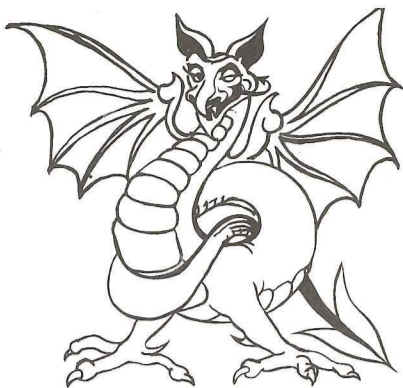


BROCKLEY



SOCIETY

NEWS SHEET No. 32

DELIVERED FREE TO OVER 3,000 HOUSEHOLDS IN THE BROCKLEY CONSERVATION AREA

SEPT. 1983

THE MIDSUMMER FAYRE

The Brockley Society's annual Midsummer Fayre was held on Hilly Fields on Saturday, 18th June. For the first time for a number of years, we had sunny and warm weather. This year's Fayre was the largest so far organised and in consequence, the stalls and events occupied the level ground by Hilly Fields Crescent.

Many months of organising had been done by Chrissi Webb and Malcolm Ryan and we are truly grateful for their efforts in widening the range of stalls and activities. We must thank too all



the local traders who made donations which are very much appreciated and assist us very considerably.

It was unfortunate that we were unable to obtain direct

power supplies, so were dependant upon generators which were not satisfactory, so our apologies for the poor and faulty address system.

It was a pleasure to have the attendance of the Mayor and Mayoress who made a tour of the Fayre and took part in some of the activities.

Our thanks too, to all the voluntary workers for their time both prior to and during the Fayre, which resulted in a profit of about £200.

Donations of gifts for the Fayre were received from:—

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TAYLORS Grocers

BROCKLEY ROAD
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BROCKLEY AQUARIA

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We are grateful to all these concerns.

A.G.M

St. Peter's Centre
Thursday 20th October
8 pm

The Brockley Society is now ten years old. Some of the original members have sadly had to leave the area and we are looking for new people to come and join us. We have been without a secretary for some time and would welcome anyone who has time to come to friendly monthly meetings and can write two or three letters each month. We are represented on the Conservation Advisory Panel of the Council, commenting on all planning applications in the area, on St. Peter's Centre Management Committee and on the Lewisham Transport Passenger Users' Committee where our views are put to British Rail and London Transport. We run the Annual Hilly Fields Fayre in June and publish this newsheet. If you have anything to say about this area please come to the meeting. We want to be truly representative of the 3000 families who live here, and to make this a better place to live in for all of us.

We are serving wine and cheese at the A.G.M. so if for no other reason come and have a chat over a glass of wine, and tell us how you want the profits from the Fayre to be used.

You may have read in the newspapers, seen on T.V. or heard on the radio, about the Metropolitan Police Neighbourhood Watch Scheme. Part of the Conservation Area has been selected as appropriate for the first stage of this attempt to combat crime.



Households in the area have been circulated with details and a questionnaire and a meeting will be held in St. Peter's Hall on 27th September — If this area trial is successful it is hoped that it will be extended over the whole area.

WATCH THEM GO UP!

The Council is replacing some of its boundary walls and where trees are too near a wall, putting in iron railings.

Watch the work on 48 Tyrwhitt Road, 98 Tressillian Road, also around the flats in Breakspears/Harefield Road. Front walls to be rebuilt are 18 Tyrwhitt Road and 45, 47, 53 Tressillian Road.

★ A GREAT IMPROVEMENT. ★

H.A.A

The Housing Action Area started work in November 1980 and is now about half way through its 5 year job, covering Upper Brockley Road, Rokeby Road, Malpas Road and part of Geoffrey Road. A large proportion of the 500 houses in the area have been repaired with the help of grants and by Housing Associations.

The office is at 127 Upper Brockley Road, SE4 telephone 01-692 0921 and this also serves the Manor Avenue General Improvement Area.

The local office has been very convenient, where paperwork can be explained on the spot, where you know who is dealing with your job, and particularly good for elderly people or for anyone to whom a trip to Lewisham is awkward.

At present *Discretionary Grants* for improvements and repairs to houses are 75% of the cost of the work in the HAA and 60% of the cost in the GIA, up to certain limits. Grants are available in other areas for the elderly or disabled. A drawback at present is that there is a wait of up to a year after grant application until the start of work. It is nevertheless worth enquiring for more detailed information on these and other grants such as for roof insulation.

People who live elsewhere in the Conservation Area should contact the

Environmental Health Officer
185 Lewisham High Street, SE13
01-852 9121

Apart from work on Grants, the HAA office also works on improvements in *multi-occupied houses*, on enforcement of fire precautions and encouragement to have separate cooking facilities.

