



ANNUAL REPORT & ACCOUNTS 2020

Much of this year has been written off due to the Covid virus lockdown, but I am pleased to say that we have continued to work on your behalf and to produce the newsletters. I am very proud of the volunteer work many of our members have undertaken, delivering food, making masks and scrubs, laundry bags and other good works. I believe the Clapham Society should be doing more charitable works, and I invite members to submit ideas.

Andrew Summers, ever energetic convenor of the Common and Open Spaces Sub-committee, presided over an important victory prior to lockdown, with a win in our campaign for large scale commercial events to undergo proper process. Lambeth has now agreed that they will follow the Society's interpretation of the law and seek Secretary of State approval for such events in the future. Grateful thanks are due to Daniel Dovar, our legal guru, for professional advice.

Of course, it is sadly ironic that a global pandemic has resulted in the cancellation of events on the Common, but this includes favourites such as the bandstand concerts. It also deprives us of much needed funding for projects that would benefit the Common. We note that Lambeth is proposing a £200,000 restoration of the soil and grass area where large events are usually held. We know that such events will return as soon as they are permitted, and we will remain vigilant in our defence of this open space. Indeed, prior to Covid we objected in the strongest terms to the proposed range of sizeable summer commercial events throughout August on the site.

During lockdown and with glorious summer weather the Common has been a precious resource for the local community. However, it is taking the strain. Litter has been a terrible problem, we have worked tirelessly with the Council and other stakeholders to improve the situation, most noticeably ensuring a full contingent of Council litter pickers and a sufficient number of suitable litter bins. Nevertheless, we have concluded that the Council's actions alone will not be sufficient. We have therefore paired up with the Friends of Clapham Common to implement a regular volunteer litter picking schedule with littered areas typically overlooked now assigned to specific volunteers. Anyone wishing to take part should contact Andrew Summers or Annabel Allott.

The redesign and re-equipping of the playground off Windmill Drive is on course and the closure of Windmill Drive itself has come into effect. The green waste site next to Bandstand Beds continues to be an eyesore and the subject of much discussion with the Council.

We also had intense discussions with the Council and outreach staff in relation to rough sleepers on the Common, including the area behind Clapham Common tube station. Whilst this is by nature a recurring problem, we have seen the appropriate teams tackle individual cases as they arise in a reasonably timely manner.

We expect this year to work with Lambeth to improve pathways and measures to encourage more birds and biodiversity. For example, the Council is looking at ways to thin out the tree canopy to improve light and new plant growth in the wooded area by the football pitches. As

always, we welcome our members' thoughts and suggestions. Roads and Transport Sub-committee convenor, Mark Leffler, has a very wide network of contacts which means he can influence and instigate change for the better. Considerable time was spent with Transport for London (TfL) and Network Rail discussing long term investment, the need to upgrade Clapham High Street station, to maintain and improve our bus services in the face of pressure for cuts in Inner London, and to improve the experience for pedestrians in and around the High Street.

As we entered the summer period, a raft of initiatives promoted by Lambeth and Wandsworth Councils was hastily cobbled together under emergency powers and the promise of TfL funding, and these have been implemented with a view to discouraging motor traffic, to encourage cycling and to offer a lifeline to retail businesses. These have included several street closures north of Acre Lane, the closure of Northcote Road and Bedford Hill, and the removal of parking spaces in shopping areas, combined with the granting of generous pavement licences to adjoining bars and restaurants.

The closure of Windmill Drive, and the introduction of a cyclist crossing parallel to the existing zebra crossing on The Pavement, plus the marking out of a contra-flow cycle route down Bromells Road, fulfils key links in the Quietway 5 cycle route across the Common. The hours of operation and charges of the Central London Congestion Zone have also been amended to limit traffic.

It has been encouraging to see some local businesses adjust to new circumstances, and resume trading, though many have been hit very hard and seem unlikely to return. Before Covid a number of businesses were already struggling or had closed due to high rent and rates, and a low footfall from their traditional customer base.

So far this year, the Planning Sub-committee, led by the thoughtful and diligent Martin Pratt, has been unable to meet as a Committee but has continued to review application notifications from Lambeth.

We are pleased to see schemes we support receive planning approval – such as Marston Properties redevelopment of The Plough Brewery and adjacent property in Wandsworth Road, and work to the rear of 154-166 Clapham High Street, the latter much needed for shops on that side of the street to continue to thrive.

