

Councillor Chris Best Sydenham Newsletter

Winter 2011/12

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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/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

A Sydenham Assembly Newsletter has been delivered to every door in the ward publicising the next meeting starting at 7pm on Tuesday 6 March at the Grove Centre. 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.

- Sydenham high street (*Improvement works and timetable*) Andy Frazer
- Sydenham Town Centre Steering Group *Presentation on the new web site* - Pen Else
- Lower Sydenham - Anthony Scully
- Closure of Sydenham Police Station - Angela Hall

Sydenham Assembly Fund 2012/13

There is £15,000 in the Council's budget for each local assembly. We will be inviting groups to bid for this with a view to voting on this at the meeting on this at a meeting on **Thursday 14 June**. It was agreed to seek bids for the Assembly Fund at the March meeting with a closing date of Friday 4 May so that the next round of bids can be presented at the June Assembly meeting.

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

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 has now started and the old youth centre has been demolished. The construction of the new £3.5m MyPlace centre should be completed in winter 2012/13.

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

Future of Sydenham Police Station

The Police have issued the following statement:

"The police estate contains over 800 buildings many of which, including some of our police stations, provide poor working conditions for staff, are inefficient for modern day policing and are being replaced by more modern, efficient and geographically responsive facilities.

"The MPS is reviewing the whole of the property estate to ensure we are making best use of it and identifying efficiency savings that can be reinvested into operational policing.

"As part of this we are looking at police estate requirements in Lewisham. Our aim is to improve the policing across the borough for the long term and looking at our property requirements is a key part of this.

"This includes the public access review (currently underway), which will determine whether the front counter at Sydenham is still required. If it is deemed so a replacement front counter would be opened before this service was removed from the police station.

"No decisions have been made about this building but we are reviewing it in the light of the operational policing requirements in the borough and across the capital. In doing so now, we have the opportunity to improve the estate at the same time as delivering substantial savings that will allow the MPS to protect operational capability."

Obviously there are local concerns regarding the future of Sydenham Police Station that provides a base for three of the local Safer Neighbourhood Teams (Sydenham, Forest Hill and Perry Vale) with calls for any relocation to be in the high street.

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 has just completed a public consultation on 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 the new web site for Sydenham Traders – www.sydenhamtowncentre.com – which will be launched at the Sydenham Assembly meeting on the 6 March. The designer Penelope Else will demonstrate the site and explain the vision for the site and how we hope it will attract visitors and customers to the high street. We agreed that dividing the high street into four quarters – Cobbs Corner, High Street, Library and Bell Green would help promote each area and focus on other community events.

Change of use application

254 Kirkdale SE26 4NL

The change of use to (Use Class A5) Hot Food Take Away at 254 Kirkdale SE26, together with the installation of an extract flue system to the rear. This premises was previously used a retail cycle shop and has an A1 use. Closing date for comments is **26 March 2012** please see the advert http://acolnet.lewisham.gov.uk/ACOLLATEDOCS/84062_1.pdf .

Change of shop front application

256 Kirkdale SE26 4NL

This application for the retention of the aluminium framed shopfront was rejected at the Planning Committee meeting on Thursday 1 December. The recommendation from planning officer was that planning permission is granted. Please see the report - <http://councilmeetings.lewisham.gov.uk/mgConvert2PDF.aspx?ID=6712>

I am now waiting on officers advising on their next steps.

Premises licence under the Licensing Act 2003

313-315 Kirkdale London SE26 4QB

An application has been submitted by Sainsbury's for the sale of alcohol off the premises from Monday – Sunday 06:00 – 24:00 with a closing date of the **7th March 2012**.

Priority four – Environmental improvements to provide a cleaner greener Sydenham

The free seasonal garden waste service is back at Girton Road car park from 24 March until 25 November 2012 on Saturday and Sunday mornings from 9am to 12 noon. Garden waste includes flowers and plants, grass clippings, hedge trimmings, leaves, and twigs and branches

up to four inches in diameter. Kitchen waste, vegetable peelings, soil, turf, stones and Japanese knotweed will not be accepted and no trade waste or trailers, vans or open back vehicles will be allowed.

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 on the web site as follows.

