

EC1 ECHO

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NEWS
Take part in our
new photographic
competition
P.2

FEATURES
Office life will
return – but it
won't be the same
P.6-7

CULTURE
Farringdon Road's
old bookstalls in their
1960s heyday
P.8-9


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▼
Artist Eloise Hawser is mining the history of newspapers



On the paper trail

An artist is exploring the rich newspaper connections in the area

● BY OLIVER BENNETT ●

Clerkenwell has long been an inky place. Home to three national newspapers and several magazines – including Samuel Johnson's old employer *The Gentleman Magazine*, said to be the first magazine in the world – it was once full

of printers, some of whom remain. It's also a short stride from Fleet Street in the City of London, the fabled epicentre of British newspapers, where the alleys leading from Holborn were home to the industry.

Now artist Eloise Hawser is mining that rich history, which would have

once seen the streets teeming with messengers, journalists and newspaper sellers barking their wares. A newspaper lover and collector, Eloise is creating a digital walk and interactive map showing the history of newspaper production and circulation in the area navigating the journalists, printers, dis-

tributors, and readers of the 250 years, under the title *News on the March*.

Working in a studio in Somerset House, Eloise, 35 (who has been part-funded by Culture Mile's Imagine Fund), is surrounded by her source material – pile upon pile of newspaper

● Continued on Page-3

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Waning Gibbous Waning Gibbous
84% / 0.54 90% / 0.55

EC1 Echo is the area's free community newspaper. We publish bi-monthly and distribute 7,500 free copies of each issue – and we will continue to do so during the ongoing public health crisis.

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NEWS



Retail therapy

EC1-based tech firm Appear Here is trying to fill the gaps in decimated shopping streets

The death of the high street has been a subject of concern since well before the pandemic. But after the chilling effects on Covid-19 on public life started to bite, it became more acute yet. In Clerkenwell, busy markets emptied out and some businesses have sadly closed, leaving gaps in the street.

There is one way forward, however, and that is the pop-up shop model pioneered by Appear Here, whose London HQ is based in Vine Hill off Clerkenwell Road. Described as the AirBnB of retail space, Appear Here has been around since 2012 and has an international presence – but the pandemic has given it an urgent new role. Some will have seen its effects in Exmouth Market over the winter period, where the empty Borough Wines store was used for a temporary shop. Empty again, on its window is now the Appear Here hashtag #savethestreet.

This model makes retail space more flexible and accessible, says Alice Ratcliffe, Appear Here's Head of Brand. "Previously, you had to take a store for five years and there was often an

"old boy's club" aspect to letting," she says. "Now you can have a go without being lumbered with a long lease. You can have a store for a week, month or year – the idea being that you can test your products or clothing brands or food concept on the market without making crippling mistakes. Retailers need a degree of flexibility these days and this provides it."

The Appear Here model opens retail business to a far wider section of society, argues Ratcliffe. "We found that 70 per cent of our database are women, and they tend to be from more diverse backgrounds." It is also about the way, quite aside from the pandemic, that retail is changing. Shops have become just one part of a wider retail offer that also includes e-commerce on the Internet and even events.

"It's less about 'popup versus permanent' and more about new ways to test ideas in the market and community building," she says. "And apart from stock, the retailers doesn't have to spend loads of money on it." This way, it helps keep money in the community, too: "If you buy from an independent, it's said that 63p

in the pound stays in the area, whereas that's only 40p with a multiple."

And landlords seem to like it – if they are broad-minded enough – as Appear Here keeps space occupied, particularly in central areas like Clerkenwell and Covent Garden where footfall has dropped dramatically. They get some discretion in being able to specify whether they want a florist, café or fashion store – although it can also be groceries and essentials. In upmarket Westbourne Grove in west London, the Notting Hill Fish Shop opened last year and has now become a permanent fixture on a road known for fashion brands.

With Covid continuing to ravage retail, Appear Here has acquired a new relevance. "With the numbers of unemployed and the closed shops – not to mention a lack of Government support – mean that there's an urgent need to look anew at retail streets. When lockdown ceases Appear Here advocates a retail version of the Chancellor's "Eat Out to Help Out" to help keep money in local areas.

Visit: [appearhere.co.uk](https://www.appearhere.co.uk)

2

Capturing Clerkenwell

Introducing our new photo competition

One of the few good things to emerge from the pandemic is that many people are exploring their creative sides a little more, from baking to drawing to making videos.

Which is why a new local photography award is about to be launched. In partnership with the Peel Institute and supported by *EC1 Echo*, local resident Chris Walker is creating the Clerkenwell Community Photography Awards – a way to bring out the photographic talent in our area.

"Clerkenwell is such an interesting area, with a diverse community, amazing variety of buildings and a rich history," says Chris. "The aim of the awards is to create an inclusive photography-for-all community project. We want everyone from schoolchildren with camera phones to older people with point and shoot cameras, to keen snappers with all the kit to capture Clerkenwell life from a wide variety of perspectives."

The competition will be free to enter and will have several age groups, and several different categories, such as people, places, abstract and reportage. Prizes will range from small cash awards and vouchers through to professional portfolio reviews, to spending a day with a professional photographer for up-and-coming young photographers. The best images will appear on a dedicated website as entries come in.

As the Peel's Community Manager Sara Bloch explained: "We all have our favourite parts or aspects of the local area, but there are people, places and everyday things we never really notice or come into contact with. By seeing the area through different perspectives we may feel more connected."

Adds Chris, "The website will be up and running soon as we'd like to start the contest in February. Then we can judge the shots in summer. We're planning an exhibition later in the year if we can find the right space, with an awards ceremony and prize-giving if the pandemic permits. It would be a great way for people to meet and chat about their shots, perhaps form little WhatsApp groups or a regular Clerkenwell Camera Club. Who knows?"

Chris and the team are aiming to get local businesses involved, either with sponsorship, prizes, event space and simply just helping put on an event. Watch this space as the *EC1 Echo* will be covering Capturing Clerkenwell as it develops. Meanwhile, anyone interested should contact Chris at photographyawards@peelinstitute.org.uk

NEWS

You'll never walk alone

Clerkenwell has been chosen as London's top area for sightseeing by a website featuring Covid-friendly walks around London

BY KEVIN ABBEY

After stepping down as head of a chain of travel agencies, London history enthusiast Kevin Abbey designed a set of walks that can be downloaded online and done without the need to be in a group, or with a guide.

"Looking at a tube map one day Farringdon Station caught my eye," says Kevin. "I was astonished at how many historic and fascinating buildings were all within such close walking distance, making it wonderful for a self-guided walk in our current circumstances."



"First there's the enormous building containing Smithfield Market. Then yards away I discovered St Bartholomew's Hospital, with its historic church, aptly described as 'an oasis of calm and prayer in the heart of St Bart's Hospital' together with a fascinating museum which tells the story of the early days of nursing."

"Nearby there's a Tudor Gatehouse that leads into the awe-inspiring Church of St Bartholomew's The Great, built on the site of 13th century priory. Not only does it have an amazing history and is so well preserved, it's often used for filming."

"There's Charterhouse Square, with its famous Priory; St John's Gate with the fascinating museum of the St John's Ambulance Brigade and The Priory Church of St John, with its 12th-century crypt. Just a few minutes is Clerkenwell Green, scene not only of past riots but also close associations with Karl Marx and various socialist movements."

