

BROCKLEY



SOCIETY

NEWS SHEET NO. 53 FEBRUARY 1989

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

● ● WAKE UP! ● ●

Channel Link Threatens Sleepy Brockley

One of the four options for Route 1 will tunnel under our Conservation Area. This tunnel may surface near Peckham Rye station or it may surface at Brockley Cross as shown on the maps. As we understand, there will be a cut-and-cover construction from Brockley Cross back as far as St. Peter's Church, which will have a devastating effect.

Apart from the destruction caused by the initial onset of the tunnel, it is understood that ventilation shafts will be needed at 2 km. intervals. Each of these is likely to be at least 19 feet across!

Things will not end here. Brockley Cross is a bone of contention with many of us with its traffic snarl ups at all hours of the day, but we would rather it remain as it is than have rail works and an associated ramp, maybe blocking off Brockley Road for up to five years with all the road chaos this would entail. This will affect the lives of all of us, not just those who lose gardens or property.

For those of us who will have to remain, the noise levels as trains leave the tunnel and blast over Brockley Cross will be so loud and so frequent that life will not be worth living here. Another worry is that the vibration from any deep-bore tunnel could well affect property, causing cracks or subsidence, dependent on the geology of the area which is unsurveyed as yet. This is a subject which directly affects us but also affects many other parts of the borough.

Another option is a tunnel which will surface at Aspinall Road on its way to Nunhead. This will not affect us so much, but we need to fight this with as much force as if it were here.

It has been said that Lewisham Council thinks that it will benefit by the high-speed link taking some of the coast traffic from the borough.

This is the reason that it did nothing whatsoever until residents found out from other sources and asked the council to act.

We have been bombarded with publicity from other South London councils and residents' groups since the beginning of the year. Has Lewisham been too quiet?

Even our M.P., Joan Ruddock has been kept in the dark! We hope that more officials are now aware of the havoc such an event could cause and that they will make every effort to make up ground lost through procrastination.

A high-speed rail link from the coast to London is a necessity, but not as it is planned at present, apparently to cause as much damage as possible to both the natural and built-up environment, just for the sake of a few minutes per journey. British Rail must be made to think again.

Southwark Council is to organise a march to Waterloo before B.R. announces its preferred option on March 9th. This will involve all the Borough. We intend to join this and show that Lewisham is Against the Rail Link. Look out for news and come and join us. Southwark Council is also setting up an umbrella group to co-ordinate ALL London action groups, so that we can act as one and B.R. does not divide us. WE need to be part of this action not a small isolated group. We CAN Beat British Rail — Lets Do It Together!

We are more than willing to share our small amount of knowledge gleaned so far from other groups in other boroughs. We need your help in setting up an active group which will liaise with others and get the news to this whole area as fast as possible. We need you to write in protest to your M.P. Joan Ruddock and to members of Lewisham Council. We need to bombard B.R. with questions and get all the publicity we can, otherwise this will be the easy option for them. If you have not already offered your help or want to know more please ring 691-9724 or 692-6977.
G.H.

MIDSUMMER FAYRE 1989 JUNE 24th

Here we are again planning our annual Summer Fayre for 1989 and, as always, asking for your help and support. This year we would also like to create some new looks and would be most pleased to receive your ideas. As always we need your help from now leading up to the Fayre and a great deal of help will be needed on the day. Anyone wishing to run a stall or offer help or ideas can telephone Bernie on 691 9724 anytime.

It might seem that February is early to make plans for an event being held on June 24. Believe me! It isn't. Most of the preliminary work needs to be started now and what could be nicer than planning a bright and sunny event in the dull winter days of February and March.

Remember this is YOUR society and YOUR summer Fayre. Let's make it a success as usual — cos if BRITISH RAIL have their way we might not see very many more!!!!!!

● STOP PRESS ●

B.A.T.T.L.

Report of the Meeting at Kitto Road Church
on February 9th.

Hundreds of people turned up at the first meeting to show their concern about the proposed Rail Link - Route 1, and the lack of concern shown by Lewisham Council. Brockley Against The Tunnel Link (BATTLL) has been formed to stop the B.R. proposals for the area. Joan Ruddock our M.P. was present and will be at the next meeting to be held in St. Peter's Church on Feb 20th. We are still working on British Rail to send a representative.

Councillor Sullivan has publicly promised that a petition against the King's Cross Bill will be signed and presented to Parliament immediately. Every other S.E. London Borough has already done this. Come and make sure that this promise has been kept.

