

Councillor Chris Best Sydenham Newsletter

Winter 2009/2010

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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/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

The next Sydenham Assembly will be back to the Grove Centre on **Thursday 4 March starting at 7pm**. Everyone living in Sydenham ward should have received a Sydenham Assembly Newsletter setting out what has been achieved over the past two years. The meeting will look at the top five priorities (set out below) as well as the Sydenham Charter. The Charter includes a detailed priority plan showing what you said, what we have done and what we are working on. I would welcome feedback on the top five priorities and if we need to change these priorities.

Priority One - More activities for children and young people

Sydenham Wells Park Youth Centre

Exciting times are ahead for young people in Sydenham following an award of £3.5m to build a world-class youth centre. At the first Sydenham Assembly in March 2008 you voted as your top priority providing youth facilities including a new youth centre. Many people told us that providing youth facilities and activities for young people is extremely important and giving young people access to positive recreational activities is an important tool in tackling antisocial behaviour, as well as helping young people to socialise in their communities. A whole range of facilities will be on offer, including a training kitchen, recording studio, youth theatre and dance studio. There will also be activities such as horticulture, graffiti art, football, basketball and skateboarding. As well as having access to fun and positive activities, young people will be able to seek help and advice at the centre on issues such as finance, sexual health and housing. They will also be provided with opportunities for education, employment and training. The new youth centre will open from 9am to 10pm seven days a week, and will provide a modern, safe place which local young people will have a key role in developing and running. Whilst the focus of the centre is on young people, it will be a resource for the whole community.

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.

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

Sydenham faces a significant challenge in reducing anti-social behaviour associated with street drinking. A Problem Orientated Partnership (POP) for Sydenham has been set up, involving the Council and the Safer Neighbourhood Team (SNT) working together on the following actions:

- identifying and mapping where street drinkers live
- working to engage and help drinkers to support accessing treatment
- traders' agreement promoted and all the off and on licences in the Sydenham area have signed up not to sell alcohol to known street drinkers
- enforcement powers have been used in a variety of ways including obtaining an Anti-Social Behaviour Order (ASBO) which prohibits a named person from being in possession of any opened container of alcohol in Sydenham Road
- police use of section 27 Direction to exclude drinkers from Sydenham Road for a 48 hour period
- ongoing enforcement related to criminal behaviour, including drug use.

The Council is currently discussing the option of a Drinking Control Zone.

According to the [latest figures released by the Metropolitan Police](#), Lewisham showed a 6.1% decline in recorded crime for the year to December 2009 whilst Sydenham continues to fall and is below the Lewisham average.

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. At the last meeting on the 9 February there was a 10.75% vacant shop rate in the core retail area. A toolkit has been produce to help with 'pop up' shops for the creative industry and this will be available for distribution at the end of February.

Southern Gas Network are continuing with the installation of new plastic pipework along Sydenham Road. SGN met with Sydenham Society, Sydenham Traders and Councillor Marion Nisbet and we will be receiving fortnightly updates on progress. **SGN's website** is regularly updated with the latest on the project's progress – currently work is ongoing on Kent House Road until early December. Major SGN works at junction of Kent House and Sydenham Road with three way temporary signals.

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.

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 is to apply for further grants and more fundraising to reach the £50,000 target. Oliver Budd, an internationally known artist, has been commissioned and is working closely with the community to deliver this exciting project.

Priority four – Environmental improvements to provide a cleaner greener Sydenham

Mayow Park

Mayow Park Bowls Club, with help from Lewisham Council, 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 totalling £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 pitches both at Hilly Fields and in Mayow Park (Sydenham). 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.

The joint project, by local social enterprise Envirowork Lewisham working in conjunction with Lewisham Council and Teachsport, 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.

Sydenham Green Waste

Following discussions at the Assembly, and as part of a £1m package to help us look after our environment, we introduced a free seasonal garden waste service –

Last summer Lewisham launched four garden waste satellite sites where residents could take their waste to free of charge. Garden waste was collected in a refuse truck every weekend from mid-July to November. Girton Road car park was one of the four sites and during the months that it ran many people came on foot and nearly 1,200 by car to deposit over 26,000kg of green waste. This is a great achievement and due to the success of the scheme it is planned to resume in the Spring.