Around the corner is the 'Clerks



Well', from which the area gained its name, and the Betsy Trotwood pub sitting above the railway tracks. Then I recommend a walk through the Peabody Estate, built thanks to the American billionaire philanthropist of that name and

finishing at Exmouth Market. If we're allowed to take exercise in lockdown and beyond then a solitary walk in Clerkenwell – or in your bubble – is something I'd recommend highly.

To find out more about the walk: Visit mylondonwalks.com

NEWS IN BRIEF

Green shoots

There's a new café opening in St James' churchyard

The park rangers' hut in St James's Churchyard was left empty last year after the previous resident, the Greyhound café, was seen off by the pandemic.

But there's good news. In March it's due to be reopened as Clerkenwell Kiosk under the management of Rosie Hore, who has coordinated the local Mutual Aid group and is also the listings editor for *EC1 Echo*. "It started when I got in touch with the parks service in Spa Fields to do a coffee cart there," says Rosie, who has lived in Clerkenwell since 2014. "Then the hut came along. I applied for it and luckily was successful."

Rosie is now going to transform



the small brick building into a café and community hub. One wall will become a noticeboard with "guitar lessons, meet-ups and all, as I

want it to be beneficial to the community", while there will be meat and dairy from Smithfield, fruit and veg from Chapel Market and a coffee machine from Italy. The space is about 2m by 3m so it will be cosy inside but with tables outside to allow more covers as the weather improves.

Parks have become very important during the pandemic, and as Rosie says, St James's is particularly welcoming, attracting dog walkers and families in its green spaces. She'll have to wait until the Covid scenario improves, but all being well Rosie hopes it will open on St David's Day – Monday 1 March. "I'm practising my recipes for Welsh cakes and rarebit," she says.

Continued from Page-1

back copies. What is her interest in this form, now assumed to be in decline and threatened by the internet? "I've always loved newspapers," she says. "As an artist I like their physical presence and fusing of pictures and headlines." Eloise is also interested in what she calls "the relationship between newspapers and public space" – how papers would be rushed to printers in this area, read in local coffee shops and pubs, and seized upon in the street as a primary source of news about world events. "I love that in the old coffee shops they would actually rent newspapers to customers," she says.

Eloise is interested in how newspapers had a physical impact on streets, with kiosks and newspaper vendors, who until quite recently fiercely protected their prized papers. "They still have a huge role to play," says Eloise. "We still see 'What the papers say' pundits on TV shows." Visit Press Tracker [presstracker.co.uk](https://www.presstracker.co.uk)

Holborn," says Eloise, who now planning to make a sculpture from the old papers and lithography plates she has collected over the years. "My plan is to mount them and pulp the paper, to make a baroque sculpture." Now Eloise is in discussions with the Barbican Library to create an exhibition.

Which brings Eloise to another aspect of her project – the pandemic. "The news has really accelerated over the last year," she says. "It brings back the idea that newspapers can capture the historic moment. I've been gathering papers for the period and am interested in the way they approach the story and how important they have been – despite that physical newspaper circulations have dropped by 40 per cent." At the same time, local news is stable and growing – including the *EC1 Echo*. "They still have a huge role to play," says Eloise. "We still see 'What the papers say' pundits on TV shows." Visit Press Tracker [presstracker.co.uk](https://www.presstracker.co.uk)

3

FEATURES

Brothers, where art thou?

The Charterhouse has rooms in its almshouses available for new Brothers – who can be of either sex but must be single and over 60. Here, resident Mansel David reflects on life and lockdown at Clerkenwell’s famous almshouse community

WORDS • MANSEL DAVID

What has life been like for me during the coronavirus? Well, as a Brother at the Charterhouse I have felt safe and well looked after. These are such unique circumstances and I feel difficult decisions have had to be made which were necessary for the community.

If I was not at the Charterhouse I would have felt very isolated. Before the pandemic hit, I was performing plays in theatres and taking guided tours around Ireland, but unfortunately both of these industries have been put on hold, so I have a lot more free time. I have found the routine at the Charterhouse has helped structure my day as we have set meal times and we all meet to eat and talk together in the Great Hall. During the pandemic we’ve changed the seating so we are very well



Mansel David at the Charterhouse



spaced out, and in lockdown, we collect our meals and take them away.

I have missed being able to meet up socially with friends and family and go out to do things around London,

but I am grateful that we have Charterhouse Square where I have been able to meet friends in a controlled environment. I am looking forward to the Charterhouse reopening its doors to the public, at the right time and in a way we can control. It is great to meet different people and it adds variety to our lives here.

Might the Charterhouse be the right home for you?

Lockdown has been tough for many in later life and may have raised questions of finances and accommodation. If you think you or someone you know might be eligible for a home at the almshouse please see details of this beautiful site and vibrant community on our website below and get in touch. We want to increase the diversity of our community and encourage applications from all who meet our criteria details of which you can find on the website.

See thecharterhouse.org/joining-the-community/almshouse/

4

Fine dining al desko
Make way for the high-end packed lunch

The packed lunch was once considered a lesser meal – indeed, some may remember at school that bringing in sandwiches in a Tupperware container was cause for cruel teasing.

But as with so many other matters, this has been changed by the coronavirus. And at Clerkenwell Kitchen, in Clerkenwell Close, managers Emma Miles and Laura Hearn are making packed lunches for local companies – but rather than the ham sandwich and crisps of yore, her packed lunch is a more toothsome affair with (for example) chicken and green olive casserole with fennel gratin and a dessert, the whole ensemble wrapped elegantly in a personalised biodegradable bag and delivered by electric taxi.

“In some ways it’s a bit like going back to school,” says Emma, who is currently making both packed breakfasts and lunches for local companies. “But this is proper food rather than sandwiches, and with the various elements in each package.” Add the finest sustainable and disposable crockery and cutlery, researched by Clerkenwell Kitchen, and it’s much more than

the offerings on the school trip. “We hope it’s more than sandwiches on platters too – although some companies still want those,” says Emma.

The idea arose after Covid’s long lockdowns temporarily put paid to eating in restaurants such as Clerkenwell Kitchen and the idea may linger into the long term. “I suspect that because of the behaviour changes that Covid has bought, packed lunches will probably continue,” says Emma, who claims that as an alternative to multiples, her packed lunches work out cheaper.

At present it is mostly companies that use the Clerkenwell Kitchen service, including fashion house McQueen, and you must give them at least 48 hours notice. But in the absence of an actual functioning restaurant it’s a good way of keeping this hospitality business alive – and it may well change the nature of a takeaway meal.

As well as the packed lunches, during the pandemic Clerkenwell Kitchen has also been doing Indian takeaways Friday nights with specialist chef Devyani Parmar.

Visit clerkenwellkitchenevents.co.uk



Remote control
Local tech comp any MER-IT is helping to get everyone online

According to a survey carried out last year by the Royal Society of Chemistry, as many as 40 million unused gadgets are sitting around in UK homes – adding up to an average of five unused devices per household.

Which is one reason why digital refurbisher ME-RIT decided to set up a company fixing used computers to give to the digitally excluded – a service that has found an urgent new focus with the home schooling necessitated by the lockdowns.

