

# BROCKLEY SOCIETY



Issue 158 June 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](http://www.brockleysociety.org.uk)

## BROCKLEY SOCIETY

**Hilly Fields Fayre**  
Saturday 24 June 2023, 12 noon to 5pm  
(see right)

**Brockley Society BBQ**  
Friday 7 July 2023, 7-9pm  
Stone Circle on Hilly Fields All welcome!  
Bring friends and family — meet others from  
the Brockley area. Some food and refreshments  
provided — or bring your own to cook on our  
barbecue. **All welcome!**

**Brockley Society Open Meeting: Wednesday 19  
July 2023, 7.30 - 9pm.**

Francis Drake Bowls Club, Hilly Fields, SE4 1QA  
“Green Lewisham” — talk by the book’s author  
Candy Blackham. A visit to some of the green  
spaces in Lewisham and how they came about

**Lewisham Way Youth & Community Centre -  
Reunion Family Day**

Saturday 29 July 2023, 12 noon to 5pm,  
Luxmore Gardens, Rokeby Road, SE4 1DE  
Entertainment for all the family, guest speakers,  
live PAs, stalls. **FREE. All welcome**

**Brockley, Ladywell and St John’s Coordinated  
Front Garden Sale (11th year)**

9 and 10 September 2023, 11am - 4pm  
For details and participating addresses  
see [brockleysociety.org.uk](http://brockleysociety.org.uk). To join, email  
[gardensale@brockleysociety.org.uk](mailto:gardensale@brockleysociety.org.uk) (by 9am  
on Thursday 7 September) with your house  
no.+street+postcode. State Sat, Sun or both

**Brockley’s Historic Mews Walk:**

Saturday 16 September 2023  
Meet from 10.30am at the Wickham Arms, 69  
Upper Brockley Road, SE4 1TF  
**Guided Tours by Brockley Society: 11am, 12.30  
and 2pm. (about 45 minutes). See page 3**

**50 years of Brockley Conservation Area  
Conservation - Legacy and Innovation**

All-day conference, Saturday x October 2023  
(date tbc), 10am to 4pm  
Lewisham College, Lewisham Way, SE4 1UT.  
See page 3

**The Brockley Society AGM**

Wednesday 15 November. Details tbc

## Brockley Max Festival

The festival is back from 2 to 10 June.  
Alongside 76 events this year, the Opening  
Night is back by the Brockley Barge.  
**Brockley Max Radio station** is broadcasting  
live during the festival. For full listings and  
a downloadable programme at [https://  
brockleymax.co.uk/](https://brockleymax.co.uk/)

## BROCKLEY OPEN STUDIOS

BOS invites you to **Open Studios 2023.**

- 1-6pm Saturday 1 July
- 1-6pm Sunday 2 July

Over 40 artists will be welcoming you to their studios to see their latest  
work. A delightful stroll around Brockley to view prints, painting, ceramics,  
textiles, installations, film, sculpture, photography, jewellery and more...  
Map available locally, at Hilly Fields Summer Fayre and online.

[www.brockleyopenstudios.co.uk](http://www.brockleyopenstudios.co.uk)

Kindly supported by  
Hestia's  
[hestias.co.uk](http://hestias.co.uk) 0203 976 6180



See page 7

BROCKLEY SOCIETY  
COME ENJOY OUR 48th ANNUAL  
**HILLY FIELDS  
MIDSUMMER FAYRE**

**SATURDAY 24th JUNE 2023**  
HILLY FIELDS, BROCKLEY SE4 1QA  
**12 noon to 5pm**

with Arts, Crafts, Bric-a-Brac Stalls, Music and Dance  
Performances, Mini Music Stage - Open Mic,  
Mini Spoken Literary Works Stage - Open Mic,  
Dog Show, Land Train, Children's Rides,  
Coconut Shy, Food Stands... as well as our  
Wonderful Tea Tent with Homemade Cakes.

YOUR CAKE DONATIONS ON THE DAY ARE WELCOME!!

**CHILDREN'S COMPETITIONS:**  
Bring your entries on the day  
**CAKE DECORATING** - Theme: 'Things that Fly'  
5 years and under / 6-9 / 10-13 / 14-18  
**ART** (any medium) A4 size only  
Theme: 'Flower Power'  
5 years and under / 6-9 / 10-13 / 14-18  
**VEGETABLE MODELLING** - Any Theme  
5 years and under / 6-9 / 10-13

#hillyfieldsfayre  
For more information and stall application forms visit: [www.brockleysociety.org.uk](http://www.brockleysociety.org.uk)

## TEA AND CAKES

Our wonderful Tea Tent depends on  
homemade cakes donated by  
our community.

Thank you for bringing them on the day!

## CHILDREN'S COMPETITIONS

Bring entries to the Tea Tent, with  
name, age and contact details.

## BROCKLEY SOCIETY THE PHENOMENALLY POPULAR HILLY FIELDS MIDSUMMER FAYRE

To run an enjoyable and safe Fayre

**WE NEED PEOPLE LIKE  
YOU**

TO JOIN THE VOLUNTEER TEAM

1 hour, 2 hours or all day -  
we have a role for everyone!

