

## THE 1983 BROCKLEY MIDSUMMER FAYRE

### Mews Development

Public Meeting - 21st February -  
St. Peters Centre

The Brockley Society called a Public Meeting, chaired by Diana Warren, with Gill Heywood and Chris Johnson, to discuss the various issues raised by the possibility of mews development, and the need for mews improvement in general. We invited members of the Council to attend and those present included Cllr. Dowd, Mr. B. Sheldon and Mrs W. Chaplin (Planning Department) Mrs Brady (Housing Department) and Mr. Murphy (Public Health). High attendance at the meeting demonstrated the strength of public feeling on the subject.

On the whole, opinion was against any development in the mews, and although planning applications are being submitted constantly, few people present welcomed the prospect, mainly on the basis of increasing density and the complicated question of mews maintenance. While the idea of the 'preparation of a planning and design brief to control future development and assist in improving the mews' was agreed with in principle, it was felt that such a brief might be seen as encouragement to mews development.

It was asked whether public opinion would carry any weight regarding mews development and Cllr. Dowd pointed out that a conservation area protected existing buildings and did not apply in the same way to a new area of development. There was more planning applications passed than refused and that public objections must be very specific and that a general disapproval was not sufficient. However, because planning permission has been granted in one case, it does not automatically follow that it will be in another. It was suggested that the lack of basic services in the mews might act as a natural restriction to development.

Continued overleaf...

This year's Fayre is to take place on Saturday, June 18th between 2 p.m. and 6 p.m. on Hillyfields

Varied and interesting events are planned for the main arena including appearances by; The Downham Majorette's, The East Dulwich Guides

Handbell Company, 'Us-Chickens', Mr. Massanandra and his Punjabi Dancers; a Tug-o'-war team will take on all-comers, there will also be Balloon and Pram Races. Stalls and side-shows including puppets, inflatables, Medieval stocks, the armed - forces, the

Lewisham Playbus and lots, lots more for both young and old.

Make it a date in your diary now.... the more who come the better the day.

See you there!!

The organisers would love to hear from anyone who would like to help on the day. As a steward, looking after a stall, setting-up or clearing away..... if you have an hour or two to spare on June 18th then ring Crissi on 01-692 1478 or Malcolm on 01-691 7769, or just turn up.



Everyone agreed that the mews were seriously neglected, and had become a dumping ground for fly-tippers, insanitary eye-sores and hazardous for pedestrians.

The suggestion of the formation of Management Committees for each of the mews aroused little interest, and it was felt that the Council should take over the responsibility for the cleansing of the mews. A pilot study of Ashby Mews was proposed to locate the owners of each property that backs onto the mews, as now that the properties are freehold it is uncertain what owners obligations are. A figure of £37,000 was quoted as the cost of tarmacing each end of the mews, as a preliminary step. Gating at each end was generally thought to

be a worthwhile step towards preventing fly-tipping which remains the most immediate problem. The Councils responsibility for cleansing only extends to putrifiable rubbish, and does not include items such as mattresses, old furniture or builders rubble. A public dump closer than that situated in Bromley, possibly in Sydenham or Deptford would help to alleviate some of the problem. It was agreed that lighting in the mews was desirable, but the question of who would pay for this remained unsolved.

The Council agreed to answer several questions which arose from the meeting and promised to forward these to the Brockley Society as soon as possible.

## Planning Applications since January '83

### CONVERSIONS

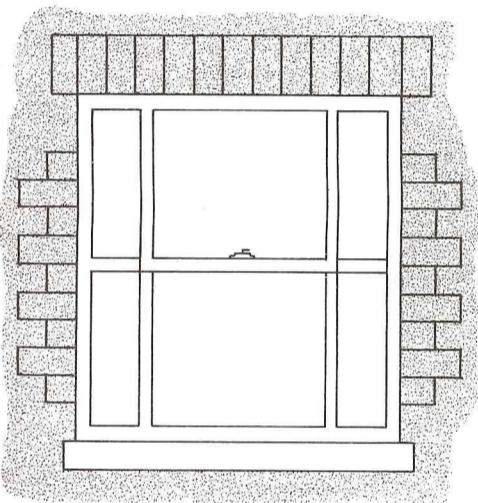
15, Cranfield Road,

44, Chalsey Road.

