

Appendix 8 – Responses to S105 consultations from secure tenants.

Dacres Road

Response 1

I have your letter dated 19 March.

As you are aware, there is currently no TRA on the estate. However, as a secure tenant, I am concerned that the information you have provided about proposed loss of amenity is insufficient for residents to be able to offer any meaningful or informed response to the S105 consultation.

The authority appears to be consulting about two distinct categories of loss of amenity – a temporary loss as a result of building work to intensify housing provision on the estate and permanent loss of amenity resulting from the completion of those works.

Temporary Loss of Amenity

1. As far as the temporary loss of amenity goes, before submitting their views, they would need to know:
2. Number of current off-road parking places, including garages, available to Dacres Road Estate residents.
3. Area in square metres of open space available to residents on the estate at the moment.
4. Number of off-road parking places, including garages (if any) available to Dacres Road Estate residents whilst the building works are in progress
5. Area in square metres of open space available to residents on the estate whilst the building works are in progress.
6. Length of period of temporary loss of amenity.
7. We note that under the government's Covid recovery plans, building sites will be permitted to operate until 9pm. What restrictions on working hours will be put in place for works on the Dacres Road Estate?
8. Preliminary construction health and safety plan including construction traffic management proposals.
9. Details of any proposed compensation for or mitigation of the temporary loss of amenity.

Permanent Loss of Amenity

As far as the permanent loss of amenity goes, before submitting their views, they would need to know:

1. Number of off-road parking places available exclusively to existing Dacres Road Estate residents after development.
2. Number of off-road parking places available exclusively to residents of new infill blocks after development.

3. Number of off-road parking places available exclusively to residents of new development on former LB Lewisham furniture depository site on Mayow Road.
4. Area in square metres of open space available to all residents on the Dacres Road Estate after completion of the infill blocks.
5. Current population of the Dacres Road Estate.
6. Number of persons it is intended to house in the new infill blocks.
7. The proposed massing, position and height of the infill blocks.
8. Extent of loss of light and views caused to residents of the existing Dacres Road Estate towers by the new infill blocks on the Dacres Road Estate and the adjoining development of the former LB Lewisham furniture depository site,
9. Details of any proposed compensation for or mitigation of the permanent loss of amenity.
10. Given the proposed increase in density on the Dacres Road Estate, taken with the imminent increased density on the Bampton Estate, the construction of 59 dwellings on the former Our Lady and St Philip Neri school site in Mayow Road and 32 new dwellings on the former furniture depository site in Mayow Road, as well as the Greenvale School expansion on the former Brent Knoll School site in Mayow Road, what studies have been made on the impact of all these developments on local infrastructure and what proposals exist to mitigate any consequent loss of amenity eg school, nursery provision, doctors' surgeries, telecoms and Internet, on-road parking and public transport? We note that the area is presently served only by the infrequent and unreliable No 75 bus route.
11. Details of any proposed improvements to the existing blocks and communal open space.
12. We also note that the Mayor of London's Good Practice Guide to Estate Regeneration, which applies to all kinds of estate regeneration schemes, not just those where demolition is planned, sets out principles for consultation with existing residents and their involvement in the development of proposals.

'Consultation should be:

- transparent – all the issues and options should be set out in clear, accessible and nontechnical language, with information that has influenced any decisions being shared as early as possible;
- extensive – every reasonable effort should be made to engage with as broad a range of groups as possible, including primarily the residents of an estate, and also those living and working on or near it;
- responsive – consultation should result in clear actions that arise directly from the views expressed by respondents; and
- meaningful – views expressed during the process should be considered, and, where landlords do not agree with responses, they should give explanations for the alternative course of action that they have taken.

There are a range of options for consulting and engaging with those affected by estate regeneration. Any successful estate regeneration scheme is likely to involve a mixture of different ways to involve people, such as:

- Direct proactive engagement of a wide group of residents – e.g. through surveys, votes, and ‘door-to-door’ conversations.
- Involvement of residents in developing the detail of proposals – e.g. through specialist resident committees, forums, and workshops; steering groups with resident representation; and meetings of Tenant and Resident Associations and neighbourhood forums.
- Broader opportunities for residents to be kept updated and engage – e.g. through ‘drop-in’ days and public meetings; letter, email, and newsletter updates; and web-based consultation tools, such as Commonplace, or Online forums, such as Facebook pages for the estate.’

