

BROCKLEY SOCIETY



NewsSheet No. 62 October 1991

Delivered to 3000 households in the Brockley Conservation Area

Save your community centre...

The Future of St. Peter's Centre Depends on New Ideas

Have you ever wanted to join a drama group, run your own creche, hire a hall for a children's party or play badminton, snooker or netball in a local indoor sports centre? Well then St. Peter's Centre in Cranfield Road is the place for you.

Many local residents do not realise that this massive local community centre is available for a multitude of activities; this is why it could close next March.

It simply is not being used enough and there are too few active volunteers prepared to help maintain it.

So, anyone with who has an idea or plan for a use, wants to join or form a particular group or simply is prepared to give up a bit of time to help restore the centre, must put their name forward *now!*

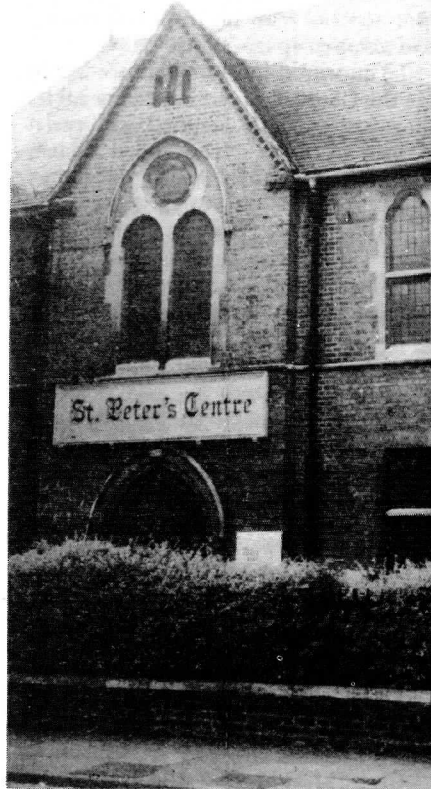
Imagine it as a focal point for Brockley, with an information centre, hall for hire, sports facilities, a much needed creche - somewhere all residents can use within walking distance of most homes in the Conservation Area. This is all possible. So don't let it go to waste.

Hall For Hire

The main hall with a stage, smaller music room/second hall and other rooms are already used by several groups. Dog training sessions are held on Mondays, Tuesdays and Wednesdays. The Brownies met on Tuesdays. Judo classes are held on Tuesdays and Thursdays and the Guides make use of the smaller hall on Fridays.

This may seem a busy schedule, but there is still masses of time and space available for further activities. The complex, which consists of two large Victorian buildings, is much larger than it seems from the road.

But there are some drawbacks. To make the hall fit to be hired out and used for a wider range of activities, local residents must pull together in decorating the hall, improving the toilet and kitchen facilities and generally bringing it up to modern standards.



Grants may be available for some improvement work but sources need to be investigated, letters written.

In the past local people have paid for the whole hall to be rewired, so it is possible.

Indeed, the hall has a history of local involvement. For more than a century it has been at the forefront of social life and recreation in the Brockley area.

The idea for such a building was first raised in 1876 by the then vicar of St. Peter's Church. It was built with funds raised by local residents.

In its time it has been used by a debating society, for educational purposes, for dancing, lectures, concerts, balls, parties, as a book club and even by a detachment of men and a barrage balloon during the second world war.

Concerts

However, the building is extremely large and its condition deteriorated during the sixties. The Church did not have the financial resources to maintain both church and hall and the former band of volunteer labour was dwindling.

In the mid 1970s the centre was leased to a management committee,

Annual General Meeting Is to be held on October 23rd

at 8pm. Nominations are needed for Chairman, Vice-Chairman and Secretary.

All residents of the Conservation Area are members of the society so come to the AGM to find out what the Society is doing on your behalf, hear what you can do to help.

We need more people to deliver NewsSheets (three times a year) in the neighbourhood, to research articles, come up with new ideas, and liaise with the Council if need be.

Come to the meeting; wine, cheese and continued conversation will be available afterwards.

Car Boot Sale

Sunday 17th November
8am till 2pm

Cars £6 Vans £8

'phone 692 6977
for information

comprising representatives of the church, regular users of the hall, the local authority and local amenity groups such as the Brockley Society.

