

BROCKLEY SOCIETY



Issue 157 March 2023
Charity No: 1004245

Delivered free to 4000 households in Brockley Conservation Area
three times a year: March, June and November www.brockleysociety.org.uk

BROCKLEY SOCIETY

New venue for Special General Meeting
Wednesday 5 April 2023, 7pm
Upstairs at The Talbot,
2 Tyrwhitt Road SE4 1QG
to dissolve Charity no. 1004245
(see p.6)

Special General Meeting
Wednesday 19 April 2023 7:30pm
Lucas Vale School, SE8 4QF
(access Tanner's Hill or Lucas Street)
7:30pm: Confirm dissolution of Charity
no. 1004245
7:45pm: First AGM of The Brockley
Society Charity No.1201209

To be followed by **Open Meeting**
An illustrated talk by founder member of
Brockley Society
Gillian Heywood MBE
Lewisham Way and Brockley from 1845

Hilly Fields Fayre
Saturday 24 June 2023, 12 noon to 5pm

Brockley Society BBQ
Friday 7 July 2022, 7-9pm
Stone Circle on Hilly Fields
All welcome!

Brockley Society Open Meeting
Wednesday 19 July 2023, 7.30-9pm
Francis Drake Bowls Club,
Hilly Fields, SE4 1QA

Coordinated Front Garden Sale (11th year)
9 and 10 September 2023, 11am - 4pm

The Brockley Society AGM
Wednesday 15 November. Details tbc

Crofton Books in association with
Brockley Society
Brockley Literary Festival
Saturday 3 June 2pm to 6pm
St John's Church, SE8 4EA
More info from:
Crofton Books, 315 Brockley Road,
SE4 2QZ
jason.shelley@croftonbooks.co.uk

Telegraph Hill
festival

March 18th - April 2nd, 2023
www.telegraphhillfestival.org.uk

Lewisham Way Youth & Community Centre
Family Reunion
Save the date!
Saturday 29 July 2023
Luxmore Gardens (tbc)
Visit our stall at
Hilly Fields Fayre

50 years of Brockley Conservation Area

Brockley's unique enclave of Victorian housing is celebrated for its trees, parks, mews and long back gardens. Housing in its streets is tenure-blind: owned privately or by the local authority or housing associations. Some are single family houses, others are subdivided into flats or are houses of multiple occupation, unified by the protected architectural detail and sympathetic modern additions. The rich mix and green appearance owes much to the existence of the Brockley Conservation Area.

Its special character comes from the variety of architectural styles and detail, the leafiness of gardens and trees as well as the distinctive street layout.

Building began in the 1830s, with the majority of houses being built in the second half of the 19th century, and southern parts being completed in the 1900s. Distinctive detailing includes stucco capitals and window surrounds, tile paths, terracotta details and spacious front gardens.

Article 4 direction

The Council has made an Article 4 direction to encourage the retention of high quality architectural features and ensure that changes are undertaken sympathetically.

Article 4 directions restrict permitted development rights and apply only to houses that are in use as a single dwelling house. Commercial properties and flats do not have permitted development rights.

Under an Article 4 direction, external changes to elevations visible from public viewpoints require planning permission. It

does not mean that works cannot be carried out, but simply that they are no longer automatically permitted.

The following list gives an indication of those changes requiring planning permission as a result of an Article 4 direction:

Changes to windows, doors, chimneys and other material alterations - Alterations to the roof of a house - Addition of a porch, including infilling - Construction of any building within the grounds of a house visible from any public viewpoint - Putting down a hard surface, for example a drive, or replacing an existing drive - New boundary treatments like gates, walls and fences - Painting the exterior of a dwelling house or building within its grounds.

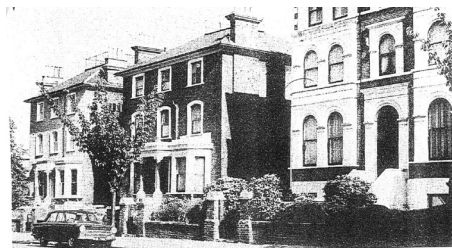
If you are in doubt whether planning permission is required, contact Lewisham Planning Department before making any alterations to your house.

In 2005, Lewisham Council produced a **Character Appraisal of the Brockley Conservation Area**. This thorough and well-produced document assesses both the history and built environment of the area, and provides a clear rationale for making efforts to preserve the character of the area.

In 2007 a **Supplementary Planning Document** was also published, which summarised the requirements of any structural property redevelopment within the area.

You can access (and download) these on the Lewisham Council website: lewisham.gov.uk/myservices/planning

- See Changes to the Conservation Area, p.2



When the Conservation Area was formed the roads were nearly empty (see Wickham Road and Manor Avenue above). Popular cars were a Vauxhall Victor, a Ford Consul or a Cortina Mk1



Brockley Max Festival 2-10 June 2023

For the first time in many years, Brockley Max doesn't have any funding for this year's Opening Night. For over 15 years, we've brought you six hours of live music by Brockley station to kick off the festival - all for free. We won't be able to bring you the Opening Night unless we can raise £5,000 by 31 March. Can you help? Please donate to our GoFundMe page and make sure this amazing event takes place.
www.gofundme.com/f/save-the-brockley-max-opening-night

And if you'd like a reminder of the amazing acts who performed in

2022, check out the video on our fundraising page.