Residents need to know how Lewisham Homes intends to comply with these details. We are aware that some consultation events have been held already but remind you that the published proposals for infill on the Dacres Road Estate consist so far only of a number of dotted one-dimensional red ellipses on an aerial photographic view of part of the estate.

The drawing provided with your S105 letter also lacks sufficient detail. There are several areas outlined in red, indicating permanent loss of amenity, with however no indication of what the future uses of such areas might be.

Ideally, there should be three drawings – (a) the estate as it is, (b) the estate during the construction phase and (c) the estate in its finished state.

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These are my initial thoughts. On receipt of answers to these questions, others may arise in terms of the effect on the provision of future housing management services, removal and replacement of tree etc.

I would, therefore, be grateful for your early response. You have allowed an extremely limited time for this consultation and you must be aware of how difficult it is for residents to consult and respond during a lockdown.

Response 2

Dear who this may concern,

I am writing this email to inform you that I oppose the proposal plan set out to build new residential flats across Dacres Estate.

My name is XXXXXXXX, I am a secure tenant at Heathwood Point. I have currently been living here for over 30 years and after carefully reading and analysing the plan

sent out to us, I am not happy with the proposal plan to build new flats along Dacres Estate.

Constraints Against The New Builds:

- **Privacy Concerns:** The new flats will gain access to look into our bedroom windows and our living room windows, causing fear for vulnerable tenants that live on the estate. Will we be compensated for blinds & curtains?
- **Communal Garden:** When residents moved onto the estate, we were told that the communal garden area would be classed as our garden. Reasons including children running about on the grass, residents can have barbecues on the grass and have social gatherings, children having parties and residents to sunbathe when the weather gets nice. With the new builds, this restricts access to the communal garden as the majority of the green space will be permanently taken away from us. The garden provides safety for parents to watch their children on the grass from the balcony. Even though there is a park nearby, not everyone has the time and the convenience to go to the park and the park restricts parents from keeping an eye on their children due to trees and gates, whereas they can easily watch their children from their balcony. Also, we are a gated community here, we always look out for each other on the Estate.
- **Environmental Concerns:** With the new flats being built, the trees will be cut down and natural light will be blocked from the existing flats.
- **Crime Rates Increasing:** After reviewing the plans, a lot of grass space and most of the car park in Heathwood Point will be minimised. With the new builds, this will provide easy access for people to cause robberies and with the lack of CCTV and street lighting in the area, this claim will become more of a reality.
- **Spacing Concerns:** The new builds can cause residents to feel claustrophobic as there will be a lot of residents all crammed into a small estate. This reduces the standard of living as amenities that were promised to residents when they first moved here such as a decent communal garden and a gated car park will be taken from us. As a result, renting prices should be lowered if this goes ahead.
- **Car Park Space:** When reviewing the plans for the new Builds, I noticed Heathwood Point's car park has been highlighted with a red box indicating that it will be permanently gone. Why should existing residents have to sacrifice their car park space? Where are they going to park their cars? How will they be able to observe their cars from their windows to ensure no vandalism occurs? Existing tenants at Heathwood Point deserve to have a suitable car park space to park their vehicles without any fear that something will happen to their car.
- **Dust & Noise Levels:** With the new build that is currently in process by the old warehouse, I am unable to put my clothes out on the balcony to dry due to

the increased dust levels from the construction works. Furthermore, the windows are gathering a lot of dust marks from the works which leads to me having to constantly clean them. Will we get compensated for this? As we will be having to dry our clothes inside and this encourages dampness which we should not be subjected to live with. Now with the plan of building more flats in the area, this will encourage noise levels to rise. We have residents here who are doing their exams or may have had a hard day at work and want to come home to a safe space and not be subdued to ongoing noise.

