



Come to the Fayre

There will be fun for everyone at the eleventh Brockley Midsummer Fayre, with the tug-of-war, majorettes, fancy dress and static displays by Lewisham Fire Brigade, Police and the Armed Services.

There will be stalls in aid of local & national charities and by the Brockley Society.

The Mayor will be putting in an appearance so why not join her and enjoy yourselves at the Fayre.

Other attractions include your personal tarot card reading, sale of pictures by a local artist, plants for your garden, cakes and drinks and ice-cream, plus games of chance and lots more besides.

All this has been organised by volunteers, notices printed by volunteers, stalls will be run by volunteers. No money from the Council rates has been involved.

Profits from the Fayre go to the Brockley Society to be spent on running the Society and on improvements to the area.

Remember that it does take a fair (no pun intended!) bit of effort to organise an event like this and we would welcome offers of help to lighten the load, either in the morning from 10 am until 2 pm getting ready or from 2 until 5 helping on stalls or after 5 pm to tidy up. So contact:

Gill Heywood — 692 6977,
Mary Harris — 692 2892,
Chrissie Webb — 692 1478,
Stan & Penny Spacey — 692 2313



SUNDAY AFTERNOON GUIDED TOURS

A guided tour of the grounds (not open to the public) of the old Crystal Palace (lasting about 2 hours) will take place on the following Sundays:

23rd June, 28th July, 1st Sept, 6th Oct

Tours commence at 2.30 p.m.
Adults 80p, Senior Citizens and Children 50p (map supplied).

Meet at Crystal Palace Station, Station Road, off Anerley Hill. No booking — just turn up! Refreshments and bookstall.

BROCKLEY WALK-ABOUT

As part of the Local History Festival, Gill Heywood will lead a walk in the Conservation Area looking at points of historical interest, on **Wednesday June 26th**, beginning at 7.30 p.m.

Meet under the walnut tree at corner of Wickham Road and Lewisham Way.

THE BROCKLEY SOCIETY

* The Brockley society holds
* monthly meetings at St. Peter's
* Centre at 8 p.m. on the first
* Wednesday in the month.

* Every resident in the Conser-
* vation Area is a member of the
* Society and is welcome to
* attend meetings and take an
* active part in discussions.

HOUSING DEVELOPMENTS IN THE MEWS?

Readers will be interested to hear that (following recommendations of the Borough Conservation Advisory Committee two years ago) Lewisham's Planning Department have just completed a draft *Design Guide for Mews Development*, which they have asked members of the Brockley Society to comment on.

This 21 page draft *Design Guide* suggests that development is a good idea (because it would clean up the Mews, discourage flytipping, etc) and the main recommendations are:-

- * New development should front on to the mews.
- * There should be reasonable privacy between rear windows of new and old buildings (at least 21 metres or 70 feet).
- * There should be a privacy screen between new and old buildings of not less than 2m high (such as a wall or fence) together with additional privacy by planting small trees or shrubs.
- * Existing trees would be protected. If consent for their removal was granted, then the Council would require a suitable replacement to be provided.
- * New buildings would have to have integral garages.
- * Existing buildings should continue to have rear access to the mews.
- * New buildings would generally not be more than 2 storeys high, but a third storey might be considered within the roof space.
- * Owners of new buildings in the mews would have to make their own arrangements for lighting and would also be responsible for the installation of gas, electricity, telephones, water and drainage.
- * The new buildings should be "visually appropriate" to the Brockley Conservation Area.

(The *Guide* lists the "thematic elements" of the area, such as pitched slate roofs and yellow bricks, also sash windows, stone surrounds to doors and other such details).

Since publication of the draft *Guide* a small Brockley society working party has met several times to discuss and comment on it. We have also had a meeting with representatives of the Planning Department; Mr John Marchant and Mr Barry Sellars, and made our views known to them verbally. Because we are extremely concerned about some of the implications, we are now requesting formally that before any further action is taken, Lewisham's Planning Department initiate a public consultation exercise and in the meantime that they should defer any planning applications for mews development until the results of public consultation are known.

