

BROCKLEY SOCIETY

Issue 101 June 2004
Charity No: 1004245

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Brockley Calendar

Hilly Fields User Group meeting
Tuesday 15 June, 7.30pm.
Prendergast School (please note, not the usual venue).
Any issues you want to raise please contact 07958 58 58 09

Brockley Society Barbecue
Friday 2 July, 7pm.
Millennium Stone Circle, Hilly Fields. Drink and some food provided, bring your own to cook

Brockley Society Public Meeting
Wednesday 8 September, 8pm
Toad's Mouth, Brockley Road

Farmers Market
Second Saturday of each month
Hilly Fields.

ART house Exhibition

Illustrating Children's Books
Thursday 24 June - Sunday 4 July
at

Lewisham Arthouse
140 Lewisham Way, SE14
(opening hours 12-5pm
Wed-Sunday)

Opening night
Wed 23 June 7-9pm

An exhibition of children's book illustrations by Community Education Lewisham students, looking at different approaches, processes and techniques of book illustration

BROCKLEY SOCIETY MIDSUMMER FAYRE

12noon to 5pm
Saturday 19 June 2004

Hilly Fields Park Hilly Fields Crescent
Brockley, London SE4

Those who have been to the fair before know it is the biggest annual community event in the area. About 3,000 people come to enjoy a wide range of entertainments, activities and stalls.

This year the Metropolitan Police Parachute display team will be jumping into the fair again – they were the highlight of the day a couple of years ago and it is great to have them back. We are also looking forward to the quasar laser game and a new football goal-scoring game, children's rides, salsa and maypole dancing, tug of war and a fun dog show.

There is a tea tent with homemade cakes, the barbecue, West Indian and Thai food, vegetarian food, pancakes, donuts, ice-cream ...

Don't forget the competitions! bring your entries to the marquee on the day

This year's categories are:

- ◆ photographs of Brockley (under 15 years, 15-21 and over 21)
- ◆ cakes (under 9, over 9 and adult)
- ◆ children's pictures (under 7 and 7+)

We want new people to help organise. If you want to join the fair team and specially if you can help on the day, ring Trottie Kirwan on 020 8691 7234. Anyone who would like to have a stall should also contact Trottie.

The fair is always a great day out with a happy relaxed atmosphere so come along, bring your family and neighbours and enjoy a day when you can really feel what a friendly place Brockley is to live.



BROCKLEY SOCIETY

Chair8692 5027
prbyrne@clara.co.uk
Fayre general8691 7234
Fayre outside stalls8692 0772
Newsletter8692 3829
clare.cowen@dsl.pipex.com
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Hilly Fields
Users Group07958 58 58 09
Planning & Highways8692 6977

Everyone living in the Brockley Conservation area is automatically a member of the Brockley Society. The Brockley Society welcomes all – regardless of race, religion, gender, sexual orientation or physical disability.

Brockley MAX Music Arts & Exhibitions

'Brockley Max arts festival has been absolutely fantastic; better than expected,' said main organiser Moira Woods. 'There was so much help and support, organising events and delivering leaflets. There was a real response from the community and it was a lot bigger than last year.'



- See page 3

Calling all archeologists!

Brockley Society meeting

Chris Tripp is a local archaeological expert. He worked on the Big Dig last year and told BrocSoc's meeting in March that he wants to contact local people and groups directly to be involved in archaeology. He has worked with Lewisham and Gillian Newton on integrated projects with kids.

This year the national archaeological weekend is July 17-18. There is a local archaeology unit which has access to geophysics machines and there have been local evaluations and local excavations. A Roman road runs through the area. There is a sites and monuments record which is now online. The local planning process can provide sites to evaluate. Discoveries have been made in Deptford and a House in Manor Avenue has been built over a vault. Archaeology now includes industrial sites.

Records do get lost over time so there are things to be learned. Whatever is found is recorded. In Brockley there could be a street dig in someone's back garden. A good opportunity would be if a garden was being landscaped. Objects found will be recorded, and it gets the community together and brings an identity and continuity to the area: it shows what has been going on in the past.

The next step to organise a dig is to apply for Lewisham for funding. A local group, PCA, can lend out tools free, and geophysics machines can be borrowed. Public sites such as Hilly Fields could be used.

Old maps should be examined first and a local historian consulted. Schools should also be contacted. It is possible to do non-invasive work with the geophysics machines.

The meeting thanked Chris very much for his interesting talk. If interested contact Chair.

Brockley Society Notes

BrocSoc is 30 yrs old this year and has changed in this time, as has Brockley. The original remit was to preserve the Brockley Conservation Area, in which it has been successful. Originally funding was from collecting newspapers for recycling. BrocSoc runs the Midsummer Fayre (which has many helpers, though not enough), numerous events and campaigns and other things.