If you want to hold your own event, whether a comedy show, theatre, music, art exhibition or anything creative. check out our festival page on how to put on an event. <https://brockleymax.co.uk/host-events-2023/>

• Brockley Max has been commissioned by the Mayor of London to paint three murals of amazing Black women who have lived or worked in Lewisham and who have changed our community. They asked the community who should be included in the short list and the final list is on our website <https://brockleymax.co.uk/murals/> And now you can vote for your favourite woman to be painted during the festival. So get your skates on and vote by the 31st of March!

Jenny Varney



Jenny with Noel in the Say Fromage photobooth after the 2015 mass photo on Hilly Fields

When we moved to Brockley in the mid 1960s we joined together with a small group of local residents to counter Council development plans that included proposals to demolish some of our local Victorian terraces.

We rather ambitiously named our tiny gathering The Manor Avenue Residents Association. Jenny was one of the founder members and she brought to our meetings a welcome measure of professional drive and clear thinking, carried over from her daily work as a busy doctor.

She was concerned as much with the quality of the natural environment as with that of the built, and enthusiastically worked to help persuade the Council to restore the tall lime trees that had once lined Manor Avenue and which had been replaced by much smaller ornamental fruit trees which by then were dying off.

After much discussion, in which Jenny was an active and expert contributor, the Council eventually agreed to plant Norway Maples of a similar scale to the missing Limes. The maples are now the glory of our street and Jenny was very much a part of their introduction. They are a fine memorial to one of Brockley's environmental pioneers. She will be greatly missed.

Paul & Ruth de Monchaux

Changes in Brockley Conservation Area over 50 years



Tressillian Road south

How many people know about Brockley Conservation Area and what it is? To see its boundaries, search on Lewisham's website at lewisham.gov.uk/myservices/planning. Conservation areas also influence adjacent areas, and have much more than a strict geographical existence.

Two pieces of legislation informed the designation of Brockley Conservation Area:

1) Civic Amenities Act 1967 introduced the concept of creating conservation areas.

2) Town and Country Planning Act 1971 (Section 277) stated 'special attention ... to the desirability of preserving or enhancing the character or appearance of a conservation area' and which has been more recently reinforced by the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69)

A crucial role was played in Brockley by local activism before designation, such as the Manor Avenue General Improvement Area (see Obituary, left), against major development proposals to knock down houses to build flats, compulsory purchase

of back gardens and mews, GLC plans for an inner ring road, routing the Channel Tunnel under Hilly Fields to an exit near a demolished St Peter's Church. There was also a general deterioration of housing stock and some houses were very overcrowded.

We would like your help!

Help us build up a picture of how Brockley has changed - differences, loss, deterioration, improvements, opportunities.

Businesses, high street shops, pubs, restaurants: send us photos with details of their owners, what they sell, date established, any history. What has changed? Lost businesses?

Residential - how has your house changed? Do you know who lived there before you?

Community - schools, sport facilities, churches, halls. Have they changed, disappeared, developed?

Public realm - parks, trees, streets, **pubs, restaurants, halls ...**

Your memories of living in the area

Please send us your memories of Brockley, positive or negative, joyful or sad (see Brockley memories, right). Housing has changed. People have left and new ones have come. Brockley experienced the tumultuous events of the 1970s and 1980s, when the National Front agitated openly on the streets and stood in Lewisham Deptford in the General Elections. What do you remember? The Three-day Week?

Are you willing to be recorded as part of our Brockley Voices project?

Email chair@brockleysociety.org.uk

Defending an endangered conservation area



Austin Village Preservation Society and The Yapp family

The Austin Village Conservation Area in Turves Green, Birmingham, is unusual in that it was designated in 1997, seven years after the preservation society was formed. An Article 4 directive was applied the following year.

The Austin Village was erected in 1917 by the Austin Motor Company, to accommodate the rise in the workforce of the Austin motor plant in Longbridge, Birmingham, during the First World War.

Herbert Austin, the plant's owner, bought farmland near the factory's North Works and built a model village of 200 prefabricated timber bungalows there. The house kits were purchased from The Aladdin Company of Bay City, Michigan, USA. A number of brick houses were also built as 'firebreaks'.

The village was completed in eleven months. Following the end of the war the Austin Motor Company laid off thousands of workers and the bungalows and houses were rented or sold on the open market.

In 2017 the village celebrated its 100th

anniversary. The following year I was contacted by the preservation society for help. Birmingham City Council stated their intention to cancel the Article 4 direction and de-designate the conservation area due to alterations (eg UPvc windows and doors, extensions and cladding) the owners had made on the bungalows. The society said their members and residents could not afford to replace with like for like, which the council was now demanding.