[www.brockleysociety.org.uk/volunteer/](http://www.brockleysociety.org.uk/volunteer/)  
or email us at  
[volunteer@brockleysociety.org.uk](mailto:volunteer@brockleysociety.org.uk)



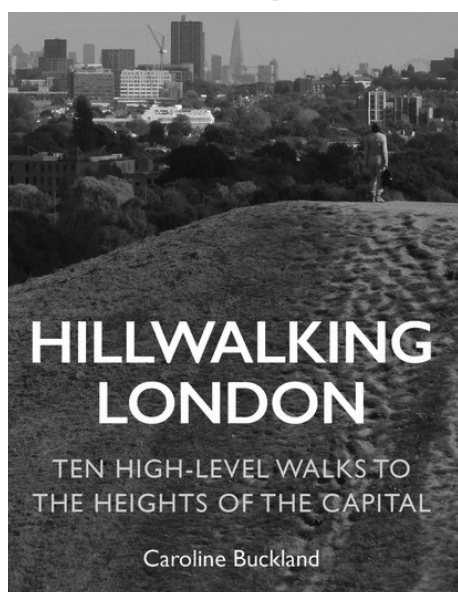
## Hillwalking London

Ten high-level walks to the heights of the capital by Caroline Buckland

The wonderful and under-appreciated hilly aspect of London is celebrated in this walking guide, seeking out and threading together high ground, summits and fabulously panoramic views.

As the book is written by a local resident, two of the walks are based in our area of south-east London: Brockley to Greenwich, which of course includes Hilly Fields and Blackheath, and New Cross to the Horniman Museum, which embraces Telegraph Hill, Nunhead Cemetery and Honor Oak. A base camp for refreshments is given for every expedition and the book is illustrated with colour photography and route maps as well as being peppered with fun facts, historical information and directions. You will see this beautiful city in a new way.

The book is widely available through all book retail outlets or from [www.safehavenbooks.co.uk/shop](http://www.safehavenbooks.co.uk/shop)



## BROCKLEY SOCIETY

President: Gillian Heywood, MBE

[www.brockleysociety.org.uk](http://www.brockleysociety.org.uk) @broc\_soc  
Instagram

Chair 020 8692 3829  
[chair@brockleysociety.org.uk](mailto:chair@brockleysociety.org.uk)

Fayre [fayre@brockleysociety.org.uk](mailto:fayre@brockleysociety.org.uk)

Planning & conservation  
[planning@brockleysociety.org.uk](mailto: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](mailto:breakspearsmews@brockleysociety.org.uk)

Join our occasional email circulation  
about Brockley Society and local events:  
[email\\_chair@brockleysociety.org.uk](mailto: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](mailto:news@brockleysociety.org.uk)

Advertising rates - back page

## Friends of Brockley & Ladywell Cemeteries

**Saturday 17th June at 2pm.** Chapel in Ladywell Cemetery. Annual General meeting to elect officers and committee members. More volunteers are welcome. To be followed at 3pm by a talk by a representative of the Commonwealth War Graves Commission on the work of that organisation.

**Sunday 9th July 11am – 4.30pm.** Open Day based in the Ladywell Cemetery. Programme of short guided walks plus information stalls, plants, home-baked cakes etc. Other local groups taking part as well.

Guide to the two cemeteries published. A comprehensive illustrated guide costing £5. The guide will be available at the Hilly Fields Fayre and the Open Day.

[fobl.org](http://fobl.org)

ONE FIRE AND HARMONY PROMOTIONS  
IN CONJUNCTION WITH THE BROCKLEY SOCIETY  
PRESENT'S

**LEWISHAM WAY**  
YOUTH & COMMUNITY CENTRE  
REUNION FAMILY DAY

TO BE HELD AT  
LUXMORE GARDENS  
ROKEYB ROAD  
BROCKLEY SE4  
FROM 12PM TO 5PM  
**SAT 29TH JULY, 2023**

ON THE DAY THERE WILL BE  
ENTERTAINMENT FOR ALL  
THE FAMILY  
GUEST SPEAKERS  
LIVE PAS  
PLUS STALLS

IF YOU WERE A PART OF THE LEWISHAM WAY YOUTH AND COMMUNITY  
CENTRE FEEL FREE TO ATTEND AND GIVE YOUR MEMORIES  
ADMISSION: FREE  
FOR MORE INFO AND FOR STALLS CONTACT: 07533 276 067  
VOLUNTEERS WANTED

## Windrush 75: The Lewisham Story

**Thursday 22 June, 7pm at the Broadway Theatre Catford.**

**Tickets £5, £2 concessions and free for over 65s**

**Book here:** [broadwaytheatre.org.uk/events/windrush-75-the-lewisham-story/](http://broadwaytheatre.org.uk/events/windrush-75-the-lewisham-story/)  
**Free over 65s tickets can also be collected from Catford Library – maximum of two tickets per person**

HMT Empire Windrush arrived at Tilbury Docks in June 1948. To commemorate, we're hosting a special one-off event.

A fantastic evening of music of, spoken word, dance – as we honour the incredible contributions of the Windrush Generation and their descendants in Lewisham and beyond.

Hosted by Robbie Gee and Eddie Nestor.  
Co-produced by Windrush Foundation and Nouveau Riche in partnership with Broadway Theatre.