Firstly, we all recognise that development will increase the population density, and create problems of car parking, noise, lack of privacy, etc. As a large conservation area in inner London, we definitely feel that the amount of spaciousness, which gives Brockley its character, is worth conserving.

Secondly, most developments in this area are by speculative developers who, by their very nature, wish to make a maximum profit. Thus, quality of design is of secondary importance — for example, the new houses at the rear of 47 Wickham Road or the three new houses in Geoffrey Road are neither sympathetic to the character of the area, nor exciting in design.

Thirdly — and this is probably the most alarming aspect of the *Design Guide* — it positively encourages the idea of development in the Mews, suggesting that because some development has gone ahead already, without public consultation it might as well continue. We feel that it is wrong for the Council to take this view without consulting the residents of Brockley more thoroughly. In fact, for many years now, people in Brockley have been strongly opposed to the idea and we feel that the Council must be made aware of and be sensitive to the feelings of residents whose lives are likely to be affected by decisions the Council may take.

For instance, some 13 years ago, when Brockley had just been declared a Conservation Area, the Chairman of Lewisham's Planning and Development Committee was quoted as saying he hoped to see houses being built in the mews within the next two or three years, even though it became obvious at a public meeting of the Manor Avenue General Improvement Area Residents Association that residents would strongly resist compulsory purchase by the Council. In fact, the Council agreed to respect the wishes of the Residents Association and the proposed Council estate of 49 houses, planned for Wickham Mews, was never built.

More recently, at a well attended meeting held by the Brockley Society (at which members of the Planning, Housing and Public Health Departments of the Council were present) in February 1983, public opinion was overwhelmingly against the idea of development.

WHAT HAPPENS IN OTHER LONDON BOROUGHS?

The Council have always maintained that it is better to control development (by creating design guidelines) than to oppose it outright, the reasons being that a developer, if his application is turned down by the Council, may then appeal to the Department of the Environment. If such an appeal is successful then the developer has the right to build, regardless of Council restrictions. This argument implies that the DoE is totally insensitive to the feelings of local areas.

So the Brockley Society working party was interested to hear how Greenwich approached a similar problem in Wellington Mews, Charlton.

Wellington Mews lies in between the rear gardens of the houses fronting Victoria Way and Elliscombe Road in Charlton. The Victoria Way houses are large, with gardens of 200 feet or longer (gardens backing onto our mews are only half this length) whereas the Elliscombe Road houses are smaller, with gardens of 70ft to 80ft. In response to planning applications received, the Greenwich Planning and Environment Committee approved a draft planning brief (a design guide) written from the point of view of encouraging development and at the same time authorised their Borough Planning Officer to initiate and carry out a public consultation exercise. Following strong objections, it was agreed to hold a public meeting.

Whilst this public consultation exercise was taking place, Greenwich Planning Dept. turned down applications as "premature". One of the applicants, an architect who had designed eight houses to fit into four back gardens of Victoria Way houses, appealed to the DoE. Shortly afterwards, Greenwich Council agreed a revised design brief which now representing views of the majority of local residents, was aimed at resisting development (because of possible loss of amenities, increased population density, etc). Meanwhile, the DoE was carrying out an extremely thorough investigation, the result of which showed they were, in fact, sensitive and receptive to the views of the majority of local residents (who opposed development) and their report states that (even with 200ft gardens) the DoE felt there was insufficient space to allow for development. In other words, the density of the design proposal was significantly disproportionate to the existing air of spaciousness, and the architect's appeal was turned down.

Furthermore, the DoE Inspector insisted that the 13 off-street garages which would have been displaced by new building should not be lost as they offered a valuable alternative to street parking. Due to multiple-occupancy and division of premises, parking had become a serious problem — a situation Brockley residents will recognise!

So back to Brockley; while it is not always possible, or in some cases desirable to stop future development, we must make every effort to *conserve* the amenities of this rare and pleasant area, and if there is to be new building, then it should not be cramped, ugly or tasteless and must certainly be of original and outstanding design. Otherwise, why bother to make Brockley a Conservation Area?

We are recommending to Lewisham Council that they follow the Greenwich example by organising a similar public consultation exercise. We feel that many people want to be involved in making the decisions which affect the future of their immediate neighbourhood. (The last public consultation on Mews development was in 1972).

