

Councillor Chris Best Sydenham Newsletter

Summer 2011

INSIDE THIS ISSUE

- p 1 - Sydenham Assembly
- p 2 - Youth Centre
- p 3 - Vibrant high street
- p 4 - Environment
- p 5 - Transport
- p 6 - Planning
- p 9 - Links, events and meetings

My aim is to build a stronger community in Sydenham as well as across the borough through developing:

- **healthy and caring communities**
- **safer and secure communities**
- **vibrant, active and inclusive communities.**

Since this isn't the place to go into any topic in too much depth please contact me if there is an issue you would like to pursue with the Council on cllr_chris.best@lewisham.gov.uk. Please have a look at my web site on www.lewisham.gov.uk/cllrchrishbest and also [my photos](#) for a range of images. You can text me on my mobile 07725 143020 or call me on my landline 020 8659 6445.

Sydenham Assembly

The next Sydenham Assembly starts at 7pm on Thursday 8 September at the Naborhood Centre (44a Sydenham Road next to the Post Office) and will focus on table discussions. There will be the opportunity to discuss the outbreak of violence on Monday 8 August and review our response. The community have responded positively and people have offered their time in volunteering through many ways, including helping local organisations.

A number of local residents will be leading the discussion groups to take stock of progress, review our priorities and agree any action points:

- High street trading in Sydenham – new investment opportunities at The Greyhound and the other empty shops
- Street drinking, Licensing and the Controlled Drinking Zone – concerns with granting the late night licences and the enforcement of the CDZ
- High street events – Halloween, Christmas and the Festival
- Sydenham Youth Centre – discussion on activities for all the community
- Flytipping and flyposting - cleaning up the high street and taking enforcement action
- Sydenham Transport issues including the Bakerloo Line – an update on Station Approach and Sydenham high street.

There will be the usual information updates and an open question and answer session. Please come along, join in the discussion and make a difference to the future of Sydenham.

At our last meeting in June we received a number of presentations for the £15,000 Assembly Fund and then voted with the following results:

- Sydenham Toilet Scheme - £3,200
- Sydenham Music Outreach - £1,600
- Eco Computers IT Training in the Library - £3,157

www.lewisham.gov.uk/cllrchrishbest

- Grow Mayow “Sow it, Grow it” - £2,500
- Sydenham Mosaic - £2,000
- Greening the town centre - £2,000
- Spontaneous Productions at the Dolphin – balance of £543

Update on local priorities

Priority One - More activities for children and young people

Sydenham Well's Park New Generation youth centre

Planning permission has been granted and we are now at the stage of letting a Contract for the for the new building of Myplace TNG from the £3.5 million. The plan is to award the contract at the beginning of October with a view to start on site before Christmas and a completion in winter 2012.

The centre will open from 9.00am until 10.00pm seven days a week providing a modern, safe place that local young people will have a main role in developing and running. Along with having fun young people will be able to seek help and advice at the centre on issues such as finance, substance misuse, sexual health and housing. The next Myplace Steering Group meeting is in October and the YMCA is helping to further develop young people's involvement in areas such as governance structures. Meetings are taking place with key partners to confirm their involvement once the Centre is open – for example Millwall Community Scheme, Rio Ferdinand Foundation and the Stephen Lawrence Centre. For more information please see the [web page](#).