The name became St. Peter's Centre and it was registered as a charity. The new committee set about their task with zeal and raised considerable sums to restore the centre, installed a new heating system and had the entire centre rewired. The interior was re-decorated using labour under a community service scheme.

But since then support has gradually declined and now a considerable input of financial resources and volunteer labour is needed to keep it going.

If nothing is done by next March, the present management committee will be forced to hand it back to the church and closure will follow.

If you want to preserve this community centre come along to a meeting of the management committee. These are held in the front upstairs room at the centre on the second Tuesday of the month. The next meeting is on the 8th of October at 8pm.





**Their plan
for your
future.**

Your views are being sought by Lewisham Council on its draft Unitary Development Plan.

It is important that you respond as what is contained in the guide will affect policies and proposals for the use of land and buildings in the borough into the next century.

Planning is one of the main areas of concern for the Brockley Society as the conservation and improvement of the area are our main aims. That is why we will be responding to the draft **UDP** and hope you do the same.

These are some of the proposals it contains:

- to protect buildings in community use – this should include St. Peter's Centre.
- protecting jobs and creating new ones by identifying suitable sites for various types of employment use – should this include the mews in Brockley?
- on the environment the **UDP** says the council plans to protect open spaces – so why is the nursery site to the rear of Upper Brockley Road up for sale for high density housing?
- the Council also supports the high speed passenger rail link from the Channel Tunnel into London which may plough through the Conservation Area. Although it supports a second terminal at Stratford, East London, the first terminal will be Waterloo so the rail link will come through here.
- traffic calming measures also get the Council's thumbs up. Pity it does not have the money to support this policy as residents of Hilly Fields Crescent have learnt to their cost. After having traffic monitored and the need for sleeping policemen evaluated, they were told they would be too expensive.

And there is much more.

However, if you live in Brockley you may find it hard to find out exactly what the Council plans. Although it has asked for local views, to get a copy of the **UDP** you must pay £10.

Alternatively you can have a look at it at your local library or information point. However, Brockley's library has been shut. The nearest one is in Crofton Park at the library which will have an exhibition between 15th and 23rd November.

If all else fails you can go to a public meeting to hear more about the **UDP**. But, yes you guessed it, there is no public meeting in Brockley! The nearest ones are at Wavelengths, Giffin St. Deptford on 13th November and Telegraph Hill Centre, Kitto Rd. on 18th November, both meetings from 7 to 8.30pm. For more information contact Town Planning Services, Town Hall Chambers, Rushey Green, London SE6 4RY.

Nursery News

Brockley is an open space deficiency area - which means local residents in much of the Conservation Area do not live within easy walking distance of a green space.

Hilly Fields provides ample open space for those on that side of the Conservation Area. But go towards Brockley Cross and you realise how little open area there is.

That is why the Brockley Society has been running a campaign to keep the old council nursery and garden depot to the rear of Upper Brockley Road an open space.

You would have thought we would have the Council on our side, after all its policy states: "The Council will resist the loss of any private open space, especially, in open space deficiency areas."

Alas, no. Despite being highlighted as an area needing open space the council railroaded through its own policy to approve a change of use for the site to housing after much protest from local residents, who wanted other uses to be considered.

We have not given up yet, and nor should you: If you want to object write to the Department of Environment to ask them for a public enquiry into the loss of the last open space left in the area.

Send your protests to:

Mike Desborough, Room 2524,
Department of Environment
- London Regional Office -
Millbank Tower, 21-24 Millbank,
London, SW1P 4QU.
Tel: 071 217 4542.

Letters must reach the DoE by the end of the month.

Planning Applications:

46 Wickham Rd. Conversion to 3x1 bed and 2x2-bed units with 2 garages and 2 car spaces in the mews.

43 Wickham Rd. Approval of facing materials for planning permission dated 26.9.89 for 2 2-storey 2-bed mews houses with integral garages.

158 Upper Brockley Rd. Installation of a 60cm. black mesh satellite dish on the front.

r/o 39 Tressillian Rd. Revised details for planning permission given 21.12.88 for 2-storey, 3-bed house, with integral garage, to increase the first floor space.

