

London Borough of Southwark

Assets of community value

Nomination form

www.southwark.gov.uk

Submit your completed form by email to CommunityRighttoBid@southwark.gov.uk

Part A: ABOUT YOU

Title	Ms
First name	Susan
Surname	Crisp
Address	69 Coleman Rd, Camberwell, London
Postcode	SE5 7TF
Telephone number	
E-mail address	friendsofburgesspark@gmail.com
Your role/relationship to the organisation	Chairperson

Part B: ABOUT YOUR ORGANISATION

Organisation name	Friends of Burgess Park (see appendix 2 for constitution)
Organisation address	c/o 69 Coleman Rd, Camberwell, London SE5 7TF

Organisation type	Tick as appropriate
Neighbourhood forum a body designated pursuant to section 61F of the Town and Country Planning Act 1990	
A parish council	
An unincorporated body (1) Whose members include at least 21 members who appear on the electoral roll in Southwark or neighbouring borough. (You must provide a list of names and evidence they are on the Electoral Role) (2) Which does not distribute any surplus it makes to its members (please include Articles of Association)	✓
A charity (include Charity registration number here) <input type="text"/>	
A company limited by guarantee that is non profit distributing. (include Company registration number here) <input type="text"/>	
Community Interest Company	
Industrial and Provident Society that is non profit distributing	

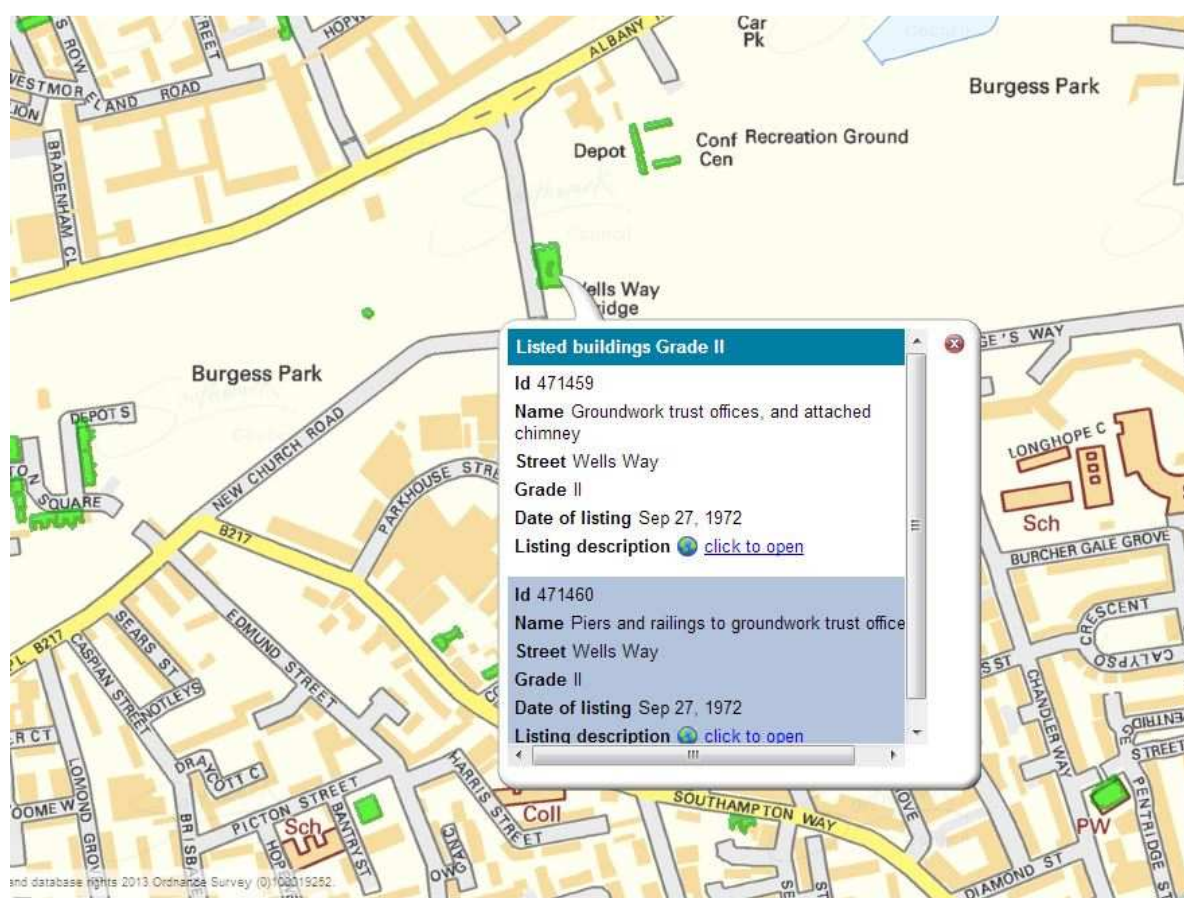
If not a registered charity, please attach evidence of your organisation's status such as Articles of Association.

Part C: ABOUT THE ASSET

Name of asset (building or land)	Passmore Edwards Library and Bath & Washhouse	
The following are exempt from a nomination to bid. Please confirm it is not		
Residential property (includes gardens, outbuildings and associated land)		✓
Land licensed for use as a caravan site		✓
Operational land of statutory undertakers		✓

