



Winter Edition 2016

# The Express

**Copers Cope Area Residents' Association**

Working for **Beckenham** on your behalf

## **Beckenham Town Centre Improvements**

Update on the scheme and planned phasing of the works.

## **Copers Cope Road Pedestrian Crossing**

Designs for the pedestrian crossing and mini-roundabout at junction of Lawn Road, Bridge Road and Copers Cope Road.

## **Cycle Quietways for Beckenham**

TfL's plans to create Quietways for cyclists through Beckenham.

*Autumn in Kelsey Park*

## **COPERS COPE AREA RESIDENTS' ASSOCIATION**

Founded in 1935 to protect and promote the interests of residents on matters of local concern. The Copers Cope Residents' Association (CCARA) covers predominately Beckenham Town Centre and Northern Beckenham. Organisers of Market On The Green local produce and craft market. CCARA is open to all Beckenham Residents. Those who use the town are encouraged to join and support the work of the Association.

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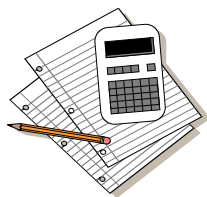
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# BECKENHAM TOWN CENTRE IMPROVEMENTS



The Copers Cope Area Residents' Association continues to attend the Council-led Working Party to represent residents.

## Major Scheme for Beckenham Town Centre Improvements

Final funding from TfL for Major Scheme has been approved, however the final sign off has not been received. This is expected imminently and work on the High Street is expected to commence in January 2017.

### Work phasing

The contractor undertaking the work is Conway's. The plan is to undertake the work in 6 phases as shown in the map below, starting at Beckenham Junction to Thornton's Corner (Beckenham Green side) shown in blue. Conway's are starting at this end of the High Street to minimise congestion with improvement works also being undertaken in Penge during the same period.

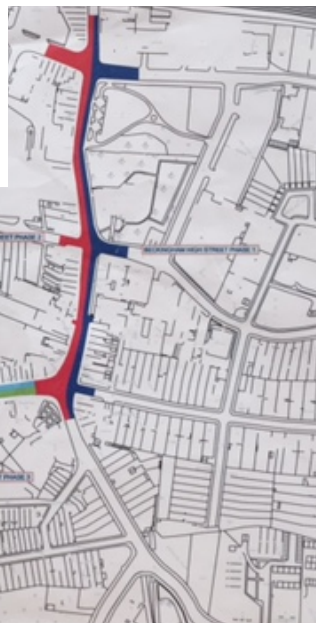
Each phase is expected to take 3 months. During the work the roadway in that section will be reduced to one-way traffic. The final details of bus diversions and temporary lights have not been confirmed and we will update you once we know more.

The works will create significant congestion for 18 months to 2 years and it is likely the traffic on Rectory Road will increase as drivers bypass the High Street. Concerns about the increase of traffic have been raised by residents of Rectory Road. Bromley Council confirm that they have undertaken appropriate traffic modelling and that Rectory Road can support increased traffic volumes.

The junction of Blakeney Road and Rectory Road was noted as a potential problem area as drivers may find it difficult to turn out of Blakeney Road to Rectory Road due to the increased traffic. Installing a mini-roundabout here may be an option if traffic problems occur; the Council have advised they will consider it. A mini-roundabout will also have the added benefit of reducing speeding along Rectory Road.

Zebra crossings may also be needed along Rectory Road and at Blakeney Road; this has also been raised with the Council. Our Association will continue to monitor and review with Bromley Council's Road Safety Team.

- Phase 1 - Beckenham Junction to Thornton's Corner (east)
- Phase 2 - Beckenham Junction to Thornton's Corner (west)
- Phase 3 - Thornton's Corner to Village Way (south)
- Phase 4 - Thornton's Corner to Village Way (north)
- Phase 5 - Village Way to the War Memorial (north)
- Phase 6 - Village Way to the War Memorial (south)



## Pelican Crossing at Sainsbury's

The Council are planning to install a pelican crossing (zebra with traffic lights) in place of the refuge crossing near Sainsbury's as part of the improvement scheme.

## Surfacing and paving

The granite being used in the scheme is being imported from China and this has raised concern with some local people. Chinese granite is substantially cheaper and the Council confirm that a quote for Scottish granite was double the cost. The concrete being used in the scheme is from the UK.

The council has received a very low response to the paving options. We think this is due the Council's poor consultation rather than disinterest from local people.

