

# Councillor Chris Best Sydenham Newsletter

Autumn 2011

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**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](mailto:cllr_chris.best@lewisham.gov.uk). Please have a look at my web site on [www.lewisham.gov.uk/cllrchrishbest](http://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 Tuesday 29 November at Sydenham Community Library (210 Sydenham Road next to Home Park) and will include updates on Sydenham Community Library, Sydenham Community Radio and Lewisham's plans for the Olympics. There will be an updated Sydenham Action Plan available at the meeting that will start with some entertainment from Sydenham Choir.

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

At our last meeting in September the round table discussions resulted in a bid to the Outer London Fund for the Sydenham Smiles initiative for £70,000. This included:

- Sydenham high street shop front signage - £40,000
- Promotion of a Station Approach month street market - £10,000
- Developing the Sydenham Traders Association - £10,000
- Cultural activities - £10,000

A Sydenham Assembly Newsletter has been delivered to every door in the ward to provide an update on the local priorities.

## Update on local priorities

### Priority One - More activities for children and young people

#### Sydenham Well's Park New Generation youth centre

I am delighted to report that work is planned to start soon on the construction of the new £3.5m MyPlace centre. It is hoped that work will be completed by November 2012.

[www.lewisham.gov.uk/cllrchrishbest](http://www.lewisham.gov.uk/cllrchrishbest)

The centre will open seven days a week from 9.00am until 10.00pm a wide range of facilities. For more information please see the [web page](#).

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

### Controlled Drinking Zone

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

### Responsible Retailers Agreement

As part of the Problem Solving Plan in Sydenham set up to tackle anti social behaviour, involving multi-agency partners, an agreement was drawn up and agreed by the Neighbourhood Community Safety Service (NCSS), Sydenham Safer Neighbourhoods Team (SNT), Lewisham Borough Business Against Crime (LBBAC), the Licensing Department and the Local Assemblies Team to help retailers in their awareness of rights as well as responsibilities in trading.

## Priority Three – Vibrant high street

At the last meeting of the Sydenham Town Centre Steering Group we discussed **Lighting Up Sydenham** which will take place at 5pm on Friday 2 December with the Christmas lights being switched on at 5pm by the Panto Dame and Daisy the Cow - all the way from *Jack & the Beanstalk* at Lewisham Theatre. The switch-on will be followed by entertainment from local choirs including those from Sydenham School and St Christopher's Hospice. The traders have been contacted and around 20 in the core shopping area have agreed to stay open late with Kirkdale Bookshop open until 9pm.

We noted that two new shops had opened. The Cash and Cheque Express trading at **79 Sydenham Road** which is trading as A1 retail. This will be monitored for the retail trade against the financial services element which would fall into A2 use.

Officer gave planning permission 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).

Also the Two Half's had closed and was being marketing by Craddick <http://www.cradick.co.uk/availableRetail.php?p=viewProperty&vId=37281> - rent is £45,000 per annum exclusive of rates (shown as £6,603), insurance and VAT - so around £1,000 per week for a new sublease expiring 22 December 2016. Ground floor with sales space of 255 sq metres with storage and rear access for loading.

### ***Licensing application***

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

Following the Licensing Committee meeting to consider the late night opening the sale of alcohol and recorded music/dancing was agreed between 11pm and 2am on weekends preceding bank holiday Mondays and on Christmas Eve, Boxing Day and New Year's Eve with the following conditions:

- A sound limiter be installed
- Use of the garden by customers is prohibited after 8pm
- The maximum capacity of the restaurant must not exceed 35 customers
- Door supervisors must be employed between 11pm and 2pm

The Committee considered that the imposition of these conditions on the premises licence would promote the prevention of the public nuisance licensing objective.

A planning application for the installation of a non illuminated fascia sign to the front and side elevations of 319 Sydenham Road, SE26 has been submitted with the start of consultation on 21 November.

### ***Change of shop front application***

#### **256 Kirkdale SE26 4NL**

This application is before the Planning Committee meeting on Thursday 1 December. The application is for the retention of the aluminium framed shopfront. The recommendation from planning officer is that planning permission is granted. Please see the report -

<http://councilmeetings.lewisham.gov.uk/mgConvert2PDF.aspx?ID=6712>

I have objected because of the loss of the wooden curvature that was present on the corner building that was previously Kirk's Cameras -

<http://www.flickr.com/photos/stevegrindlay/5868015908/in/set-72157627039446604/>

### **Priority four – Environmental improvements to provide a cleaner greener Sydenham**

Despite the cuts the Council is continuing to sweep Sydenham Road seven days a week to maintain a clean high street. Work continues with the trade waste to make sure traders put their waste out at the appropriate time for the daily pick ups. The Council is taking enforcement action on the recent flyposting in the high street. The [Love Lewisham](#) web site offers tracking on reported cases of flytipping and other environmental issues.

