

# BROCKLEY SOCIETY



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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

### Open Meeting and AGM

7-9pm, Wednesday 20 November 2024  
St Peter's Church (Chapel Room)  
Wickham Road, SE4 1LT

Part 1: Open Meeting, 7pm  
Brockley and St John's Societies

A visit to Mr Pink's House (tbc)  
Speaker: Edward Adonteng (invited, tbc)



The colourfully painted house on Loampit Hill was home to musician and keen Caribbean gardener Mr Pink. Helen Appio's 2021 film about him and his garden is in the permanent collection at the Garden Museum. Following Mr Pink's death in 2017 the sculptural decorations are at risk and the garden is neglected. Nearby conservation societies and the Victorian Society are keen for it to be conserved.

GARDEN MUSEUM, 5 Lambeth Palace Rd, SE1 7LB  
<https://gardenmuseum.org.uk/exhibitions/sowingrootsonline/>

### Part 2: Brockley Society Annual General Meeting, 8pm

#### AGENDA

1. Attendance and apologies
2. Minutes of AGM, 15 November 2023
3. Chair's Report
4. Treasurer's Report
5. Planning Report / other reports
6. Approval of reports
7. Election of management committee
8. Election of Planning Group
10. A.O.B.

Hilly Fields Midsummer Fayre  
Saturday 21 June 2025

## Lewisham Local



### Are you volunteer ready?

Would you like to bring your skills, experience to keep our community groups going? Are you looking to gain experience that can help you get back to work?

Lewisham Local offers a Volunteer Brokerage service to individuals who would like to volunteer in Lewisham. Check the link here to find out more:

<https://www.lewishamlocal.com/support-into-volunteering/>

Also, check Lewisham Local website to find out the latest volunteer opportunities: Alternatively, email [volunteering@lewishamlocal.com](mailto:volunteering@lewishamlocal.com) to find out and book your 1:1 appointment with Emma, volunteering support coordinator Emma Prior - Volunteering Support Coordinator

## Hilly Fields Midsummer Fayre 22 June 2024

Thousands flocked to the event, made possible by the dozens of volunteers (some pictured below) who contributed their time

and effort. To volunteer for next year's fayre (Saturday 21 June 2025) email [volunteer@brockleysociety.org.uk](mailto:volunteer@brockleysociety.org.uk)



Davina Tijani, storyteller to enraptured children



The Glenlyn Academy Aspire dance team were inspirational

Photos: Daniel Sadr



Brockley Society's early morning set-up team



The Cake Stall team worked tirelessly all day



Fire Brigade always attracts interest



Hot work for the BBQ team

## Defibrillator

Brockley Society is proud to announce that a defibrillator is now accessible 24 hours a day, 365 days a year in one of Brockley Society's Grade II listed phone boxes at the corner of Breakspears Road and Lewisham Way. Through many challenges Lorna Jackson has overseen this project, working with students from Lewisham College's Construction Department to repair the box to BT specifications and install the life-saving equipment.

A 2019 partnership agreement between Brockley Society and the college enabled Lorna's fruitful collaboration with the construction students and staff. We hope to report on this work in more detail in a future newsletter.

The defibrillator is now available should it be needed.

## Lewisham Way Youth and Community Centre Annual Reunion Day

Several hundred people enjoyed the band and speakers at the second successful celebration of the Centre, which played an important role for young people for 40 years until 2016. Children enjoyed the bouncy castle and playground in Luxmore Gardens, behind where the Centre used to be.

Below: Andrew Green, Councillor Jacq Paschoud and King of One Harmony Radio



## Sybil Phoenix, A Civil Life

Sybil Phoenix is one of the most important residents of Brockley who has left a lasting impact in the area. If Lewisham is now a better place for black people to live than it was in the dangerous 1970s it is substantially due to campaigns by Sybil and others.

Whether you are familiar with her contribution or not, please listen to the radio programme: **Illuminated: Sybil Phoenix, A Civil Life**. The half-hour programme brings to life the appalling racist atmosphere and attacks at the time.

Broadcast on 25 August 2024, it is available on BBC Sounds ([bbc.co.uk/sounds](http://bbc.co.uk/sounds)) for a year: search for Sybil Phoenix.

The years after Sybil Phoenix's arrival in England from British Guiana in 1956 follow a not unfamiliar pattern - trying to find a home and secure a livelihood, learning how to manage the endemic racism in Britain and, above all things, building a community.

Fostering countless children, setting up the famous Moonshot youth club in Deptford and dealing with the reaction from right-wing extremists bound together her personal and public lives. In 1972 she accepted - not without controversy - an MBE, the first black woman to do so. With her new status she set up a hostel for young women, the Marsha Phoenix Memorial Trust in Tressillian Road.

