



St. Peter's Tower

On Saturday, MARCH 8th, there will be another climb up the tower of St. Peter's Church. If you would like to come, please phone 692 6977 so that we will know how many people to expect. The first ascent will be at 11 a.m. As the tower can only stand a few people at a time, we may have to go in relays.

Those of us who went on the last trip thought it well worthwhile, although some of the view was obscured by the summer foliage.

The view is magnificent so a camera and binoculars would be useful, but not as necessary as warm clothing! It is usually very windy up there, although the climb up is very warming. On the way we will see the clock and be told how the mechanism works.

As this trip has been especially arranged for us, I hope many of you will come.

G.H.

The Changing Face of SE London

We had a well-attended meeting on October 2nd, when our guest speaker was Bridget Cherry, co-editor of "Revising Pevsner" — a definitive work on the history of British architecture.

Mrs. Cherry gave us the history of the area spreading southward from the river into Kent and described the changing social structure which gave rise to the area we now know as South East London.

We saw maps, drawings, and photographs of some fascinating and beautiful buildings. Unfortunately a great many of these buildings have been lost to us, either very sadly neglected or totally destroyed.

However, a few are still with us and Mrs. Cherry was full of praise for Brockley! She was pleasantly surprised to see an area which had retained so much of its Victorian character, not just the buildings, but the smaller architectural detail such as the original white coping stone on the garden walls and gate pillars — and so many large and beautiful trees!

P. Spacey

Midsummer Fayre 1986

The Fayre will be held this year on the longest day — June 21st. We have some ideas and some help with the planning, but would welcome offers of:

HELP with planning, between now and June.

HELP with more ideas, think of something different for this our THIRTEENTH ANNUAL FAIR.

HELP with all the jobs to be done on the day itself.

We intend to make the five-a-side football into a bigger event which should appeal to the youngsters and their parents. Let's hope the weather is better this year than last!

All offers and ideas gratefully received by Criss Webb 692 1478 who will welcome you with open arms.

Planning Applications

CONVERSIONS

74 Wickham Road

8 self-contained units
8 patios at rear
8 car spaces at front

60 Wickham Road

Demolition of rear steps, conversion to 7 single units

2 Wickham Road

10 flats. New 4 storey side and rear extension.
10 parking spaces in rear, off Mews.

135 Upper Brockley Road

2 self-contained maisonettes for South London Housing Assn.

158 Upper Brockley Road

6 self-contained units

119 Upper Brockley Road

Single storey extension at side of first floor level for bathroom

38 St. Margaret's Road

3 flats.

COMMERCIAL

96 Manor Avenue

Continued use of rear garage as joinery works

7&9 Brockley Cross

Use of upper rooms for Drug Rehabilitation Scheme

AVALON HOUSE

It is just one year since the formerly derelict houses 114-116 Manor Avenue were opened as a home for 12 mentally handicapped young men. Aurora Trust, the charity set up by two social workers who were aware of the need for 'homes', rather than institutions, has made a marvellous job of the restoration and conversion in partnership with London and Quadrant Housing Trust.

I was very impressed with the atmosphere of the home and feel that residents in the area should be supportive of such a project and help with fund-raising activities.

Last year BrocSoc agreed a donation of £50 to be used to provide some suitable equipment, and the Warden will let us know what would be useful.

K. Turner

STOP PRESS

At 7 a.m. on Tuesday 7th January, two lorries tipped their entire loads of subsoil at the entrance to Cranfield Mews. A concerned resident was sworn at and almost run over by one of the lorries in its getaway. This fly-tipping completely blocked the entrance to the two houses and twenty eight garages. Even when the barrier at the other end of the Mews was opened, neither a fire engine nor an ambulance could have gained entry.

Frantic 'phone calls to the Council Highways, Refuse and Planning departments and also to the G.L.C. produced on Friday 10th:

- 9 a.m. two lorries and a digger sent by the G.L.C.
- 9.45 a.m. two lorries and a digger sent by Lewisham Council, which left a muddy, but clear Mews.

One of the dumping lorries can be recognised. Do you know its whereabouts or any other details? It was a black or very dark colour SCAMMELL lorry reg. no. XYP 60N.

Gill Heywood

Because of the seriousness of the position with regard to building in the Mews, we have had to use rather a lot of space to explain what has been happening. We know many residents have been enquiring when a public meeting will take place.

