



Lee Manor Society

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Next Meeting

**8pm on 24th February 2010 (NB... two weeks later than usual)
in the Community Room, Lee Manor School, Longhurst Road entrance.**
Open to all residents in the area. Formalities end 9.30pm - nibbles afterwards

Notes of our Meeting on 13 January at 105 Burnt Ash Road

- Present:** Charles Batchelor (Chairman), Ralph White (Deputy Chairman), David Plumer, Steve Griffiths, John Robson, Daniel Griffin.
- Apologies:** Faye Carney, Suki Picarda, Judy Cole, Sue Byford, Jeremy Carden, Andrea Breugelmanns, Bernard Hills, Sylvia Ling, Anita Whitfield, May Clarke, Bridget Prentice, Fr Peers and Sheila Peck.

Northbrook School

The meeting to discuss design issues, including the large red crucifix in the main window, took place on 14 December. Those attending included Heidi Alexander (chairing), Charles Batchelor, Jim Mallory, the architects, WS Atkins, Fr Peers, and the Lewisham Schools team. Fr Peers showed a new design with much smaller Trinity symbols embodied in the window glass instead of a large red cross, plus some modest lettering and a crucifix mounted on the brickwork. The rendering between the window columns would be a more subdued shade than before. The Society discussed these plans and it was agreed that we would write to welcome the concessions made to local views. The School will be called Trinity School. Some regret was expressed at the loss of the Northbrook connection. Building work should be finished next November, with pupils moving back in as early as January 2011.

House frontage survey

The Society's informal survey of the frontages of homes in the conservation area is now largely completed. This looks at things like windows, doors and other features to see if they are original. The survey will help us know whether or not alterations are recent. We will aim to update the survey at a future date.

Controlled parking zones (CPZ)

The latest leaflet circulated by the Lee Green Assembly says that the Mayor will consult all Lee Green residents who live in areas outside the CPZ on the introduction of parking restrictions. A review of existing CPZs will also be carried out soon. However, we are concerned that there is no reference to consulting on or reviewing the actual operation of CPZs, as distinct from the boundaries. We will pursue this point with the Assembly as essential. Our CPZ schemes impose blanket all-day restrictions, regardless of the nature of the parking problems, while other boroughs have a more tailored approach, eg bans on parking in excess of four hours by non-permit holders, or a one hour ban in the middle of the day.

We noted that LBL levies a charge of £1.70 for each half-day visitor's permit. This could

prove very expensive for anyone requiring lots of weekday daytime home visits for any reason, whether from trades people or the caring professions. We also noted that the visual impact of CPZs in terms of street furniture and signage was not in keeping with conservation area objectives. Clearly however there are growing parking pressures in the area, especially as each new CPZ simply pushes the car-commuter problem onto streets around the margins until these streets too begin to ask to be included in the CPZ.

Tiger's Head

We have submitted applications to English Heritage for the listing of both the Old and New Tiger's Head pubs at Lee Green crossroads. This flows from the work we did to prepare a design brief for Lee Green to help conserve the best features of the area and guide future developments and change. We expect the process to take a few months. No more has been heard of a scheme to convert the vacant New Tiger's Head into flats (without affecting the facade). This pub falls within the Borough of Greenwich. We believe a planning application on these lines was finally approved, but as yet nothing further has happened.

Merchant Taylors Almshouses

Charles drew to our attention a scheme by the Merchant Taylors Guild involving their two local almshouses sites. The listed Victorian almshouses on the large open site on Lee High Road, (adjoin Boone's Chapel), would be upgraded internally, while their mainly 1960s site up the hill, off Brandram Road would be redeveloped to provide a mix of private housing and a block of almshouses in flats. The Society had other interests had been asked for reactions to an alternative plan, now being put forward by local interests. This entailed selling the 1960s site for redevelopment, and instead providing new almshouses on the Lee High Road site to complement the existing ones, on the open grassed area behind the trees along the boundary. This would avoid the tenants of the new almshouses being isolated above the ground in the way entailed by the Merchant Taylor scheme, bring the tenants nearer to shops and buses, and place them within the existing gated community. A vista would be retained between Lee High Road and the existing almshouses, and the trees would mostly be preserved.

A downside of the alternative scheme would be the loss of the open area adjoining Boones Chapel. Although not open to the public, that space was enjoyed by passers by. The site is some way outside the conservation area, and so we do not need to get directly involved. We agreed at this stage to note the potential loss of open space. We will suggest that if either schemes proceeds then the public should have occasional access to the site to enjoy it.

Planning

52 Micheldever Rd: An application has been submitted for installing roof lights in the front roof slopes. 4a Brightfield Road: The application for the retention of the UPVC windows at first floor level of the shop should come to the Borough's Conservation Panel shortly, and the Society will make its views known there. 164 Manor Lane: An application for change of use from estate agent to café has been submitted. (NB – the name of the premises appears to be “Rhubarb and Custard” and more café than “caff”.)

AOB

The Quaggy group have complimented us about our new Lee Green history panel. They have also indicated that there is a possibility of the Quaggy being stocked with fish, which we may hear more about in due course.

The Society recently donated £25 to Brindishe School, for their Christmas fair.

Congratulations go to Jeremy Carden, designer of the Lee Green panel, for awards he has just won for leaflets he designed for the Manor House and Gardens and also the Blackheath Society.

Forthcoming dates: our Annual General Meeting will be held on 12 May. Our annual Plant Mart event is likely to be on 15 May. More on these events in future editions.

Many thanks to Charles for hosting the meeting