Now aged 97, Sybil's story is shared by her son Woodrow and daughter Loraine, the activist Eric Huntley, who has known her for over 80 years, and through previously not heard recordings that touch on her troubled early life, the death of her daughter Marsha, the New Cross Fire and much else.

Produced by  
Cherise Hamilton-Stephenson  
and Alan Hall  
A Falling Tree production for  
BBC Radio 4



## MIGRATION MUSEUM Migration Museum

If you have not visited the Migration Museum in Lewisham Shopping Centre, it is high time to go — before it moves to central London premises. After a 10-year journey, the museum has the green light for a permanent home in the City of London in a new development at 65 Crutched Friars. This will provide a state-of-the-art permanent home on the bottom three floors of a new student accommodation development, in partnership with real estate company Dominus.

Call in when you are in Lewisham Shopping Centre - or make a special trip. Visit the museum, before we lose it.

### All Our Stories: Migration and the Making of Britain

Our new major exhibition brings together highlights from our work over the past decade, alongside new stories and artwork exploring how migration has made us who we are – as individuals, as communities, and as a nation.

On an almost daily basis, we see how conversations about migration can become heated and polarising, while the racist violence over the summer showed how quickly divisive rhetoric can escalate into something much more serious. But if you dig deeper, there's an underlying story of people coming and going, stretching back many centuries.

Our goal has always been to highlight our shared history of migration in Britain. The movement of people across the ages has

profoundly shaped our landscapes and cities, our diets and fashions, our language and culture, and our ideas and beliefs. Migration goes to the heart of who we are today. And we all have a connection to this story.

**All Our Stories** aims to not only reflect on the past, but to put historical migration stories in conversation with the present moment, and to think about the future we want to collectively create as the museum moves towards our permanent home in central London.

**Inside/Outside and All In Between** is the first exhibition in our new Community Space and the first produced by our Community Curators, delving into the complex dynamics of migration and displacement.

It features responses by artists working across diverse mediums, including film, photography, poetry, painting, collage and more. All of the works in the exhibition were submitted via an open call-out inviting artists with a connection to Lewisham to respond to the exhibition themes.

It's been a difficult summer, and a busy one for us as we've transformed our galleries. Our new exhibitions couldn't be more timely or relevant – and we couldn't be prouder of them. We can't wait to share them with you. See you soon!

**Migration Museum**  
**Lewisham Shopping Centre, SE13 7HB**  
**12 September 2024 – 20 December 2025**  
**Thursday to Saturday 11am – 5.30pm**  
**Free admission – no booking**

### LEWISHAM COLLEGE

Lewisham College Open Day 2024 – 2025

26 November 2024 | 28 January 2025 | 29 April 2025 |

10 June 2025 | 4pm – 7pm

To attend the open events, register at [lewisham.ac.uk/open-days](http://lewisham.ac.uk/open-days) or drop-in from 4pm to 7pm. Learn more about our courses for 16-18s and adults. Speak with course reps and current students and meet the teaching team to learn more about our range of courses in:

- Art and Design • Business, Accounting, and Law • Catering and Hospitality • Drama • ESOL, English, and Maths • Early Years • Hair and Beauty • Health and Social Care • IT and Computing • Media • Production Arts • Teaching • Construction • Free courses for job seekers • Sport and Football Academy • Supported Learning • Youth Entry to Further Education (YEFE) and Elective Home Education (EHE) • T Levels

You will also explore our facilities, learn about student support, and receive expert advice from our Student Services and Careers teams.

Anyone considering their next steps or looking to return to education is encouraged to register at [lewisham.ac.uk/open-days](http://lewisham.ac.uk/open-days).

## BROCKLEY SOCIETY

President: Gillian Heywood, MBE  
[www.brockleysociety.org.uk](http://www.brockleysociety.org.uk)

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

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

Anyone with planning or conservation knowledge or interest, including architects, are welcome to join our planning group. In the first instance, email [chair@brockleysociety.org.uk](mailto:chair@brockleysociety.org.uk)

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:chair@brockleysociety.org.uk)

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

Newsletter copy deadlines:

1 February, 1 May, 1 October

Email to [news@brockleysociety.org.uk](mailto:news@brockleysociety.org.uk)

Advertising rates - back page

## Coordinated Front Garden Sale 2024

Thank you to participants! Over 100 stalls registered for one or both days on Saturday and Sunday 7 and 8 September. The weather was unexpectedly warm and there was no rain, despite gloomy forecasts.

