





This is a detailed black and white map of a rural area, likely in Kent, England. The map shows a network of roads and fields. Key features include:

- The Porcupine**: A large building or estate located in the upper left quadrant.
- Kent Bridge**: A bridge crossing a road or river in the center of the map.
- Mottels Farm**: A farm located to the right of the bridge.
- McLadden's Chapel**: A chapel located to the right of the farm.
- Elms**: A small settlement or area located in the bottom right corner.
- Green**: A large open area, possibly a common or park, located in the bottom left corner.
- Kent**: The name of the county, appearing twice on the map.
- Wilmington**: A small settlement or area located near the bridge.
- Dispersed**: A small settlement or area located in the top right corner.

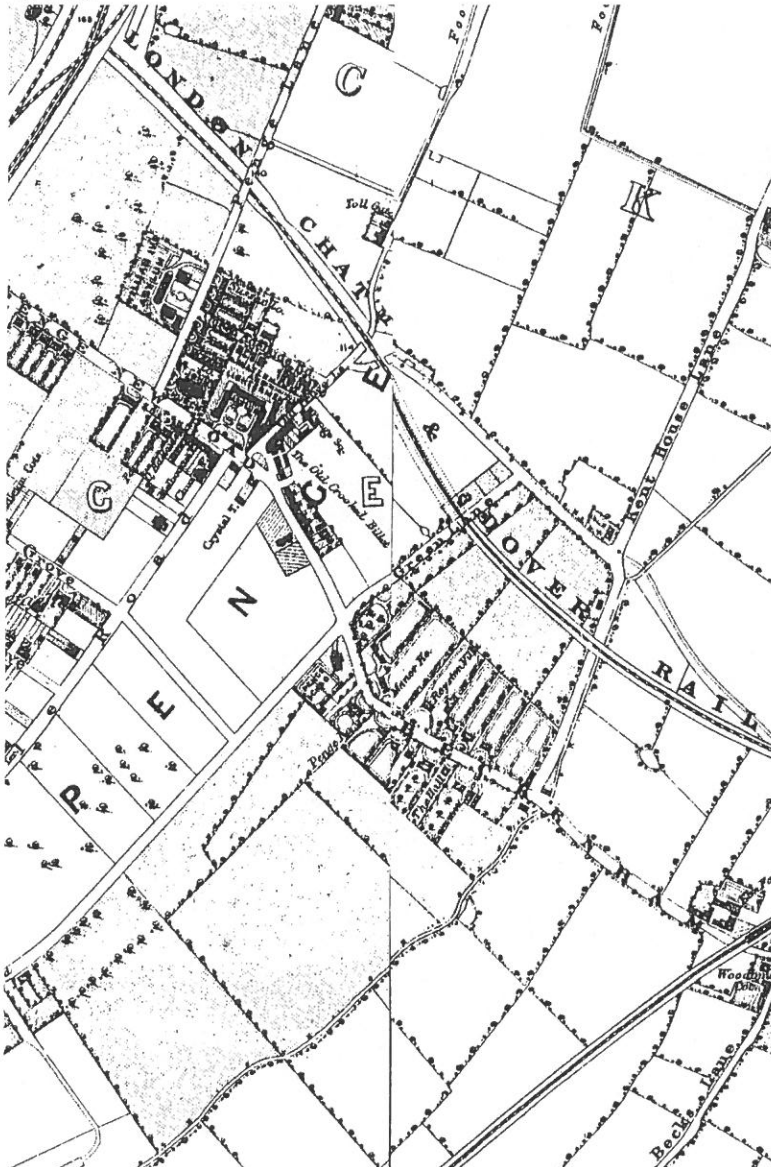
The map is oriented with North at the top. The roads are shown as solid lines, and the fields are shown as hatched areas. The buildings are represented by small black squares and rectangles.

