

BROCKLEY

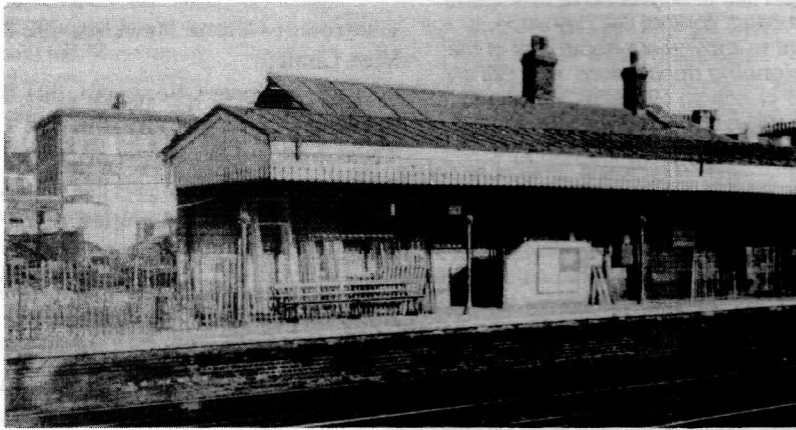


SOCIETY

March 1991
News sheet No 59

Delivered to 3 000 households
In the Brockley Conservation Area

Brockley Nursery Sell-Off



Do you remember Brockley Station when it looked like this? Look out for our exposé of how it has been neglected and what should be done.

Brockley is up in arms again. This time, the council's plans to sell off one of the last bits of open space in the area is the issue.

Some seventy people packed a meeting in St. Peter's Centre on the 30th of January to protest about the Council's lack of consultation on the sale of the Nursery, which until 1989 was used as a garden nursery for the borough.

The Council has only looked at one possible use for the site—housing. However, Government guidelines mean that the density of the housing has to be some 70 to 80 habitable rooms per acre. In plain English that could mean an extra 240 people moved into the tiny two acre site situated behind the back gardens of Upper Brockley, Malpas and Vulcan Roads.

At the meeting, held after protests from local residents, the Council failed once again to propose alternative uses for the site.

Residents asked important questions, such as what plans the Council had to cope with the extra burden on schools, doctors, and other local services. This was just one of the many questions they failed to

answer properly, or at all.

The Council told residents that it had deferred its plans to make a decision on the use of the site from 31st January to 19th March.

Even though the Council failed to come up with other alternatives, they did not stop us. Some local residents responded to a questionnaire about the alternative uses for the site:

Most popular, was the decision to leave the nursery site as open space, not derelict land, but nature woodland park that could be used by local schools and workgroups. 73 per cent said this was their first or second favourite option.

Sheltered housing for elderly, a section of the population that is often overlooked when it comes to special policy, was second. 68 per cent said this was their first or second favourite option.

Small offices or workshops or a mix of workshops and housing came third, followed by other worthwhile uses such as a childrens nursery, allotments, a riding centre, sports facilities, a playground or a garden centre.

Not one of the local residents' suggestions was the same as the

Council's plans to build over 60+ homes, as first, second or even third choice. In fact all but two said it was their least favourite option.

At the meeting, local residents also expressed concern about the Council's plans to sell the property off during a slump in land and property prices. Also, they questioned the Council's use of funds. The freehold for a third of the site was only bought in 1988, the Council spent money refurbishing a house on the site. *More importantly we want the waea included in the Conservation area, to ensure any development does not destroy the character of the area.* The council are to be applauded for promising to extend the conservation area to cover the nursery as soon as possible.

It made us wonder why the Council bothered to come along at all. We had plenty of questions, it was the answers that were in short supply.

So come along to

**Catford Town Hall
on 22nd March**

at 6.30 pm and show the Council that it has to be accountable to the residents of Brockley. It would be nice if we could work together with the Council to improve the area rather than battle against its plans to spoil it.

Niki Chesworth

Car Boot Sale

Sunday March 17th

SELTC car park

8am til 2pm

Cars £6, Vans £8

'phone 692 6977 or 690 1787 for
more information.

Can you help in marshalling
cars from 8 til 10am, or help
clear up afterwards, 1 til 3pm?
All offers of help welcome
Please 'phone 692 6977

Planning Applications.

Applied For:

October 1990 - January 1991

102, Tyrwhitt Road:

Conversion to four 1 bedroom and one 2 bedroom units, demolition of conservatory and side addition, 2 car spaces in front garden.

Manor Avenue:

Rear of 45/47 Demolition of workshops and garages and erection of three 2 bedroom houses with integral garages.

