



Midsummer Fayre July 4th

2pm to 6pm

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The Fayre is 'on', so come and enjoy yourselves. After our desperate plea, enough people have come forward to help run the Fayre successfully — thank you.

We have the usual attractions including Tug-o'-War, Fire engine, Roundabout, Police Motorbikes, Minimokes and many stalls with games, food and drink. Bring the children in fancy dress for the parade at 2.30pm.

We would still appreciate gifts of cakes, books, and items for the tombola stall. Please phone these people with your offers, so that they can arrange collection:

*Secondhand Books —
R. Swabey, 692-4797*

*Cakes — Jean 692-4487 or
Jane 692-6977*

Tombola items — Kathleen 692-1996

*Other help or inquiries —
Gill 692-6977*

Look out for the Fayre programme — only 10p and the chance to win one of the ten fantastic prizes.

Local History

Following the Lewisham Local History FESTIVAL, June 27-28th, we have invited Joan Read, the writer of the history articles in the local papers, to talk to us about researching and presenting local history. Everyone is welcome at St. Peter's Centre Music Room, 8pm, September 9th.

Trip up the Tower

We are organising another trip to the top of St. Peter's tower. July 18th at 11am. Ring 692-6977 for more details or just come along.

Drake Forum

JOAN RUDDOCK will speak at the Annual General Meeting on Friday, July 3rd from 1-2pm, at St. Peter's Centre, Cranfield Road, SE4. Refreshments from 12.30.

Drake Forum's job is to be a meeting point for local workers and local people/groups.

*Secretary: Juliet Johnson, 12
Wickham Road, SE4. Tel: 692-1553.*

Brockley Society Needs More support!

The Brockley Conservation Society is not a group of old, 'fuddy duddys' who want to stop anybody changing anything and who go around making life difficult for the Council and everyone else.

BROCSOC IS YOU! Everyone living in the district bounded by Lewisham Way to the north, Upper Brockley, Rokeby and Brockley Roads in the west, Adelaide Avenue, Montague Avenue and Hilly Fields Crescent on the south and Tyrwhitt Road on the east. Within these boundaries are at least twenty other roads, lots of houses in those roads and lots of people in those houses. More than 3,000 would you guess?

So — where are you all?

The same small group of people has been working away, year after year, since the Society was formed in 1973, on behalf of everyone in the area, doing what the Borough Council wants residents in Conservation Areas to do, i.e. keeping an eye on things, trying to make sure the neighbourhood is improved by proper planning and development and does not decline because of neglect or bad and unsightly development out of character with the Victorian buildings we are lucky to inherit.

If we close the Society we will lose the channel which residents in a Conservation Area have to the local Council on issues which affect that area and to air residents' problems.

Contact with the Council through the Society has proved more effective than individual efforts.

This takes a lot of time and effort, attending meetings, studying planning applications, writing letters, and this Newsheet, organising public protest meetings and petitions, preparing exhibitions and researching local history.

We have also run thirteen Summer Fayres which not only bring in some money to pay for our work and the Newsheet, but also provide a community 'fun day' — *all by volunteers.*

So come and join us — we hold monthly meetings to discuss matters affecting the area on the first Wednesday of every month (except August) in St. Peter's Hall. You will be very welcome, you will meet other residents and you can put forward your views and ideas. What sort of meetings or events do you think BrocSoc should have? What do you think of the idea of 2 or 3 people getting together in your street to consider the aims and objectives of the Society and then one of you at least coming to the meetings, helping with material for the Newsheet, or offering to help with delivery?

Come and join us — we need your support, otherwise the few stalwart workers might decide the work is too much.

Jean J.



CAN YOU CAN-CAN?

We hear that Blackheath Conservation Society has organised the collection of aluminium cans. People collecting their own and picking up thrown away cans are both conserving the environment and obtaining money from the sale of the metal.

Are there any people in the Brockley Area who would be prepared to find out all the details of the scheme and run a similar scheme here? Many people would like to help keep the place tidy and even the SE Tech students might be trained to "Bin their tins!".

Bottles

There is now a bottle bank outside the Breakspears' Arms in Brockley Road. Now we can get rid of our old bottles and glass easily and it will be put to a good use.