Maps

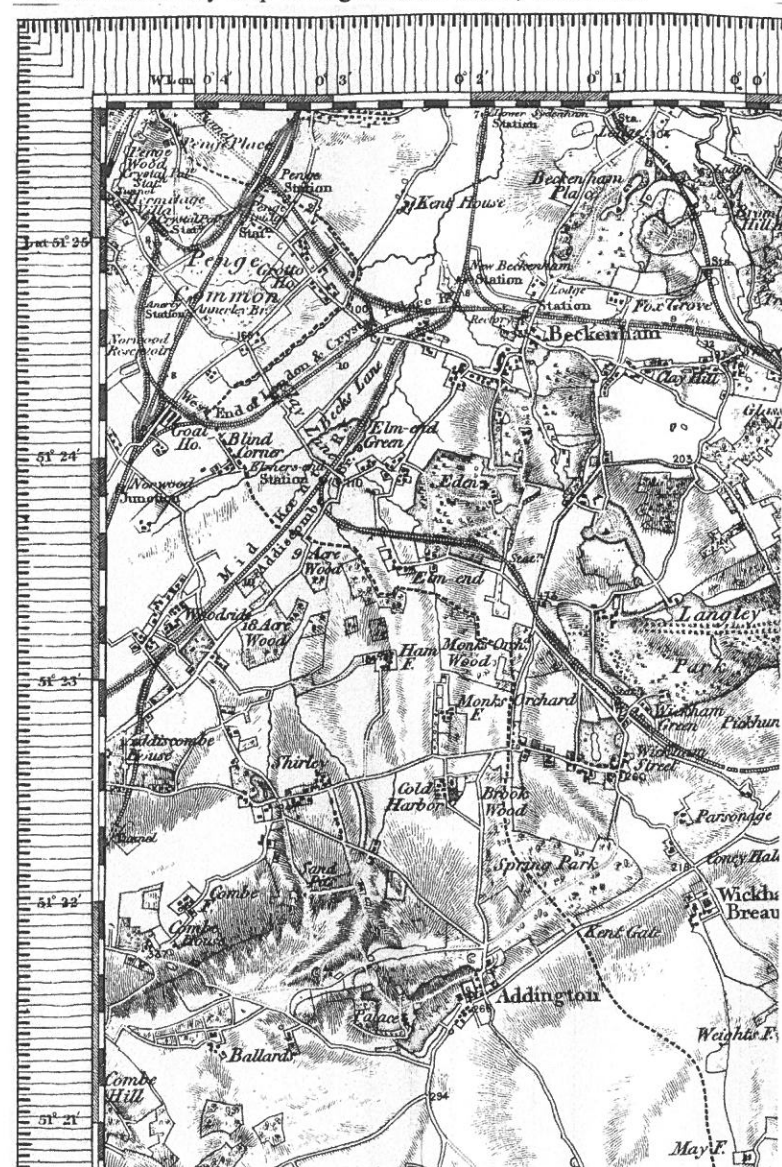
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109

Extract from Stanford's Library Map of London and its Suburbs
c. 1862



Extract from the reprint of the first edition of the one-inch
Ordnance Survey map of England and Wales, Maidstone



(David & Charles, 1970), by kind permission of the publishers

Photograph, map and illustration credits

Beryl Knight: 22, 111(*opposite*), 112, 115

Bob Tonkin: 2, 6 (*Albert Road*)

Bromley Local Studies Library: 10, 11, 14 (*Holy Trinity Church, Beckenham Road, Crooked Billet*), 17(*Green Lane, Penge Arches*), 18 (*St John's Boys School, Pillow Lace Class*), 21 (*Kent House, Empire Theatre, Pickfords*)

Chris Doran: 14 (*Alexandra Mission Hall*)

David & Charles, Brunel House, Newton Abbot, Devon:
110 (*First published 1819. Railways added 1892*)

Everitt Photography: 17 (*Southey Street*)

George Cable (Rita Jackson): 116

Gina: 103d, 104d, 105b,d&f, 106b,d,e&f

Glyndwr G. Jones: 18 (*Alexandra School*)

Graham Prior/Paul Hunty: 23

Harry Margary at www.harrymargary.com
in association with Kent County Library: 109

Jo Smith: 109

Lewisham Local Studies Library: 117, 118

Lime Earth Conservation Ltd: 91, 92

London Borough of Bromley: (i), 24, 26, 30

Neil Coe: All other photographs, plans and illustrations

Unknown: 17 (*Corner of Penge Lane*), 18 (*Maple Road*), 21
(*Beating the boundary*)

Wendy Rhodes: 89

Annie Peacock with daughter in law Minnie, grandson Alan and grand daughter Beryl in the garden of 110 Victor Road c. 1932 (*opposite*)



Bibliography and suggested further reading

Supplementary Planning Guidance for the Alexandra Cottages Conservation Area - issued by the London Borough of Bromley

Minutes of the Metropolitan Association for Improving the Dwellings of the Industrious Classes – held at the London Metropolitan Archives

Five Per Cent Philanthropy – An account of housing in urban areas between 1840 and 1914 - by John Nelson Tarn

Beckenham – by Eric Inman & Nancy Tonkin

“I have a tale to tell” Vol. 1 - Alexandra Cottages – compiled by Wendy Rhodes

The book of Penge, Anerley & Crystal Palace – by Peter Abbott and the Anerley Writers Circle

Alexandra Cottages Penge – by Joan Asteusult

Extracts from the Bechenham Journal – from Bromley Local Studies Library

Extracts from the Sydenham & Penge Gazette – from Lewisham Local Studies Library

Minutes of the Lewisham Board of Works – held at Lewisham Local Studies Library

A Walk around Penge – issued by the London Borough of Bromley

Crystal Palace, Penge & Anerley on old photographs – by Mick Scott

The Alexandra Cottages, Penge, Improvement Plan 2002 – by the Alexandra Residents’ Association