52 Erection of a double garage with access onto Ashby Road.

Rear of 85 Demolition of three garages at rear, erection of three garages with studio above.

Rear of 97 Continued use for car repairs

63a, Tressillian Road:

Erection of conservatory at rear

Upper Brockley Road:

135 Installation of satellite dish at rear

148 Use as two flats

Rear of 143 Continued use for manufacture of ice cubes

Rear of 133 Use of garden and garages at rear for storage and repair of cars

Rear of 111 Erection of workshop with office above

Brockley Nursery land

Change of use from private open space to residential use

82, Breckspears Road

Conversion of part of basement to one 1 bedroom flat

72, Rokeby Road

Erection of single storey extension at rear

Ashby Mews:

Unit 2 Use as commercial Laundry

Unit 4 Use for motor vehicle repairs

24 Geoffrey Road

Conversion to two 2 bedroom units

43 Wickham Road

Conversion of 2nd and 3rd floor maisonette to one 2 bedroom and 1 studio flat with Velux lights in front and rear of roof slopes.

14 Darling Road

To widen existing vehicular access and build 7' high pier

Treeworks.

47, 86, 188 Tressillian Road

586 Wickham Road

17 Darling Road

53, 103 Upper Brockley Road

Beverly Court

8, Cranfield Road

Granted Permission:

127 Upper Brockley Road, 1 year maximum.

16, Hilly Fields Crescent

Refused Permission:

41 Tyrwhitt Road

Appeals to the DOE against the Council's refusal:

129 Lewisham Way. Re erection of offices in rear garden

22 Cranfield Road. Re car parking in front garden

Appeals Determined by the DOE:

24 Geoffrey Road

Conversion to 3 units **dismissed** on grounds of over-development, over-shadowing, loss of character of rear elevation of the terrace.

37 Manor Avenue

Erection of house in rear garden facing Wickham Mews. Appeal **dismissed** on grounds of unsuitable access and the fact that the character of the conservation area is dependant on the long rear gardens.

63 Tressillian Road

Erection of house in rear garden fronting Crescent Way. Appeal **dismissed** on grounds that new building is alien in size and would erode the spacious rear garden.

It seems that at last the powers that be agree with us that these houses need their long back gardens. Let us hope that in future no development is allowed which will erode our open spaces.

We are forming a group to alter the Mews Design Guide to make it easier for the Council to refuse mews applications. If you would like to help or have any views on the subject, contact Gill Heywood. If you want to know more about any of the recent planning applications ring Gill on 692 6977 or Bob on 692 2289. We aim to give the views of the residents to the Council and want to know what you think.

Local History

Corrections from last issue:

The Isle of *Wight* was spelled wrongly.

Lamberhurst is on the Kent/*Sussex* border. The date 1802 should read *1082*.

We are sorry, but we do not have room for Gill Heywood's Local history section this time.

Look out for it in future.

Meet the New Committee

Following an urgent plea for more support to ensure the survival of the Brockley Society, an extra ordinary general meeting was held on the 5th December 1990 to elect a new committee.

As usual the residents of the Conservation Area rallied round to support the society and all vacant positions were filled.

Here are the Brockley Society Officers for 1991:

Chairman: Celene Hawkins, 692 8795

Vice Chair:

Steve Chesworth, 691 8369

Secretary: Roger Vincent, 692 2763

Treasurer: J.W. Heywood, 692 2409

Social Secretary:

John Langley, 692 4776

Summer Fayre Committee:

Lindsey Hayes, 692 2289

Road Representatives Chair:

Sheila Job, 692 9175

Police Liason:

Jean Janusz

Road Transport:

Harold Shalet

Planning: Gillian Heywood, 692 6977

and Bob Hayes, 692 2289

Newsletter Design and Production:

Kevin Simpson.

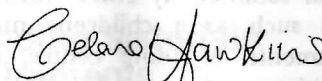
A Word from the Chairman.

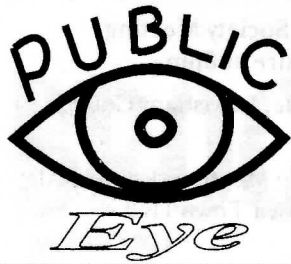
I look forward very much to taking on the roll of new chairman of the Brockley Society and meeting as many new residents as possible at our monthly meetings with all your loves, hates and new ideas.

The Brockley Society has been working on all our behalves since 1974. But a Society like this is only as good as the people it tries to represent. Not only for the huge issues like the Channel Tunnel but the everyday ones too. The Brockley Nursery site, for example may not be affecting some of us personally but today's Nursery site could be our back gardens tomorrow.