We are delighted to see Studio Voltaire's £2.8m capital project to expand and redevelop artists' studios and facilities in Nelson's Row begin to take shape on site. We are quietly hoping that local architects, Marks Barfield, will eventually secure approval for their scheme for the vacant plot at 18-19 The Pavement which has gone to appeal, largely on matters of design detail.

There has been some movement to have the unsightly guard rails fixed to Larkhill Rise railway bridge removed and replaced with something more suitable.

We lodged strong objections to an application to install



telecommunication equipment on common land adjacent to the footpath between The Pavement and South Side and one to attach advertising boards to railings at Grafton Square. Both applications have now been withdrawn.

There have been some disappointments, an application by the Trustees of the Hibbert Almshouses in Wandsworth Road to upgrade the dwellings, which we supported, was rejected by Lambeth. Hopefully a way can be found to bring them up to basic standards.

Likewise, we were in support of TfL's plans to open up the Clapham South Deep Level Shelters as a museum and learning centre, but sadly these have proved too costly and have had to be abandoned.

We raised a series of objections to proposals for a Sixth Form College on the site of the Territorial Army building in Kings Avenue, a residential scheme proposed on the Tesco car park to the rear of the Cooper Building at Clapham South and parts of the overall development at Rectory Gardens. All three schemes received approval.

The Committee was represented at an on-line presentation of proposals to make significant alterations to Holy Trinity Church on the Common. After drawings were circulated, members provided individual comments and suggestions to the Council, church bodies and the design team.

We understand that local developers hope to acquire the Old Fire Station on The Pavement for their head office. We have been approached and are happy to comment on proposals once they have acquired the property.

At 22 Lillieshall Road, replacement work has been carried out incorrectly, without drawings and not like for like as required by the planning decision. We have drawn attention to this. Likewise, we continue to press for the reinstatement of the very fine front railings to George West House, 2-3 North Side, which have been removed.

Lockdown has seen us working with the Society's umbrella organisation, the London Forum. We share concerns over a number of significant planning issues and need to see how online planning meetings are performing in Lambeth and how they compare with other boroughs, mainly to ensure public participation is not being ignored. Finally, there is the issue of central government's relaxation of permitted development rights designed to facilitate conversion from business to residential use. This threatens to cause a further serious loss of much needed local office space. In this context, we have lodged very strong and detailed objections to applications for change of use in North Street Mews.

Hardworking and tireless Jennifer Everett, our Membership Secretary, reports that membership stands at 715 people in 491 households and 12 business members. Jennifer's work would be greatly reduced if members were happy to pay by standing order, and amend existing standing orders to reflect the subscription revised in 2019. Details can be found on the website.

A big thank you to regular newsletter deliverers who continued to deliver throughout the virus, and to others who volunteered as needed. We missed recruiting new members at the various summer events, so do help by engaging with local friends and neighbours.

Alyson Wilson, convenor of the Local History Sub-committee, who worked so hard on Peter Jefferson Smith's book *The I'Ansons – A Dynasty of London Architects & Surveyors* has had a frustrating year due to Covid. Sales of the book, published in November 2019, by The Clapham Society in his memory slowed down due to Covid after an initial burst of sales. It has been reviewed in several architectural magazines and hopefully sales will improve now that bookshops are open again.

In January we made plans for guided walks throughout the season,

including new ones and contributions to Wandsworth and Lambeth Heritage Festivals, only for everything to be cancelled by lockdown in March before the season had even begun. Wandsworth Festival in May was totally cancelled, and the Lambeth September Festival was saved in an abbreviated form by going totally digital.

One advantage of lockdown is that we have been forced to learn about Zoom, and to find that it does have some advantages, namely hugely increasing the number who can attend an event and attracting a new and younger audience.

Our one 'real' walk of the year took place in July, when Alyson Wilson led a small group of enthusiastic walkers round Old Town to spot the homes of some well-known former residents. Our Ghostsigns walk, which was part of the Lambeth Heritage Festival, was online. If distancing regulations allow, we hope to reinstate some lost 'real' walks during the Autumn.

Sadly, Anne Wilson had to withdraw from the Local History group in July due to ill-health. We are grateful to her for her contribution especially new walks in the Larkhall area. On the plus side, we welcomed two new members to the sub-committee: Michael Tuffrey and Gillian Robinson, who along with last year's recruit, Tom Jansz, bring fresh ideas and are researching imaginative new walks.

The Autumn/Winter programme of talks went into full swing in October, with excellent and well attended talks by Edmund Bird, Diana Bell and Dr Jack Barker. We postponed all talks during lockdown, and the September meeting was on Zoom. Fortunately, Christine Armstrong who convenes the Events Sub-committee did a great job in talking to all the speakers and walk leaders about the cancelled events and all have agreed to reschedule their events as soon as possible.