- **CCTV:** The new builds are providing safety concerns for existing residents. What benefits are we getting from this? The money that is being put for the new flats should be used to assist existing flats in the estate. With the rise of crime in the Lewisham borough, there should be more CCTV in the area, this will enable comfort for existing residents to know they will be safe walking home at night and residents will feel safe about parking their cars here.
- **Street Lighting:** Will there be additional street lights in the area for residents to feel safe? When residents are finishing work late e.g. my son who works late a lot of the time or coming back home from nightlife, there should be street lights and CCTV for tenants to feel safe, not another several flats.

As a result, the various reasons I have listed should provide an insight into why these new builds will cause a lot of concern for existing tenants and they should not go ahead.

If you need to contact me, please feel free to email me at XXXXXX or by telephone: XXXXXXXX.

Kind regards,

XXXXXXXXXXXX

(Resident at Heathwood Point)

Response 3

I am writing this email in regards to the consultation that was sent through my door including everyone else's about the new homes you would like to build across Dacres estate.

I have read over the information countless times and I have also tried my best to figure out the plan that you have drawn out for us to see. Being completely honest I do not understand the picture or what areas exactly the new homes would be built if permission is granted.

Also there isn't any specific information about the new homes for example: how high, how many homes in total, and where exactly there are going to be built if so.

I have only lived here for a month now and it's perfect. I have serve social anxiety and a lot has happened to me within the Lewisham borough including being stabbed and threatened with murder and a lot more. So the last thing I need is to be living

amongst a lot of other people crowded onto what little space we do have around our blocks.

As a good tenant of Dacres estate I am kindly asking for you to either arrange for somebody to come around to talk me through it and show me properly, or for someone to draw out a much clearer plan and more information on the builds as stated above. I wouldn't be doing this if I didn't think it was necessary I am very worried about these builds if they are approved I would really appreciate it if someone could get back to me.

Response 4

There will be a loss of parking with the Rosemount area that is always in use.

The grass spaces are family spaces and used all the time by the families who live on the estates. Families also walk their dogs there.

Parking is already very difficult on Dacres road and more housing on Dacres estate would make this even harder.

It's too big of a change and will be a sad loss for all tenants. The estate is a mostly quiet estate and a nice place to live. This would make the estate somewhere people don't want to live and make it far too busy. Forest Hill is a quiet area and green space is so important for those that live in a city. The pandemic has shown how important staying close to home is and that's what these green spaces allow. In the summer children in paddling pools and on slides can be seen, hammocks, dogs. The green spaces are family areas.

Anti social behaviour is a big concern as so far the estate is mostly free from this. I have seen this be an issue for new estates built in Lewisham and them being horrid places to live.

Q5 -The flats on the garages site will be a privacy for those living in the houses at the back on Silverdale. They will have implications for the families in those houses.

I can tell you on the Rosemount end of Dacres road up to 7 cars can park outside of the block, moving up towards Silverdale a total of 5 cars can park. On the other side of the road 3 cars outside the garages and 8 cars towards Silverdale.

The estate cannot lose parking spaces that are already scarce the garages would do better being made into parking than housing.

The plan makes me feel sad as I love where I live and the idea of what I love about the estate will be removed is a very sad prospect.

Response 5

I do not agree to losing private parking of Dacres estate. Due to having Forest Hill school opposite I find it hard to park as it is. Taking away our private parking and grassed amenity areas is taking away our right to private life and family life under article 8 ECHR 1998. It is also infringing on Article 1: protection of property.

Please do contact me with anymore information.

Response 6

Q4 - Dacres Estate is already a built up area and doesn't need to be anymore built up then it is, also more housing could bring more anti social behaviour aswell as even less places to park. The area will look very overcrowded with more blocks of flats built in the area

Q5 - I do not agree with the blocks being built at all so the temporary loss would be irrelevant

Response 7

Q4 - People who live here and pay rent should be able to park and store their vehicles and property!!

Q5 - People who live here and pay rent should be able to park and store their vehicles and property!!