We, the residents of the conservation area are its eyes and ears. We are so fortunate to have inherited the beautiful architecture in the area but without the work of the residents and the Brockley Society this area could so easily go down the dreary trail of degeneration- the product of lack of local community interest.

Please help us to keep this pleasant residential area as attractive as it is and make improvements where there is the obvious need.


Mrs Celene Hawkins



Where we award Lewisham Council et al, gold stars for achievements and black marks for failures, and raise issues that local residents feel the Council should deal with.

The pavements in Cranfield Road have been in a very sorry state for a very long time; so bad as to be a danger to those who tread them. Well, congratulations Lewisham, you sent a man along to replace and repair them, the tragic thing is that many of the essential repairs were ignored, the job was done appallingly badly. There remain patches of tarmac, cracked slabs, unevenly placed slabs and slabs that wobble about underfoot. What an inefficient use of our money—a big black mark for this one, Lewisham.

The 'gardens' of Erica House in Cranfield Road have remained a shabby slum for many years. All the other blocks of flats in Brockley have reasonably well maintained grounds with a landscape of grass, trees and shrubs. There is no reason why the residents of Erica House cannot enjoy a similar outlook. There is ample space at the rear to develop adequate car parking, a children's play area, a laundry area, and a grassy knoll as somewhere pleasant to sit. The frontage should have an immediate face lift by landscaping and the planting of trees, shrubs and grass. Come on Lewisham, do something for the environment and make Erica House a pleasant place for the people who live there. We look forward to awarding you a big gold star for this one.

Now a plea from the residents of Hillyfields Crescent who would very much appreciate more traffic control on the rat-run along the North side of Hillyfields. Particular attention

Satellite Dishes.

More Satellite Dishes are appearing on houses in the area. As we have only seen five planning applications for siting of dishes, can we assume that all others are illegal and enforcement action will be taken to have them removed?

"Thankyou"

The BrocSoc would like to thank John Langley for his generous £100 donation

Road Representatives

The BrocSoc thrives by communication with the residents of the area. Most roads have a resident representative who will pass on concerns to the Society. However, if you do not know your local representative contact the BrocSoc Secretary, Roger Vincent, on 692 2763.

BrocSoc sometimes has difficulties in keeping the 3000 homes in the Area informed. So all volunteers to deliver newsletters are welcome. And any existing road representative who has difficulties in delivering newsletters on time please let us know. The more people who are kept informed, the easier it will be to keep the community together.

needs to be paid to the junction with Tyrwhitt Road which is increasingly dangerous for motorists and pedestrians alike.

Lewisham Council's bright blue bins may look ugly, but they are designed to be seen. The area is now covered in a rash of them yet rubbish is still being thrown onto the streets. Mums and dads, please get the young ones to take home empty crisp packets, sweet wrappers and other unwanted items.

On the subject of rubbish, the Council's depot is open 7 days a week in Creekside, Deptford. So don't dump unwanted items, however large or small, take them to the dump instead.

St John's BR station is now unmanned. Is this wise? It is certainly unhelpful for local travellers. Travelling ticket inspectors please note. How about graffiti vandals?

What ever happened to the Brockley Community Market, selling home made goodies, jewellery, knitting, leatherwork and pottery? St Peter's Centre remains an excellent venue for the weekly or monthly market.

Unwelcome Advertising

Residents of St Margaret's road can rest assured that the unsightly hoarding erected there has not been forgotten. The Planning Department inform us that they have been understaffed but will soon be able to deal more urgently with this matter. This thoughtless disregard for the area and local residents by Sid's is contemptible. Perhaps Sid's could arrange for its removal even before the planning dept does it for him as a gesture of good will. We shall see—and we will report the outcome.

Brockley Summer Fayre

Saturday 22nd June 1991

Another great summer and with it, another great summer fayre up on Hilly Fields.

This year we have even more attractions to lure you to the Fayre for the afternoon. These include a bigger raffle, entertainment throughout the afternoon, coconut shy, games, tea and cakes, a bouncy castle for the children and much more. Also, of course, our ever popular meat and vege burgers.

The fancy dress parade will take on a new theme, so watch this space for more information. Please come and help us organise the afternoon and get the day ready; all offers of help will be gratefully received, contact Lindsey on 692 2289 or Celene on 692 8795.