Priority Two – Improving community safety and tackling anti-social behaviour

Controlled Drinking Zone

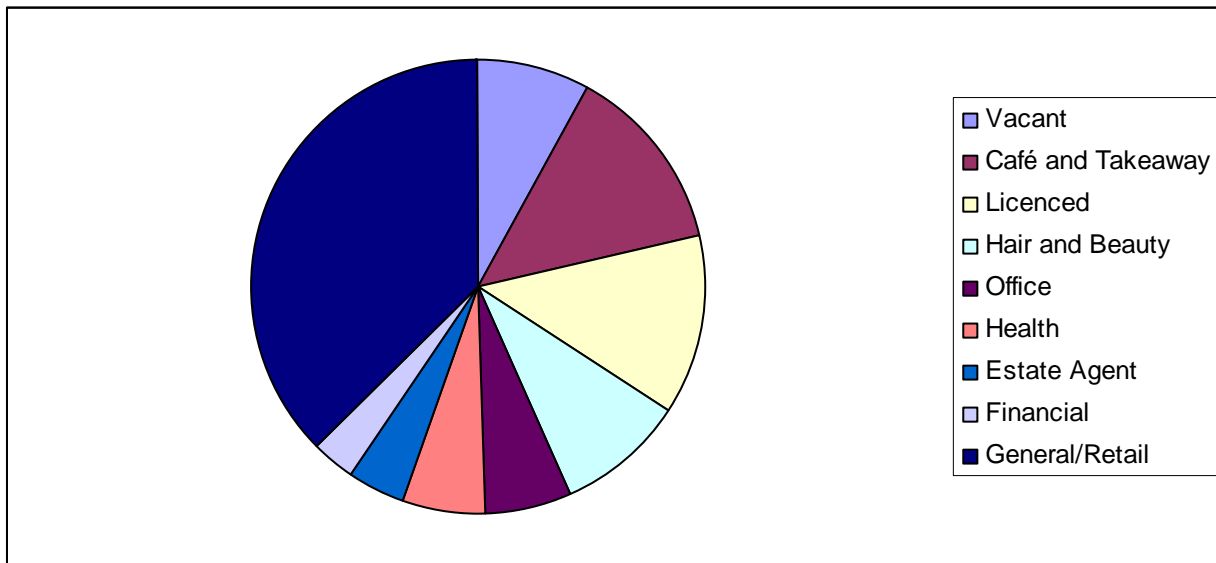
Signs are in place in Sydenham Road to remind people they are in a controlled alcohol zone. The Designated Public Place Order (DPPO), commonly known as a drinking control zone gives police discretionary powers to stop people and confiscate and dispose of any alcohol within the boundaries of Lewisham borough. Unfortunately the street drinkers are still causing a problem to shoppers on Sydenham Road. Lewisham Council and Lewisham Borough Police are currently reviewing the effectiveness of the Order to see whether it should be introduced permanently across the borough.

The DPPO is not a ban on alcohol consumption in a public place, and does not make drinking in public an offence, but it is a measure that can assist in tackling street drinking linked to antisocial behaviour. The intention is to provide police with a tool to address alcohol-related disorder in a quick and effective way. Failure to comply with a request from the police to hand over alcohol can result in arrest and/or a fine of up to £500.

Priority Three – Vibrant high street

I chair the Sydenham Town Centre Steering Group which is a working partnership between the Sydenham Traders Association, Sydenham Society, SNT police team, residents and the

Council. The vacant shop rate for the whole of the high street in Sydenham ward is still under 10% which compares favourably with other parts of Lewisham and London.



Analysis of 214 premises from Kirkdale to the end of ward at 319 Sydenham Road show that vacant shops account for 9% of the total. I have grouped cafes and takeaways together to show the largest group of 14% followed by licences premises at 13% then hair and beauty at 9%. We now have nine estate agents and five financial comprised of three banks, a building societies and a credit union. We do have two pawnbrokers/gold shops.

A planning application has been submitted for a **change of use** of **105 Sydenham Road** SE26 from retail (Use Class A1) to a Cheque Centre (Use Class A2) (Professional & Financial Services).

A **change of use** of the ground floor at **321 Kirkdale** SE26 to (Use Class A5) Hot Food Take-away, together with the construction of a two storey extension to the rear in connection with the existing restaurant use has been submitted. My concern is on health and safety grounds with a take-away on the bend which will be adjacent to the zig zag markings for the Kirkdale crossing. It is an offence to stop on this section of the road. Directly east of the zig zags, there will be a loading bay outside the railway pub with a maximum stay of 20 minutes, with its use suspended between 7-10am and 4-7pm. The loading bay is configured so an HGV would sit with half its width on the pavement and half its width on the road. The pavement is reduced to 1.3m when a vehicle is occupying the bay.