Feedback was valuable: sales experience varied from disappointing to excellent. People enjoyed talking to neighbours and other locals. Some were glad of the clear-out. One person found it "uplifting".

### Some suggestions were:

- Hold it a week later (when school networks are back in full swing for publicity)
- Sell homemade snacks and drinks if you wish
- Publicity: "No one seemed to know about it". "Posters should have been put up"
- Have a Car Boot Sale in Lewisham College car park once a month

### Background

About 12 years ago a handful of us decided to try selling bric-a-brac etc. from our front gardens on the same day, to be advertised on the Brockley Society website and printed newsletter. We wanted this to generate its own publicity and not be an 'event' requiring

effort from the same volunteers who were exhausted after the mammoth effort for the Hilly Fields Midsummer Fayre in June.

We designed a poster and encouraged everyone to display it widely (or design their own). We suggested trying to create clusters with neighbours to encourage people to explore. We encouraged everyone to put it on social media (and on BrocSoc's). We put a map as well as a text list on the website. We suggested balloons to attract attention. We invited Ladywell and St John's Societies to participate as well.

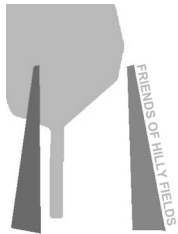
Sunday Car Boot Sale in Lewisham College Car Park? Funnily enough Brockley Society used to do this in the early 1990s. We don't have the resources to do this now. Perhaps someone else would like to?

Hope for a bargain or successful takings? The day's fun is also because the community mingles and chats. Our hope is that publicity can be generated beforehand in the various community networks that exist in the area.

If you have ideas, please step forward for next year!

Clare Cowen, Chair, Brockley Society

## Hedge laying on Hilly Fields



Good results are showing at three sites on Hilly Fields after several seasons of hedge laying work, whose ultimate aim is to allow nature to supersede the outward evidence of human involvement.

Most notably, there is broad and vigorous growth on the boundary backing the houses on Veda Road – on the path up to the Stone Circle. As the hedge becomes a healthy habitat for plants, birds, bees and small mammals, it is improving what was a litter-strewn corridor.

A shorter section of hedge at the top of Eastern Road, laid three years ago, is framing a thriving, mature, small section of ash and hawthorn woodland.

Thanks to all those who have helped create, restore and revive Hilly Fields' wildlife-rich hedgerows. Please appreciate the efforts of Rachel Mooney of the Friends of Hilly Fields and the volunteers who work on making diverse and inclusive spaces for all users – including the humans!

The Campaign for the Protection of Rural England (CPRE) has funded expert hedge laying and hedge laying training.

Proposals to continue the work on Hilly Fields are under consideration, including the hedge backing Veda Road on the path up to the Stone Circle; the boundary on the parkside houses of Cliffview Road; and the hedges around the play area. All comments, questions and offers of financial or physical help are welcomed. We are especially keen to receive thoughts about the opportunities to make the play area a place to learn about woodland skills and habitats as well as to enjoy playtime!

Contact Robert Cole, one of Hilly Fields' lead hedgelayers: robert@septimusworks.com or www.septimusworks.com or 07974 357 237

**Hedge laying** is a countryside skill that has been practised for centuries, mainly in the United Kingdom and Ireland, with many regional variations. It is the process of partially cutting through and then bending the stems of a line of shrubs or small trees near ground level, without breaking them, so as to encourage new growth from the base and create a living 'stock proof fence'.

There are a dozen recognised regional and local hedging styles. On Hilly Fields the 'South of England' style predominates, with twists which elevate the importance of sustainability. The so-called 'Habitat' style prioritises healthy wildlife, renewal and reuse, and community enjoyment. It has low-to-no requirement for bought-in materials. For the most part, hand tools are used and spare organic matter is recycled to reduce waste-removal costs.

Septimus Works (aka Robert Cole) is an urban hedge laying and habitat gardening business working predominantly in London. Public and private parks, gardens, and nature spaces are a speciality. We lead woodland skills programmes for gardeners, contractors, and all-age volunteer groups and are members of the National Hedge Laying Society and the South of England Hedge Laying Society.



Robert Cole in a hedgelaying workshop on Hilly Fields, December 2023

## Fostering for Lewisham

Hello, I'm Tracy. I've been a Lewisham borough foster carer for ten years, looking after children and young people 0-18. I'll never forget the day my daughter and I went to meet our first foster child. He'd come straight to Laurence House at the end of a school day. We were equipped with cuddly toys and picture books. He was more interested in his video game. On the way back, we talked about what food he'd like for tea. I'd made a vegetable stir fry; he wanted McDonald's. We settled on chicken. I felt a sense of overwhelming responsibility driving home with someone else's son. What were we doing? But that night, as we tucked him in, seeing his delight as a train passed by at the end of the garden, I sensed it was the right thing for him and us.

