

What is TLERA?

The Tewkesbury Lodge Estate Residents' Association (TLERA) represents the 700 or so households within the area bordered by Forest Hill Road, Honor Oak Park, Wood Vale and London Road, working on behalf of all residents to maintain and improve the character of the area.

What does TLERA do?

- We help to preserve the built and natural environment that makes up the unique character of the area.
- We represent residents through our network of Road Representatives and an Executive Committee elected at the Annual General Meeting.
- We maintain productive links with residents, the council, traffic authorities, police, planning officers, environmental teams, businesses and other local societies.

Why join TLERA?

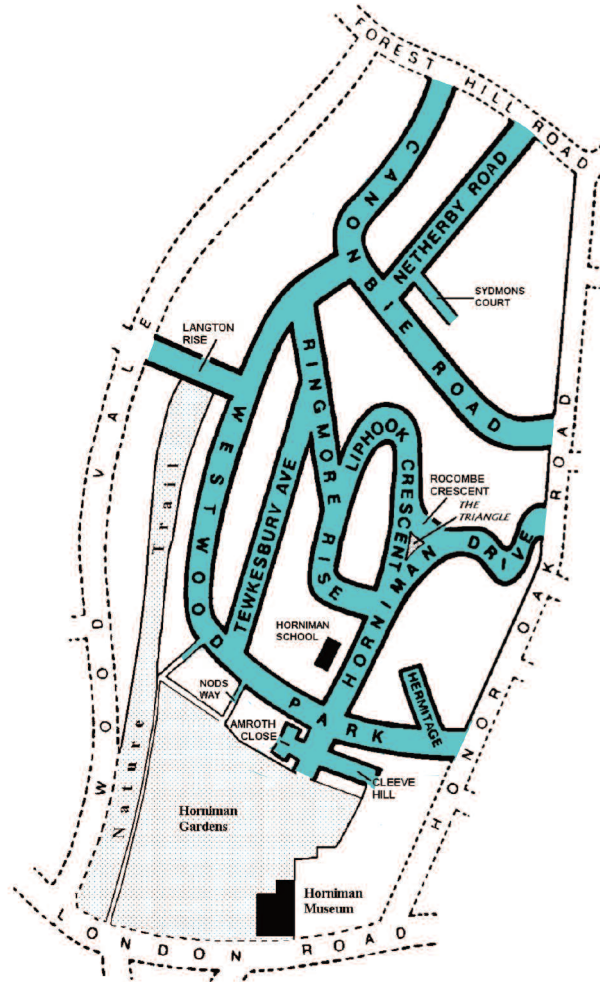
- Get involved in shaping and improving the character of the area.
- Make new friends at social events including the Fireworks Party and Summer Picnic.
- Stay informed via our print and email newsletters.
- Help enhance the strong sense of community and social cohesion within the Tewkesbury Lodge Estate.

Join today!

At only £5, the annual membership fee covers everyone in your household, which we hope you agree is good value! If you are not already a member, or have any questions regarding membership, please contact us at: membership@tewkesburylodge.org.uk

www.tewkesburylodge.org.uk

Tewkesbury Lodge Estate Resident's Association area



*Amroth Close
Canonbie Road
Cleeve Hill
Horniman Drive
Langton Rise
Liphook Crescent*

The Hermitage

*Netherby Road
Ringmore Rise
Rocombe Crescent
Sydmons Court
Tewkesbury Avenue
Westwood Park*



Tewkesbury Lodge Estate Residents' Association

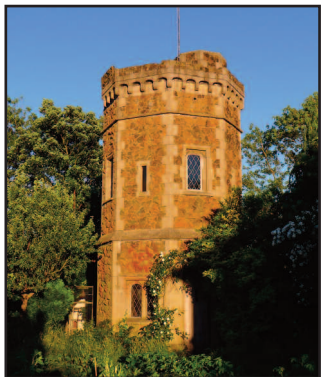


www.tewkesburylodge.org.uk

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A short history of the Estate

Tewkesbury Lodge was a large house built in the 1850s in Honor Oak Road near the bottom of Horniman Drive.



The second owner, an Alfred Richards, acquired extensive land to the west and south of his property, adding a folly in about 1880 at the highest point of the garden of the Lodge. It is now in the back garden of a house in Liphook Crescent, and has a grade II listing.

