

Councillor Chris Best Sydenham Newsletter

Summer 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. Please have a look at my web site on www.lewisham.gov.uk/cllrchrismbest 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 is on Saturday 11 September starting at 11am with a presentation from officers on **"Our Lewisham Our Say"**. This will be followed by a discussion on how the Council meets the challenge of budget reductions of £60m over the next three years. You will be asked to consider several key Council services in groups:

- what you value most
- what you think the Council could do less of
- where you could help to ease the pressure on public services

So please come along and make your voice heard - visit www.lewisham.gov.uk/oursay for more information.

At our last meeting in June we received our special guests, the pupils from Sydenham School and the Headteacher Barbara Williams who gave everyone an insight into the school. We also received an update on the progress of the various projects funded by the Council and the Assembly. The Coordinating Group met at the end of July and reviewed the progress on our top five priorities set out below.

Priority One - More activities for children and young people

Sydenham Wells Park Youth Centre

Following the successful **Myplace bid** to central government the architect, Dieter Kleiner, is designing a Centre that is an all encompassing unit for young people, offering education, support, advice and guidance.

The project is now in the second stage and has the level of involvement from the young people has been highly commended. The Youth Steering group consists of 20 young people, who steer the arrangements for the development of the new building. They are also having a say as to club opening times and general youth governance. A name for the club has been agreed by the youth steering group. The club will be called **"TNG"** - The Next Generation. A number of community events have

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been held over the summer period to enable people to contribute their ideas to the development of the Wells Park Centre for community use. A successful open day was held on Saturday 3 July as well as the stall at People's Day with an exhibition model designed from the current proposed ideas. The competition to design the logo for the new youth club has been launched. The development of the Centre is on track to be completed in 2012 .

Sydenham and Forest Hill Youth Forum

The Sydenham and Forest Hill Youth Forum <http://sfhyouthforum.org.uk> gives a voice to young people in the area. The latest news is the Honey Pot campaign and I have worked with Melissa on this [YouTube clip](#) to support this project.

The Sydenham and Forest Hill Youth Forum is asking local people to invest a small amount of money per month that will be placed into a bank account that becomes the Honey Pot. The Honey Pot is a public fund accessible to young people to improve their talent and benefit the local area. For example young people can bid for funds for music provision or football coaches. The more investment and applications, the bigger the Honey Pot and the stronger the community.

Hillcrest estate

Hillcrest Estate was £50,000 from the 2009/10 Playbuilder Funding to refurbish the existing play area using natural materials and local residents have submitted their proposals. The grand opening took place on Saturday 3 July with Lewisham Homes thanking the residents who participated and organizing the variety of entertainments including the face painter, balloonist and food for the children.

Hazel Grove

On Thursday 17th June XLP organised the "Bus Launch Party" for their new XL-R8 Community Bus - equipped with such things as a music studio, cinema, computers, and play-stations and wii. This community event was to spread the work that every month, XLP operates in over 40 schools providing P.H.S.E/Citizenship lessons, assemblies, lunch-time clubs, music, drama, R.E. and reading support. XLP host over 65 after-school clubs in local communities, some of which are aboard the double-decker bus facility (providing computers upstairs and a youth "drop-in" downstairs). XLP's Arts team organise an Arts Showcase programme as well as an anti-weapons and violence presentation called 'Fighting Chance.'

The Bus travels to nine estates each week working with hundreds of children and young people providing a safe place to engage in positive activities and learn outside of school hours. The bus is equipped with laptops and internet to provide a homework space for those with no IT access at home, as well as games consoles, arts and crafts materials and an area to sit and chat. Outside of the bus, sports and other activities are organised.

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

Home Park and Fairlawn Park

The Police are working with the Council's Anti Social Behaviour Team and Hyde Housing Association following the fatal stabbing of Nick Pearton in Home Park on the 5 May and the stabbing of his friend Charlie Clayton on the 28 July. SNT have increased patrols around the Home Park area - the team had already been working with the Friends of Home Park Users Group (FOHP) and the local schools prior to the incident on the 5 May. However, the increase in the antisocial behaviour has highlighted the need for a rethink around some areas of community safety. The team

have visited local business situated around Home Park and have taken action on two shops. The police are currently working with local community groups in the area and are carrying out cross border work between the Bellingham and Sydenham SNTs.