In total the Council received 20 feedback responses, but only 2 of those expressed a preference for one of the paving options. You can still have your say. View the samples laid near Martin and Co Estate Agents and email your feedback to [Stephen.Oliver@Bromley.gov.uk](mailto:Stephen.Oliver@Bromley.gov.uk)

Overleaf are photos of the samples. Our Association prefers option B (Mixed). We think the red Brindle paving is nice and would make a change from standard grey paving in most town centres, however the red may be too much

for the whole length of the High Street. The Burnt Ochre (Option C) is quite brown in colour and may look too dull for the whole length of the High Street. Option B a mixture of the two should give a vibrant effect and hopefully will not show up the chewing gum and dirt as much.

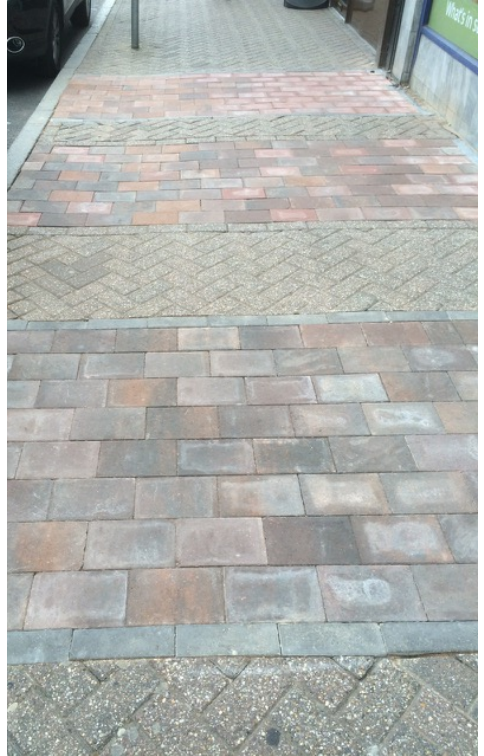
### **A. Brindle**



### **B. Mixed**



### **C. Burnt Ochre**



All three samples together.

- Top A. Brindle
- Middle B. Mixed
- Bottom C. Burnt Ochre

## **Improved street cleaning**

As part of the whole improvement project improved street cleaning in the Town Centre has been budgeted for until the 2019 contract renewal. Naturally our Association will be lobbying that the higher standard of street cleaning is maintained past 2019.

## **New road layout and Beckenham Junction**

The work has been completed and HGVs can now easily make the turn from Rectory Road to Southend Road without getting stuck and/or mounting the pavement.

Bromley Council confirm that the whole scheme was installed correctly as per TfL's designs and that TfL control the traffic light phasing. The 'flow' of the junction was commented on, the Council can raise issues with TfL and review the flow, however the flow may change once the major scheme works are completed from the junction to Thornton's Corner.

Bromley Council are looking into moving 4 parking meters by the Green on Albemarle Road to allow 2 lanes of traffic to queue at the lights facing Rectory Road.

We will continue to monitor the junction and are interested on your feedback, get in touch [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk).

## **HONARARY AUDITOR - CALLING ALL MEMBERS!**

If you are a Copers Cope Area Residents' Association member and have some accounting credentials we need your help. Once a year we need an Association member independent of the Board to review the accounts.

The Honorary Auditor is an important role in the running of the Association. The Honorary Auditor by checking the accounts provides probity and transparency. If you have a few hours once a year to review the accounts please get in touch with the Chair (p: 07956 325 610, email [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk))

We would like to say thank you to our previous Honorary Auditor, Andy Mack, for many years service. We have very much appreciated your help.

## **DID NOT GET YOUR NEWSLETTER?**

If we have stopped delivering your copy of The Express in error we are sorry. Please contact us by email to [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk).



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# BROMLEY COUNCIL TOWN CENTRE UPDATE



## Future of Beckenham Town Centre

Bromley Council has recently commissioned Central Management Solutions (CMS), to work with the Beckenham Business Association (BBA) and the Penge Trader's Association (PTA) to help to develop potential Business Improvement Districts in both areas. The two locations, which are geographically very close to each other, are nonetheless different in character and will be developed as two separate BIDs with two separate ballot timelines and business plans.

Councillor Peter Morgan, Bromley Council's Executive Councillor for Renewal and Recreation commented: "This is all about giving more control to Beckenham and Penge businesses, ultimately enabling and encouraging more investment, helping businesses improve their town centres. The next stages of BID development in Beckenham and Penge includes more detailed and in-depth engagement with the business community, led by the respective trade groups, into what the issues, challenges and opportunities are for them in their own areas. It will be exciting to see what proposals come forwards and what might be achieved - nationally BIDs are very successful at providing services for their business community and the initial consultation indicates businesses are keen on developing the concept here."