Address or location of the asset	Wells Way, London SE5 0PX	
Description of the asset and its boundaries	Grade II Listed Building, built as a Public Library, together with a Public Baths and Washhouse, with extensive basements (hereinafter referred to as a whole as the Library).	
Provide an Ordnance Survey plan if possible		✓
Reasons for nomination (Tick Box) (You may attach documents as supporting evidence)		
Building or other land whose main (i.e. non ancillary) use furthers the social wellbeing or social interests of the local community		✓
Or has recently done so		
And it is realistic to think it can do so in the future		✓
Please provide reason for ticking the box(es) above and your detailed reasons why the authority should conclude this is land of community value (continue on another sheet if necessary)	<p>This application is made on behalf of residents of the Borough of Southwark, and users of Burgess Park in general. The building has always been in the ownership of the local people, via first the Borough of Camberwell, who built it, and now its successor, the Borough of Southwark. It was built as a community facility, providing leisure activities, through the Library; health and hygiene, through the slipper baths; and a practical support for poorer people, with the washhouse.</p> <p>These needs gradually fell away, with the removal of housing and industrial premises from the area through the creation of the park. However, the asset continued to be used by the community in a very active way. The local environmental trust, Groundwork Southwark, created offices in the former Library section, and Lynn AC Boxing Club has made its home in the former baths and washhouse, which it continues to operate from. More recently, local church groups have leased other parts of the building for worship.</p> <p>The building was reserved, during the clearance to create the park, and given protected status, as it formed a viable community facility. Later, in 1972, it was granted Grade II listing as having historical and architectural merit (see attachment TQ337, 636-1/10/849, 27/09/72). See continuation sheet</p>	

Map of Location



Continuation - Reasons for Nomination

As stated above, this group of buildings has always been a community asset since it was built in 1903. Indeed, it was **constructed** on land donated to the public by Lord and Lady Llangatock – the Rolls Estate, and was built using a donation from John Passmore Edwards. Passmore Edwards was a generous philanthropist whose intention was to further the education and leisure activities of working people. Friends of Burgess Park is concerned, on behalf of the wider community, about the ongoing community use of the building, particularly considering the current economic climate, and the profile of potential new tenancies of the parts of the building currently advertised for rental.

The Library section of the building has been vacant for over 6 years, since Groundwork Southwark left. The unused portions of the building are falling into a state of disrepair, and are being neglected. There are currently a number of applications with Southwark Council for lease of the available spaces, several of which are a cause for concern due to unsuitability for the location within the park, the history of the building, and the ongoing community need which this building could fulfil.

This application asks that Southwark Council declare the Library & Washhouse in its entirety to be an Asset of Community Value, allowing FoBP the right to consultation on and veto of any new tenancy that would conflict with the profile of the park as a whole, its future development and growth, and

ongoing community needs. It's important that commercial pressures do not lead to the building being lost to the community for the sake of short-term financial gain.

The knowledge that the Library building would be protected would allow a timeframe within which FoBP along with Southwark Council could examine potential future use of the building, within the scope of a buildings strategy for Burgess Park as a whole.

Additional points:

- 1 Visibility: The library building is situated in the centre of the park, and as such is a potential 'hub' for the whole park. Situated on Wells Way, it is on a key route, vehicular and pedestrian and public transport, traversing the park. Given that the park is very long and narrow, this site is ideal for bringing all communities around the park together. The stature of the building is prominent and highly visible, and particularly so from the Camberwell end of the park, attracting visitors from the Walworth/Camberwell community.
- 2 Architectural importance A: Burgess Park is fortunate to have two key Grade II listed architectural 'groupings' strategically situated within its boundaries – the Chumleigh Gardens complex close to Albany Road, and the St Georges / Wells Way group of St George's Church and the Passmore Edwards Library along St Georges Way. It would be a missed opportunity not to protect the Library building for use in the future development and growth of the park as a whole.
- 3 Architectural importance B: Heritage: Burgess Park is bordered by many typical attractive examples of the urban history of this area - Georgian, Victorian, Edwardian, industrial, 20th century, contemporary, future. As well as an important part of the heritage of the area and the park itself, this is an opportunity to maintain an example of a stylish urban community building within a living environment, as part of a whole, and not in isolation, indeed as it would naturally have fulfilled its role within the community when built.
- 4 Size: the park does not have a sizeable multi-use building within its portfolio. The Library part of the building alone constitutes a sizeable open space of 205 sq m, probably easily accommodating a seated audience of 100. The basement under the Library constitutes 40 sq m, and the unused basement beneath the rest of the building a further 220 sq m. (see end for map of other buildings in the park).
- 5 Burgess Park, through the Friends of Burgess Park and its other active groups, regularly participates in national and pan-London events – the Latin American Carnival, London Irish Festival, Open House, Sports tournaments, Fishing events, Chelsea Fringe, Art in the Park, BMX national events, etc. This creates an annual calendar of activities in the park and contributes to building and maintaining the profile of the park in a London and national context. However, there is no one venue where this programme could be developed and expanded – conferences, exhibition, presentations, events, catering, literature, performance etc. Given the 'outdoor' context of a park, an indoor space would be very useful to provide cover in difficult weather and extend the events calendar to year round. Chumleigh Gardens can to some extent offer this, but by its nature, the rooms are limiting. Furthermore, the roadside access of the Library facilitates practical load-in/load-out, as well as potential use of the basement or yard areas for storage.

- 6 Wells Way road: If the proposal , currently gaining support, for this road to become a 'park road' or calm route became a reality, it would improve access to the front of the building. The whole setting would be transformed, and a community use of the building would enhance the feel of the park road.
- 7 Current tenants: We've spoken to the boxing club and church, who are current tenants of parts of the building, and they are in broad agreement with the aims of this listing, feeling that it will enhance their occupancy of the spaces.
- 8 As an exploratory exercise, visitors to the Library during Open House 2013 were asked to suggest uses for the Library (see pictures). The overwhelming suggestion was for a community use of the space, a majority suggesting cultural and artistic use, open to all.
- 9 Burgess Park has seen a massive increase in visitor numbers since its refurbishment in 2012. It plays a key role in uniting and serving communities from a wide area, touching four separate postal districts, with around 70,000 people living within one mile. There are ongoing plans for the development of the structure of the park and the many activities, clubs and groups who use it on a regular basis. The development of new housing around the park will increase the user numbers even more. The park needs to continue to develop and grow the facilities, to provide for these community activities.