“Many schoolkids don’t even have a computer at home and are expected to go to school,” says Mercedes Oli of ME-RIT. “Other households don’t have broadband and rely on mobile data, which is more expensive and leads them into what we call ‘data poverty.’” In addition, many

older people in the community are not computer users, giving them a significant disadvantage at a time when information, services and communication technology is increasingly online.

To that end – and given the numbers of unused devices around – ME-RIT’s simple idea is to link up the “digital disadvantaged” with donated devices, with the ultimate goal of digital inclusion.

The company takes all kinds of computers, old and new. “Lots of people have a good computer that runs an old operating system,” says Oli. “But they’re neither capable nor have the time to repair and upgrade it – which is where we come in.”

Some think their old computers are too obsolete to give, but ME-RIT can us older computers to provide repair lessons for young people. “The only ones we can’t take are CRTs (Cathode Ray Tubes, like old televisions),” says Oli. “And as well as people’s own old computers companies are a rich source, as they often only use computers for three to five years.”



There’s another drawback in that people often don’t give their old tech devices away as they either don’t know how to take their old files off or fear security loss – in which case ME-RIT can take out the old hard drive and give a certificate to that end.

Some may already know ME-RIT – which has three directors and one volunteer – as they were supported by the Peel Centre in second lockdown. “We do these because hardware and software is the new reading and writing,” says Oli, who is running a new traineeship in February from ME-RIT’s new premises in Finsbury Business Centre. With Islington Council and the City of London due to join forces with the company, digital inequality should soon be a thing of the past.

5

FEATURE



Fit for purpose

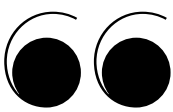
With his new Clerkenwell outlet, Amar Lodhia wants to change the perception of the takeaway

In the pandemic, it’s a sad fact that many shops and cafes have closed. But there have been openings too – including Fit Kitchen which began in mid-January at the end of Cowcross Street in Smithfield.

As the name suggests Fit Kitchen has a new kind of ethos, and owner Amar Lodhia – a vegan himself – is pioneering a fitness and food takeaway mix.

“The very word ‘takeaway’ sets up the idea of poor health,” says Amar, 37. “Our view is that the body needs an MOT every so often and that delivery food can be part of that. Although it’s fast food it doesn’t have to be bad for you and can be very beneficial for people who care about their diet as well as dieters.

We have pizzas under 600 calories and gluten free offerings.”



Fit Kitchen’s mission has been to make it simple for people to lead fit and healthy lives



Fit Kitchen has been going for three years using a mix of tech and delivery. With the company Amar and his colleague, chef Toby Kuttig, now hope to “challenge Uber and Deliveroo, both of whom make a significant percentage from the customers.” They will use freelance riders to keep costs down. Once a sports model, Amar also wants to integrate workout programmes with food.

His idea seems to have traction. Amar recently won a case against Sainsbury’s and Waitrose who infringed his trademark (the logo and name was conceived by Amar’s late sister) by selling Fit Kitchen branded ready meals. He is now ready to roll out more sites. “Fit Kitchen’s mission has been to make it simple for people to lead fit and healthy lives every day.”

For more information
Visit fitkitchen.uk.com



A growing concern for place, ecology and belonging could herald a new age in which makers are again accorded the status they deserve, writes Yvonne Courtney

Now is the time for a radical rethink in what we value. City centres have been hollowed out by the Covid virus. London has been devastated with office workers and tourists staying away, resulting in many shops, cafes, pubs, salons and other small businesses remaining closed.

The City’s Lord Mayor, William Russell, has established a Culture & Commerce Taskforce with the CultureMile programme, to tackle the “cultural catastrophe” caused by the pandemic, with those in the creative, tech and financial industries exploring ways for London’s cultural and commercial sectors to support creative businesses and maintain London’s competitive edge.

“By repurposing the area’s handsome warehouse and workshop buildings so that they once again become a hive of industrial activity

Participating in one session, I found broad agreement that office buildings planning and licensing use needs to be more flexible, to free up lobbies and upper floors to be used in more inspiring ways – such as for installations, performances, exhibitions, pop-up markets, etc – to attract workers, local residents and visitors.

It’s clear that offices won’t be as fully occupied as they were previously. Instead a hybrid model emerges of people working from home, at local hubs and a central offices. All those repurposed buildings offering rows of co-working desks for start-ups, mobile consultants and entrepreneurs will likely have to rethink their business model.

If we consider the surging interest in making, combined with the UK’s new post-Brexit role in the world, spaces to prototype and manufacture products makers want to take to market could turn out to be just what cities need to fill their buildings and reboot the economy.

“It’s not just lads with beards,” says Tony Butler, executive director of Museum of Making, set to open its doors this spring inside Derby’s Silk Mill – said to be the world’s first factory, built in 1702. “That culture of making resonates everywhere.”

Could the pandemic take Clerkenwell full circle – by repurposing the area’s handsome warehouse and workshop buildings so that they once again become a hive of industrial creativity? And could some of the shiny glass buildings in the neighbouring City become creative ‘laboratories’ and ‘farms’ for future innovations? Such a shift in building use will require a new mindset by freeholders, landlords and councils – to effectively reset land values and building rents and rates, that have priced out many in central London.

Certain major fashion and furniture companies are already expressing their intention to bring manufacturing back to the UK, in order to avoid shipping delays caused by Covid regulations and Brexit bureaucracy. Given the strong interest in creating and repurposing, we are entering an auspicious time to transform city centres into nexuses of creativity and productivity once more.

Yvonne Goff Courtney is the founder of repurposed hybrid clothing label @collagelondon and a freelance design PR advisor and writer. CollageLondon was recently awarded the Imagine Fund by the Culture Mile programme.

The future’s in the balance

Charles Armstrong, founder of the Trampery co-working spaces, says the way we work has changed forever. Here he explains how areas like EC1 could get back on their feet

In early 2020, governments around the world responded to the pandemic with stringent restrictions on travel and gatherings. With the forced closure of offices, millions of people who’d spent their adult lives commuting to work each day suddenly found themselves working at home.

Thus has 2020 has become a global experiment in remote working, powered by video calls and online collaboration. But it has also been a mass experiment in a radically different way of using the city – with commuting removed from the equation. Those millions of people have now developed a more intense relationship with their neighbourhood. Some have seen a spontaneous upwelling of community support: at the same time, for many this has been a period of suffering and loss. Homeworking has not been easy for those living in cramped high-rise apartments, or parents with school-age children. But having experienced life without a daily commute, few seem eager to return to their previous pattern.

Some of the most potent images

of the pandemic have been of windswept city centres, with deserted streets and offices and these places will be dramatically affected. Demand for office space in these locations will never return to its previous level despite the wishful thinking of commercial landlords. The value of property is likely to decline significantly.

What will happen to office rents is, literally, the billion-dollar question. A district with a 95/5 mix between offices and housing might need to switch to a new balance of 60/40, with a panoply of leisure and community facilities.

Which is why I think this might be a good time for areas like Clerkenwell. A lot of the answers

“2020 has become a global experiment in remote working, powered by video calls and online collaboration”



lie in the area’s history. Although the climate has changed it has always been an area with a great mixture of work and residential, and that stands it in good stead for the future. Before the end of the 19th century, most city centres were a tangle of housing and businesses. This is the structure to which they must now return.

