

# BROCKLEY SOCIETY



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## NEW HOUSES ON THE SITE OF THE WICKHAM BUILDING

In early December the demolition of the 1960's Wickham building belonging to Lewisham College started. Some people liked it, some hated it. Certainly it was a building which fitted the curve of the site which fronts the gardens along Lewisham Way and was characteristic of its time. In my view it had not the elegance of the villas (a terrace similar to numbers 170 to 184 Lewisham Way) which it had replaced in 1961.

However, for any new development to pass the approval of the planners, it must be perceived to be an improvement on the existing building, enhance the character of the area and not adversely affect the setting of the listed buildings either side.

Members of the Society met several times

with the developer and the architects to try to reach a compromise between the majority view expressed at the public meeting, and the developer's wish to maximise the potential of the site. Following protracted negotiation, the development will now consist of a large block on the front, similar in style to the surrounding buildings, and mainly three bedroomed, two storey houses in the mews, just as was asked for at the Public Meeting in August. This has been achieved by having fewer dwellings and fewer garages on the site, but still retaining secure parking.

The three storey block at the east end is for a Housing Association and the specification cannot be changed, so we are told.... We have discussed the detailing to the large blocks at

the front and the roof pitches, rainwater pipes, front doors, windows and other details to the exteriors of the buildings.

At one stage the proposal included huge pitched roofed "sentry boxes" at the front of each entrance to the blocks of flats, making it look like a prison entrance! Now the cycle stores have been repositioned to the rear of the buildings and the smaller bin stores will be positioned away from the entrances. A compromise, but much better than the previous proposal.

Now we have to wait and watch the new buildings arise. Who knows they may yet be such a success that they are thought to be worthy of consideration for a Civic Trust Architectural Heritage Award! **GH**

## Christmas Craft Fayre

Christmas arrived in Brockley on 30 November – the day of the Brockley Society Christmas Craft Fayre which was held at the Lewisham Art House. As in previous years, the variety and quality of the goods on offer was very high and the Fayre was well attended by visitors from all over the area.



stalls at the Xmas Craft Fayre

A free prize draw was sponsored by Saxton and Co., Estate Agents. They donated the first prize of a magnificent hamper worth over £60, as well as three other prizes of vintage port, a deluxe Stilton and super Christmas pud! All

items were won by South East London residents. Support was also received from Sainsbury's New Cross Gate who donated a hundred mince pies, which were sold at the tea stall. Special thanks for supporting the Brockley

Society go to both Saxton and Co. and Brendan Glyn and his staff at Sainsbury's.

The Fayre raised over £300 - more than double the year before! Well done and thank you to the organising team, the Lewisham Art House and all those who helped out on the day.

## Summer Fayre Appeal

Following on from the success of the Christmas Craft Fayre we are now in the planning stages for this year's Summer Fayre. We are desperately short of help this year and would be grateful for volunteers prepared to donate some of their time. We understand that a lot of people feel that they cannot help because they have little time to spare. It does not matter whether you have a little or a lot of time, we would be grateful for ANY assistance.

If we do not receive more help it is unlikely that we will be able to continue holding such events.

If you would like to help in any way, please contact the Vice-Chair on 0181-691-0349. **RW**

## BROCKLEY SOCIETY MEETINGS

Venue: St. Peter's Centre, Cranfield Rd. Tel: 0181-693 2030 Time: 8.00pm

dates: April 2nd, June 4th

Please contact an officer from the list below if there is an issue which you would like to be raised, or come to one of the meetings, which are open to everyone

Chairman 0181 691 7234  
Secretary 0181 691 1767  
Treasurer 0181 691 5659  
Advertising 0181 691 5659  
Transport 0181 691 1767  
Police Liaison 0181 691 1767  
Environmental 0181 691 7234



Editor & Production 0181 469 3975  
Press & Publicity 0181 469 3975  
Fayre 0181 692 8512  
Distribution 0181 691 1767  
Planning 0181 692 6977  
Local History 0181 692 6977  
Hilly Fields Park Users 0181 691 7234



The Brockley Society welcomes all - regardless of race, religion, gender, sexual orientation or physical disability

# MAYDAY CELEBRATION ON HILLY FIELDS

The Brockley Society succeeded in raising £7500 from local companies, sponsors and local residents to build a picnic area by the playground, in commemoration of the Centenary of Hilly Fields.