FURTHER NEWS ABOUT THE MEWS

(A story of Democracy V Bureaucracy)

Once upon a time there was a local Council who promised its residents that it would do them a special favour and carry out a process of public consultation over a certain issue, namely residential development in the mews of Lewisham's largest Conservation Area.

"But what do you mean by public consultation?" asked members of the Brockley Society.

"Well" said the Good Fairy of the Council (chairman of the Planning and Transport Committee), "because we are your elected representatives and we know you are not altogether happy with the implications of our proposed Design Guide, we promise that we will leaflet local residents who are likely to be affected in one way or another by proposed planning applications to find out their views."

On hearing this information, the members of the Brockley Society almost fell off their chairs in amazement, but as the glad news sank in they began to feel grateful to the Good Fairy for his considerate attitude.

The Good Fairy announced that, due to the bureaucratic machinations of the Public Information Department, the public consultation would take 'several months' to organise but that, not to worry, things should be rolling by January 1986 (and, of course, in the meantime planning applications would have to be held in abeyance until the results of the public consultation were known).

Sadly, unlike most fairy stories, this Good Fairy turned out to be a bad egg. As we all know, it is very easy to make promises, but not easy to keep them!

By this time, many of you readers will wonder what this is all about — although if you've been following Brockley Society News Sheet recently, Nos. 42 & 43 in particular, you will probably remember reading all about the Lewisham Council's draft Design Guide which they spent two years preparing so that they could properly consider planning applications for residential developments in the mews of the Brockley Conservation Area.

The Planning and Transport Committee were rather surprised to see such a large group of local residents and garage users attending the meeting of 1st August when the proposed development for 2 semi-detached houses at the rear of 37 Wickham Road was being discussed. Of course, the draft Design Guide was at this stage still very much a draft and Committee Members had not got round to discussing it (although Brockley Society had submitted comments in April 1985 on behalf of local residents). So, they decided to defer the application until it could properly be considered in the light of the recommendations of the Design Guide.

Local Councillor, Paulette Goudge, herself a resident of Wickham Road, set up a meeting to which members of the Brockley Society who had been involved in commenting on the Draft Design Guide were invited to meet Councillor Terry Scott (Chairman of the P & T Committee), together with Planning Officers Barry Sellars and Steve Bee. When Councillor Scott realised that there was a very strong feeling against the idea of residential development in the mews, he agreed to set up a public consultation process which would involve leafletting Brockley residents and, hopefully, a public exhibition and meeting to discuss the issue. After all, this is what happened back in the early 70s, and if it had been done once, then why not again.

The Brockley Society were given a week to come back to the Planning Officers with comments on the second draft Design Guide (which had been presented to them at their meeting with Councillor Scott).

One week later (25 October) Planning Officers John Marchant and Barry Sellars noted the Brockley Society's

comments on this updated version of the Design Guide and agreed to incorporate some of them, although they were not prepared to discuss certain vital issues such as population density figures or potential parking problems. They said that although there was a big Planning and Transport Committee meeting coming up on 19th November, they reassured the Brockley Society that planning applications currently being processed for the rear of both 37 and 45 Wickham Road would have to be deferred until the results of public consultation were known. They also said that the Council could not finally consider the Design Guide until the consultation procedure had been carried out. They even said that they felt the Council was becoming more receptive to its constituents because of the approaching local elections.

In the week before the 19th November, the Brockley Society was notified that the P and T Committee would be discussing both the Design Guide (in its 3rd draft stage) and the planning application for the rear of 37 Wickham Road.

About 20 local residents attended this meeting. Both Alan Jaques and myself were given the opportunity to speak — Alan on behalf of the Brockley Society and myself from the point of view of a local resident.

To everyone's amazement, absolutely no mention was made by the Council of their agreed commitment to the public consultation described previously. Instead, Planning Officers were advising members of the Committee to accept the Draft Design Guide and also approve the application for the rear of 37 Wickham Road.

(I should point out that previously, in our meeting of 14th October with Terry Scott, both Councillor Scott and the Planning Officers present had expressed anxiety that if they delayed planning applications because of uncertainty about local feeling they might offend the developer, who might then appeal to the DoE — they did mention several times how much money the developer must be losing if he was not able to start building. Councillor Scott even wondered if the Council could be sued for 'vexaciousness'. At the same time, members of the Brockley Society who attended this meeting felt it would be worthwhile seeing how the DoE might react to such an appeal, particularly in the light of what happened at Victoria Way, Charlton, previously described in Issue No. 42, an area with gardens twice the size of those at Wickham Road and yet the DoE turned down a developer's appeal because of loss of garaging space, not enough amenity space and loss of mature trees and air of spaciousness.)