People talk of Shoreditch but it was Clerkenwell in the 1980s that started trends like co-working and mixed live-work spaces, where I started the Trampery in St John Street in 2009. Again, recombining residential and commercial needs in neighbourhoods will return. There’ll be more localised living and working, with more integrated communities. Fewer people will come to the area just for work and rush hours won’t be so intense.

This will be good for culture and lifestyle and will offer routes for lower income people to take up offices. Neighbourhoods like Clerkenwell need shared work-spaces that people can access within walking or cycling distance of their homes.

To satisfy this some current offices must be converted to

facilities to host meetings. Large corporations are likely to retain their own dedicated locations, while there will be an explosion of demand for flexible, open-access meeting facilities to serve small and midsize businesses.

This might help the social dislocation that has happened in many cities, where office districts were desolate at evenings and week-ends. They can now become far more diverse, filled with activity and different groups of people at all hours of the day and night and districts like Clerkenwell will have a vital function as gathering points. Infrastructure like Cross-rail will still be good for EC1 – but the lack of a commute will also be good for suburbs and dormitory villages, which were often abandoned during the day, struggling to maintain basic community infrastructure like shops, cafes and clubs.

It goes without saying combined-use areas must provide a variety of other facilities such as schools, cafes and grocery shops, so as to foster strong, diverse communities where people both live and work. In place of today’s narrow view of “homes” and “offices”, its foundation is a holistic understanding of all our needs. The pattern of small office spaces alongside residential will adapt and the loser will be large commercial development, which is why I believe the City will have more trouble adapting than Clerkenwell. I’m optimistic for the area.

Going down the hub

Finsbury Business Centre is reinventing itself for life post-pandemic

The plight of offices in this year has been much remarked. Amid the economic damage caused by the virus, there’s been a lot of discussion as to whether people will actually return to them – and whether companies will want to shoulder the bills any longer. Some have gone into administration.

Which is why FBC – when it went down from 95 per cent occupancy to 56 per cent in a few short months – decided to change tack.

“Some businesses here were doing well and others were not,” says Ian Hudson, who with his brother Hugh manages FBC. “We suddenly had empty space that

wasn’t doing anything.”

Ian and Hugh put their thinking caps on and agreed that the traditional commute into the city was not going to come back in the same way. So in tune with Covid-19’s revival of local spirit they decided to bring footfall back by targeting charities and “ethical businesses with social value”, offering them lower rental costs.

These include ME-RIT, the computer refurbishers [see page 4] which needed a bigger space having been in the crowded Peel Centre.

“We’d rather have charities use the space and develop the business centre as a place of community interest,” says Ian. “In some

cases we can accept services instead of cash.”

As well as bringing a new spirit to the FBC the brothers see it as a way to anticipate the future. “There’s always going to be a place for offices, as many of us find it difficult working from home,” says Ian. “We need that interaction with people. It brings social value and keeps local businesses alive.” But while there will be a “thrill” when workers begin to return after the vaccination programme, he believes the Monday to Friday format will never be the same again.

Along with Islington Council’s Inclusive Economy, the Hudson’s hope to bridge the gap between

the “have and the have nots”, aiming to help lower-waged people who have ideas but not the infrastructure.

“We think this model could work if it rolled out across the world,” says Hugh. “It would have the benefit of knitting communities more closely together in urban areas like ours, rather than have a commercial and residential divide. And most importantly, it would offer affordable workspace.”

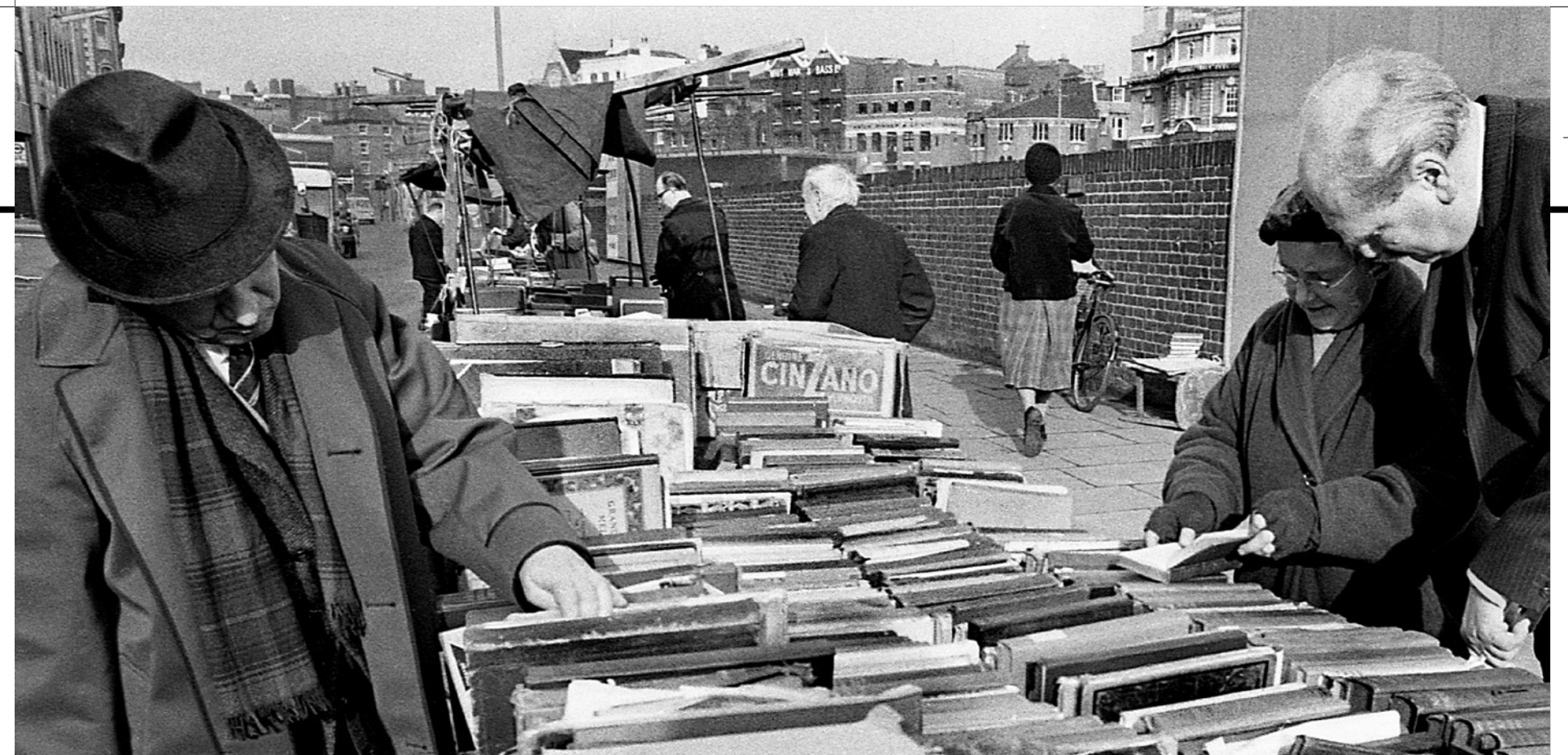
The Hudson’s are optimistic about the future of the area. “I think there will be an influx of people with certain ideas who will come together,” says Ian. “With Crossrail, Farringdon will be among the best connected places in the country and following Covid-19, we should make sure that benefits everyone in our area.”

www.finsburybusinesscentre.co.uk

“It would have the benefit of knitting communities more closely together in urban areas like ours”

Leaves on the line

Libby Hall's photographs show Farringdon Road's old bookstalls in their 1960s heyday



It seems unlikely but Farringdon Road was once London's equivalent of Paris' Left Bank – if only in the sense that it was a place to find stalls selling second-hand books. Along a dusty stretch on the eastern side of the road from Clerkenwell Road southwards, by the railway line, there was a line of stalls full of old books, where bibliophiles would browse as cars and trains sped past.