Around Crystal Palace & Penge – by David Johnson



William and Annie Peacock with their eldest sons William and Herbert c. 1901

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Useful addresses

London Borough of Bromley
Civic Centre
Stockwell Close
Bromley, BR1 3UH Tel: 020 8464 3333

Alexandra Residents' Association
33 Alexandra Cottages
Penge
London, SE20 7JW

Advisory Panel on Conservation Areas
C/o London Borough of Bromley

Society for the Protection of Ancient Buildings
37 Spital Square
London, E1 6DY Tel: 020 7456 0916

English Heritage
23 Savile Row
London, W1X 1AB Tel: 020 7973 3000

Department for Culture, Media and Sport
224 Cockspur Street
London, SW1Y 5DH Tel: 020 7211 6000

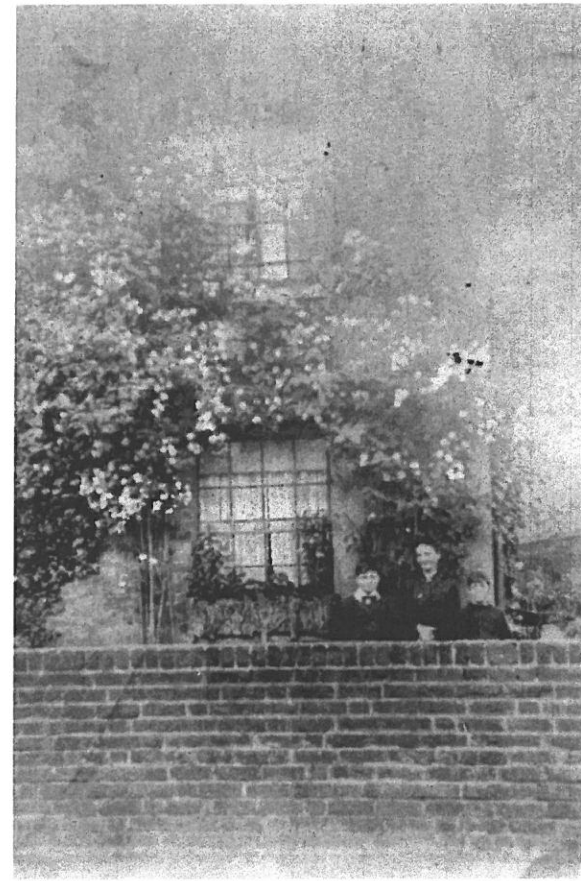
Department of Transport, Local Government and the Regions
Eland House
Bressenden Place
London, SW1E 5DU Tel: 020 7944 3000

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Photographs of former residents of the Alexandra Cottages





More photographs wanted

Please contact Neil Coe
at 90 Edward Road

Newspaper cuttings dated 1873-1875 from the Sydenham & Penge Gazette

tion.

PENGE AND ANERLEY.

••• *Notices of forthcoming meetings, lectures, entertainments, marriages, or any events of interest in Penge, Anerley, and neighbourhood, addressed to the Editor, Sydenham and Penge Gazette, may be left in care of Misses Matthews and Green, Stationers, Dulwich-road, Penge.*

BANKRUPTCY ANNULLED.—(*London Gazette*, May 5th), William Lichfield, Anerley, market gardener and nurseryman, April 20.

WANTON MISCHIEF.—Shortly before midnight on Saturday some persons entered the gardens of Nos. 7, 10, and 11 Alexandra Cottages, Penge, and completely destroyed three trees standing therein. It is to be hoped that the perpetrators of such a disgraceful act will be brought to justice. A reward of £2 has been offered for their discovery.

DRUNK.—*Dennis Kenealy*, 6, Five Bell-lane, New Cross, appeared before Mr. Wilson, magistrate, at Beckenham, on Monday, charged by P.C. 342 P., with having been found drunk in Penge Lane, on Sunday.—Fined 2s. 6d., with costs.

GONESTERS' DINNER.—The second anniversary dinner of Court "Pride of Anerley," which was announced to take place on Thursday last, at the Robin Hood Inn, has been postponed for a fortnight, in consequence of the dangerous illness of Bro. G. Treibner, host.

THE PATHS.—No pedestrian can fail to appreciate, especially during dry weather, the substitution of asphalt for the rough, stony paths this district has so long had to endure. We think that Penge has, to some extent, been neglected in this respect, and it is therefore with pleasure we

Geo. Offor.

ENTERTAINMENT at the ALEXANDRA COTTAGES, PENGE.