In the Planning Officer's report on the agenda, Committee members were told that there had been extensive public consultation. This, in fact, involved a small number of interested people within the Brockley Society commenting on the draft Design Guide.

When given the opportunity to speak on behalf of local residents, I asked Councillor Scott why he was ignoring the agreement he had made with the Brockley Society to carry out the public consultation process, scheduled for January.

At this point, I was told that it was not my right, as a member of the public, to ASK questions, only to ANSWER them.

Following this, although there was some opposition from Committee members, the draft Design Guide was hastily approved. Councillor Scott said that from now on the Planning Officers would treat this publication (the 3rd version of which had not been made available to Brockley Society or members of the public). Immediately following the approval of the Guide, the planning application for the rear of 37 Wickham Road was formally approved.

The developer, who had been present throughout the meeting, got up quickly, noticeably rubbing his hands together. Was this in eager anticipation of his future profits or was he, I wonder, aware of the chilly response from local residents present at the meeting?

Below is printed a copy of Alan Jaques' letter to Councillor Scott, following the meeting of 19th November which speaks for itself. As yet (24th January, 1986) no reply has been received.

LETTER TO COUNCILLOR SCOTT

Dear Councillor Scott, 25th November, 1985

*Design Guide for Mews Development
Brockley Conservation Area*

I am writing to you with reference to the discussion on the above subject at last Tuesday's meeting of the Planning and Transport Committee. I am writing on a personal basis, not on behalf of the Brockley Society.

You will recall that three members of the Brockley Society, including me, came to see you on the 14th October. We left that meeting with a very clear indication that the Council would consult fully on the draft Design Guide. You said as much. We were asked to look quickly and in detail at the draft Guide and make comments to your Officers. This we did, despite the fact that the people concerned had to devote many hours of their time to this, and had to attend a daytime meeting at the Town Hall. We saw this as the first stage in the process of consultation.

On the 4th November, I wrote on behalf of the Society to the Borough Planning Officer, confirming the changes which his Officers had agreed to make and asking for further consideration to be given to a number of crucial issues. I also wrote to you on the same date, enclosing a copy of my letter to the Borough Planning Officer and welcoming your decision to consult.

Imagine, then, our profound sense of disbelief when we discovered, only the day before the meeting that the Committee were being recommended to adopt the draft Design Guide without any consultation with the vast majority of the affected residents. In fact, we would not have found out about it then had not a copy of the Agenda Report been collected from the Town Hall, since one had not been received by us.

I received no response from my letter, nor have I heard anything from the Borough Planning Officer, either during the period before the Committee meeting, or since. To the

best of my knowledge, not a single resident of Brockley has seen the version of the Design Guide which the Committee had before them last week. In short, we did not know what was happening at the Town Hall. So much for "Open Government".

In my view, the Brockley Society and, much more importantly, the residents of the Conservation Area, have been treated most shabbily by the Council. I have also to say that your own conduct in this matter has fallen far short of the standard which is expected of someone holding public office.

I have asked the Brockley Society to publish this letter in their next Newsletter and I am sending a copy to Councillor Goudge.

*Yours Sincerely,
A. JAQUES
73 Manor Avenue*

A further letter has been sent to Councillor Scott by the Chairman of the Brockley Society expressing our concern over this matter, summarised as follows in the last paragraph of the letter . . .

"We deplore the fact that this decision was taken in this manner, and feel that it indicates a lack of integrity on the part of the Council. We assert that the views of the people of Brockley have not been sought and that the Planning Department thinks that it knows what is best for the area, regardless of what the residents might want.

We should like your comments on these matters. We intend to publish our letter and your reply in our next Newsletter."

No reply has been received to date. However, Councillor David Sullivan (leader of the Council) has written to our Chairman to say he is presently investigating the matter and hopes to contact her soon.

We are not prepared to let the matter rest here and are currently in contact with Councillor Goudge over further action.

Tricia Harvey



Lewisham Police/Community Consultative Group

A preliminary meeting was held on 4th November to discuss community participation in the proposed "Lewisham Police/Community Consultative Group".