- ◆ Newsletter delivery: We have 75 deliverers to cover all of Brockley, and if a newsletter was not delivered it could have been missed out. All deliverers are volunteers and do what they can. SM is overhauling the efficiency of delivering so that deliverers would not have disparate areas. To get the newsletter to as many people as possible, free delivery is the only way currently.

The alternative is postage, or we pay deliverers - there are enough for pizza leaflets. Most people enjoy delivering them

- ◆ Green recycling boxes - still none in Tyrwhitt Road.
- ◆ Post office closures: Both St Johns and 254 Brockley Rd have shut. The new post office in Lewisham Way is very busy, as is Lewisham main post office. The post box outside 23 Loampit Hill has gone.

Police:

- ◆ Inspector Ian Leaver has gone to Lewisham. Yvonne Miles is new inspector for Brockley.
- ◆ No written confirmation that Brockley Police Station has been sold. Do not want it to be demolished.



Brockley Station High Level Station

Brockley Cross Action Group

To celebrate, empower and improve the community and environment of Brockley Cross

The Brockley Cross Action Group (BXAG) has been campaigning for the re-opening of the high-level link at Brockley station, which was in use up to 1917. With the help of Joan Ruddock (MP) we finally managed to get the key stakeholders round the table. This meeting took place on Monday 17 May. We managed to secure the commitment of Lewisham Council and Transport for London to meet to seriously discuss ways in which the project could progress. We also learnt that the cost of a full feasibility study would be a six-figure sum, so we all realise that progress might be slow.

The Strategic Rail Authority has recently announced substantial plans to invest in a South London Orbital line to improve east-west rail links, but the Peckham Rye to Lewisham section, including the re-opening of Brockley's high level link has not been included. With plans to extend the East London line through Brockley and the established Docklands Light Railway at Lewisham, BXAG believes it is now or never for their station.

Currently east-west rail links in south London are in a mess with many areas poorly served. A recent South London Metro report begins: 'Only a very brave or knowledgeable passenger would today use the national railway network to cross South London, because of its complexity.' Stuart Woodin, founder member of BXAG, commented. 'Leaving Brockley out of the equation is just crazy. Creating a connection at Brockley will allow thousands of passengers each week to change at Brockley for Victoria, Peckham Rye, Lewisham Centre and North Kent rather than trekking into London and across or out again.'

'The station environment is also desperately in need of improvement and this would stimulate regeneration of the area,' he added.

Journey savings times will be substantial. Lewisham Centre to East Croydon (and Gatwick) reduces by 8-13 minutes on the present London Bridge Route. Journey times from Brockley to Victoria would almost halve to 18 minutes. The connection would also produce significant timesavings for New Cross Gate, Honor Oak, Forest Hill and Sydenham. Crucially, the inter-connection would help to reduce congestion at London Bridge - a goal of the London Assembly and Transport for London.

Brockley Cross Masterplanning

It is a year now since the Brockley Cross master plan or Urban Design Strategy reached its draft form. Since then the process seems to have stalled. Neither the Consultants (acq architects), Lewisham Council or BXAG seem able to conclude the exercise. Why? What is going on? The nub of the problem is two-fold:

- 1 a watering-down of key elements of the vision by Lewisham Planning Officers.
- 2 the lack of any coherent funding strategy to realise any of the improvements suggested by the master planning consultants.

The BXAG urgently wants to achieve closure on this long exercise but without giving away the boldness of acq's strategy. We are asking what the point of the whole exercise was if all we end up with are new buildings on the 5 key sites identified, but a traffic-choked, smelly, pedestrian unfriendly, and advertising hoardings-dominated environment? After a lively debate, BXAG's committee, backed by local councillor Terry Scott (Chair of Planning), passed the following resolution unanimously.

- 1 BXAG deplores the long-term neglect of Brockley Cross over many years and demands that the Council proposes and supports a regeneration solution similar to those in Catford and New Cross.
- 2 We further demand the protection of section 106 agreements (or the proposed successor planning obligations) to fund the public realm improvements proposed within the Brockley Cross Urban Design Strategy.
- 3 We call on Lewisham Council to ensure that family as well single-person accommodation is provided in any of the developments proposed.
- 4 We call on Lewisham Council to provide 50% funding contribution for the new Living Spaces Public Garden proposed for Coulgate Street.
- 5 We call on Lewisham Council to accept the central conclusion of ACQ Architects that Brockley Cross cannot improve unless the traffic and associated pollution is reduced and a new retail and pedestrian environment created by developing a new public square at the Cross.

31st March 2004

Despite all the words and strategy, Brockley Cross seems to remain a low priority for Lewisham Council.