There was no character appraisal or supplementary planning document for the Austin Village conservation area that would have guided and helped the owners. In 2019 the council officially notified the owners of the cancellation and de-designation.

Thanks to the efforts of the city councillor with whom I had worked at the Prefabulous group in Birmingham, and objections by the Birmingham Conservation Trust and others, the decision was delayed and then reversed. The conservation area is protected again - for now.

Historic England and Civic Voice, the national charity for the civic movement in England, have identified threats to conservation areas from development and changes in central and local government policies. A concern they have is that not enough people know about the conservation areas where they live, and what they mean.

For more information about the Austin Village and its history, visit the preservation Society website <https://www.theaustinvillage.com/>

Jane Hearn
www.prefabmuseum.uk

BROCKLEY SOCIETY

President: Gillian Heywood, MBE

www.brockleysociety.org.uk @broc_soc

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Planning & conservation
planning@brockleysociety.org.uk

Planners, architects and others with conservation knowledge or interest are welcome to join our planning and conservation group. See planning email above.

Breakspears Mews Community Garden.....
breakspearsmews@brockleysociety.org.uk

Join our occasional email circulation about Brockley Society and local events:
email_chair@brockleysociety.org.uk

Everyone in the Brockley Conservation Area and its surrounds is a member of the Brockley Society.

Brockley Society welcomes all.

Newsletter copy deadlines:

1 February, 1 May, 1 October

Email to news@brockleysociety.org.uk

Advertising rates - back page

Sentimental journey - Brockley memories

Time passes by so quickly. I was born on 8 January 1946, immediately after the war and here I am 77 years later remembering my roots. My mother and father were given a rented flat in Brockley because their previous home in Catford was bombed during the Blitz. South East London became my home for 22 years.

In January this year, 2023, my sentimental journey began, driving through Lee High Road into the centre of Lewisham - the high-rise buildings, the two-part station. This was all completely different. The Quaggy River was nowhere to be seen. What happened to the first supermarket?

I stopped briefly in Loampit Vale where my parents' dry cleaning shop had been. There is now a brick wall, the side of another building. The railway bridge which ran at the side of my bedroom is still there, as rusty as ever. The sounds of the train used to send us to sleep.

I left the main road, making my way along Algernon Road and the side roads to the top end of Tyrwhitt Road. The row of pre-fabs along the park perimeter had gone. The children I knew had moved on. The Arnold family lived in the first pre-fab at the opening of the park. There lay the bowling green hiding behind a 4-foot hedge. It was years before we were big enough to see over and have a good look at the bowls club.

I learned to ride my two-wheeler bicycle on the adjacent path, sticking to the left-hand side with my father running behind holding on to the seat. Ball games were played on the right-hand side. In the winter out came the sledges which would speed down the hill towards the pre-fabs.

We enjoyed jam sandwich picnics on the hill in the summer - money and food were in short supply. Jam was made from the plum tree in the large garden to the rear of our flat. There were also apple and pear trees and vegetables were grown. Thank goodness for the hot summers!

This was 105 Tyrwhitt Road, a large house split into three flats. We lived in the middle floor and played with two children who lived in the large flat on the ground floor and basement. Happy, happy times! We had no toys so play was invented with games inside and out.

The house to the left had been bombed but was still standing: a place forbidden but we explored every room and climbed stairs with no support. How dangerous!



No. 105 Tyrwhitt Road looking towards Hilly Fields

I was pleased to stand outside and look down towards the other end of Tyrwhitt Road. The properties looked in good order and were well maintained. No litter or rubbish, which is generally commonplace these days. The hedges and trees were just like they were 77 years ago. As I looked down I remembered Susan Boxall, who lived half way down the road.

I spoke to several nice friendly people outside 105 and one of them kindly gave me a copy of the Brockley Society newsletter and we had a conversation about the history of the area and life in general. The neighbour I met lives in part of the same flat that I lived in. I stood outside with my memories and thoughts. It all flooded back to me and made me smile and shed a happy tear.

I made my way to my primary and junior school, Gordonbrock, on the other side of Hilly Fields. My sister and I walked there over the top in all weathers. From the exit of the park we walked across the road and continued towards the cemetery, round the corner and into the school gates. I was surprised and sad to see that the school had been mostly rebuilt with only one part renovated and kept original.

The headmaster during my time was a Mr English who was ably assisted by elderly but firm teachers. The cane was widely used. Milk was supplied in little glass bottles - frozen in winter and left to go off in the sun in summer. No parent ever picked us up from school. From the age of 6 to 9 we had to face the weary walk back home in all weathers and seasons. I still remember the smell of the blossom trees in the wooded area of Hilly Fields on our journey.

We left this happy place to live in Loampit Vale when I was nine, where I lived until my marriage in 1968.

Barbara Beeston

£100,000 raised to save ancient woodland



Gorne Wood in Crofton Park, formerly part of Brockley Green, is a rare surviving fragment of an old forest.