## Social Housing in South East London with a Focus on Carrington House

**Brookmill Road Conservation Area Society AGM**

**Followed by talk by historian Martin Stilwell**

AGM 7pm on Tuesday 13th June 2023  
TALK online at 7.30pm

Have you ever been curious about the story behind Carrington House, the imposing building dominating the Deptford Bridge end of Brookmill Road and neighbouring Sylva Cottages?

SE London has been shaped by waves of demolition and social housing development. Historian Martin Stilwell will illuminate chapters in the evolution of this part of London, and highlight the development and decline of Carrington House.



The Society's AGM will precede Martin's talk. To register your place online, go to Eventbrite and search for Brookmill Road Conservation Area Society AGM or link to:

<https://brcasocietyagm23.eventbrite.co.uk>

For further information about Brookmill Road Conservation Area Society: [www.brookmillroadconservationarea.org.uk](http://www.brookmillroadconservationarea.org.uk)

## Brockley Open Studios 2023 New events!

Brockley Open Studios is excited to announce our new programme of exhibitions to showcase the work of contemporary local artists. Our first exhibition 'Bodies' opened its doors for a week at the end of April at The Pop Up Shop in Brockley. The show presented sculpture, photography, prints and paintings of three artists – Emily Glass, Britta Pohl and Andrew Sleightholme. The next show will coincide with our open studios weekend in July.

With thanks to our friends at &Osteo (Brockley Road) we are also holding a rolling schedule of small exhibitions in their lovely space. You can catch our latest show 'Renewal' from May until July, prints, drawings and paintings by Bella Easton, Jane Merriman and Lulu Ditzel, all available for sale.

Our well loved open studios event will be back as usual the first weekend in July with over 40 artists welcoming you into their studios and homes:

**1-6pm Saturday 1st - Sunday 2nd July 2023.  
Map available June**

All information and opportunities for artists available on [www.brockleyopenstudios.co.uk](http://www.brockleyopenstudios.co.uk)  
Instagram @brockley\_open\_studios

## Brockley's Historic Mews Walks

Open House London 2023

To celebrate Brockley Conservation Area's 50th anniversary we are offering updated and expanded walks through Brockley Conservation Area's quirky mews where leafy lanes and industrial units intertwine harmoniously with Victorian and radical modern architecture and public rights of way allow community contact with nature.

**Saturday 16 September 2023**

Meet from 10.30am

Wickham Arms,  
69 Upper Brockley Road  
SE4 1TF

**Guided Tours** by Brockley Society: 11am, 12.30 and 2pm (about 45 minutes, through Ashby, Wickham and Breakspears Mews)

**Self-guided walks** at other times with a map and information leaflet

The walks will end at:

**Breakspears Mews Community Garden** open 12 to 4pm for refreshments

The tour and printed material on the day will describe Brockley's early history; 19th century High Victorian development; careful street layout with mews; the 1970s battle to protect mews and gardens from development; and several stunning modern buildings as well as recent developments.

Booking will be available on Open House at [openhouse.london.open-city.org.uk](http://openhouse.london.open-city.org.uk) — or just turn up for any of the slots.

## BROCKLEY SOCIETY 50 years of Brockley Conservation Area

**Conservation - Legacy and Innovation**

All-day conference, Saturday x October 2023 (date tbc), 10am to 4pm

Lewisham College, Lewisham Way, SE4 1UT  
Brockley Conservation Area was designated by Lewisham Council in 1973. The 50th anniversary landmark provides an opportunity to look at how the conservation area has evolved and how it should go forward. The conference will have the following themes:

- How we got here and what the conservation area is now
- How to build on what has been achieved
- Current concerns within a framework of policies from government, the Greater London Authority and Lewisham Council, the climate emergency, and the tensions with

amenity societies and community.

- Encouraging community involvement, awareness and education in shaping the environment we live in: buildings, trees, green spaces and the public realm.

This conference will build on our successful 2017 *Design and Innovation Conference* when our keynote speakers were Laura Sandys (Vice President of Civic Voice), Duncan McCallum (Policy Director at Historic England) and Nicholas Boys-Smith (founding director of Create Streets). Local projects were also showcased.

We propose again to invite a rich range of speakers and to feature successful local projects.

More information: [www.brockleysociety.org.uk](http://www.brockleysociety.org.uk) or email: [chair@brockleysociety.org.uk](mailto:chair@brockleysociety.org.uk)



1-30 June 2023

2023 Festival Theme: **In Common**

Several events in Lewisham. [www.londonfestivalofarchitecture.org](http://www.londonfestivalofarchitecture.org)

Exclusive Tour: **Crystal Palace Subway – A Conservation Journey**

**10 June 2023. 10:00 -16:00 FREE.**

A chance to see into rebuilding of existing walls, construction of parapet walls and a new courtyard roof. <https://cpsubway.org.uk>

**The Migration Museum**

Lewisham Shopping Centre, SE13 7HB

[www.migrationmuseum.org/?s=london+festival+of+architecture](http://www.migrationmuseum.org/?s=london+festival+of+architecture)

**Lewisham, Deptford and Greenwich**

**Walking Tour**

**10 June 2023. 10:00 -13:00 £14.**

Contemporary migration and the migrants that have shaped the architecture of our ever-changing borough.