TfL have formally allocated £2 million from their 2012/13 budget for the scheme's delivery. A contractor should be appointed by the Council in February 2012, and a works programme agreed with a view to construction getting underway in March. Due to the Olympics, nothing can be done to the main carriageway between July and September 2012; as such, the first six months' work will focus on elements of the scheme such as Station Approach (delayed from 2011, due to issues with the land transfer from Network Rail to the Council), the pocket squares, and the public realm works outside the Naborhood Centre and Post Office.

Works to the main actual high street are therefore expected to get underway in the autumn and should last until summer 2013, with care being taken not to adversely impact upon local businesses' trading during the Christmas 2013 period.

Sydenham Community Toilet Scheme

As the part of the works to Station Approach the public toilets will be demolished and in their place we have been working on a Community Toilet Scheme. Assembly Funds have been agreed and three cafes have signed up – Blue Mountain, Kente and Chefs Delight. The artwork for the window signage is being prepared so that this can start as part of the lead in to the demolition works. It is planned that a new stand alone toilet will be available near the Station entrance once the works are complete.

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

Please see our Sydenham Assembly Facebook page

<http://www.facebook.com/pages/Sydenham-Assembly/155426357840755>

Update on Planning

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

255-269 Sydenham Road, SE26 5EN

Amicus Horizon have been granted planning permission 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 and represented their views at the two planning committee meetings.

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. Subsequently the plans have been revised to reduce the height to a six storey block.

Update on redevelopment

The Greyhound

The developers, Purelake Limited, are now nearing completion of the 40 new social homes for Hexagon and two commercial units on the ground floor – one of the commercial unit being Sainsbury's. Work is also underway 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 was given and the 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 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.

Super-fast internet coming to Sydenham

SUPER-FAST broadband has been rolled out in Sydenham as part of BT's plan to boost connection speeds across the country. It is one of 10 new areas in London which will be able to receive the technology from BT in the next few weeks.

More than 2.2m homes and businesses in London now have access to high-speed internet. BT London general manager Andrew Campling said: "The arrival of super-fast broadband in these areas is a huge boost for local businesses and households.

"These are economically challenging times and super-fast broadband can transform their experience of the internet."

BT's local network business Openreach is planning to double broadband speeds this year, and is expected to offer download speeds of up to 300Mbps from the spring.

Forest Hill Pools

Willmott Dixon has made excellent progress since we awarded the contract to them in November 2010 and are now nearing completion. The new Forest Hill Leisure Centre will consist of two new pools and other leisure facilities on the site of the former Forest Hill Pools. Facilities in the new building will include a 25-metre pool, a 16.7-metre learner pool, fitness gym, two studios, community room and a café. The new development will include facilities and access for those people with disabilities. The existing Victorian frontage of Forest Hill Pools has been retained. We are well on target to ensure the leisure centre is open to the public by September 2012 so that we can benefit from the legacy of the 2012 Games. The Forest Hill Pools Stakeholder Group is meeting in the middle of March to agree the opening arrangements.

Please visit www.lewisham.gov.uk/foresthillpools to keep up to date.

Links, events and up and coming meetings

Friends of Sydenham Community Library

Easter fair on Saturday 14th April

An Easter egg hunt, crafts or face painting, jewellery making, plant and bric-a-brac sales, tea and cake, and of course book sales.

Big Lunch – Sunday 3 June

<http://www.lewisham.gov.uk/inmyarea/events/whats-on/Pages/The-Big-Lunch.aspx>

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

Music at St Christopher's

First Thursday of the month , 7.30-9.30pm, Dame Cicely Saunders Room, St Christopher's Hospice, 51-59 Lawrie Park Road SE26 6DZ

To reserve your tickets (which include wine and interval snacks) contact Debbie Calvert at d.calvert@stchristophers.org.uk or call her on 8768 4747 (Mon-Fri, 10am-4pm).

**Sydenham Arts Festival – www.sydenhamartsfestival.com
1st to 15th July 2012**

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

Sydenham Blues Club - www.sydenhambluesclub.co.uk

Sydenham Blues Club is South London's premier Blues venue with live music every Friday and alternate Saturday's at the Golden Lion FREE ENTRY !! Live Music starts at 9.15pm

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

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

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

Sydenham Society – www.sydenhamsociety.com

Sydenham Town Forum – www.sydenham.org.uk

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

Lewisham Life is now available in a monthly eNewsletter.

Surgery details: from 10.30 to 11.30 on the 1st Saturday at Sydenham Library,
3rd Saturday at the Naborhood Centre, 44a Sydenham Road (next to the Post Office)

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