'*Enveloping*' is a word for carrying out the external repairs to a row of houses all at one time: that is renewing the roofs, pointing brickwork, renewing rainwater goods, repairing windows and doors and external painting. The committee are being asked whether this can be done in Rokeby Road, one of the oldest roads to be built in this district in the 1860's. A pilot scheme may be carried out.

An *Article of Direction* requires that if the roof, windows and doors have to be renewed they match existing types and shapes, and this exists for Upper Brockley Road and Rokeby Road. A further newsheet article is planned on where to find good value windows and doors to match the attractive existing Victorian shapes without using the hideous off-the-peg versions.

Environmental Work is the other side of the HAA's task:

Continued overleaf

M E NEWS S

The Borough of Lewisham are hoping to help clear several mews of rubbish with the help of the 'Clean up squad'. In our area this would be *Wickham Mews* between Wickham Road, Lewisham Way and Manor Avenue, and *Ashby Mews* between Upper Brockley Road and Manor Avenue (from Wickham Arms to Geoffrey Road). People using and backing onto the other Wickham Mews up to Geoffrey Road have already cleared it completely with the very welcome help of a lorry for whom Brockley Society paid £35.



Have you seen the new "vandal-proof" road name plates, the reflective ones on aluminium legs?

Darling Road had one — it wasn't vandalised — it just disappeared!

There is a proposal for surfacing and planting at each end of Ashby Mews, beside the Social Services Ashby Road Office and at Geoffrey Road, and for providing gates there. It is hoped that this is a precedent for work on the other mews following the public meetings held by Broc. Soc. earlier this year.

LUXMORE GARDENS The HAA held a public meeting in July on the future of their now underused and abused park. There was enthusiasm to keep the park, with proper fences and more entrances eg. behind the library in Rokeby Road, and near the Baptist Church in Rokeby Road so that it would be used more regularly as a pleasant short cut. The HAA drew plans and ideas for planting and play areas, but these are not finalised and firmer proposals are going to be drawn up with a local residents' group.

If you have ideas on this and any other improvements locally, the HAA office welcomes people dropping in.

The HAA Residents Association meets monthly and is soon to hold open evenings on eg. Grants, and will also issue a newsheet soon. The Broc Soc representative is Rosemary Copping.



TREES and GARDENS

This summer there has been a Best Kept Front Garden Competition. Some people were backward in coming forward. Mr. McNaught of 70 Upper Brockley Road, near the Baptist Church won the prize for all his work digging up a concreted front garden and making a green one.

Other people have accepted the offer of a tree for front gardens and this offer may be repeated this autumn. These trees and those in Malpas Road will make a difference to the view in a few years time.

More News about the Mews. (and other things)

Following the Public Meeting in February and the article in our last issue, we have received a paper from the Council setting out their official replies to 14 of the 21 questions asked at that meeting. The other 7 questions have to be answered by the Borough Surveyor, or the Solicitor to the Council and we have not yet received replies.

We publish here a summary of the replies received so far, updated where appropriate.

Question 1. What is the role of public consultation? Change in character of the area does not seem to be a relevant objection.

Answer. The local authority must regulate the use and development of the land in the public interest, which may conflict with the local interest.

Question 2. What is happening to 101-103 Manor Avenue, 47 Wickham Road, 61 Breakspears Road, 114-116 Manor Avenue.

Answer. 101-103 Manor Avenue (rear gardens). Planning permission granted for 3 2-storey houses with extra attic rooms.

47 Wickham Road. Construction proceeding for 2 semi-detached houses with garages in rear garden.

61 Breakspears Road. Permission for use as a home for unsupported mothers valid until 31.12.83.

114-116 Manor Avenue. Repair of these properties by London & Quadrant Housing Association is due to begin in the autumn. To be used for a home for the mentally handicapped.

Question 3. Planning permission for new development has been refused in only one case recently, that at 96 Tressillian Road, Why?

Answer. Permission for a 2-storey 3 bedroom house plus garage refused on grounds of excessive density, a visually unsympathetic building and lack of amenity space for occupants.

Question 4. Request for a statement about the office at rear of 86 Wickham Road and the deterioration of the mews as a consequence of the removal of pillars.

Answer. Council has no knowledge of pillars at end of mews, and requests information via the Brockley Society. The building has temporary permission until 31st May 1984, after which the building is to be removed.

Question 5. About conversion of houses to flats and the consequent parking problems.

Answer. Houses with internal floor area greater than 1200 sq. ft are suitable for conversion.

a) It is estimated that 67% of all households in the Borough by 1986 will comprise one or two persons.

b) Many family houses are likely to remain in poor physical condition. Conversion into flats makes rehabilitation feasible. Some conversions are of houses already in multiple occupation.

c) Conversions are permitted if off street parking is provided if this is possible. At the moment the Mews are unattractive, but improvements may resolve the situation.

d) Planning permission could be refused on grounds of inadequate parking provision, but the council would not be able to justify the refusal if the case was taken to appeal.