We are very fortunate to have Ruth Eastman as our new Editor of The Clapham Society newsletter. She is indebted to Alyson Wilson, her esteemed predecessor of 20 years, for the support and advice Alyson gave her at the handover. Alyson's support has continued including providing a second pair of eyes as proof-reader. Jennifer Everett has also helped Ruth, organising an army of volunteers who deliver the newsletter, and creating letters and labels for the volunteers. A smaller proportion is delivered by email.

Editorially and in terms of production, lockdown presented challenges no one could have predicted, starting with the April issue which contained a host of local cultural events that had to be cancelled. To fill the void, Ruth approached Julie Anderson, the Chair of Clapham Writers, who helped hugely with the May/June issue which centred on books. We have also looked at how musicians and singers have coped with lockdown. Marie McCarthy of Omnibus and Tricia Ninian of St Paul's Opera – two women to whom lockdown has been particularly cruel – provided interesting pieces too.

Ruth Eastman is always open to ideas and written pieces from members, so please do get in touch with her – even if it's only to say how the newsletter can be improved! Ruth also covers social media, posting about events and local news, and again would welcome feedback and news of events. Christina Bonnett also gets a big thank you for her skilled management of the website.

A huge thank you to all convenors, and to three other special people: David Brown, our Treasurer who keeps us well accounted for and legal, and Gill White, our Secretary who does a grand job on Minutes, meetings and admin, and, of course, Martin Drury, our President.

No local Society could exist without the support of its members, and so a big thank you to you all, and I hope that this year has treated you all well.

Annabel Allott



THE CLAPHAM SOCIETY

(Charity No. 279595)

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR TO 31ST MARCH 2020

Note	2020			2019		
	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
INCOME						
Subscriptions: Standing Order	5,587		5,587	4,062		4,062
Other	1,209		1,209	538		538
	6,796		6,796	4,600		4,600
Donations	597	1,550	2,147	1,113	1,900	3,013
Income Tax recoverable	580	400	980	(299)	1,250	951
Summer Party	585		585	750		750
Miscellaneous income	0		0	500		500
Interest receivable	11		11	7		7
	8,569	1,950	10,519	6,671	3,150	9,821
EXPENDITURE						
Newsletter costs	2,012		2,012	1,586		1,586
Printing, postage and stationery	577		577	430		430
Meeting room hire	2,228		2,228	2,227		2,227
Summer Party	641		641	642		642
Events expenses	291		291	578		578
Subscriptions & affiliations	200		200	202		202
Insurance	152		152	152		152
Donations: Eden Garden Project	0		0	100		100
Commemorative plaques	0		0	644		644
Website hosting & design	1,135		1,135	1,713		1,713
Legal fees	0		0	0	2,700	2,700
Depreciation	0		0	75		75
Sundry expenses	0		0	0		0
	7,236	0	7,236	8,349	2,700	11,049
Surplus/(Deficit)	1,333	1,950	3,283	(1,678)	450	(1,228)
Surplus/(Deficit) from publications	289		289	(387)		(387)
Surplus/(Deficit) for the year	1,622	1,950	3,572	(2,065)	450	(1,615)
Transfer Commemoration Fund		(2,500)				
Balance brought forward	15,233	6,038	21,271	17,298	5,588	22,886
	16,855	5,488	24,843	15,233	6,038	21,271
Publications						
Sales	2,241			899		
Stock brought forward	1,722			3,009		
Purchases	5,837			0		
Other publication expenses	504			16		
Stock carried forward	(3,580)			(1,722)		
Cost of sales	4,483			1,303		
Deficit	(2,242)			(404)		
Transfer Commemoration Fund	2,500					
Bank interest	31			17		
Surplus/(Deficit) for the year	289			(387)		
Balance brought forward	15,684			16,071		
Designated Fund	15,973			15,684		

BALANCE SHEET AS AT 31ST MARCH 2020

Note	2020			2019		
	£	£	£	£	£	£
FIXED ASSETS						
Website & Newsletter Software	1,331			1,462		
CD/Display Boards				2,793		
Cost	1,331			1,462		
Less: Depreciation	(1,331)			(2,793)		
	0			0		
CURRENT ASSETS						
Stock of publications				3,580		
Debtors: HM Revenue & Custom				3,273		
Other & Prepayments				1,194		
Cash at bank and in hand:						
NatWest Bank				15,504		
				23,551		
Less: CURRENT LIABILITIES						
Creditors				1,208		
Net Current Assets				22,343		
TOTAL NET ASSETS				22,343		
UNRESTRICTED FUNDS						
General Fund				882		(451)
Designated Publication Fund				15,973		15,684
				16,855		15,233
RESTRICTED FUNDS						
Local History Fund				453		453
Commemoration Fund (PJS)				0		550
Legal Action and Special Purposes Fund				5,035		5,035
				5,488		6,038
				22,343		21,271