### **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.

We are waiting on the legal transfer of the Station Approach land from Network Rail and are going out to tender so that we are ready to start works in the New Year.

For more information about the current priorities and Action Plan please visit

[www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly](http://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. I chaired the local objectors meeting at Sydenham Community Library on 6 October.

### **St Clements Heights, 165 Wells Park Road, SE26 6RP**

St Clement Danes Holborn Estate Charity have submitted a planning application for the demolition of existing buildings at St Clements Heights, 165 Wells Park Road SE26 and the construction of seven, 4 to 7 storey blocks comprising 50 one and two bedroom Almshouses and 46 two, three and four bedroom self-contained flats and houses, together with the provision of 76 car parking spaces, vehicular accesses onto Sydenham Hill and Wells Park Road with associated landscaping. (Outline Application). I chaired the local objectors meeting at St Philip the Apostle on the 2 November.

### **Land to the rear of 201 Sydenham Road, SE26 5HF**

This application is before the Planning Committee meeting on Thursday 1 December. The application is for the demolition of the existing garage and construction of a three storey building, incorporating balconies on land to the rear of 201 Sydenham Road SE26 (off Laurel Grove), comprising 1 one bedroom self-contained flat, 1 one bedroom maisonette and 1 three bedroom maisonette, the provision of a car repair workshop with office, together with associated landscaping, refuse store and 3 car parking spaces. The officers consider the development considered acceptable – please see the report:

<http://councilmeetings.lewisham.gov.uk/mgConvert2PDF.aspx?ID=6708>

## 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 well 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. This plot is now being marketed by [Kalmars](#) with offers invited

### **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 part 2/part 3 storey building to provide 2 one bedroom and 9 two bedroom self-contained flats, fronting Addington Grove and 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.

### **Garages adjacent to 109, Newlands Park SE26**

On site is 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.

### **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**

#### **Spontaneous Productions present "Three Plays to See Before You Die"**

**Weds 30 November, Weds 7 Dec, Weds 14th Dec; 8pm, The Hob Upstairs, 7 Devonshire Road SE23 3HE (opp. Forest Hill station); tickets £7 (£5 concs); box office: 020 8855 0496**

Directed by Jonathan Kaufman, with original music by Julian Kaufman, the three plays are 'Box', 'The Wishes of Harold Merkin' and 'Harpichord World'.

#### **Music at St Christopher's - Tim Richards Jazz Trio**

**Thurs 1 December, 7.30-9.30pm, Dame Cicely Saunders Room, St Christopher's Hospice, 51-59 Lawrie Park Road SE26 6DZ; tickets £12**

The Tim Richards Trio have been entertaining audiences since the mid 80s. According to the Evening Standard, "Tim Richards plays bluesy jazz piano with a fiercely contemporary edge and his compositions are lushly melodic..." To reserve your tickets (which include wine and interval snacks) contact Debbie Calvert at [d.calvert@stchristophers.org.uk](mailto:d.calvert@stchristophers.org.uk) or call her on 8768 4747 (Mon-Fri, 10am-4pm).

#### **Lighting up Sydenham and late night shopping**

**Fri 2 December, from 4.45 til 9pm**

Come and watch the Christmas lights being switched on at 5pm by the Panto Dame and Daisy the Cow - all the way from *Jack & the Beanstalk* at Lewisham Theatre! The switch-on will be followed by entertainment from local choirs including those from Sydenham School and St Christopher's Hospice. Many shops plan to open late (including the Kirkdale Bookshop, Stationery Box and Billings Fishmongers & Butchers who will be holding their Christmas Preview evening). With mulled wine and Indian drummers on the forecourt of the Dolphin between 6-7pm.

