

Councillor Chris Best Sydenham Newsletter

Spring 2012

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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/cllrchriscrist 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 [Sydenham Assembly Newsletter](#) has been delivered to every door in the ward publicising the next meeting starting at **6.45pm on Thursday 14 June** at the Naborhood Centre (next to the Post Office). 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.

The main presentation will start at 8pm and is from Ian Ransom, Manager of Transport in Lewisham who is going to talk about the programme for the improvement works in Sydenham Road and Station Approach.

Sydenham Assembly Fund 2012/13

We have had a fantastic response with bids for the fund for this year. Set out below is the final list of bids totalling £32,953 for the available £17,500.

Priority One - More activities for children and young people

1. **Hazel Grove Youth Project – XLP - £2,570**
2. **Hazel Intergenerational Filming Project – Image Create Express - £2,500**
3. **Word Explosion – Sydenham Arts Festival - £2,500**
4. **Storytelling project – Tamil Academy of Language and Arts - £2,500**
5. **Young carers respite project – Carers Lewisham - £2,000**
6. **Health and happiness activities for under 5s – Nutmeg Outreach - £2,000**
7. **Switch-it – football and life – Switch-it! - £2,000**
8. **Teenager phone app workshops – Eco Computer Systems - £1,950**
9. **Residential weekend – Hillcrest/Wells Park Youth Club – £1,570**
10. **Paint a smile – supervision – Sydenham and Forest Hill Youth Forum - £1,244**
11. **Healthy Living after school club – Adamsrill Primary School - £950**

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

12. Crime prevention and awareness days – Sydenham SNT - £2,019

Priority Three – Vibrant high street/inclusive communities

13. Smartening up the High Street – Sydenham Town Centre Steering Group - £1,500

14. Where is the library? Signage/notice boards – Friends of Sydenham Library - £1,450

Priority Four – Environmental improvements to provide a cleaner greener Sydenham

15. Hanging baskets/Christmas tree – Sydenham Town Centre Steering Group - £2,400

16. Planters in Homecroft Road – The Greener Homecroft Project Group - £1,900

Priority Five - Transport improvements for Sydenham

17. Transport service for older and vulnerable adults - Voluntary Care Centre - £2,000

At the Assembly each applicant will be provided with a stall, attendees will then be encouraged to visit each stall and ask questions about the proposal. Once they have done this they will be asked to rank their favourite proposals from 10 – 1 with 10 being their favourite, the projects that receive the most votes will get funded.

Update on the local priorities

Priority One - More activities for children and young people

Sydenham Well's Park TNG Youth and Community Centre

Work is well underway on the construction of the new £3.5m MyPlace centre which should be complete and open in January 2013. The Steering Group of young people are developing the programme to attract young people and have been closely involved with the design and facilities. The centre will open seven days a week from 9.00am until 10.00pm with a wide range of facilities. There are opportunities for the local community to get involved e.g. volunteering, joining the management committee and the use of the centre for other organisations.

- if you are interested please email tnglewisham@lewisham.gov.uk

For more information please see the [web page](#).

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

Future of Sydenham Police Station

Following the last Sydenham Assembly we are proposing to put forward the following draft motion to the Council on the 28 June:

Council notes that the reorganisation of Safer Neighbourhoods will reduce the number of SNT Sergeants but that Teams will continue to work to ward boundaries. Teams will work more flexibly to address our community crime and Anti Social Behaviour. There is also a review to reduce the number of police stations in London.

Sydenham Police Station is one of five police stations in the borough and is currently open Monday to Friday from 10am to 6pm providing the base for three SNTs - Sydenham, Forest Hill and Perry Vale - as well as a response unit. Many residents believe that the proposal to relocate the services in Catford will have adverse implications for community safety in the South West of Lewisham. Having a local base obviously ensures that the area receives reasonable response times for urgent calls. If they were to move to Catford or Lewisham then response times for urgent calls will be affected. Sydenham is a crime "hotspot" within the borough of Lewisham, and is experiencing high levels of robbery and knife crime. Closure of the local police station, and the transfer of the Safer Neighbourhood Team to Catford, will exacerbate the situation and make it more difficult for community policing to operate effectively.