The FOHP and other local agencies have developed the outdoor class room and gym and a petition for CCTV to be placed in the Home Park area has been received.

Controlled Drinking Zone

Lewisham Council are consulting on the introduction of a six month pilot **Designated Public Place Order** (also known as a Controlled Drinking Zone) for all public spaces in the borough. A public notice to this effect appeared in the south London Press on Friday the 30 July giving the public the opportunity to make representations and over nine hundred licensees across the borough have been written to as a part of this process. Anybody that wishes to make written representations about the proposed Order should send them in writing by no later than **27 August 2010** or email communitysafety@lewisham.gov.uk There is also an opportunity to complete a short questionnaire on this on www.lewisham.gov.uk and go to 'click on active consultations' and then Lewisham DPPO.

Sydenham faces a significant challenge in reducing anti-social behaviour associated with street drinking and this is as a way of dealing with alcohol related anti-social behaviour. A Designated Public Place Order gives the police, or any other accredited person, extra powers to help them crack down on drinkers who disturb and intimidate other residents through their anti-social behaviour. The order does **not** ban drinking in public places but enables police officers to ask people to stop drinking where they have reason to believe that alcohol-related nuisance and annoyance is likely to occur. In addition an officer has the power to ask that person to surrender the alcohol and any other opened or sealed container in their possession.

Priority Three – 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. The vacant shop rate in the core retail area is still under 11% which compares favourably with other parts of Lewisham and London. A toolkit has been produce to help with 'pop up' shops for the creative industry to help is the use of vacant shops.

Southern Gas Network are continuing with the installation of new plastic pipework along Sydenham Road. **SGN's website** has been updated in July.

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.

Sydenham Mosaic

The front of the Naborhood Centre is going to be redecorated and embellished with a mural representing scenes from Sydenham life. Following the vote by the Assembly to support the £10,000 contribution from the Mayor's Fund the Sydenham Mosaic Project has now received a further £10,000 from one generous anonymous donor and other private donations. The next stage to apply for further grants and more fundraising to reach the £50,000 target. Oliver Budd who has been chosen to work on the design is an internationally renowned artist and currently President of The British Association of Modern Mosaicists (BAMM). His brief has been to celebrate the history and achievements of Sydenham and its current diversity while enhancing the 1960s building and with a name change to The Sydenham Centre. As part of the fundraising there is to be an Attic Sale on Sunday 12 September.

Sydenham Arts Festival

The Sydenham Arts Festival's second year in operation which is being run on a much lower budget than last year and over a longer period. A larger festival is planned for next year. The festival was launched on the 6th June with a "Alice in wonderland" Tea Party and ends on 11 September. Further information can be found in the Kirkdale Bookshop and on the web site.

Sydenham Community Radio

Broadcasted on 106.8 FM and online from Sunday 27 June to Saturday 24 July. The Community Radio will be covering the Sydenham Arts Festival, interviewing performers and artists and will be discussing local issues with a wide variety of guests. Live on air every weekday evening from 6pm until Midnight and 7am until midnight at weekends. As well as regular shows there will be new programmes and presenters.

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. Friends of **Home Park** have developed the community garden with Groundwork London. **Sydenham Wells Park** has again retained a green flag and the Wells Park Improvement Group meeting will be held on 7 September 2010.

Mayow Park

The new **Mayow Park Bowls Club** accommodation was officially opened on 7th June 2010 along with the launch of the Mayow Park MasterPlan. With help from Lewisham Council, the Club secured £50,000 funding from The London Marathon Charitable Trust and now have the changing facilities, meeting, socialising and storage space, and toilets with disabled access installed. This new pavilion area is situated next to the bowling green will improve access to the green and facilities.