**The Places That Make Us**

**10 June 2023. 12:00 -16:00**

Migration Museum, **FREE.**

Lewisham's people, businesses and architecture. Explore the fun and immersive *Taking Care of Business* exhibition.

## Affordable homes designed by local community



After ten years of campaigning by local people 11 genuinely and permanently affordable homes for local people are now complete at Citizens House.

Using London Community Land Trust's unique affordability model, this is the first CLT in London directly created by the community, in partnership with Lewisham Citizens, Lewisham Council and the Greater London Authority.

On an underused garage site, prices of Citizens House's new homes are linked to average incomes in Lewisham. 2-bedrooms are priced at £272,500 and 1-bedrooms are at £215,000, approximately 65% of the market price in the same neighbourhood. When residents move out, they must resell their homes at prices linked to local incomes, so remain permanently affordable for generations to come.

Nine Lewisham families have moved into Citizens House, with two families in the process. They include teachers, artists and NHS workers. To be eligible new residents had to have a strong five-year connection to

Lewisham, demonstrate a serious housing need, show involvement in their local community, and have sufficient income and savings to get a mortgage.

**London Community Land Trust** works with local residents and organisations to deliver homes and community spaces. Local CLTs are set up and run by ordinary people to design, develop and manage homes and other assets for local communities, acting as long-term stewards of land.

This project started as a campaign by local people through **Lewisham Citizens**, part of Citizens UK, which enables communities and local leaders to come together to make real change. Nearly 500 Lewisham residents are members of London CLT and local people have led the entire project, from the political campaigning, design, planning and management.

Key partners include BPM, Roof and Archio, selected and voted on through a series of public workshops. The land was provided by Lewisham Council as part of its Building for Lewisham programme for social and affordable housing.

Construction costs of £2.5m were funded by £1.1m in grants through the Mayor of London's Community Housing Fund; the Big Issue Invest London Housing Fund, supported by the Greater London Authority; and London CLT community shareholders.

Citizens House, Unity Way, Lewisham  
London Community Land Trust <https://www.londonclt.org/>

## Breakspears Mews Community Garden



**Opening Times** – the garden will be open on Sundays 11am to 1pm and Tuesday evenings 6 to 8 pm. Do come and visit us – volunteers always welcome

**Brockley Max** – Open Mic on 6 June, 7pm – bring your best turn along and enjoy the Garden.

**Hilly Fields**

**Midsummer Fayre** – 24 June, 12 noon to 5pm – come along to meet us on the stall – we'll have some plants for sale

**Brockley Open Studios** - Saturday 1st and Sunday 2nd July – we will be hosting several Artists in the Garden and providing refreshments

**Brockley Mews Walk during London Open House** – Saturday 16 September – come for refreshments at the end of the walk.

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

## Illustrated talk by Gillian Heywood MBE



Most South Londoners will recognise Southwark House on Coldharbour Lane – an almost windowless façade to the road articulated with zig-zagging staircases but with open terraces to the south. This barrier block is one of the few remnants of Ringway 1, also known as ‘The Motorway Box’ traffic scheme proposed in the 1960s by the then Greater London Council to alleviate London’s growing congestion. The fortress-like exterior was designed to shelter the residents behind from the six-lane motorway planned to run past it.

After Brixton the ‘South Cross Route’ would have headed south-east to Denmark Hill and then followed the railway line through Nunhead and Brockley, with an interchange to the New Cross Spur at St John’s and linking it via Lewisham through a tunnel east, emerging in the middle of the newly designated (1968) Blackheath Conservation Area - the first in London.

The route was never finalised but would have either run along Drakefell Road to Cranfield Road or Geoffrey Road and involved the demolition of scores of houses. With much of the motorway raised up in the air, there would have been no getting away from the fumes and noise pollution and Brockley, like many other neighbourhoods around the capital, would have been split in two. It also accounts for the use of fixed windows installed in the construction of the 1970s brutalist Breakspears Building of Lewisham College as a means of protecting against the passing of the intended motorway and explains why 16A Tressillian Road lay blighted for so many years.

Some parts were built – the proposed ‘East Cross Route’ is almost complete; this section is now the North and South approaches to



the Blackwall Tunnel. The most politically contentious section was what is now the Westway – intended to link the western side to central London. There is a fantastic photo of the then Junior Transport Secretary Michael Heseltine at the opening ceremony with an enormous ‘Get us out of this hell’ banner behind his bouffanted head.

Although abandoned by Labour when elected to run the GLC in 1973, much of the opposition came earlier from local groups rather than a coherent top-down campaign. Many of these organisations, such as the Blackheath Motorway Action Group, formed part of the nascent conservation movement and it was in the same year that Brockley was designated a conservation area and gave impetus to the formation of Brockley Society.

After concentrating on the proposals of the Special General Meeting on 19 April, the audience at the Brockley Society meeting at Lucas Vale School was able to appreciate an informative and fascinating talk by Gillian Heywood. A founder member of the Brockley Society, Gillian’s guided walks round the area are legendary and she is a gold mine of information.

Due to the extended closure of the archives at Lewisham Library, Gillian had been unable to access the images she had planned, but Brockley Society archivist Richard Freeston managed to display a collection of images around Gillian’s narrative.

