

BROCKLEY SOCIETY



Issue 63 March 1992
Charity No: 1004245

Delivered free to 3500 households in
the Brockley Conservation Area



Summer Fayre
June 20th
12 noon to 5pm

After the enormous success of last year's Summer Fayre, arrangements for this year's event are already well under way.

We still need volunteers and helpers either to help on the day or before. If you think you could help ring 081 469 3975.

But, that aside, we are aiming to make the Fayre larger and more profitable than it has been in the past. We will be hiring a marquee which we are looking to fill with a mixture of stands/stalls from local traders and arts and crafts. If you wish to reserve your weatherproof pitch, then call 081 469 3975. This is an excellent opportunity for all local artists to exhibit, so make the most of it!

Interested in running a food stall? We will have a dedicated food area, offering everything from pancakes to kebabs and ice cream. Many traders have already seized the opportunity and as the Fayre starts at 12 noon this year, we anticipate a hungry crowd.

We are particularly looking for: A Fudge Stall, Candy Floss and Caribbean or Ethnic Food

We would also like to contact the couple who ran an imaginative indian food stall last year but who left without leaving us a contact number. If this is you - please call 081 469 3975.

Another new item is the **Brockley Society Notice Board**. Send us your message and any pictures (or turn up on the day with them) along with £5 and we will feature your advert on a large board on the day - anything from selling a house or a car, to looking for a childminder or gardening services etc...

As spring begins, please bear in mind our plant show. We are hoping that this will be sponsored again by Phoebes Garden Centre - and their prizes were very generous last year. Please support this event by entering flower/plant arrangements, home grown vegetables or an unusual house plant.

Old books and magazines always sell well. Broc Soc will come and collect any you want to get rid of, to sell on the society's stall (all profits to go the newsletter) phone 081 469 3975.

The date for your diary is: **Saturday, 20th June Hillyfields 12noon - 5pm**



Brockley Front Garden Competition

As the Poet says: "Rough winds do shake the darling buds of May" and we must soon prepare our front gardens to present a fine show to the passing crowd.

Remember June 1st last year when we walked the pavements of Brockley to find the best Front Garden - this we did and a Cup was presented together with £10 to the winner also several prizes for runners up.

The Judging Day will be Sunday June 7th 1992 for the "Silver Bells and Cockle Shells and little maids all in a Row" or whatever takes your fancy for the Broc Soc Best Front Garden.

To enter your own or a neighbour's garden phone 692-8795 or 692-2763 Before June 1st



Art in Brockley

19 Brockley Artists will be opening their studios to the public on the last two Sundays in June, in conjunction with the Whitechapel Gallery East End open Studios and with Lewisham Visual Arts Festival. Invitations to this event will be posted out with the next Broc Soc Newsletter. If you don't get one, and would like to see what's going on behind those studio doors in Brockley, Ring Anita Klein on 691 2374 nearer the time.

Brockley Mural

Due to winter conditions work on the mural at Brockley Station has had to stop for the time being. But come Spring we hope to see completion. Thanks to Andy Lale for his excellent work on the cinema, shown with its original name on the pediment.

Solicitor Needed

Would you be prepared to give advice occasionally to the Society on property and other matters? If you feel you could help in this way we would be most grateful.

Please give us a call on
081 692 8795

Car Boot Sale

Lewisham College Car Park April 5th.

Cars £6 - Vans £8.

For information call

081 692 6977.



Planning Applications

23 Hilly Fields Crescent. Revised plans for conversion to 1x4-bed & 1x2-bed s.d. houses with a s.s. extension for garage at rear.

239 & 239a Lewisham Way (Barclay's Bank). Alteration & conversion to: 5x1-bed, 3x2-bed s.c. flats, offices & communal service area on ground floor, with a 2-storey extension at 2nd & 3rd floor levels at rear, a 5-storey rear lift extension dormer window, ramped access at front, 6 car-spaces at rear, access to Friendly Street.

71 Tressillian Rd. Demolition and replacement of s.s. conservatory at rear.

1a Pretoria Parade, Tyrwhitt Road. The erection of a s.s. front shop extension.

34 Carsington Mews. Revised drawings for the demolition of the former stables and the erection of a 2-storey 3-bed dwelling house with integral garage.

Colin Blanchard House, Wickham Road. Approval of facing materials in compliance with the condition on planning permission of 28.2.91 for construction of a pitched roof.

40 Tyrwhitt Road. Use of ground floor as a day nursery & the erection of a single storey conservatory at rear, with the alteration of 1st & 2nd floors to a 3-bed s-c maisonette.