Finally, we recommending to the Council that they defer any current planning applications for developments in the Mews until the result of the public consultation exercise which we hope they will agree to. We can only hope that, as a democratic Council, Lewisham will take up our recommendations.

Tricia Harvey

Local History Exhibition

Do you remember how Brockley looked eighty years ago? Or are you too young to even begin to think about it? Do you think that the environmental changes that take place in Brockley in the past ten years have been changes for the better or for the worse?

We have collated a large number of Brockley scenes, both past and present, and in conjunction with Manor House Library, we are holding an exhibition, for the public, of local history.

Would you recognise any of the people who appear in many of the photographs? You might even see a picture of yourself as you were fifty years ago or just last week! Come and look at old maps and see how your road looked before the houses were built — you might be living in the middle of a pear orchard, or you might be over-looking the brick-works! Could you spot your house from an aeroplane? Look at the aerial photograph of Brockley and count the sheep grazing on Hilly Fields — (did you say SHEEP!?) Or look at the views from the top of St. Peter's Church Tower — you can see for miles, and what happened to the Church Spire? Do you live in the newest or the oldest house in Brockley? Are you living in a Highwayman's hideaway or in a house where Royalty has trod? Come and find out this and more at your Local History Exhibition to be held at *Ladywell Baths Foyer from June 24th to 29th*, then at *Deptford Library, Lewisham Way, SE14 from July 1st to 13th*, and then at *Brockley Library (Crofton Park) Brockley Road, SE4 from July 18th to 27th* — and admission is FREE!

Some Planning Applications

February - May 1985

CONVERSIONS

21 Rokeby Road
to two flats

228 Lewisham Way
rear extension at garden level for additional surgery

1a Manor Avenue
to four flats

37 Wickham Road
to five flats with 5 car spaces in garden access onto Cranfield Road

43 St. Margaret's Road
to three flats

155 Upper Brockley Road
to three flats

35 Cranfield Road
to two flats

30 Wickham Road
to four flats with car space for 4 cars in rear garden

45 Wickham Road (re-submission)
to home for 9 elderly people with chair ramp at front and 3 storey side extension

55 Tressillian Road
to three flats

USE

19 Breakspears Road
Hostel for homeless single men (Deptford Churches Housing Assn.)

12 Tressillian Crescent (rear of)
Use of Coach house as sculpture workshop

127 Upper Brockley Road
continued use as Housing Action Area Office

13 The Parade, Upper Brockley Road
use as a wine bar

NEW BUILDING

45 Wickham Road (rear of)
annexe in rear garden for four persons, fronting mews

32 & 34 Geoffrey Road (rear of)
erection of 3 feed sheds

37 Wickham Road (rear of)
erection of two houses fronting mews, (no car spaces in the garden) (see Conversions also)

IN ADJACENT AREA

Adjoining St. John's Station, 15 houses with integral garages fronting Cliff Terrace

TREES

Works to be carried out at:
1 Rokeby Road, 53 St. Margaret's Road,
33 Wickham Road, 30 Wickham Road,
69 Manor Avenue, 99 Manor Avenue

Rubbish & Litter

One of the most unpleasant problems in the area is litter. The Council has improved Hilly Fields, is improving Luxmore Gardens and our streets are usually swept weekly. So who drops the tins, plastic bags, bottles, wrappers, etc., etc.? Not you!

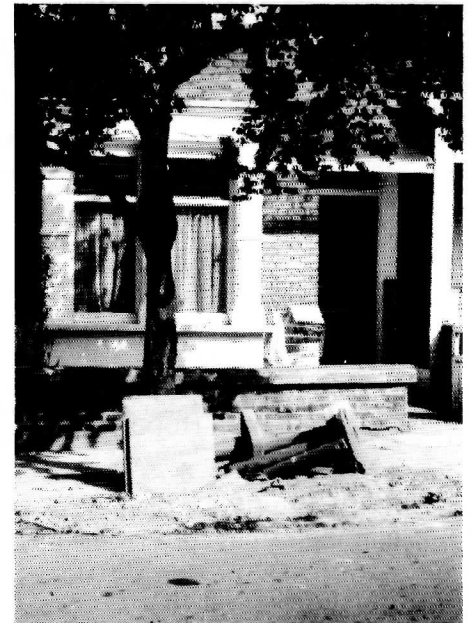
Please take your litter home, or put it in a bin if possible. Perhaps you could even pick up a tin or bottle dropped by others and put it in a bin. Do your bit to keep Brockley tidy!