Note the date: FEBRUARY 20th. 7.30pm.

Note the place: St. Peter's Church.

**BOROUGH CONSERVATION
ADVISORY COMMITTEE**

The Borough Conservation Advisory Committee has finally met again after a 16 months gap, owing to a lack of finance on the part of Lewisham Council.

Matters of concern to all areas were discussed including developments without planning permission, and lack of Council enforcement action; Advertising and goods blocking pavements in Shopping areas; Consultation on developments adjoining Conservation areas; The Council policy on residential conversions; The new telephone kiosks; Street Lighting; Wheely bins for the whole borough; The new blue litter bins; The awful blue road signs sprouting everywhere etc.

If you want to know more phone your reps on 692 2289 or 692 6977 or contact the relevant Council department.

15th A.G.M.—Brockley Society

At the A.G.M. on 31st October these officers were appointed.

Chairman: G. Heywood 692 6977

Vice Chairman: R. Hayes 692 2289

Secretary: B. Harper 691 9724

Treasurer: J. W. Heywood 692 2409

Monthly meetings are held on the first Wednesday of every month at St. Peter's Centre, Cranfield Road. All are welcome. Why not phone one of the officers and have a chat about what we do and what interests you.

THE LEWISHAM CONSERVERS

Are a voluntary group of members of the London Wildlife Trust who help clear sites for Nature Reserves and run them to protect wild life in our area.

Locally, work is in hand at New Cross Gate Cuttings in Vesta Road and helpers are needed on Feb. 26th and April 9th. Start at 10.30am, wear suitable clothing and bring your own lunch. Also work is in hand at Ladywell Nature Reserve. For further details of these and other events get in touch with Mike Keogh 692 4694.

**WASTE NEWSPAPER IS
COLLECTED**

Friends of the Earth have organised a collecting skip at LADYWELL LODGE, SLAGROVE PLACE (off Ladywell Road) for every 2nd Saturday each month, 10 till 4. Take your bundles of newspapers there. Perhaps people with cars could make neighbourly arrangements to collect from those who haven't transport.



2 Wickham Rd.-This extension is the subject of controversy re-planning.

**LIBRARY SERVICE FOR
THE HOUSEBOUND**

If you are housebound you can make use of this excellent service provided by Lewisham Council. Ring Lewisham Library on 690 4102 or 690 1247 Ext. 2 between 9am & 5pm weekdays.

On offer are books, magazines, records, cassettes, jigsaw puzzles and even pictures. All delivered to your address by van each month.

If you cannot manage it yourself get a friend to look into it today!

LUMBER COLLECTION

No need to 'lumber' your front garden with mattresses, chairs, television sets, tables etc., etc!

Ring HOTLINE 692 0316. They need to know name and address and phone number if possible. Be prepared for an 'answerphone'. Up to 6 items will be collected free.

CAN COLLECTING POINT

The 1st Brockley Cross Scout Group are collecting aluminium drink cans for recycling. This will help clear streets and shrubberies etc of cans, and also raise funds.

Bring all the cans you 'can' to the Scout Centre, 25 Breakspears Road on Sunday mornings.

**HILLY FIELDS TRAFFIC
SCHEME**

In 1980 the Council asked for ideas on reducing the number of cars etc. using residential roads here to avoid congested Brockley Road and Lewisham Way.

After meetings and 'data collection' the blocking off of the St. Margaret's Rd./Brockley Rd. junction & installation of traffic lights at Adelaide Avenue/Brockley Rd. in 1988 are two results.

On January 24th, 1,481 cars passed along Tressillian Road between Hilly Fields & Harefield Rd. between 6.50 & 9.15. Between 7.30 and 8.30 there were 708 vehicles. Most would continue to Brockley Cross.

This seems excessive for a residential area. Our local councillor Mr. Link, says he is aware of the problem and tells us that the experiment will probably run a year before local residents are called to public meetings to give their opinions and ideas.



199 Wickham Rd.-Application for demolition is under consideration.

Planning Applications

From October 1988

Wickham Road

- 4-Conversion of maisonette on ground and lower floors to 1 one-bedroom and 1 two-bedroom flats.
- 19-Revised details of layout of two-bedroom flat on 2nd floor in connection with 2 one bedroom and 2 two-bedroom flats on 2nd and 3rd floors. Also alteration to loft area to provide a bedroom with 4 velux windows.
- 41-Conversion to 2 one-bedroom and 5 two-bedroom flats. Erection of 3rd floor roof extension at rear, erection of a conservatory, 2 windows in rear roof space, 3 velux windows in front and side roofs. 4 car parking spaces in front garden.
- 45-Erection of 2 two-storey two-bedroom mews houses and garages in rear garden.