Over hundreds of years, gnarly field oaks, maples and even elms have grown there, providing a sheltered habitat for slow worms and endangered hedgehogs, and nesting sites for sparrowhawks, owls and woodpeckers.

Tucked between back gardens and the railway line to London Bridge, the three-acre wood is a rare surviving fragment of the Great North Wood that once spanned the high ground between Deptford and Selhurst.

The land was declared a public park 100 years ago to thank Brockley scouts for patrolling nearby railway bridges during the First World War. But in the 1980s it was sold by railway administrators, and in 2004 the scouts were evicted from their hut.

Neglected, the site fell into disrepair. The Campaign to Protect Rural England named it as a top green space in London that needed rescuing.

In 2021, community campaigners led by the Fourth Reserve Foundation, which manages a nature reserve backing on to the same section of railway track, launched a campaign to raise the money to buy the land.

They had to move fast, before its designation as an asset of community value expired and the site was potentially lost to the community for ever.

Congratulations on their success!
website www.fourthreserve.org.uk

Breakspears Mews Community Garden



The garden will open on Sundays:
from 5 March at 11am

AGM: April 30th 2pm

Brockley Max: 2-10th June

We will do an Open Mic one night tba

Summer Fayre 24th June

Mayors Community Fund: 23-25 June

A Pot Luck Picnic with a multinational theme

Events during Brockley Open Studios:

1-2 July and

Open House 6-17 September tbc

Breakspears Mews: accessed from 18 Ashby Road, SE4 1PX. or rear of St Peter's Court 29-31 Wickham Road, SE4 1NE

BROCKLEY SOCIETY

Walking in Brockley



In 2018 Brockley was awarded England's best walking neighbourhood, largely due to the efforts of local resident Jack Cornish.

A large turnout of local residents at Brockley

Society's November Open Meeting and AGM heard Jack talk about walking in Brockley, across London - and beyond.

Jack is Head of Paths at the Ramblers, Britain's largest walking charity. An excellent presentation led to a very engaged discussion.

The Ramblers' Paths team supports thousands of volunteers across the country who safeguard our historic path network. Teams of volunteers improve paths, including in London, where they are improving the flagship walking routes of the Capital Ring and London LOOP.

It is an exciting time for walking in London. The Mayor of London recently published a leisure walking strategy. The Mayor of Lewisham wants to create a 50km walking path in the borough. Projects like Footways and of course our own Brockley Three Peaks Walk are creating new ways for people to explore our city along with great apps like Go Jauntly and the Ramblers app.

Jack's passion for walking includes trying to walk every street in London and a love of the path network, especially its history.

The path network used by traders, soldiers, pilgrims and ordinary people over millennia is the subject of Jack's forthcoming book, *The Lost Paths* to be published by Penguin Michael Joseph in April and which is available to order now.

• Brockley Society's Annual General Meeting followed, which accepted reports from the Chair, Treasurer, Planning Group and other projects and elected officers, the management committees and planning group.

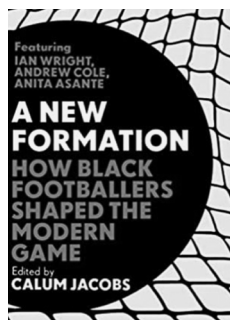
• See also p.6

Celebrating Hilly Fields' influence on football

A New Formation: How Black Footballers Shaped the Modern Game

Edited by Calum Jacobs. (Penguin. 2022)

An edited excerpt from Aniefiok Ekpoudom's essay



Hillyfielders FC was my childhood football club. Hilly Fields was where I played my first game. Thirty acres of open grass, thick tree lining and tennis courts, a sprawling grass junction, wide parkland carved into residential sprawl, besieged by rows of

Victorian and terraced housing, the jewel of a concrete town, raised 175 feet above sea level. From our Everest you can stare down towards the skyscrapers of the city skyline and see steel mountains rising from the earth.

In the late 1990s, Ron Bell, a local coach and the uncle of a boy from our estate, began running training sessions, gathering flocks of south London infants in the park. But we were not the first. Other black boys in other decades came before us. A Hilly Fields FC played these grounds through the 1960s and 1970s, with a few solitary black faces speckled among the traditional team photos on club archive websites: Don Fields, Delroy Richards, Vic Banton and Albert St Clair: black kids with tight afros. Ian Wright played these fields in the late 1960s too, before Palace, before Arsenal and England, before he became Arsenal's top goal scorer.

I was born in 1992, a time when Arsenal's David Rocastle had come out of the Honor Oak estate in Brockley, and Wright with him. The Wallace brothers: Danny, Rod and Ray out of Deptford went on to play

for Southampton.

Immigrants arrived from the Caribbean throughout the 1960s. African immigrants began to settle from the 1980s. My parents drifted in from Nigeria and Cameroon. Fathers like mine, strangers in a new country who were fluent in football's universal tongue but wary of a hostile time on British terraces, were drawn to Wright and Arsenal and the club's rolling black contingent out of south London.