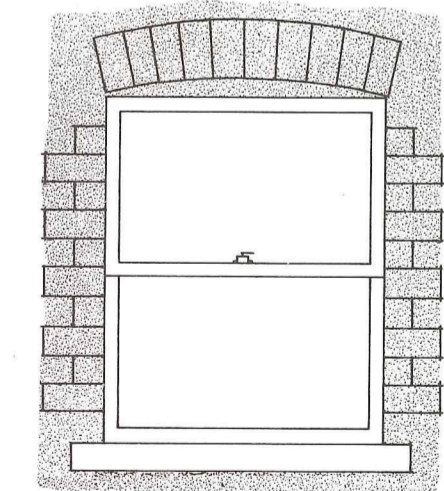
109, Tressillian Road.

63, Breakspear Road - a good conversion.

109, Upper Brockley Road.



145, Upper Brockley Road - an ugly rear window was originally proposed. An upright sash window to match existing type was recommended at the Conservation Advisory Committee



14, Manor Avenue - a flat roofed extension was originally proposed. A pitched roofed extension with an upright sash window to match the other back windows was recommended

5 & 7, Manor Avenue - 3 storey rear extensions with external staircases - permission was granted.

78, Tyrwhitt Road - an external rear staircase - these are not usually welcomed unless well designed.

38 & 39, Rokeby Road - these are semi-detached and are among the oldest in the district. They were very pretty but their roofs were stolen around Christmas 1982, and their side porches are being destroyed by vandals. The owner says that they will be repaired as soon as Improvement Grant Approval is given.

### NEW FLATS

The land behind Rokeby Road and 68-98 Malpas Road on the site of the garages.

36 flats were originally proposed in 7 blocks, 2 and 3 storeys high. The Brockley Society and some neighbours objected to this because they thought that houses with gardens were more needed locally, (as for example behind 29-45 Breakspear Road). The land is next to the Conservation Area and the pleasant backs of the houses in Rokeby Road and Malpas Road are overlooked, and so the style could be much more in keeping with these.

### FLATS

Tennis Courts Site Cranfield Road.

The flats are completed and look quite well near the big tree. Unfortunately they were built with their windows on the face of the brickwork, not set in 4½" as Victorian windows are, which give some light and shade to a wall.

The Planning department tried to enforce the repositioning of the windows but this was not possible because of a technicality.

### FLATS

53, St. Margarets Road - land at the rear.

This house has recently been well converted, and now there is an application for 4 more flats in a 2 storey building, and 7 car parking spaces. This proposal leaves no one with any usable garden.

### SHOPS

Brian Whitty's shops. 71-77 Upper Brockley Road.