She started by taking us back to Brockley in 1845. We continued with the building of St John’s Church in 1855 and the development of Brockley Road towards the Brockley Jack. An old photo of the shops looking back from the junction of Adelaide Road in about 1900 displayed on the large screen showed the familiar spire of St Andrews Church, shops with white awnings over the wide pavements, nothing on the road except one or two horses pulling carts, and small figures of ladies in large hats and gentlemen in frock coats, shopping in the same familiar shops as nowadays!

Tracing the development of Brockley, Gillian explained that most of the present conservation area was farmland and market gardens at this time, famous for growing pears, apples and rhubarb.

The opening of Brockley station in 1871, was in response to the increasing numbers of large houses being built apace during the 1850s and 1860s on Wickham, Breakspears, Tyrwhitt and Tressillian Roads. Construction moved south from Lewisham Way and spread up to John Edmund Lee’s brickfields at what is now Hilly Fields park. Map illustrated these developments.

The very largest houses began to be divided into multiple dwellings between the wars and the numerous mews for horses’ stables were gradually converted into workshops and garages.

After WW2 bomb damage (Brockley being on the flight path between the docks and the coast) many damaged large houses were demolished and blocks of post war flats were built.

Developers saw the large Victorian and Edwardian Brockley houses as ‘past their prime’ and wanted to demolish them and build ‘grand new modern blocks of flats which would make them huge profits’.

Another threat to the historic housing stock was that neither banks and building societies

nor the London County Council would give mortgages on any pre-1916 properties. At the time only a man’s wage was taken into account - ‘women didn’t count’ Gillian told us indignantly.

But by 1966 things began to change as people began to realise that the Victorian and Edwardian buildings had been well planned, were adaptable to alteration for more people, and had well proportioned gardens and mature trees.

Lewisham Council created a General Improvement Area (GIA) around Manor Avenue and Upper Brockley Road where the housing was in particularly bad repair: tenanted by many families, heated by paraffin stoves, with one bath and an outside toilet.

By 1969 the locals had started the Manor Avenue Residents Association, which successfully campaigned for housing and tree preservation, using TPO’s (tree preservation orders) to protect the many splendid mature trees.

Gillian told us that in one heroic gesture resident Jenny Varney had roped herself to trees to stop the felling. The trees are still there!

By 1970 activists throughout the area wanted to improve and protect the old houses and began to try to persuade the council to create a conservation area.

Gillian’s account was especially interesting as she had been one of the activists throughout who made themselves knowledgeable about the Civic Amenities Act of 1967 which enabled the ‘Designation of areas of architectural and historic interest’ in the form of Conservation Areas. A local history working



group researched the houses, who had lived in them and the origins of road names. John Moreland, who became first chair of the Brockley Society, photographed the whole area.

In 1973 the council declared the Brockley Conservation Area. As a result all subsequent demolition proposals were stopped - just in time as it seems there were plans afoot to demolish many of the larger houses. The designation was fully justified, because Brockley has been correctly acknowledged as ‘the largest intact area of Victorian housing in South London’.

A constitution for Brockley Society was written based on the Civic Trust template. There was no membership fee - waste newspaper collections financed the newsletters and the Hilly Fields Fayre (started in 1974).

The logo designed by Don Harris is a ‘Wyvern’ combining the crests of the Wickham and Tyrwhitt Drake families. Many more battles were fought, houses and trees saved. Efforts continue to maintain the character of the area, preserve the style of the housing, and to protect and conserve the natural environment, trees and open spaces.

Gillian concluded by saying ‘I am proud of the Brockley Society when I look back at all it has achieved in the past 50 years.’

The link to V1 & V2 incident log indicates some of the bomb damage in SE4: [flyingbombsandrocks.com/V1\\_summary\\_se4.html](http://flyingbombsandrocks.com/V1_summary_se4.html)

- For more information and a map of the intended South Cross Route see this link: <https://www.roads.org.uk/ringways/ringway1/south-cross-route>
- The Ringways were proposed in Patrick Abercrombie’s plan for post-war London. A little film about it called The Proud City <https://player.bfi.org.uk/free/film/watch-proud-city-a-plan-for-london-1946-online> shows Abercrombie with a comical monocle and cut-glass accent!
- Thames TV report from the 1970s on the Westway: [youtu.be/nOIRjYUrhzC](https://youtu.be/nOIRjYUrhzC)

Mike Whitfield

Penny Walsh

# Transition in Brockley – the first 50 years of a Conservation Area 1973-2023

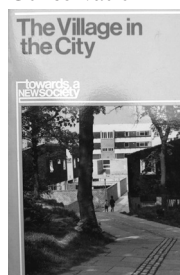
Conservation is about the future and the past, whether it's for nature or the built environment. We look to the past for our shared history, what makes it unique and what we can learn from it. The future gives us new challenges and new ways of looking at what we have, what is important and what we can pass on to future generations.

When the Civic Amenities Act was passed in 1967 it placed a requirement on local authorities to identify and designate areas of special architectural or historic interest whose character or appearance are desirable to preserve or enhance. The Act became a key part of the planning system as it gave local authorities control over demolition and development within the conservation areas.

The Act was stimulated by a growing realisation nationally that emerged from studies of areas of post-war housing stress and that 'environmental improvement' could revitalise neighbourhoods.