We need nothing short of a comprehensive regeneration programme - for example tapping into the Government's Neighbourhoods Renewal Programme or one of the LDA's economic or cultural programmes. For this to happen, Lewisham and its partners would need to agree to put Brockley Cross forward - and for the last two years we've lost out to Lewisham centre (twice) Deptford, Catford, Honor Oak.... When will it be our turn?

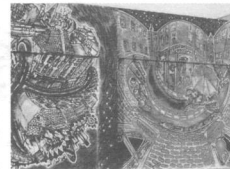
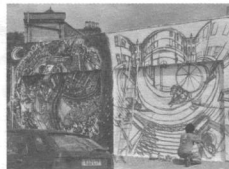
Please put this question to your local Councillor or the Mayor, Steve Bullock, or deputy Mayor Gavin Moore.

The nub of the frustration is that Lewisham Planners have advised us not to expect much from 'Development Gain' agreements ('section 106' agreements) - a negotiation which creams off some of the profit for community and environmental improvements when a private developer is set to make a tidy profit as a result of being granted planning permission. The Council is required to build 11,178 more dwellings by 2016 (35% affordable and for key workers) so it is unlikely that Developers will agree to incorporate 35% affordable homes into their schemes and cough up a section 106 agreement for community and environmental improvements.

We need therefore a clear understanding that Lewisham Council will negotiate these agreements for at least some of the early sites that come up.

If all we end up with is one and two bedroom flats on the sites then it won't be sustainable. Single people/couples don't stay in 'starter homes' for long anyway, families will get too large, children will have little space to study, parents will not be able to work from home. In other words, people won't settle for long and (where they have choice) will move on. We are pushing for a wide range of accommodation to encourage people to stay and invest in our community.

An exciting new initiative by BCAG is to develop the wasted Railways lands bordering Coulgate Street into a beautiful public garden with a new disabled access ramp up to the pedestrian bridge and ticket hall. We have to raise £230,000 to do this. We have Network Rails' in-principle support and expect to get £25,000 from the Government's Living Spaces scheme. We are calling on Lewisham Council to help fund this as it will make such a difference to the 'gateway' to Brockley.



Brockley MAX Music Arts & Exhibitions

This is only the second year of the Brockley Max arts festival, which held 40 well-attended events. It began with a music night at Prendergast School, performed by the Montage Theatre, belly dancer Maria Luisa, singers Fiona Branson and Kath Jefferson and others to an audience of over 130.

There were also art exhibitions, comedy, theatre, dance, capoeira and poetry nights, story-telling by Pam Potts, Broc Idol Karaoke at Gulens Wine Bar, a film night with local film makers – and much more!

The Art in the Park children's day around the Millennium Stone Circle on Hilly Fields had 170 children taking part in workshops. Music and art exhibitions happened at Toads Mouth Too, Moonbow Jake's and Mason's restaurant, with Blues, Ska, jazz, experimental music, acoustic, rock, and pop. The closing night at Moonbow Jake's featured Gareth of Homeview video – a fantastic blues guitarist!

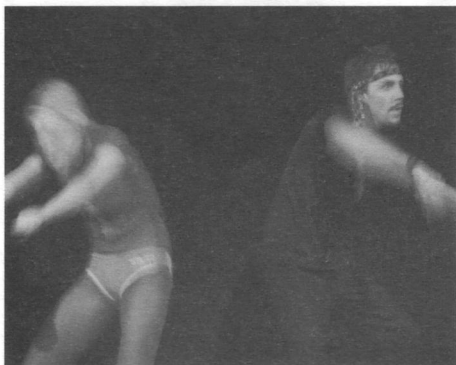
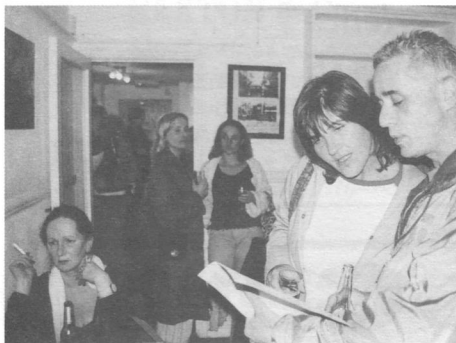
The new murals in Coulgate Street, opposite Brockley station, are an enduring feature of the festival, created by famous graffiti artist Louis Henry, also known as

Known. Comments during its preparation varied from 'I think it's wicked,' to 'Bloody disgusting!'. Look and decide for yourself!

Congratulations to all who took part in so many different ways and worked hard to achieve such a tremendous success.

Eat your heart out if you missed it and make sure you go next year!