104 Tressillian Rd. The erection of a staircase to 1st floor level at front & side.

Wickham Road, opp. Glensdale Rd. Mail Pouch box attached to post box 31.

29 Cranfield Rd. Conversion to 1X1-bed & 2X2-bed units with a bin store in the front.

144 Breakspears Rd. The demolition of the two garages in the front garden.

7 Avon Road. The erection of a single storey rear extension.

Unit 1 Ashby Mews. The use for print finishing & lithographic printing.

175 Brockley Road. New shopfront.

Lewisham College. Provision of glazed screens in the entrance door in the Tressillian building, alterations to existing boundary enclosure to provide doors additional security, including the provision of metal railings & gates and two gatekeepers' kiosks.

Applications Approved:

9 Montague Avenue. Conversion to 2 units. Approved.

R/O 39 Tressillian Rd. Design alterations. Approved.

Site of the Roundel Club, r/o St Margaret's Road.

77 Harefield Road. Retention of Satellite dish on roof.

Garage r/o 97 Manor Avenue. Continued use for car repairs.

40 Tyrwhitt Rd. Day nursery

34 Carsington Mews, New house

Unit 1 Ashby Mews. Print Finishers

Applications Refused:

29, Tressillian Road. Conversion of lower flat to 2 units.

128- 130a Lewisham Way. Offices at rear.

Oscar Street Open Space.

Units 3,4,5, Ashby Mews.

120 Breakspears Road. dormer at rear.

1a Tyrwhitt Rd., Shop front extension

301 Brockley Rd., Sid's shed

Appeals to the DOE.

179 Breakspears Rd., 301 Brockley Rd., 120 Breakspears Rd.

Tree works

76, 176, 16a, 40, 82 Tressillian Rd. Breakspears Mews, adjacent to 2 Breakspears Rd. St. Peter's Centre, Cranfield Rd., 98 Tyrwhitt Rd., 86 Wickham Rd., 21 Montague Avenue., Colin Blanchard House, Wickham Rd., 12 Tressillian Crescent., 113 Upper Brockley Road.

St Peter's Centre Closure — Update

Written by Tim Harper, Vicar of StPeter's Church

In the October issue of the Brockley Society Newsheet, you may have noted the headline "Save your Community Centre, The Future of St Peter's Centre depends on new ideas. 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."

When I arrived as the new Vicar of St Peter's some 18 months ago, I was immediately faced with the major problem of what to do with this huge building called St Peter's Centre. It was not as if the St Peter's Church itself was small, but the size of the hall took my breath away.

I gathered that it had run rather well as a Community Centre in the past, and that a great deal of time and effort had gone in to maintaining the fabric and making it attractive to hire. But the Lease had lapsed some years before my arrival, and in practice the Centre had been run by a group of volunteers. Times were hard, there were problems in the financial administration, bookings fell as the fabric gradually declined, and the hard working informal Management Committee were getting to the end of their tether, especially as few new members could be persuaded to join them.

My first responsibility as Vicar of St Peter's is the Spiritual and Pastoral Welfare of those living in my Parish, activities based in St Peter's Church in Wickham Road. I know that my predecessor had felt this vital work severely hampered by having major problems with the Centre.

Last Spring, with the agreement of the Diocesan Trust who are freeholders of the Centre, our Church Council (PCC) agreed to set up a sub committee to investigate possibilities on the future of the Centre, and then to report to all interested parties. Last Autumn the PCC received this report. Here is a summary of its findings.

"Our initial belief is that the problem of the future of the centre must be tackled without delay as the fabric is still in reasonable condition, but in ten years the problem could be far greater. Our responsibility to the future PCC's of St Peter's Church is to make the necessary effort now. We also feel that the PCC must be prepared to make a decision at the end of the consultative process. After wide consultation, we believe we must choose one of three options:

1. Continuing as at present, effectively making no change and attempting to continue to run the centre in an informal way.

This seems to be poor stewardship for the future. The fabric would continue to deteriorate as we do not have the resources to maintain the fabric in its present condition, let alone bring it up to a standard which would make it a more attractive premises to hire and thus generate income. In practice there is not enough interest displayed by the Brockley community in using or running the centre.

2. Selling the Centre for site value

This is an unattractive option, in that it is a poor long term stewardship of Church property, and such a sale would be unlikely to produce a sum large enough to finance worthwhile projects, e.g. the building of suitable hall facilities on the Church site.

3. Finding a Lessee willing to take on full

responsibility for the building in the short or medium term.