Change of use of land at the rear

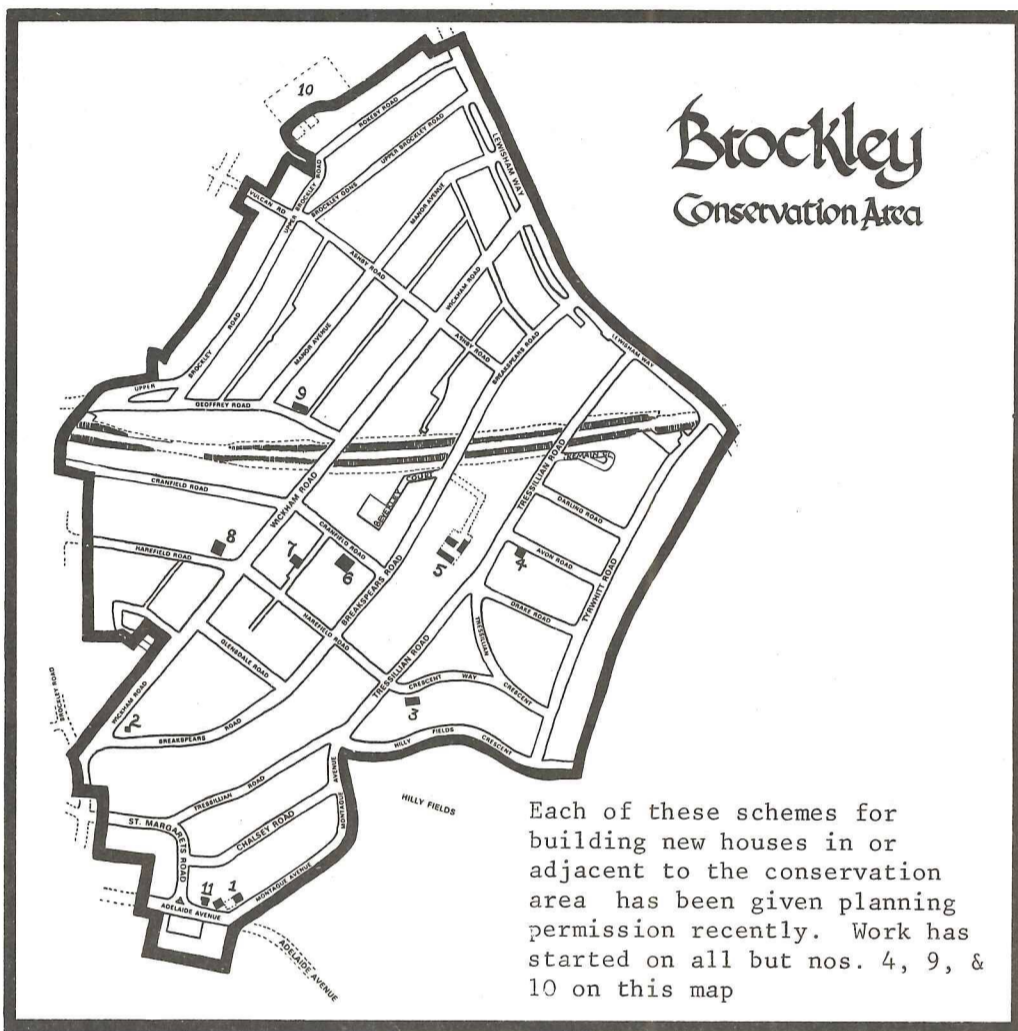
for storage of scaffolding equipment and change of use for nos. 75 & 77 for the sale of paint and garden furniture.

38, Breakspear Road - land at rear.

### 'GREAT IMPROVEMENTS'

25 & 41 Tressillian Road, both corner houses and both well repaired from wrecks.

Please inform the Brockley Society of empty houses so that deterioration might be prevented.



Each of these schemes for building new houses in or adjacent to the conservation area has been given planning permission recently. Work has started on all but nos. 4, 9, & 10 on this map

#### Key

- |  |   |  |
|--|---|--|
| 1. Montague Avenue - large extensions either side of Bridge House to provide 20 flats. | 5. 29-41 Breakspears Road - 10 houses on stable land at rear      | 9. 101-103 Manor Avenue - 3 houses in rear gardens facing Geoffrey Road.                                   |
| 2. 146, Breakspears Road - Bungalow in rear garden.                                    | 6. Cranfield Road - 12 flats on former St. Peter's tennis courts. | 10. 37-39 Rokeby Road - rear gardens and land between Malpas and Rokeby Road - 36 flats.                   |
| 3. 29-21 Crescent Way - 4 houses on empty site.  | 7. 47, Wickham Road - 2 houses in rear garden facing mews.        | <b>STOP PRESS</b>  |
| 4. 41, Tressillian Road - 2 houses in rear garden facing Avon Road.                    | 8. 60 Wickham Road - Church Army hostel facing Cranfield Road.    | 11. 53, St. Margaret's Road - application received April 25th for 4 flats and 7 car spaces on rear garden. |

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55 Loampit Hill (bottom of Tyrwhitt Road)

#### Broc Soc Meetings

These are held on the first Monday of every month (except August) 8 p.m. St. Peter's Centre, Cranfield Road. Everyone welcome - come and air your views