The bookstalls are said to go back to 1869 when one James Dabbs began to sell theological books. This kick-started a cluster of sellers, who jostled alongside costermongers and the dealers grew in numbers.

These photographs by Libby Hall, who lives in Hackney, give much of the flavour of the “book barrows” and she has given the *EC1 Echo* kind permission to reproduce them. At the time Hall worked as a press photographer and took the pictures incidentally as she worked across the road in 1966, becoming a customer herself. “I do miss those

wonderful bookstalls even though they used up a considerable chunk of my then meagre wages,” she told blog *Spitalfields Life*. “It was impossible to pass by without having a look – but then what treasures there were to be found!”

Other customers included John Betjeman, Spike Milligan, CLR James and Iain Sinclair. Sometimes, rare gems were uncovered including the original plates of David Lucas's *Constable's Landscape Scenery*, now at the Tate. Elbows were apparently sharp at the stalls and George Jeffery, whose family dominated the stalls until they faded out in the late 1980s, presided over the high point of the week on Saturday morning. Clerkenwell-born Jeffery had been a printer and saw action in the war, leading to a “take no prisoners” attitude to buyers. At its height Jeffery sold 2,500 books a week, sometimes clearing country houses of their libraries to sell in Farringdon Road. Perhaps his books grace local shelves still.



HISTORY

10

11

FEATURE

Remember the days of the old schoolyard

Half a century since it closed, Mark Aston remembers Yusuf Islam’s alma mater, old Hugh Myddelton School – now luxury flats

While schools across the country are semi-closed temporarily due to Covid Pandemic safety measures – and Clerkenwell Parochial School on Amwell Street sadly faces closure – it’s time to remember Hugh Myddelton School – one of EC1’s most endearing seats of learning and a beacon to the nation. Today, with its entrance in Sans Walk, the late 19th-century school building complex still

Hugh Myddelton old school, 1920s
All photographs courtesy of Islington Local History Centre



Old school exercise class, 1906

stands proud, its distinctive towers a reminder of its former use. Few realise this was one of the largest Board schools to be built in London and an educational showpiece to inspire the country.

A closer look at the history of the old Hugh Myddelton School – 1892-1971 – seems timely. ‘Hugh Mydd’, as it was affectionately known, offered learning and activities far beyond its time. Its name became synonymous with progressive education. It was named after a 17th-century Member of Parliament and entrepreneur, whose New River brought fresh drinking water to London – a new start for a site with a unsavoury history.

The school enjoyed an auspicious start. It was opened on 13 December 1893 by the Prince of Wales – later King Edward VII. This was the first time that the School Board had been honoured by a royal launch, appropriate with the school’s status as the biggest and most expensive

yet built by the Board – and a public exorcism of the old prison site on which it stood. As a souvenir, the Prince was presented with a golden key, made in Clerkenwell, that featured a prison on one side and a school on the other.

“It boasted a large assembly hall on each of its three floors, and individual classrooms to accommodate 2,000 schoolchildren”

For the previous 250 or so years, the site housed various prisons: latterly, the Middlesex House of Detention, infamous for the ‘Clerkenwell Explosion’ of 13 December 1867, caused by Irish nationalists and killing 12 residents on Corporation Row whose earlier sobriquet had been ‘Cut-throat Lane’. The House of Detention closed in 1886 and was bought by the School Board for £20,000 two years later. The prison was mostly demolished, leaving only the chief warder’s three-storey stuccoed house just inside the site. The perimeter wall was also kept and these are the only parts of the prison to survive above ground. The main school building, designed by School Board archi-

tect Thomas J Bailey, was built in 1891–93 at a cost of £42,944 (approximately £3.6m now). It boasted a large assembly hall on each of its three floors, and individual classrooms to accommodate 2,000 schoolchildren. Music lessons and physical education were early important features of the curriculum and Hugh Mydd opened its doors for evening classes too and the Clerkenwell special school opened alongside it: a single-storey building, with an extra-wide corridor to

tion College, while its component parts gained Grade-II listed status in 1994, including the perimeter wall. In 1999 the college was sold to Persimmon Homes and converted into flats and offices and redevelopment – now called Kingsway Place – was marketed under the name ‘1892’, the date that can be seen on the School Board’s plaque on the main building. The playful shrieks of Hugh Mydd’s students have not been heard from over the school’s walls for half a century. But if passing, spare a thought to this unique seat of learning – it may just remind you of the days of your own schoolyard.

Mark Aston is Local History Manager at Islington Local History Centre. Islington Museum, Finsbury Library, 245 St John Street, EC1V 4NB. Currently closed due to Covid-19 restrictions

School athletics team, 1960



ease movement for 150 disabled children. A deaf-and-dumb school was later rebuilt as the Rosemary School for infants, facing Woodbridge Street. Clerkenwell was bombed during both First and Second World Wars and in the latter conflict suffered bomb damage. While many schoolchildren were evacuated, some remained and the school continued to teach.

Hugh Mydd taught two students who both became well-known musicians. Gerald Bright, best known as ‘Geraldo’, was a popular dance-band leader during the 1930s and 40s who returned on occasion to entertain the children. Later, Steven Georgiou attended the school in the mid-1960s and became a popular singer-songwriter, performing as Cat Stevens, before changing his name to Yusuf Islam. Among his many hits was (Remember The Days Of The) Old Schoolyard – a homage to his days at Hugh Mydd, perhaps? Sadly, dwindling pupil numbers during the 1960s called time on Hugh Mydd, whose primary pupils had already moved to new buildings in nearby Myddelton Street in 1964 and it closed in July 1971. The old school premises then became part of Kingsway Princeton Further Educa-

Re-opening time

Writer, pub aficionado and Clerkenwell old-timer Johnny Homer can’t wait for the area’s excellent pubs to open again

One of the many things to emerge from the Covid-19 pandemic is a realisation that pubs matter. Certainly, as someone who was born and bred in EC1, I am only too aware of how important pubs are to our area – and how special some of these pubs are.

We are again in lockdown as I write these words, and I hope that by the time you read them we might have returned to some kind of ‘normal’ which will allow pubs to open and trade (although in what form is anyone’s guess).

Meanwhile, here are a few of my favourite EC1 pubs, past and present, with some personal history. Until I was ten we lived in Braithwaite House, Bunhill Row. My parents’ local was the nearby Artillery Arms, a compact but atmospheric local that still ticks all the right boxes today.