Beat the Muggers

In conjunction with the police, a Neighbourhood Watch group is trying to arrange self-defence classes in St. Peter's Centre for all those interested. No matter how agile or whatever age you are, come and learn how to protect yourself. Ring 692-5838, 692-6977 or 691-3719 for more details.

We have written letters on your behalf to the Borough Engineer requesting seats and litter bins in certain places, and information about the site of bottle banks. To the Planning Department about some of the atrocities that builders and developers have tried to get away with in the area; for example:-

* Piles of rubbish on the vacant plots at the rear of 102 Manor Avenue and 45 Wickham Road.

* 39 Tressillian Road, where the coach house was built before planning permission was given — we helped to get some important details changed.

* 119 Upper Brockley Road, the side extension was not built as planned and does not fit in with the area. Enforcement action is being taken to get the windows, door and cornice detail changed.

* 32 Tyrwhitt Road, new windows at the Tyrwhitt the wrong shape and have no reveals, there are pipes snaking up the rear of the house and there is an odd looking box on the front of the building. No reply as yet.

* 37 Wickham Road, detail on the two new houses are not as shown on the plans.

We have sent letters to the Department of the Environment, in response to appeals made by developers.

One letter, about 68 Wickham Road, where the developer wished to convert 6 flats into 9 flats, utilising the basement and building an extra room. We wrote, supporting Lewisham Council, saying there would not be enough amenity space for 9 flats and that car parking would present a problem, but the D.O.E. found in favour of the applicant.

Another letter about 119 Upper Brockley Road. Due to the long drawn-out battle over development in the mews, the application for a house in the rear garden facing Ashby Mews was not decided by the Council within the statutory time limit, so the developer appealed to the D.O.E. for a decision.

We asked that the D.O.E. turn down the application on several grounds. This is likely to be a "one-off" as the density of the area is such that there is no room for more dwellings (note that 119 has through rooms on two floors and so has only 6 rooms!). The car parking in Upper Brockley Road is at an unacceptably high level and the Mews should be used as a means of alleviating the problem. There are problems in servicing this mews and the situation is unsuitable for housing. The Inspector visited the site on 11th May, so a decision is to be expected soon.

The third letter was about 2 Wickham Road.

The Council did not make a decision on the application for a development of 4 houses in the rear garden for the same reason as above. We oppose this

for several reasons. There is inadequate car parking for the main house and visitors, there is not enough amenity space for the six flats in the main house, the density for the main house on its tiny garden is 127 h.r.a. (habitable rooms per acre) and the design is unsuitable for this area and in particular, this site. This will not be decided for some time yet.

The letters to the Council have been written because we have been alerted to the problems by vigilant residents. If you know of any other cases, please let us know, but also contact the Council yourself, since the more fuss that is made, the more will be done.

STOP PRESS

Recently a resident phoned to say that 139 Upper Brockley Road (where planning permission was sought only two weeks before, was being partly demolished, although permission could not have already been given.

Local Transport Report

A survey has been made of all British Railway Stations in the Borough, indicating general appearance, facilities, accessibility, staffing and service. The report has been sent to British Rail South East.

The Transport Users' Committee has expressed concern to London Regional Transport over the large number of bus routes to be altered and withdrawn during June. So far our local area has not been greatly affected, except that the 122 route will terminate at Plumstead Garage. A retrograde step has been taken by introducing driver only buses on routes 36/36B on Sundays. In view of the nature of these routes, such a step does give cause for some anxiety.

St. Peter's Centre

The main hall, after a complete renewal of the ceiling is shortly to be entirely redecorated. With an improved appearance the committee hopes to increase the number of lettings and also to widen the scope of activities. The Centre is for the use of the Community and the committee is always keen to make its availability more fully known. You are welcome to come and look at this lovely Victorian hall. If you know of any club or organisation interested in using the hall, for example, for orchestral or drama rehearsal (there is a stage) tell them to contact the Booking Officer on Thursday evenings between 7 and 9pm.

Do you know an organist?

St. Peter's, Brockley, needs an organist. Please contact the vicar, Geoff — 692-4248.

Planning Applications

From February 1987.