This would mean that the building was cared for in the short and medium term, and provide a substantial stream of income in the form of rent or an up front sum, which could be borrowed against for other church projects, such as the building of Hall and Community facilities on the Church site. It would also mean that St Peter's would hold on to a valuable asset in the long term, perhaps a better approach to Stewardship than any form of sale, as the Capital value and options would remain intact. The lessee would take on a full repairing lease, and become completely responsible for the administration, maintenance and repair of the Centre."

The PCC received this report, and with the agreement of the Archdeacon and Diocese, unanimously voted to open negotiations with the Diocesan Property Agents, with the aim of implementing option three. We also agreed to extend the continuing informal use of the Centre as long as possible in order to honour our commitment to existing users, and avoid the attentions of vandals and squatters.

Just before Christmas, tragedy struck the St Peter's Community. Nigel Reader, who almost single handed had rescued the Centre from severe financial problems in recent months, was hit and killed by a car in Wickham Road. We also heard that Mandy Bentley, who for many months had been doing a wonderful job acting as booking secretary and informal dogsbody in the day to day running of the Centre, would shortly be moving to St. Albans.

At a meeting in January, all the remaining members of the old Management Committee resigned, and the building was handed back to PCC control, though in practice this had been the legal position for some time. This meant that immediate action had to be taken. A "For Lease" board will shortly be seen outside the Centre, and an informal group made up from the current users will continue to administer the Centre over the summer.

In some ways it is sad that St Peter's Centre may become unavailable for community use, but income from the recent level of lettings cannot maintain the fabric any longer. On the positive side, by leasing we would not lose the building in the longer term and its fabric would be maintained properly. We hope to use any income generated by the lease of the Centre substantially to improve the facilities of St Peter's Church, and it may be possible to offer these to the community in due course.

You may disagree with the action the PCC at St Peter's has taken, but the legal responsibility is ours, and we believe we have made the best decision possible under such difficult circumstances. Meanwhile, we hope you will continue to use the Centre and support the activities of the groups that use it. A padlocked and empty Centre would be a tragedy for the Brockley community.

As Vicar of Brockley, I need to tell you that St Peter's Church is in a time of growth and renewal. God is at work, and we see new folk joining us every Sunday to worship the living Lord Jesus Christ. With the Holy Spirit beavering away in people's hearts, we believe we have a wonderful opportunity in Brockley to use our richness in buildings to develop our service of both God and the community. We would welcome you to join us, and would value your involvement and support in our Spiritual and Community Work.

Brockley Society says:

Brockley Society is shocked by the vicar's article reproduced here in full - a strong sense of loss to the people of Brockley should St. Peter's Centre be closed, sold or destroyed. One hears that opportunities for funding were there, had they been applied for 6 months ago. The community needs a meeting place and the hall has always been there. Maintenance has not been carried out over the years, and were it not for the people it would have decayed much earlier. Now it is proposed to lease it for we know not what, with little likelihood of any community use. One thing is sure - Brockley and its people will be the losers.

When our last issue came out the Deptford Library, in Lewisham Way was still in the hands of 'squatters', who held

Rave parties every Saturday night. The squatters were evicted on November 4th. and the neighbours could sleep again at night.

We were allowed into the building on November 5th. - Oh what a mess! In the ground floor main library the shelving had been nailed together to make a wall dividing the room in two. The Junior Library had been decorated with maroon paint and was strewn with mattresses and remains of food and bottles. The main reference library upstairs had also been 'decorated', shelving removed and used as a stage, stencilled patterns on the walls, a tin of gloss paint overturned and trampled into the parquet floor and again, bottles everywhere and the evidence of the last party. Doors had been kicked in, locks and handles removed, light fittings broken and dangerous, and books everywhere - trampled underfoot, thrown in heaps, shoved in corners.

Council contractors spent two weeks clearing the building of the rubbish and remaining books and took away 34 tonnes!

We were told that when the contractors had finished we could use the building as an art gallery, as we had offered. This would provide security from the Council's point of view and allow the building to be used by the public again, from our view. We were asked to sign a tenancy agreement which would put all responsibility for future vandalism and damage on us, and total responsibility for security and

Our Library... Continued

running costs on us and we were offered the building as it stood. We requested that some work be done to the building to make it weathertight, secure and safe and useable by the public.

By Christmas the roof had been mended, all doors fixed shut and 24 hour security guards installed. This still means that the fire alarm system and fire exits are not legal, that there are exposed electric wires, broken window panes and the heating system has not been checked. Clearing after the squatters has still to be done, a mammoth task, but there is now a 'phone in the building.