This focus on rehabilitation and conservation rather than demolition was amplified by the 1968 Government white paper on 'Old houses into New Homes', backed up by the 1969 Housing Act which established General Improvement Areas (GIAs) and the funding of improvement grants. Locally this enabled the creation of the Manor Avenue GIA. Members of its Resident Association foresaw benefits in combining with the possibility of a wider conservation area.

Their initial activism led to the formation of the Brockley Society a year after the Brockley Conservation Area was designated in 1973.



It was also fortuitous that Nicholas Taylor, an architectural journalist and historian, then of Tyrwhitt Road, had become a Lewisham Councillor in 1971 and had just published his seminal book on 'The Village in the City'. In this he set out the guiding principles of 'rehabilitate wherever you can rather than demolish' and do it 'gently so as to preserve the community'. As Chair of Planning he established the ground rules for conservation policy in Lewisham, which we still aim to follow.

It is quite hard to think back and try to imagine what Brockley looked like in the late 1960s and early 1970s. A petrol station in Geoffrey Road, a parade of shops in Upper Brockley Road, a paper factory in



**Texaco petrol station in Geoffrey Road**

Ashby Road. You will be able to see photos of Brockley taken in the early 1970s on a display at the Hilly Fields Midsummer Fayre on 24 June and at the Brockley Society proposed conference on **Conservation Legacy and Innovation** on Saturday xx September/October [date and name tbc].

Bombing in the Second World War during the Blitz and V1 and V2 campaigns destroyed or fatally damaged some of Brockley's houses. The blocks of council-built flats on Adelaide Avenue, Wickham, Breakspears



**Award-winning parade of shops in Upper Brockley Road. Note the Lord Wolseley pub on the left**

and Cranfield Roads were erected on bomb sites in the late 1950s and early 1960s.

Towards the end of the war local authorities had been given powers by central government



**Bomb disposal squad in Wickham Road, 1941**



**Breakspears Road: damaged houses, front exterior Council flats replaced bombed houses**

to compulsorily purchase empty houses and land. In Brockley this included large Victorian houses, which by the 1960s were in poor condition, needing investment and repairs. The ownership of these freeholds to this day informs the 'tenure-blindness' of the Conservation Area.

Pan-London schemes and local redevelopment threatened to obliterate what remained of Brockley. The Greater London Council's plan for the London Motorway



**Council flats replaced bombed houses in Wickham Road**



**1 Tyrwhitt Road. Note the WP Stone factory on the right**

Box, which threatened parts of what is now the Conservation Area, is described on page X. Other plans included the demolition



of St Peter's Church in Wickham Road (left), a Channel Tunnel route and the compulsory purchase of rear gardens backing on to the mews for housing.

You can read about the challenges and successes in past Newsletters on Brockley Society website, available in pdf format from the first issue in 1974.

Conserving the character, architecture and historic interest of the Brockley Conservation Area needs local people to keep a careful



**Lewisham Way Grade II listed houses**

watch on developments, then and now. Fifty years on, there are still challenges and battles to be fought.



**Brockley Conservation Area embraces a range of Victorian houses**

- You can view the Greater London Authority's map of publicly owned land on this link <https://apps.london.gov.uk/public-land/>
- Order Nicholas Taylor's book *The Village in the City* from <https://brockleysociety.org.uk/shop/>

*Jane Hearn*

- For the campaign to establish a conservation area, John Moreland photographed the whole area in 1973. He became the first chair of Brockley Society

## 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](http://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

### Granted:

**131 Albyn Road SE8:** Installation of replacement timber windows

**11 Brockley Gardens, Upper Brockley Road, SE4:** Replacement uPVC windows

**138A Breakspears Road, SE4:** replacement timber windows in the front and rear

**196 Brockley Road, SE4:** Construction of an additional floor, to provide one self-contained flat, on the development of flats granted on appeal

**45 St John's Vale SE8:** Part retrospective application for the construction of a replacement of front boundary wall with railings, mosaic tiling of the front path, construction of a bespoke timber cycle store with green sedum roof, planter and bin screen

**12 Darling Road SE14:** Alterations to existing conservatory to remove glass structure and rebuild with solid structure to existing footprint at

**4 Lind Street, SE8:** Installation of an air source heat pump in the rear garden

**The Brockley Barge, 184 Brockley Road SE4:** The display of an externally illuminated double sided vertical sign at

### Refused:

**36 Harefield Road, SE4:** Part-one, part-two storey rear extension together with installation of 5no rooflights on the rear outrigger extension and 2 side elevation timber windows

### Pending

**13A Tressillian Crescent, SE4:** Insertion of two rooflights to the front and rear roof slopes, installation of solar photovoltaic panels on the front roof slope and replacement of the ground floor garage door with a window and brickwork

**7A Tressillian Road SE4:** Replacement timber double glazed windows at ground floor level to the front and side

**40 Admiral Street, SE8:** Replacement of single glazed timber and upvc windows with double glazed timber units at the front, side and rear elevation and alterations to the roof of the outrigger

**3 Wickham Mews, SE4:** The installation of 3 roof lights and re-roofing of the existing commercial storage building

**rear of 14 - 48 Geoffrey Road, SE4:** Demolition of existing structures and the construction

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](mailto:planning@brockleysociety.org.uk)

8 residential two-story dwellings (Class C3), with associated landscaping and ecological enhancements, refuse and recycling storage and cycle storage

**76 Tyrwhitt Road, SE4:** Replacement of single glazed timber windows with double glazed timber units to the side and rear elevation

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

**73 Manor Avenue, SE4:** Replacement of decking, replacement of single glazed timber windows and doors with double glazed upvc units at the front and rear, Demolition of the chimney breast and the construction of a patio extension.