The park needs a buildings strategy to complete its development plan – a holistic approach to add a functional architectural layer to the park landscape. The library building is well placed to contribute to evolving needs, due to its size, location, and heritage.
- 10 Burgess Park is recognised as a fantastic, award-winning example of a new urban park of international quality – Southwark's 'Jewel in the Crown'. It is important that all structures, planting, landscape, design and activities within and around the park are part of its quality development and profile. It makes good sense that a high-profile, listed, interesting building sitting at the heart of the park should become a living part of it.

What area of social interests does the Asset further? Give reasons why you believe the principal (ie main) use of the asset furthers, or has recently furthered, social wellbeing or social interests (ie cultural, sporting or recreational)

Cultural	✓	Recreational	✓	Sporting	✓
Other (please state)					
Please give full details here (continue on another sheet as necessary)					
<p>The buildings are situated within what is now Burgess Park. Most recently the Passmore Edwards library was used as the offices for Groundwork Southwark, an environmental charity with a borough wide brief, which also raised funds and undertook various projects in Burgess Park. Since this organisation vacated, the library has remained empty.</p> <p>More recently there are a number of new developments taking place in adjacent areas around the park which support social wellbeing such as the plans for the new Cuming Museum, new emerging arts vibrancy in Peckham based around the Bussey Building and the new library in Camberwell. These developments are welcome but emphasise the current lack of cultural and social opportunities in the very centre of Southwark which is Burgess Park.</p> <p>The buildings can form a destination and activity hub to encourage use of the park through all seasons and for an increasing range of activities. The main use for the buildings should contribute towards park life, providing a larger venue for park based activities and making the most of the immediate natural surroundings and providing access to safe and varied outside space.</p> <p>See continuation sheet</p>					
Current owner's (or last-known) name and address (if known)		Southwark Council Property Division			
Current occupiers/ leaseholders name and contact address		Lynn Althetic Club, Wells Way, London SE5 0PX Redeemed Christian Church of God, Wells Way, London SE5 0PX			

You may attach photos, maps, plans and other documents to help identify the asset and to support your nomination

Continuation - What area of social interests does the Asset further? Give reasons why you believe the principal (i.e. main) use of the asset furthers, or has recently furthered, social wellbeing or social interests (i.e. cultural, sporting or recreational)

1. Current Use:

Sporting Boxing Club: Lynn AC Boxing club is the oldest amateur club in continuous existence in Britain, which was founded in 1891 and moved into the baths and washhouse building in 1981. Lynn AC is open every evening to seniors and juniors, and provides an excellent community service.

Church: The church is run by Pastor Elizabeth Oluwasemo, and caters for a wide age-range of local people. They open every day of the week, and also provide a computer suite with IT training sessions.

2. Potential Uses of the Library and Bath/Washhouse spaces:

The complex of buildings are large, imposing and of architectural interest in their own right, but also have the potential to provide added benefits to Burgess Park. The location is inside the park boundaries and this needs to drive and define the building use/s as park buildings. An integrated approach across the built and the natural environment would make the most of the location as a natural, varied, safe and accessible outdoor space. Many parks in France have pavilions which are social venues, blending the outdoors with the indoors. These buildings in Burgess Park have that potential, and are thus a key distinctive asset which can make a unique contribution to Burgess Park and to this area of Southwark.

In response to the suggestions gathered during Open House weekend, many ideas and examples of developments in other public parks came up (further details are in the Appendix I) . While some of these suggestions would require funding, others could be self-financing / commercial projects which would nonetheless contribute to the fabric of the park and community.

Whilst we don't at the moment have particular proposals for the buildings, there are many examples from around the country (see below) where new and alternative ways have been found for historic Victorian/Edwardian buildings to make a vibrant contribution to modern life. We realise that this requires major investment and considerable ingenuity, and Friends of Burgess Park wish to work with the Council to investigate these options.

A. Community education / environmental education – Example: Newton Abbot: <http://new.devon.gov.uk/adultlearning/our-centres/newton-abbot-passmore-edwards/>
Example: Hackney: <http://ecoactive.org.uk/>
Example: Aberdeen/Nigeria: <http://livingearth.org.uk/projects/power-politics-project/>

B. Cultural/Arts centre – Exhibition, workshops, classes, dance, music, performance – Example: Milton Keynes Arts Gateway, in station buildings: <http://www.artsgatewaymk.org.uk/>

C. Community Pub – Example: The Ivy House, Peckham: <http://www.ivyhousenunhead.com/>

D. Gallery, Café, Event venue – Example: Ragged School, Lambeth: <http://beaconsfield.ltd.uk/about/>

E. Event space, seasonal programme, with spaces available for rent – Example: Shoreditch Town Hall: <http://shoreditchtownhall.com/unique-venue>

F. Wedding/Event Venue – Example: Studio Space, Wapping: <http://studio-spaces.com/wapping.html> , Shoreditch: <http://studio-spaces.com/shoreditch.html>

Appendix I

Community Consultation Report on Use of Burgess Park Old Library Site

Produced by Sam Toolan using raw data collected at Open House weekend by the Friends of Burgess Park, September 2013

Summary

Over the Open House London weekend of 21st and 22nd September 2013, in response to being asked what they thought should happen to the Old Library site on Burgess Park, 65 unique expressions were recorded from visitors, who wrote on post-it notes that were stuck to a notice board.

Responses can be broken down into three broad categories:

- Ethos: expressing a philosophical preference for the type of site (19% of respondents).
- Demographic: expressing a preference for a certain group of person to be represented (15% of respondents).
- Function or Activity: expressing a preference for a particular type of activity (66% of respondents).

Ethos

This category can be divided into three:

- Community: seeking an official community space for an inclusive range of environmentally sustainable uses (74% of responses within this category and 14% overall);
- Secular: seeking a non religious environment (18% of responses within this category and 3% overall);
- Free Market: seeking a space that is governed by free market forces (9% of responses within this category and 2% overall).