We have been told that no money can be spent on the building - **it is for sale**. The remaining repairs we requested would cost about the same as one week's security, but such is bureaucracy - no money can be spent on the building!

The estate agent called in by the Council to sell the building has produced a glossy brochure and put articles in all the London papers. To date, they have found one possible buyer. An offer has been made to buy it for use as an African Cultural Centre subject to planning permission. Under the proposal, it appears that it is only to be open on three evenings a week, a private members' club on two evenings a week, with weddings and parties etc. on a Saturday for up to 500 people. The applicant states that "the centre is to be run on

commercial lines" and that "the venture will bring life and investment to this run down area and the building will continue to function as a landmark in the community."

The 'Cultural Centre' is confined to a mere 10% of the whole building (a small upstairs room and will concentrate of 3 East African Countries. This deprives our multicultural area of multicultural and of a public building which was given to us by Carnegie. The main ground floor room is to be double glazed, and house a restaurant with two bars and a stage. Upstairs is to be a function room, also with a stage. We are concerned about car parking for 140 and more cars both in Lewisham Way and side roads and that the room most likely to produce the noise (upstairs) is not sound proofed and will be difficult and expensive to achieve. Perhaps our strongest concern is that under this use the building will be lost to us as a public building forever. We also wonder what will happen if the venture is not financially viable after a couple of years, will it fold and the building be on the market again or will there be plans to use it for other things or more function nights?

If this use gets planning permission and a music and drinks licence then it is likely that the Council will sell to them unless a better alternative arises. Comments please as soon as possible on **Planning Application no.33754** to: **The Borough Planning Officer, Town Hall Chambers, CATFORD, SE6 4RY.**

The Friends of Deptford Library

The group who were originally going to run the art gallery in the Deptford Library Building have now formed *the Friends Of Deptford Library*. Their aims are:

① To keep the building available for the community for whom it was intended
② To ensure that all people have access to works of art being made in their community and that all artists in the area have the opportunity to show and sell their work, and that none should be prevented from this on account of age, ability, sex, sexual orientation, religion or race.

③ To express in the project the vital and exciting work which is taking place in a multicultural place like Lewisham and to provide an enriching and educational resource for the community as a whole.

We have put in a bid for City Challenge money to buy the building and use it as a Community Arts Centre and gallery for the visual arts. We are now identifying sources of funding for the running of it.

We know that there are many people in the area, and further afield, who agree with one or all of these aims. Why not join us?

It costs nothing and will show how much support there is for these ideas. A film company is using the building from Feb. 24th to March 18th to shoot a "dracula" film. If we can agree terms with the Council by then we could use the building until it is sold, possibly by mid April.

Come along to the Open Meeting to offer ideas or practical help both for the short and the long term use:

St Peters Centre, April 7th, 8pm
For more information phone: 692 1553, 692 7365

Clear up...

St. Peter's Centre needs a clear up on the inside. In November we did a good job on the outside, clearing and cutting down so that the front and side now look quite presentable, especially now that the fence to the mews has been repaired. Many, many thanks to all those who helped.

Now we need to tackle the inside. Come and give a hand for a short while on a Sunday, the more the merrier - and refreshments will be provided for the deserving!

**Sunday 3rd May
12 Noon till finished.**

Police Liaison News

Chief Superintendent Stan Billings has now left Lewisham and the new Chief Superintendent is Kenneth Chapman. He has worked in this area several times before during his career and knows it well. He is married with three children.

Planning is underway for the introduction by April 1993 of a major reorganisation of police working. Each area will be divided into sectors and each sector will have its own police who will be able to force closer links with the public in their sector. Home beat officers and Estate officers will continue to work in the areas they cover at present when possible unless they are moved for promotion or other reasons. There will be major changes in the present system of "shift working" and police will be deployed in the best way to meet the needs of their sector. The aim is to have more police out and about on the streets and making contacts amongst the community.

J. Janusz

STOP PRESS Muggings...

With a spate of muggings in Brockley they have reached epidemic proportions, say the police (20-30 a day). The police take each case seriously so please report any incidents immediately - ring 999. Ladies are advised to take special care and keep bags and jewellery out of sight.

Something for Nothing. Membership is Free.

As a member of the Civic Trust, our Society has received copies of its publication *Heritage Outlook* which details the work of civic societies like ours, discusses new buildings, rehabilitation schemes both large and small, new uses for old buildings, Environment Week, grants available, and has many smaller articles of interest to people who care for their environment.

The Civic Trust now proposes to produce its news in a different format. The new publication is to be sent to each member of every Society individually. Here we have a problem. We have no membership list.