- ◆ Sign up to the website newsletter to participate or keep informed: www.brockleymax.org.uk
- ◆ A humorous poem, in no way typical of the poetry evenings:
*Before I lived in Brockley
 My face was long and drawn.
 And then I went to Toad's Mouth
 And stifled a little yawn.
 I listened to the poetry
 As much as I could bear
 Then paid my coffee money
 And decided to live here!*
- ◆ Last year's Brockley Max included the giant poem that runs all along Shardeloes Road.



PLANNING APPLICATIONS

- 68a Upper Brockley Road**
The retention of a replacement single storey extension at basement level to the rear *Granted*
- 186 Lewisham Way**
Listed Building Consent in respect of the formation of an internal spiral staircase *Granted*
- Prendergast School, Hilly Fields, Adelaide Avenue**
Details of facing materials, submitted in compliance with Condition (4) of the planning permission dated 3 July 2003 for the demolition of the lavatory block to the front of School, and construction of a two storey building to provide a music school building. *Granted*
- 80 Wickham Road**
Details of stair rails and guard rails submitted in compliance with Condition (3) of the planning permission dated 14 March 2002 for alteration and conversion to provide 2 one bedroom self-contained flats, together with alterations to the front and rear elevations. *Granted*
- 187 Brockley Road**
The construction of a two-storey, two-bedroom house at the rear. *Refused*
- 187 Brockley Road**
Conservation Area Consent for the demolition of the existing garage to the rear. *Refused*
- 10 Ashby Road**
The construction of a two storey extension to the side and rear, together with the construction of a new garage and 2 metre high wall to the side of the property. *Granted*
- 56-60, Loampit Hill**
The construction of a three storey plus basement building to provide a medical centre, retail pharmacy, children's nursery with ancillary external play area, together with associated landscaping, refuse storage, the provision of 9 bicycle and 13 car parking spaces at basement level with access from Loampit Hill and 2 off-street parking spaces with access from Somerset Gardens. *Granted*
- Pending**
- 7 Wickham Road**
The formation of a crossover and hardstanding to the front
- 195 Brockley Road**
Construction of a two storey, three bedroom house with integral garage to the rear, fronting Harefield Mews.
- 188 and 188a, Brockley Road**
The installation of a new shopfront, together with the construction of a conservatory to the rear.
- Breakspears Building, Lewisham College, Breakspears Road**
The construction of a new glazed canopy and entrance lobby to the front of Breakspears Building, together with a pedestrian gate in boundary fence fronting Breakspears Road.
- 173 Brockley Road**
The variation of the Condition attached to the planning permission dated 16 April 1987 for continued use as a take-away hot food shop to allow the premises to be open for business until 2am Monday to Thursday and 3am Friday to Sunday.
- 77a, Adelaide Avenue**
The replacement of the existing windows in the front, side and rear elevations, and the installation of UPVC windows.
- Trees**
- 43 Breakspears Road** Repollard a Lime tree at 20m, and reduce remaining crown by 30%, crown reduce a Sycamore, a forked Lime and a third Lime tree by 30%, all at the rear.
- 108 Manor Avenue** Reduce and reshape crowns by 25%, crown thin by 10% an Apple, a Lilac and two Cherry trees at the rear.
- 69d Manor Avenue** Fell a Leylandii tree in the rear garden.
- 82 Wickham Road, 84 Wickham Road** Fell a Plane tree at the rear of 84 Wickham Road.
- 86a Upper Brockley Road** Fell a Sycamore tree to rear.
- Flat 1, 53 Manor Avenue** Reduce a row of Cypress trees by 20%, crown reduce by 30%, crown thin by 20% the larger Sycamore tree and crown reduce the smaller Sycamore tree by 30%, all at the rear.
- 28b Tressillian Road** Fell two self seeded Sycamore trees and crown thin and crown reduce by 25% a third Sycamore tree at the rear.
- 24 Harefield Road** Crown reduce by 25-30% an Ash tree.
- 26 Geoffrey Road** Fell an Oak tree at the rear [Note: This is not an oak tree – it is a sycamore]

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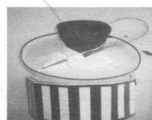
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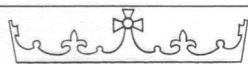
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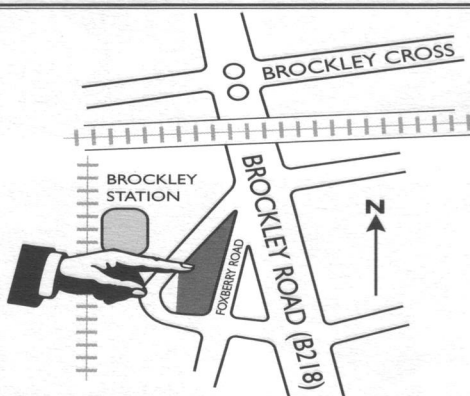
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