179 Breakspears Rd. Alteration & conversion to 2x2-bed & 1x1-bed unit, erection of 2-storey rear extension, terrace & 2 car spaces in front garden.

53 St. Margaret's Rd. Erection of single storey rear extension.

69a Manor Avenue. Retention of french doors & patio.

Land between Oscar St & Friendly St
Revised details to 8 houses at top of

Road Traffic in the Area

In July members of BrocSoc met with Angela Cornforth (the Chairman of Lewisham Environmental Services Committee) and John Couch (The Borough Engineer) to discuss ways of improving the safety of the local roads. As you will know the amount of road traffic is increasing and much of it crosses the Conservation Area at high speed endangering the environment and residents alike.

Financial constraints prevent a comprehensive list of road improvements being undertaken at present, but it is hoped that they can be made gradually over the next 2 to 3 years.

One junction that will be tackled is that of Tyrwhitt Road and Hilly Fields Crescent. Another that is scheduled for improvement is the crossroads at Harefield Road and Breakspears Road.

BrocSoc had also hoped for an early re-surfacing job on Coulgate Street, but it seems this is not possible until 1992. Also, for "re-surfacing" read "re-patching".

Note had been taken of changes to be made at junctions of Breakspears and Harefield Roads but this was not enough. Mr Couch said the borough was now spending £100,000 where it was most needed, part of a budget of £300,000 for traffic calming systems throughout the borough.

Stop Press...Stop Press

Accident prone Hillyfields Crescent has suffered yet another crunch at the junction with Tyrwhitt Road. When, oh, when can we see the return of warning mirrors at this point? Also railings across the park pavements?

open space.

5 Tressillian Crescent Erect a conservatory & roof over side entrance.

11 Tressillian Rd. Demolish part of the rear extension. Alterations to create a 3-bed maisonette & retain 2 1-bed flats on 1st & 2nd floors.

301 Brockley Rd. Retention of 48-sheet advert panel on side wall.

103 Breakspears Rd. Conversion to 4 units incl. taller extension. Granted.

29 Tressillian Rd. Convert ground & basement maisonette to 2x1 bed flats.

144 Breakspears Rd. Erection of single storey rear extension.

Refused Permission:

158b Upper Brockley Rd. Satellite dish on front

Unit 2 Ashby Mews. Use as a laundry

53 St. Margaret's Rd Single storey rear extension.

Treeworks:

168 Lewisham Way
St. Peter's Church
123 Tressillian Road
78 & 102 Manor Avenue.

Public Eye



Unwelcome Advertising

At a recent meeting in the Town Hall, the ugly advertising board erected in St Margaret's Road was declared illegal. Perhaps Sid's would like to remove it immediately and thereby regain some of the goodwill lost as a result of this thoughtless action.

Brockley Mural

Danny Lauder who has become well known by his wonderful painting of Bob Marley on the wall near Brockley Station, now leaves us to continue his studies at Newcastle Polytechnic. We would like to take this opportunity to thank him for all his help and work and wish him every success in Newcastle. If anyone would like to get in touch with him they can do so through BrocSoc.

A warm welcome now goes out to Colin Humphreys and Andy Lale who are going to carry on the good work and hope to take up their brushes and palletes shortly. If you would like to contribute to this major project please get in touch with the chairman, Mrs Celene Hawkins on 081-692 8795.

Police Liaison

Our Society is once again represented on the Lewisham Police Community Liaison Committee. This group provides opportunities for effective consultation between the Police and the community and enables the community to discuss and question all aspects of policing policy which are matters of local concern. Local MP's are members of the group as well as police officers, borough Councillors and representatives of numerous local organisations. Meetings of the group are open to the public so go along and air your views or let us know your problems and we will be glad to do it for you.

Will You Be Next?

Don't let the Satellite Dish Installers con you!

Planning law says that only buildings which are single family houses are allowed a dish on the building and then only *one*. So where a house is divided into flats or maisonettes, or is a block of flats, planning permission is required for all dishes, and when planning permission is sought it is being refused. Any dish already up will have to come down, the cost to be born by the resident. They are currently working through a list of properties which already have dishes on them - will yours be next?