We then moved to the Earlstoke Estate in Spencer Street, the pub of choice becoming the New Red Lion, St John Street. The pub attracted a mix of customers but at heart was a real local’s local with a clientele that could have come straight from an episode of *Minder*. The guv’nor was Arthur, an old school landlord and something of a local legend. They don’t make pub landlords like Arthur anymore. The New Red Lion (not to be confused with the Old Red Lion further up St John Street) was a truly great example of a proper London boozier.

The pub is still with us today, now calling itself the Dame Alice Owen. I hate it when pubs change their name, but here there’s at least a nod to local history.

The EC1 area is culturally diverse and historically fascinating, something reflected in its many pubs. A stroll around St Luke’s, for instance, might involve

a light and bitter at the Britannia in Ironmonger Row, a reassuringly old school street corner local, or a pint of cask at the Old Fountain in Baldwin Street, its name inspired by London’s first outdoor public swimming pool, the aptly named Peerless Pool.

While many of the pubs I once knew around Goswell Road have sadly gone, the Old Ivy House

I am also partial to a glass of something crafty at the Craft Beer Co (formerly the Clock House) in Leather Lane, while the Sutton Arms in Great Sutton Street has an authenticity about it that is hard to beat.

But when the pandemic has been finally conquered, there are a handful of Clerkenwell pubs at the top of my list to visit including the Sekforde in Sekforde Street and the Betsey Trotwood in Farringdon Road, which is one of our most essential watering holes, atmospheric and slightly bohemian. An evening of good beer (courtesy of Shepherd Neame, Britain’s oldest brewery), a bite to eat and some live music or stand-up is hard to beat here. Even the distant rumbling of tube trains underfoot is comforting.

Since it opened in 1996, I have loved and frequented the Jerusalem Tavern in Britton Street (pictured). I love the beer (from Suffolk’s St Peter’s Brewery) and I adore the almost tangible sense of history that hangs in the air. There has been a Jerusalem Tavern in Clerkenwell – in one form or another with slight variations of name – since the 1600s and this latest incarnation is wonderful.

Finally, I often make a point of nipping into the Peasant in St John Street. A grand old former Truman’s pub, it was the George and Dragon in my day and it was here that I downed my first pint in the company of my dad. This was, without a doubt, a landmark event.

Built in 1889, this hand-

well great pubs abound. The Crown, rather swanky these days, has looked out at Clerkenwell Green since at least the 1740s, although the current building is of 1815 vintage. The Three Kings in Clerkenwell Close remains resolutely quirky, and I love the nearby Horseshoe too, a slice of the old working class Clerkenwell.



“The EC1 area is culturally diverse and historically fascinating, something reflected in its many pubs”

Johnny Homer was born at Bart’s and has lived most of life with an EC1 postcode. He is a journalist, broadcaster (BBC Radio London) and author of several books, including Clerkenwell and Islington Pubs, City of London Pubs and Brewing in London, published by Amberley, www.amberley-books.com

LETTERS

Revive Leather Lane

Debby Lee
Leather Lane, EC1

W e are forming a local action group to support Leather Lane Market, and want to approach Camden Council and our Councillors and MP to ask for support to save the famous London shopping hub. Once a thriving retail street now (not just due to Covid-19) the market has declined and in the past five years has become a food outlet servicing the local workforce, leaving very little reason for the residents of EC1 to visit. Since March last year, with the loss of approximately 80 per cent of the footfall and people not coming in the workplace, the market has totally shrunk to about five stalls. This is devastating to our local small businesses, that have strived to survive.

One idea is for the market is to open at the weekends, as a Farmers Market and a vintage/ flea/tabletop market where people can have ad hoc pitches like an inner London car boot sale. The response to this idea has been overwhelmingly positive. We now wish to lobby the council and if there are any readers that have ideas and connections to listening ears at Camden, and would like to be part of a committee to put forward ideas and participate in this community initiative, we would really like to hear from you at savelleatherlane@gmail.com

Call out for EC1’s energy experts

Nicola Baird
Islington Faces, N1

Crisis is definitely an over-used word at the moment. We all know about the Covid-19 health crisis, but there is also a climate crisis. Already 2020 has been billed by the EU’s Copernicus Climate Change Ser-

vice as the hottest year on record for Europe, and ties with 2016 for the warmest year ever recorded.

Global warming is making our planet hotter. Higher temperatures will lead to more extreme events including wildfires, droughts floods and food shortages and millions of people could be affected.

Thinking about the impact man-made climate change is having on the planet can feel very uncomfortable. It can also feel rather far away from Islington and our own homes. That’s why Islington Faces is running a new set of themed interviews to be called #EveryoneHasAnEnergyStory

The plan is to ask Islingtonians from EC1 to Archway what they find confusing or challenging about heating, eating and getting around in a low carbon way. Then we’ll look for local experts who have an answer tailored exactly for people who live or work in Islington.

“People struggle to save money and have warmer homes, often with negative consequences for their health and wellbeing,” says Paula Vandergert, chair of trustees for Islington Faces. “This initiative aims to support Islington communities by connecting people with energy questions with the people with energy answers locally. We hope it will make a really positive difference.”

To kick start the process we need to find out what you find challenging or difficult about tackling climate change locally. Please email your questions to islingtonfaces@gmail.com or pop on to our Facebook page. More info at islingtonfacesblog.com/energy-story Twitter and Instagram: [@islingtonfaces](https://twitter.com/islingtonfaces)

Watch for Covid scams

Regan King, Pastor,
The Angel Church,
Chadwell Street, EC1

A ttempts to scam our initiative at The Angel Church and People’s Army Islington have been made since Christmas Eve. I’d like to alert care-givers across Clerkenwell that attempts might be made by unscrupulous people who may try to piggyback on initiatives to gain funds. Please be aware and vigilant – but don’t stop caring for our local community.

FINANCE 12

On the money



With the third lockdown under way life has been financially difficult for many. ITV This Morning’s money saving expert Emmanuel Asuquo offers some advice

The Covid-19 pandemic has seen a lot of people take a drop in income and for some the 20 per cent drop caused by furlough has been enough to put them in overdraft and other debt. For those who are struggling I always ask: how much does it cost to be you? Get to grips with your money. Look at your outgoings, your travel, utilities, living costs, food – and if you’ve got kids how much it costs each month to get by. You have to really understand that number and your real monthly income.

A lot of people are worried about losing their jobs. It’s hard but you can’t simply wait for that to happen. What you need to do is add value to yourself by retraining and seeing if your skills can be moved into online roles and adapt to the new situation. It’s a big change but none of us have seen this situation before. Look at the free materials and resources on the Open University and others. It may only cost you time. Don’t wait till you become redundant. Stay alert. A lot of people may say they’re too old, or its not for the likes of us. But the skills of the older generation are enormous. Sit down and analyse your life skills and experience and think about targeting industries where you can really thrive.

Examine your priorities too, including your treats. The free school meals campaign is important and we all agree that feeding

possible go to cheaper places like Aldi and Lidl and don’t just go into the supermarket – plan for meals so there’s less wastage. Take packed lunches if you go out to work. If you have children have a snack list. When children are at home they’re bored and they eat so account for their daily snacks.

Many people don’t have that discipline but necessity often brings it out of them. In a situation like we’re in, we must understand the importance of an emergency fund as we can’t always rely on work, the Government or Universal Credit. Have some self-assurance and put more money into savings. It’s empowering.