I am trying to organise a Play/Pageant, "Brockley Past and Present", in which local people of any age, colour or ability can take part in some way. We will write our own words and music, make our own costumes etc and sing, dance and act. The initial aim is to get together a performance for the Summer Fayre. If you are interested, please telephone 692 5574, or come to the meeting in the Small Hall, St. Peter's Centre on the 18th March at 8pm.

Coral Collette

Framing Options

This is the name of a campaign to be launched shortly by English Heritage to better educate the Public by a series of promotions and publications which will put a balanced argument for the retention and protection of our traditional windows and doors.

The Brockley Conservation Area is one of many throughout the country where, on the whole well meaning, but often ill informed alterations have been carried out which slowly but precisely take away the special interest of conservation areas.

There is no planning legislation in our conservation area to stop people replacing traditional windows and doors with those of either a different style or material. The most common in Brockley is the removal of traditional timber sash windows and their replacement by UPVC windows.

This is often done because it is claimed that UPVC windows are cheaper, more efficient and maintenance free. This is not the case, many leading joinery manufacturers now make replacement timber windows in traditional styles, which are comparable in price, capable of taking double glazing, and made of hard wood from replenishable sources. UPVC Windows can never be made to match, as their sections have to be larger, and they're not maintenance free, they are only maintenance resistant and they are not cheap.

It is often mistakenly thought that replacement UPVC windows and doors add to the value of the property and their potential 'saleability', yet local estate agents have confirmed that, if anything, this puts off potential purchasers.

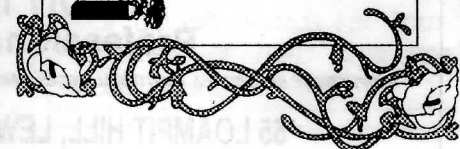
Lets hope that Framing Options succeeds with its good intentions and can convince householders in the Brockley Conservation Area that it is preferable to have slightly less efficient but more attractive windows and doors.

BH



Garden Competition

The Society is offering a single cash prize of £10 for the smartest front garden in the Conservation Area between March and June. Local road representatives are being asked to cast an eye and put forward suitable plots to the committee who will make a choice of the winning garden. If you have green fingers, why not nominate yourself. Nominations to Roger, 692 2763 by 1st June. A trophy will be presented at the Summer Fayre, Hilly Fields, on 22nd June.



Brockley Society Social Events

Contact John Langley on 692 4776.

All events take place on Wednesdays at 7:30 in the Small Hall of the St.Peter's Centre.

March 20th:

"Reminiscences of Brockley", By people who have lived here all their lives:

A brief talk by Muriel Kibblewhite (and possibly others). Then discussion and questions will be welcomed.

April 17th:

"Brockley since 1845", (when it arose as we know it):

A talk with pictures by Gill Heywood, our local historian.

May 15th:

"Many Brockley Cats"

A slide evening for all cat lovers, haters and children by John Langley. Owners of these animals may find that their's is a star.

June 12th:

"Our Local Industrial Heritage" By David Perritt, Senior Lecturer

This talk will be illustrated by slides.

July 17th:

"Artists and Craftsmen in Brockley"

With work and illustrations. To be continued on Saturday and Sunday.

October, Date to be determined:

"Old Time Music Hall"

Diary

Monthly committee meetings are held on the first Wednesday of each month at 8 o' clock in the St.Peter's Centre, Cranfield Road. The annual general meeting date will be announced in the summer newsletter. Any interested resident can come along to the meetings either to find out what is going on locally or to raise an issue of local concern. Meetings are usually held in the room upstairs.

March:

6th, Brockley Society Meeting, St.Peter's Centre at 8pm.

17th, Boot Sale, Lewisham College Car Park.

19th, Planning Meeting, Re; Brockley Nursery, Catford Town Hall

April:

3rd, Brockley Society Meeting, St.Peter's Centre.

May:

1st, Brockley Society Meeting, St.Peter's Centre.

June:

5th Brockley Society Meeting, St.Peter's Centre.

22nd, Summer Fayre, Hilly Fields.

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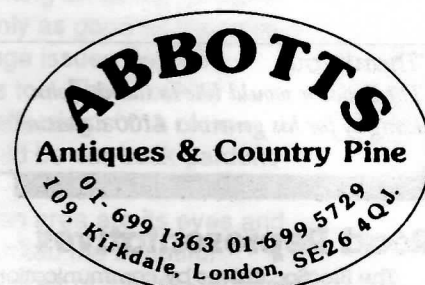
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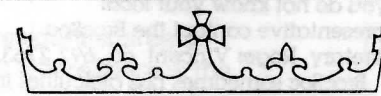
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