We officially cared for him for seven years. He doesn't live with us anymore. Yet, our journey together continues. Last weekend, he lounged on the sofa – all six-foot of him – while we watched Inside Out. He was on his mobile, of course. He says he's spending Christmas with us. More recently, we've fostered unaccompanied asylum seekers. There are challenges, but we keep learning, and it's fantastic to hear that one of our boys has passed his English GCSE and is starting an access to nursing course.

Fostering doesn't require heroics, just a spare room and a willingness to let someone be part of your life. We are a diverse group of carers in Lewisham, and we welcome people of all backgrounds, religions, sexual orientations and genders. There's a tax-free allowance, professional training and support groups. I would love you to come and join me and my friends in making a difference for young people in Lewisham.

Visit: [lewisham.gov.uk/fostering](http://lewisham.gov.uk/fostering)  
Find us at: Fostering Hub 45, Bromley Rd, SE6 2UA

## Breakspears Mews Community Garden



The garden is winding down with the autumn. We have had plenty of tomatoes, beans, beets and squash to harvest. Compost is being sieved and dug in. We enjoyed opening the garden for



refreshments for the Historic Mews Walk as part of the London Open House Festival. About 70 people attended the three separate walks. Generous donations will help fund seeds for winter planting. The rain stayed off until the last group had got their tea – and then the skies opened. As ever, we need some indoor space to extend our activities!

Cait Goddard  
For BMCG

## Panto at the Broadway

Get ready to be spellbound because Pantomime is back in Lewisham! After the roaring success of last year's Jack & The Beanstalk, we're thrilled to announce that Susie McKenna and her award-winning team are conjuring up a dazzling production of Sleeping Beauty at Catford's Broadway Theatre this winter!

Welcome to Lewishtonia, where once upon a time, a princess is born. Not invited to the celebration party, wicked fairy Carabosse casts an evil spell which changes the Princess's life forever - but can she take charge of her own destiny?

Treat your family to the ultimate end of year extravaganza! We can't wait to see you in the magical world of Lewishtonia!

Wednesday 4 December to Tuesday 31 December

Tickets: £12.50 - £43.50  
[broadwaytheatre.org.uk/events/sleeping-beauty/](http://broadwaytheatre.org.uk/events/sleeping-beauty/)



Share your love,  
provide a home for  
a child in Lewisham



Our children looked-after need  
a foster family to call their own



[Lewisham.gov.uk/fostering](http://Lewisham.gov.uk/fostering)  
Freephone: 0800 015 0129

## Visiting SELCHP

What happens to the contents of your black bin? I visited SELCHP energy recovery facility - the vast building and chimneys you see from the train to London Bridge. We saw waste tipped into a huge bunker: a giant crane grabs it and places it into the feed hopper for combustion at high temperatures. Steam at 395°C and pressure of 46 bar feeds directly into a 35 MW steam turbine generator to produce electricity. The residues and gases are cleaned by complex processes. It was an interesting glimpse into how our waste is processed.

# How local efforts and smart design revitalised Brockley

By Laura Zilincanova

In 1972, John Moreland, a landscape architect living in Brockley, decided to walk around his neighbourhood and take more than 250 pictures of its buildings. He was keen to document the area in south east London as the local government planned to build a new motorway bound to demolish historic properties.

The route was never built, but the controversial plan gave Moreland the initiative to found the Brockley Society in 1973, an organisation at heart of the neighbourhood's historic charm and strong community spirit.

In the same year, the Lewisham borough also designated the Brockley Conservation Area to preserve its unique architecture, a blend of 19th century styles. While the early to mid-19th century simpler houses drew inspiration from the renaissance of classicism in Italy, by the 1880s, Gothic Revival introduced pointed windows, steep roofs, and polychrome brickwork.

Leafy streets, cuddly cats, grand villas and green hills overlooking London's skyline: a relaxed afternoon walk in Brockley is an experience many Londoners in busier parts of the city can only dream of.

But with many new planning applications submitted and the desperate need for housing, the Brockley Society must carefully balance preservation and innovation to truly reflect the needs of its residents.



## Finding the right balance

Home owners in conservation areas are largely limited in making visible changes to their houses, as councils are legally required to give them planning permission.

Each time a planning application is submitted to Lewisham Council, the Brockley Society with its planning group discusses the proposed changes to align with the area's architectural character.

Chris Johnson, former architect and chair of the planning group, said: 'We feel that we can help the council improve their decision-making processes because they don't know the area as well as we do. And they do make some very odd decisions.'

