BROCKLEY SOCIETY

A walk through Brockley's Historic Mews

Planning applications around the mews, with some architectural detail.
Brockley Society has worked with developers and planners on the modern buildings in Ashby and Breakspears Mews, assisting with advice on detailing and knowledge of the local vernacular to achieve designs that enhance the Brockley Conservation Area.

Ashby Mews

- **Ashby Mews Gates** - DC/19/110989 - retrospective application for erection of pedestrian & vehicular gates - refused & subject to enforcement action

Former Hodder & Stoughton Offices/ Warehouse site:

- 1-3 Ashby Road - DC/15/092810 - prior approval for change of use from offices B1(a) to residential C3 for 9 s/c units (Clive Sall)
- Unit 1 DC/18/106947 - prior approval for change of use from warehouse/studio B1(c) to residential C3 for 4 s/c units - refused but granted by default (David Hughes)
- Units 1&2 - DC/13/085211 - extensions at 1st floor & creation of live:work unit at No 2 - allowed on appeal (Skyline Design)
- Unit 3 - DC/12/081670/FT - alterations for office facilities/gallery (Skyline Design)
- Unit 3 - DC/17/104640 - change of use from gallery B1 to live:work B1/C3 (Skyline Design)
- Unit 4 - DC/14/089755 - construction of live:work unit inc 3 bed res unit & ceramicist's studio - see Innovation & Conservation Conference for visual details (Charles Coull) http://brockleysociety.org.uk/innovation-and-conservation-media/
- Unit 5 - DC/12/082039/X - 2 storey live:work unit with studio at ground floor & live accommodation at first floor (Skyline Design)
- Unit 5 - DC/19/110383 - retro for illegal alterations - appeal dismissed - subject to enforcement action to reinstate as original consent (Christina Brandenburg, Skyline Design)

Ashby Mews generally:

- A variety of businesses have operated in Ashby Mews over the years, including car repairs, sheet metal and wrought iron fabrication, finishing and lithographic printing, a laundry, and knife sharpeners.
- Today artists, sculptors and designers work alongside more traditional businesses.
- **Ashby Studio** (81-83 Ashby Mews) - DC/16/096174 - 2 storey live:work unit inc restored stable unit (Skyline Design). Formerly gardens of 81-83 Upper Brockley Road; for over 20 years a tile cutting and polishing workshop. Work element now comprises a drawing/design office and Theatrical Set & Costume design studio. The stable/coach house was rebuilt and extended in 2017/18, with reclaimed bricks from the demolition, in the same dimensions of window and door openings plus camber brick arches. An original brick wall runs through the centre of the property. The modern side of the building, clad in COR-TEN steel, was inspired by historic saw-tooth mews buildings. All glazing is in the form of roof lights.

- Blitbolt, the Workshop,101 Ashby Mews - DC/17/103070 - 2 storey live:work unit (Russian for Fish)
- land to rear of 90 Manor Avenue - DC/19/113459 - 2 storey art & design studio (Simon Moore)
- 115 Upper Brockley Road - DC/18/108462 - 2 garden rooms (KN Designs)
- 123 Upper Brockley Road - DC/16/096517 - summer house (Texere Studio)

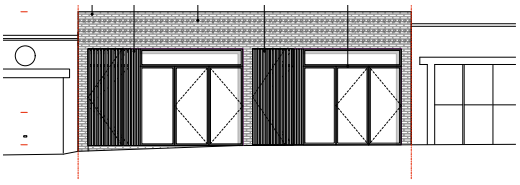
- *Street art on garage door*

- Land to rear of 133 Upper Brockley Road - DC/19/113459 - single storey artist's studio (Hugh Strange)
- 137 Upper Brockley Road - DC/15/091247 - timber clad garden room with sedum roof (Ecospace)
- Ashby Cottage, r/o 102 Manor Avenue, DE/105/102/TP. In 1984 permission was given for a detached dwelling, contrary to the presumption against residential development in the mews
- Rear of 106 Manor Avenue - Studio (Jay & Helen Osgerby)