Demographic

This category can be divided into four:

- Young people: babies, children and teenagers (63% of responses within this category and 9% overall);
- Families: groups of persons sharing common ancestry (19% of responses within this category and 3% overall);
- Adults: grown-ups (7% of responses within this category and 1% overall);
- Other: various others with a notable preference for non 'hipsters' and for the homeless (1% of responses within this category and 2% overall).

Function or Activity

This category can be subdivided into five:

- Arts and culture: a place where a comprehensive range of art forms can be explored, produced and performed (48% of responses within this category and 31% overall);
- Retail: principally referring to the sale of food and beverages via a café and/or bar, with minor reference to other types of market (22% of responses within this category and 14% overall);
- Education, learning and work: a place where employed and unemployed people can find resources that increase their opportunities in education, employment and training (20% of responses within this category and 13% overall);
- Sport, health and fitness: a place where a range of competitive physical activities and relaxation activities are available (10% of responses within this category and 7% overall);
- Other: principally the suggestion of hydroponic food production (1% of responses within this category and less than 1% overall).

Key findings and implications

Of course the results are open to interpretation but a few key findings are striking in their implications for the type of site the respondents wish to be developed:

- A large majority wishes for the site to remain as a community asset (74% of ethos-based comments reflected this).
- A highly significant majority seeks a use that provides for young people in particular (63% of demographics-based comments reflect this), with families being an important second focus (19%).
- A clear majority wishes the site to be used for Arts & Culture (48% of function-based comments reflected this), with a café/bar being an important second priority (much of the 22%).

A community space housing an art centre and café-bar would seem an accurate conclusion to draw from this community consultation process.

For further details, please contact Sam Toolan via samtoolan@googlemail.com

Appendix II

The FRIENDS OF BURGESS PARK - CONSTITUTION

1. NAME

The name of the organisation shall be known as The Friends of Burgess Park, hereafter to be referred to as 'The FoBP'.

2. AIMS AND OBJECTIVES

The FoBP aims to promote, protect and enhance Burgess Park for community benefit:

Promote - our objectives are to

- Promote the park to the local community and other users.
- Promote high standards of horticulture, arboriculture and wildlife maintenance.
- Promote the needs of the park for investment.
- Promote the sustainability of the park.

Protect - our objectives are to

- Protect the environment and biodiversity of the park.
- Protect the integrity of the park; its boundaries and the different areas that make up the park.

Enhance - our objectives are to

- Enhance the park in a way that reflects the needs of all users.
- Enhance the park through practical activities and conservation work.
- Enhance the park by encouraging a range of activities and users.

Partnership

We will do this by working in partnership with others and engaging with all park users to represent the needs of the whole community.

3. MEMBERSHIP

The FoBP is a membership organisation and may set an annual subscription.

a) Membership of The FoBP shall be open to all interested in actively furthering the aims of The FoBP regardless of sex, age, disability, ethnicity, nationality, sexual orientation, religion or other beliefs. However, limitation of membership according to available facilities is allowable on a non-discriminatory basis.

b) The FoBP may have different classes of membership and subscription on a non-discriminatory and fair basis. The FoBP will keep subscriptions at levels that will not pose a significant obstacle to people participating.

c) Application for membership of The FoBP shall be by completion of a membership application form and by payment of the relevant subscription / joining fees as determined by the Annual General Meeting (AGM) of The FoBP.

d) No person / association shall be eligible to take part in the business of The FoBP or be eligible for the selection to The FoBP Committee unless the appropriate subscription has been paid by the specified date or membership has been agreed by the FoBP Committee.

e) The FoBP Committee may refuse membership or remove it, only for good cause such as conduct or character likely to bring The FoBP into disrepute. Appeal against refusal or removal

shall be made in writing to The FoBP Committee who will appoint an Appeals Committee to hear the appeal.

f) All members will be subject to the regulations of the constitution and by joining The FoBP, will be deemed to accept these regulations and any Codes of Conduct that The FoBP has adopted. The Constitution shall identify those members eligible to vote at any General Meetings.

4. CLASSES OF MEMBERSHIP

There shall be three classes of membership available. These are

- Full member
- Junior member (under 18 years of age at the beginning of the current year)
- Honorary

Honorary membership may be conferred at the discretion of the management Committee. A member ceases to be such by terminating membership either verbally or in writing to an officer or via the website. The FoBP may also withdraw membership for good cause. This will follow arrangements as set out for committee members.

The FoBP will regularly review the membership and discontinue sending information to members who have not attended meetings, events or made any contact for eighteen months.

The FoBP secretary and/or other officers of The FoBP shall maintain a list of all members in each category.

5. OFFICERS

The Executive Officers of The FoBP shall be as follows

- Chairperson
- Vice Chairperson
- Secretary
- Treasurer

Plus five other elected officers.

6. ELECTION OF OFFICERS

All officers shall be elected at the Annual General Meeting (AGM) of the FoBP for and by the membership of The FoBP.

All officers shall relinquish their office each year and shall be eligible for re-election at the AGM, but no individual may serve for more than three consecutive years in one post, unless no member is eligible or nominated.

The Executive Committee shall have the power to co-opt further committee members if numbers fall below the original number, with voting rights, who are eligible to stand for election at the AGM.

7. MANAGEMENT COMMITTEE

The Committee will be convened by The FoBP secretary and shall meet at agreed intervals, not less than six (6) times per year. Committee meetings will be quorate with four members, one of whom must be an officer.

The quorum required for business to be agreed at committee meetings shall be four members.

The duties of the Committee shall be

a) To manage the affairs of The FoBP on behalf of members.

b) To keep accurate accounts of finances of The FoBP through the Treasurer and to examine a quarterly financial report supported by bank statements.

