Volume 17, Issue 2, September 2017

www.cadra.org.uk



This year marks 50 years since CADRA was first established, so during this golden anniversary year we want to shine a light on what it is that makes Caversham special.

In June we focused on the built heritage in Caversham with a personal view from Dr Megan Aldrich on the history of architecture in Caversham.

In October we turn our attention to our natural heritage with a talk from Dr John Evans, a Caversham resident and former plant pathologist. For our buildings and for our trees, we have much to thank our Victorian and Edwardian predecessors. You will find more details on page 2.

Please join us for this talk which forms part of our anniversary celebration on Tuesday 17 October, to be opened by the Mayor of Reading, Councillor Rose Williams.

Earlier that day, at 12 noon, we will also be planting a tree near the Caversham War Memorial as a physical memento to the last 50 years. Do join us if you are free. We are very grateful to Farmer & Dyer Caversham for a generous donation towards the cost of the tree. Inside this special anniversary edition, you will find:

- more about trees in Caversham
- stories and pictures looking back over 50 years in Caversham
- the usual up-to-date local news and
- details of the committee and how to contact us.

Exceptionally, this issue is being printed and delivered to all CADRA members. Our thanks to all the volunteer deliverers. We hope you will enjoy reading it.

As we move into the next 50 years, we would value your ideas and support. *Helen Lambert*





Trees in Caversham

Trees have shaped our landscape and the character of our villages and towns. Many of those we admire in Caversham today were planted in the nineteenth and early twentieth centuries, when our predecessors had the foresight to plant trees to decorate their gardens and parks and line their roadsides.

Using historic maps and images, Dr John Evans will trace the planting and care of trees as Caversham grew from a semi-rural village to its present size.

The environmental benefits of this legacy are well recognised, while a mix of tree species make Caversham an appealing place in which to live and work. John's talk will highlight some of his favourite trees. Some of these are native species, others are more exotic, sought by plant hunters travelling the



world to feed the Victorians fashion for novelty as we see in Caversham Court Gardens.

Many of our prominent trees have reached maturity and, in some cases, old age. A few have begun to decline whilst others face a threat from pests and diseases established in the UK, often as a consequence of international trade.

As a former plant pathologist, John is well placed to discuss these threats and consider how we can protect the local treescape and add to it.

Anniversary tree to be planted

Please join us by the Caversham war memorial at 12 noon on Tuesday 17 October to plant a new tree.

Tree walks in Caversham

If you have not seen it, we recommend the excellent Caversham Tree Walk, which can be downloaded at www.readingtreewardens.org.uk/walks/walk_ caversham.htm. This is one a series of tree walks across Reading developed by the Tree Warden Network (www. readingtreewardens.org.uk), which is committed to raising awareness of the benefits of trees and undertaking a wide range of tree related activities.

Other tree walks in Caversham include the Tree Trail in Caversham Court Gardens (http://home.fccg.org. uk/publications) and the Ten Tree Trail in Clayfield Copse (www.econetreading.org.uk/photos/ ClayfieldTenTreeTrail.pdf).

If you love Reading trees, this is the book for you!

At the Reading May Day Tree Festival this year, Caversham Court Gardens hosted the successful launch of *The Shady Side of Town* by Adrian Lawson and Geoff Sawers (http://



tworiverspress.com/ wp/the-shady-sideof-town-readingstrees/). This book brings remarkable Reading trees to the fore with evocative illustrations and beautifully told stories of the natural wonders of Reading. You can also follow the Facebook page where new photos of wonderful Reading trees are being posted regularly (www.facebook.com/ The-Shady-Side-oftown-1748543682036012/).



Caversham over 50 years

From the 1961 census to the most recent in 2016, the population of Caversham has grown from 16,800 to 32,000. As CADRA marks 50 years since its foundation, how do we look back on those 50 years?

The 1960s

In the 1920s, following the death of William Thomson Crawshay, the last private owner of the grand house on the hill, the Caversham Park estate was sold off, including farms stretching from Playhatch and Dunsden to Dean's Farm in Lower Caversham. The Oratory School, and then the BBC, retained the house and parkland.

In the 1960s the BBC sold much of the park and, in 1964, David Estates Ltd presented their plan for 1,500 new homes to be called Caversham Park Village. It followed the 'Radburn' system, segregating through traffic from residential access roads and providing a network of footpaths. The old park, with its fine trees and many variations in level, provided both challenges and opportunities.

