

Councillor Chris Best Sydenham Newsletter

Summer 2009

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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. Please have a look at my web site on www.lewisham.gov.uk/cllrchriscbest 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

I chair the Sydenham Assembly and we have agreed that our top priority is "more activities for children and young people including a youth centre". For more information and the priority plan please visit www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly.

Mayor's Fund

The Assembly has been voting on the Mayor's Fund of £50,000 and at the seventh Sydenham Assembly meeting on 3 September presentation were made on the following bids:

Silverdale Hall - £10,000

The proposal is to create a fenced, netted, sports and games practice area in the playground at the rear end of the existing play area. Additionally to fit an enclosed children's playground behind the Hall as well as securing the gate and fencing at the side/front.

Youth Forum small grants - £2,000

The money would be used to provide small grants (£50 to £500) for projects to benefit children and young people. This would enable local people to provide small scale, cost effective activities, especially during the school holidays.

Greening Sydenham - £2,000

A number of areas in Sydenham need to be properly maintained and the proposal is to plant up and maintain green spaces in identified locations. The areas include the planters, various beds such as outside the Post Office and small spaces that can enhance the environment.

15th Sydenham Scout Group - £1,700

The 15th Sydenham will be going to Kandersteg International Scout Centre to meet other scouts from around the world in a planned programme. They will participate in scout pioneering skills,

other winter sports and activities that involve scouts from other nations in order to achieve the international friendship badge. The proposal will help meet the costs for 26 young people.

Outreach for Sydenham Music - £1,600

Sydenham Music wishes to extend their work in the community and has submitted a proposal for a programme designed to take musical performances to various residential care homes and include those who are not mobile. These sessions will benefit hard to reach groups.

On a paper vote with a yes/no tick box (with a 51% majority required for projects to go forward) the results were:

Proposal	Amount	Percentage	Number of votes
15th Sydenham Scout Group	£1,700	91%	59
Sydenham Music outreach	£1,600	90%	56
Greening Sydenham	£2,000	82%	51
Silverdale Hall	£10,000	72%	43
Youth Forum Small Grants	£2,000	59%	35

The Assembly also received updates on previously agreed projects.

Sydenham Arts Festival - £10,000

The Sydenham Arts Festival (SAF) took place between the 3 – 12 July and received £10,000 from Sydenham Assembly Mayor's Fund, alongside the £5,000 from the Locality Fund agreed last year and a further £2,500 from both the Perry Vale and Forest Hill Locality Funds. SAF came in on budget and an evaluation of the event is currently taking place. The SAF Committee met to discuss future plans and due to the road works taking place in Sydenham Road, if next year's festival goes ahead it will be a low key event. An Awards For All application will be made for next year. An appeal was made for volunteers, particularly those with fundraising skills. A planning meeting is due to take place in early October when the decision about the date of the next festival will be made.

Sydenham/Forest Hill Youth Forum - £3,000

The new website <http://sfhyouthforum.org.uk/> for people/groups working with young people has been launched and it is hoped that the website will act as a network and source of information. 87 young people entered the logo competition and a winner has been chosen. The web page will also promote information on activities for young people, this project will also be promoted within the local schools in the Sydenham ward. An online Youth Forum has been set up and everyone is encouraged to register and get online. Information on events and activities is very welcomed.

Switch It - £3,000

The Switch It football project was launched in February 2007 and is for local young people aged between 10-16 years. The project runs weekly in the Sydenham Wells Park area and the Autumn programme will begin in October with a lead in activity to promote the sessions. New recruits will be able to join the sessions.

Young People's Forum development

The Sydenham Assembly Young People's Forum will give a voice to the views of young people. There will be a core group of 6-8 young people from the Wells Park area, as well as outreach in schools who will also work with the Forum. Contact is being made with other youth groups in the Sydenham area so that young people can be involved in the Assembly and the Sydenham ward to provide advice and guidance on developing/providing services to young people.