Planning permission has been granted for the conversion and change of use of **271 Sydenham Road** SE26, from a take-way unit (Chinese take-away on the corner of Highclere and Sydenham Roads) on the ground floor and residential use above, to provide 2 two bedroom self-contained flats, together with the construction of a new boundary wall to the front and side, alterations to the front and side elevations and the provision of 1 car parking space, 2 cycle spaces and refuse storage.

Licensing applications

Kirkdale Convenience. 297 Kirkdale. SE26 4QD has been granted a Premises Licence to permit the sale of alcohol until 1am from Monday – Sunday. Please see the [covering report](#), the details [of the report including the objections](#) from the Police and [my objections](#) presented for the meeting on Tuesday 7 June 2011. This was a compromise from the 24 hours/7 days a week licence that was applied for.

5 Sydenham Road (previously trading as a mobile phone shop) applied for an 8am to 1am seven days a week and an agreement has been reached for an 11pm end time.

319 Sydenham Road SE26 5EW 9 - corner of Champion Road

An application for a licence for a bar and restaurant with recorded music and dancing facilities from Monday to Sunday from 11am to 11pm. Last date for representations is 23rd September 2011 and must be based on one or more of the four licensing objectives.

- Crime and Disorder
- Public Safety
- Protection of children from harm
- Public Nuisance

Please see the Business section on Lewisham's web site for more information

<http://www.lewisham.gov.uk/myservices/business/Pages/default.aspx>

Community Toilet Scheme

A community toilet scheme enables local businesses like pubs, restaurants and shops, to work with the council to ensure that there are more clean, safe and accessible toilets within an area. You can use the facilities during the businesses' opening hours without the need to buy anything. Those taking part display a sticker in the window. As part of the scheme, businesses are paid to allow members of the public to use their toilets. This helps shops provide a clean, attended facility that's in their best interest to keep maintained. Community Toilet Schemes are now in operation at a growing number of town centres and high streets nationwide, but Sydenham will be first location in Lewisham to trial the scheme. Sydenham is losing its public toilet on Station Road and as result of this local resident Ilse Towler, supported by the Sydenham Town Centre Steering Group, has come up with this ground-breaking idea for Sydenham.

At present three businesses have signed-up to the scheme - Kente, Blue Mountain and Two Half's. We are currently looking for a fourth retailer to take part in the scheme.

Priority four – Environmental improvements to provide a cleaner greener Sydenham

Sydenham has access to three parks although only one is situated in Sydenham ward which is Wells Park. **Sydenham Wells Park** has again retained a Green Flag. The date for the next Sydenham Wells Park Improvement meeting is 22 November.

Mayow Park been awarded a Green Flag for the first time and volunteers are developing the Pavilion Triangle. The older children's play area was officially opened in June and regrettably had some vandalism over the last month.

Grow Mayow Community Garden has received a prestigious Green Flag Community Award highlighting that this is a well managed, high quality green space.

Friends of **Home Park** have put in a lot of work over the fun day and we were all saddened by the mindless destruction caused in Home Park of the Adventure playground in the early hours of Tuesday morning, August 2011. The fire was started between the hours of 4.00-5.00am.

If anyone has any information on who was involved in this mindless destruction, please call 020 8345 4142 or alternatively anyone can report crime and provide information anonymously to Crimestoppers on 0800 555 111.

This achieved nothing except depriving young people of something to do. If anyone knows of any information to bring those who committed this crime to justice please contact the police on one of numbers above.

Sydenham Green Waste

The free seasonal garden waste service is operating at Girton Road car park until 27 November 2011 on Saturday and Sunday mornings from 9am to 12 noon. Garden waste includes flowers and plants, grass clippings, hedge trimmings, leaves, and twigs and branches up to four inches in diameter. Kitchen waste, vegetable peelings, soil, turf, stones and Japanese knotweed will not be accepted and no trade waste or trailers, vans or open back vehicles will be allowed.

Priority five - Transport improvements for Sydenham

Sydenham high street

For further information on the £3.6 million improvements please see [Sydenham high street](#) Lewisham Council is currently working on a £310,000 renovation of Sydenham Station Approach which will greatly improve access to the station. The current update is as follows.