Molly Casey (1918-2006), one of the founder members, began to write in the Caversham Bridge monthly church and community newspaper, using the byline 'Watchdog'. Her daughter Hester recalls 'a large grey dilapidated Georgian building called Caversham House and next to it a scruffy field where, when I was a toddler, there were hens and a goat which I loved to visit.

Before Waitrose and Iceland, Caversham had just one large grocery store called Baylis where the Spice Oven is now, and many individual shops. Amongst the old-fashioned ones I fondly recall was Goods Electrical Shop, down the side of the old building now occupied by Gardiner's Nursing Agency. You entered down steps into a low room which to a child seemed like going into a cave where the kind snowy haired Mrs Good would greet you. There was Drapery owned by the Miss Risby sisters, where Age UK is now, with a polished mahogany counter behind which were wooden shelves and drawers hiding elastic, suspender belts and unmentionable items for ladies.

Molly soon acquired a reputation as a local guru. She was renowned for her knowledge of the history of Caversham and Reading. She joined the committee of Reading Civic Society in 1974 – just in time to be part of the campaign to save the Old Town Hall. The Council's reasoning was that the land was needed for the new IDR which, at that time, was to come through to the town centre. But the magnificent Victorian building, part of which had been re-designed by the famous architect Alfred Waterhouse, was saved from demolition.

the first world war the house reverted to being private property. It gradually fell into a ruinous state of repair.

Caversham House in Church Street was pulled down and construction started of St Martin's precinct.



Construction of St Martin's precinct

Across the nation it was feared that the arrival of large chain stores would result in the closure of independent and family businesses and Caversham feared it might lose its village identity. It was in this period of change that a residents' group was formed and subsequently formalised as an association.



Protecting trees in the precinct

The 1970s

William Crawshay had opposed the 1911 boundary change and it was not until 1977 that boundaries were redrawn so that Rosehill, Highdown Hill Road and Caversham Park became part of Caversham and Reading. In 1978, as part of the St Peter's Festival, Mary Kift and a team of helpers mounted an exhibition on



Caversham Park Village in its early days. Just left of centre - Caversham Place, the house designed by Clough Williams Ellis in 1924, has not yet been demolished.

The 1960s also saw major change in Caversham Village. Where the precinct now stands there stood a Georgian house. This had been owned in the nineteenth century by Mr Francis Knighton. He opened his Caversham House Academy here in 1849 but after

Mary Kift (1921-2010) was passionate and extraordinarily knowledgeable about local history. Her home in Darell Road was not far from the old Toots Farm. Her book Life in Old Caversham recounts the story of a little girl crossing fields and stiles to go to the farm to collect milk from the cow shed at the farm. Her articles about the history of Caversham and Mapledurham combine pictures and memories from local people with extensive original research. Her publication with two friends gave convincing evidence of the location for the lost Shrine of Our Lady of Caversham. An important place of pilgrimage, the shrine dates from before the twelfth century. It was endowed and visited by Kings and Queens as well as the Lords and Ladies of Caversham Manor

Life in Old Caversham, revised and published with support from Reading University, is still available at Waterstones and Amazon. The companion book. Look Back at Caversham, is out of print but much loved copies are still available in Caversham Library.



Caversham history. There were 4,000 visitors over four days. The extraordinary collection of photographs formed the basis of two books by Mary Kift and a series of articles in the Caversham Bridge newspaper. The collection is now held by the Berkshire Records Office.

The 1980s

More changes came in the 1980s with the plans by Higgs and Hill to build 500 houses in the Hemdean Valley, known locally as Bugs Bottom. The last remaining piece of open farmland in Emmer Green, it was actively defended through the Bugs Bottom Campaign. After years of dedicated pro-active campaigning and taking things to the highest level, the Council were eventually forced to withdraw from the Court of Appeal.

Another campaign at that time was the fight to save the old Granary on Darell Road, the last vestige of Toots Farm Caversham which can be seen on all the old maps. While sadly this did not succeed, the area around St Peter's Church was successfully established as a Conservation Area in 1988.