The work is now finished and to celebrate this major achievement there will be a Grand Opening Celebration on May 5th (Bank Holiday), with the famous BrocSoc Barbecue as well as balloon races. Enjoy your park, come along from lunchtime onwards and join the fun!

## Committee Members Go To School!

Your committee were pleased to dispatch two of its members to Prendergast School in November! Not for further education, but to represent the Brockley Society at the School's Christmas Fair.



*Committee members back at school*

Rachael and Sandra had great fun and promoted both the Christmas Craft Fair and the December public meeting as well as giving out general information about the Society.

## Brockley Society AGM

The Brockley Society Annual General Meeting was held on 2 October 1996 at St Peter's Centre.

As a result, we now have a new Chair, Trottie Kirwan and two new Vice-Chairs, Sandra Giorgetti and Elizabeth Wilmott. Rachael Woodhouse and Andrew Brown agreed to continue as Secretary and Treasurer respectively. Thanks were given to all those who had volunteered for the new positions and particular thanks should be given to those on the outgoing committee.

Nicole Livingstone-Smith has been Chairman for the past four years and has been tireless in her commitment to issues affecting the Conservation area. Always approachable and motivated we are grateful for her contribution.

Lindsay Beaton has moved from the area having partnered Nicole as Vice Chair for several years. Lindsay was

particularly active in the area of transport and spent many hours working with the Council trying to find a viable solution to Brockley's traffic problems. We wish Lindsay all the best in her new home and are grateful for the time she gave.

Jacqui Beckford was Vice-Chair for a year and has also moved from the Brockley environs.

Jacqui was also newsletter editor for most of this time and was very committed to the raising of the Brockley Society's public profile. Thanks to Jacqui for all her help and support.

While the above positions were filled at the Annual General Meeting the Brockley Society is constantly looking for volunteers in all aspects of its work. If you would like to become involved in your area please contact the secretary on 0181-691-1767. **RW**

## Green Ideas

The Brockley Society was represented at the AGM of the London Forum which took place in December. The Forum is a federation of Amenity and Civic Societies in and around London whose aim is to help groups like the Brockley Society to work together and improve the quality of life in London.

Following the AGM there were a series of talks on the subject of community involvement in the Funding and Management of London's Parks, including a talk on Heritage Funding and the Urban Parks Initiative and a presentation from the Metropolitan Public Gardens Association.

If you have any thoughts about Hilly Fields or other green spaces (or potentially green spaces!) in Brockley please come to the next meeting of the Hilly Fields Park Users Group, which will be advertised on the Park Users notice board located at the top of Hilly Fields near the tennis courts and playground. We would like to hear your views so that we can investigate whether there are any initiatives in which we could participate to allow us to improve our green spaces.



the newsletter is available on Lewisham People's Web

<http://www.lewisham.gov.uk/events/lblweb/index.html>

# EMPTY HOUSES

There seem to be more empty houses in the area again. Three years ago we surveyed the area, found owners and the reasons for the vacant properties. The majority were in Council ownership and have since been passed to Housing Associations. Properties like the one in Darling Road, which had been empty or squatted for several years under Council ownership have now been renovated and made into modern flats.

Sadly there are cases like a property in Manor Avenue, where the private owner has lost interest (or run out of money) and apparently abandoned his property and his responsibilities. In this case, only pressure from the Council to call in the debt incurred when the roof was made safe will set the wheels in motion. The Council has a duty to collect this debt. If it has to purchase and then sell the property to achieve this, then this will also bring the building back into use before it is too late.

Any house which is left empty for more than a few months will deteriorate, particularly in freezing weather. There is one Council owned house which has had substantial structural work done early last year, but is still empty. Last month a pipe burst in the freezing weather and the windows to the first floor rooms had water pouring over the sills. It seemed as if the whole house was overflowing with water. The Council officials supposedly responsible for the property did not want to know. They appeared to be quite happy to let the water run for days! Imagine the damage this must have caused and how much it will cost the ratepayers to put it right.

