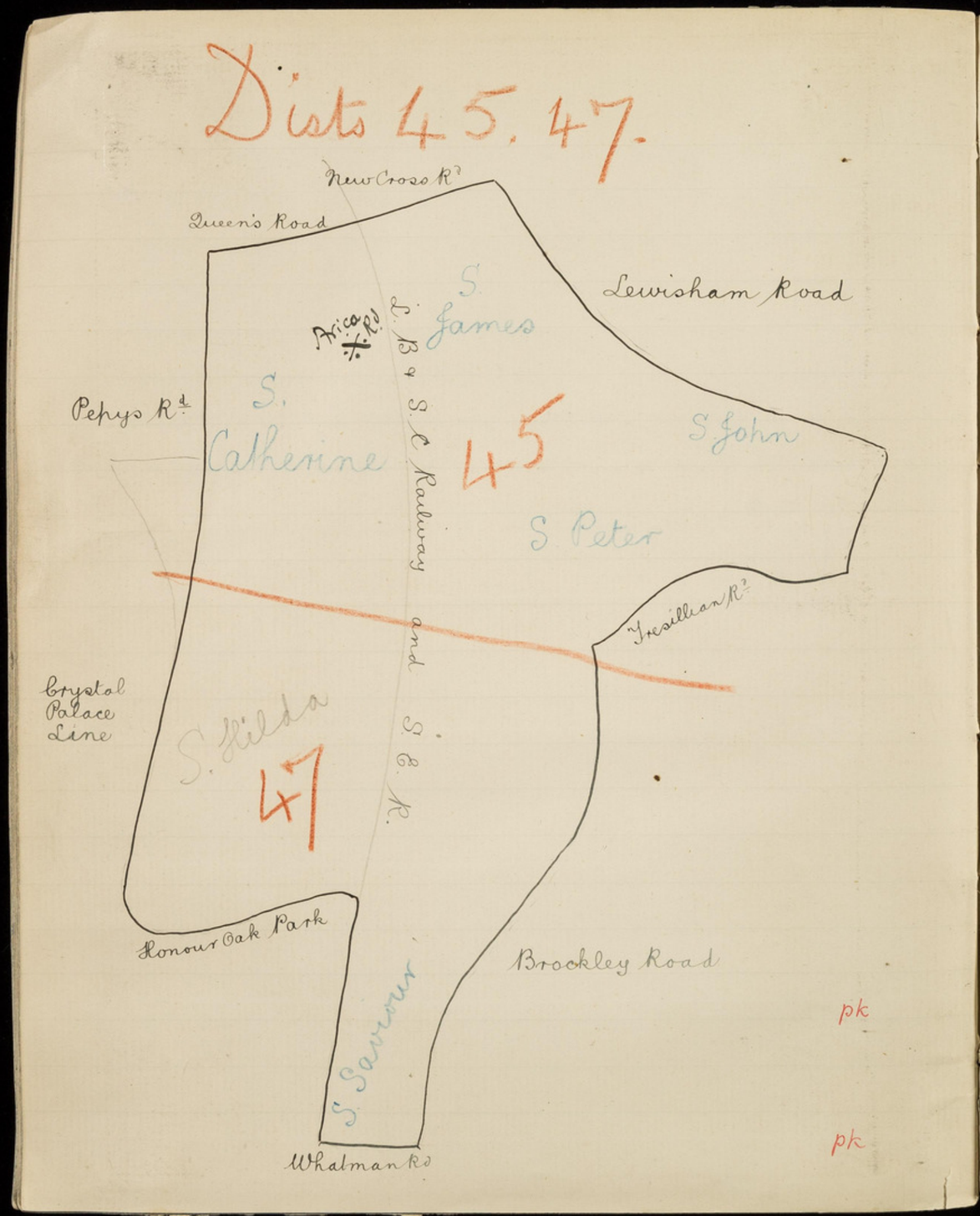
It is not a criminal district, and even the black barring of Clarkson Place gives way to the comparative respectability of Honiton St. The only dark blue of ten years ago that remains i s that of the Grainger St. area, and this has to be slightly extended. Two or three spots of dark blue disappear, but 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 are 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 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 of red, but in spite of this -- a normal change - the balance of such changes as have taken place ~~have made an improvement~~ makes, perhaps, on the whole for a slight improvement.



Notes of walks with P.C. Moss, in the Brockley Section of the P Division of the Met. Police. Boundaries: On the west: Pepys Road and the London and Brighton Railway to Honor 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 Tyrwhitt 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.