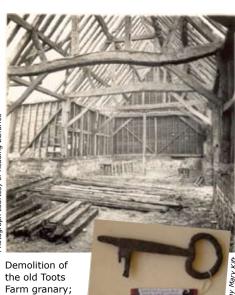
The 1990s

Building on Bugs Bottom began in the mid-1990s, though the number of houses was reduced to 340 and consideration was given to preserving hedgerows and accommodating wildlife. Attention then turned to the former Elliott's site on Gosbrook Road at the junction with Westfield Road. Although the Council had refused to designate the land for retail purposes, Safeway, who were keen to build a superstore, were attempting to reverse that decision by forcing a Public Enquiry. There was widespread concern that a Superstore would generate more traffic and undermine existing local businesses. Safeway then withdrew their interest, perhaps under the weight of local opinion.

Infill development increased across Caversham and local associations came together to press for accompanying improvements in infrastructure, amenities and services.



Protestors highlight the environmental consequences of the Bugs Bottom development



Farm granary; the key to the granary



Samuel Elliott & Sons Joinery Works was set up in 1903. The sophisticated joinery business occupied 8.25 acres and employed 1,000 staff. They fitted theatres, luxury hotels and the Cunard Queens. Their name remains today as Elliotts Way, off Gosbrook Road.

As the Millennium approached, CADRA developed a plan for a carved village sign in Caversham, also focusing on local history. Local woodcarver Stuart King worked on an oak tree, which had been necessary to fell at Caversham Park, and was old enough to have been part of Capability Brown's eighteenth-century landscaping scheme.



Stuart King at work on the village sign

The Noughties

Negotiating a position for the sign proved a protracted process and it was finally installed in 2001 to commemorate the Golden Jubilee of HM Queen Elizabeth II.

An electoral review over the inadequate number of Councillors representing the Caversham population led to the creation of the new Mapledurham Ward, represented by a single Councillor.

A review of how CADRA should operate resulted in a new constitution which has stood the test of time. Well attended public meetings on topical subjects were held regularly and a newsletter was sent to members twice a year, summarising the current events and issues affecting Caversham. Some significant concerns during this decade included the poor state of Mapledurham Pavilion, the spread of graffiti, and the lack of infrastructure and support services for the additional housing on Amersham Road.

Perhaps the most significant issue across Caversham and the whole of Reading was the highly contentious proposal to create a one-way IDR. This eventually led to the appointment of an independent Transport Commission which reported in 2008, including the



following recommendations:

- better liaison between the transport authorities in the area to tackle the problems jointly
- abandon the one-way IDR
- third Thames bridge to be studied, with possible tolling
- new park-and-rides
- more through bus routes and better bus ticketing
- improved walking and cycling provision.

Local festivals of all sizes were a feature. The first Caversham Festival was held on Westfield Triangle in September 2002, run by a small group of volunteers as a contribution to the Queen's Jubilee celebrations. WOMAD festival grew in size until it moved to Wiltshire in 2013 and Reading Festival continued to grow, becoming an important rite of passage for many local teenagers.

In May 2005, the current chair, Helen Lambert, was elected to the post. In November 2006, CADRA mounted an exhibition and celebration,

> 'Caversham Past, Present and Future', to mark 40 years since Molly Casey and others started the association in 1967. As a memorial to Molly, CADRA worked with Reading Civic Society to produce a replica of the 1663 wind vane in

St Peter's Church.

This was installed on the newly refurbished Caversham Court Gazebo, ready for the reopening of Caversham Court Gardens in 2009. Since then, the gardens have become a focus for community and cultural activities and a favourite spot for Caversham families and visitors alike.

Following the launch of the CADRA website in 2006, CADRA started the monthly summary of planning applications significant to Caversham which remains a tool for local associations and available to all on the website. Some important **Helen Lambert** became chair of CADRA in 2005. A former senior hospital manager, Helen has been leading the committee with energy and efficiency and a clear vision of the non-political role of CADRA in providing a voice for Caversham and trying to ensure that it remains 'a great place to live'.

Helen always seems to have her finger on the pulse and takes an immediate interest in current issues, but her strategic skills mean that she also takes a long-term view. During her time as chair she has brought new blood the committee, displaying a knack for encouraging people to join or support it who have brought useful knowledge or expertise.