On an operational level Catford Police Station is in Bromley Road. This is two bus journeys away from Sydenham (75 to Catford and 54 along Bromley Road) and there is no direct train service to the nearest train station at Bellingham. Residents are concerned not only with the response time from police but with the travelling times in terms of the SNT between Catford and the local area.

The Chair of the Sydenham Safer Neighbourhood Ward Panel has written to the Borough Commander and has been advised that the Estate Department were still considering the situation. The Sydenham and Forest Hill Societies have set up an online petition <http://www.ipetitions.com/petition/save-sydenham-police-station/> and at the March Sydenham Assembly there was unanimous support to oppose the closure of the local police station.

This Council calls on the Metropolitan Police to reconsider its decision to close Sydenham Police Station in Dartmouth Road SE26 and to support the views of residents to provide local policing from a local base.

Clearly we are supporting local residents concerns in asking the Metropolitan Police to continue to provide services from Sydenham police Station.

Controlled Drinking Zone

Notices 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 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. Officers are now visiting all the off licences in Sydenham asking traders to sign up and abide by the agreement.

Priority Three – Vibrant high street

Portas pilot for Sydenham, Forest Hill and Kirkale

A joint bid incorporating was submitted for the Portas pilot funding of £100,000 available for up to 12 town centres to create new town teams and rejuvenate town centres. The deadline for the bid was 30 March and unfortunately Lewisham's bid was unsuccessful. However, there is a 'round 2' with applications needing to be submitted by 30 June, we are currently looking at areas of our first bid that can be improved upon. The original bid incorporated the ideas of street markets in our new town centre squares, supporting start-up and pop-up businesses with the idea of multi use in a space as well promoting loyalty schemes to get more footfall to the high street. Our bid will automatically be reconsidered in the second round and the GLA will carry out an assessment as they are funding an additional 3 pilots in London. At the moment we are looking to tighten up our objectives and the timescale for our implementation plan.

Sydenham Town Centre web site

The new web site– www.sydenhamtowncentre.com – was launched at the last Sydenham Assembly meeting. The designer Penelope Else has been developing the site featuring news about local events, promotions, vacant units and even job vacancies. All businesses based in SE26 can have a free alphabetic listing, and for £20 per year businesses are part of the Sydenham Traders Association and have access to their own traders forum. There are silver and gold rates which include regular advertising.

To find out more contact: members@sydenhamtowncentre.com.

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. The case has still to be decided.

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>

The applicant has now submitted an appeal.

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.

Priority four – Environmental improvements to provide a cleaner greener Sydenham

Cricket in Mayow Park

Good news is that the cricket will be starting at Mayow Park following the installation of the cricket square in the autumn of 2010. The funding for this was grants made by the England

and Wales Cricket Board and the London Marathon Charitable Trust. Working in partnership with Glendale and Teachsport, the Council has been awarded BIG Lottery Reaching Communities funding which has enabled the development of the project and play is due to start this spring. Further grants have ensured that new changing facilities will be provided as preparations are in place for the refurbishment of the pavilion at Mayow Park.

The official opening of Mayow Park square, by the Mayor, will take place on Wednesday 20th June at 12noon with a schools tournament. Members of the general public are invited to the event.

Anyone wishing to find out more about cricket in the park and how to make pitch bookings should contact Glendale on 020 8318 3986.

Free Garden Waste service

The free seasonal garden waste service is in 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.

Priority five - Transport improvements for Sydenham

Sydenham high street

The main highway works have now been tendered and the returns are being scrutinised by Officers. The Tenderers (Contractors) will be called in for clarification interviews before a decision can be made on the recommendation award. Subsequently the award decision will be made at the Mayor and Cabinet (Contracts) on the 11th July.

The intention is for the works to commence on site in September 2012, with some restrictions on the work area during the Christmas period. The completion of the main highway works is expected by September 2013. This may change once we have awarded the contract and approved their programme.