The last of the present series of these popular entertainments took place on Monday last, Mr. Partridge in the chair. The hall was well filled by an appreciative audience, who heartily testified their appreciation of the attractive programme that had been prepared for the occasion. The most important items were the singing of Messrs. Bellamy and Grabb, who effectively rendered the duets "Larboard watch" and "The minute gun at sea." We must accord high praise to Miss Beekton, who tastefully sang "So the story goes." Mr. Swan created roars of laughter in his songs "The bashful man," and "I am so sleepy." The glee party under the name of "The Wanderers" deservedly earned the applause they received, and of their varied selection we must certainly mention the excellent rendering of "The Postman's Knock." The remaining items of the programme were also excellently performed. The proceedings concluded by the oft-repeated and never-tiring "Box and Cox." Messrs. Shade and Green were admirable in their respective parts, and Mr. Newnam delineated Mrs. Bouncer to perfection. A vote of thanks to the Secretary for his arduous duties was proposed and enthusiastically carried.

Announcements of Births, Marriages, and Deaths occurring in any of the districts named on the title page will be inserted free of charge, if properly authenticated.

Penge and Anerley.

The Hamlet of Penge Local Directory for 1873.—This valuable work, the second annual edition of which has lately been published, is calculated to meet the requirements of a local directory. Unlike too many works of this kind it has not been compiled solely for advertising purposes, but contains a really reliable fund of local information, and a remarkably correct list of the resident gentry and tradesmen. It is well printed and strongly bound, and, last but not least of its qualifications, the price (one shilling) places it within the reach of every one.

THE POLAND STREET HAND-BELL RINGERS.—This celebrated company of campanologists gave an entertainment at the Penge Hall, last night, particulars of which we shall give in our edition of Saturday next.

PENGE VESTRY.—There will be a meeting of the Vestry on Wednesday next, for the purpose of electing local representatives at the Lewisham District Board of Works.

ANERLEY v. THE STELLA.—The above match was played at Balham, on Saturday, May 24th, with the following results. Score:—

STELLA.	
Colpoys, b Armstrong	6
Guglielmo, bt wkt, b Armstrong	6
Humble, b Izant	13
Cleaver, c Williams, b Armstrong	16
Courthope, run out	7
Bone, b Armstrong	18
Burnett, b Armstrong	1
De Mancha, run out	9
Glanvill, not out	3
Wholley, b Armstrong	6
Martyn, b Izant	5

a close.

ALEXANDRA DISTRICT PENNY READINGS.

The second of these popular entertainments was given at the School-room, Alexandra Cottages, Penge, to a very large audience, on Monday last. The chair was taken by Mr. A. J. Rogers. The programme consisted of pianoforte solos, excellently played by Mr. W. H. French. The songs "King of the Forest (ilado)," and "The Owl," were capitally rendered by Mr. G. Hester. Mr. H. G. Atkins' reading, "The Jackdaw of Rheims," was much enjoyed; also was the reading, "Artemus Ward among the Shakers," by Mr. Brocklehurst. Miss Nellie Rogers, an old favourite at these meetings, contributed the songs "My love he is a sailor," and "Enoch Arden's dream," which was, as usual, highly appreciated. Mr. McKenzie gave two capital songs, entitled "The Author" and "Good evening." Mr. Green, another favourite at these gatherings, recited "Misadventures at Margate," with his usual ability. Other songs were also effectively rendered by Miss Marshall; also the song entitled "Union Jack of Old England," by Mr. Booth. Upon the conclusion of this enjoyable programme, the meeting separated.

PENGE AUXILIARY TO THE BRITISH AND FOREIGN BIBLE SOCIETY.

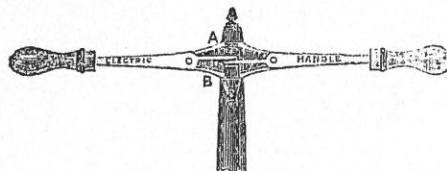
The annual meeting of the Penge Auxiliary of the British and Foreign Bible Society was held in Penge Hall on Thursday last. The chair was occupied, at half-past 7 o'clock, by P. Russell Esq. who opened

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W. J. SIMPSON,
101, Edward Rd., Penge.

More newspaper
cuttings wanted

Further information is provided in the second part of this book and entitled

**Alexandra Cottages - Architectural Handbook and Conservation Guide
Volume 2**

It is hoped to be able to update the contents of Volume 2 to keep abreast of changes in planning law and building standards and to also supplement with related information as listed in the appendices below.

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<i>Appendix 2 - Maps of other schemes of dwellings built in London by The Metropolitan Association for Improving the Dwellings of the Industrious Classes</i>	<i>135</i>
<i>Appendix 3 - Trade directory, fact sheets and useful contacts</i>	<i>139</i>