Sydenham Community Radio - £3,000

The Sydenham Community Radio offers to the community youth projects and training programmes; older people media literacy; weekly discussion community programme; employment placements and skills. Following transmission in the evening as part of the Sydenham Arts Festival the next stage is to secure a licence that will allow the Community Radio to broadcast for 4hrs per day for 2 weeks, with weekend internet broadcasting. An application is now being made to Ofcom.

Sydenham Mosaic - £10,000

The mosaic would run along the white fascia on the Naborhood Centre and would be a provide a focal point for the improved seating area as part of the work to Sydenham Road. Valerie Kelly is leading this project and as part of the artist trail for the Sydenham Arts Festival she included a survey of the idea of the mosaic. Over 50 visitors were able to view the proposed ideas for the mosaic. The Naborhood Centre is in need of decoration and volunteers from the community are getting involved in redecorating the front of the centre before the mosaic is installed. Once the Mayor's Fund is approved Oliver Budd will run a workshop to discuss the ideas then work up some designs for the December meeting of the Assembly.

Sydenham Locality Fund 2009/10 of £10,000 is for Councillors to decide on projects and having agreed the following we will be submitting these to the Executive Director for Community Services by the end of September for approval.

- Sydenham Time Bank - £3,000
- Leaflet on the Conservation Area - £1,000
- Sherlock Holmes at the Dolphin - £500
- Leaflet on the Sydenham Assembly - £1,000
- Hazel Grove activities - £1,000
- Sydenham communications/signage – £2,000
- Sydenham community facilities data base - £1,500

Local Assembly Market Place Events

For 2009/10 a series of events concentrating on a single theme will be available for assemblies. This will commence with Transport on Wednesday 14 October and will be an opportunity for assemblies to deal with specific issues and ask focused questions on transport matters arising through the Assembly process. Transport has been chosen as the first themed event because this has been identified by more than half of the assemblies as an area for action.

Sydenham Town Centre Steering Group

I chair the Sydenham Town Centre Steering Group which is a working partnership between the Town Centre Manager (TCM), Julie Sutch, the chair and other members of the Sydenham Traders Association, the Sydenham Society, the 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.

The top three priorities for Sydenham Traders Association (STA) for August were the Sydenham Road works and parking concerns, street drinking and to increase the level of new local traders. STA held a very successful meeting towards the end of August and have 35 fully paid members.

Renewal of mains work in Sydenham

Southern Gas Network are continuing with the installation of new plastic pipework along Sydenham Road.

Thames Water are getting through the phases having completed the work around Cobbs Corner roundabout.

The Council doesn't manage utility companies' works, so if you have specific queries about the activities of SGN or Thames Water, contact SGN's contractor Morrisons on 01622 762 135 or Thames Water's contractor McNicholas on 020 8687 8350. However, if after speaking to the relevant utility company you want to discuss an issue with the Council, please call 020 8314 7171 or email highways@lewisham.gov.uk. For further information and for a timetable of the different phases of work see www.lewisham.gov.uk/sydenhamhighstreet.

Improvements to Sydenham Road

Lewisham Council, with backing from Transport for London (TfL), has developed [proposals to enhance Sydenham Road and Kirkdale, from Cobbs Corner to Mayow Road](#). These aim to create a more pleasant environment for pedestrians and shoppers, without adversely affecting the flow of traffic. The Mayor approved the preliminary designs in May. These have since been developed into firm proposals. If TfL agrees to fund the proposals, it will mean around £3 million of investment in Sydenham. Additionally, Lewisham Council intends to spend £300,000 on upgrading Sydenham Station Approach. An exhibition of the Council's proposals is being planned for 59 Sydenham Road (the former House Of Curtains shop, on the corner of Queensthorpe Road). We had hoped to begin the exhibition by now; however, negotiations over the use of the venue have unfortunately taken rather longer than anticipated, although we very much hope it will be up and running by the end of September. If the finalised proposals are approved, and TfL funding is secured, the work should begin in Spring 2010. By this time, any gas main renewal work in Sydenham Road will be well clear of the proposed scheme area.