In 1999 Hillyfielders FC was born. We played our home games in deep green kits.

Some weekends Crystal Palace would gift the club tickets, and so I attended my first football match proper. We sat in the family stand, waved claret-and-blue scarfs, then went home and tried to spot ourselves on the telly.

At the turn of every generation, south London presents an icon, a player whose brilliance on the pitch and identity away from it shapes his relationship with those who support from the sidelines. Ian Wright gave way to Rio Ferdinand, with his deep ties to Peckham, one of the finest central defenders in British history. The mantle was thrust on to Wilfried Zaha and his generation.

Hillyfielders FC is 22 years old. They moved down Brockley Road to Honor Oak Park, and now field 17 teams across local leagues. Arsenal striker Eddie Nketiah had his start with the club, some 40 years after Ian Wright. Whenever his name flashes across the screen I'm drawn to memories of the Saturday sessions on Hilly Fields. I dig out my laminated Hillyfielders membership card, which still hangs in my mum's kitchen and reads "Member 008".

'The Most Popular Man in New Cross'

Rediscovering boxer-wrestler Jack Wannop and his pugilistic pals

On Sunday 19th February, a packed audience in the chapel in the Ladywell Cemetery heard an entertaining talk by local historian Sarah Elizabeth Fox about the deeds and misdeeds of this little-known pugilist and his associates based in New Cross in the late nineteenth century.

New Cross might not be well-known as the 'home' of British wrestling or boxing, but back in the 1880s and '90s, hundreds – sometimes thousands – of people flocked to the area's pubs and public halls to watch men (and the occasional woman!) punch and grapple for a cash prize, trophy, or moment of glory.

In 1881 Cumbrian carpenter Jack Wannop (1854 – 1923) and wife Miriam (1858 – 1948) settled with their growing family in New Cross, where they stayed until their deaths. Wannop founded the first New Cross Boxing Club in the early 1880s, claimed the unofficial 'English championship' wrestling title after an 1884 match in Deptford, and in 1888 made headlines on both sides of the Atlantic after journeying to Chicago to take on Evan 'The Strangler' Lewis for an international wrestling title.

As a wrestler Wannop had a remarkable impact on pioneering and popularising wrestling as a sport in London over the years before its early-1900s 'golden age'. As a heavyweight boxer with a preference for the 'old style' – bare fist – he took on some of the era's best-known names (with mixed results!)

and trained a generation of south east Londoners from his New Cross gymnasiums, all of which are long-demolished.

Despite being a pillar of the community in his day and, it could be claimed, a national sporting celebrity, Jack has spent the past 100 years in an unmarked grave in Brockley Cemetery.

It is hoped that Sarah will return later in the year to lead a walk to the graves of the three friends who share the cemeteries with Jack and his family – 'the Herculean' heavyweight wrestler and Greenwich publican George Brown, aka Wannop's Big 'un; top boxer Dick Leary; and bookie Warren 'Dais' Patte, who put up the money that made the action happen.

About the speaker

Sarah Elizabeth Cox is a wrestling and boxing historian who specialises in the late-Victorian period in East and South East London. website: www.grapplingwithhistory.com

Congratulations!

Congratulations to The Albany, Entelechy Arts, and the Migration Museum on being shortlisted (on a list of 10) for Gulbenkian Foundation's Award for Civic Arts Organisations 2023. This recognition of some of the key organisations that made Lewisham's London Borough of Culture year so brilliant is well deserved!

Birds of Hilly Fields

The Friends of Hilly Fields' annual Big Birdwatch event on 29 January was well-attended despite grey weather.

Children made fatballs and feeders at our stall outside the cafe and a keen bunch of parents and children came on the guided walk. We saw 17 species in all, including 40 starlings, a chaffinch, a pair of dunnocks and some long-tailed tits. Our list has been sent in to the RSPB as part of their Big Garden Birdwatch.

In mid-February, while pruning the orchard trees, we were lucky enough to see a pair of great spotted woodpeckers chasing each other in courtship mode and some coal tits among the conifers. Thanks to everyone who came to the Birdwatch and/or did the RSPB survey in their gardens. It all helps.

Our Birds of Hilly Fields Booklet is still available from Crofton Books, 315 Brockley Road, SE4 2QZ.



Hilly Fields Community exercise & wellness project

The Friends of Hilly Fields were awarded £17,514 funding from the Neighbourhood Community Infrastructure Levy (NCIL) after applying in March 2022.

We are now putting the detail into the project, working alongside specialist gym equipment suppliers and coaches.

Building on the existing area, we will remove and adapt the oldest equipment closest to the café and retain the green painted pieces. We aim to introduce new equipment which will allow more people to enjoy the benefits of exercise outdoors, adding equipment that will be used as a primary focus.

To complement the exercise area we are exploring the following areas:

- Walking routes in the park
- Areas that can be used for mindful contemplation and yoga sessions in amongst nature

Once installed, introductory gym sessions as well as complementary yoga sessions will be offered.