Sydenham Community Gardens

Lewisham Council has recently launched a new community gardens guide which featured as one of the round table discussions at the 8th Sydenham Assembly. Food grown by local people, using organic principles, can have health, environmental, economic and educational benefits for the community. Underused and neglected plots of land can be turned into community gardens and there are grants currently available to help set up such schemes. One such local project has been started by Envirowork Lewisham in Mayow Park. The site, next to the pavilion entrance and Envirowork nursery yard, will provide demonstration beds for growing herbs and vegetables using recycled materials whenever possible and will be designed to meet the needs of people with disabilities. Other local people are currently researching sites to develop further community gardens and orchards, plus funding for courses to learn about different approaches to gardening. There is potential to link these to the Envirowork project.

Priority five - Transport improvements for Sydenham

East London Line - good news for rail passengers from Sydenham

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

- The bid for the £3.6 million improvements to Sydenham high street are now with Transport for London (TfL). This will improve the look of the high street and create a better environment for pedestrians and shoppers without affecting the traffic flow
- Lewisham Council is currently working on a £310,000 renovation of Sydenham Station Approach which will greatly improve access to the station
- TfL now runs Sydenham station which is staffed throughout the day “from first to last train”. TfL will complete the refurbishment of Sydenham station including new indicator boards, increased CCTV and a new tannoy system
- On 2 January 2010, Oystercard PAYG was introduced on all suburban metropolitan train lines this required the installation of the new ticket machines on entrances to Sydenham station providing easy access to both platforms
- In May 2010 the East London Line will start, giving eight trains per hour in each direction between Dalston Junction in the north and West Croydon and Crystal Palace in the south. Before the end of 2010, all platforms along the line will be lengthened so that ten carriage (rather than eight carriage) trains can be accommodated.
- 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).

A petition of over 1,000 signatures in support of the high street improvements has been presented to the Council following the exhibition showing proposals at 59 Sydenham Road for several months at the end of 2009. The feedback from residents has been very positive and the improvements will support existing businesses as well as attracting new and diverse ones.

Locality and Mayor's Fund

Over the past two years the Council has made available £70,000 for the Councillors and Assembly to decide on local projects to add value to the ward. The Locality Fund is £10,000 per year made available to your three councillors and the Mayor's Fund is £25,000 per year for the Assembly to vote on before approval by the Mayor. The projects have been shown under the five priorities for Sydenham and there is £1,300 for the production of the Assembly Newsletter that is being hand delivered door to door in Sydenham ward.

More activities for children and young people	Renovating the play area at Silverdale Hall	£10,000
	Sydenham Community Radio Project	£5,000
	Sydenham and Forest Hill Youth Forum	£4,000
	Young People's Forum residential weekend	£3,700
	Switch It football and life skills activities project	£3,000
	15th Sydenham Scouts Group	
	Hazel Grove youth activities	£1,700
	Small grants programme to support activities in school holidays	£1,000
Improving community safety and tackling anti-social behaviour	Sydenham Timebank	£2,000
	Sydenham Music - outreach work to residential care homes	£1,600
Vibrant high street	Sydenham Arts Festival 2009	£15,000
	Sydenham Mosaic	£10,000
	Naborhood Centre signage	£2,000
	Sydenham Traders data base	£1,500
	Sherlock Holmes at the Dolphin	£500
	Leaflet on the conservation area	£1,000
	Sydenham Assembly leaflet	£1,300
Environmental improvements to provide a cleaner greener Sydenham	Greening Sydenham – tree planting and Girton Road car park	£3,000
	New litter bins	£1,000

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

Forest Hill Pools

As chair of the Forest Hill Pools Stakeholder Group I am pleased that Lewisham has appointed the design team for the redevelopment. The Architect is Roberts Limbrick Ltd, the Structural Engineer is WYG Engineering Ltd and the Building Services Engineer is Building Services Partnership Ltd. The architects have presented their initial plans to the Forest Hill Pools Stakeholder Group and the emerging design proposals have been presented to the Forest Hill Assembly. We are meeting again towards the end of February to review the proposals and make sure we keep on the timeline to deliver the new Leisure Centre by the end of 2012.

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 expressions of interest (2 November 2009) has now passed and the full business case (including a detailed cost plan) had a deadline of the 31 March 2010.

Please visit www.lewisham.gov.uk/foresthillpools to follow progress.