Response 8

Q4 - I would not like this to happen. From the plan it shows that the housing being built will be too close together and I feel like it would be a loss of privacy and a loss of light as from the diagram given it looks like the buildings will be very close almost overlooking the current dacres estate buildings. Moreover, we have a build going on at the old Mayo road warehouse and the housing being build is already very close having more housing on the other side will box us in which is not nice. Also, I rely on the secure car parking space which is already limited in the area and for it to be taken away permanently would put more stress on the roads in the area (especially Dacres road), In addition, to that it will increase traffic and parking issues on dacres road which is already busy and right next to a school. I already have two construction happening right next to us on Mayo road which cause a great deal of stress due to the large amount of noise hazardous materials and chemicals they emit from construction. The residential green space is nice to have an is greatly utilised by the children on the estate and I believe it shouldn't be taken away. It would be great to know number of stories the building is going to be and how big it will be. Also, how is parking going to be handled.

Q5 - Same reasons as stated above I don't want noise pollution, to lose parking and increase traffic on the road.

Response 9

We are tenants of XXXXXX Ashleigh Point.

WHY do you oppose the flats to built on the green?, the green around our flats, is our garden area, we're we sit when it's summer, and you want to take this away from us. This is not good for our mental health. We do not want to be looking out of our bedroom windows into another person flat, and vice versa. We have been living here for 16 years and now after this long, you want to destroy our greenery by building flats.

You want to take our private car park away from us as well, we're our cars are safe. We're are we suppose to park now?, most tenants drive, their is hardly anywhere to park on the road as it is, and due to living opposite a school, their is no parking spaces, not for everyone as teachers park outside. These car parks are built especially for us.

We are against this, and would like our names put down. I have misplaced the forms that was sent out, the questionnaire, however, we do have a petition in place.

Response 10

I am drafting this email as I am terribly concerned about the planning of the new builds on Dacres road.

I am not happy that this is even being considered.

I live on our small estate we have minimal green space as it is and now we are potentially going to be losing that. Our children play on our green space throughout the year, it is also used in the summer for families.

Wildlife fox's/woodpeckers/squirrels all live in the underbrush and trees between the green and the park.

Parking is already a issue. There is already not enough spaces for the amount of flats we have and the road is always packed solid with cars from staff and pupils from the school on our street.

I like to be able to look out to check on my vehicle and know that it is in a locked carpark and safe.

Sunlight/daylight. How my flat is positioned we already only get the sun for 2hrs in the morning then it goes around.

I do not want to be getting looked over and people looking into my flat from a block of new builds. Surely this is a invasion of privacy.

It will become dark and dull.

Myself and my husband both suffer with metal health, depression and anxiety.

My son has anxiety, sensory processing disorder, ticks and autism. This will have a profound effect on my family alone let alone any other tenants and their families.

I have lived here for 21yrs and in the last 10yrs I have bided to get out of these flats with no luck what so ever.

I am terribly overcrowded but noone cares about that.

Why can't we be offered bigger, better properties?

Noise, well the noise of the construction is going to be horrendous on our doorstep for years to come. We already have works going on on Mayow rd.

We do not need anymore building going on our estate.

I am not happy about this proposed development on Dacres road.

Response 11

I am emailing regarding the planned development of the new blocks of flats being built on dacres road

I am very concerned at the idea of having 4 new block of flats being built my concerns are:

1) what sort of privacy will we get with a new block of flats built right next to us? Will we be looking into eachothers windows?

2) we will be losing alot of our views? as the plans show that my kitchen window will be overlapped and my balcony will also be overlapped by this new build and thats the only good thing about living here in the first place. These flats are already dark and dingy so blocking our light with a block of flats in the way only makes it darker surely?

3) we are loosing our grass areas where our kids play as we're not fortunate enough to have our own gardens

4) loosing our carpark that is already too packed. We have a big issue already of our carpark being too overcrowded. But if we loose the carparks completely are we expected to park out on an already packed main road where we already have a vandalising problem with car windows being smashed. We live next to a secondary school so teachers park on our road and also people who travel by train to work they park on our road to then walk to the train station so we will be fighting to even get a space outside our own homes

5) all the blocks of flats- heathwood point Ashleigh point deepdene point and Rosemount point are all showing age now seeing as they were built in the 1960s and speaking with a number of tenants we all have some degree of damp, mould, drafts from damaged windows from age and broken down lifts so it's abit of a smack in the face to then have to over look brand new flats when ours are so old now

Why dont you look after our blocks of flats and do some work on our flats first before you have new ones built?

What about offering us first refusal on one of these new build flats??