The aim of this group is to provide an arrangement for local consultation between the Police and the community within the Borough of Lewisham. The group is to be made up of M.P.'s for the Borough, representatives of the police, councillors and local community groups which represent a significant number of people.

The inaugural meeting was held on 21st January, 1986 where the draft constitution was considered. At this meeting the Police stated that the

priorities for the coming year are to reduce:

1. Burglary.
2. Street Crime.
3. Vehicle Crime.
4. Combat drug abuse, particularly where it causes environmental problems.
5. Increase the level of involvement of permanent home-beat officers.

Broc.Soc. is a member and will be at the next meeting on 10th April. These meetings will be advertised and are open to the public and the press.

If you want your views to be heard please ring 692 1361 or 692 6977.

J. Park

GOOD NEWS!

People who work with various community projects in Drake Ward have been meeting with local Churches, Police, Social Workers, Housing Associations, Local Authority, Youth & Community Workers and Local Residents over the past 6 months and the Drake Ward Community Forum has been set up.

If you live or work in Drake Ward, come to the first A.G.M. on March 12 at 8 p.m. in St. Andrew's Hall, Wickham Road, and learn more about the Forum.

For information phone 692 0408.

Scouting for Boys

THE 8th BROCKLEY SCOUT GROUP in Breakspears Road, needs a new leader to help with the Scouts. If you would like to help please contact Phil Mitchell on 691 8373.

St. Peter's Centre Cranfield Road

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Francis Drake Bowling Club

We require new members at our Hilly
Fields club. Coaching will be given if
needed. For details please contact:

The Secretary,
77A Tressillian Road,
Brockley SE4 1YA

Community Market

A "new look" market is planned to be
held on the second Saturday in each
month, 10 am to 2pm for a 6 month
trial.

If you wish to have a stall ring 691-7541
for details.

Carol Singers

You may have been entertained by
carol singers on the Monday before
CHRISTMAS, they were the 8th
Brockley Scouts and friends who were
raising funds for a party for the elderly
of the area. As a result of their efforts
and your generosity, enough was
raised to provide a meal and entertain-
ment for almost 100 senior citizens in
St. Peter's Centre on Saturday 18th
January.

Congratulations and Thank You to all
concerned.

Artist working in Wickham Road

This Spring I shall start working in my
new studio in Wickham Road and shall
be running weekend workshops there
for grown-ups and children.

I would like to live within walking
distance of the studio.

If you have an unused floor in your
house in the Conservation Area which
you might consider letting me convert
or if you have any other suggestions,
please contact me.

**S. Finzi, 121a Honor Oak Park, SE23
Telephone: 291 3959**

Telephone Boxes

BRITISH TELECOM have recently
announced a replacement scheme for
telephone boxes over the whole
country. The familiar red boxes are to
be replaced with ones of aluminium
and stainless steel. On the advice of
English Heritage, some examples of
the earlier types are to be retained. It
has been decided that all the examples
of the original box, designed by Sir
Giles Gilbert Scott and first produced
in 1927, which are sited in Conserva-
tion Areas, should remain, with
selected examples of the second
edition, dating from 1935.

The first type can be identified by the
small panes of glass — 6 rows of 3
panes — on each side, which give it
the name Gergian, and the domed top.
The second, or Jubilee kiosk has
horizontal proportions to the glazing
bars and a slightly smaller domed top.

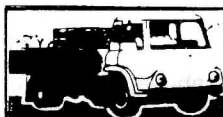
Within the Borough of Lewisham,
there are sixty Georgian kiosks,
thirteen of which are in Conservation
Areas and we have five of those
kiosks. The other boxes in the Brockley
Conservation Area are the Jubilee type
except the one outside the Wickham
Arms, which is a modern sheet glass
type and is not in keeping with the
area. It is possible that we will keep all
our kiosks except the last mentioned,

CORRECTION!

Re our photo of 51 Tressillian Road in
the last Newsheet, Councillor Taylor
tells us that this has **not** been vacant
since about 1978. The elderly
basement tenants refused to move
until March 1984. In the meantime the
other floors were either let or used by
squatters.

During 1985 the squatters were finally
removed and work on the restoration
of this house "to its former splendour"
will hopefully start in 1986.

Can we expect some restoration to the
maisonettes in Chalsey Road, or at
least a clean-up of the site?



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