Question 6. What does a Conservation Area mean? Doesn't it protect the overall character of the area including the backs of the houses and the gardens?

Answer. The purpose of conservation area designation is to "preserve and enhance the architectural and historic character" of the area. The council considers there is more scope for change at the back of buildings and within gardens than on the street frontage. *All trees are protected.*

Question 8. Can the council purchase the mews?

Answer. Consideration as to the adoption and improvement of the mews will be put before the Committee later this year. It is suggested that Broc. Soc. give their opinions then.

Question 10. What is the population change?

Answer. All figures are based on the 1971 and 1981 censuses. The table below shows that the population is lower, there are fewer households but more cars in the area. This is attributed to the reduction in the number of multi-occupied bedsit properties.

Question 12. Special needs housing.

Answer. The Council tries to ensure an even distribution over the borough, and only gives limited planning permission so that unfor-

seen problems can be corrected when permission expires. A list of 10 hostels was added.

Question 19. Costs of Mews lighting.

Answer. Running costs of mews lighting must be borne by the residents. The council would prefer the Broc. Soc. to collect on an annual basis.

Our Comments

Some of the replies were as expected but others were clearly inaccurate.

Population change in Brockley 1971-1981

	Resident population	Household numbers	Person per household	Persons per acre	Rooms per household	Cars ownership
1971	8811	3379	2.6	61	3.8	1336
1981	7549	2824	2.7	52	4.2	1533
Change %	-14.3	-16.4				+ 14.7%

Telegraph Hill Wholefoods

We are a group of about 10 volunteers who have formed a co-operative and sell wholefoods in a shop at 2 Coulgate Street, SE4 (between Brockley Road and Brockley Station). We are currently opening each Saturday from (9.30 am to 5 pm) and sell a range of dried fruits, nuts, beans, muesli, wholewheat flour, sugar-free jams and marmalades, honey, rice, etc.

We are a registered co-operative in which each member has equal decision-making powers. We are all volunteers who each give up half a Saturday about once a month to staff the shop. Hopefully we will soon open on at least

one weekday evening, Wednesday, as well, and eventually all day weekdays, but that depends on trade building up! Please come and see us on Saturdays, just to look around if you wish. Any offers of help would be especially welcome, as we always have room for new members, whom we ask to give up a little of their time on a regular basis. We will have our Christmas stock by early November. Come and buy some of your Christmas fare from our shop in Coulgate Street. While we're probably changing our name soon, as we're no longer on Telegraph Hill, our aims remain the same!

Planning Applications July—Sep.1983

New buildings

- 41 Tressillian Road for South London Family Housing Association
2 storey building in rear garden for 1 four bedroomed cluster unit and 1 three bedroomed cluster unit and 1 three bedroomed self/contained warden's flat.
- 162 Lewisham Way. 3 garages in rear garden with access to Manor Mews.

Use of buildings

- 159/159A Upper Brockley Road — use of 3 garages on Geoffrey Road for vehicle repairs.
Use of garage for MOT tests and ground floor of 159 for offices.
- 78 Tyrwhitt — Continued use as group home for up to 9 people with a 2 roomed self-contained flat.
This house has not yet been occupied.

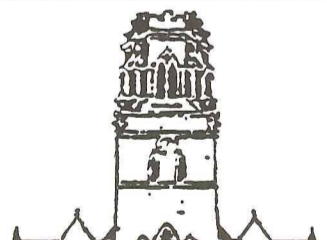
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Bonding, 50 kilo.....£4.19	Mixed Seconds.....£8.95	2x1.....8p	Mineral Felt (10x1m).....£9.95
Thistle, 50 kilo.....£2.95	Sandfaced/Tudors.....£11.75	2x2.....13p	Slatex (15x1m).....£7.99
Finish, 50 kilo.....£3.50	Engineering.....£19.85	2x3.....19p	Sink Base
Sirapite, 50 kilo.....£3.50	BLOCKS	2x4.....23p	1,000mmx600mm.....£36.95
Soft/Ballast, bag.....£1.00	3" Per Yd.....£3.65	6x2.....33p	10'x2' Worktops.....£27.95
Plasterboard	4" Per Yd.....£4.25	PLYBOARD	Copper Tube
8x4x.....£2.95	8" Per Yd.....£7.95	8x4x6mm.....£6.95	3mx15mm.....£1.79
6x4x.....£1.99	LINTELS AVAILABLE	8x4x12mm.....£12.95	Caroline Door.....£41.00
Angle Bead, 8'.....75p	6"x6" W/Tiles (36).....£4.50	CHIPBOARD	Plyflush Door.....£12.50
Artes, 25 kg.....£5.95		8x4x.....£4.95	Insulation, 1.2mx36mx4"
		HARDBOARD	Thick Only.....£17.95
		8x4.....£2.50	

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