**Sydenham Garden - Fund-raising Concert by the Elm Singers**

**Fri 2 December, 7.30 pm, St Michael's Church, Champion Crescent, Sydenham SE26 4HH; admission by donation**

A performance in aid of Sydenham Garden, an award-winning charity that provides gardening, nature conservation and creative opportunities for the well-being of local residents, especially those coping with ill health. The concert will include seasonal choral music as well as solos, duets and readings based around the theme of London. All welcome.

**St Christopher's Christmas Fair**

**Sat 3 December, 11am-3pm, St Christopher's Hospice, 51-59 Lawrie Park Road SE26 6DZ**

A fun event for all the family, with stalls selling Christmas gifts, cards, bric-a-brac and festive food and drink. There will be prizes to be won, entertainment and even Santa himself will be in attendance! This promises to be a great chance to catch up on your Christmas shopping and enjoy a glass of mulled wine and a mince pie. All funds raised at the event will help the hospice continue its essential work.

**National Tree Week - Planting in Mayow Park**

**Sun 4 Dec, 11am-1pm**

Help to plant fruit trees, fruit bushes (and possibly some flowering plants) in the Pavilion Triangle in Mayow Park (between the Burghill Road entrance and the bowling green). Please wear suitable clothes and bring tools if you have them. If digging is not for you, you are welcome to bring along any tree stories to tell (myths, folklore, legends and true stories). For further information look on the Friends of Mayow Park blog:

<http://friendsofmayowpark.blogspot.com> or email: [friendsofmayowpark@ymail.com](mailto:friendsofmayowpark@ymail.com)

**Celebrate an Artisan Christmas at Trattoria Raffaele**

**Sun 4 Dec, 10am-3pm, Trattoria Raffaele, 94 Sydenham Road SE26 5JX; 020 8778 6262**

A must for anyone shopping for unique Christmas gifts, this one-day event will showcase the best of Sydenham's crafters - including everything from stocking-fillers and scented candles to baby goodies, decorations and freshly baked breads. For more info go to:

[www.trattoriaraffaele.com](http://www.trattoriaraffaele.com)

**Sydenham Music present Christmas Dinner with the Zenoria Trio**

**Sun 4 Dec, The Dolphin, 121 Sydenham Road SE26 5HB; tickets £36 (includes food and music) available from the Dolphin (8778 8101), the Kirkdale Bookshop (8778 4701) or online at [www.sydenhammusic.org.uk](http://www.sydenhammusic.org.uk)**

Enjoy a splendid Christmas dinner plus wonderful music from the Zenoria Trio who will perform between courses and after the meal - classical, folk, carols and a little more! Numbers are limited so please book early as tickets will not be available on the night. The menu can be downloaded from Sydenham Music's website at: [www.sydenhammusic.org.uk](http://www.sydenhammusic.org.uk)

**Friends of Sydenham Community Library meeting**

**Tues 6 Dec, 7.30-9pm, Sydenham Community Library, 210 Sydenham Road SE26 5SE**

A meeting to launch the friends organisation, to vote for officers and to hear reports on the library's progress so far.

**Friday 9<sup>th</sup> and Saturday 10<sup>th</sup> December Kirkdale Christmas Pop Up**

<http://kirkdalepopup.here-there.net/> The event will kick off on the 9th Dec at the Windmill Pub from 7pm with a Hog Roast and mulled wine, and a taster of the Pop Ups on the Saturday.

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

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

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

**St Christopher's Hospice - [www.stchristophers.org.uk](http://www.stchristophers.org.uk)  
Concerts on the first Thursday of the month**

**Sydenham Arts Festival – [www.sydenhamartsfestival.com](http://www.sydenhamartsfestival.com)**

**Sydenham Assembly - [www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly](http://www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly)**

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

**Sydenham Film Club - <http://www.sydenhamfilmclub.org/>**

**Sydenham and Forest Hill Youth Forum - <http://beta.sfhyouthforum.org.uk/>**

**Sydenham Garden – [www.sydenhamgarden.org.uk](http://www.sydenhamgarden.org.uk)**

**Sydenham International Music Festival – [www.sydenhammusic.org.uk](http://www.sydenhammusic.org.uk)**

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

**Sydenham Society – [www.sydenhamsociety.com](http://www.sydenhamsociety.com)**

**Sydenham Town Forum – [www.sydenham.org.uk](http://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 1<sup>st</sup> Saturday at Sydenham Library,  
3<sup>rd</sup> Saturday at the Naborhood Centre, 44a Sydenham Road (next to the Post Office) and  
4<sup>th</sup> 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**