Breakspears Road

- 59 — 1 flat. 1 maisonette.
- 109 — 4 flats.
- 113 — 3 flats. 1 maisonette.

Wickham Road

- 2 — demolition of rear extension and 5 two-room and 1 three-room flats and 6 car parking spaces.
- 20 — 2-storey block in rear. 2 flats with parking. Access onto Ashby Road.
- 68 — Demolition of verandah at rear.

Tressillian Road

- 34 — 2 maisonettes.
- 44 — 1 one bedroom and 3 two bedroom flats.
- 136 — 1 flat. a maisonette.
- 192 — 2 maisonettes.

Tyrwhitt Road

- 3 — 3 one bedroom and 1 two bedroom flats.
- 28 — 4 one bedroom flats.
- 64A — Erection of conservatory
- 84 — Erection of conservatory.

Upper Brockley Road

- 7A The Parade — Retention of use as mini-cab office.
- 8 — Use of ground floor as dental surgery.
- 10 — Use of ground floor as launderette. Erection of bathroom extension at rear.
- 41 — 4 flats. Demolition of rear extension.
- 81 — Single storey at rear for office use.
- 111 — 3 bedroom house and garage in rear garden.

- 140B — Single storey extension at rear.
- 85 — Use of ground floor as residence.
- 139 — 4 flats and 2 storey rear extension.

10/10A Hilly Fields Crescent — 2 flats.

- 17 Rokeby Road — 1 flat. 1 maisonette.
- 25 Montague Avenue — 3 flats.
- 12 Geoffrey Road — 2 flats. 1 maisonette.

Manor Avenue

- 5 — 3 flats. 1 maisonette.
- 7 — 3 flats. 1 maisonette.
- 234 Lewisham Way — 1 one bedroom, 3 two bedroom flats.
- 37 Cranfield Road — 2 maisonettes.

TREE APPLICATIONS

- 80 Breakspears Road. Fell oak at rear.
- 103 Breakspears Road. Prune 3 limes at front.
- 108 Breakspears Road. Fell ash at rear.
- 88 Tressillian Road. Fell decayed poplar at rear.
- 8 Upper Brockley Road. Prune beech tree at rear.
- 56 Manor Avenue. Prune eucalyptus at rear.
- Syringa House. Prune horse chestnut and plane at front.
- 7 Glensdale Road. Prune laurel at front.

An application to run a Sunday Market with 12-16 stalls by the Scout Hut opposite Tyrwhitt Road, was made at the end of May. If you have any comments please tell us — 692-2289 or 692-6977, or write to The Borough Planning Officer.



The Lost Gardens of Brockley

A number of gardens have recently been fenced off, against the wishes of the residents. If this concerns you and you wish to meet others with the same problem, contact us and perhaps together we can help one another. Tel: 691-8693.



Tyrwhitt Road Junction Improvement

After our article in the last Newsheet, we received many comments from residents.

From Councillor Nicholas Taylor:

"You asked for views on the new layout of the junction of Tyrwhitt Road and Lewisham Way. Personally I welcome it. I suggested a re-design of this dangerous junction when the Hilly Fields traffic management consultation was carried out in 1979. The main problem has always been that the existence of the bus stop opposite means that pedestrians have a dangerous crossing; the building out of the pavement on the corner and the insertion of a refuge, into the middle of the main road makes it much safer.

There is still a danger in that traffic turning right from Tyrwhitt Road cannot see traffic coming up Loampit Hill (all the more so because of the inability of the police to enforce parking restrictions outside the shops, which makes the corner much of the time a complete blind spot). My own view is that the closure of Tyrwhitt Road needs to be seriously considered, as Tressillian Road has a much safer junction — partly because the pelican crossing regularly holds up traffic on the main road."

"Allow me to give an opinion about the 'improvements' at Tyrwhitt Road. I am near enough to be on hand at any accident that occurs. I have lived here for over five years, and I can say without any fear of statistics from the Borough Engineer, that the alteration has been a big mistake. I have never known so many accidents, both major and minor.

Also as a car driver, I know that in terms of safety, driving in any direction in that area is more difficult."

