

# Councillor Chris Best Sydenham Newsletter

Spring 2010

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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/cllrchrisset](http://www.lewisham.gov.uk/cllrchrisset) 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

Saturday 12 June – 11am at the Grove Centre in Jews Walk - sees the 10th meeting of the Sydenham Assembly and we will be a little more informal as we will be asking everyone to confirm the top five priorities for Sydenham – previously agreed by the Assembly as:

- \* More activities for children and young people including the new youth centre
- \* Improving community safety and tackling anti-social behaviour
- \* Vibrant high street
- \* Environmental improvements to provide a cleaner greener Sydenham
- \* Transport improvements for Sydenham

Do you agree with the top five? Please come along and give your views.

Everybody living in Sydenham Ward should have received the A4 folded info sheet through their door setting out the free refreshments, crèche and the play bus so that families are made very welcome at the Grove Centre in Jews Walk.

We will start with updates from the Police and other local residents on what has been happening over the past three months. After the updates on the various projects taking place in Sydenham there will be the opportunity to talk to groups providing the information stalls from the Sydenham Mosaic to the youth centre. So please come along at 11am to hear the updates and then visit the different stalls to give your views until 1pm.

## Locality and Mayor's Fund

We are now starting to consider bids for the Locality Fund of £10,000 per year made available to us as your three councillors and the Mayor's Fund is £25,000 per year for the Assembly to vote on before approval by the Mayor.

For more information and the priority plan please visit [www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly](http://www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly).

### **Sydenham Wells Park Youth Centre**

Exciting times are ahead for young people in Sydenham following an award of £3.5m to build a world-class youth centre.

### **Vibrant high street**

I chair the Sydenham Town Centre Steering Group which is a working partnership between the Town Centre Manager (TCM), Sydenham Traders Association, Sydenham Society, SNT police team, residents and the Council. The top four priorities for the TCM are helping to bring back into use the vacant shops by working with the letting agents and promoting Sydenham as a destination to shoppers and visitors; working in partnership with the Sydenham Traders Association including developing their web site; the extension of coverage to lower Sydenham ending at Bell Green and improvements to Girton Road car park. A toolkit has been produced to help with empty shops – some could be used as ‘pop up’ shops for the creative industry <http://www.lewisham.gov.uk/Business/BusinessSupport/EmptyShops/>

### **Sydenham Green Waste**

The free seasonal garden waste service is back at Girton Road car park on Saturday and Sunday mornings from 9am to 12 noon.

### **Sydenham Community Gardens**

Underused and neglected plots of land can be turned into community gardens and there are grants currently available to help set up such schemes. One such local project has been developed by Envirowork Lewisham in Mayow Park. The site, next to the pavilion entrance and Envirowork nursery yard, has demonstration beds for growing herbs and vegetables using recycled materials whenever possible and has been designed to meet the needs of people with disabilities. Other local people are currently researching sites to develop further community gardens and orchards, plus funding for courses to learn about different approaches to gardening.

### **East London Line - good news for rail passengers from Sydenham**

There have been a number of initiatives the Assembly has been pursuing over the past two years and it is fantastic news that these are now coming to fruition:

- On 23 May the East London Line was officially opened giving eight trains per hour in each direction between Dalston Junction in the north and West Croydon and Crystal Palace in the south. Before the end of 2010, all platforms along the line will be lengthened so that ten carriage (rather than eight carriage) trains can be accommodated.
- The £3.6 million improvements to Sydenham high street is now being tendered to improve the look of the high street and create a better environment for pedestrians and shoppers without affecting the traffic flow
- Lewisham Council is currently working on a £310,000 renovation of Sydenham Station Approach which will greatly improve access to the station

## Forest Hill Pools

As chair of the Forest Hill Pools Stakeholder Group I am pleased that the planning application has now been submitted. Lewisham Council aims to deliver a new two-pool leisure centre that includes a state-of-the-art fitness suite, studio and community space to replace Forest Hill Pools. The Council aims to reopen the new facility in late 2012. The design team, lead by architects Roberts Limbrick Ltd, have been working on the plans for the redevelopment of the pools that includes the integration of the existing Victorian frontage building. In March 2010 the Council displayed design proposals for the pools at a series of public exhibitions held throughout Forest Hill. The exhibitions generated a lot of interest and provided useful feedback for the design team, before finalising the designs for submitting a planning application. [See answers to frequently asked questions about the design proposals.](#)

The Friends of Louise House have been meeting with officers and seeking advice and guidance on plans for Louise House to become a community resource.

Please visit [www.lewisham.gov.uk/foresthillpools](http://www.lewisham.gov.uk/foresthillpools) to follow progress.