However, he added that the group emphasises a constructive approach. He said: 'We don't try to be destructive or rude or anything like that. Our comments must be objective and consensual.'

The need for consensus is especially relevant as conservation areas are often linked with gentrification, due to possible increases of property prices and less options for new development.

Nicholas Taylor, an architectural journalist who formed the early relationships between Lewisham's councillors and the Brockley Society, was well aware of the problem.

In a recent interview, he said: 'When the Brockley Society was formed, it was a society of gentrifiers. We just need to be honest about that and be aware of the terrible responsibility which comes with coming in and playing about with someone else's area.'

'If the whole thing is wrapped in planning jargon, the only people who are going to discuss it are professionals with other

professionals.

'What I was interested in was community involvement in planning. But that's where it gets interesting, because we are dealing with people of mixed class backgrounds, mixed ethnic backgrounds, who may be approaching the area and its problems from very different angles.'

'It is the job of the community and the professionals to get together and discuss how this can be done to everyone's benefit.'

## Embracing the new in a sensitive way

Johnson explained the group cares about preservation with a small p, not a big P.

'We are about active conservation, not passive preservation,' he said, adding that the group supports a sensible introduction of change. This approach allows for new projects carefully designed to innovate in a non-aggressive way.

One of them is by Harriet Saddington, the architect behind the Tressillian Road Extension. Initially, the project was a risky idea, as Lewisham Council's Character Appraisal



classifies extensions as disruptive elements, stating that 'poorly designed extensions can interrupt the clean lines of the buildings and spoil their regular

appearance'.

But Saddington's case was different. Discussing her project with the Brockley Society at an early stage, she said the group had a local and sensitive eye while suggesting innovative solutions.

She said: 'I thought in order to protect the existing conservation area and the fabric of the building that we're trying to extend to, we should do the extension in brick, so that we can match it with the existing building.'

'But the Brockley Society said we should do something more modern. They were really interested in using a different material, so that it showed that the extension is part of a different period.'

They decided to use timber, with a glazed link between the existing building and the extension to separate the two. The group also suggested a pitched roof to align with the rest of the house.

## House-within-a-House

The Brockley Society also endorsed the Riba prize-nominated House-within-a-House. Its story dates back to the 1950s, when a cheaply built three bedroom house replaced



a Victorian villa bombed during the Second World War.

A couple collaborating with a London-based architectural practice Alma-nac used the house as a foundation for their final project. Instead of demolishing it, they kept the house inside and wrapped it with a timber frame to build an extra floor.

This added a thick warm layer to the poorly insulated original version - making it a thermally efficient solution and saving 12,000 bricks from landfill. Despite its asymmetrical form, the grey bricks, clean angles and vaulted roof make the house stand out in a subtle

way, without disrupting the neighbouring house's Victorian character.

## Rusty house

Some of Brockley's houses come with the mews - access roads running behind the houses that once accommodated stables. Over time, they became home to small, often noisy businesses including car repair shops.



When local residents started to find the situation unbearable, the Brockley Society collaborated

with the council, police, and landlords to shut down illegal businesses and clear the rubbish.

This effort revitalised the social potential of the mews, opening up space for community gardens and venues where independent artists can sell their work at events such as the Brockley Open Studios.

Often, building new houses in the mews has been approached with scepticism. But exceptions were made for exceptional designs. One of them is the Rusty House, a two-storey home designed by Stolon Studio.

The corten-clad structure is connected to a reconstructed garden wall which marks the entrance to the mews. The building transformed a neglected street corner, once a collection of gardens and out-buildings, with a sculptural interpretation of the mews. The Design Review Panel approved the plan, stating it has 'potential to breathe life into an apparently unloved mews'.

## Learning from the past to move forward

The Character Appraisal describes the Brockley Conservation Area as a place for the upper middle class. But for Clare Cowen, chair of the Brockley Society, it is special for being tenure blind - when all houses look the same regardless of one's social status.

She explained: 'If you look down a road in Brockley, you don't know that there will be a privately owned house, and then a house owned by the council, and the next one will be divided into three separate flats.'

'You don't know who lives there, because they all have to abide by the rules of the conservation area, so they all look the same.'

The only exception are houses that after the Second World War replaced bombed properties. For Cowen, they were necessary to provide accommodation quickly for many families left without a home, outweighing aesthetic concerns.

'In these conditions, you don't want to mimic something. You want to house people. Has it damaged the conservation area? It's part of the history of the area. It's a relic.'

Today, new housing is equally crucial. To address the dire living conditions many residents face, the priority is providing safe, liveable spaces for people currently on long waiting lists for accommodation, or those living in mouldy, rat-infested flats.