Police 45. 12

(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, arranged 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

Mantle Road - pk

Tolhurst Road - lb

Endwell Road pk bk

Sprules Road pk bk

Walburton Road - pk bk

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

To the South and West the fields are 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 care lessly 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, large ly 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 to pink-barred, with extra colour for new houses.

Walburton Road: west side only; 2, 3 and 3½ story houses;

Penmartin Road pk & pk b^d

Pendrell Road - red

Vesta Road - pk b^d
Reservoir Road - pk b^d

Jerningham Road S part - 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 2story 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 th Pepys Road order; from uncoloured, of map, to red.

Arbuthnot Road (east of Pepys Road): 2½ story houses, ~~bu~~ 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 cul de sac of the Jerningham Road there 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 2½ story and 3½; red, as map. At the north-west corner 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 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 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 bd & pk

Shardloes Road - pk bd

Crossing the railway, south 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 ~~lik~~ pink. Rebecca Place has gone, some of the new houses ~~xxxxxxxxxxxxxx~~ 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 Shardeloes Road. Red to pink.

Shardeloes 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 m 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 ba basement houses, of a kind that in Peckham or Hoxton woul be put down as pin , with little ~~xxxxxxxx~~ hesitation. In Brockley, however, with a much larger proportion of houses taken on lease, with rents paid quarterly and a d differexnt class often found in occupation, the right co colour becomes more doubtlful. Here I am told that the tenancies are yearly; and that there are servants in man 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; quer pink-barred, as map, or to pink.

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

Rokeby Road: 2 story houses, with basements; good workin 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 cl class

Brockley Rd N & S of Railway - pk bd

Lock Gate House - pk

Cranfield Road West. pk bd

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, residen-tial, 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 barred, the colou lenthened 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

Manor Road W. end pk bd.

Brockley Rd. (this part) pk bd.

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

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

S. Peter'~~s~~xRoad: 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.

Colegate 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 basementx houses; pink.Part running east a 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 Rd. S. of Cranfield - red

Wickham Gardens - red

Glensdale Road - red

Upper Harefield Road - red

Cranfield Road E. end red & uncol.

Breakspear Rd. S. of Cranfield - red

Tresillian Rd. - 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 ~~pin~~ 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 3½ 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 ~~xxxxx~~ 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; 2½ 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 and end } - pk

Braxfield Road pk

Comerford Road pk bd

Whitbread Road - pk bd

Howson Rd. N. of Comerford - pk

Dalrymple Road - pk bd

Beecroft Road - pk bd

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/- ot 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 Road; Pink-barred.

Howson Road:better south of Comerford Road; all 2 story houses; some servants ~~ex~~ 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^d

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.

In Brockley Road: (the boundary of the police section) 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.

Eddyston Road: older houses, letting at 11/- or 12/-; 2 families the rule; ~~purple~~ pink, 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 bd

Holmesley Road - pk

Stondon Park - pk bd

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

Brockley Road ~~xx~~ by the "Brockley Jack", red, where the n name is chamged 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 comparativ ly new, but all loking 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 th 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 hlouses 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 bd

Brockley Rise E. of Gabriel St pk bd

Whatman St pk bd

Bovill Road - uncol. & pk bd

Ackroyd & Agnew Streets pk bd

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-bar red. 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 thre are buiding, 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-storeyed, and are advertised as "These conveniently arranged well-built houses, with every modern improvement; rent £32; 99 years' leases". The estate belongs to the Leathersellers' Company. All from uncoloured of map, to pink-

Gabriel Street n side pk
s -"- pk b.

Lessing St. pk b.

Wylen St. pk b.

Honor Oak Park pb. & pk

Ballina St. pk b.

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 stree all pink.

Wylen 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 Wylen 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

Forest Hill Road red + yellow

The Drive - red

Honour Oak Rise red + yellow

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

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 ~~punishments~~ punishments of imprisonment without the option of a fine, speedily put an end to the trouble.

Beyond the Church are four good houses (red or yellow), 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 ho 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 ~~"Woody~~

"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 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 still devoted.

General remarks.

Of Brockley it is perhaps enough to say that it contains one beer-house ~~x~~ nine fully licensed public-houses, and the same number of ~~xxxx~~ grocers' licenses; that when a question is asked as to what occupations may be, the most common answer is "The City", either that ~~they~~ the people are employed there or that they employ others there; 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 ~~xxxxxxxxx~~ 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 ~~xxxxxxxxxx~~ 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.