Cable TV is on its way and will reach this area very soon. The cost is half that of installing a dish and is free to council tenants. So don't let the Dish men talk you out of your money.

Artists in Brockley

Artists living and working in Brockley: An open studios event is being planned for June 1992 along similar lines to Greenwich open studios and possibly to coincide with the Whitechapel Open. Also the possibility has arisen of shared studios and exhibiting space locally.

Anyone interested please contact:
Anita Klein 081 691 2374
or Don Harris 081 692 2892.

BBQ

The Brockley Society now owns a very large and splendid barbecue. We are hiring it out for the modest fee of £10 for the weekend.

Contact Bob on 692 2289

Clean Up - Green Up!

Let's show our commitment to St. Peter's Centre by starting with a general clean up of the hall surroundings. Bring your wellies, shears, secateurs, saw, fork, gloves and other gardening tools or just yourself. It will only take a short time for a willing band of helpers to demolish the growth of years and give the hall a cared for appearance again. We can use the kitchen - so tea-makers are welcome!

Sunday Nov. 24th at 12 noon.
Any queries to 691-1390 or 692-6977

Lewisham Environment Trust

The Lewisham Environment Trust is up and running again. It was set up in 1986 to encourage a wider interest in all aspects of the environment. The trust is independent of the council and is a voluntary organisation. This means that it can raise funds from private sources, Government grants and trusts. It can work with schools and voluntary groups to put ideas into action.

Perhaps you remember the tree appeal after the storm in 1987. The trust raised £40,000 to buy and plant new trees as replacements. The current members have some ideas for the future involving a new nature reserve, conservation of an ancient monument and renovation of a lodge. There is a programme of receptions and talks arranged the next of which is in the Blackheath Concert Halls on November 15th at 7.30 pm

LET needs new members and just as importantly, your ideas for improving the environment. Why not go to the next meeting (free wine and food) and put forward your ideas to make Lewisham a better place to live in? Membership is £5 a year for a family.

Application forms and further information can be had from:

John, 695-6000 ext 3479
or Gill, 692-6977.

We don't have room for Gill Heywood's *Local History* Section this time.

Summer Fayre

Did you enjoy the Summer Fayre this year? Several thousand people certainly did, but the Fayre does not organise itself.

Despite my request for help in the previous newsletter, I have not received any offers. Unless we can put a team of people together very soon there will be **No Fayre in 1992**

And as the profit from the Fayre funds the newsletter, there will be **No Newsletter in 1992**

Do not leave it to someone else to volunteer. Please will you help me whatever way you can? Ring 081 469 3975 now.

A big "Thank you" — As we mentioned in our last newsletter, the Summer Fayre was a huge success this year, enabling the Brockley Society to fund the newsletter for the following year, and allowing local charities to raise much needed funds. The success of the Fayre, depends much on the generosity of local businesses and shops who donate prizes and money. We would like to say *thank you* to the following:

Loampit Hill:

55, KJ's Building Supplies
59, St. Johns Post Office
61, Spalding and Sparrow Newsagents
63, Glen's Greengrocers

Tyrwhitt Road:

1a, Taylor's Grocers
2, The Talbot

Tanners Hill:

Café Ninnucci

Coulgate Street:

4, Eyelet's Tailoring
8&9, Amin's Tropical Food
10, Jimmy's Cafe
12, A & R Patel Newsagents

Brockley Cross:

28a, Brockley Cross Furniture
17-19, Fastway Mini-Market
25, EH Baker, Optician

Brockley Road:

169, Alpharm Chemists
179, La Lanterna
181, Hairz
185, the Post Office
189, Londis Supermarket
195, Sounds Around
197, Michegan Laundrette

Breakspears Road:

179, Nightwatch Security

Brockley Road:

188, Cottrell & Rothon
250, Shabbir & Co., Accountants
252, Pet & Garden Centre
254, the Post Office
258, Ultraclean Laundrette
285, Amin Chemist
289, PJ's Hair
293, D&G Butchers
301, Sid's Plumbers' Merchants
303, Brockley Aquaria, Petshop
305-7, Brian Morris, Supermarket
309, Turner's Stores
311, Sewell's Newsagents
315a, Magnolia Flowers & Plants
313, Naz Brasserie
317, Oak Estates
325, Brockley Flooring
327, Starbuck Upholstery
Odds & Sods
294, Jackie's Fruit & Veg
300, Brockley Glass & Joinery
302, Food for All, Supermarket
304, Chick King
308, RW Munden

Our Library

As you will all know the library in Lewisham Way has been closed since June 1st. We have been told that there are squatters in it now and the Council is making an effort to remove them and then sell the building.

