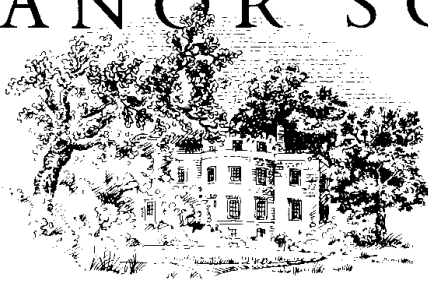


LEEMANOR SOCIETY



For further details on some of the topics below, visit <http://www.leemanorsociety.org>
Please consider changing to our email distribution – write to news@leemanorsociety.org

**Next Regular Meeting -
7.30pm on 14th November 2018
At the Community Centre, Leegate**

Open to all residents in the area. Formalities end at 9.00pm with d.i.y. refreshments afterwards.

Notes of our Meeting on 17th October 2018

- Present:** Charles Batchelor, David Plumer, Mary Donovan, Gillian Deal, David Ford, Suki Goldman, Barbara Bird, Frances Mignuolo and Sheila Peck (Secretary).
- Apologies:** Sylvia Ling, Veronica Simmonds, James Rathbone, Ralph White, Rita Craft, and Lorraine Burton.

Redevelopment of the former St. Winifred's School in Effingham Road

For the first part of this month's meeting we were joined by representatives of Horn and Horne, the company which has acquired St. Winifred's School with a view to converting it into residential accommodation. The original school building is locally listed, and we were told that the plan is to convert it into 4 townhouses one of which will be wheel chair accessible. The conversion would include creating an extra floor level and increasing the height of the existing windows to provide light to the extra floor. The existing uPVC window frames would be replaced with timber sash frames. Also, the single storey classroom outbuilding to the west of the Victorian school would be demolished and replaced by a residential unit built in a similar style to the school building and comprising 5 apartments.

We had concerns about the flat roof of the new-build block which would not match rooflines in the street but accepted this was necessary to keep visible the west side gable wall of the school with its large windows. The new-build block steps down to one storey where the school site meets the back gardens of Manor Lane houses. (Residents have concerns about feeling hemmed in and overlooked and we suggest they should use the planning process to lobby for an acceptable outcome.) The ugly high wooden and wire mesh front boundary to the school would be replaced by a low brick wall supporting iron railings. The area between the buildings and the front boundary would have low planting. We suggested the developer might support street tree planting in front of the site. The school markings on the street tarmac would go but the pinch point would remain to slow traffic.

The small Gothic chapel fronting Manor Lane previously used as a school room is not part of the scheme and is now used by the nearby children's nursery.

This appears a generally well thought out development though we must await the formal planning application before coming to a final judgement.

Ice House

David P. reported that the total attendance for 2018 was 1,345 which is an average of 96 for each open session. Over the Open House weekend, we had 42 visitors on the Saturday and 159 on the Sunday. Several new people have offered to join the volunteers who oversee the opening of the Ice House and it was therefore agreed that a revised list should be drawn up and also that all volunteers should provide a telephone number for contact because not everyone has an e-mail address.

Annual General Meeting

To formally record that at the Annual General Meeting held on Wednesday 19 September, Dr Ralph White (Chairman), Ms. Sheila Peck (Secretary) and Ms. Lorraine Burton (Treasurer) were re-elected for one year *nem con*.

Trees

A successful bid to Lee Assembly for £264 will pay for one tree next year. There was unexpected Lewisham Council action in the Summer which caught us by surprise in cutting down trees identified as diseased, dead or a risk to the public, but this arose from their 4 year independent survey of all Borough trees.

The campaign to save London Planes and TFL trees at Leegate continues. These trees are a habitat for many creatures, not just birds and bats, and are important pollution busters! Having expressed our reservations, we generally support the most recent proposals for Leegate and want to work towards a pragmatic outcome perhaps pursued/monitored by the new National tree Czar.

Leegate

The formal planning application was submitted some months ago, but we understand progress is going to be slow because of the need to balance the height of the development with the financial case for the provision of a proportion of social / affordable housing and this involves the GLA. Protracted wrangling can only damage the timetable and we can only hope that it does not founder yet again.

Post Boxes

The recent Royal Mail stamp issue is a set showing historic post boxes. In July 2015 Royal Mail and Historic England committed to 'preserve the character and heritage of the country's post boxes'. There were 85,000 boxes in England in 2015, with some listed as protected heritage for their historical importance although there are none listed in the Conservation Area.

Royal Mail pledged to manage, repair and conserve its network of post boxes in their existing locations and set out how it works to prevent illegal damage or theft of the boxes. Be the eyes of the Society please and let us know of any that are damaged or still need side box removal and/or repainting. A photograph is always useful together with the reference number on the white label - usually the relevant postcode SE12 followed by a number.

Bats

Pipistrelles have been spotted in Edith Nesbit Gardens. We want to ensure that a bat survey is done on all trees in and around Leegate after hibernation ends early next year.

We thank the Charles for hosting the meeting.