Transport and Highways

East London Line - good news for rail passengers from Sydenham

Over the last year the Forest Hill Society and the Sydenham Society have jointly campaigned to keep our current levels of services to and from London mainline stations after the introduction of the East London Line in June 2010. I attended and supported the public meeting held on the 17 September at the Naborhood which highlighted two areas of concern to local residents. The ending of the evening service into Charing Cross – all trains will terminate at London Bridge from December 2009. There will be a cut in the off peak service to London Bridge from 6 to 4 per hour in May 2010 compensated by the extra trains going to Canada Water (changing onto the Jubilee line). I am working with the Mayor Sir Steve Bullock and Jim Dowd MP on lobbying the Minister of Transport and Southern to review the timetable and continue to provide the evening service to Charing Cross and ensure the off peak services meet your demands i.e. a customer focused railway service.

Earlsthorne Mews

A meeting was held between the Council, residents and traders on Tuesday 21 April. The long term aim of those attending the meeting was the adoption of the road by the Council so that it could be resurfaced with street lighting and CCTV installed. The Council's response is that:

Where we adopt roads we do so under Sections 37 & 38 of the Highways Act 1980, and under the guidance expressed in the Manual for Streets. Unfortunately Earlsthorne Mews does not meet the geometric and visibility standards expressed in the Manual for Streets. There is poor intervisibility and sight lines both at its junction with Queensthorne Road and at the junction with Mayow Road. At the Mayow Road end of the Mews there is a pronounced kink in the road and a significant change in gradient in the surface of the road.

Even if parking were to be banned throughout the length of the mews there would still be insufficient space to allow the passage of emergency services vehicles. The Council cannot adopt a road that would not accommodate access by the largest emergency service vehicle or refuse truck. As a Highway Authority the Council must ensure that all of its road network performs the basic functions of the public highway and that includes emergency service and service access. The Authority could be held liable, in the event of an accident, if emergency services could not gain access. We could not allow ourselves to be placed in this position.

The Council has not adopted any existing roads since the enactment of the 1980 Highways Act. Those that have been adopted have formed part of the development process and have complied with national standards pertaining at the time, in terms of forward visibility, sight lines for access and width to allow for the safe passage of pedestrians and vehicles. These roads have also met agreed standards of construction, lighting and drainage.

I am continuing to talk to the residents and traders to make sure the fly tipping at both ends of the Mews is regularly removed but we need to seek a longer term solution. The previous offer of installing a gate was rejected because of users wanting to drive cars through. I will continue

working with the residents and seek to use the several thousands of pounds in the bank account to spend on improvements.

Road safety improvements to Mayow Road

Following issues raised with me I am able to report that the Council has been successful in the bid to fund a Local Safety Scheme at Mayow Road. In an aim to reduce the number of personal injury accidents, the Council has constructed traffic calming features in Mayow Road. These works included:

- The construction of speed cushions and speed tables
- Upgraded pedestrian refuges
- Improved footway accessibility.

The scheme has been a great success for people with disabilities including those using motorized scooters as they can now safely cross Mayow Road.

Yellow Lines

Lewisham Council is carrying out consultation on the proposals to install yellow lines at various sites. The public notice giving formal notice of the proposed measures has gone on site lighting columns and the press on 17 June 2009, giving 21 days from that date to make any representations on the proposal. The proposals for Sydenham ward are -

- Lawrie Park Gardens south side, within 10m of The Martins - No Waiting At Any Time
- Peak Hill Gardens east side, from opposite south boundary 18 to opposite 34 - No Waiting Mon.-Fri. 8am.-6.30pm.