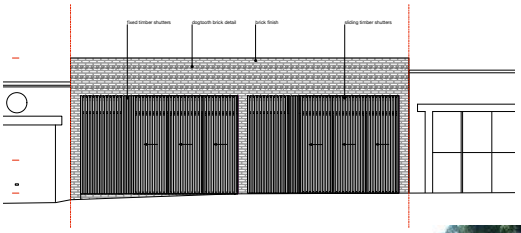
- **Rear of 110 Manor Avenue aka 8 Ashby Mews** - DC/19/111778 - conversion of light industrial unit B1(c) to live:work sui generis (Office 25) See this link: https://o25.gr/live-work-unit-at-unit-8-ashby-mews-london-se4-1tb/

- *Proposed elevation*

- **153 & 155 Upper Brockley Road** - DC/19/113111 - demolition of paired garages & construction of 2 storey + basement live:work units (Russian for Fish) Build start date March 2021.



- *Front elevation facing Ashby Mews, shutters open (above) and closed (below)*



- *How to discourage fly tipping in the mews entrance with planting*

Geoffrey Road area

- 159A Upper Brockley Road - DC/17/101182 - former MoT garage - rebuild as 3 storey blocks for 7 s/c flats (Chassay Last)
- 161 & 163 Upper Brockley Road - DC/17/102198 - paired side extensions (Horizon Design Services)
- 1-1A Brockley Cross - DC/20/116481 - part 2/part 3 storey block for office unit B1 & 5 s/c flats (Christopher Barnes)
- 165 Upper Brockley Road - DC/14/088637 - 3 bed house on land to rear of 163 Upper Brockley Road
- **103 Manor Avenue (Invisible House)** - DC/13/084462 - 3 storey 2 bed house with terrace (JaK Studio)

- **Cedar Mews, 72-78 Geoffrey Road** - DC/07/066473/FT - 2 x 4 storey timber clad blocks for 4 x 2 bed s/c maisonettes & 1 single storey terrace for 5 mews houses.

- See *Innovation & Conservation Conference*: http://brockleysociety.org.uk/innovation-and-conservation-media/ Murray Groves and Adriana Natcheva (of Groves Natcheva Architects)

Wickham Mews South

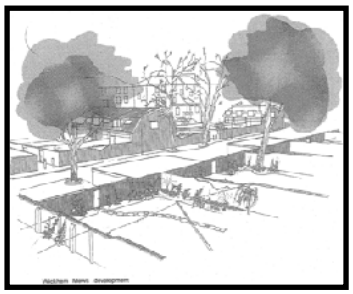
- B&A Blues Autos
- Diverse garages and storage buildings. Substantial dereliction
- View street art and some interesting brickwork (if you lean over the wall)
- Wickham Road was one of

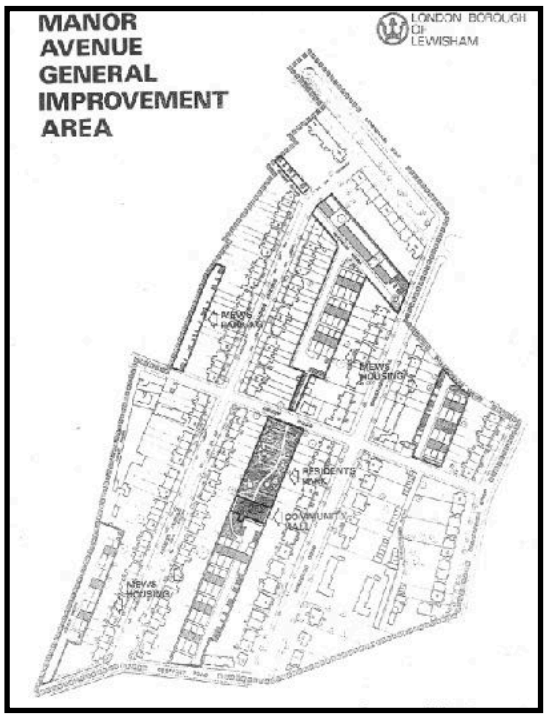
the earliest and most wealthy developments. Several famous people are known to have lived in the houses backing on to this part of Wickham Mews

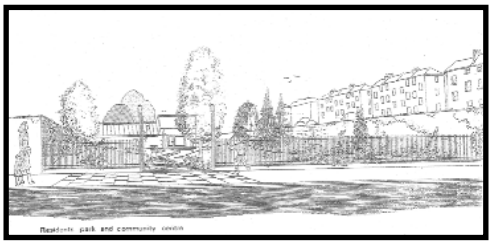
- **ITAL-Cutlery Service**, a long-standing knife-sharpening business. Wickham Mews contains several important trees.

