

SPRING 2023



CULVERLEY GREEN RESIDENTS ASSOCIATION

NEWSLETTER

Thursday 13th April, 7:30 pm
at Hartley Hall, Culverley Road

Culverley Green Residents Association

ANNUAL GENERAL MEETING AND SOCIAL

Refreshments will be served

All welcome

Good news – our Green is still protected!

Peter Luder

The Lewisham Local Plan is being updated. In January 2023 it reached "Regulation 19 Proposed Submission Stage" on which there is public consultation from 1st March to 25th April. Concern has been expressed locally that in this version, "Public Open Space", which encompasses Culverley Green itself in the adopted Local Plan 2014, is to be removed as a designation, as this might then result in a lack of policy protection against development.

Fear not: in the "Proposed changes to the adopted Policies Map" document it is proposed instead to identify it as a 'London Square' on the new plan's Policies Map. On that basis, it would be protected by policy HE2 "Designated

Heritage Assets" which states at 'N' *Development proposals will be expected to safeguard the features which form part of the special character or appearance of a ...London Square. They should also ensure development does not detract from the layout, design, character, appearance and setting of the asset, or harm key views into or out of the space."*

Elsewhere it states: "The inclusion of a site ... listed as a London Square is a material consideration in determining a planning application. The significance of the site includes the contribution made by boundary walls, buildings and features within it, as well as historic landscaping schemes and planting ..."

Overall, we feel this is an appropriate level of protection in the determination of planning applications both within and surrounding Culverley Green.

Culverley Green London Square - boundary:



Letter from the Chair – Kate Richardson



Dear all,

Wasn't it a great turn-out at our Winter Social? We all enjoyed a fascinating and timely talk about the conservation of the Broadway Theatre by Jon Wright. Jon's other passion is for brutalist architecture and we hope to persuade him to come back to tell us why we should love Eros House and Milford Towers!

There was also a good turn-out on 8th March for the first

Catford South Local Assembly since the Covid lockdowns. It was obvious from the floor there are many issues of concern to people, one being environmental crime. Here is a reminder of the contact:

Envirocrime.enforcement@lewisham.gov.uk tel 0208314 2170

One of the issues that came up was the difficulty of disposing of things like paint safely and legally. One of our members has sent this link for free collection:

<https://www.cityoflondon.gov.uk/services/waste-and-recycling/commercial-waste/hazardous-waste-collection>

With the move to electric cars, we are seeing more applications for lowered curbs to allow a car to be parked on a front garden. If you're thinking of making a planning

application for a lowered curb, please bear in mind the requirements for permeable surfaces, boundaries and soft planting in a conservation area. There are some wonderful examples in our streets of how a front garden and car parking can be combined.

For the first time in three years, we're going to have a membership drive across the whole area. Our inflation-busting membership fee will be at the same rate as the past several years– £10 for a family and £5 for an individual.

Don't forget the Annual General Meeting on 13th April. If you have any issues you want added to the agenda, please let our secretary, Diana know a week before at: dianacashin@aol.com


Looking forward to seeing you there!

Kate



At the Winter Social (photo Alan Marsh)

| Forthcoming CGRA events | |
|-------------------------|---------------------------------|
| Easter Egg Hunt | Sunday 9 th April |
| Annual General Meeting | Thursday 13 th April |
| Coronation picnic | Sunday 7 th May |
| Summer fete | late June (TBC) |



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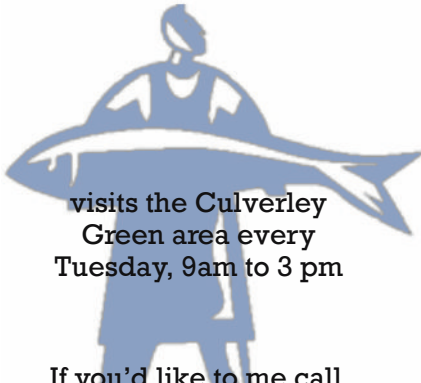
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phone 07961 326894 or
email philleg1957@live.co.uk

Calling Bromley Road

text and photographs by Alan Marsh



One of the many beautiful magnolia trees on Bromley Road. Did every front garden once have one?

Have you ever really taken a good look at the Bromley Road? It is a lively street, with superb transport links, vets, dentists, restaurants, and a wide range of shops. But do you realise that from Sangley Road to just before Callander Road,

Bromley Road is entirely part of the Conservation Area? (Look at the map on the back page.)

You might know of the restrictions of being in a Conservation Area (such as needing planning permission

for alternations visible from the street), but what are the benefits?

As well as joining a very sociable group with a host of events for all ages (and receiving a newsletter), the CGRA campaigns not only to maintain the character of the area but also to improve the quality of life for residents. It has already fed back to the Council members' concerns to turn the retail park into dense housing (the 'A21 Corridor' proposals). We're also concerned about pedestrian safety – for example, as we all know there is not a single safe crossing on Bromley Road between Sangley and Crantock, only a few traffic islands for sanctuary.

But are there other issues we should be tackling? If you would like to contribute, consider yourself invited to do so.

Part of our conservation area: the frontage of the Bromley Road retail park. Note the avenue of lime trees.



Jean's delicious cheese straws



You may have tasted these at the Winter Social – they were a great hit!

Makes about 20

Ingredients

- 60g strong Cheddar cheese, grated
- 60g flour
- 60g butter or equivalent
- Salt
- 2 tbsp milk

Method

1. Place the grated cheese, flour, butter and a pinch of salt in a bowl and stir in the milk.

- 2. Knead the mixture with your hands until a smooth dough, then knead onto a board.
- 3. Roll the dough into long strips the thickness of a pencil and cut into equal lengths.
- 4. Place on a greased and floured baking sheet
- 5. Bake in a hot pre-heated oven 220C, Fan 200C for five minutes until golden brown – delicious served hot or cold.

Becoming an amenity society

The Council has recently produced a draft *Statement of Community Involvement* which proposes a process of formally recognising amenity societies in order for them to keep being consulted on planning issues.

For the CGRA to be recognised as an amenity society we must:

- cover all of the Culverley Green Conservation area – in practice this means extending to include Holy Cross church, Canadian Avenue and the west side of Bromley Road from the Canadian junction and the

frontage of the retail park on Bromley Road

- show we meet regularly, hold AGMs and communicate with our members
- comply with the requirements of the London Forum for our constitution and get approval from Lewisham Council

At the AGM in April, we will ask members to agree to extend the area but we may have to call a special meeting if we need to amend our constitution.



The extent of the Conservation area: the area currently covered by the residents association is in green; the additional area in blue.

The CGRA Committee

| | |
|--------------|-----------------------------|
| Chair | Kate Richardson, 38 Arran |
| Vice- Chair | Howard Kanini, 146 Inchmery |
| Secretary | Diana Cashin, 64 Bargery |
| Treasurer | Alice Baker, 48 Arran |
| Social Sec. | Jean Strange, 100 Bargery |
| Tree Officer | Alice Baker, 48 Arran |

Street representatives

| | |
|---------|--|
| Arran | Tara Nelson (108) Alice Baker (48) Charlotte Stripling |
| Bargery | Jean Strange (100) Diana Cashin (64) |
| Bromley | Alan Marsh |

| | |
|--------------------------|------------------------|
| Culverley | vacancy |
| Inchmery | vacancy |
| Newquay | vacancy |
| Penderley & Phoebe's Pl. | Bob & Mary Metcalf (4) |
| Thornsbeach | Mark Lingwood (13) |

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