I grew up in Tower Hamlets and couldn’t afford the basic stuff that others took for granted – trainers, school shoes, clothes. With school trips you’d be one of the few kids left back in class. But for me, from a council estate, I wanted better in life. My parents weren’t born in the UK and didn’t have that opportunity but it became my motivation. I lived close to Canary Wharf, and looking at those buildings through my bedroom window became my vision board. My mum would shout if I left the light on, and I’d see all those buildings with lights on.

Some people save and don’t enjoy life while others spend in a YOLO spirit and that instant gratification is helped by the Internet. But there has to be balance and I remind young people that no one posts on social media when life goes bad – only when it’s good. Also, self-worth can’t be gained by a car, iPhone or a fancy restaurant. Understand your value and you’ll enjoy a better life.

There’s a lot that’s wrong with the world but I looked at the things that were in my power, like being on time, being positive, friendly and achieving something every single day. I’ve had so many rejections and learned a lesson from each of them. Getting a mentor is a good idea.

I understand what it’s like to not have anything. I can’t lie that I’ve never resented people born into very wealthy lives. But for me my wife and kids are the things that are most important to me and the most important things in life are free. This year we’ve lost a lot of people from Covid-19. So let’s look at what we do have in common, foster a true community ethos – and teach our children how to manage money and avoid debt. Visit emmanuelasuquo.com

This illustration of Briki café in Exmouth Market is by local illustrator Chan Sagoo, whose firm Chi Chi Illustrations is based in Clerkenwell www.chichillustrations.co.uk



Anastasia Georgousis explores the emergence of a Greek community in EC1

To walk anywhere in London is to be immersed in a soundscape of different languages. But for the Greco-phone, walking down Exmouth Market, you’ll rapidly discover you’ve stumbled into a Hellenic enclave.

This micro-community has emerged thanks to a small cluster of Greek businesses providing a meeting point for local Greek families and the many Greek students attending universities in the area.

The small area between Exmouth Market and Farringdon Road plays host to the specialist Greek coffee shop Briki (see the illustration, above) GReat Bakery Delicatessen and GReat Grill House, taking the baton from Greek-Cypriot restaurant Kolossi Grill which has been around since 1966.

Greek life is heavily focused on food, so it is natural that these eateries are provide a connection to home for Greeks living in London. As co-owner of GReat Bakery, Delicatessen and GReat Grill House, Dimitris Bardanis, explains: “They are looking for something which they cannot find in their local shop. We grow up with very specific things and when you are away from home, you are looking for them. Of course Nutella is an example. We grow up with another brand. The taste reminds you of home.”

Elena Gagani, a Master’s graduate of The Business School (formerly Cass) says that it is common to hear lots of Greek-speaking students in the area, with many studying either at Cass or City universities. “As an overseas student, it is always nice to have a community of like-minded people from your own country that share similar experiences with you. Especially in the beginning, it is, most of the time, easier to connect

LISTINGS

TALKS

Book28 Library Workshop
Tue 2 Feb, 7–8pm, Online

Talk and interactive workshop on LGBTIQ+ literature and libraries. Book28 is an LGBTIQ+ library held at the Clerkenwell’s Outside Project.

Free
Visit lgbtiqoutside.org

Treasures from the Museum of the Order of St John
Wed 10 Feb and Wed 17 Feb, 7pm Online

The next talks in this series discuss the museum’s Italian Renaissance pharmacy jars, and a miniature bust of the Order’s 49th Grand Master, Jean de la Valette.

£5–£20
Call 020 7324 4005
Visit museumstjohn.org.uk

EXHIBITS

Playing Democracy
Until Sun 4 Apr
Barbican Centre EC2Y 8DS

A giant two-player game of Pong, the latest installation by artist Ling Tan, explores the principles of democracy.

Free
Call 020 7638 4141
Visit barbican.org.uk

Jean Dubuffet: Brutal Beauty
Thurs 11 Feb – Sun 23 May
Barbican Centre EC2Y 8DS

An exhibition celebrating the French artist Jean Dubuffet (1901–1985), one of the most singular and provocative voices in postwar modern art.

£5–£18
Call 020 7638 4141
Visit barbican.org.uk

Wish You Were Here: 151 Years of British Postcards
Thurs 1 April – Sun 2 Jan
The Postal Museum WC1X 0DA



Celebrating the 151st anniversary of the British postcard and its iconic role in connecting people for more than a century and a half.

£16 (with entry to the museum)
Visit postalmuseum.org

V-TOURS

From the Human to the Divine: Sculpture Near St Paul’s
Sat 6 Feb, 5.30–7pm, Online

Discover the City of London’s public sculptures in and around St Paul’s Cathedral and Temple Bar with guide Ildiko Bitai in this live-streamed tour.

£10
Visit templebartrust.org

YOUTH

Friday Night Lights
Fridays, 7–9pm
St James’s Clerkenwell EC1R 0EA

A chance for young people aged 11 to 16 to play games, make friends and explore the Christian faith.

Free
Call 020 7251 1190
Email andy@inspirelondon.org

MUSIC

We Love The Betsey Too
Available now, Online

This online festival is now available on YouTube and Facebook, featuring a varied lineup of musicians in support of one of Clerkenwell’s favourite pubs.

Free (donations welcome)
Visit thebetsey.com

LSO St Luke’s Friday Lunchtime Concerts
Fri 12, 19 and 26 Feb and Fri 19 March, 12.30pm Online

Make the most of your lunch break and enjoy a free, 45-minute informal concert at LSO St Luke’s, streamed online.

Free
Call 020 7638 8891
Visit iso.co.uk

City Academy Songbirds Taster Session
Thurs 4, 11, 18 and 25 Mar, 7.45–9.45pm
The Old Finsbury Town Hall, Rosebery Avenue EC1R 4RP

Try out for the Songbirds, a female-only choir that meet weekly to sing an eclectic mix of material, from musical theatre to pop, rock to jazz, Motown to soul.

£15
Call 020 7042 8833
Visit city-academy.com

Submit your listing
We can include low-cost community events taking place in EC1. For the next issue, email the details of your event to info@EC1Echo.com

DANCE

Solo Jazz and Charleston 101
Available now, Online

Get ready for Swing Patrol’s return to Exmouth Market with this four-week solo jazz and Charleston course.

£40
Visit swingpatrol.co.uk
Email info@swingpatrol.co.uk

Sadler’s Wells & BBC Arts present ‘Dancing Nation’
Available now, Online



Watch the Dancing Nation dance festival in three hour-long programmes on BBC iPlayer and download a free digital programme at the link below.

Free
Call 020 7863 8198
Visit sadlerswells.com

SOCIAL

The Peel’s Remote Social Club
Available daily, Online

Until they can meet in person again, join the Peel for free daily group activities including the popular stretch and relaxation class, bingo and singing.

Free
Visit peelinstitute.org.uk
Call 020 7837 6082

COOKING

Family Kitchen
February–March (dates TBC)
Online

Six-week healthy cooking and lifestyle programme for families to learn to cook, eat and enjoy healthy meals and lifestyle together.

Free
Call 020 7527 2304
Email familiesforlife@islington.gov.uk

Listings compiled by Rosie Hore
Because of possible Covid-19 restrictions, dates and times might change, so please check with the venue first.