Wickham Mews North

- Consists of miscellaneous garages and workshops
- **Development proposals in the 1970s** for the Manor Avenue GIA included building houses on most of Wickham and Manor Mews and parts of Ashby and Breakspears Mews. The proposal would have included a community centre and park, as depicted here, but would have led to the destruction of the mews as a separate facility. Fortunately, this development did not take place.







Wickham Mews East-West

- **Rear of 170 Lewisham Way** facing Wickham Mews - proposed single family house (William Matthews).

- **Carriage House** - formerly part of 186 Lewisham Way. This is one of only two coach houses that are still in use (the other is in Ashby Mews). Two other coach houses elsewhere in Wickham and Breakspears mews are in dilapidated condition but are considered to have significant historic value.

Breakspears Mews East-West

- This is a modern residential mews terrace
- Lloyd Villas — named after Marie Lloyd, music hall artiste who lived at 196 Lewisham Way, which was demolished and replaced by former Wickham Building of Lewisham College.
- This in turn was demolished in 1998 to be replaced by 12 flats facing Lewisham Way and the current mews terrace of 2 bed s/c houses facing Breakspears Mews - DC/96/040560, by Purelake.

Breakspears Mews North

- Miscellaneous workshops and lorry park
- Reno Speed: classic French car repairs, looking north.

- Retrospective applications are underway for buildings without permission in this part of the mews.

- Tiles stacked in front of the metal gates dividing Breakspears Mews E-W from the N-S sections. The gates are needed for fire and emergency access.

Breakspears Mews South

- **Rear of 19 Wickham Road aka 18 Ashby Road** facing Breakspears Mews ("Rusty House") - DC/15/093433 - 2 storey family house in COR-TEN steel (BACA/Stolen Studio) https://www.stolon.co.uk/

- A very old Black Poplar is left of the entrance

- A leafy view up Breakspears Mews towards garages and several businesses operating in the two forks of the mews.

- DC/16/096477 | The construction of a single storey building to the side of the existing garages on Breakspears Mews, SE4 to provide storage space and a WC facility.
- **Cast iron gates and Royal Seal** from the Victoria & Albert Museum entrance on Exhibition Road await refurbishment by PYR-Blacksmith/Vlad, based in Breakspears Mews. Installed around 1909 with the Aston and Webb Wall hiding the boilers from the street. The gates survived WWII bombing, but were recently replaced. See an image of the gates in place with the Royal Seal in 1909: https://images.app.goo.gl/Ej7eiCqdeR5oGms58

- The end of Breakspears Mews previously housed horses and a taxi-washing business. Over the years the mews became partly derelict with substantial anti-social problems and extensive fly-tipping. From this a major community campaign began in 2012 to create today's **Breakspears Mews Community Garden.**

- The adjacent block of flats replaced houses destroyed by WWII bombing.

Brockley Historical Walk 2020

led by **Gillian Heywood, MBE, Sunday 15 November, 11am-12.30pm**

Meet: Pistachio's cafe, Hilly Fields, SE13 7JN. A walk through Brockley Conservation Area and some of its mews

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BROCKLEY SOCIETY

Innovation and Conservation conference: June 2017, Prendergast Hilly Fields College, SE4

http://brockleysociety.org.uk/innovation-and-conservation-media/

Brockley Society celebrated the 50th anniversary of the 'Civic Amenities Act 1967' with this free, one-day conference, seeking to increase awareness and understanding of how to protect and enhance our neighbourhoods through good urban design: protecting what we have and, where opportunities arise, creating innovative new solutions and designs.

For over 40 years Brockley Society has lobbied and advocated for sympathetic development within both this Conservation Area *and* the surrounding neighbourhoods.

Information extracted from Tithe Maps, of Deptford 1844 and of Lewisham, 1843