In 1927, the London County Council proposed the creation of an open public space on the Tewkesbury Lodge Estate 'by reason of the situation of the grounds... and the view obtainable from there'. It would effectively form an extension of the Horniman Gardens.

However, developers moved in and demolished the Lodge when the third and final owner, Charles Bayer, died in 1930. Building of the largely detached or semi-detached houses began a year later in what the estate agents advertised as one of the best spots in London.

A short history of the Association

In 1960, the occupants of some of these homes formed the Tewkesbury Lodge Estate Residents' Association (TLERA) to oppose the construction of a tower block near the summit of the hill on the site now occupied by Horniman School. Many of the residents were original owner occupiers who enjoyed living in houses that had wonderful views over London. So the construction of an 11 storey block of flats was definitely not welcome!

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Tewkesbury Lodge Estate,
FOREST HILL, S.E. 23.
No Legal Costs. No Road Charges.

Prices from £1,050 Freehold

The Estate is supervised by a well-known Architect,
and Laid Out under Town Planning.



These Super Homes, which are selling fast, consist of 2, 4, 5 and 6 Bedrooms, etc. and are situated on one of the best spots in London, i.e. 250 feet above sea level, 4 miles from Town, and 10 to 15 minutes from the views extend over London and its Environs.

Travelling facilities are excellent, being close to four Stations, also Buses and Trams. In fact without INSPECTION, the existence of such an Estate so near to London is beyond imagination.

If you intend having a house built, let us quote you for it on our Estimates should be only too pleased to help you in your requirements.

For further particulars, etc., write, phone, or call on the Builders, on 5116.

ANDREWS & GIBSON,
Westwood Park, Tewkesbury Lodge Estate
FOREST HILL, S.E. 23.
Personal Supervision. Phone: Syd. 3316.

Following a well organised campaign by the Association, planning permission was refused. Another high rise development on the site of what was Honor Oak Station in Wood Vale was also opposed. Although not able to prevent building on this site, the Association was successful in getting the height of the blocks reduced from fifteen to eight storeys.

After the early successes opposing undesirable planning developments, the Association's objectives rapidly broadened to encompass the protection of both the built and the natural environment. As well as a long record of co-operative contact with Lewisham's Planning Department, we also take an active interest in such other matters as policing, transport and traffic management, and the built and natural environment. We also have close links with both Horniman Primary School and Horniman Museum and Gardens.

In 1960, local people thought the character of the Estate was worth preserving, a sentiment that many of us would agree with more than fifty years later! This view has been passed on to their successors over the years, with preservation of the character of the area remaining a major objective of TLERA.

Current Association activities

Planning: We monitor all planning on the Estate, and review any development that is out of keeping with surrounding homes, and/or adversely impinges on neighbouring properties.

Traffic and transport: A key objective is to manage the volume and speed of traffic on and around the Estate. We have reinforced this by supporting the campaign to extend Lewisham Council's 20mph zone to include Canonbie Road and Netherby Road.

Crime Cascade and Police Liaison: Members are kept informed of any criminal activity via e-mail. Increased vigilance may have resulted in the very low levels of crime on the Estate. We attend meetings with our Safer Neighbourhood team to raise issues of concern for members and to receive regular updates regarding crime and policing problems in Forest Hill.

Environment: Apart from raising environmental awareness amongst members, the Estate was a pilot site for a trial of kerbside recycling, subsequently introduced throughout the Borough; protected the former reservoir site on the Estate from development, now designated an area of Nature Conservation Importance; and campaigned to decommission the high powered radio transmitters on the mast in Horniman Drive, resulting in a reduction of electro-magnetic radiation (EMR) output by about 80%.

Community events: The Association organises regular activities each year to encourage social contact amongst members.

Since 2001, members of our Garden Group have opened their gardens to the public for the National Gardens Scheme, raising approximately £3,000 for cancer charities each year.



At the Summer Picnic, members meet up with friends and neighbours, and get to know new residents, whilst enjoying a glass or two of Pimms and sharing the savoury and sweet dishes brought along by members.

For many years, the Fireworks event has been held in the grounds of Horniman Primary School, and attended by about 200 members. After enjoying hot food and mulled wine, a spectacular firework display lights up the night sky over London.



Members are kept informed of events through our newsletter, website and by leaflets.