Funding totaling £600,000 has been secured from the Big Lottery, the England and Wales Cricket Board (ECB) and the London Marathon Charitable Trust to regenerate the **cricket pitches** both at Mayow Park and Hilly Fields. The funding includes the improvement of facilities at both grounds including the refurbishment and extension of the pavilion at Mayow Park. Led by Mike Gatting, the ECB's Managing Director of Cricket Partnerships and ex England captain, money will also be provided for equipment for the project which will be called ParkSport Lewisham. The ECB sees the projects at Mayow Park and Hilly Fields as a way of re-invigorating cricket in the local community.

This is a joint project, by local social enterprise Envirowork Lewisham working in conjunction with Lewisham Council and Teachsport. The contract has been awarded to Bancroft's to construct the cricket square and is being overseen by the IOG (Institute of Groundsmanship).

The **community garden** by Envirowork Lewisham has been formally opened. The site, next to the pavilion entrance and Envirowork nursery yard, has demonstration beds for growing herbs and vegetables using recycled materials whenever possible designed to meet the needs of people with disabilities.

Sydenham Community Gardens

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. There is potential to link these to the Envirowork project. Hazel Grove residents have now planted up their new plant beds.

Transition Sydenham community group are working to decrease our impact on the Earth and its natural resources and particularly to reduce fossil fuel use. There have been a number of discovery walks where participants look for edible plants and other world species in edible gardens. Japanese knotweed plant is very invasive and yet it is also edible. Recipes are available for cooking with the plant. Work is also taking place on community harvesting and asking people with fruit trees who have excess amounts of fruit might consider donating some of it so that the fruit can be made into chutney or jam.

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.

Priority five - Transport improvements for Sydenham

East London Line - good news for rail passengers from Sydenham

On the 23 May 2010 the East London Line was formally opened providing eight trains per hour in each direction between Dalston Junction in the north and West Croydon and Crystal Palace in the south. All platforms along the line will be lengthened so that ten carriage (rather than eight carriage) trains can be accommodated. In 2015, the local line will become part of Thameslink, so that four trains per hour which currently terminate at London Bridge will instead continue through north London giving direct trains from Sydenham to Blackfriars, Farringdon and St Pancras International (for the Eurostar).

Sydenham high street

Funding has now been received from TfL for the Phase Two (detailed design and tender) stage of the project. Commissioning of the required specialist consultants for Phase Two is completed and resources are in place. A fully resourced design team is working on the project. The detailed design will be completed by October of this year. Tender will then commence followed with an announcement the intended start of works and an outline programme for construction.

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.

Locality and Mayor's Fund

We are now considering bids for the Locality Fund of £10,000 per year made available to us, as your three councillors.

The Sydenham Assembly Coordinating Group is inviting bids for the Mayor's Fund – last year was £25,000 and the amount for this year will be announced at the meeting. Please contact Sam Dias for an application form and further information: sam.dias@lewisham.gov.uk - 020 8314 3386. The closing date for receipt of applications is noon on Monday 1 November. The meeting where the projects will be presented for a paper vote will be at 7pm on Thursday 2 December 2010 at the Grove Centre.

For more information and the priority plan please visit www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly.

Sydenham Library

We all know we are faced with some very difficult choices in council wide cuts and the target for the Library & Information Service is to achieve approx 25% of its total expenditure ie £830,000. The approach proposed by officers is to prioritise the seven buildings where there has been significant capital investment including the new library in Deptford which opens in 2011 and Torridon Road Library which has benefitted from some capital investment as a consequence of co-location with a children's centre.

We have invested in those libraries that are listed - Manor House Grade II*, Forest Hill Grade II, Torridon Road Grade II but also recognise that if we had further investment we would improve our Carnegie Libraries at Crofton Park and Sydenham. Given the budget situation five buildings have therefore been identified for possible closure: Blackheath Village, Crofton Park, Grove Park, New Cross, and Sydenham.