A BID is where an independent company is set up by the businesses in the town centre to fund and manage the projects carried out in the town. Locally, Orpington became a BID in 2013 and Bromley in 2016.

## **CYCLING QUIETWAYS IN BROMLEY - BIG IMPACT FOR BECKENHAM**

Local cyclists may be pleased to know that all is not lost since previous Mayor Boris Johnson scrapped the extension of the Cycle Superhighway to the borough that was due in 2015. TfL are now planning to implement cycle Quietways in the borough in 2017/18 that will go through Beckenham.

Quietways are cycle routes primarily on lightly trafficked back streets, through parks and alongside waterways providing quieter routes away from main roads. Quietways are not the same as Cycle Superhighways, as they do not reallocate significant amounts of road space to cyclists to create segregated routes as this is not normally required due to the low traffic volumes on the roads they primarily use. However, some limited segregation (including high-quality shared facilities with pedestrians) may be required where routes have to use or connect with other routes on busy roads.

The road improvements that are needed to create to support Quietways benefit cyclists, motorists and pedestrians alike, i.e. improved signage, improved road surfacing, improved junctions and pedestrian crossing layouts.

TfL plans to deliver two Quietways in Bromley to will link up to the Greenwich Quietways.

- From Lower Sydenham to Bromley town centre via Worsley Bridge Road.
- From Lower Sydenham Station to Kent House Station via Worsley Bridge Road.

As part of these plans there is a proposal to install a pedestrian crossing on Southend Road just north of its junction with Park Road and Foxgrove Road

More information can be found the Councils website, search online for Council meeting 'Environment Policy Development and Scrutiny Committee Tuesday 8 November 2016 7.00 pm' or follow below link.

<http://cds.bromley.gov.uk/documents/s50043369/ENV%20PDS%20081116%20Proposed%20Quietway%20Routes%20in%20Bromley.pdf>

This project is in its initial stages and there may be opportunity for local feedback to influence the design and routes. The Council contact officer is Assistant Transport Planner, Alexander.Baldwin-Smith@bromley.gov.uk.

