

# BROCKLEY



# SOCIETY

News Sheet No.2

July-August 1974

## FOUR LANE HIGHWAY THREATENS BROCKLEY

A four lane highway could cut across the area between Lewisham Way and the railway line...! Wickham Road and Friendly Street could be turned into major traffic routes...!

These along with other depressing proposals are put forward in a report on South East London Traffic and Environmental Problems (SELTEP) published by the G.L.C. in conjunction with the London Boroughs in the S.E.

It is particularly depressing for they have trumped up the same old solutions to the same old problem i.e. more traffic demands more roads... more traffic means more noise and dirt, more carbon monoxide and lead pollution, more accident hazards (especially for young children), more disruption of residential communities etc., etc.

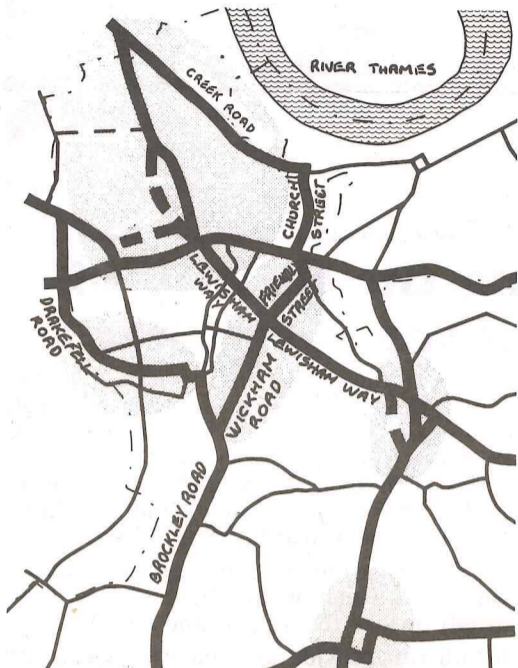
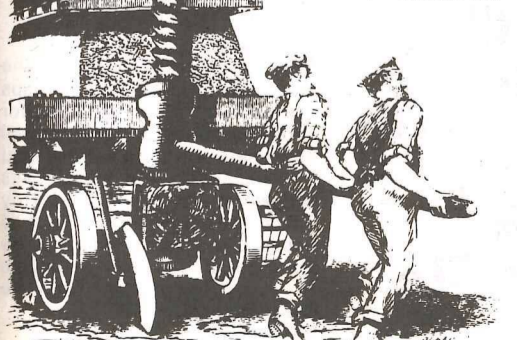
The G.L.C. commissioned the well known traffic consultant Colin Buchanan to do an appraisal of S. E. London. He came to the conclusion that the area as a whole could be divided into small localities, residential, commercial or industrial in character and that these areas should not be broken by major traffic routes... "within the cohesive area environmental needs should come before everything else. Any road network should be between them not through them". (According to

### Over Three Tons

The first collection of waste paper amounted to over 3 TONS and this in spite of most people being given not much more than a week's notice!

The cash received for the 3 ton load was £50.88... at that rate there should be a reasonable sum in the kitty by the end of the year. Ideas are wanted on how best the money can be spent on improving the area.

Would anyone prepared to spend an hour or so on the first Saturday of the month to help with the collecting please contact Bill Turner (01-692 1496)... children especially welcome. Special arrangements can be made if you want your paper/Cardboard etc. collected during the month i.e.: shopkeepers, schools etc.

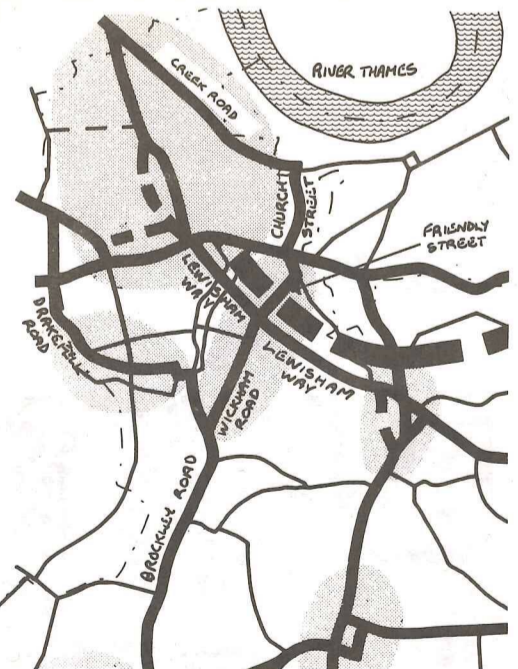


Map 1 shows the proposed basic major road network.