This building, the Deptford Central Library, cost £12,000 to build when Andrew Carnegie gave it as a gift to the people of Deptford in 1914. A condition of the gift was that the Council must provide the site and maintain the library. Deptford Council certainly provided the site, at a cost of £5,600, a site formerly occupied by three shops. A competition between twelve selected architects was won by Sir A Brumwell Thomas, who designed the building we know today.

It appears that by selling the library, the second condition of Andrew Carnegie's gift is being flouted by Lewisham Council. Until the exact wording of Carnegie's gift can be found we cannot challenge the council.

In the meantime, acting on suggestions sent in by you last year, we approached the council and they have agreed in principle to let us use the building as workshops and a gallery for local artists, until the building is sold. Whether this will come about is dependent on several factors, one of which is the timescale and another is finding suitable management quickly. A use such as we propose should secure the building from the council's point of view and could be a valuable outlet for local work. A gallery in Lewisham Way could liven up the place considerably.

We also have long term ideas for this building. Certainly, it is a building which should be open to the public. The ground floor has a fine room and the upper floor is even better. As this is a Grade II listed building, no alterations should be made to either the inside or the outside. This

means that there are few suitable uses.

There is no local or heritage museum in the borough. Advice from experts tells us that this is an ideal building for a museum, so we are pursuing the idea in all quarters. It may come to nothing, but at least we will have tried to both use *Our Library* for everyone and get a museum for the borough. If our ideas do bear fruit then the building will be safe in the care of the local artists until it is needed for a museum.

John's Social Diary...

1. 16th October Slide-talk by John Langley (as published) "French Impressionist Painters" This stands as advertised.
2. "Old Time Music Hall Sing Along" This has been pushed back a week to 27th November because of a clash of dates.
3. December. So far, nothing has been planned (being so near to Christmas but watch for posters, if there are ideas?)
4. New Year A questionnaire has been circulated at meetings and has revealed some surprises! (These are being processed for a long-term programme.)

Past Events

Congratulations are due to David Perrett for his most informative and interesting lecture on "Our Local Industrial Heritage".

Also to the "Brockley Artists" who spoke so well about their work and their objectives. These were: Sandy Constantine Norman Haynes Daniel Lauder Jeff Soan Carole Oldman Peter Long Gill Heywood and Leo Stevenson.

The exhibition they put up (in a short space of time) attracted a great audience, and perhaps should be repeated? It was a lovely interesting evening.

The Social event was a very enjoyable evening and the small numbers did not detract from the fun that was had by all - in fact we each had more prizes.

Gill Heywood's Local History Walk:

The weather was fine for the walk on September 22nd. We walked a circuitous route through the area learning about the buildings and the people who lived in our houses in the past. There was so much more to see that a Part 2 of this walk will be arranged and the date notified. This decision for a Part 2 was by popular demand and we look forward to the rest of the story!

Leaseholders Unite...

Let us make up a group of hard-pressed leaseholders to share problems and hopefully come up with some innovative ways into getting freeholders to carry out external repairs and maintenance.

Many leaseholders have similar problems - (you only have to look at the state of some of the houses around here) we think we ought to have a discussion on a date in the near future. If you would like to get together the Chairman of the Brockley Society, Mrs Hawkins, would like to hear from you on 081 692 8795, to co-ordinate and organise a meeting.

On a brighter note, we are informed by the Lord Chancellor's draft on Leasehold Reform proposals for new legislation to bring in "Commonhold". This would be one way of getting rid of a bad freeholder and the leaseholder taking charge of their own affairs.

If you would like to form a group and do something about your situation please call the above number.

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