After award the successful contractor will be required to make a presentation of their proposals to local members, traders and businesses. In addition they are required to liaise with traders and businesses during the course of the works and have procedures in place for dealing with representations.

The Council has not yet reached an agreement with Network Rail to carry out the works along Sydenham Station Approach. In addition the Council will be in discussion with the private forecourt owners about improvement works to their land. The period between now and September should allow us time to get such agreements in place.

The Council is in discussion with the utility plant owners (BT, Gas, UK Power Network, Thames Water) regarding any necessary diversion of their plant. Such works will be programmed in with the main contractors works programme.

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.

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.

The Greyhound

Planning permission and Conservation Area Consent were granted 24 May 2010 (ref. DC/09/72790) for 'partial demolition of The Greyhound Public House, 309-315 Kirkdale SE26 and full restoration to create a self-contained, restaurant / pub (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 (Use 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'.

Planning officers have been on site to discuss with the developers Purelake why, apart from the front façade, the entire building has been demolished and a new basement is being constructed. Planning officers have requested that no further demolition is to be carried out. It is understood from the developer that demolition was necessary because of structural damage to the walls and dry rot in the roof. The developers also stated that the building would be rebuilt exactly as the original building and that a pub operator had now been found.

As the building is within the Cobbs Corner Conservation Area, consent would be required for substantial demolition. The conservation area consent mentioned above specified what parts of the building were to be demolished, however, Officers consider that substantially more has now been demolished. Currently, officers have requested that a structural report and explanation of why the demolition took place is submitted to the Council urgently while further steps are being considered.

In the meantime Purelake have submitted a planning application for a change of use of the first floor from pub/restaurant (Use Class A3/A4) to residential (Use Class C3) at The Greyhound Public House 309-315 Kirkdale SE26, together with external alterations to the existing public house incorporating a basement extension, ground floor conservatory to the side and the construction of a first floor mezzanine to provide 2, two bedroom self contained flats. I am aware that the Sydenham Society amongst others are going to object to the provision of residential flats.

The 40 new social homes for Hexagon are now nearing completion and the two commercial units on the ground floor are at the shell stage – one of the commercial units being Sainsbury's. There is a planning application from Sainsbury's for the installation of an Automated Teller Machine (ATM) adjacent to Sydenham Road frontage; illuminated signage and external alterations to shop fronts and internal pedestrian space, including installation of

new door on Spring Hill frontage and new door to internal pedestrian space at the Greyhound Public House, 309-315 Kirkdale SE26.

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.

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.

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.

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

Enforcement of the high street Conservation Area

The Thorpes Conservation Area covers the high street to Mayow Road (up to the Cake Store at 111 on the odds and to 28 on the evens and then from 46 to 72) and includes to the Cobbs Corner Conservation Area. Traders need to comply with [Lewisham's Shop Front Design Guide](#) and everyone needs to comply with ensuring that satellite dishes are out of sight on the roof and that wooden windows are replaced like for like. A new guide for businesses in Sydenham is at the printers and will shortly be delivered to all the traders in the high street. There are good examples to guide traders including guidance on when planning permission is needed such as for renewing shop fronts.

Forest Hill Pools

Willmott Dixon are now at the handover stage to Fusion who will be managing the leisure centre. 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. We are planning to open the leisure centre in time for the school holidays. The official opening will be on Saturday 22 September when there will be free taster sessions and the launch of the new Lewisham Leisure card. Please visit www.lewisham.gov.uk/foresthillpools for a progress report on the development and the Fusion site for information on the opening - http://www.fusion-lifestyle.com/centres/Forest_Hill_Pools/home.

Links, events and up and coming meetings

Friends of Sydenham Community Library

Arts in the park/Family Fun Day in Home Park 1st July

Next Friends meeting is on Tuesday 19th June, at the Library, 7.30-9pm

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/>

Community car boot sale on Sunday 8 July – 10am to 1pm
Sellers £6 pitch and buyers 20p entrance

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