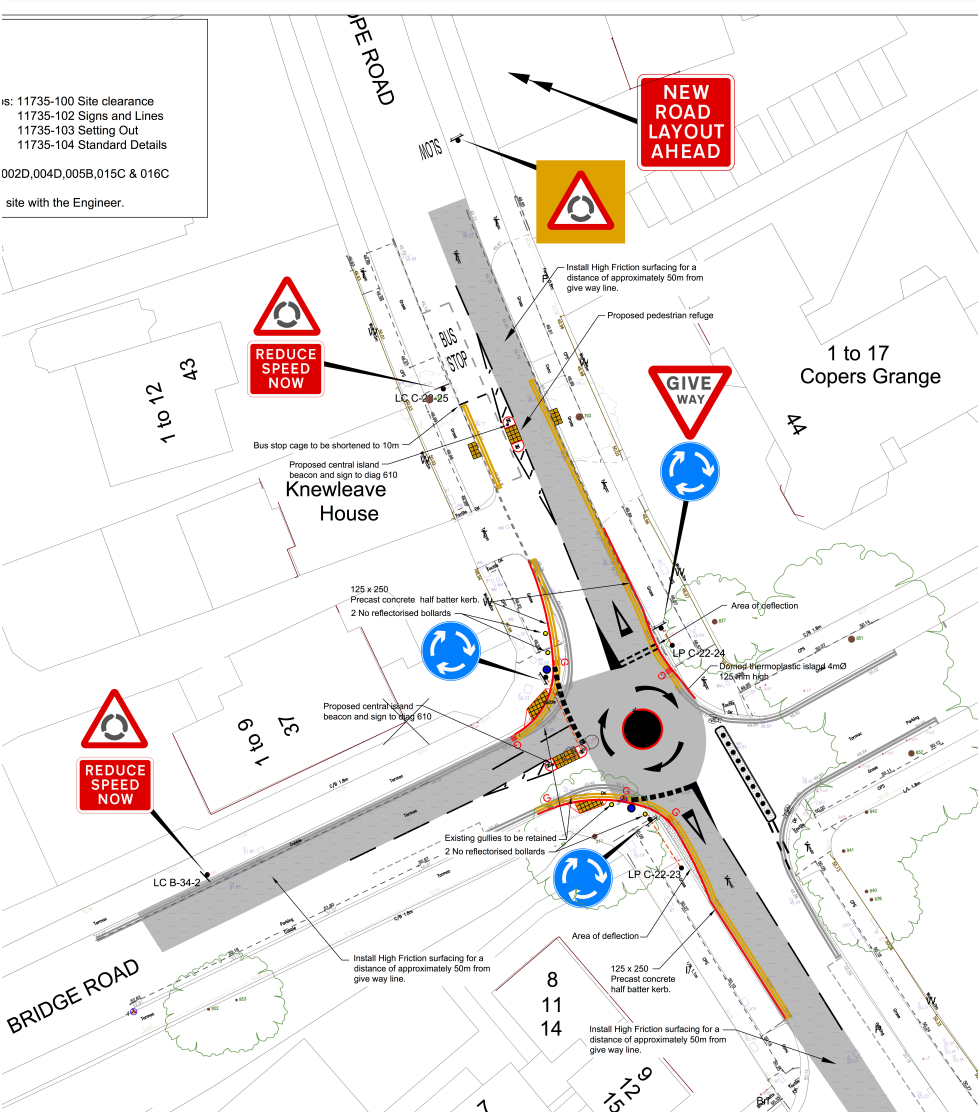
## **CONSERVATION AREA**

Our Association (Copers Cope Residents Association) and sister Association West Beckenham Residents' Association have been monitoring changes to shop fronts in the High Street to ensure planning permission is sought and the newly designated Conservation Area for the High Street is respected. All too often planning permission is not sought to change shop fronts. Permission is required to ensure the proposed shop front is Disability Discrimination Act compliant and to ensure the design enhances the character of the conservation area. Where shop fronts have not sought the appropriate permissions we are requesting the Council to take enforcement action.

Copers Cope Cllr Michael Tickner is taking up the issue of internally illuminated freestanding advertisement hoardings masquerading as telephone kiosks. There are a number of unused/little used telephone kiosks in Beckenham whose sole purpose is advertising and that detract from the Conservation Area. Obsolete legislation allows the erection of public telephones without planning permission from the Council. This has led to some companies installing telephone boxes just to sell advertising on them. Hopefully the Government can be persuaded to change this legislation.

# PREDESTRIAN CROSSING COPERS COPE ROAD

Last year Bromley Council closed Lawn Road. After any road closure there is statutory period before the closure can be made permanent. This period had now passed and the Council can now proceed with their plans. Bromley Council has now created detailed designs for a mini-roundabout at Bridge Road and Lawn Road



This will be welcome news for local residents as it should reduce speeding on Copers Cope Road, reduce potential for accidents/near misses at this junction and provide a safe crossing point for pedestrians accessing New Beckenham Station and local schools.

Local people have raised the issue of a proper pedestrian crossing at this junction; we conducted a small poll on Twitter. Of the 20 responses 35% wanted a Zebra Crossing, 41% a Pelican Crossing (lights) and 24% were happy with a refuge.

Having a set traffic lights is unlikely at this junction as there is an on-going maintenance cost. Lights may also create more congestion (traffic modelling would need to be undertaken to confirm this, however when temporary lights were installed during the diversion for Southend Road works in October they had to be removed the same day due to tailbacks), or they may not offer much additional benefit over a pelican crossing/refuge for their significant cost.

Bromley Council have advised they will continue to monitor this junction after the mini roundabout and pedestrian refuge crossing are installed. If local people feel the refuge crossing is inadequate we can lobby the Council to install a Pelican Crossing.

## **BLUE LIGHT COLLABORATION**

From a talk given by Commissioner of the London Fire Brigade, Ron Dobson, at the Bromley Crime Summit, 17 September 2016

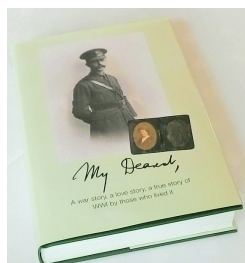
The London Fire Brigade's (LFB) contribution to increasing public safety is not only in connection with fire risks, but also crime, security and reducing the fear of crime. They have recognised the importance of collaborating with other key agencies who know of vulnerable people. For instance, on home visits to give fire safety advice they always take the opportunity to advise on reducing the danger of trips, accidents and falls.

In a combined aim to reduce antisocial behaviour the LFB is helping to produce borough-based knowledge as well as offering a range of youth engagement projects. Their cadet programme and one-week education sessions are credited with reducing attacks on fire fighters attending incidents.

In a trend towards further collaboration, the LFB is looking at sharing joint Control Rooms with the emergency Police, Ambulance and Paramedic services. The collaboration is not only intended to reduce costs, but also aims to increase efficiency.