It just feels very unfair that we live like we do and now we've got these new builds being built to rub in our face

Now I understand that there is a shortage of properties and too many people waiting for homes. I'm also not the only family living here who is overcrowded with no real chance of moving somewhere bigger as its estimated to be over a 10 year wait for bidding on properties so you must understand our frustrations with the thought of having brand new flats built taking over our lovely views of the park our greenery and our parking while some of us are struggling to live here already.

I know I am not the only tenant to feel this way but what can we do to get our views noticed and our voices heard regarding this development do we even get a real say on this matter?

Response 12

As a Dacres road tenant, Rosemount point.

I would like to send this email to raise some Personal concerns and views i share with most other Dacres Estate tenants, especially parents, about this new development. Although I understand why and agree we do need more new social, council housing for people. I feel it is unfair where this development will be taking place. I am a working mum to 4 children. On the 7th floor in already somewhat poor living conditions. broken windows, mould, damage appliance, Small balconys and no garden. Although I've made a happy and as comfortable home as possible home. We are tight for space and very overcrowded.. and now there's planning to take our easy access outdoor space away.. my children as well as majority of the children on our estate. Use all the green spaces to play safely, where parents can keep watch of them. And now its in question of being taken over with new blocks. So not only do we loose space, we loose natural light by having a block put in front of us, we loose our view of the park and most importantly, our privacy too. And also having to look at new builds while we live in properties that really need fixing first. I can already see into the block windows across the road and to now to have one stuck right next to our windows. I understand there are going to emails coming through regarding all these issues. But if anyone does read this i hope this has been throughly thought through regarding the safety, care and especially mental health of all the current Dacres tenants and their children, because not one person or neighbour i have spoken to about this development is happy about it.

Response 13

Pdf to be attached (appendix 8 (a))

Response 14

Pdf to be attached (appendix 8 (b))

Response 15

Pdf to be attached. (appendix 8 (c))

Drakes Court

No responses received.

Greystead Road

Response 1

I would like to make it clear that I am 100% against this development. Lewisham Council have the audacity to spend money building new homes when the homes already on the estate, especially No's: 1-49, are in such a bad state of disrepair. Car Parking - the influx of cars resulting from the next door Fairlawn School at least twice a day can be dangerous, to increase this capacity would not only be reckless but dangerous.

Environment - The Estate is incredibly blessed with an active ecosystem of wildlife with many foxes and birds making it their home too. This development will, undoubtedly, destroy this and again seriously effect the mental and physical health of the residents.

Statement - Has an impact statement be conducted?

Impact

Questions

1. What types of homes/buildings will the development entail? e.g. single story, block of flats
 2. How many homes are to be built?
 3. What will be the height of the buildings?
 4. What are the expected numerical levels of Resident occupancy?
 5. How long will the Construction phase be?
 6. If an Impact Statement has been completed can I see or get a copy of it?
 7. Has a Residents Committee been established?
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Response 2

Q1 - That's ok Q2 - 1-49 Greystead Road needs a massive renovation in our individual homes and on some areas of the block. Why build another when the old buildings needs some attention. We feel neglected. Q3 - 1-49 Greystead Road needs a massive renovation in our individual homes and on some areas of the block. Why build another when the old buildings needs some attention. We feel neglected. Q4 - 1-49 Greystead Road needs a massive renovation in our individual homes and on some areas of the block. Why build another when the old buildings needs some attention. We feel neglected.

Response 3

I am bitterly opposed to this development and would appreciate a response in a timely manner.