"We had been here a few weeks and the property was still in the process of being refurbished. In April 1979, at 3am in a car, travelling at great speed, hit the wooden tripod marking the work to be done, and sent it hurtling at my son's bedroom window on the lower basement floor. Since then there hadn't been an accident involving cars until during and after the "improvement" work carried out on the junction. To our knowledge there have been six accidents outside our house, which is virtually on the corner of Tyrwhitt and Lewisham Way, directly attributable, in my opinion, to the new island at the top of the hill and the narrowing of the mouth of Tyrwhitt Road.

Another frustrating result of that narrowing is the build-up of traffic, at certain times, waiting to turn either left or right onto Lewisham Way or Loampit Hill. Previously we had a nice,

long sweep to the left which allowed those that wished to go in that direction to do so and not get stuck behind vehicles turning right. As this, more often than not, involves commercial vehicles serving the pub, The Talbot, the general store, Taylors and the chemical engineering firm, Stones, five minutes can be added to a journey. In our book the word 'improvement' is a misnomer. I'd like to append a misusage and call it a 'disprovement'."

DOG FOULING

After our comments in the last Newsheet, we received some letters relating to this problem. Here are some extracts:-

"I am always armed with pages from an old telephone book to pick up dog messes. It is unbelievable that so many careless thoughtless, arrogant dog owners allow this to happen. I am an animal lover and I fear that a person who treads in the mess will hate all dogs. Therefore I don't mind picking up whatever offensive things I see ... Could it maybe be that the people who are angry about dogs, go by night and unload their rubbish in the Mews? No, don't punish the dogs, but shoot the owners in their purses!"

"The solution is entirely in the hands of the education of the owners. A dog which is properly trained and walked regularly will go to the 'gutter'.

So many dogs are allowed out with no supervision. The problem is made worse by the over-population of dogs in towns. Due to increasing crime, dogs are often kept as guards, without real training."

T.K.

"You ask in your February edition what can be done about dogs being allowed to foul pavements and parks. This is only one of a number of environmental and health problems caused by the irresponsible and anti-social behaviour of a minority of dog owners. Readers may be interested to know that there is a national pressure group working quietly and effectively on this and that it already has the active support of about 15 MP's of all parties. Details are available from:

The League for the Introduction
of Canine Control, PO Box 326,
London NW5 3LE

By-laws announced by the Home Office last April allow local councils to ban dogs from designated areas and dog owners could be made to clean up after their pets in parks, playgrounds, etc. The Home Office report emphasised that the scheme depended on local councils allocating money for publicity, waste disposal and enforcement. We await any information on the subject from Lewisham Borough Council with great interest.

Conservation or Desecration?

We publish extracts from a letter from a resident who does not wholeheartedly agree with how the work is being done in refurbishing the Victorian properties in the area:

"The idea of Brockley being called a Conservation Area is really quite hilarious! A walk around Brockley causes shudders of horror. Whilst some worry about the right kind of door or window frame being replaced in a particular house, the rest of us have to endure the terrors of the house alteration vandals, and the flat renovators and exploiters.

It has been going on for several years and in this already highly populated area we might be faced with further building, dust, lorries, digging, etc. in the '1 1/2 miles' of mews!

Despite the fact that according to the BrocSoc Newsheet 'certain people' are being asked to think again about the development of the Mews, it most assuredly will go ahead. Why? Because of our old 'friend' — MONEY. MONEY to be made.

It doesn't matter who is making that money, there's one thing that is certain — that money will not benefit you or me.

As soon as one house is converted after many agonising months or even years for nearby residents — another conversion is started. I have seen some flats or houses altered more than once.

We have had smelly, filthy bonfires, piles of sand in roads, left unused for weeks, not to mention skips everywhere. As for pavement repairs, they are often worse after repair than before the job started.

Wickham Road is a disgrace to any community, sadly for our best main road. The everlasting conversion of years' duration, unsafe footpaths, cars on pavements, racetrack conditions, blobs of tarmac, etc. Dare I mention the newly planted plane trees which will cover everything up in a year or two, and in autumn make slippery, leathery coverings beneath. So much for planners!"

G.R.

We must point out once more that the Brockley Society has no enforcement powers although it has a voice on the Borough Conservation Advisory Committee. The Council's Planning Department gives permission for conversions, etc.