Although this sounds like a large sum, it doesn't cover our whole project and we have been investigating further grant funding.

*Landscape Architect
Rachel Mooney CMLI
www.mohdesign.co.uk*

BROCKLEY SOCIETY Energy efficiency and heritage conservation: an achievable balance

Consider the whole building and follow the Energy Hierarchy

Faced with the climate emergency and rocketing energy costs, Brockley Society is exploring how to balance adaptation of traditional buildings with heritage conservation, in common with many other amenity societies, heritage institutions and planning authorities.

Traditional buildings are central to Britain's culture, economy and sense of place. Brockley Society believes they can also play a leading role in the fight against climate change without damaging their traditional construction, heritage and aesthetic value. This requires a greater understanding of the building fabric sometimes taken for granted.

Traditional versus modern construction: the vital importance of moisture regulation

It is commonly assumed all moisture affecting a building comes from outside, from rain or damp soil. A massive amount of moisture, however, is generated internally. A typical modern four-person household generates 1110 litres from breathing, cooking (770L), showering (360L) and drying clothes (550L): about 280 full buckets of water per year (UKCMB). Fan extraction from kitchens and bathrooms only partly deals with the scale of this modern problem. In traditional buildings, air changes from draughts deal with much of the rest, so both internal and external moisture needs planning for in adaptations.

UK houses are of either traditional construction or built using modern methods introduced around 1919 and universally applied after 1945. Modern construction uses concrete, cement, gypsum and oil derived materials. Moisture regulation relies on waterproof internal membranes, cavity walls, cement mortars, renders and so on, forming protective internal and external layers like a plastic raincoat.

21% of UK housing was built before 1919, mainly of solid wall construction. These traditional houses, typical of Brockley and surrounding areas, are built primarily from natural materials: timber, stone, fired clay and lime. They are micro-porous, allowing for the cyclical flow of heat and moisture through walls and roofs to produce a 'buffering effect', hence their description as 'breathable'. Unlike modern houses, they hold moisture in the building fabric until it evaporates during normal ambient drying conditions, but they are only designed to cope with the moisture from human respiration.

In traditional buildings, it is essential ventilation is maintained and materials used match the original e.g. insulation must be made from breathable natural materials. If modern moisture-sealed materials and techniques are used, such as PUR insulation (yellow or pink rigid foam with silver facing), moisture is trapped. If natural drying is prevented, leading to accumulation of atmospheric damp in the building fabric, a cycle results whereby the wall gets wetter and colder. This then attracts more moisture, producing optimum conditions for condensation mould, damp and rot to flourish.

Whole building assessment: the only viable approach for traditional dwellings

Careful assessment of all possible energy conservation measures is required to maximise benefits, taking into account the whole building, effects on moisture regulation, ventilation and traditional fabric. The mantra is: "No insulation without

ventilation".

Advice from Historic England and others is to plan via an Energy Hierarchy, beginning with careful maintenance and upgrading of the existing fabric. It includes planned draught-proofing to eliminate heat leakage whilst planning calculated ventilation. Much reported 'damp' is condensation mould caused by internal moisture from kitchens, bathrooms etc. condensing on walls, or gutter & pipe leaks.

Moderating heat loss is another major consideration, with up to a third lost through the building fabric, typically: 25% through the roof, walls (35%), windows and doors (25%), and floors (15%), with draughts accounting for a large part of each figure. Relatively simple measures such as heavy curtains, secondary glazing or ensuring your loft insulation is over a foot deep can make a great difference to heat retention.

The best route to reducing emissions and improving energy efficiency is to consider the whole building and follow the Energy Hierarchy's three steps. Only once the first and second steps have been attended to, is it worth considering expensive renewables, often marketed as a silver bullet for energy efficiency.

First: Energy conservation quick wins, the best results for the smallest expenditure.

- LED light bulbs, draught reduction, aerating showers and taps, programmable heat controls with wi-fi thermostat, thermostatic radiator controls.
- Changing habits: switch off lights, peripheral electronics, items on standby and radiators when you leave the room.

Second: Energy efficiency, remembering no insulation without careful ventilation.

- Loft insulation, heavy curtains, shutters, draught reduction, secondary glazing, double-glazing, internal wall insulation, under-floor insulation.

Third: Renewables, the most expensive and slowest return on investment.

- Air source heat pumps, solar panels.
- The measures itemised in the first level are widely known. Those in levels 2 and 3 are often called 'retrofit' measures. These are essential to address before considering installation of a heat pump. Without these a pump will consume more electricity and cost more to run than a gas boiler.

When considering retrofit of traditional buildings, an understanding of their construction is vital. Adaptations also need to be considered in tandem with conservation principles. In Brockley, as in any area with article 4 directions, alterations visible from the exterior such as replacement windows, solar panels, air source heat pumps, or external wall insulation, all require planning permission.