Buchanan's appraisal Wickham Road runs through a "cohesive residential area", as does Friendly Street and Drakefell Road.

Having spent good public money on employing the eminent gentleman the G.L.C. then totally ignored his recommendations... and proceeded to draw various road networks that seem to pay little or no heed to environmental or local community needs.

if this were not enough they also propose various motorway sections to compliment the major road network. (Was this not the council that won the last G.L.C. elections on the platform that it was "against all motorways...")



We are getting together with other groups throughout S.E. London, to work out constructive alternatives in an attempt to solve the problem that we feel is primarily created by commuter and road haulage traffic, rather than by local traffic.

According to press reports the Lewisham Council is very much opposed to the Report and they are holding a number of Public Meetings throughout the borough to gauge the reaction of the residents affected by the proposals. (See back page)

## No. 61 SAVED

The first application to demolish a 'period' building, since the official declaration of the Brockley Conservation Area has been turned down by the members of the Lewisham Planning and Development Committee (25.7.74). It was agreed to adopt the recommendation of the planning officers, namely "that the existing building, 61 Breakspears Road, should be retained and converted with possible side and rear extensions".

Both the Brockley Society and the Manor Avenue G.I.A. Residents Association lobbied the officers and councillors concerned, as it was felt that to allow demolition would have set a damaging precedent opening the way for similar applications, resulting in the erosion of the existing housing stock that goes to make up the distinctive character of the area.

The Society hopes that it might be possible to adopt a general policy regarding the threat of demolition to 'period' buildings within the Conservation Areas throughout the borough.

Every consideration should first be given to converting the existing building(s) provided it is basically sound and that demolition should be considered only as a last resort if the building is totally beyond repair.

Such a general policy would not only save the

time and money of the applicant but also the valuable time spent by the councillors and officers reviewing the applications.

The Society wishes to thank Cllr. Ed Bickley for supporting the recommendation under standing orders.



### CONSERVATION PLEA

One of the aims of the Lewisham Borough Council in declaring this a conservation area is to preserve its character. The council have indicated to builders in the April edition of "Outlook" the types of improvement that are not acceptable in conservation areas... "Examples of the type of work frowned upon by the planners are: replacing sash windows with the metal casement type, using red tiles in a slate tile street, unnecessarily pebbledashing brick facades and replacing the original panelled front doors with flush doors. Builders are also asked to conceal external pipes, restore cornices on windows and generally make sure that the character of the house is not lost."

If you want general or specific advice in these matters consult Mr. John Marchant at the Planning Department Lewisham Town Hall, 01-690 4343.

## WANTED WASTE PAPER

NEWSPAPER OLD MAGAZINES  
PACKAGING CARDBOARD  
OLD DIRECTORIES  
ETC., ETC., ETC.  
(Please no Plastic)

## COLLECTED

Your Waste Paper will be collected on the first Saturday of the Month. All we ask is that you tie it up in movable bundles...

**THE NEXT TWO COLLECTIONS WILL BE ON SATURDAY AUGUST 3rd AND SEPTEMBER 7th BETWEEN 10 a.m. and 4 p.m.**

### SPENDING THE MONEY

*Part of the money received from the sale of the waste paper will go towards the running cost of the SOCIETY and producing the bi-monthly news-sheet, all of which will be kept to a minimum. The bulk of the money, it is hoped, will be spent on schemes to improve the appearance and amenities of the Area.*

## SAVE WASTE PAPER

## RESIDENTS 'NO' TO COMPULSORY PURCHASE OF MANOR MEWS

At an Extraordinary Meeting of the Manor Avenue G.I.A. Residents Association on 23rd May, residents voted against compulsory purchase of lands in the Mews but agreed to mixed development.

The question of compulsory purchase was first raised about 2 years ago when the Manor Avenue General Improvement Area was brought into being by the Council. Since then the Residents Association has actively been considering the options that exist for the future of the Mews within the Manor Avenue G.I.A.

Some form of development seems inevitable in the future but the proposal adopted at the meeting advocates that it should be confined to land willingly made available by owners and residents. It is hoped that the proposal will promote a scheme that will result in a mix of development of council, private and housing association houses.