Tyrwhitt Road

- 46-Erection of two single-storey extensions in connection with conversion to 2 two-bedroom flats, 1 two-bedroom maisonette, 1 studio flat; 3 garages in Darling Road.
- 82-Conversion of 1st floor to 1 one-bedroom and 1 two-bedroom flats.

Breakspears Road

- 54-Conversion to Nursing Home for up to 19 persons. Erection of two-storey extension at rear, 3 velux windows in front and rear roof. 2 car parking spaces in front garden.
- 82-Extension of single-storey rear addition in connection with conversion to 2 one-bedroom and 2 two-bedroom flats and 1 two-bedroom maisonette. Enlargement of dormer roof window.

Cranfield Road

- 12-Erection of single-storey extension at side and conservatory at rear.
- 58-Demolition of 2 side garages, erection of 3 storey extension at side in connection with conversion to 3 two-bedroom flats and 1 studio flat.

Upper Brockley Road

- 133 Revised drawings for erection of two-storey rear extension. Conversion to 2 one-bedroom flats, 1 two-bedroom maisonette, garage in rear garden, access on to Ashby Road.

Lewisham Way

- 239-Conversion of former Bank to 4 one-bedroom and 4 two-bedroom flats, 1 two-bedroom maisonette with erection of a two-storey rear extension. 6 car parking spaces.

Montague Avenue

- 3-Revised plans for enlarged rear addition and erection of two-storey extension above in connection with conversion to 1 one-bedroom, 2 two-bedroom flats and 1 one-bedroom maisonette.

Manor Avenue

- 114-Enlargement of existing basement back addition in connection with conversion to 2 one-bedroom flats and external metal staircase.

St. Margaret's Road

- 7-Use of 2nd floor front bedroom as Employment Agency Office.

Tree Works at:-

- Colin Blanchard house in Wickham Road.
- 163-Upper Brockley Road.
- 108-Geoffrey Road.
- 168-Lewisham Way.

Approvals of previous Planning Applications

- Rear of 39 Tressillian Rd.-House.
 - 52 Tressillian Rd-6 flats.
 - Rear of 20 Wickham Rd.-Two houses in garden (see article).
 - 1 Tyrwhitt Rd.-9 units and 5 garages.
 - Rear of 108 Manor Av.-Builder's offices.
 - 12 Montague Av.-4 flats.
- As far as we know other applications have not yet been determined.*

ONE THAT GOT AWAY! 20 Wickham Road

In December, Lewisham Council granted planning permission for the erection of 2 semi-detached houses in the rear garden of 20 Wickham Road and fronting Wickham Mews. This has happened despite attempts by the Brockley Society and individual residents, through reasoned argument, to have the application refused or at least deferred.

A previous application for 3 houses on the same site was refused by the Council in April 1988 and is now subject to an appeal to the Secretary of State by the applicant. This application was refused by the Council on the grounds that it did not comply with the Brockley Mews Design Guide in respect of the minimum length of rear garden to the existing property and in respect of the amount of amenity space provided to the new houses both of which were deficient.

The application granted by the Council in December also did not comply with the Design Guide in respect of the minimum length of rear garden to the existing property, the presumption against the loss of mature trees, the treatment of the proposed road surface to the mews and the visual appropriateness to the character of Brockley.

With regard to the length of rear garden the same situation as that previously rejected by the Council applies. The presumption against the loss of mature trees refers to a particularly fine and rare weeping ash, likely to be felled as a result of the application.

The Council have used this point themselves in their appeal statement to the Secretary of State supporting the original refusal but have totally dismissed it in approving the present application.

This application shows no surface treatment to the mews and the design of the houses takes no account of the existing properties and characteristics in the area and no account of the corner location of the mews and Ashby Road.

These points and others were made in writing to the Council by the Brockley Society on the 17th September 1988 and the Borough Conservation Advisory Panel made similar points in their recommendations to the Council. The Council failed to note the Brockley Society's letter in their report.