Housing

Transfer of Street Properties to London and Quadrant

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

Hillcrest estate

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

255 – 269 Sydenham Road

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

Update on Planning

Planning applications have been submitted for the following

181-189 KIRKDALE, LONDON SE26 4QH

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

SYDENHAM DELIVERY OFFICE, 4 SILVERDALE, LONDON, SE26 4TB

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

57 SYDENHAM ROAD, LONDON, SE26 5EX

The construction of a two storey extension to the rear of 57 Sydenham Road SE26, to provide additional floor space to the existing shop unit, together with the provision of two additional bedrooms and first floor level.

22A - 24 SYDENHAM ROAD, LONDON, SE26 5QW

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.

1 SPRING HILL, LONDON, SE26 4LD

The construction of roof extensions to provide 1 two-bedroom flat and 1 one-bedroom flat incorporating the drum of the existing Dome, 1 Spring Hill SE26, together with the construction of a new mezzanine floor within the drum of The Dome, and the formation of new roofs attaching to The Dome on the side elevation facing Spring Hill, plus associated provisions of new access and terrace at roof level.

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 (off Laurel Grove), 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. (Amended site address)

28A SYDENHAM ROAD, LONDON, SE26 5QW

The demolition of the workshop in the yard to the rear of 28A Sydenham Road SE26 and the construction of a two storey including roof space building comprising 5 one-bedroom self-contained flats.

Redevelopment of The Greyhound – Planning Committee in March 2010

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

Update on other redevelopment**278-280, KIRKDALE, LONDON, SE26**

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.

No progress on the Nickells site – the planners had only good to pre application stage so there is no planning permission for the site.

Recent Planning decisions

Planning permission has been granted for:

68-70 KENT HOUSE ROAD, LONDON SE26

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.

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. The developer is changing the facing bricks to comply with the planning condition of bricks in keeping with the Conservation Area.

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.

Enforcement of planning permission

65 A AND B SYDENHAM ROAD

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

Links, events and up and coming meetings

Sydenham Assembly - www.lewisham.gov.uk/LocalAssemblies/SydenhamAssembly
7pm – 9pm Thursday 4 March

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

Sydenham Society – www.sydenhamsociety.com

Sydenham Society talk by Steve Grindlay on Local Artists and Musicians
Tuesday 9 March, 7.45pm, The Golden Lion, Sydenham Road; admission £2

AGM Wednesday 31 March 7.45 at the Golden Lion

Sydenham Garden – www.sydenhamgarden.org.uk

Printmaking Course - a 7-session course which will explore the art of printmaking including linocuts, monoprints, vegetable printing and callographs. If you are interested in taking part please phone the Sydenham Garden office on 020 8291 1650.

Sydenham Music Festival – www.sydenhammusic.org.uk

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

Sydenham Mosaic Project

Friday, 26 February, Here For Good, 17 Sydenham Road, 1-4pm; Saturday 27 February, Naborhood Centre, 10-30am-3.30pm

Free mosaic drop-in workshops next Friday and Saturday in which you can make your own small mosaic (all materials provided). Workshops are run by Oliver Budd, the mosaicist who is working on designs for the mosaic to improve and decorate the front of the Naborhood Centre.

Sydenham Arts Festival – www.sydenhamartsfestival.com

Inaugural General Meeting on Monday 22 February at 7.30 at Here For Good, 17 Sydenham Road.

Events for the 2010 Summer Season being considered, but yet to be firmed up are: **Theatre at the Trattoria Raffaele, The Visual Arts Trail, “Sydenham Sings”, A Balalaika Concert and a Swing Concert , Alex Carter and Sydenham’s Got Talent.**

Sydenham Town – www.sydenham.org.uk

The Girls House are inviting everyone in Sydenham to come along on **Sunday 28th Feb from 2 - 4pm for afternoon tea** and a chat. If you are interested email juliasmansell@hotmail.co.uk or visit the website www.thegirlshouse.co.uk.

Fairtrade Fortnight 2010 - 22 February – 7 March

Sydenham Library is having a Fairtrade Treasure Hunt at **2.15pm on Saturday 27 February** for children and families.

Forest Hill Library are presenting two fair trade films and discussion events to raise awareness and explore the issues behind Fairtrade.

5.30 Thursday 4 March - Life and Debt (www.lifeanddebt.org):

12 noon Saturday 6 March - The Luckiest Nut in the World (for children and families)

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

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