Whilst Sydenham Library is much loved the building is in poor condition with long standing roof leaks and there is currently no investment available to provide a new roof and upgrade to self service. The public meeting to engage with residents is on Thursday 19 August – 7pm at the Grove Centre. The meeting will include a presentation followed by questions and answers. The hope is to find opportunities to keep the service provision while reducing the costs associated with the building.

Sydenham Library has the most eclectic mix of end of term and school holiday activities. Using its contacts with both the Sydenham Music Festival and Sydenham Arts Festival, the library treated 4 classes of school children from local primary schools to fascinating workshops on medieval Arabic music from professional company, Joglearesa, who tour the world. A series of film making workshops are now underway at the library. Sessions will run weekly up to 12 August, when the film will be screened in Home Park as part of the Fun Day activities. The library also hosts Green Frog Theatre's production of Eugene and the Chairs, based on Ionesco's classic play, The Chairs.

Forest Hill Pools

I attended the Planning Committee on 22 July 2010 to speak in support the application for the new two-pool leisure and fitness centre, to replace Forest Hill Pools on Dartmouth Road. I particularly wanted to thank the Forest Hill Pools Stakeholder Group as we have spent time and energy on ensuring that the design works for this very tight site. The architects, led by Stephen Limbrick of

Roberts Limbrick Ltd, have also really worked hard to ensure that integration of the existing Victorian frontage building works with the new build at the front and rear.

A building contractor for the development is expected to be appointed before the end of the year and the Council aims to have the new leisure centre in public use by late 2012. The existing frontage will be refurbished to form the main entrance and reception to the building as well as providing a changing area on the first floor. The majority of the facilities will be provided in the proposed modern additions. A new "pocket park" is also to be landscaped around the new building and extended along Dartmouth Road to provide a public open space.

Facilities in the new building will include a 25-metre pool, a 16.7-metre learner pool, fitness gym, two studios, a community room and a café. The new development will include facilities and access for those people with disabilities. Please visit www.lewisham.gov.uk/foresthillpools to keep up to date.

The consultation on the future uses for Louise House, a Grade II listed building, has been completed and officers are in discussion with the Crystal Palace Community Development Trust.

Housing

Transfer of Street Properties to London and Quadrant

London and Quadrant Housing Trust and now finalising the arrangements for the 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. The feedback from residents has been very positive and L&Q are now compiling a list of outstanding repairs to be completed in the first 100 days.

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 viewed online

59 Sydenham Road

The application for the change of use of 59 Sydenham Road SE26 from retail (Use Class A1) to Financial and Professional Services (Use Class A2) has met with local objections. The applicant is The Money Shop, a national chain and I support the Sydenham Society in their view that the loss of such a prominent retail unit to The Money Shop would be detrimental to the health of Sydenham Road and is counter to planning policy ST4 for the following reasons:

1) Policy ST4 states units undertaking financial and professional services should not be concentrated in a row. In fact, if permission is granted, there will be 3 such units in a row - The

Money Shop, the NatWest Bank and Mann's Estate Agents. The applicant (in the accompanying Design & Access statement) states that the corner location at the bottom of Queensthorpe Road provides a break in the row. The Society strongly disagrees with this view - in fact the proposed pedestrianisation of the bottom of Queensthorpe Road will have the effect of improving the linkages between the two corners as there will not be any traffic to impede the flow of pedestrians and shoppers. The grouping of 3 such businesses together will harm the appearance of Sydenham Road in that there will be 3 potentially very bland shopfronts adjacent to each other - the opportunity for a 'lively' shopfront on this prominent corner will have been lost.

2) The applicant's own 'health check' of Sydenham Road in April 2010 has revealed that the level of A1 retail units in the Core Shopping Area currently stands at 61%. Planning Policy ST4 does not favour less than 70% A1 in the Core Shopping Area. Granting planning permission for this change of use will exacerbate the preponderance of A2 in Sydenham Road and be counter to national policy.