This is only one example of the lack of care by the Council Housing Department. These properties should be made habitable as soon as they become empty and be let immediately. In that way the Council will be collecting rent and housing people, thereby reducing the burden on taxpayers and providing people with decent housing.

The Brockley Society is aware of a number of the empty houses, badgering the owners to make them habitable. We will enquire about any other cases if we are alerted to their existence. To report an empty house or enquire about what is happening, please ring 0181 692 6977.

## "The Horse on Hilly Fields"

— by Ann Thwaite

Inspired by the character of the Brockley Conservation area and Hilly Fields, Ann Thwaite has written a charming children's book about the area. This book is beautifully illustrated and a must for every family living in Brockley. If you would like a copy, Ann is kindly offering a discount to residents (and a donation to the Brockley Society). The book normally sells for £9.99 but through the Brockley Society it is only £8.99. Please ring Sandra on 0181 691 0349 to place your order.

"The Horse on Hilly Fields"  
— by Ann Thwaite — only £8.99  
if you order through Broc Soc  
on 0181 691 0349

# Hilly Fields Park Users Group



local residents have fun planting bulbs on Hilly Fields

Hilly Fields Park Users Group has been going for just over a year and anyone who is interested in the park is welcome to come to the meetings, which are held at Prendergast School on the top of Hilly Fields. The dates and times of meetings are advertised on the Park Users Group notice board next to the playground.

The group makes a link between local people and the Council, with the aim of improving facilities in the park. We have had remarkable success so far, having obtained new equipment for the playground and raised money for the development of a new picnic area complete with benches and tables and surrounded by railings to make sure it remains dog free and child friendly.

To brighten up the park a team of local residents planted **13,000** spring bulbs which had kindly been provided by the Council. The bulb planting day was good fun and we would like to say a big thankyou to everyone who helped.

Not content with our successes so far we have plans for further improvements this year. We would like to see a basketball court, sow the meadow area with wild flowers, and get the toilets working and open in good condition.

We also want to raise for discussion the idea of applying to the Lottery for putting railings round all or part of the park, as shown in pre-war photographs. If you would like to make your views known or have ideas for improvements to the park please come along to the next meeting, You will be very welcome. **TK**

## GARDEN WALLS

As our old garden walls deteriorate they need replacing or rebuilding. If back garden walls are 2 metres or more in height, they will need planning permission for demolition. Sadly, many back garden walls have been replaced by fences, particularly around Council property. We are told that fencing is cheaper, but given that a fence will need total replacement within 20 years, whereas a wall lasts 100 years, this seems a foolishly shortsighted use of our Council Tax money.

Front garden walls were originally dwarf walls, built of stock brick to match the houses and usually with a white stone capping topped by railings. Most of the railings were taken up during the war, ostensibly to make munitions. In reality they were of such low grade iron that they were scrapped and sunk in Southampton Water!

The walls have been repaired or rebuilt over the years so that now we have a mixture of styles. It is a pity that some people (including Housing Associations) have recently built new higher walls incorporating red bricks or fletton bricks which are completely alien to the charac-

ter of this area. Most of these are higher than the permitted 1 metre at the back of the pavement and require planning permission, which has not been sought as yet.

If you are considering replacing a front garden boundary, and hope to improve the appearance of you property, please take heed of the original design and the character of this Conservation Area. Railings are expensive, but they allow maximum light into semi-basement windows, are not a security risk, and allow good surveillance of the street from the houses. Low stock brick walls with stone or concrete cappings are still in character, even without the railings — please look around, see what is left of the past and build in a similar way. In this way we not only enhance the area, but we keep its character. If you would like further information about what is a suitable style please contact the Brockley Society on 0181 692 6977.

Two local firms who make railings are:  
**The Art of Cast**, Unit 3 Ashby Mews, SE4  
0181-694-1097, and  
**C & R Metalwork**, 229a Lewisham Way SE8  
0181-469-3082. **GH**

## Policing the Borough

At the last Lewisham Police/Community Consultative Group Meeting, Assistant Commissioner Ian Johnston presented the proposed objectives for the Metropolitan police for 1997/1998. There were seven objectives in all:

- combating terrorism
- crime detection
- crime reduction
- effective patrol (through visible, effective patrolling and problem solving)
- demonstrating leadership (through improvement in communications)
- using information for action
- support services review.