Always approachable and friendly, Helen has developed good relationships with a wide range of people who contribute to Caversham life, and she commands loyalty and respect from the people she works with. The twiceyearly open meetings and newsletters are testament to her desire for CADRA to be open and engaged with the members it aims to represent. *EK*



Dedicating the wind vane (left to right): Reading Mayoress Dorothy Maskell, Civic Society Chairman Richard Bennett, CADRA Chair Helen Lambert, Rodney Oliver of the Caversham Gazebo Trust and Reading Mayor Chris Maskell

planning policies were established by the Council, covering the area around Caversham Lock Island, protection of green spaces and the Reading Central Area Action Plan which also extends across the Thames. The decade ended with a very heavy snowfall which meant there were no carols in Caversham Court at Christmas 2009!

Since 2010

As 2011 approached, thoughts turned back a hundred years to July 1911, when the Confirmation Bill was passed to transfer Caversham within the border of Reading Borough. The bill was enacted in November 1911. Caversham gained a wider Caversham Bridge and the new Reading Bridge but, with the abolition of the Caversham Urban District Council, lost a clear voice for Caversham. Despite this, Caversham remained a clearly identified community between the river and the Oxfordshire border.

Was the boundary change a cause for celebration? Whatever your point of view, the centenary was a wonderful opportunity to celebrate Caversham's rich heritage. It was a chance to build on earlier work, to draw in more sources of information and to make our local history more accessible to successive generations. From the very many groups and individuals involved, it brought people together with a common purpose.



People flock for the re-opening of Caversham Court Gardens



The launch of Caversham 100 Years On

The need for housing became acute in this decade. As South Oxfordshire has considered areas to site new housing, the border with



South Oxfordshire has remained important to Caversham. With the introduction of Localism and national planning policy with a 'presumption in favour of sustainable development', South Oxfordshire villages nearby have worked hard to develop Neighbourhood Plans to give some local control on where new housing should be situated. That has not stopped large developers from bidding for use of green spaces and there are some battles ahead, across the border in South Oxfordshire and perhaps nearer to home, now that Caversham Park is on the market.

In Caversham Village, new plans were submitted 2014 to renovate and extend St Martin's Centre. Following many local concerns, revised plans were developed with materials more sympathetic to the village centre and the library and some additional trees by Church Street. The plans were approved but the proposed extension of Caversham Waitrose was subsequently withdrawn, leading to revisions and approval to proceed in phases.

Working jointly with the Caversham Traders Association and with support from the owners of St Martin's precinct, CADRA developed a report, Sharing our Streets – Achieving the Vision, on traffic measures. The vision is 'to enhance Caversham centre as a high-quality place for shopping, working, living and leisure and to promote an economically, socially and environmentally sustainable village centre for the 21st century'.

The new pedestrian and cycle bridge over the Thames opened in 2015, while the joint work towards a third Thames crossing nudged forward. The Women's Outdoor Swimming Pool, built in 1902 with ironwork made at Caversham Bridge Engineering, had received Grade II listing in 2004, thanks to the work of the Kings Meadow Campaign. The lease to create a restaurant, spa and heated outdoor pool was subsequently awarded to the Bristol Lido team, who are expected to open the new facility this autumn.

Topics of Open Meetings since 2001			
2001	Mapledurham Watermill		
2002	Old Village Life: Woodcarver		
	Stuart King		
2003	Public Question Time		
	Thames Valley Air Ambulance		
2004	The Thameside Parks Plan:		
	Caversham Riviera		
2005	Anti-social Behaviour		
	Community Policing		
2006	Local Transport Issues		
	Caversham Court Gardens		
2007	Neighbourhood Policing		
	Caversham Exhibition: past,		
	present and future		
2008	Planning in areas of flood risk		
	Persuading people out of their cars		
	Reading Buses		
2009	A Third Thames Bridge and other		

- er Plans More School Places
- 2010 Our Rubbish, Our Streets Trains through Reading 1835-2016
- 2011 Caversham 100 Years Or Celebrations in Caversham 2012 Local Health Services
- More School Places
- 2013 Trading Standards Sharing our Streets
- 2014 Local Planning Sharing our Streets
- 2015 Social Care
- Energy-saving in the Home 2016 Crossrail Comes to Reading
- Primary Health Care 2017 History of Architecture in Caversham
- Trees in Caversham

The Census population for Caversham almost doubled from 1961 to 2016, in part from the 1977 boundary changes. Ward boundaries changed with the creation of Mapledurham Ward in 2004. Although population growth has been slightly slower north of the river, Caversham still represents 20% of the Borough.