These should be available for inspection on written request by members and should be audited before every AGM. The FoBP shall maintain a bank current account and any cheques drawn against FoBP funds should be signed by two officers, one of who must be the Treasurer.

c) To make decisions on the basis of a simple majority vote. In the case of equal votes, the Chairperson shall be entitled to an additional casting vote.

d) The Committee shall have powers to appoint sub-committees as necessary and to co-opt advisers who may be non FoBP members invited to advise on specialist subjects.

An elected Committee member ceases to be such if he or she ceases to be a member of The FoBP, resigns without written notice, or is removed by the Committee for good cause after the member concerned has been given the chance of putting their case before the Committee. Appeal against removal may be made to the Appeals Committee. The Committee shall fairly decide time limits and formalities for these steps.

8. ANNUAL GENERAL MEETING (AGM)

The AGM of The FoBP shall be held not later than the end of November each year. Twenty one clear days written notice of the AGM shall be given to members by circulating copy of the notice to every member at their home address and posting the notice on The FoBP noticeboard.

Members must advise The FoBP Secretary in writing of any business to be moved to the AGM at least fourteen days before a meeting.

The FoBP Secretary shall circulate or give notice of the agenda for the meeting to members not less than fourteen days before a meeting.

The business of the AGM shall be to

a) Confirm the minutes of the previous AGM and any General Meetings held since the last AGM.

b) Receive the audited accounts for the year from the Treasurer.

c) Receive the annual report of the Committee from the Chairperson and Secretary

d) Elect an auditor

e) Elect the four main Officers of The FoBP and the five additional committee members.

f) Review The FoBP subscription rates and agree them for the forthcoming year.

g) Transact such other business received in writing by The FoBP Secretary from members twenty-one days prior to the meeting and included on the agenda.

Nominations of candidates for election of offices shall be made in writing to the Secretary at least fourteen days in advance of the AGM meeting date.

Nominations can only be made by full members and must be seconded by another full member. If no nominations are received in advance, the AGM may agree to take nominations at the meeting.

Special General Meetings may be convened by the Committee or on receipt by the FoBP Secretary of a request in writing from not less than ten full members of The FoBP. At least twenty-one days notice of the meeting shall be given.

At all General Meetings, the Chair will be taken by the Chairperson or, in their absence by the Vice Chairperson. Decisions made at a General Meeting shall be by a simple majority vote from those full members attending the meeting. In the event of equal votes, the Chairperson of the meeting shall be entitled to an additional casting vote.

The number of people present for the AGM or Special General Meetings to be quorate will be one third of the membership or twenty people, whichever is the lesser.

Each full member of The FoBP shall be entitled to vote at General Meetings.

9. ALTERATIONS TO THE CONSTITUTION

Any proposed alterations to the FoBP Constitution may only be considered at an AGM or Special General Meeting, convened with the required written notice of the proposal. Any alteration or amendment must be proposed by a full member of The FoBP and seconded by another full member.

Such alterations shall be passed if supported by not less than two thirds of those full voting members present at the meeting, assuming that a quorum has been achieved.

10. FINANCE

a) All monies shall be banked in an account in the name of THE FRIENDS OF BURGESS PARK.

b) Any transaction over £250.00 must be agreed at a management committee meeting.

c) The Treasurer shall be responsible for all the finances of The FoBP and for providing a report on the financial position as required by the committee.

d) The Treasurer shall ensure that The FoBP maintains adequate and appropriate insurance to cover the activities of The FoBP.

e) The financial year will run from April to March. The Treasurer will present an audited statement of annual accounts at the AGM.

f) Any cheques drawn against The FoBP funds should be signed by two officers, one of who must be the Treasurer.

11. PROPERTY AND FUNDS

The funds cannot be used for the direct or indirect benefit of the members.

12. DISSOLUTION

a) If at any General Meeting of The FoBP a resolution is passed calling for the dissolution of The FoBP, The FoBP Secretary shall immediately convene a Special General Meeting of The FoBP to be held not less than one month thereafter to discuss and vote on the resolution.

b) If at that Special General Meeting the resolution is carried by at least two thirds of the full voting membership present at the meeting, the Committee shall thereupon or at such date as shall have been specified in the resolution, proceed to realise the assets of The FoBP and discharge all debts and liabilities of The FoBP.

c) The Committee will then be responsible for the orderly winding up of The FoBP affairs.

d) After settling all liabilities of The FoBP, the Committee shall dispose of the net assets remaining to one or more of the following

- another Friends of Group with similar purpose, which is a registered charity and /or
- another Friends of Group with similar purpose which is a registered voluntary community association and/or
- to the Friends of Park governing body, for use by them for related local parks community activities.

13. DECLARATION

The Friends of Burgess Park hereby adopts and accepts this Constitution as a current operating guide regulating the actions of all members.

FRIENDS OF BURGESS PARK CONSTITUTION

This Constitution was adopted as the Constitution of The Friends of Burgess Park at an Executive Committee meeting held on 7th April 2009.

Location ~ Burgess Park Community Sports Centre, Cobourg Road, London, SE5 0JB

Signed by

Sue Amos.....Chairperson

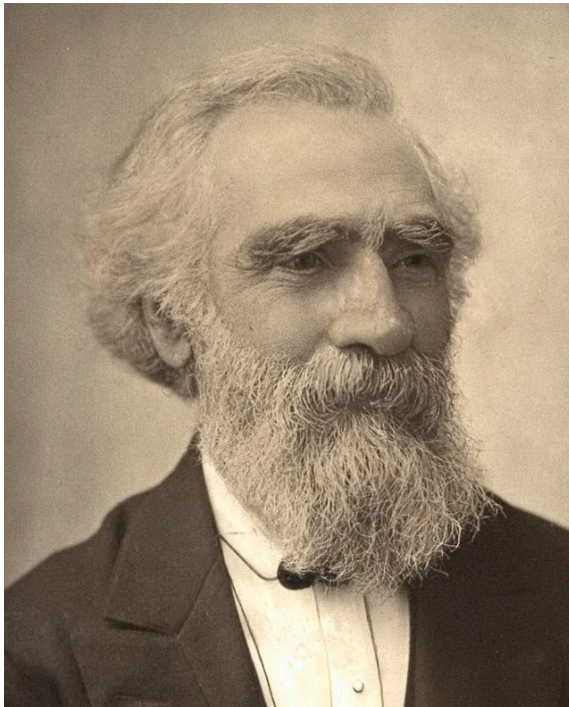
Joyce Bellamy.....Vice Chair

Lucia Adams.....Secretary

Colin A. Hunte.....Treasurer

Passmore Edwards Library and Baths/Washhouse

WHO WAS JOHN PASSMORE EDWARDS?