Lavinya Stennett (historian, writer and founder of the Black Curriculum) is one of four mentors Credit Nicole Ngai ©

Fusion Prize winners announce groundbreaking new curriculum for cultural production

Culture Mile is the City of London’s cultural district, stretching from Farringdon to Moorgate. Led by the City of London Corporation, with the Barbican, Guildhall School of Music & Drama, London Symphony Orchestra and the Museum of London, its five core partners work together on creating a vibrant, creative area in the north-west corner of the Square Mile. Recently, in partnership with Foundation for Future London, Culture Mile announced The Pattern as the first recipient of their inaugural Fusion Prize. The award called for innovative programmes designed to foster the fusion skills needed for London’s children or young people, helping them thrive through cultural experiences in the modern workplace.



Naeem Davis, co-founder of BBZ London, will mentor a group with a focus on developing equitable projects for Black Trans voices Credit Campbell Addy ©

“ This initiative that supports young Londoners stands as a call to action ”



Ayo Fagbemi and Nate Agbetu, Play Nice founders and creators of The Pattern Credit Abdou Nije ©

Created by Nate Agbetu and Ayo Fagbemi, The Pattern is an incubator scheme and curriculum designed to give future community leaders, cultural producers and aspiring creatives from underrepresented groups the tools and infrastructure they need to develop community projects.

The first cohort to take part in The Pattern will be made up of four groups who will be mentored through a curriculum which focuses on four main practices: Research, Ideation, Curation and Production. Participants will be guided through various stages of cultural production, introducing them to research methodologies, interview techniques, idea formation, story development, budgeting, and negotiating. Following this, each group will be granted £5,000 each to bring their projects to life in partnership with some of Culture Mile’s core partners including the Barbican, London Symphony Orchestra, Guildhall and the Museum of London.

Each group will be driven by briefs from individual, established cultural curators including Lamisa Khan (founder of Muslim Sisterhood), Naeem Davis (co-founder of BBZ London), Lavinya Stennett (historian, writer and founder of the Black Curriculum), and Noga Levy-Rapoport (ambassador for the UK Student Climate Network). The briefs range from developing an equitable and sustained project for Black Trans voices to materials for supporting and sharing care within communities.

This initiative that supports young Londoners stands as a call to action to develop more equitable futures for diverse voices and is structured to help mentor young people into being the change that they want to see in the world.



SPONSORED CONTENT

To find out more about the Fusion Prize and explore what's happening in and around Culture Mile, simply visit www.culturemile.london or follow @CultureMileLDN on social media. For more information on The Pattern, Visit playnice.london



What we do

Here at *EC1 Echo* we do things differently. We combine professional journalism with voluntary contributions from people who live and work in the area and create content which is responsive to and reflective of the community.

These are challenging times for print media with many newspapers closing and advertising revenue in decline, but our not-for-profit model offers a new approach to creating local journalism which is inclusive and accountable.

How you can help

As a not-for-profit publication, started by The Peel, a longstanding Clerkenwell charity, we rely on the generous support of our community. We look to our readers, who recognise the value of independent journalism, to help support us.

You can do this by becoming a member either as an individual or as an organisation. See the rewards opposite and once you’ve decided what package you would like, visit EC1Echo.co.uk/join

Individual rewards

- £3 per month upwards:** Name in print and online, pin badge
- £5 per month upwards:** Name in print and online, pin badge, tote bag, paper posted to you every month

Organisational rewards

- £10 per month:** Name in print and online, 10% discount on advertising
- £20 per month:** Name and logo in print and online, 20% discount on advertising
- £50 per month:** Name and logo in print and online, 40% discount, six free small adverts per year

We would like to say thank you to our members:

CDJ Wilcox, Daniel Winn, Laurence Colchester, Diana Alsobrook, Sarah Falconer, David Chapman, Tania Cohen, Brian Jones, Veran Patel, Katrina Fialko, Mirela Popoveniuc, Sarah Wood, Stephanie Pietraszkiewicz

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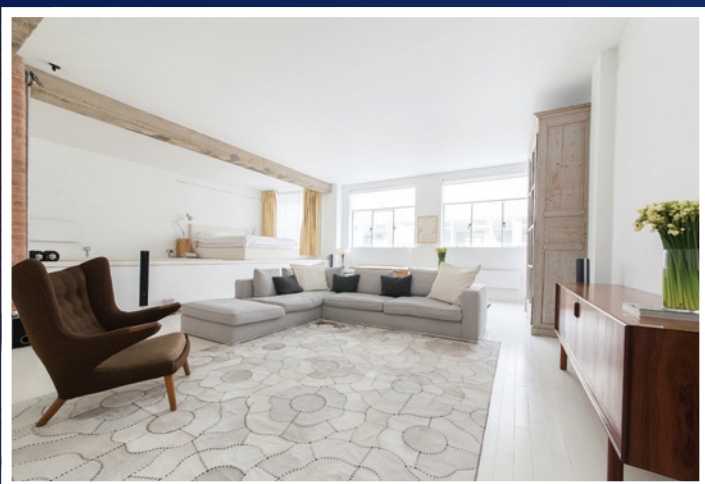
St John Street, EC1 - £1,900,000 Freehold

This spacious five bedroom Georgian Townhouse benefits from many period features, including high ceilings, original wooden floorboards and a large private garden.



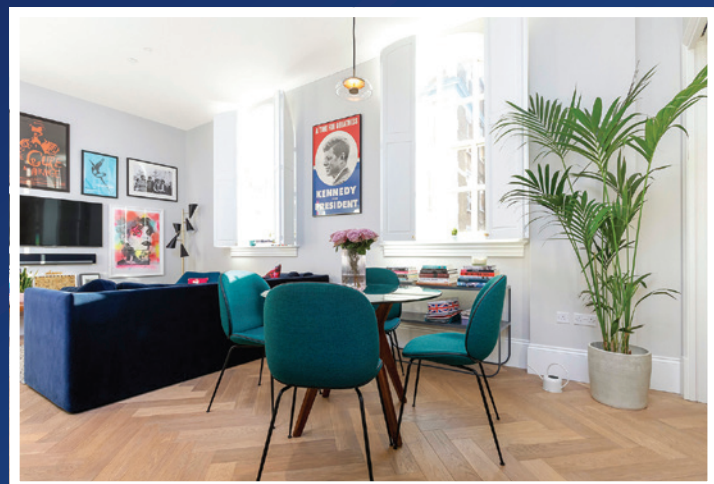
Mecklenburgh Square, WC1 - £3,750,000 Share of Freehold

A very rare property to the market, an outstanding Grade II listed triplex maisonette with views overlooking the private gardens of Mecklenburgh Square.



Ziggurat Building, EC1 - £1,150,000 Share of Freehold

An exceptional first floor studio apartment in the Art Deco styled Ziggurat Building that consists of an open plan studio room, bathroom and a kitchen with integrated appliances. The property is finished to an excellent standard and offers incredibly flexible living space.



Rosebery Avenue, EC1 - £900,000 Leasehold

A stylish one bedroom apartment finished to an extremely high standard. The apartments within this 19th Century Weights & Measures Office achieve precisely the right balance.

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