Scheme Delivery - The design elements of the scheme are now nearing completion. The detailing of architectural features such as steps and access to the Naborhood Centre and the Post Office is being completed.

The new drainage system for the town centre is has also been designed, as this work required the completion and audit of the 3d / levels design before it could be commenced. We are installing additional drainage systems under the pavement in Kirkdale to carry water from the shop front drains on the buildings under the pavement and this has required some redesign. The new system prevent water flooding the pavement in heavy rain.

TfL and Lewisham Council engineers are out at Sydenham regularly, to check the design and ensure that it is fit for purpose. We are working with several elements of the design being

produced by consultants and this work needs to be checked on site including the new street lighting and CCTV.

Access Permissions for Network Rail

Permissions from Network Rail are required for works taking place on Sydenham Road Rail Bridge. We are in discussions with Network Rail regarding methods of working and structural

Station Approach - The design work for Station Approach is close to completion. Network Rail have given consent for the transfer of the Station Approach land to the council but we are still awaiting consent from the Office of the Rail Regulator. The Office of the Rail Regulator is a key stakeholder and permission from the ORR is a statutory requirement. All other stakeholders have provided consent and given support for the transfer so we are just waiting for the ORR.

Traffic Signals Design - TfL have approved all design work for the traffic signals. The signals system has been ordered and will be installed by TfL specialist contractors during the works.

Traffic Modelling - The traffic modelling approval process has now completed Stage 3 (of 4). The engineers at TfL have confirmed that the traffic model is robust and an accurate forecast of traffic progression after the scheme is completed. They have also confirmed our forecast that there will be some slight improvements to journey times once the system is online.

The route for the extension of the Bakerloo Line has now been published and will stop at Lower Sydenham after Catford followed by New Beckenham and onto Hayes.

For more information about the current priorities and Action Plan please visit www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly.

Please see our Sydenham Assembly Facebook page <http://www.facebook.com/pages/Sydenham-Assembly/155426357840755>

Update on Planning

Planning applications can be seen online using the ACOLNET web site – please then use the advanced search and the drop down for Sydenham Ward page.

255-269 Sydenham Road, SE26 5EN

Amicus Horizon have submitted a planning application for the demolition of the existing buildings at 255-269 Sydenham Road SE26 and the construction of a part two/part three storey building incorporating balconies, to provide 1, one-bedroom, 12, two-bedroom and 1, three bedroom self-contained flats and 3, three bedroom houses together with the provision of bin stores and cycle storage.

Update on redevelopment

The Greyhound

The developers, Purelake Limited, are well underway with the building of 40 new social homes for Hexagon and two commercial units on the ground floor. Work is also starting on The

Greyhound Public House for a full restoration to create a self-contained (Use Class A3/A4) unit in the centre of a new public square.

In total the amount of commercial floorspace is 9,43sq m, of which the pub comprises 2,86sq m. The former drinking corridor (which some residents may remember) is one of the elements of the pub scheduled for demolition but the tiles have been stored and will be reinstated in the refurbished pub; in addition, there will be new stone greyhounds on plinths to replace those which disappeared some years ago, together with the construction of a new public space adjacent to the pub which will include hard and soft landscaping.

Eleven car parking spaces will be provided; four for residents, two commercial parking spaces, one disabled parking space and four parking spaces for car club use. There will be provision of a motorcycle parking area and cycle parking facilities for a minimum of 56 bicycles.

22a - 24 Sydenham Road

Conservation Area Consent has been given and demolition has taken place of the buildings on the site of 22A-24 Sydenham Road SE26. We are now waiting for the construction of a part one/part four storey building incorporating 475sqm ground floor commercial floor space (A1/A2) and upper floor residential accommodation comprising 9 units (8, two bedroom and 1, one bedroom self-contained flats) including associated amenity space and a meadow to the rear.