North of the river, Thames Ward has the greatest proportion of under-fives at 24.3%. Mapledurham has the highest proportion of neonle aged 65 and over at 24 9%

people aged 05 and over at 24.9%.				
POPULATION				
Wards	2016	2011	2001	
Caversham	9,695	9,533	9,265	
Mapledurham	3,034	3,005	3,046	
Peppard	9,571	9,495	9,277	
Thames	9,781	9,701	9,365	
All Cavershan	31,734	30,953		
All RBC	161,739	155,698	143,096	
DWELLINGS				
Wards	2016	2011	2001	
Caversham	4,425	4,225	4,027	
Mapledurham	1,244	1,179	1,210	
Peppard	3,945	3,843	3,661	
Thames	3,781	3,647	3,507	
All Caversham 13,395 12,894 12,40				
All RBC	65,551	62,869	57,877	



Christchurch Bridge

September 2017 sees the first ever Reading-on-Thames Festival (http:// readingplaceofculture.org/readingon-thames-festival/). We wish the festival every success and hope for many more. Reading's rivers are an excellent backdrop and inspiration for local arts and community organisations.

Looking back, and a view of the future

Looking back over 50 years, Caversham might have been a very different place today were it not for the extraordinary work of many dedicated volunteers who cared passionately about the place they live. They leave a precious legacy, having captured records of a rich local heritage and established a degree of protection for it. We pay tribute to all of their work, which has ensured that Caversham is a place where everyone can be glad to live, work or relax.

While it is important to reflect on what has been achieved in the past, and to feel pride that CADRA has played its part in protecting and enhancing the life of Caversham, there will continue to be things to improve as well as to safeguard. All organisations need to move forward to stay healthy. As we look forward to the next 50 years in Caversham, we hope we can all work together in meeting the challenges of changing times ahead.



Transport

Sharing Our Streets – Achieving the Vision

Reading Borough Council (RBC) officers invited CADRA to discuss possible road and footway improvements in the centre of Caversham, to which the owners of St Martin's Precinct are contributing funds as part of their planning approval. At the meeting on 25 August a 20mph zone and improvements for pedestrians were considered.

The extensive package of measures, designed to reduce the dominance of motor traffic and improve the pedestrian experience, is likely to include footway level pedestrian crossings, side road entry treatments and widened footways. Many of the measures have been drawn from the *Sharing Our Streets – Achieving the Vision* initiative launched by CADRA and Caversham Traders Association in 2014.

Council officers have undertaken to examine and develop the suggestions in sufficient detail to prepare cost estimates before presenting them to the Council's Traffic Management Sub-committee in early 2018. A community-wide consultation will then take place to allow the designs to be refined. It is hoped that the Council will be in a position to start implementation of a scheme in the second half of 2018.

Highmoor Road/ Albert Road

Further discussions between Reading Borough Council (RBC), CADRA and the Highmoor/Albert Road Campaign (HARC) are scheduled to take place in mid-September to review road safety measures at the hazardous Highmoor Road/Albert Road junction and consider what additional improvements might be needed. Previous meetings resulted in the installation of additional yellow lines and other road markings. In his report into the fatal accident in May 2016, the Coroner expressed the opinion that 'urgent action should be taken to prevent future deaths and I believe that your organisation [RBC] has the power to take such action'.

In the report, the Forensic Collision Investigator from Thames Valley Police demonstrated that visibility is restricted at the junction and that it 'should be brought forward to improve visibility'. CADRA has campaigned for a similar alteration for more than six years.

Planning

Caversham centre

Within the centre of Caversham there have been recent planning applications for two prominent sites.

At the Spice Oven (on the junction of Church Road and Church Street) an application to change the use of the listed frontage buildings from a restaurant to two shops with two flats above and the rear of the site redeveloped as five flats has just been refused for overdevelopment of the rear of the site. Members of the Conservation Area Action Committee and CADRA worked with the applicant's architect to secure intended improvements and restoration to the listed frontage building that would have reflected its architectural history. We hope a revised scheme could incorporate these improvements and secure the long-term future of the building.

On the opposite side of the junction there is an application for an extension to the dental surgery on land currently used for advertising hoardings. The proposed building is modern in appearance and a lot of attention has been paid to how to develop this awkwardly shaped plot.

Both sites fall within the proposed extension to St Peters Conservation Area, and investment to improve their appearance would be welcome.