If you consider yourself to be a member and would like to be included please phone us before the end of April:

Roger 692 2763 or Gillian 692 6977

John's Diary

*Social Evenings— All at
StPeter's Centre 7.30 pm
May 20 "More about Brockley" by
Gillian Heywood*

*July 15 "Greenwich Park" by
J.C. Buttress*

*Sept 16 "Buildings under Threat" by
P. Davies & Delcia Keate*

*John Langley Looks Forward with
pleasure to your company on these
dates.*

Traffic Control - Geoffrey Road

The increasing amount of concern by residents of Geoffrey Road over the volume of traffic passing through and using it as a shortcut, and in some instances as a race track has now become highly apparent.

Since the accident involving a resident of Geoffrey Road on 4th December 1991 at the width barrier, a petition was collected and handed over to Angela Cornforth, Chair of the Environmental Services Committee, at a meeting at Lewisham Town Hall on 14th January '92. Present at this meeting was John Couch (Borough Engineer). The traffic problem suffered by residents was put to John Couch and a speedy solution was asked for.

Proposals put forward for a permanent solution are:

- Sleeping Policemen (road humps)
- Width Barriers at either end of the road
- Or, complete closure of Geoffrey Road where the width barrier is now
- Installation of posts on pavement edges
- Erection of "No Heavy Vehicle" traffic signs to be installed and lit.
- Better lighting at the present width barrier.

John Couch acknowledged receipt of the petition and invited up to 6 of us to attend the next meeting of the Highways Sub Committee on 31st March. If you would like to put forward any ideas you may have on this issue please contact me.

The Highways Sub-Committee agreed at their meeting on 14th January that appropriate posts, to protect pedestrians would be installed in Geoffrey Road and that alternative options for further calming measures will be considered.

Peter Carey 56a Geoffrey Road.

Traffic in Hillyfields Crescent

I bring your attention to the meeting of July 1991 regarding the speed of traffic in our road held in the Civic Suite attended by Angela Cornforth the Chair of Environmental Services and John Couch the Borough Engineer which was organised by the Brockley Society.

I am pleased to bring to your notice that another meeting took place at the Town Hall Civic Suite on 14th January 1992 again with Angela Cornforth, John Couch, Brockley Society, Peter Marsh and myself.

The result being that John Couch would investigate the use of a Mini Roundabout at the junction of Montague/Tressillian/H.F.C. to help slow the speed at this junction.

There have been several accidents in Tressillian Road recently. Mr Couch is considering a mini roundabout at the wide junction at Drake Road, Tressillian Crescent and Tressillian Road.

Mr Couch is also looking at options for the top of Tyrwhitt Road where it meets H.F.C. to make Tyrwhitt Road one way down from H.F.C. to Crescent Way or to change the priorities at the junction so that traffic coming from Hillyfields Crescent will have to stop.

A request was made to replace the reflecting mirror to see oncoming traffic. Road humps will have to be ruled out, as London Transport will not run a bus route if they are present in the roads. As we the residents waited so long for this service, we feel we would not want to lose it. Maybe at long last we will see some action to this now very serious problem.

Frances Mills, Road Representative

Dear Residents,

The Brockley Society was born in 1974 and is still going - but it seems only just. It needs you! Meetings are held on most first Wednesdays of the month and are open to all Brockley residents. Do come along to St Peter's Centre in Cranfield Road at 8.00pm, after all everybody living in the conservation area is a member of Broc Soc.

Look in *the Mercury* and on posters for news of our special events - Social Evenings, Talks, Walks and Music are features and all are welcome - come along and bring a friend.

Our fund raising events are the Boot Sales and the Summer Fayre. If you support them you are supporting us.

Right now you are reading the latest Newsletter published 3 to 4 times a year and distributed free to 3,500 addresses. Make sure you always get a copy, if you don't then phone 692 9175.

Brockley Society is free, friendly and above all your Society - you are most welcome.

Articles for Sale

DIGITAL VDU with keyboard and Printer — offers
Drop Side Cot £5
Wooden swinging cradle £25
Phone 692 8795

Small hot water cylinder with immersion heater nearly new £15
692-6977



ESTATE AGENTS & VALUERS
369 Brockley Road,
Crofton Park, SE4 2AG
40 yards from Crofton Park Station
Telephone 081-691 1516

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

New Garden Centre Now Open

Call in and look around our displays at
2 Shardeloes Road
(Off Lewisham Way)

Britannic Assurance plc

152/154 Lewisham Way
Telephone: 081 692 3556
(A member of LAUTRO)

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