In spite of the above, it would appear that we are unlikely to have an increase in the number of police patrolling the streets. However, statistics for 1996 show that the number of total offences reported in the borough of Lewisham fell by 4.0% (total offences rose by 2.0% in London as a whole).

LPCCG meetings are open to the public and are held once every two months at the Lewisham Town Hall. If you would like any further information or have any comments concerning policing in the borough please contact 0181-691 1767.

## SCOUT LEADERS REQUIRED

Our local scout group needs leaders for Beavers and Cubs. The 1st New Cross Scout Group has its headquarters at 23 Breakspears Road, signposted as Tack Mews, next to the railway bridge. If you are interested and would like to offer assistance please contact Barbara Collins on 0181-692-4958 or Geoff Morris 0181-852-2413.

## BROCKLEY SOCIETY

### BARBECUE

The Society owns a very large and splendid barbecue.

You can hire it for the modest fee of £10 for the weekend. Contact Bob on 0181 692 2289

# BROCKLEY TRAFFIC SURVEY

We want to hear your views on traffic in Brockley, so that we can ensure our policy reflects the majority view.

The results of the survey will be collated by the transport team, and presented to the Council. They will also be published in the next newsletter and reported back at the Public meeting in April.

We would be grateful if you could take the time to answer the questions below. If you want to add more, please attach your replies to a separate sheet of paper.

Please send completed questionnaires by 31 March 1997 to:

Brockley Traffic Survey  
c/o The Secretary  
70 Tyrwhitt Road  
Brockley SE4 1QB

### 1. Do you think Brockley has a traffic problem?

Yes  No

### 2. If so what is it?

### 3. What do you think is causing the problem?

### 4. Do you know what the solution might be?

### 5. Do you know anywhere that has successfully tackled this problem, and if so what was the solution?

### 6. Does your street have a particular problem?

### 7. If you would like to give us your name and address please write below

### 8. If you would like to get actively involved in helping solve transport problems, please tick this box

Name:

Address:

# WHAT'S ON

## St Peter's Centre, Cranfield Road, SE4

### Regular events:

#### Brownies

Tuesdays 6.00pm - 7.30pm

#### Keep Fit

Tuesdays and Thursdays 7.30pm

#### Judo

Tuesdays and Fridays 7.30pm - 9.30pm

Thursdays 7.00pm

#### Akido

Wednesdays 8.00pm - 10.00pm

#### Dog Training

Wednesdays 7.00pm - 10.00pm

#### Badminton

Thursdays 8.00pm - 10.00pm

## Lewisham Art House

### Children's workshops in clay:

5-12's

Monday and Tuesday 4.30-6.00pm

12 years+

Wednesday 4.30-6.00pm

Shirley Stewart 694 9011

### Adults' workshops:

ceramics Tuesday 6.00-8.00 pm

Shirley Stewart 694 9011

photography Tuesday 7.30-9.00 pm

Sue Gore 694 9011

life drawing Thursday 7.00-9.00 pm

Steve Turner 0171 639 2914

ceramics Saturday 2.00-3.30 pm

Claire Anderton 858 4740

#### sculpture

Martin Bond 0171 732 1416

## Lewisham Local History Society

Friday 28th February 7.45pm "Military Music in S E London" by Major Terry Davis Methodist Church Hall, Albion Way, Lewisham

Thursday 24th April 7.45pm "Octavia Hill and Hilly Fields" by Peter Clayton Breakspears Building, Lewisham College Joint meeting with Brockley Society

Wednesday 28th May 7.45pm "St Nicholas Deptford and other churches" by Stephen Humphries

The Shaftesbury Centre, Frankham St, SE8 contact Tom Sheppard 852 0219

## The First New Cross Scout Group

Saturday 1st March 11.00am: Mini-Jumble sale at Scout headquarters, Breakspears Road

Saturday 19th April 12.00 midday: Massive Jumble Sale at St. Cyprian's Church Hall, Brockley Road (opp. Adelaide Ave.)