Up to six articles of unwanted household furniture, etc., will be collected by the Council free of charge. All it needs is a letter to the Engineers and Surveyors Dept., Deptford Town Hall, SE14 giving details. You needn't leave mattresses, etc., to rot in the garden — take advantage of this service and keep Brockley tidy!

On Your Behalf!

The Brockley Society writes letters and makes phone calls. These have included:

- *Two letters to the Council re: name plates for the Mews (no reply as yet).*
- *Traffic conditions at junction of Breakspears and Harefield Roads are dangerous (this will be actioned).*
- *Letters to City of London Corp. re: cleaning of Mews behind Brockley Road. Replies received but no improvement yet.*
- *To Council re: street litter — the streets are cleaned once a week!*
- *To Council re: Mews' clearance asking for further grants to complete the job. No reply yet.*
- *Nomination and acceptance of John Porter as our representative on London Passenger Transport Users Committee.*



- *Phone calls to SE Gas about reinstatement of pavement outside 106 Tressillian Road. No action yet. (See photo).*
- *21 letters sent to builders reminding them that this is a Conservation Area, which should be reflected in any work they do.*
- *A letter was sent to the Council re: the graffiti on the Cemetery wall. This was painted over promptly!*
- *Phone calls to District Housing re: front gardens of Council properties. No action yet.*

St. Peter's Centre Cranfield Road

Young people from Community Industry have been painting and decorating the Games room and the two Committee rooms. Later in the year we hope to have them back to decorate the Main Hall. We appreciate the work they have done.

Continuing expenses include annual servicing of the fire hydrants and gas appliances, and this year the renovation of the Hall heater cost over £1,000.

If sufficient funds are available we will have the fencing along the mews renewed this year. We would like to get some tables and chairs to replace those in the Hall which are coming to the end of their useful life. Does anyone know a source of supply of suitable furniture at a reasonable price? Please get in touch with Mrs. C. Cole 692-5838 if you can help.

* * * * *

Events at St. Peter's Church

Now that the grand piano which stands in the vestry has been restored, we hope to have recitals on a regular basis. Perhaps one every few weeks or so. This will encompass piano playing, singing, poetry readings, violin and other forms of musical entertainment. Local people will be welcome to make up our audiences. See notices for details or ring Gladys Rogerson, 691-0312 for more information.