At the Planning Committee on the 8th December all these points were put to the Committee by the Society but the Committee ignored them and by so doing made a mockery of the Design Guide and all the work that went into its preparation. Our local

HE LIVED IN OUR AREA

Edgar Wallace, 1886-1932

A blue plaque remembers Edgar Wallace who lived for a time at 6 Tressillian Crescent. He died penniless in Hollywood on February 10th 1932. A foundling, he was adopted by a Billingsgate fish porter and at age 11 he was selling newspapers from his own news stand in Ludgate Circus. In the British Army in South Africa he reported the events of the Boer War to the London press. His letters of the time made him a journalist and soon a prolific writer of books and plays - 170 of them, no less.

His first book was the thriller 'The Four Just Men' which no publisher would take - Edgar published the book himself and sold 3¼ million copies but, pushed for cash, he had sold the rights for £75. He was a member of the Press Club and was its Chairman in 1923-24. The notable Savage Club had him as a member.

Despite his fame he was a fool with money which ran through his fingers like tap water; it is said that friends helped him dodge his creditors through the garden gate at No. 6, Tressillian Crescent.

There is a Bronze Medallion in Ludgate Circus inscribed to his memory: "He knew wealth and poverty yet had walked with kings and kept his bearing. Of his talents he gave lavishly to authorship - but to Fleet Street he gave his heart."



OLD BROCKLEY

Reproductions of photos of Old Brockley. Notelets are available from Bernie on 691 9724. These photos have been very popular. 50p a set of six or 10p each.

Councillor, Cllr. Dowd is on that committee and was asked to speak on behalf of the Society and the local residents but failed to attend the meeting. The "Committee" on that evening was made up of only 3 Councillors, none of whom represented our area.

This decision by the Council puts in jeopardy all the good work carried out by both the Brockley Society and the Council officers in drawing up the Design Guide which aimed specifically at stopping this type of random development of back gardens in the mews. As far as future developers are concerned the Council has set a precedent that can only encourage them, and the losers will be the Conservation Area and its residents.

JUST DRAINS!

Residents have noticed that several gullies (drain covers) are blocked and have been for some time. We have asked that the Borough Engineer be informed and that clearing work be carried out.

ST. PETER'S CENTRE

The St. Peter's Centre Christmas Fayre was a huge success. The Committee would like to thank everybody who ran the stalls and those who gave their support.

On February 25th we hope to hold an Auction/Jumble Sale and we would be grateful for donations of articles for this event which is to raise funds for the Centre. Ring 691 9724 to arrange collection or leave at the Centre between 9am & 12.30 Monday to Friday.

The Centre is put to good use by various organisations including:—

- Dog Training — Main Hall Mon., Tues., Wed.
- Badminton — Main Hall Thurs.
- Kateda — Small Hall Thurs.
- Radio Club — Large Committee Room Fri.

We are anxious to take Bookings from organisations or individual people on a regular or one-off basis.

Ring 692 4503 for details of terms. Please remember this is your local community centre, without your support it will not survive.

Women's Self Defence

The popular self defence classes run by the police to start again in March in St. Peter's Centre. Five evening lessons will be held. Charges will be approximately £5 for the course. A preliminary meeting will be held at 7.30pm on Friday 24th February. Please ring 691 3719 for full details.

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Neighbourhood Watch

Remember:- Burglars do not like

- locked windows
 - doors with security deadlocks
 - bolts at top and bottom of doors
- You can get advice from your local locksmith and you will find the cost of locks, and fitting if required, is a worthwhile insurance.



BROKEN PAVING STONES

The Borough Engineer would like to know the names of builders who have broken paving stones so that the culprits can be charged for the damage and save our rates. If you know the names of builders or others who have caused damage let Cyril Moss know on 692 1288.

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FRONT GARDENS

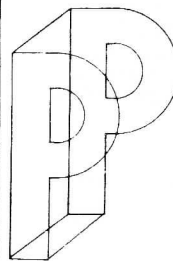
There are at least 20 Roads in the BrocSoc area and goodness knows how many front gardens. Some are beautiful, some are tidy, but most, for various reasons are neglected. Could it be that we do not care how we look, surely not true, we all want to look our best and the same goes for the front of the houses we live in.

Why not therefore inspect your particular patch and have an attack of Spring fever. Make sure the Council Bin men take away all your household rubbish secured in its plastic bag. Make use of the service that will remove that unwanted furniture—

Once clear, rake up the weeds sow a few seeds and plants—a visit to the Garden Centre in Shardeloes Road could inspire what may be a prize Front Garden.

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