That's why construction of new housing, although sometimes met with resistance from conservationists, is essential for improving the living standards of these residents.

To provide a sustainable future for all, Cowen said that conservation areas must ultimately be about people.

'In the end, you're creating a place that people want to be part of, a place they can be proud of.'

All other photos: Laura Zilincanova

# OPEN HOUSE FESTIVAL

London's huge annual Open House Festival is a great opportunity to visit buildings and spaces that are not normally open to the public. Brockley Society contributed two events. The first was an **Architectural Walk** led by **Jane Hearn**. This was a change from the historical walks Gillian Heywood has led in the past. On the Sunday three different groups enjoyed guided walks through **Brockley's Historic Mews**, initiated at the end of lockdown and led by three Brockley Society volunteers.



## Architectural Walk in Brockley Conservation Area

Brockley Conservation Area's High Victorian enclave holds many interesting houses in a variety of styles, including Edwardian domestic architecture, historic trees and original lanes and mews.

Over time the economics that drove the original development (the railways, industrialisation, population increases and improvements in sanitation) changed. Exacerbated by two world wars, homes for single family occupancy became rooming houses, bedsits and later conversion to self-contained flats.

Houses and blocks of flats built in the 1950s and 1960s mainly indicate WWII bomb damage and add to the area's variety and history. As the Victorian houses fell into disrepair after the war, they faced threats including piecemeal attack by property speculators, local council plans to build on back gardens and demolish some houses and a proposal for an Inner Ring Road.

## London Open House Festival

The 1967 Civic Amenities Act led to designation in 1973 of the Brockley Conservation Area, preserving the largest area of intact and unspoiled Victorian housing in south London. The following year the Brockley Society was formed.

### Background

Until the mid-19th century, the area now known as Brockley Conservation Area comprised farms, market gardens and brickfields with a few houses and farm buildings. The advent of the railways meant that produce could be brought from further afield, the population of London had doubled in 50 years and the land was leased for speculative housing developments by the families that owned it. The first houses were built in the mid 1860s and further development occurred after 1870 when Brockley Station opened. The houses and street layouts were largely completed by the turn of the century.

### The Walk

Designation of the conservation area means attempts to demolish or damage the appearance of Victorian houses can be challenged and refused by Lewisham's planning officers. Modern buildings of good design quality, in the right places, can enhance the conservation area and add to its architectural interest. The walk takes in different types and styles of houses, from Victorian to modern day, examining their changing use in the context of de-industrialisation.

**Start: War Memorial**, corner of Upper Brockley Road and Lewisham Way: Deptford Borough WW1 War Memorial. Unveiled 1921. **Memorial Gardens**. Originally laid out in mid 19th century before the linked pairs of houses.

**Lewisham Way** linked pairs of houses: Mid-19th century (1860s) Grade II listed 1973. Pass end of **Manor Avenue**. Houses and terraces laid out and completed contemporaneously with Lewisham Way. 186 Lewisham Way, Grade II listed.

Corner of Lewisham Way and Wickham Road: **K2 Telephone box**, Grade II listed, now repurposed as a (children's) lending library. Look across to **Lloyd Villas**, note extension of Memorial Gardens. Built 1998 to replace South East London Technical College (now **Lewisham College**) sports building, which itself replaced bomb damaged houses similar to the Grade II listed buildings. Marie Lloyd, the music hall singer (My Old Man said Follow the Van!), lived in one of the houses

– hence Lloyd Villas.

**Wickham Road**: Mile long straight road. Houses on left and right, where not bomb-damaged or demolished, were built at same time as Lewisham Way/Manor Avenue. Note mews, semis, large detached and terraces, coach houses, architectural details.

Remainder of Wickham Road developed from 1870s onwards. Site of **Manor Farm** where Wickham Road joins Ashby Road.

**Ashby Road**: Rusty House, Breakspears Mews, emerging opposite Lewisham College (Brutalist building) where the Inner ring road was proposed. Grade II listed pair of semis.

**Breakspears Road**: Parallel roads (Tressillian/Tyrwhitt) also semi-developed until 1870s. Large detached and semi-detached.

Development on back land (eg **Tack Mews**, originally part of farm, then a plant nursery), some infill (not necessarily bomb damage).

Corner of **Cranfield Road**, see **St Peter's Church** on Wickham Road, built between 1866-70), Grade II listed. Note whopper extension on the corner house of Cranfield/Breakspears Road. Continue along Breakspears Road past **Lilac House** (bomb site) to **Harefield Road**, to **Tressillian Road**, across to **Crescent Way**. Note townhouses infill.