Sydenham Environment

Plans for Mayow Park

Mayow Park Bowls Club, with help from Lewisham Council, has secured £50,000 funding from The London Marathon Charitable Trust. The money will be used to provide a new area with changing facilities, meeting, socialising and storage space, and toilets with disabled access. The new pavilion will be situated next to the bowling green which will improve access to the green and facilities. The existing pavilion is quite a distance from the bowling green making it difficult for members who currently have to carry equipment across the park between the two sites and for them to use toilets and changing facilities. The Mayow Park Outdoor Bowls Club has been in existence for more than 60 years.

The ECB (England and Wales Cricket Board) have committed 75% funding to the construction of 16 wicket squares at both Mayow Park and Hilly Fields. The overall project cost for the two squares is circa £225k. The other 25% will potentially come from the Big Lottery or the London Marathon Trust. The ECB has also outlined its commitment to 75% funding for the part of the project which will be the improvement of facilities at both grounds including the refurbishment and extension of the pavilion at Mayow Park.

The work for the construction of the squares and improvement to the outfield at Mayow Park and Hilly Fields will be contracted directly through Lewisham Council and the work will be done by an outside contractor approved by the ECB and Lewisham. Envirowork will work with Lewisham to

project manage this part of the works and then will take over the future responsibility for maintenance of both grounds to include the cricket tables.

The project is in three stages starting in the Spring of 2010 with the construction of a square of 12 pitches with the grounds being ready for play in the 2011 season. Stages two and three are the refurbishment and extension of the existing pavilion.

Friends of Mayow Park have been working on the consultation for the Playbuilder Funding of some £50,000 in 2010/11 to provide natural play space for young people.

Sydenham Wells Park – Healthy Walks Programme

I was delighted to welcome Hilary Benn, the Secretary of State for Environment, when he came for an early morning walk in Ladywell Fields on the 22nd July. We were accompanied by local volunteer walk leaders from Lewisham Healthy Walks Scheme. Following the walk Hilary launched “Our Natural Health Service” a new national strategy of Natural England, at University Hospital Lewisham. It aims to:

- * increase the number of households that are within five minutes walk of an area of green space of at least two hectares
- * enable every GP or community nurse to be able to signpost patients to an approved health walk or outdoor activity programme

Many local walk leaders attended the launch and contributed to a discussion about how walking, particularly walking in groups, gave a wide range of health benefits as well as being fun! The Council, the PCT and University Hospital Lewisham will work together to increase the number of local walks on offer and the training for local volunteers. Local private sports grounds and schools with playing fields will also be contacted to enable their facilities to be used for such walks. I currently take part in the Tuesday morning walk around Sydenham Wells Park and what better way than walking to improve our health, well being and community spirit. Lewisham’s healthy walks programme is fantastic for meeting new friends, having fun and best of all it is free.

Home Park

Home Park Adventure Playground has been awarded £63,800 to create new outside play structures and I am working on other plans in consultation with the **Friends of Home Park**.

Sydenham Green Waste

Following discussions at the Assembly, and as part of a £1m package to help us look after our environment, we have introduced a free seasonal garden waste service – running until 1 November. I am pleased that you can bring grass clippings, hedge trimmings, dead flowers, leaves, twigs and branches up to four inches in diameter to the Girton Road Car Park where there will be a refuse truck from 9am to 12noon on Saturdays and Sundays. This means that you can get rid of your bulky garden waste easily. Just present it in plastic or reusable bags but remember we cannot accept kitchen waste, vegetable peelings, soil, turf, stones or Japanese knotweed. No trade waste and trailers, vans or open back vehicles will be allowed and you may be asked to prove your address. Garden waste can also be taken to the Reuse & Recycling Centre, Landmann Way, New Cross. Green garden waste bags can be purchased from any Lewisham library and arrange collection through CallPoint.

Cultural Services

Lewisham Black History Month highlights

Black History Month is an opportunity for all Lewisham residents, irrespective of their ethnic roots, to participate in a programme which includes film, theatre, dance, comedy, music, poetry, book launches, exhibitions, quizzes, craft, storytelling, talks (including a walking tour) and public debates.