“Amongst the late Victorian philanthropists, Passmore Edwards will survive critical examination better than most. Not only were his motives beyond reproach.. but his benefactions expressed deeply held and intelligent convictions about conditions of progress in his society”.

English Philanthropy 1660-1960,
by social historian David Owen.

Born to a Methodist carpenter and Baptist mother in Cornwall 1823, Edwards left school to work with his father aged 12. Moving to Manchester aged 21, he began working in journalism and became involved in politics. He moved to London in 1845 and started the first of many newspapers in 1850. He became a well-known businessman and newspaper owner, but was also very involved in liberal and progressive politics, becoming MP for Salisbury for 5 years from 1880. He founded his first institution in 1889, a reading room in his home village in Cornwall, going on to endow over 70, mainly libraries and hospitals. Many of his institutions were built with the expertise of Maurice Adams, including the Wells Way building. Adams also edited one of Edwards titles – the Building News. At least 24 libraries bear Edwards' name – 13 in London alone. He refused several offers of knighthood and died in 1911.



*Plaque in South London Gallery,
also endowed by Passmore Edwards*

Passmore Edwards Library and Baths/Washhouse

PRESENT DAY



*Interior of Library
section of building:*

*Exhibition, maps and
suggestions for future uses,
prepared for London Open
House 2013 by Friends
of Burgess Park*



(see Appendix I for analysis of consultation findings)

Passmore Edwards Library and Baths/Washhouse

PRESENT DAY

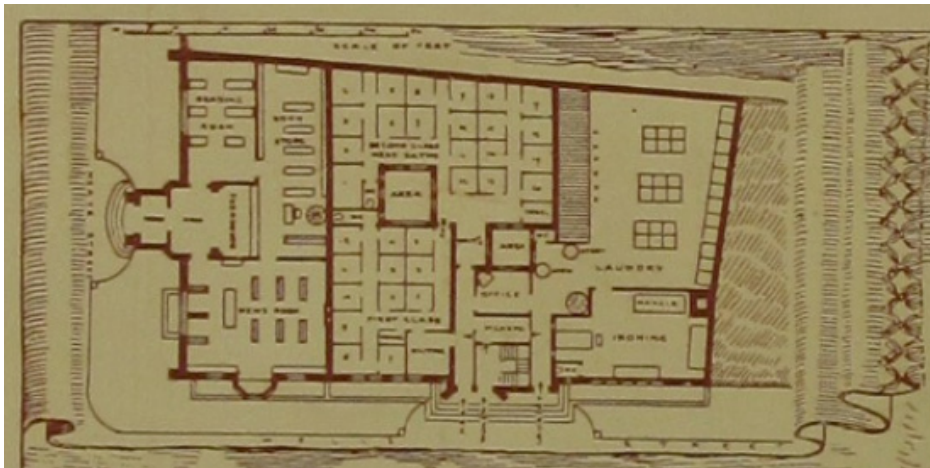


Ground Floor of former Baths and Washhouse section, currently home to Lynn Athletic boxing club