## Lewisham Police/Community Consultative Group

April 8th, May 12th 7.30pm Lewisham Town Hall

## Brockley Sector Working Party

March 19th, May 14th 7.00pm Brockley Social Club

# PLANNING APPLICATIONS

SEPTEMBER 1996 TO JANUARY 1997

## Lewisham College, Lewisham Way

The siting of a public payphone on the pavement, outside the Tressillian Building.

## r/o 33 Crescent Way

Landscaping details.

## 156 Upper Brockley Road

Conversion of the ground and semi-basement unit to two 2-bed flats.

## 156 Upper Brockley Road (revised application)

Demolition of the single storey additions at the rear and alteration and conversion of the existing 2-bed maisonette to two 1-bed units, together with the erection of a part 1, part 2-storey extension at the rear.

## 77 Harefield Road

Retention of a satellite dish on the roof.

## 70 Breakspears Road

Alterations to the rear ground floor flat.

## Lewisham College, Lewisham Way

Display of six assorted signs in and around the site.

## 102 Adelaide Avenue

The retention of a single storey extension at the rear.

## 15 Coulgate Street

Change of use from a betting shop to the sale of food and drink.

## Lewisham Art House, 140 Lewisham Way

Listed building consent for installation of an entry phone system.

## Wickham Building, Lewisham College, Lewisham Way

Demolition of existing building and erection of two 3/4-storey blocks comprising 35 2-bed flats and 6 2-bed units, a 2-storey terrace with mansard roof of 11 2-bed, 9 3-bed and 1 4-bed house and 3 2-bed flats together with landscaping and parking. (This is the second application, submitted after the deferral of the original application at the Planning Committee meeting of 19th. September).

## Third and final revision of above

Demolition of existing building and erection of two 3/4-storey blocks comprising 12 1-bed flats, 23 2-bed flats and 6 2-bed units, a part 2-storey, part 3-storey terrace comprising 2 2-bed houses, 15 3-bed houses and 1 4-bed house and 3 2-bed flats together with landscaping and parking. (Permission for this development was granted on 14.11.96)

## Wickham Building, Lewisham College, Lewisham Way

Details of hard and soft landscaping, bin stores, walls, railings, 3 garages and parking spaces, cycle stores and access from Lewisham Way, Breakspears Road and Wickham Road associ-

ated with the new development.

## 173 Brockley Road

Continuation of opening hours as 7 am to 1 am Monday to Friday and 9 am to 3 am Saturday and Sunday.

## Prendergast's School, 108-120 Adelaide Avenue

The erection of a single storey building to provide an examination centre.

## 92 Adelaide Avenue

Retention of the rear boundary wall.

## 45 Wickham Road

The erection of a pair of two 2-storey houses at the rear, fronting onto Garsington Mews.

## Rokeby House, Upper Brockley Road

Installation of new windows.

## 58 Breakspears Road

Alterations including a velux roof light in the north slope, a glazed roof lantern above the second floor landing, revised details of the conservatory and alterations to the boundary wall facing Cranfield Road.



## TREE WORKS at:

9, 11, 48, 81, 84, 84b 87, 100 Tyrwhitt Road  
16a, 80, 82, 88, 98d Tressillian Road  
72, 68 Wickham Road  
Jasmin House, Wickham Road  
15 Wickham Gardens  
Lime Tree House, Wickham Gardens  
Breakspears Mews  
8, 13, 81, 102, 116 Manor Avenue  
1, 5 St. Margaret's Road  
11a Chalsey Road  
58, 62, 101, 119 Breakspears Road  
25 Crescent Way  
113, 115 Upper Brockley Road  
205 Brockley Road

If you would like to know anything more about these or previous applications please phone Gillian on 692 6977

Thursday 24th April  
7.45pm  
Breakspears Building,  
Lewisham College

**"Octavia Hill  
and Hilly Fields"**

talk by Peter Clayton

organised by the Brockley  
Society and Lewisham  
History Society

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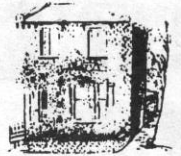


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81 Tressillian Road, Brockley SE4 1XZ

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on  
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### Send fee to:

Andrew Brown, Treasurer  
Brockley Society  
117, Tressillian Road, London SE4

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