2009 will be remembered as the year which saw the inauguration of America's first black President, Barack Obama, and the Obama effect impacts on our programme. Ashok Vismanathan, Assistant Director of Operation Black Vote, and author/journalist Anthony Painter discuss whether we can replicate the level of political engagement that Obama has achieved within the black and ethnic minority communities of America here in the UK (Lewisham Library, 15 October between 8.00 – 9.30pm. For more information please call 020 8314 9800).

Cross-borough co-operation has seen the creation of a series of film screenings and related discussions in Lewisham and some neighbouring boroughs. The local highlights are screenings from the winners of the annual Lewisham Film Initiative short film challenge at the Albany on 14 October and the launch of a new biography of Spike Lee at Forest Hill Library on 29 October.

Lewisham's libraries will be open after hours spreading the word with a series of book launches. I'm delighted that Sydenham Library opens the programme with a visit from rising literary star Roopa Farooki. On 29 September she launches her latest novel *The Way Things Look To Me*, which places an teenager with Asperger's at the centre of an often moving story of how her siblings cope with not being the centre of attention. Roger Robinson, a writer chosen by Decibel as one of 50 writers who have most influenced black British writing over the past 50 years, launches his new poetry collection, *Suckle*, at Lewisham Library on 1 October as does Lewisham-based poet Janet Plummer with her latest, *Lifemarks*, on 10 November.

The programme demonstrates its relevance in this period of recession through the involvement of role models from the local business community who are providing free workshops and talks to encourage budding entrepreneurs, most notably Yana Johnson MBE.

Fuller details are to be found in the Black History month brochure, available from all Lewisham Libraries and also (with a handy week by week guide) at www.lewisham.gov.uk/blackhistorymonth.

Sydenham Library

Lewisham exceeded the numbers of Summer Reading Challenge participants from last year and Sydenham report record attendances at events for their summer activities programme with over 100 children and parents turning up to create firebird masks, magic mosaics, fantasy creatures, dragon wings and monster masks.

Community Education Lewisham

I am pleased to report that Community Education Lewisham (CEL) have been promoting courses available in the new academic year to attract new learners. CEL have a huge variety of adult education courses starting this month. There are opportunities to study to improve employment choices, for personal development and to develop basic skills. CEL worked in partnership with Lewisham Library so that potential students could directly book on to a course. This was a very

successful event which has introduced new learners to CEL and has helped to publicise CEL more widely across Lewisham. The 2009 -10 prospectus can be viewed via the link - <http://www.lewisham.gov.uk/NR/rdonlyres/CB861CCA-613E-4772-B1DB-89CBD18F468F/0/CelProspectus200910.pdf> or pick up a copy at Sydenham Library.

Sport and Leisure

Forest Hill Pools

On 15th July the Mayor agreed to proceed with the redevelopment of Forest Hill Pools on its existing site. The new design will integrate the existing pools' Victorian frontage with a brand new community leisure building. Officers are now in the process of procuring the design team and aim to start the detailed design of the new facility by the end of this year. The pool is due to be completed in 2012. I will be chairing the next Forest Hill Stakeholders meeting on Monday 28 September when we will be briefing everyone on the timetable and the opportunity to contribute to the programme.

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. The deadline for proposals is the 2 November.

You can keep up to date on the progress of this matter at www.lewisham.gov.uk/foresthillpools.

Free swimming scheme

In April 2009 the Free Swimming programme funded by the DCMS was launched in the Lewisham. Available at all Lewisham public pools, the programme offers free access to members of the community aged 16 and under or those aged over 60. With over 15,000 people already participating, the success and popularity of this initiative is clearly evident. With an overarching aim to get more people, more active the free swimming programme has seen a 53% increase in the total number of people swimming across the borough. It is hoped this level of growth will continue as the word spreads and more Sydenham residents start to visit the Bridge Leisure Centre to take advantage of the offer.