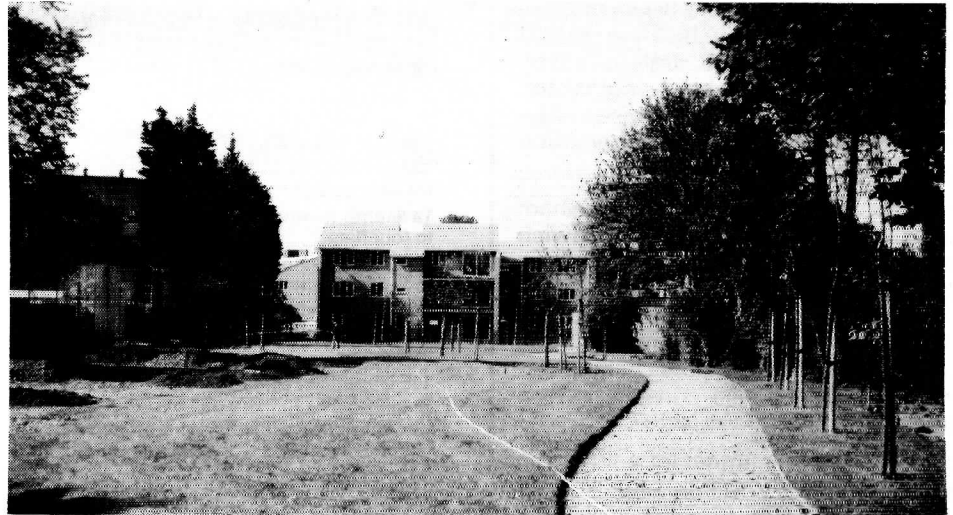
* * * * *

WANTED — old postcards
Chris Johnson,
12 Wickham Road

* * * * *

Selling your House or Flat then
contact:-
SAXTON & CO.
Estate Agents, Valuers,
Property Managers. Est. 1870
369 BROCKLEY ROAD
CROFTON PARK, SE4 2AG
(Next to Barclay's Bank)
Tel. No. 01-691-1516
NO SALE - NO FEE

Luxmore Gardens



Luxmore Gardens (between Malpas and Rokeby Roads).


Work is now well advanced on the improvements. See also the new flats in the background.

 **LANDER ALARMS**
*ELECTRONIC SECURITY
AND FIRE ALARM SPECIALISTS*
297-299 BROCKLEY ROAD, SE4
Telephone: 01-691 4528/9
**SHOWROOM & CENTRAL
STATION OPEN**


COMET
Your local School of
Motoring
Trial Hour £3.50
Door to Door Service
D.O.T., A.D.I. Approved
692-8601
24 Hour Answerphone

WE SELL MICROS AND PROGRAMS
Also offer to handle payroll and ledger
services for smaller firms

Secretarial Services

 **MICRO-INN SERVICES LTD**
*CORDLESS PHONES, ANSWERING MACHINES
PRINTING AND PHOTO COPYING SERVICE*
WE ALSO SELL PHOTOCOPYING PAPER, WATCHES
WALKMAN CASSETTE RECORDERS AND OTHER GIFTS
10 BROCKLEY CROSS, SE4 691 5270 (24 hrs)

ROCODELLS
Estate Agents and Valuers
Specialising in Residential Sales
have constant enquiries locally and
nationally for houses/flats/maisonettes
388 BROCKLEY ROAD, SE4 2BY
Tel: 01 691 8731 ANYTIME
Associated Office in Dulwich

 **K.J. BUILDING SUPPLIES** 692 9187
*OPEN 7 DAYS A WEEK
DAILY DELIVERY SERVICE*
*BEST PRICES
IN AREA*

Cement, 50 kilo.....£2.95	BRICKS PER 100	TIMBER	Par	Tile Battens (1000).....£35.00
Bonding, 50 kilo.....£4.19	Mixed Seconds.....£8.95	2x1.....8p	12p	Mineral Felt (10x1m).....£9.95
Thistle, 50 kilo.....£2.95	Sandfaced/Tudors.....£11.75	2x2.....13p	19p	Slatex (15x1m).....£7.99
Finish, 50 kilo.....£3.50	Engineering.....£19.85	2x3.....19p	25p	Sink Base
Sirapite, 50 kilo.....£3.50		2x4.....23p	33p	1,000mmx600mm.....£36.95
Soft/Ballast, bag.....£1.00	BLOCKS	6x2.....33p	—	10'x2' Worktops.....£27.95
Plasterboard	3" Per Yd.....£3.65	PLYBOARD		Copper Tube
8x4x½.....£2.95	4" Per Yd.....£4.25	8x4x6mm.....£6.95		3mx15mm.....£1.79
6x4x½.....£1.99	8" Per Yd.....£7.95	8x4x12mm.....£12.95		Carolina Door.....£41.00
Angle Bead, 8'.....75p	LINTELS AVAILABLE	CHIPBOARD		Plyflush Door.....£12.50
Artex, 25 kg.....£5.85	6"x6" W/Tiles (36).....£4.50	8x4x½.....£4.95		Insulation, 1.2mx36mx4".....£17.95
		8x4x¾.....£5.95		Thick Only.....£17.95
		HARDBOARD		
		8x4.....£2.50		

SUPPLIERS OF: BATH SUITES, ELECTRICAL, TOOLS, PAINTS, BRASSWARE, HARDWARE, CONTIPLAS, SOIL & WASTE, ETC.
55 LOAMPIT HILL, LEWISHAM, SE13 All prices exclusive of VAT