**Tressillian Crescent** to emerge on to **Tyrwhitt Road**. Proceed to **Hilly Fields Crescent** – very late Victorian/Edwardian.

Hilly Fields (opened 1896, London County Council). Influence of Octavia Hill on the preservation of this open space.

Path to café, end of walk.

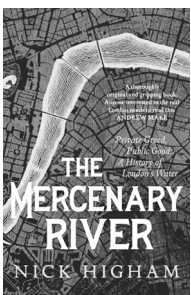
**Transport**: bus 484 from Hilly Fields Crescent or top of Vicars Hill to Lewisham or Brockley station.

### Brockley's Historic Mews Walk

About 70 people attended three walks between 11am and 2pm, led by **Sara Corrin**, **Mel Loveday** and **Juliet Johnson**. Some people had seen it advertised on the London Open House website, some were locals who had heard about it from Brockley Society's communications. As always there was surprise at the variety in the mews, ranging from a rural walk to industrial buildings to modern architecture, all sharing Brockley's fascinating Victorian history. Ending at Breakspears Mews Community Garden for tea and cakes is always popular.

• For more information about Brockley Conservation Area and the Brockley Society visit [www.brockleysociety.org.uk](http://www.brockleysociety.org.uk)

## Water: heroes and rogues



Ups and downs in the management of London's water supply have existed since medieval times, journalist **Nick Higham** told a joint meeting between Brookmill Road Conservation Area Society and Brockley Society.

Nick was talking about his book *The Mercenary River: Private Greed and Public Good, A History of London's Water*, published in 2023. It is well worth reading to give historical context to Thames Water's current problems.



The meeting on the 19th June followed Brookmill Road CA Society's AGM. It was held in the light and airy top floor of the Blueprint for All building (formerly the Stephen Lawrence Centre) in Brookmill Road, at a kindly negotiated community rate.

The building overlooks the Ravensbourne River, significant because it and associated wells sunk deep into the local aquifers offered 'the gold standard of water purity' in the 19th Century, Nick told us. Water is still drawn from the same source today to be treated in the James Engine House, the red brick Victorian building over the river from the Blueprint building.

Started during lockdown, Nick's research threw light on the individuals who pioneered

commercial inventions like the joint stock company and heroes who came up with inventions to aid distribution and purification. There were heroes and rogues aplenty, some of whom deserve greater recognition and others who just got eye-wateringly rich.

A good discussion followed the talk with questions on privatisation v public good. Nick favoured management by private companies, given empty public coffers, but only with strong regulation.

The talk was booked out following a widely distributed local campaign. Richard Freeston of Brockley Society organised the technology to allow for live streaming, something we should continue in future.

*Julia Rowntree*

## 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

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)

### Pending

**The Carriage House, Wickham Mews, SE4:** Installation of two rooflights

**Flat A, 63 Tressillian Road, SE4:** Installation of replacement double-glazed timber sash windows to the front and rear elevation

**14 Cliff Terrace, SE8:** Construction of a dormer roof extension to the rear and outrigger roof slopes, together with the installation of two rooflights to the front roof slope, one rooflight to the side roof slope, works to the front garden wall, installation of a timber bin store

**51C Manor Avenue, SE4:** Installation of replacement double glazed timber sash windows to the front and rear elevation

**6 Cranfield Road, London, SE4:** Replacement single storey rear extension and rear garden patio, together; alterations to the side elevation, installation of an air source heat pump in the rear garden, replacement of existing windows

**60 Breakspears Road SE4:** Demolition of the three existing garages and the construction of a two storey, plus basement house, with a roof terrace and bin store

**4 Tack Mews, SE4:** Construction of a single-storey front extension, single-storey rear extension, two rooflights to the front roof slope, two rooflights to the rear extension roof slope

**9 Rokeby Road, London, SE4:** Replacement windows to all elevations

**38 St John's Vale, SE8:** Installation of replacement double-glazed timber sash and casement windows to the front, side, and rear elevations

**Flat 1-4, 241A Lewisham Way, SE4:** Construction of a third floor external balcony to the rear elevation, a single-storey external staircase to the rear elevation. Installation of replacement double glazed timber casement windows to the front elevation

**85 Harefield Road, SE4:** Single-storey outbuilding in the side garden

**64 Cranbrook Road, SE8:** Single storey rear and side infill extension and installation of rooflights to the rear extension roof slope

**4 Harefield Road SE4:** dormer roof extensions to rear, the infilling of an existing bathroom window to the side of the rear addition and the relocation / re sizing of an existing window; reinstatement of historic features such as chimney pots and façade mouldings