3) Queensthorpe Road is the main entry into the Thorpes Conservation Area, and the views from the bottom of the road into the Conservation Area are particularly important (and are noted in LBL's character appraisal of the Thorpes). The prominent shop at 59 Sydenham Road is located within the Sydenham Road CA, part of the southern extension of the Thorpes CA (this extension occurred in 2007). The proposed improvements to Sydenham Road (which were approved in January 2010 after lengthy consultation) and the creation of a 'pocket park' at the bottom of Queensthorpe Road will not only enhance the pedestrian environment but will make the retail unit on the corner even more important in terms of the improved streetscape. For this reason, the Society takes the view that 59 Sydenham Road should have a 'lively' frontage and be occupied by a business which will benefit from the pedestrianised environment.

4) The Sydenham Society notes that a change of use in Sydenham Road from A1 to A2 has recently been refused: DC/09/71237/X - 83 SYDENHAM ROAD, LONDON, SE26 5UA (May 2009) for the following reason: "The proposed change of use to a betting shop (Use Class A2) would result in the loss of retail floorspace within a designated core shopping frontage, detracting from the range of retail services available within the defined district centre, which would have an adverse impact upon the vitality and viability of the area, contrary to Policy STC 4 Major and District Centres - Core Shopping Areas in the adopted Unitary Development Plan (July 2004)".

83 Sydenham Road

The installation of two condenser units to the rear of 83 Sydenham Road (Subway) and the installation of external lighting above the existing fascia sign. (Amended Description) has still not been decided and again has local objection to the noise of the condenser units.

Update on redevelopment

The Greyhound

The developers Purelake Limited have submitted details of facing materials, site investigation/contamination, cycle parking provision, and dust mitigation scheme submitted in compliance with Conditions (1), (6a), (10) and (16) of the planning permission dated the 24 May 2010 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 40 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. Work has now started on the demolition.

68-70 Kent House Road

Details of Facing materials; Landscaping; Provision for Cycles; Layout of Retained Trees & Provision for Renewable Energy submitted in compliance with Conditions (1), (3), (4), (6) & (7) of the Planning permission dated 11 February 2010 (DC/09/73136) for the demolition of existing buildings at 68-70 Kent House Road SE26 and the construction of a part three/part four storey block, incorporating balconies/terrace comprising 1 two bedroom, 7 three bedroom and 1 four bedroom self-contained flats, together with the provision of 9 car parking spaces, 10 bicycle spaces and refuse/recycling storage.

2-4 Trewsbury Road

Details of Facing Materials & Landscaping submitted in compliance with Conditions (1) & (6) of the Planning permission dated 12 November 2007 (DC/07/66071) for the demolition of the existing building and construction of a three storey building, plus basement, incorporating balconies and roof terrace, at 2-4 Trewsbury Road SE26, comprising commercial units (Use Class B1), 2, one bedroom and 7, two bedroom, self-contained flats, together with associated landscaping, the provision of 3 car parking spaces, 9 bicycle spaces and refuse store.

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

Planning permission has been granted for the change of use of 215 Sydenham Road SE26 from a hostel and the construction of a two storey extension to the rear and excavation to provide basement area, including the formation of light wells to the front and rear, to provide 6 two bedroom self-contained flats and 1 one bedroom self contained flat, together with the provision of 4 car parking spaces and cycle store to the rear, bin store to the front and associated landscaping.

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

Kent House Leisure Gardens – Sunday 5 September Autumn Open Day from 11.00 - 15.00, entrance £2.50, in aid of NSPCC, is coming up Sunday 5th,. All the regular attractions, including live music, stalls, teas and cakes, and a fruit and vegetable show.

For some pictures from our Spring Open Day, see our web site - www.khlga.com

The Wells Park Improvement Group meeting will be held on 7 September 2010.

Sydenham Mosaic - Thorpe's Attic Sale on Sunday 12 September

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

Sydenham and Forest Hill Youth Forum - www.sfhyouthforum.org.uk

Sydenham Society – www.sydenhamsociety.com

Sydenham Garden – www.sydenhamgarden.org.uk

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