Baths basement area

HISTORICAL CONTEXT



Passmore Edwards Library and Baths/Washhouse

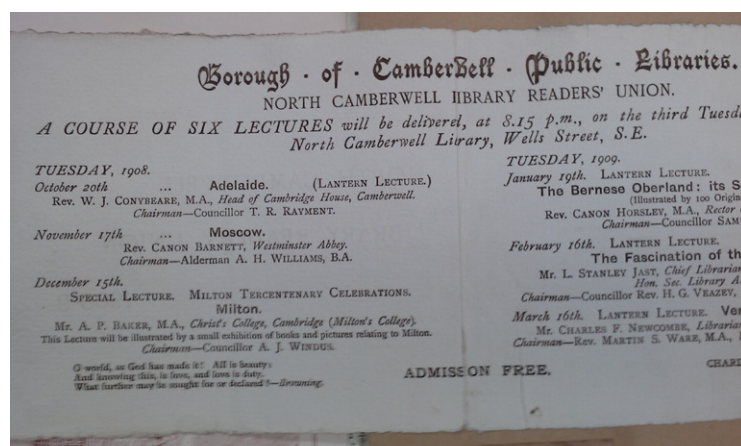
HISTORICAL CONTEXT



1914 OS map showing the area at the time the Library was built



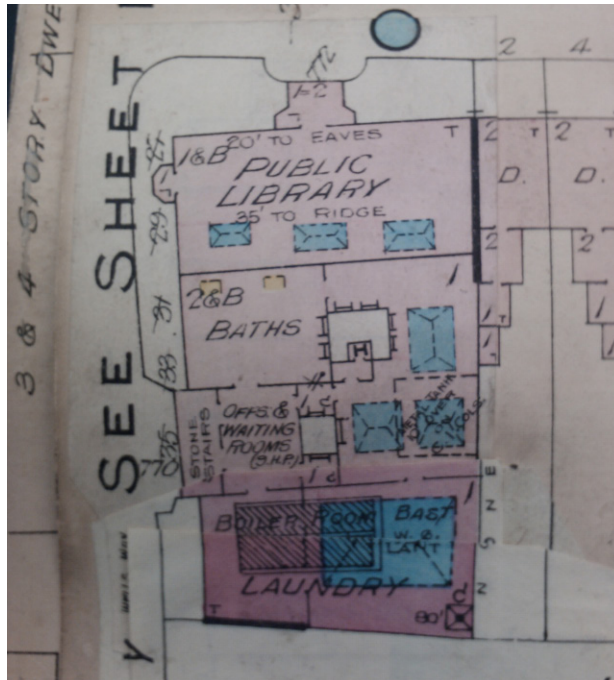
Invitation cards for opening events



Invitation to 1908/9 lecture series held in the Library

Passmore Edwards Library and Baths/Washhouse

HISTORICAL CONTEXT



Building plan from Goad's Insurance Survey



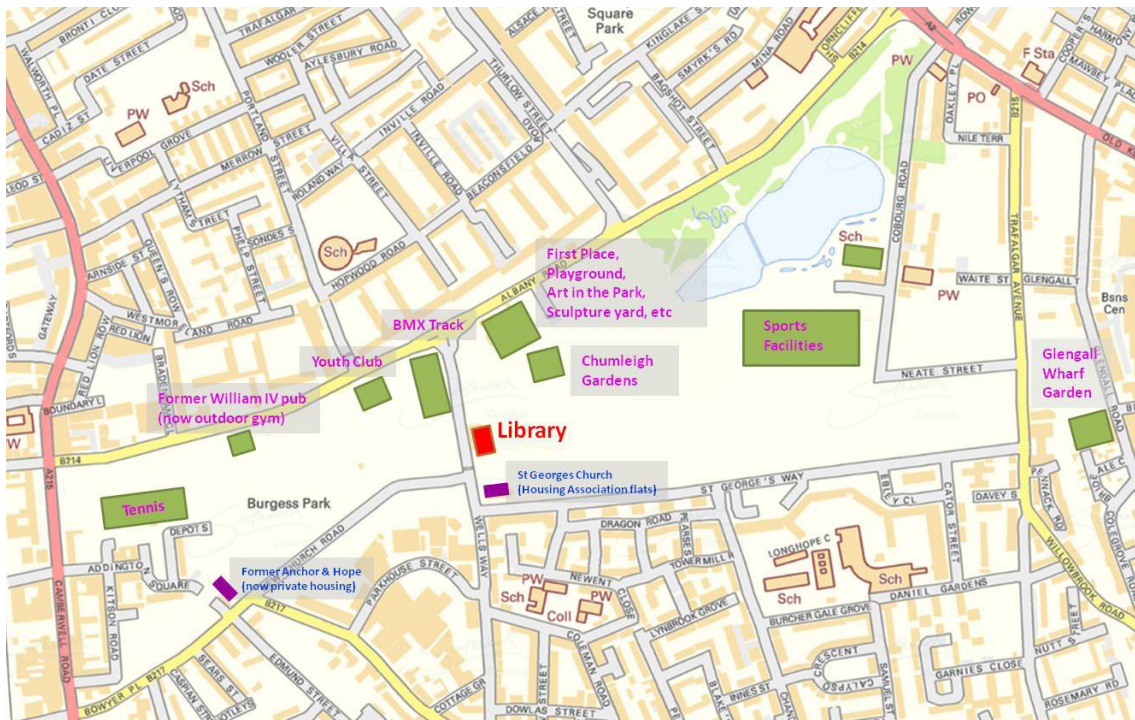
Library in use, pre-1991



Children's Party, 1987

Passmore Edwards Library and Baths/Washhouse

PRESENT DAY



Map showing Library in context of other community spaces

Passmore Edwards Library and Baths/Washhouse

LISTED BUILDING REPORT

SOUTHWARK

TQ3377
636-1/10/849
27/09/72

WELLS WAY
(East side)
Groundwork Trust Offices, and
attached chimney
(Formerly Listed as:
WELLS WAY
Public Library (baths and wash
houses))

GV

II

Public baths and wash house, later public library and sports club, now offices. 1902. By Maurice Adams, architect. Red brick with Portland stone banding and other details. Picturesque group combining different styles in its various features.

EXTERIOR: former baths and wash house: 2 storeys; left-hand section (formerly baths) has 3 Gothic-style gables with geometric stone inlay to main frontage. 2-storey right gabled bay, flanked by corner stone pinnacles over banded pilasters resting on decorative corbels with mermaids, has moulded granite round-arched entrance with steps and double doors. On 1st floor above is Tudor-style mullioned and transomed 3-light window beneath modillion cornice and plaque in gable. Other main windows similar style. 2-storey centre gabled bay has coupled, 3-light windows to ground floor and 3 grouped windows to 1st floor.

Left-hand gabled bay is 1 tall storey only, forming gable end of north-facing library block which lies at right angles to former baths and wash house. It has 3 grouped windows, the centre on a Queen Anne-style canted bay with tympanum over. Right section is former laundry of 2 storeys in similar style with tiled roof and smaller doorway. 1 large semicircular window to ground-floor with red brick dressings and stone key. 3 windows above; plaque between floors. Gabled right return. Tall brick chimney to rear with stone banding and cornice. Public library to north return (Neate Street) has high pitched red tile roof with raftered eaves. 1 storey only, 3 bays. Steps up to Baroque-style stone portico of modified Ionic columns supporting break-front cornice and segmental pediment with coat of arms in tympanum. Stone figures of readers at either side of pediment, resting on extended cornice. Stone faced, battlemented centre bay behind pediment projects from side walls. Stone gable with rose window rises behind battlements. Side sections have 3-light windows with cornice and brick panels beneath. Continuous string at ground floor sills and another beneath panels.

INTERIOR: not inspected.

SOUTHWARK

TQ3377
636-1/10/850
27/09/72

WELLS WAY
(East side)
Piers and railings to Groundwork
Trust Offices
(Formerly Listed as:
WELLS WAY
Piers and railings to Public Library
and Baths)

GV

II

Piers and railings. c1902. Wrought-iron corner pylons flanking main entrance to former baths and decorative wrought-iron railings continuing around building with fleur-de-lys standards at intervals.