**79 Manor Avenue, SE4:** Replacement doors and timber windows to the front and rear elevation, removal of window on the side elevation, alterations to the front and rear external steps, alterations to the rear extension, alterations to the front garden, replacement of front garden bin store, works to the front boundary wall, repairs to

the side elevation render

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

### Granted

**Ground Floor Flat, 2 Breakspears Road, SE4:** Construction of a garden room in rear garden

**145 Upper Brockley Road, SE4:** Construction of a single-storey extension to the rear, partial conversion of the existing garage with balcony and balustrade and the installation of 2 Air source heat pumps in the rear garden, together with the addition of a new side access door, replacement double-glazed sash windows and roof light, re-roofing of the existing first floor extension

**29 Manor Avenue SE4:** Construction of an outbuilding at the rear

**20 Harefield Road SE4:** Retrospective planning permission for the retention and alterations to front boundary wall and pier, together with the replacement of the paving and hardstanding areas to front driveway

**16 Cliff Terrace, London, SE8:** Installation of three rooflights

**10 Brockley Gardens, Upper Brockley Road, London, SE4:** Installation of replacement windows to both the front and rear elevations together with the installation of a replacement door to the rear

**109B Tyrwhitt Road, SE4:** Replacement single glazed timber windows in the front elevations

**37 Ashmead Road, SE8:** Construction of a rear dormer extension

**40 St John's Vale, SE8:** Construction of a single storey rear and side infill extension

**Chester Lodge, 25 and Half, Wickham Road SE4:** The removal of ground floor window and door in the rear elevation and the installation of new enlarged glazed door, together with the installation of raised decking to rear garden

**5 Tack Mews SE4:** Construction of a single-storey front extension and single-storey rear extension

**5B Tyrwhitt Road, SE4:** replacement timber sash windows to the side and rear elevations

**29 Manor Avenue SE4:** Construction of an outbuilding at the rear

**145 Upper Brockley Road, SE4:** Construction of a single-storey extension to the rear, partial conversion of the existing garage with balcony and balustrade and the installation of 2 Air source heat pumps in the rear garden, together with the addition of a new side access door, replacement double-glazed sash windows and roof light, re-roofing of the existing first floor extension

**Flat B, 54 Wickham Road, London, SE4:** Replacement windows

**126 Albyn Road, London, SE8:** replacement windows to front elevation

**Ground Floor Flat, 38 Tyrwhitt Road, SE4:** The construction of a single storey extension to the side and rear, together with associated patio

**51 Admiral Street, London, SE8:** replacement roof coverings and replacement gutters and flashings

**255 Lewisham Way SE4:** Demolition of the existing two storey rear extension and construction of a new two-storey, glazed extension at the rear, replacement glazed roof to the existing side passage with new gate and fence, together with installation of replacement timber windows in the elevations

**8 Manor Avenue, SE4:** replacement windows to the front and rear elevation

**24 Garsington Mews SE4:** Construction of a part one/part two storey side extension, roof extension to the rear roof slope, together with alterations to the front and rear elevations and a front bin storage

**7 Tack Mews:** Construction of a single-storey front extension and single-storey rear extension

**First Floor Flat, 6 Breakspears Road SE4:** Construction of a replacement dormer extension in the rear roof slope

**3 Upper Brockley Road, SE4:** Construction of single storey infill extension at the rear and a replacement front boundary wall and gate

**20-22 Brockley Cross, SE4:** Display of a fascia sign and frosted window vinyl to the shopfront and the installation of an internally illuminated sign

**Unit 7 Breakspears Mews, SE4:** Removal of the existing garage door and replacement with fixed cladding with a shuttered window to facilitate internal alterations

**54 Tressillian Road, SE4:** Demolition of an existing rear single storey extension with roof terrace, canopy and supporting wall and the construction of a new single storey rear extension with a roof terrace and metal railings, installation of new doors in the rear elevation, installation of an external staircase and installation of replacement windows, together with provision of a bike and bin store with a new side access gate, construction of a new front boundary treatment

### Trees

**10 Tressillian Crescent, London, SE4:** Pollard Holly Tree (front)

**10 Cranfield Road, London, SE4:** Pollard Lime trees (rear)

**Flat 3, 13 Manor Avenue, London, SE4:** Fell dead tree

**12 Brockley Gardens, Upper Brockley Road, London, SE4:** Fell Ceanothus because of wall collapse

## Samuel Pepys reunion on Hilly Fields



Above: organisers of the lively school reunion for Samuel Pepys school in Wallbutton Road, which attracted a large crowd to Hilly Fields on 10 August 2024. Most of the participants were at the school in the 1970s and 80s and enjoyed music, food and catching up with old friends.



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