I am a resident on the XXXXX floor, No: XX, of the main block (1-49) in Greystead Road but before I address the reasons, I would like to make it clear that I am 100% against this development of much needed outside community space for the over 100 residents of the Greystead Rd estate. Frankly, I am flabbergasted that Lewisham Council have the audacity to spend money building new homes when the homes already on the estate, especially No's: 1-49, are in such a bad state of disrepair, namely, the state of the original Single (2mm) pane, warped steel framed, 1960's Crittal windows. These windows are dangerous, massively energy inefficient and cause massive gas bills for tenants. These windows have huge gaps so during construction these, especially for my floor, will cause massive dust and noise problems for these flats due to the condition of the bent, and rusting frames along with the ultra-thin panes of glass. This means not only me, particularly, but all the residents on the ground floor, and the rest of the residents proportionately, will have to endure building sites **directly outside three** sides our properties **for months on end** not to mention the overcrowding it will cause during, and after, the development of these homes. The small block on Greystead Rd Estate (No'S: 50-89) was double glazed about ten years ago and Lewisham need to finish this job, as well as a catalogue of other defects, before they even consider building any more homes on the estate. Post construction this development will take away the two reasons I accepted this flat in the first place **a.** the quiet but vibrant green outside the back of my property where all residents, with animals, exercise them and **b.** the stunning views I get of central London from my Kitchen and Balcony (the homes planned for the garage area will totally obscure this).

This along with the inaccessibility of the estate, it being on a hill from all sides and me having mobility issues will inevitably make me seek an alternative place to live and that, I think, says everything about the feelings the residents of the estate have about this development.

Car Parking

Although I do not drive car parking on the estate is already extremely limited and with the demolition of the garages and the influx of cars resulting from the next door Fairlawn School at least twice a day can be dangerous, to increase this capacity would not only be reckless but dangerous. Extra people equals extra cars and less safety.

Environment

The Estate is incredibly blessed with an active ecosystem of wildlife with many foxes and birds making it their home too. This development will, undoubtedly, destroy this and again seriously effect the mental and physical health of the residents. These plans are a cynical effort by Lewisham Council to cram unsuitable, cramped homes into a space that is clearly too small and unsustainable. They do this during a Covid national lockdown when they know it is almost impossible to get legal advice. It is reprehensible. There is very little green space on the estate as it is and slashing all of it like this is playing loose and fast with peoples' health, quality of life and mental

wellbeing. Where are pet owners going to take their dogs for exercise comfort breaks? I jest but this development is a seriously ill judged concept that will effect all of the 160 odd residents already living on the estate for an insignificant amount that will be crammed on to the tiny footprint of the estate. The estate will go from 10% green area to 0% destroying its calm feeling.

Impact Statement

Has an impact statement be conducted? What is going to be the impact on overcrowding, car parking, resident physical and mental Health and wellbeing, resident human rights and quality of life, denial of amenities, play areas for children etc.

I also suspect Fairlawn School would be impacted as their pupils leave school through the area where one of the hosing plots is planned with this only being instigated recently. Its much safer for the children than coming out on to the main road.

Questions

1. What types of homes/buildings will the development entail? e.g. single story, block of flats
2. How many homes are to be built?
3. What will be the height of the buildings?
4. What are the expected numerical levels of Resident occupancy?
5. How long will the Construction phase be?
6. If an Impact Statement has been completed can I see or get a copy of it?
7. Has a Residents Committee been established?

I demand a say on this, as this development will ruin my quality of life and with three building sites in ultra-close proximity **TO MY HOME FOR MONTHS** I am incredibly worried about my physical and mental health especially after this extended period of lockdown due to COVID. It will make life more stressful on the estate, obliterate all its green space and be massively overcrowded. It **will** “infringe on the rights of its neighbours and other members of the Community” (Building Regs Preface). I am, at No: XX on the XXX floor, going to be disproportionately affected by all the negative consequences of this ill-conceived development both during and after construction.

Response 4

Q1 - Of no consequence to myself. The area is not used and is not maintained so anything would be an improvement to the area. Q2 - No consequence to myself. However, there is a parking problem in Greystead road that has increased in the last ten years. This means cars park inappropriately, on yellow lines, in the road , on the

pavements and grass area. Equally, individuals parked there when picking and dropping their children off at school. For me its a problem as walking can be tricky with pavements covered with cars. I myself do not drive and therefore am not contributing to this problem. Instead of parking in the nearby streets individuals just park any where sometimes blocking off access to emergency services. This has been a growing problem now for at least ten years plus and has been reported to the council by a number of residents. Q3 - Most of this space is unused and is instead by individuals to let their dogs go to the toilet, which is not picked up. The area again is often used to dump rubbish and is not very well maintained. Q4 - The temporary loss of parking does not affect me or indeed the lack of grassed area. Loss of pavement concerns me as this may mean individuals then park in front of my windows on the lower ground. This was a problem previously untill bollards were placed to prevent it. However, since it is a short term problem and may result in improvements being made it would be worth the inconvenience.