## Housing

### Transfer of Street Properties to London and Quadrant

London and Quadrant have been chosen to work with residents on the proposed stock transfer of council owned street properties in Sydenham, Forest Hill and Perry Vale. The transfer affects approximately 1685 properties, 1120 tenanted and 565 leasehold. A ballot has now taken place and of the 1,223 eligible voters 668 voted providing a turnout of 54.6% with 531 (79.5%) voting to transfer the ownership and management of their home to London & Quadrant Housing Trust (L&Q). One of the benefit of the transfer of ownership is that L&Q have promised to meet the Decent Homes Standard within two years of transfer, including upgrading kitchens, bathrooms and windows.

### Hillcrest estate

Hillcrest Estate have been awarded £50,000 from the 2009/10 Playbuilder Funding to refurbish the existing play area using natural materials and local residents have submitted their proposals.

### 255 – 269 Sydenham Road

This site is owned by Amicus Horizon Housing Association who plan to demolish the block and replace with new flats. We are still waiting for the planning application and I have chased this up as I am concerned that this is taking a while to resolve.

## Update on Planning

### Planning applications can be sent online

#### 181-189 Kirkdale

Details of facing materials, site investigation reports, cycle parking, dust minimisation, external lighting and refuse storage submitted in compliance with conditions (1), (4a)(i),(ii)&(iii), (6), (7), (8), (9) & (10) of the planning permission dated 15 July 2007 for the demolition of workshop at 181/189 Kirkdale SE26 and the construction of a four storey building with balconies to the front elevation to provide 4 units (1 one bedroom and 3 two bedroom self-contained flats), together with the construction of a mansard roof at 181-185 Kirkdale to provide an additional 3 units (2

one bedroom and 1 two bedroom self-contained flats) and the provision of 7 car parking spaces at the rear.

### **Sydenham Delivery Office, 4 Silverdale**

The use of 4-6 Silverdale SE26 as a Pilates/Yoga Studio.

### **Update on redevelopment**

#### **The Greyhound**

This is a revised planning application for the partial demolition of the Greyhound Public House, 309-315 Kirkdale SE26, and full restoration to create a self-contained Use Class A3/A4 unit in the centre of a new public square, the construction of two new, part three/part four/part five-storey residential blocks, containing 39 residential units, with commercial uses (Class A1, A3 and A4) on the ground floor, restoration of the Spring Hill building, including removal of the existing pitched roof and the addition of a second storey, together with the provision of associated private amenity space, 11 parking spaces, motorcycle parking, storage for 56 cycles, refuse storage facilities and servicing, plus alterations to the existing access from Spring Hill and closure of the existing access from Kirkdale.

#### **22a - 24 Sydenham Road**

Conservation Area Consent for the demolition of the existing B2 use buildings on the site of 22A-24 Sydenham Road SE26. The demolition of existing buildings at 22a - 24 Sydenham Road SE26 and 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.

#### **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 is available at £430,000. Up for auction again.

### **Recent Planning decisions**

#### **57 Sydenham Road**

Planning permission was refused for the proposed two storey extension to the rear, by reason of appearance and excessive depth, would appear as a visually obtrusive and over-dominant form of development, failing to preserve or enhance the character of the Sydenham Thorpes Conservation Area, contrary to Policies URB 3 Urban Design, URB 15 Conservation Areas and URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas of the Council's adopted Unitary Development Plan (2004).

#### **11 Queensthorpe Road**

Planning permission was refused for the demolition of the existing garage at the side of 11 Queensthorpe Road SE26 and the construction of a 2 storey, two bedroom dwelling-house, together with the provision of a car parking space. The proposed development, due to its design, scale and siting, would be visually awkward in its appearance and would fail to protect or enhance the conservation area and thereby contrary to the saved adopted Unitary

Development Plan Policies URB 3 Urban Design and URB 16 New Development, Changes of Use and Alterations to Buildings within Conservation Areas.

**Planning permission has been granted can be seen online**

**Enforcement of planning permission**

### **87 Sydenham Road**

The alteration and conversion of 87 Sydenham Road SE26 to provide 1 one-bedroom self-contained flat and 2 two-bedroom self-contained maisonettes, together with the construction of an extension at first floor level to the rear and the provision of a bicycle store. I am currently working with officers to ensure the enforcement of the planning conditions. The developer is changing the facing bricks to comply with the planning condition of bricks in keeping with the Conservation Area.

### **65 A And B Sydenham Road**

Removal of original windows and replacement with UPVC without planning permission on a Conservation Area.

**Links, events and up and coming meetings**

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

**Sydenham and Forest Hill Youth Forum - [www.sfhyouthforum.org.uk](http://www.sfhyouthforum.org.uk)**

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

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

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

**From 23 May to 27 June – see Sydenham International Music website for their full and exciting programme or pick up a promotional leaflet at Kirkdale Bookshop.**

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

**From 6 June to 11 September – please see the web site for the full programme**

**Sydenham Town – [www.sydenham.org.uk](http://www.sydenham.org.uk)**

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

**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**