Gladman proposal, Peppard Rd, Emmer Green

CAGE, the group that includes residents' associations and South Oxfordshire parish councils, continues to oppose the greenfield development of 245 houses on the northern boundary of Reading Borough. It had been expected that the application would be recommended for rejection but this is no longer the case.

CADRA is concerned about the cumulative effects of developments on traffic congestion and pollution in Caversham and on public transport, school places and healthcare. The objectors have asked for the application to be 'Called In' for consideration by the Secretary of State. Matt Rodda MP (Reading East), John Howell MP (Henley) and Reading Borough Council support the 'Call In'.

The application goes to the South Oxfordshire Planning Committee on 6 September with a recommendation to approve. We will update members by email and in the next CADRA newsletter.

CADRA's objection can be viewed at **www.cadra.org.uk**, with further information at **www.cagedunsden.org**.



The Heights Primary School

In July, the Education Funding Agency (EFA) announced it had submitted a planning application for The Heights Primary School at Mapledurham Playing Fields, and it held two public exhibitions. The plans can be found on the Council website (Planning Application Number 171023). CADRA remains neutral on where to site the school but felt it was appropriate to comment on the safety and traffic implications of the planning application.

Also in July, RBC launched a consultation on the amenity value of the EFA and FIT4ALL proposals for the site (tinyurl.com/yc4h4wuc). The consultation is due to close on 25 September.

Possible extension of St Peters Conservation Area

CADRA members have been closely involved with a detailed, community-based review of the St Peters Conservation Area. The resulting comprehensive draft appraisal makes a good read (see **www.cadra.org.uk**). It sets out a wide range of recommendations for conserving and improving the area. The most significant proposal is the extension of the Conservation Area to include the Church Street/ Bridge Street junction, the whole of Bridge Street, and Caversham Bridge itself. This important entry-point into Caversham includes a mix of distinguished build-ings from a wide range of periods.

A community consultation in July and August attracted over 150 responses. These are now being summarised before submission to the Borough Council, who will decide whether to accept the recommendations.

The appraisal is part of changes in Conservation Area policy across Reading: RBC has set up a volunteer Conservation Area Advisory Committee (CAAC) which offers advice to the Council and provides expertise from community and other groups from across town. CAAC includes several CADRA members. The eventual aim is to review and update all of Reading's Conservation Areas. St Peters in Caversham is among the first to be reviewed, and CADRA has also contributed an updated summary statement for Caversham's other Conservation Area at Surley Row.

About CADRA

Our aim is to *preserve and enhance the quality of life in Caversham and the surrounding District*, or, in other words, that Caversham should always be...

...a great place to live!

We work closely with Reading Councillors and Officers, other local groups, the Police, companies and individuals, always avoiding party political bias.

Together, we can make it better.

We issue two newsletters a year, hold two public meetings, write columns for the *Caversham Bridge* local newspaper and maintain a website with information on local issues and links to relevant official websites. The Facebook page (shown on the CADRA homepage) gives up-to-the-minute local news. You do *not* need to register with Facebook.

Contacting CADRA

Please write to the Secretary or better still, email us at **info@cadra.org.uk**. Please let us know if you change your email address.

Membership

Membership of CADRA is just £3 per year per household. New leaflets are available from Caversham Library or Waltons in Prospect Street, or from the Membership Secretary, Tel: 947 6984. You can join and pay online at www.cadra.org.uk/application_form.php.

The Committee

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- *Treasurer*: Stewart Bolton, 11 Graveney Drive, RG4 7EG, Tel: 948 2687
- **Secretary**: Linda Watsham, 159 Kidmore Road, RG4 7NJ, Tel: 947 8744
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Website: Lloyd Pople, Upper Woodcote Road

Planning: Liz Killick, Upper Woodcote Road; John Nicholls (co-opted), Sandcroft Road; Kim Pearce, The Mount; Malcolm Pemble, Shepherds Lane

Safer Caversham: Alan Wright (co-opted), Upper Warren Avenue

COMMITTEE SUPPORT

Transport: Paul Matthews, Albert Road; John Lee, Hemdean Road

- Planning support: Ray Emmett, Westdene Crescent
- Informal Links: Jo Munday, South View Avenue; Mo Prins, Haldane Road
- **General support**: John Boucher, Highmoor Road; Les James, Wincroft Road; John Roach, St Peter's Avenue

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The opinions expressed are those of the contributors.