Hensford Gardens

No responses received

Markwell Close

Response 1

About my concerns regarding , new flats being built on Mark well close I am Worried if this proposal goes ahead it will be night mate for myself and other tenant living on estate. I'm also worried about the high level of noise and possibly living on a building site for 2 years and possibly more from 8am- 5pm 5 days week also Saturday also. Pram sheds being demolished. XXXXXXXXXXXXXXXX. I am worried if this work goes ahead, is going to affect my health because I have anxiety problems. Regarding parking it is all ready full and losing some of our green area .

Response 2

I would not like any new development work done at markwell close as this would infringe on our open space and we would have less privacy and would be over populated

Response 3

My husband and I are totally disappointed and unhappy to learn that Lewisham Council is planning to build new flats in Markwell Close Estate. The residents of Markwell Close are quite happy with the way things are and I STRONGLY OBJECT to new flats being built. If new flats are erected, the estate will become densely overcrowded, congested, cramped, and the crime rate would most definitely increase and would reduce the quiet and peaceful quality of life that we are currently enjoying now:

The residents of Markwell Close will lose outdoor green space, the clothes drying areas which are very useful in the summer, lockups and parking space which we are all happy with.

We are in favour of RENOVATING Markwell Close, NOT erecting new flats.

Response 4

The residents of Markwell Close will lose important outdoor green space, drying areas, lockups and parking spaces permanently.

- The proposed development would block off essential access to the backs of current flats as required by emergency services.
- The huge increase in housing density would reduce quality of life.
- The greenery allows healthy living and we use the wash lines for clothes as we have no private gardens to hang our washing.
- There would be major problems with car parking.
- There would be a reduction in space for social distancing.

Response 5

I would like to ask Lewisham council to reconsider their proposed New Flat that means there will be no area to dry our clothes as I there is no space left in my flat to put dryer in my kitchen and also we are going to loss our nice environment I don't think it is good idea our area will be too congestion

Response 6

I am a mental health service user since 2007. I like it here it quiet neighborhood and my mental health as been stable since being here.

1. Social distancing would be near impossible.
2. kids play in the green area that would be gone no exercise or freedom.
3. fire service and paramedic would find it difficult to access.
4. There would be a lot more cars but not enough space.
5. Generally cramped conditions. Leads to arguments and fights
6. My mental health will go down. Because of less sun light, green space and freedom.
7. Crime with go up if give homes to work shy people.

Ideas to improve Lewisham housing:

1. STOP SELLING off old housing stocks to greedy private landlords
2. Increasing major works to create jobs and keep housing stock look fresh.
3. Use council tax to buy back the housing stock then get rid of council tax.

Response 7

Q4 - I am against this proposal due to the following reasons:

The residents of Markwell Close will lose important outdoor green space, drying areas, lockups and parking spaces permanently.

The proposed development would block off essential access to the backs of current flats as required by emergency services.

The huge increase in housing density would reduce quality of life.

There would be major problems with car parking.

There would be a reduction in space for social distancing.

Q5 - I am against this proposal due to the following reasons:

The residents of Markwell Close will lose important outdoor green space, drying areas, lockups and parking spaces permanently.

The proposed development would block off essential access to the backs of current flats as required by emergency services.

The huge increase in housing density would reduce quality of life.

There would be major problems with car parking.

There would be a reduction in space for social distancing.

Response 8

Q4 - Concerned that the estate will be a building site for over 2 years. Tenant asked what will happen to people's belongings in the pramsheds. I advised that notice will be given. - Concerned that when pramsheds are demolished it will create debris and dust which is hazardous to children. Concerns amount the increase of noise, cars and ASB if development goes ahead. The estate is currently very quiet and peaceful.

Response 9

I am writing to express my deep concern about the above proposal by the council and the effect it would have on me personally. I am a disabled person with less mobility living at XX Markwell close. I need vehicle, taxi, cabs, ambulance to pick me up and drop me off. This would severely affect me if the proposal goes ahead. Access to flats and mine by emergency services, taxis will be blocked off and residents and visitors to the close will have less space for social distancing.