## HIGH STANDARD

All planning applications would be closely scrutinised to make sure they conformed to a high standard of architectural design, by a watch committee within the Brockley Society.

The next step will be to enter into discussions with the Council and it is hoped agreement in principle to Mixed Development (without compulsory purchase) can be achieved without undue delay. Following that, a planning 'envelope' will be drawn up establishing such things as road lines, building heights, maximum depth of plots, etc. This last point is an important one for the gardens are an essential amenity as over 90% of the buildings within the G.I.A. are multi-occupied.

Sepp Ronay (Chairman G.I.A. Residents Association)

## Road Representatives

Adelaide Avenue 34-60	Mr. & Mrs. James	No. 38	Lewisham Way	Mr. Charles Smith	No. 176a
Avon Road	Mrs. C. Cronin	No. 2	160-186 and 228-238	Mrs. Jenny Varney	No. 166
Beverley Court	Mrs. Alloway	No. 2	Rokeby Road	Mr. & Mrs. Johnson	No. 25
Breakspears Road	Beverley Court Residents Association			Miss Parish	No. 21
	Miss M. Anderson	No. 44		Mr. Davies	
	Mr. Harris	No. 90	St. Margarets Road	Mr. Chamberlain	No. 31
	Mr. & Mrs. H. W. Gray	No. 43		Miss A. Devereux	No. 38
Chalsey Road	Miss Glover	No. 30	Tressillian Road	Mr. & Mrs. Fisher	No. 81
Charnfield Road	Mrs. Coral Collett	No. 38		Mr. & Mrs. W. Turner	No. 104
	Mr. Alan Bennett	No. 36		Mr. K. Mayers	No. 118
Crescent Way	Mr. Scott	16a Tressillian Crescent	Tressillian Crescent	Mr. J. G. Scott	No. 16a
Darling Road	Treasurer Mr. & Mrs. F. Huthwaite	No. 9	Tremaine Close	Mr. R. Crawford	No. 9
	Mr. & Mrs. Heywood	No. 14	Tyrwhitt Road	Mr. Timothy Cantell	No. 62
Drake Road				Mrs. L. Byrne	No. 86
Geoffrey Road	Mr. D. Seymour	No. 108		Mr. R. H. Brown	No. 91
Glensdale Road	Mr. J. W. Park	No. 3		Mr. & Mrs. P. J. Wright	No. 10b
Harefield Road	Mr. F. W. Stone	No. 45	Upper Brockley Road	Mr. McClenaghan	No. 61 Flat B
	Vice-Chairman			Mr. & Mrs. Paul	No. 121
	The Rev. M. Munns	No. 25	Wickham Road	Chairman Mr. John Moreland	No. 47
Hilly Fields Crescent	Miss Ann Gallagher	No. 19		01-691 1141	
Manor Avenue	Ms Viv Thom	No. 66		Mrs. Margherita Colombo	No. 1a
	Mrs. Sue Davidson	106 Manor Avenue	Wickham Gardens	Mr. Sepp Ronay	No. 39
	Secretary Mrs. M. Warman	No. 12a		Mr. S. Thorpe	No. 11
Montague Avenue	Mrs. Pond	No. 14			

# WANTED: OLD POSTCARDS MAPS & PHOTOGRAPHS



## An Exhibition tracing the History of Brockley is planned for November

We are looking for information by way of photographs, old press cuttings of local news items, personal experiences, memories, local advertisements... in fact sources of all kinds that will help to piece together a History of Brockley.

Speaking with some of the older residents, a picture of a semi-rural community is already emerging. Can you help to fill in some of the gaps?

Perhaps someone you know climbed the stile

to cross Hilly Fields on the way to the School for Middle Class Boys or Highleigh House Girls' School in Tressillian Road. Perhaps you yourself walked the gaslit streets with their black and yellow lamp-posts. Have you some old wedding photographs taken at St. Peter's Church?

We will treasure anything and everything you offer which would be understood as strictly on loan for copying and return.

If you can provide any material please tell your Road Representative or ring Gill Heywood 01-692 6977 so that a suitable time can be arranged.