All complaints about the pavements, conditions of roads, etc., should be made to the Borough Engineers Dept.

Mews Development

In our last report, we were waiting for the Planning Department to contact us over alterations to the Design Guide which would make it reflect the wishes of the majority, expressed in the Public Consultation last November. As usual, things were left until almost the last minute, and there was little time for the Malpas Housing Action Area Residents' Association and us to alter the wording of the Council's suggestions so that it said what you wanted. On March 10th the Planning and Transport Committee of Lewisham Council had to debate eleven amendments to the Design Guide, most of these not having been agreed with the officers through lack of time to discuss them adequately! The majority of points were agreed by all, but there were two major issues on which residents and officers were unable to agree.

Francis Drake Bowling Club

Requires new members at Hilly Fields. Coaching given if needed. Please contact: The Secretary, 77A Tressillian Road, Brockley, SE4 1YA.

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The approved Design Guide states in its introduction:

"In order to protect the amenities and to reinforce the character of this part of Brockley, proposals for mews housing *will be considered only on the basis of this Design Guide**. In Ashby Mews, the western side of Wickham Mews and the eastern side of Breakspears Mews, because of the density of the existing development and/or narrow plots, mews housing *may not be possible***". However, elsewhere, the Council may agree to some mews housing where it can be demonstrated that:-

- i) the development can be properly serviced;
- ii) the scheme will not adversely affect the amenities of nearby properties;
- iii) that pedestrian and vehicular access/egress to the site is satisfactory and will not cause danger or nuisance; and
- iv) that the policies in the design guide and supplementary design advice are complied with.

In applying these policies the Council will take into account such factors as daylight, sunlight, vehicular intrusion, loss of visual amenity and loss of private garden space. Any development which can satisfy all the above conditions will however, be confined to mews style dwellings.

Our version said:

*"*will be strongly resisted.*"

**"*will not normally be permitted.*"

The solicitor to the Council said that this wording was not allowed.

The second disagreement was over density.

We maintain that if the Council were to apply its density policy to a given site to ensure that no part of the site should have a density of more than 80 h.r.a (the maximum figure for the Borough generally), this would ensure both that the main house had adequate space for recreation and parking for its several units, and that these houses will not appear cramped due to the curtailment of the garden, either in their own right or in relation to the surrounding streets. To this end we proposed that the Council should alter the statement in the Design Guide on density at 5.1 by adding a further

restriction "neither shall either of the individual plots". The policy would then read:

"WHERE NEW DEVELOPMENT IS BEING CONSIDERED WITHIN THE MEWS, THE OVERALL PLOT DENSITY OF THE EXISTING RESIDENTIAL DEVELOPMENT, TAKEN TOGETHER WITH THAT PROPOSED, SHALL NOT EXCEED 173-200 hrh (70-80 hra); NEITHER SHALL EITHER OF THE INDIVIDUAL PLOTS."

Whereas, at the time of division of the land, the plot is one unit, by the time any new dwelling is built, the plot is in two separate ownerships and must therefore be treated as two units for all purposes. Unless enough land remains attached to the original house, future extensions and/or conversions will be put in jeopardy by present greed.

Although we tried to convince the committee with our arguments, they decided to debate an alternative motion on density and did not consider our suggestion.

Needless to say, we lost, but at least it was agreed that alterations to the Design Guide could be considered in the future. Even so, we still intend to fight every application for mews development, individually, and expect that you will oppose those that will directly affect you.

To this end we have written to the D.O.E. about development at the rear of 119 Upper Brockley Road and 2 Wickham Road - see Letters article.

We oppose the development at the rear of 111 Upper Brockley Road on the grounds of density (although of a suitable design) and at the rear of 20 Wickham Road as being of a completely unsuitable design (it looks like a barracks), and also that the tree (weeping ash) should be retained. This is a fine specimen and these trees are rare.

In conclusion, we apologise for not having achieved the results most of you wanted, but we intend to continue fighting, knowing that the vast majority of you, the residents, are behind us and that we are trying to preserve what is good about the area for those who come after us.

Gill Heywood, 692-6977



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