London Youth Games

The London Youth Games is Europe's largest youth sports event, where 10,000 young people participate in intense competition at a range of venues across London including Crystal Palace National Sports Centre. Competitors at the Youth Games are aged from 8 to 17 and represent the boroughs where they live or where they attend school and this year's finals of the London Youth Games was held on 4th and 5th July. Around 500 to 600 young people participated in Lewisham's London Youth Games, trials and qualifiers this year. I was once again able to cheer on Team Lewisham who made the borough proud with their efforts placing a creditable 13th out of the London Boroughs. A real achievement was that Lewisham were the overall winners of the Mini-Games, winning both the Football and Basketball, where the competitors are aged under 8.

London 2012

We are now working on the promotion of the five official pre-training camp to various countries who may wish to use the facilities in preparation for the Games. The five venues are: Ladywell Gymnastics Club (a venue for Artistic Gymnastics training), Millwall Community Scheme (a venue for Judo and Taekwondo), Ladywell Arena (a venue for Athletics), London District TA & Army

Boxing Club (for boxing) and Sydenham High School (for tennis). World class athletes could come to these venues as early as 2009 to help them prepare for the London Olympic and Paralympic Games. There have been visits to these venues by the sports National Governing Bodies' (NGB) and from the feedback a small amount of investment is needed in the camps and these is currently underway.

Lewisham Fun Run

The run will take place on Sunday 4 October at Beckenham Place Park. The adult 5 kilometre run will begin at 11.30am. Those who are under 11 can take part in the 1 kilometre run starting at 10.30am and 11-15 year olds can join our 3 kilometre run starting at 10.45am All profits will go to the Lavender Trust at Breast Cancer Care. After the run has finished, the fun atmosphere will continue with live music and entertainment.

Investment in Sydenham for Children and Young People

Sydenham Wells Park Youth Centre – MyPlace bid for funding

The Children and Young People Directorate had successfully submitted an expression of interest on 29 June to the Government's My Place fund. The Council has now been invited to submit a detailed application for £3.5 million to provide a youth centre on the site of disused centre at Wells Park Road (corner of Coombe Rd) by the 30 September. A questionnaire is being sent to all Sydenham organisations as part of the local third sector consultation exercise. 40 groups have been shortlisted and 10 are likely to be funded.

The proposals are that the centre will be for young people primarily aged 13-19, and open late-night, 7 days a week, with an all-day programme for young people and the community around five key themes:

1. Things to do and Places to be e.g. football and music
2. Access to support services - including housing advice, counselling, mentoring, substance misuse, financial advice and life skills.
3. Social Enterprise and Pathways to employment, education and training
 - formal and informal vocational curriculum delivery, accreditation in NVQs and other relevant qualifications and strong links to local educational institutions.
 - A café - a young person-led social enterprise
 - A young person's apprenticeship programme linked to the capital work, supported by the Stephen Lawrence Centre
 - Links with the new Lewisham Entrepreneurial Academy in partnership with Entrepreneurs in Action
4. One-stop shop for voluntary and community sector
5. Targeted provision and outreach for the most disadvantaged including teenage parents, homeless young people, young carers, NEETs and those with disabilities.

This provision will be delivered by creating a building which is open, dynamic and fitted with state-of-the-art and industry-standard facilities including Multi-use games area; Multi-use Hall; Climbing Wall; Youth Theatre and green rooms; Training Kitchen; Café/foyer; Recording studio;

IT/Education zone; Fitness suite gym; Agency/youth provision; Multi purpose/hot desk area and storage facilities.

Sydenham and Forest Hill Youth Forum

The Sydenham and Forest Hill Youth Forum met on the 16 September at Rockbourne Youth Club and discussed the plans for a youth-led young people's forum, including a big youth event for Saturday 14th November and a residential trip for the young people forming the forum.

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. At the moment L&Q are door knocking and consulting tenants on what is important to them. A ballot will take place where the majority of tenants have to vote yes for the transfer to take place. 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.