## Annual General Meeting

- "Can anything be done about neglected, unoccupied houses?"
- "Could we have an adventure playground on Hilly Fields?"
- "I'm too old now to keep my front garden tidy. Can the Society help me?"
- "Gardens used as dumping-grounds."
- "How can I get the landlord to carry out repairs...?"
- "Clear up 'White Post Lane' back of Tyrwhitt Road."
- "Advertising columns in the News Sheet; i.e. sale and wanted, baby sitters, pet minding, gardeners swap list, etc., etc."
- "Removal of unsightly advertisement hoardings."
- "Bigger and better trees throughout area."
- "24 hour parking ban on lorries, coaches, trailers, etc."
- "Need for more play schools, etc."
- "A community centre."

These were some of the printable comments and ideas put to the Road Representatives when they went round the area in May.

There will be an opportunity to air your views on all these and other items which will form the Agenda for the first Annual General Meeting of the Brockley Society planned for October. The date and place for the meeting will be announced in the September/October NEWS SHEET.

## S.E. LONDON TRAFFIC PROBLEMS

LEWISHAM COUNCIL

## Public Meeting

8 p.m.

FRIDAY 19th JULY

at

South London Technical College  
Lewisham Way, S.E. 4

(See front page)

# Friendly Gardens Extension

The Planning Group designed an alternative scheme for play/park space in the area which linked and extended the already existing open space, without making it necessary to demolish the houses in Oscar Street, Lucas Street and the remaining houses in Albyn Road and Friendly Street.

Prior to a public enquiry held at Deptford Town Hall on Tuesday

7th May at 10 a.m., members of the group contacted the residents in the area to discuss the council plans.

## IMPROVEMENTS

Although about a third of them were pleased they had the chance to be rehoused, many were extremely concerned about the future of the area and their homes. They felt that their

houses were structurally sound, and with improvements such as bathrooms, damp proofing etc., which some owners had already carried out, these were good homes for young or old couples and small families. The nature of the area with its quiet streets, trees and close knit community contributed to the friendly atmosphere which was not possible once people were split up, rehoused with strangers in new flats and the long standing communities and other amenities of such areas were destroyed.

## ENQUIRY

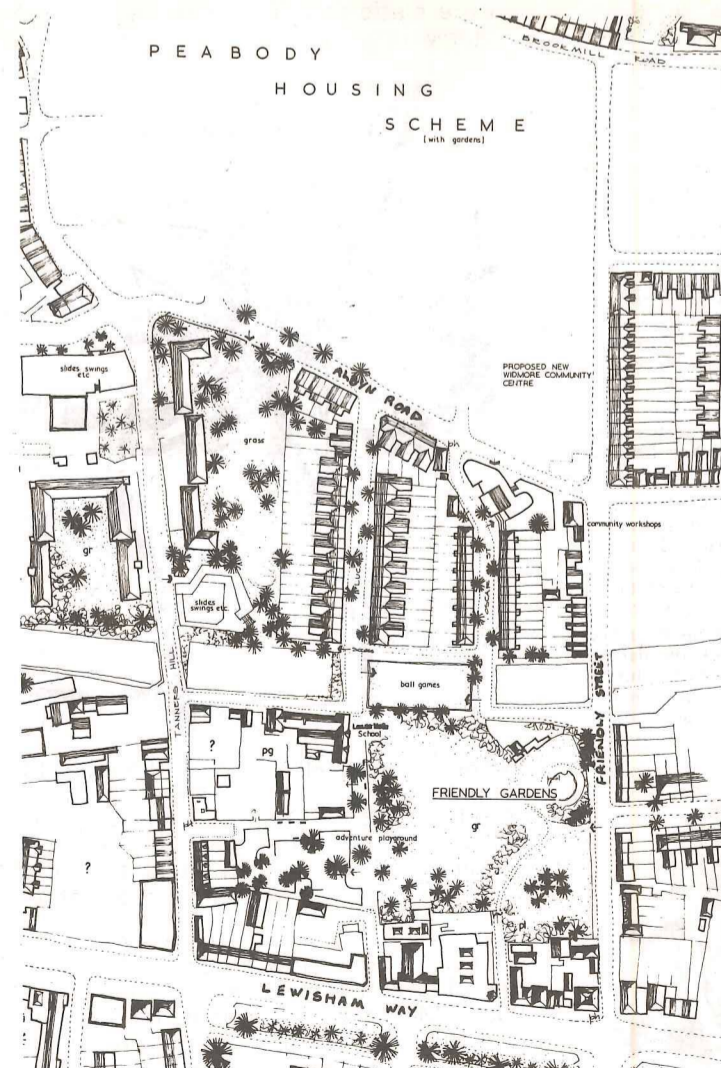
The public enquiry was fairly and thoroughly conducted, but the residents were dissatisfied by its officialdom and the lack of opportunity for them to express their feelings.