Passmore Edwards Library and Baths/Washhouse

LONDON OPEN HOUSE EVENT

**Open House
London 2013**



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Burgess Park**

**Passmore Edwards Library
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Poster produced by Friends of Burgess Park for London Open House event, 2013

Passmore Edwards Library and Baths/Washhouse

LONDON OPEN HOUSE EVENT

Open House London 2013



Architectural information

The Library

The great Victorian philanthropist John Passmore Edwards contributed £24,000 for the library. Lord Llangattock had given the land and it was opened by Lady Llangattock in 1903. Lord and Lady Llangattock were part of the Rolls family. One of their sons, Charles would set up Rolls Royce Ltd with Henry Royce.

The building was designed by Maurice Adams FRIBA and William Oxtoby, AMICE, the Borough Engineer, replacing a brewery.

The library's main entrance porch is flanked by two Ionic columns with elaborately carved capitals embellished with cherubs and dangling bunches of fruit. Over each column the entablature breaks forward to support a kneeling figure flanking a tympanum carved in high relief with standing putti supporting the coat-of-arms. The library entrance on Neate Street is now incorporated into Burgess Park.

Pevsner describes it as "a picturesque group with Baroque porch, Gothic gable, Tudor windows, and a Queen Anne bay-window, and yet quite successful and typical of 1900". The execution in red brick and white stone is known as "streaky bacon"!

"The elevations are in red brick, with Portland stone and Hopton Wood stone dressings. Glazed brick is extensively used inside, and Brosely tiles for the roofs. Norwegian granite is utilised for the baths entrance. Messrs Beham & Sons did the engineering work, and Messrs Coules & Sons are responsible for the wrought iron work and fence, which is a rather fine piece of work, and executed to Mr Maurice Adam's large details. Messrs Gunthorpe & Horsman, of Camberwell New Road, were entrusted with the carving, and the leaded glass was executed by Messrs Aldam, Heaton & Co. The metal casements were

supplied by Burt & Potts; the baths by Messrs Doulton & Co, and the valves by Messrs Jennings, of Lambeth." London Argus, April 1903.

The Bathhouse

The library was built together with those other municipal facilities familiar at the time: the baths and washhouse. The baths comprised 2 larger communal baths and 50 slipper baths, separated into 4 departments (1st class/2nd class, hot/cold). A bracing 2nd class cold bath cost 1d, about 30p today. The public laundry offered 30 customers a washing trough, a steam drying horse, mangles and irons. Plus a bonnet room!

Burgess Park

The library and bathhouse now stand beside a unique London park, created following World War II bomb damage. The Abercrombie Plan (1944) identified the need for more green open space in this area. Factories, houses and churches were demolished, 30 streets covered over, and the Grand Surrey Canal filled in.

In 1973 the first patches of green were named Burgess Park, after Alderman Jessie Burgess, Camberwell's first woman mayor (1945-47).

The Jubilee Plaza (next to the baths) was laid out in 1977 with granite setts from the old factories. The Camberwell Beauty butterfly on the adjacent gable end of the building is the trademark of local stationers Samuel Jones & Co. The Royal Doulton tiles were moved when the Southampton Way factory was demolished in 1982.

Today the buildings are in partial use. Lynn AC, Britain's oldest continuing amateur Boxing Club, has been using the baths since 1981, and a church uses the upper floor. The main library building is currently vacant.

Passmore Edwards Library and Baths/Washhouse

LONDON OPEN HOUSE EVENT

Open House London 2013

FAQs



Wells Way Passmore Edwards Library and Baths/Washhouse

Who designed the building?

It was designed by two architects, Maurice Adams FRIBA and William Oxtoby, AMICE, Camberwell Borough Engineer. Maurice Bingham Adams (1849-1933) worked as Clerk of Works and Architect for Brighton, before moving to London and working on many of the 70+ buildings endowed by John Passmore Edwards.

When was it built?

The separate foundation stones of the Library and Baths were laid on 23rd July 1901 and the buildings formally opened on 18th May, 1903.

Who built it?

It was built by Camberwell Borough Council, with assistance from John Passmore Edwards.

What did it replace on this site?

It replaced housing, and prior to that, a brewery.

Who was Passmore Edwards (1823-1911)?

He was a journalist, newspaper owner and philanthropist. The son of a carpenter, he was born in Blackwater near Truro in Cornwall. He was a generous benefactor of many different buildings (over 70 in 14 years), including libraries and hospitals, as well as making donations to the Workers' Educational Association. He was, for a time, Liberal MP for Salisbury.

What did it cost?

Passmore Edwards gave £24,000, but it may have cost more to build.

Who owns it now?

Southwark Council still own it.

When was it closed?

The Library closed in 1991, the baths and washhouse some time earlier.

What happened to it after closure?

Lynn A C (Britain's oldest continuing amateur boxing club, founded in 1892) moved into the baths and washhouse building in 1981. Lynn AC is open to seniors and juniors every evening. Groundwork Southwark, an environmental charity, had offices in the Library until 2008.

What's the plan for the future?

Southwark Council wants to let the building. Plans are also underway to apply for Heritage Lottery Funds to renovate the building to ensure its future. Several different uses have been proposed, but nothing decided yet. Possibilities include a wedding venue, café, bar, restaurant or nightclub. Friends of Burgess Park want to ensure community input. **Join in and leave yours on a Post-it note!**

What do Friends of Burgess Park do ?

Friends of Burgess Park are an association of people and interested groups concerned to protect, promote and enhance Burgess Park. We meet regularly and welcome new members. Activities this year have included: regular **'Dig the Park'** gardening teams, **Heritage Lottery Fund** project: **'Bridge to Nowhere'**, May Fair, free film screenings, Open House, and many more. New members welcome.
friendsofburgesspark.org.uk