The loss of the outdoor green space and nature behind the building will mean I am losing the garden I have access to by looking out of the window or going around the back of the building on crutches/ wheelchair. I will lose access to fresh air and lighting and sun view as I normally sit down in my kitchen especially during the lockdown period which had a positive impact on my psychological, emotional and mental well being. Taking this away will affect me, leading to depression.

If the proposal goes ahead that means that I will be losing greenery that promotes/boosts my mental and physical health, psychological relaxation and stress alleviation. It also means loss of green space that supports physical activity, gives peace and enhances social cohesion. There will be noise and air pollution which will affect well being, peace of mind, sleep patterns of residents including me. We will have no breathing space, crammed in like a tin of sardine.

Please consider the impact of building new flats and loss of green piece of land on people living in the close.

Response 10

I write in connection with the above. I have examined the plans and I wish to object strongly to the development of these flats in this location for the following reasons:

- Development will intensify parking problems.
- Detrimental impact upon residential amenities and the visual impact of a development. This includes the impact on the character of an area, availability of infrastructure, unacceptable high density, over-development, layout, design and external appearance of buildings and landscaping.
- There is currently a lack of recreational open space within the area, by building a housing block the situation will only be made worse.
- Amenity issues, including, noise, light pollution, traffic pollution, overbearing impacts, overshadowing, loss of privacy, anti-social behaviour, litter, refuse storage.
- opportunities for crime arising from the development
- Disabled persons' access.
- The application has only one access point that, if blocked, would cause emergency services and PSV's a major problem when they need access.
- Residents mental health and wellbeing
- loss of garaging/off-street parking already a problem.
- Scale and dominance.
- Layout and density of building.
- Appearance and design of development and materials proposed .
- Public services, such as drainage and water supply.
- Loss of trees.
- Impact on the community and other services

There is significant objection to these infill housing blocks amongst residents. I hope you will take our objections into consideration when coming to your decision and I truly hope that permission will be REFUSED.

Response 11

I would like to let my thoughts be known regarding this proposed development.

I have lived on Markwell Close since the estate was build, firstly with my parents at XX Markwell Close and since 1988 as a tenant at XX Markwell Close.

It is a very small estate, with minimal outside space, but it already has two concrete jungles of large estates backing onto it (Wells Park Estate and Sydenham Hill Estate.)

I have always liked the fact that the estate is small and that residents are considerate and friendly to one another.

I live in one of the maisonettes that open up onto the green area in the centre of the estate that you are proposing to use as an amenity space to enable the construction proposed. The thought at looking out of my window at more building is depressing me already.

As if the current pandemic isn't hard enough to contend with as none of us have the privilege of a garden to escape to, you now propose to use the little spaces that we do have to build even more housing.

Another important concern that I have is parking and access on the estate for the emergency services. It is very hard to find places to park already and with more housing and less parking space it will become very difficult, if not impossible, to find a parking space.

It is already difficult for emergency services, deliveries and refuse trucks to get access to properties/refuse bins, so with more housing on top of already tight access roads, it will become a danger and an accident waiting to happen as essential access will be blocked off.

I feel very sad that the wellbeing of tenants and leaseholders living on this estate is being completely overlooked in these proposals and after being in lockdown for the past year, we now have the depressing thought of being turned into a building site.

Response 12

Worried about loss of green space, pram shed storage, the high level of noise and possibly living on a building site for 2 years and possibly more from 8am- 5pm 5 days week also Saturday. Also has ongoing health problems.

Valentine Court

Response 1

Dear Sir,

I would like to formally register my objections to the proposals for redeveloping Valentine Court. These are as follows:

1. Most obviously this is yet another case of chronic overbuilding, which will substantially diminish the quality of life for existing tenants.
2. Loss of car parking space for existing tenants and no provision for emergency services because of spatial restrictions.
3. Loss of the lawn space which was created to go hand in hand with the existing estate.

4. Loss of the partly tenant-funded play area again with no alternative provision supplied for children to play.

The overcrowding this proposed development will create will result in a substantial loss of quality of life both for the existing tenants and those in the new buildings.

Walsham Road

No responses received