2 - 4 Trewsbury Road

Building is now underway at this exciting new development just behind the new Italian restaurant (the old ice cream parlour) on the corner of Sydenham Road and Trewsbury Road. Permission was granted in November 2007 for a 3-storey building plus basement housing commercial space (Use Class B1), plus 2 x 1 bedroom and 7 x 2 bedroom flats incorporating balconies and roof terrace. There will be landscaping, the provision of 3 car parking spaces, 9 bicycle spaces and a refuse store. The building was designed by local architects Thomas Ford and mirrors the redeveloped former church hall on the corner opposite.

278 - 280, Kirkdale

Planning permission was granted in November 2007 for the demolition of the existing building at 278-280 Kirkdale SE26, and the construction of a five storey building with basement to provide a public house at ground and basement levels, together with 7 one bedroom self-contained flats with balconies above. There was an auction on the 28 October 2009 and according to the auctioneer's site the last bid was £422,500 so it remained unsold but was available at £430,000 at the next auction and remains unsold.

11 Westwood Hill SE26 6BQ

London and Quadrant are on the site at Willow Lodge, 11 Westwood Hill SE26. Planning permission was granted for a change of use from Use Class C2 to residential (Use Class C3) and the construction of an additional storey to provide 7 one bedroom and 9 two bedroom self-contained flats combined with the demolition of the building to the rear and the construction of a part two/part three storey building to provide 3 two bedroom self-contained flats and 3 three bedroom houses with associated landscaping, provision of 26 bicycle spaces and 10 car parking spaces with access from Westwood Hill and Sheenewood.

Rotary Day Centre, 6-7 Addington Grove SE26 4JT

Onsite for the construction of 16 residential units comprising (A) a part 2/part 3 storey building to provide 2 one bedroom and 9 two bedroom self-contained flats, fronting Addington Grove and (B) 1 one bedroom bungalow and 4 three bedroom, two storey houses, fronting Laurel Grove, together with associated landscaping, provision of 8 car parking spaces, 11 cycle bays, an on-street car club parking space, refuse and recycling storage facilities.

169 - 171, Sydenham Road SE26

Permission has been granted for the demolition of the existing building (Café Gold) on the corner of Hazel Grove and the construction of a part three/part four storey building, incorporating balconies, terrace and a roof garden, comprising a cafe/retail unit (Use Class A3/A1), 3 one bedroom and 3 two bedroom, self-contained flats, together with the construction of a garage/bicycle store, with access onto Hazel Grove, associated landscaping and provision of bin storage spaces.

Garages adjacent to 109, Newlands Park SE26

On site for the construction of a part 2/part 3 storey building incorporating balconies/terraces, comprising 8, one bedroom self-contained flats, together with landscaping, the provision of 8 integral cycle spaces, refuse stores and a car parking space.

Recent Planning decisions included the refusal of:

123-125 Sydenham Road, SE26 5HB

The construction of a two storey and a single storey extension to the rear of 123-125 Sydenham Road SE26, together with the alteration and conversion of the mortuary, workshop, chapel and offices, to provide 7, one bedroom self-contained flats, incorporating a terrace at first floor level to the rear and external staircase to the side.

The reasons for the refusal are:

- The proposal would lead to the loss of employment uses at the rear and at first floor level. Although the current occupiers have found it necessary to reduce their operation, there has been no evidence provided of any attempt to market the premises for alternative employment uses or evidence of lack of demand for such use or site specific issues. As such, the proposal is contrary to Policy 5 Other employment locations and Spatial Policy 3 District Hubs of the Core Strategy (adopted June 2011).
- The application site is part of an Opportunity Area (No.11 within the Adopted UDP) which has been identified as a key development site for mixed use redevelopment within the Council's strategic development plan. As the current proposal is not merely re-use of existing space, but proposes substantial extensions to the rear, it is considered that this may prejudice the Council's strategic plans and therefore would not be acceptable, being contrary to saved Policy URB 1 Development Sites and Key Development Sites in the adopted Unitary Development Plan (July 2004).
- The standard of accommodation proposed is not considered to be acceptable, providing no mix of dwelling sizes, poor outlook from mainly single aspect dwellings, and some rooms that do not meet minimum room sizes or have suitable outlook. It is therefore contrary to Policy 1 Housing provision, mix and affordability and Objective 3 Local housing need of the Core Strategy (adopted June 2011) and saved Policies HSG 4 Residential Amenity and HSG 5 Layout and Design of New Residential Development in the adopted Unitary Development Plan (July 2004).