Notes to the Accounts

- General** - These Accounts have been prepared under the historical cost convention and in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Charities Act 2011.
- Income Tax Recoverable** - represents estimated sum recoverable for four years ended 31 March 2020
- Unrestricted Funds** - The historic surpluses on publications are held in a "Designated Fund" for financing future publications. During the year *The T'Ansons - A Dynasty of London Architects & Surveyors* was published.
- Risk Policy** - The major risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems established to mitigate those risks.
- Other Statutory Information** - Details of the Committee of the Society are shown elsewhere in this Report.

The financial statements were approved and authorised by the Committee on 13 July 2020

Annabel Allott, Chair

David Brown ACIS, Treasurer

FINANCIAL REPORT

Treasurer's Report

This is the first year in which the increase to our subscription rate came into effect and this is reflected in the increase in our subscription income. Sales of publications have benefitted since the launch of *The T'Ansons - A Dynasty of London Architects & Surveyors* and will continue to do so.

David Brown ACIS, Treasurer

13-Jul-20

EXAMINER'S REPORT

Independent Examiner's Report to the Committee

I report on the Accounts of the Society for the year to 31st March 2020, as set out above.

Respective Responsibilities of Executive Committee and Examiner

The charity trustees are responsible for the preparation of the Accounts; you consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and,
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the Accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts, and seeking explanations from you as Committee Members concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - (a) to keep accounting records in accordance with section 130 of the 2011 Act;
 - (b) to prepare Accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the Accounts to be reached.

Anna Long FCA, 58 Crescent Lane, Clapham, SW4



COMMITTEE AND OFFICERS 2019-2020

President Martin Drury	3 Victoria Rise, SW4 0PB
Vice-President Julia Barfield	50 Bromells Road, SW4 0BG
Chairman Annabel Allott	Email: annabelallott@outlook.com
Solicitor Daniel Dovar	Tel: 020 7738 8740 Email: dd@tweezle.co.uk
Treasurer David Brown	Tel: 020 7720 7536 Email: david.sbrown@btopenworld.com
Secretary Gillian White	Tel: 020 7720 7496 Email: gillian.white@icloud.com
Membership Secretary Jennifer Everett	Tel: 020 7627 4770 Email: jeverett@waitrose.com

COMMITTEE

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Ruth Eastman	Tel: 07768 095767 Email: eastman.ruth@gmail.com
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Alyson Wilson	Tel: 020 7622 6360 Email: alysonwilson.sw4@gmail.com

SUB-COMMITTEES 2019-2020

Common and Open Spaces

Andrew Summers (Convenor), Mark Leffler.

Events

Christine Armstrong (Convenor), Annabel Allott, Alyson Wilson.

Local History

Alyson Wilson (Convenor), Annabel Allott, Tom Jansz, Gillian Robinson, Michael Tuffrey, Timothy Walker, Anne Wilson (to August 2020).

Planning

Martin Pratt (Convenor), John Adams, Roger Armstrong, Philip Ashford, Peter Cobley, Mark Leffler, Wanda Pratt, David Whitestone.

Roads and Transport

Mark Leffler (Convenor), John Adams, Jenny Cobley, Robert Williamson.

Newsletter Delivery

The following members were responsible for distributing the monthly newsletters in 2019-2020. If you would like to know who delivers to you, please contact the Membership Secretary.

Claire Brown, Nicholas Butler and Rosaleen Hughes, Mathile Cottard (to February 2020), Ann Dunkley (to March 2020), Bill Emmett, Jennifer Everett, Pamela Eden, Michael Fry, Marian Gleeson, Sue Keegan, Val Johnson, Pauline Khng, Lili Massey, Nigel Parker (from March 2020), Jennifer Pearson, Stewart Pedge, Vivienne Pickering, Stephen Savage, Joan Sinclair, Jean Virgoe, Deryn Watson, Helen Widgery, Alyson Wilson.