Following the presentation of the alternative plans at the enquiry, a meeting was arranged for Sunday 12th May with the Chairman of the Planning Committee, Councillor Taylor, and Councillor Walker; Chairman of the Amenities Committee. At this meeting, the alternatives were discussed and the councillors saw round the area. It was suggested that a deputation of Lucas Street residents and the Brockley Society should present their case and a petition on Tuesday 25th June to a full meeting of the Lewisham Council Planning Committee.

## ALTERNATIVES

After the presentation of the plans, using illustrative maps and slides, Councillor Taylor asked the officers of the council to prepare a report for the next meeting, using the alternatives suggested by the Brockley Society. In the meantime it is hoped to invite councillors to see the area and meet the residents to gain support for the alternative scheme.

Viv Thom.



## WASTE PAPER GROUP

Bill Turner (01-692 1996), Shirley Glover, Keith Mayer, Viv Thom, Fred & Brenda Huthwaite, John Moreland.

This group is concerned with the publicising and collection of waste paper throughout the Brockley area, the money from which provides for the running costs of the Society and the production of the News Sheet, though it is hoped that the bulk of the money will be spent on schemes to improve the appearance and amenities of the area.

At present most of the road reps. are doing the collecting of the paper, the group would welcome any offers from anyone (especially children) who would be prepared to spend an hour or so on the first Saturday of the month to help with the collecting.

## NEWS SHEET GROUP

John Moreland (01-691 1141), Peggy Fisher, Don Harris, John James, Bill Turner, Gill Heywood, Linda Byrne.

This group is responsible for the production of the bi-monthly News Sheet. Don Harris has done most of the layout work and John James the composing and printing.

If you wish to contribute to the content/production of the News Sheet please contact John Moreland.

## ADVISORY GROUP

Sue Davidson (01-692 8933), Viv Thom, Jo McClenaghan.

Set up to provide general information on such things as improvement grants/standard planning procedure/tenants and landlord rights etc. (it is particularly concerned with the problems facing tenants and landlords when the latter wishes to carry out an improvement scheme...)

The group is at present involved in discussions with Cllr. E. D. Bickley on the possibilities of setting up a Brockley Neighbourhood Council.

## COUNCILLORS' ADVISORY SERVICE



Cllr. E. Bickley 01-692 2410  
(Planning)  
Cllr. C. Cole 01-692 5838  
(Housing)  
Cllr. C. Cook 01-692 2239  
(Social Services)

## Working Groups

From the road reps. a number of working groups have been set up, if you have any ideas, comments, etc. or wish to join any of these please contact the convener of the particular group.

### PLANNING GROUP

Chris and Juliet Johnson (01-692 1553), Tim Cantell, Jo McClenaghan, John Moreland, James Scott, John Park, Stephen Thorpe, Chris Wilson.

This group is primarily concerned with all planning applications affecting the Brockley Conservation Area.

They are also studying the implications of the controversial GLC South East London Traffic Study (Public Meeting: 19th July at S.E. London Tech. 8 p.m.)

They have put forward possible play/park sites as an alternative to the present Lewisham Council proposal to extend FRIENDLY GARDENS involving the demolition of homes in Oscar St./Lucas St./Albyn St. etc. These alternatives are being worked out in conjunction with the Manor Avenue G.I.A. Residents Association and the residents of the houses threatened with demolition.

### EXHIBITION GROUP

Gill Heywood (01-692 6977), Don Harris, Keith Mayers, Stephen Thorpe, Jenny Varney.

At present preparing an exhibition in conjunction with the Manor House archives section to illustrate the past 100-200 years of Brockley history. In addition to material already collected an appeal is being made to people in the Brockley area who might have old postcards/photographs/maps etc., so that copies can be made for use in the Exhibition. It is hoped to present the exhibition sometime in November.

### AMENITIES GROUP

Rev. Morris Munns (01-692 6336), Viv Thom, Sepp Ronay, Don Harris, John Moreland, Frank Stone, Sue Davidson.

This group is studying what facilities already exist and what people feel are needed; especially with regard to the young children and the older folk of the area.

With the view to the possibility of providing a Brockley Community Centre, various visits have been made to other community centre projects to get ideas on the financing and setting up of a centre.