11 Queensthorpe Road SE26 4PJ

The demolition of the existing garage at the side of 11 Queensthorpe Road SE26 and the construction of a part single/part two storey, two bedroom house

The reason for the refusal was that the proposed dwelling is inappropriate and of poor design, and would result in material harm to the appearance and character of the host property at 11 Queensthorpe Road and the Sydenham Thorpes Conservation Area, contrary to policies URB 3 Urban Design, URB 6 Alterations and Extensions, URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas in the adopted Unitary Development Plan (July 2004) and Core Strategy Policy 15: High Quality Design for Lewisham and Core Strategy Policy 16: Conservation Areas, Heritage Assets and the Historic Environment in the Local Development Framework - Core Strategy (June 2011).

Enforcement of the high street Conservation Area

The Thorpes Conservation Area covers the high street to Mayow Road (up to the Cake Store at 111 on the odds and to 28 on the evens and then from 46 to 72) and includes to the Cobbs Corner Conservation Area. Traders need to comply with [Lewisham's Shop Front Design Guide](#) and everyone needs to comply with ensuring that satellite dishes are out of sight on the roof and that wooden windows are replaced like for like. Unfortunately there are a number of premises that did not apply for planning permission to change their shop fronts, have installed UPVc windows and have satellite dishes on the front of the building. Planning officers have written to these premises to seek compliance with the Conservation Areas.

Links, events and up and coming meetings

Sydenham Traders Halloween - Monday 31 October 2011

This year the event will take place from **4 – 5pm** ending with a fancy dress competition outside the Co-op.

Hazel Grove Music Festival

12 noon - 7pm Saturday 17 September 2011

Friends of Sydenham Community Library Community

Meeting Tuesday 27th September 7.30 pm (end 9.30pm) at Sydenham Community Library.

Friends of Mayow Park - <http://friendsofmayowpark.blogspot.com/>

Friends of Home Park - <http://homepark.wordpress.com/>

Grow Mayow - <http://growmayow.blogspot.com/>

Kids Nature Clubs - Sunday 2nd October

Permaculture Kids Club (for 8–13 year olds) 10am -1pm Sunday 31 October

St Christopher's Hospice - www.stchristophers.org.uk

Concerts on the first Thursday of the month

Sydenham Arts Festival – www.sydenhamartsfestival.com

Sydenham Assembly - www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly

Sydenham Community Radio - <http://sydenhamradio.co.uk/>

Sydenham Film Club - <http://www.sydenhamfilmclub.org/>
Norwegian Wood - 7.30pm Thursday 15 September at the Golden Lion

Sydenham and Forest Hill Youth Forum - <http://beta.sfhyouthforum.org.uk/>
Annual General Meeting - 10am-12pm 16 September 2011 @ Here For Good,
17 Sydenham Road, SE26 5EX

Sydenham Garden – www.sydenhamgarden.org.uk
Autumn Fair – from 11am – 3pm on Saturday 24 September

Sydenham International Music Festival – www.sydenhammusic.org.uk

Sydenham Safer Neighbourhoods Team -
<http://www.met.police.uk/teams/lewisham/sydenham/index.php>

Sydenham Society – www.sydenhamsociety.com
Lost Victorian London – 7.45pm Wednesday 28 September at the Golden Lion
Cinemas of South East London – 7.45 Tuesday 8 November at the Golden Lion

Sydenham Town Forum – www.sydenham.org.uk

Please subscribe to the Arts Service [ebulletin](#) on the web site and the Be More
enewsletter for the range of events coming up over the next month.

Lewisham Life is now available in a monthly eNewsletter.

Surgery details: from 10.30 to 11.30 on the 1st Saturday at Sydenham Library,
3rd Saturday at the Naborhood Centre, 44a Sydenham Road (next to the Post Office) and
4th Saturday at Hillcrest T.A. Club Room, High Level Drive, SE26

Please email onto others and if you'd like to receive information this way please let me
know of any changes to your email address