**Land to the rear of 14 Wickham Road SE4:** The change of use for the siting of holiday let accommodation - three shepherds huts, together with comprehensive landscape works and community accessible forest garden

Construction of a single storey rear extension to the lower flat and a dormer roof extension to the upper flat at **191 Brockley Road SE4**

## Francis Drake Bowls Club needs new members

### Join us for a gentle game of bowls

Bowls is often seen as an old people's sport and, indeed, there are many older players who have retired from work and taken up this gentle sport. But joiners can be any age.

Bowls is an easy game to pick up: it takes a couple of sessions to learn the basics: How to hold the bowl. Why don't bowls go straight? How to put up a Jack! What is a Jack? Having learned the basics, the player can take a lifetime gaining experience.

We like to think of our club as friendly. Yes, a number of us are very competitive and we cater for them with internal club competitions and friendly and competitive matches with other local clubs. Those who want to go further can join in wider Kent area competitions.

But others come to the roll-ups (Tuesday and Thursday afternoons, Wednesday evenings, and Sunday mornings). Pick a number out of the hat and play.

A club like Francis Drake can be a lifeline for lonely people and for players with mental troubles or who are disabled. They play a full part in the membership.

The new cabin has allowed us to expand our social evenings and we have had a number of quiz nights, fish and chip suppers and curry nights.



**Ron Phillips, senior coach at Francis Drake Bowls Club helps new recruits learn bowls**

There are also special competitions – Francis Chappell Day (sponsored by the funeral director chain), Frances Ward Day, in memory of a former member, and other trophy events.

During the season, Francis Drake Bowls Club has introduced Pay and Play sessions. For £5.00 newcomers and experienced players can get some coaching and try out with some of our players.

You do not have to be elderly. Our members are from all walks of life and of all ages.

Don't believe us? Come along and try us.

## Student film about Gorne Wood

In our Spring newsletter we reported on the successful campaign to raise funds to buy land backing on to the railway track and preserve it as a nature reserve for future generations.

Tucked between back gardens and the railway line to London Bridge, Gorne Wood in Crofton Park is a rare surviving fragment of the Great North Wood that once spanned the high ground between Deptford and Selhurst. Neglected, the site fell into

disrepair. But community campaigners, led by the Fourth Reserve Foundation which manages a nature reserve backing on to the same section of railway track, launched a successful campaign in 2021 to save it.

Westminster University students have made a charming 8-minute film featuring local residents and campaigners:

[https://drive.google.com/file/d/1m8BH6nMC1SrpDWaZrsS4BKhuOh5hmcLu/view?usp=share\\_link](https://drive.google.com/file/d/1m8BH6nMC1SrpDWaZrsS4BKhuOh5hmcLu/view?usp=share_link)

*This newsletter has often welcomed new businesses starting in Brockley*

## New chip shop

The new fish and chip shop, Rock and Sole Plaiice in Brookbank Road SE13 7DA is proving very popular with residents with its great food and a warm welcome.

The owners, Iby and Ahmet, have been best friends since their school days in Lewisham and have always dreamed of combining their strong friendship in a local business partnership when the time was right.

Iby has been in business in Brookbank Road for nearly 25 years and is a firm fixture in the local community, well known for helping people out. Ahmet owns a world renowned fish and chip shop in Covent Garden and felt he would like to extend the business, with its reputation for high quality fresh fish, to his community roots.

The local fish and chip shop was at the heart of the community when Iby and Armet were growing up. Now, with their friendly team of experienced chefs, they are looking forward to embedding Rock and Sole Plaiice at the heart of the Ladywell, Brockley and St Johns community.

The shop is open daily from Open Tuesday to Saturday 12 noon to 10pm. Sundays 12 noon till 8pm. Closed Mondays and the team look forward to introducing you to their exciting menu.

• Everest Curry King on Loampit Hill SE13 7SW, run by the Sivarajah family, has been praised by no less than Jay Rayner in a Guardian reviewdrop in. Look out for other family writing activities that day too.



## BROCKLEY SOCIETY

### We need a Treasurer

We are seeking a volunteer Treasurer, whose overall role is to maintain an overview of Brockley Society's finances and ensure proper financial records and procedures. As this is a small charity, the Treasurer plays a role in the day-to-day finances. Final financial responsibility rests with the trustees committee.

**General financial oversight:** includes ensuring appropriate accounting procedures and controls are in place. The treasurer presents financial reports to the committee and to the AGM.

**Qualities and skills preferred:** Knowledge of book-keeping and some experience of financial control and budgeting. A willingness to be contacted on an ad hoc basis and an ability to ensure decisions are taken and followed up. We use QuickFile, an online accounting programme, to manage our accounts.