Conclusion

Action is urgently needed to adapt traditional buildings, but the techniques most commonly recommended are for post-war buildings and completely unsuitable. There are several professional and public sources of expert guidance, cited below. All advise changes should be carefully planned based on a whole building assessment.

Energy efficient technologies are developing apace and becoming increasingly appropriate for use in heritage buildings. For example,

new ultra-thin and ultra-efficient double-glazing is now available for fitting into existing Victorian windows, cheaper than wholesale replacement, less wasteful and retaining the character of the house. Brockley Society aims to research and guide members on future retrofit developments. It is vital adaptations are in tune with the traditional building fabric and conservation principles for proper stewardship of Brockley's well-loved heritage housing.

Author: *J. Cole of DC Design for Brockley Society Planning Group*
Enquiries.dcdesign@gmail.com

References:

DCD, Historic England research especially Dr R. Pender, NOCN Energy efficiency for traditional buildings, UKCMB.

Author: J. Cole of DC Design for Brockley Society Planning Group Enquiries.dcdesign@gmail.com

Sources of information:

Historic England, Society for Protection of Ancient Buildings, Sustainable Traditional Buildings Alliance

Energy saving advice and help:

helpforhouseholds.campaign.gov.uk,
energysavingtrust.org.uk,
South East London Community Energy Cooperative, selce.org.uk

STfL's success to be replicated in other London boroughs



Street Trees for Living will be rolling out its successful 'Lewisham Blossoms' tree-planting project in other London boroughs in the next three years. A Community Blossom co-ordinator has been appointed to deliver tree planting projects in four other London Boroughs by 2025.

'Our Lewisham Blossom Project has made a huge difference to Lewisham communities since it started three years ago,' said Xanthe Mosley, STfL Chair.

'Streets around primary schools, community centres and social housing developments have been transformed with hundreds of street trees providing essential screening from traffic pollution and creating greener spaces for everyone, including school children, parents, teachers and residents. We are delighted to spread STfL's work to other boroughs.'

STfL will work with different local authorities to increase planting capacity across London and work with primary schools to bring greenery and an opportunity to interact with nature to more of London's children.

Beginning as a simple tree project in 2010 and incubated within Brockley Society, we are delighted with what STfL has achieved since becoming independent.

STfL has teamed up with a number of organisations in the London Urban Forest Partnership in the successful bid to the Trees Call To Action Fund (TCAF) developed by Defra in partnership with the Forestry Commission.

PLANNING APPLICATIONS

Before you start making decisions on any changes to your property, we strongly advise you to look at the Council's guidelines at: www.lewisham.gov.uk. Click through myservices / Planning/ Conservation and urban design / Conservation areas / Brockley. The Brockley Conservation Area Supplementary Planning Document describes what building modifications will be allowed. Under the Article 4 direction external changes visible from public viewpoints require planning permission (doors, windows, roof, driveways, gates, walls, fences, painting the exterior).

You can view planning applications in the Planning section of the website, and then select 'Search and comment ...'. You must log in to make a comment supporting or objecting to an application.

To get involved in preserving the character of Brockley or for further guidance on planning issues, contact planning@brockleysociety.org.uk

Pending

76B Tressillian Road, SE4: Replacement of timber single glazed windows with double glazed timber units to the front and rear elevation

14 Rokeby Road SE4: Replacement timber windows to front, uPVC windows to rear

1-3 Ashby Road, SE4: Construction of part single-storey and part two-storey roof extensions to create 3 self-contained flats

100 Cranbrook Road SE8: Mansard roof extension with front dormer windows

11B Cranfield Road, SE4 ITN: Replacement front timber door and fanlight

49 Cranbrook Road SE8: Replacement timber double glazed sash windows to front, replacement roof slates, battens and lead flashings to rear ground floor roof and first floor outrigger

1 & 1A Brockley Cross, SE4: Demolition of the existing buildings and the construction of a part two/part four storey plus basement to provide 7 self-contained flats

29 Manor Avenue SE4: Construction of an outbuilding

17 Tressillian Road, SE4: Replacement timber double-glazed sash windows on the front elevation, uPVC windows and doors on the rear

Flat A, 110 Breakspears Road SE4: Demolition of part of the outrigger to the rear, construction of a single storey rear extension and formation of a lightwell to basement and ground floors

1 Harefield Road SE4: first floor extension to form studio flat

173 Lewisham Way, SE4: Construction of basement to the existing ground floor commercial unit

(rear of) 103 Upper Brockley Road SE4: Demolition of the existing garage and redevelopment of the site to provide a two-storey live/work unit

1 Glensdale Road SE4: Demolition of garage, construction of a replacement side extension, construction of a replacement conservatory to the rear, rear dormer extension, rooflights in rear roofslopes, studio in rear garden, bin store in the front garden, replacement double glazed windows

Granted:

24 Lloyd Villas, Lewisham Way, SE4: Replacement timber sash windows to the ground floor rear

85 Harefield Road, SE4 1LR : Conversion of a garage store to study

31B Manor Avenue, SE4: Replacement timber front door

5 Tressillian Road, SE4: Replacement timber windows to front and rear

160B Lewisham Way SE4: Replacement timber windows to rear

30 Rokeby Road, SE4: Replacement timber windows

282 Brockley Road, SE4: Construction of a two storey rear extension

19b Tyrwhitt Road, SE4: Replacement of timber sash windows with uPVC sash units to the rear

84 Manor Avenue, SE4: Replacement double-glazed timber windows in the rear elevation

7 Cliff Terrace, SE8: Demolition of the single-storey rear extension and construction of a new

BROCKLEY SOCIETY

Constitution change to Charitable Incorporated Organisation

Brockley Society has been a charity for 49 years. But our constitution dated 1974 needed updating to meet changes in Charity Commission rules and to better reflect our dual role as a conservation society, campaigning on planning and conservation, while also being a community organisation engaged in wider activities.

At our AGM in 2019 we first discussed the proposal to become a **Community Infrastructure Organisation (CIO) Association Model**. This was discussed and agreed at each subsequent AGM till 2022.

The Charity Commission registered our new CIO constitution on 2 December 2022.

Membership: The new constitution allows two classes of membership: **voting** members and **associate** (non-voting) members.

Eligibility for voting membership is open to anyone interested in furthering Brockley Society's purposes and who has indicated acceptance of the duty of members set out in the constitution. Associate membership is not restricted and is open to all.

The constitution and voting membership application form are available on the Brockley Society website, www.brockleysociety.org.uk

single-storey rear extension, replacement of the existing inset terrace and rooflight in the rear roof slope with a dormer extension and the installation of rooflights in the front, side and rear slopes

4 Geoffrey Road SE4: Demolition of lower ground floor single-storey rear projection and the construction of a replacement single storey extension with canopy, installation of a window in the rear elevation

74B Tressillian Road SE4: Construction of an outbuilding to the rear

18 Harefield Road, SE4: Replacement of single glazed timber window with double glazed timber units to the front

86 Tressillian Road, SE4: Replacement double glazed timber sash windows to all elevations

Refused:

56B Geoffrey Road, SE4: Construction of a two storey rear extension

41 Tressillian Road and Avon Road SE14: Retrospective application for alterations to front and side boundaries

Trees:

Flat 1, 48 Wickham Road, SE4: Prune Eucalyptus tree, front garden

111 Upper Brockley Road, SE4: Front, fell fir tree

9A Wickham Gardens SE4: Rear, fell on greengage, one sycamore

55 Breakspears Road SE4: Rear, prune silver birch

66 Breakspears Road SE4: Front and rear, prune multiple trees

82 Wickham Road: Front and rear, prune multiple trees

BROCKLEY SOCIETY

Data protection officer / GDPR implementation

Brockley Society is currently working on implementing all aspects of Data Protection / GDPR legislation. To this end, we are looking for a Data Protection / GDPR officer to strengthen our team.

This includes setting our policy based on legal requirements and best practice, and also implementation of this policy in our current procedures and systems.

- **Full details:** brockleysociety.org.uk

BROCKLEY SOCIETY

NOTICE OF SPECIAL GENERAL MEETING OF THE BROCKLEY SOCIETY Charity No. 1004245

Notice is hereby given to all Members of the Brockley Society that a Special General Meeting shall be held on Wednesday 5 April 2023 at 7pm at Upstairs at The Talbot, 2 Tyrwhitt Road SE4 1QG for the purposes of:

1. Considering the following Special Resolutions

The Brockley Society shall apply for registration with the Charities Commission as a Charitable Incorporated Organisation (CIO) with the name "The Brockley Society"

The CIO shall adopt the new constitution as its constitution [copy available at www.brockleysociety.org.uk]

The assets of the Brockley Society shall be transferred to the CIO for the furtherance of its charitable objects

The Brockley Society shall be dissolved

2. Calling a Special General Meeting on 19 April 2023 at 7.30pm at Lucas Vale School, SE8 4QF to confirm the dissolution

The Brockley Society (Charitable Incorporated Organisation)

Notice of the First Annual General Meeting of THE BROCKLEY SOCIETY (Charitable Incorporated Organisation) Charity No. 1201209

Notice is hereby given that the first annual general meeting of The Brockley Society, a Charitable Incorporated Organisation (CIO), shall be held on Wednesday 19 April 2023 at 7:45pm at Lucas Vale School, SE8 4QF, access Tanner's Hill or Lucas Street.

This meeting shall be held on short notice on the agreement of not less than 90% of the members present.

The purpose of the meeting shall be:

1. To appoint the first charity trustees of the CIO

The following persons are standing for election as charity trustees:

Clare Cowen
Els van Leeuwen
Richard Freeston
Chris Johnson
Lorna Jackson-Mottershead
Laura Cunningham

2. To receive a statement of the assets of the CIO

3. To adopt and ratify the actions of The Brockley Society

To be followed by a talk at 8pm by Gillian Heywood MBE on **Lewisham Way and Brockley from 1845**

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