Hazel Grove estate

I was delighted to attend the opening of the Hazel Grove Play Area in July following the award of £45,000 out of the 2008/9 Playbuilder Funding to create natural play for children and young people. Residents have really worked together to create the Multi Use Games Area and the basketball and football are a great success This project was open for use on 31st March 2009 and other activities on offer for young people are Rolling Sounds on Wednesdays and XLP on Thursdays.

Hillcrest estate

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

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 a timescale on when they will be able to rehouse all the current occupants.

Update on Planning

Latest on the planning application to redevelopment The Greyhound

The planning application for the partial demolition of the Greyhound Public House, 309-315 Kirkdale SE26, together with full restoration to create a self-contained A3/A4 unit in the centre of a new public square, the construction of two new, part four and part five-storey residential blocks, containing 42 residential units, with commercial uses (A1, A3 and A4) on the ground floor, restoration of the Spring Hill building and the provision of associated private amenity space, 9 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 has not been decided.

At the local planning meeting held on the 21 May there were a number of areas of concern that the developer needs to address:

- **Overlooking and loss of privacy** - overshadowing Peak Hill Gardens and impact on Spring Hill with new entrance
- **Scale and density of the development** - too tall and there is support for one storey lower - not in keeping with the height of the Victorian buildings across the road and Cobbs Corner to the side - dwarfs the Greyhound pub
- **Conservation Area** - impact of the square blocks and flat roof (albeit with trees) and views from Westwood Hill and Cobbs corner
- **Impact on the local area** - 9 car parking spaces for 42 residencies - will in reality mean people will park around the area and Mayor has already given a commitment to no CPZ in Sydenham; traffic generated on Spring Hill

We are waiting on a revised planning application to address these issues.

Recent Planning decisions

Planning has been refused for the REAR OF 201, SYDENHAM ROAD, LONDON, SE26 5HF

The construction of a three storey building, incorporating balconies at first floor level, on land to the rear of 201 Sydenham Road SE26, comprising 1, two bedroom, self-contained flat and 2, two bedroom maisonettes and provision of a workshop with office, together with associated landscaping, provision of a refuse store and 3 car parking spaces.

Reasons for the refusal

- The proposed building, by reason of its overall height, bulk, depth and blank side elevations, represents an obtrusive form of development detrimental to the street scene in Laurel Grove, contrary to policy URB 3 Urban Design of the adopted Unitary Development Plan (July 2004).
- The layout provides substandard accommodation for the occupiers of the proposed building, particularly the ground floor, by virtue of overlooking and lack of privacy in relation to the adjoining access road to Church Court, contrary to policies URB 3 Urban Design and HSG 4 Residential Amenity of the adopted Unitary Development Plan (July 2004).
- The proposed car parking arrangements would have a significant impact on existing parking provision on the adjoining site at Church Court, to the detriment of residents living in the block, contrary to policy HSG 4 Residential Amenity of the adopted Unitary Development Plan (July 2004).

Planning permission has been granted for:

87 SYDENHAM ROAD, LONDON, SE26 5UA

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.

169-171, SYDENHAM ROAD, LONDON, SE26

The demolition of the existing building on the site of 169-171 Sydenham Road SE26 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, LONDON, SE26

The demolition of existing garages adjacent to 109 Newlands Park SE26, and 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.

The change of use of 8 Queensthorpe Mews, Queensthorpe Road SE26 to a live/work unit, together with the construction of a mezzanine floor and external alterations, and the provision of one parking space has been granted.

Links, events and up and coming meetings

Sydenham Society – www.sydenhamsociety.com

Sydenham Garden – www.sydenhamgarden.org.uk

11am – 3pm Saturday 26 September – Autumn Fair

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

7pm – 9pm Thursday 3 December

Sydenham Music Festival – www.sydenhammusic.org.uk

Sydenham Arts Festival – www.sydenhamartsfestival.com

Sydenham Town – 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 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