**Time commitment:** Once familiar with our systems, an estimated 4 hours per month, but more at the time of Midsummer Fayre and to prepare the financial report for the AGM.

For full details visit [www.brockleysociety.org.uk](http://www.brockleysociety.org.uk)

## BROCKLEY SOCIETY

### We need a Secretary to strengthen our trustees' committee

Brockley Society is a local charity first set up in 1974. Are you interested in supporting its success? Is one of your skills helping organise people and processes? Do you get satisfaction from ensuring ideas become reality? Then you could be just who we are looking for! The role of the volunteer Secretary is to support the Chair in ensuring the smooth functioning of the management committee and its actions.

For full details visit [www.brockleysociety.org.uk](http://www.brockleysociety.org.uk)



## Pre-Fabs on Hilly Fields

The World War II bombing destruction caused dire housing shortages. Pre-fab houses were built on the grass of Hilly Fields in one or two rows.



## TOWN AND COUNTRY ROOFING

92 Shell Road, Lewisham, SE13 7DF

Office No: 020 8691 9475

Mobile: 07956 266 276

Email: [townandcountryroofing@yahoo.co.uk](mailto:townandcountryroofing@yahoo.co.uk)

**FREE ESTIMATES AND ADVICE**

We are a family-run roofing business for over thirty years, Council approved, No job too big or small - we do it all.

New Roofs, Overhauls, emergency repairs, slate tile, lead, felt roofs, guttering, fascia boards, soffits, cladding, chimney stacks repointed, garage roofs, Velux roof windows, loft insulation, three-layer felt systems, roof domes, Loft Specialists

- you name it, we do it.

Anything from guttering upwards

Why not have your gutters cleaned with our new hi-tech gutter vac which will reach up to 48ft - no ladders needed

### Superb Guest House in Heart of Brockley

St James's Guest House,  
48 Breakspears Road,  
Brockley, London SE4 1UL

Tel: 020 8691 1206

Mobile: 07442 501315

mailto: [sjguesthouselondon@yahoo.com](mailto:sjguesthouselondon@yahoo.com)

Website: [www.sjguesthouse.co.uk](http://www.sjguesthouse.co.uk)

- Family run business
- Warm, friendly and homely atmosphere
- Strictly "No Smoking"
- Prices are very reasonable

## Window Cleaning Pressure Washing Gutters Gardening

Ross Coates  
Call/Text 07960 806210  
[ross.actor@hotmail.com](mailto:ross.actor@hotmail.com)

Weekend appointments available



Community Nursery  
Stay-n'-Play  
After School Club  
Holiday Club  
Youth Club  
N° 1 Pensioners Club  
Venue Hire (very large hall)  
Venue Hire (large hall)

Tel: 020 8694 2459

Slow grown  
for flavour  
(not fast for profit)

The UK's #1 rated organic veg box

★ Trustpilot  
★★★★★

For organic veg delivered, call your local veg man Jacek on 020 3828 8084 or visit [riverford.co.uk](http://riverford.co.uk).

**RIVERFORD ORGANIC FARMERS**

# TRUEPENNY'S

PROPERTY CONSULTANTS

*Your local Independent*

020 7228 2888 | brockley@truepennys.com | 25 Brockley Cross, SE4 2AB



## Wanted for Free

Broken / Unwanted guitars, ukuleles,  
stringed instruments etc

**ANY CONDITION!**

Jacqueline Grant - 020 8694 1409  
jackiemusicgrant@hotmail.com

## Guitar and Ukulele Lessons\for Adults

£20 for 30 mins / £30 for 60 mins

Jacqueline Grant - 020 8694 1409

jackiemusicgrant@hotmail.com

Venue: Tressillian Road, SE4 1XX

## ADVERTISEMENTS

Small 3.6 x 6cm £20 (landscape)

Medium 7.5 x 6cm £40 (portrait)

Large 12.4 x 7.6cm £80 (landscape)

READERSHIP 8,000

To advertise, email chair@brockleysociety.org.uk  
or phone Clare on 020 8692 3829

All ads must be prepaid

Cheques to Brockley Society,  
76 Tyrwhitt Road SE4 1QB

## LORENZO'S (RECORDS WANTED)

NEW AND SECOND HAND VINYL SPECIALIST  
260A BROCKLEY RD. TUE-FRI 1-7 / SAT-SUN 12-5

**WE BUY / SELL VINYL RECORDS!**

**07565 312528**

GARAGE · JUNGLE · HIP-HOP · NEW WAVE · WORLD  
JAZZ · FUNK · REGGAE · SOUNDTRACKS · HOUSE

## SE Décor

**Painter and Decorator**

**30 years experience**

**references available**

**call for a quote**

**Edward 07866 249270**

In the heart of Brockley · Established over 10 years

Supporting health  
and wellbeing **for you,**  
**for your family**  
– for life



THE  
SUNFLOWER  
CENTRE

Visit us at  
thesunflowercentre.co.uk  
or call us on **020 8694 2714**

81 Tressillian Road, Brockley, SE4 1XZ

## Rosie Reilly



## PLUMBER

**Complete kitchens  
and bathrooms fitted**

*33 Years Experience*

Tel: 020 8299 0764

Mobile: 07932 566 039

FREE ESTIMATES