The following have also helped on an ad hoc basis: Annabel Allott, Tony Bell, Caroline Booth, Jenny Cobley, Ruth Eastman, Ros Hedley-Miller, Madeline Johnston, Barry Keegan, Mark Leffler, Andrew Summers, Timothy Walker.

PUBLICATIONS

The P'Ansons – A Dynasty of London Architects & Surveyors. (2019) 424 pages. Peter Jefferson Smith. A highly successful dynasty of architects and surveyors, the three Edward P'Ansons, father, son, and grandson, rose to eminence by means of reliability, networking and sheer indefatigable energy. From their original base in the City of London, they spread all over London's southern suburbs, notably Clapham, where they lived for years. This book represents years of dedicated research and writing by its author. The virtually complete text he left at his death has been edited and published by The Clapham Society. Price £20

Clapham through Time. Alyson Wilson and Claire Fry. Amberley Publishing (2015) 96 pages. Ninety historic images of Clapham coupled with recent photographs taken from exactly the same position, with a linking historical text. A fascinating record of how Clapham has changed over the years. £15

Discovering Clapham. (2007) 104 pages. The book starts with an overview of the history of Clapham, setting out how it developed from a small rural village to the bustling part of inner London it is today. Seven chapters take different areas of Clapham, and illustrate a selection of the interesting buildings, giving some background and details to put them in context. Illustrations and information about some notable former residents are included in appropriate places. £6 (members) or £7.50 (non-members)

The Clapham Sect. Margaret Bryant (2004) 64 pages. The story of a group of people whose activities changed the world. Wealthy Clapham businessmen and religious philanthropists, they campaigned against the injustices of slavery and the slave trade. Led by William Wilberforce in Parliament, their greatest achievement was the outlawing of the Atlantic slave trade in 1807. £6 (members) or £7.50 (non-members)

Clapham in the Twentieth Century. (2002) 236 pages. A collection of letters, diaries and memories of Clapham during the century, from Graham Greene, Jack Hobbs and Noel Coward to immigrants from the West Indies, Poland and Kosovo, local businessmen, shopkeepers and schoolchildren. The book tracks the changes in Clapham from 1900 to 2000. **REDUCED TO £5.**

Clapham Saints and Sinners. Eric Smith (1987) 78 pages. A fascinating selection of extracts from the Occasional Sheets of the Clapham Antiquarian Society, packed with information about the history of Clapham and its residents. £5. Full collection of the Occasional Sheets (1947-1992) also available on CD.

Clapham Walks: Self-guided walks leaflets, each covering a different area of Clapham. Price £1 each or all seven walks for £5.

1. Old Clapham. A walk starting at the centre of modern Clapham and tracking back through its past, via The Polygon, Old Town, Grafton Square, North Street, Hibbert Almshouses in Wandsworth Road, Matrimony Place, St Paul's Church, Rectory Grove and back to the former Clapham Library on North Side. (Revised edition 2019)

2. Clapham North. From Clapham North Underground Station through developments of different periods, which include St John's Church, the Clapham Rise Estate (Gauden Road, Sibella Road, Chelsham Road and Bromfelde Road) Larkhall Park, Christ Church, the Springfield and Larkhall Estates, and back along Clapham Manor Street to Clapham High Street. (Revised edition 2019)

3. Around Nightingale Lane. From Clapham South Underground Station to Malwood Road and along Nightingale Lane as far as The Nightingale PH, coming back via Thurleigh Road, St Luke's Church and Hightrees House, and along the side of the Common back to Clapham South. (Revised edition 2018)

4. Clapham Common. A tour of the Common starting from Clapham Common Underground Station, taking in Holy Trinity Church, the Bandstand, Windmill Drive, and all three ponds. (Revised edition 2019)

5. South Side. From Clapham South Underground Station this walk goes along the south east border of the Common towards Clapham High Street, including a brief diversion down Narbonne Avenue, The Windmill on the Common, Notre Dame Estate and Crescent Grove. (Revised edition 2019)

6. West Side. Starting at Hightrees House at the corner of West Side and Nightingale Lane this walk follows the west side of the Common to Broomwood Road, through the side streets back to Broomwood Road, passing houses of various periods and naming their former residents. (Revised edition 2020)

7. North Side. This walk starts at Clapham Common Station, going past Holy Trinity Church all along North Side, covering Church Buildings, Trinity Hospice, Cedars Terraces, Eaton House The Manor School, Parkgate House School as far as St Barnabas' Church and The Shrubbery in Lavender Garden. (Revised edition 2019)

Publications may be obtained on our website

<https://www.claphamsociety.com/clapsopublications.html>