# WWI - A BECKENHAM FAMILY ARCHIVE

By A Hargreaves



An amazing archive of nearly 600 original personal letters, photographs and documents during WWI from two families living in Beckenham and Balham, covering the period Sept 1915 to March 1919, has been reproduced in hardback book format and is being made available online on [www.ww1-letters.com](http://www.ww1-letters.com).

These memoirs are easy to read, well written, informative and often humorous. The two main correspondents are David, a 2nd Lieutenant in the Kings Royal Rifle Corps, and May, his fiancée (living in Beckenham) and the most senior woman working in a large insurance firm in London. From a vivid description of Zeppelins over London, through officer training camp, a soldier in France and on the Western Front, as a Prisoner of War, and the endless wait to be demobilised, the letters from David provide an almost daily view of a soldier's life.

The daily life of women during WWI plays a significant part in the letters, covering office politics, voluntary work to support the war effort, domestic and leisure activities, as seen through the eyes of May, David's mother and sister, friends and family, all hoping for the soldier's return home.

Free talks and small exhibitions of the archive material are available, email [ww1@rkrhargreaves.net](mailto:ww1@rkrhargreaves.net).



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## **PLANNING AND LICENSING UPDATE**

### **Refusal of a Major Residential Development on Worsley Bridge Road**

The large-scale residential development planned behind the Dylon site, near to Lower Sydenham Railway Station at the northern end of Worsley Bridge Road, has been dismissed at appeal.

The site, presently occupied by Footsies Social Club and playing fields, is on a wedge of open land situated between the New Beckenham / Lower Sydenham rail line and the Pool River, and is next to the old Dylon site where 220 flats are currently under construction.

In February last year an application (15/00701/FULL1) was made to demolish the existing single-storey buildings on the edge of the Footsies site and construct a building of varying height, from eight to twelve storeys, to provide 296 residential units, a new estate road, parking and cycling spaces and landscaping of land to be accessible by the public. The scheme comprised of 148No. one-bedroom, 135No. two-bedroom and 13No. three-bedroom flats.

In September last year the application was refused and became the subject of an appeal. The hearing was held over several days starting in May and the Planning Inspectorate released its decision last month to dismiss the appeal. The principal reasons for the dismissal are the effect the proposal would have on:

1. The area of Metropolitan Open Land (MOL) on which it sited;
2. The effect on the character and appearance of the surrounding area, in terms of the design, scale, density and risk of flooding;
3. The amenities of occupiers of the future dwellings in terms of natural ventilation, solar gain and noise.

A second appeal, for a slight variant of above scheme, had also been lodged by the developer, however this now appears to have been withdrawn.

### **Royce House, 56a Copers Cope Road 16/03035/OUT**

Another outline planning application to demolish the existing house and replace it with detached houses has been submitted and subsequently refused on the grounds that the proposed development by reason of its prominent siting, scale, massing, design, sub- standard spatial relationship to the existing and adjacent dwellings in the locality in this prominent location, represents a cramped overdevelopment of the site which would appear

detrimental to and out of character with surrounding development.

An outline planning application made last year to demolish the existing houses at both 56A and 56B and replace them with five, three-storey, four-bedroom houses was dismissed at appeal, following refusal of planning permission also on the grounds that it constituted an over-development of the site.

The developer has appealed against the decision of the latest application.

### **Nat West Sports Ground, Copers Cope Road 15/04801/FULL1**

An application for a hand car-wash business on Copers Cope Road, situated on the strip of land between the Goals all-weather football pitches and the road, was refused consent earlier this year. Reasons for refusal included it being an inappropriate development on an area of Metropolitan Open Land and that it would cause noise, disturbance, increased on-street parking and traffic queues on Copers Cope Road.

### **Conifer House, 44 Southend Road 16/02179/FULL1**

Planning permission has been granted to enlarge and refurbish this empty, three-storey block of flats on Southend Road, opposite the Stumps Hill Lane bus stop. This includes building an additional storey plus four-storey front and rear extensions to create 8No. flats in addition to the 10No. existing. The new additions will comprise 1No. one-bedroom, 4No. two-bedroom and 3No. three-bedroom flats. The existing 2No. one-bedroom, 6No. two-bedroom and 2No. three-bedroom flats will also be remodelled.

### **213 Kings Hall Road 15/04458/OUT**

Outline planning consent has been granted at appeal to develop the land at the rear of 213 Kings Hall Road (including part of the side garden of 215) to provide 3No detached houses. The initial proposal was for 5No. detached four/five-bedroom houses and gardens, which the Council refused on the grounds of overdevelopment of the site.

### **3 Beckenham Road (above Barclays Bank) 16/02218/FULL1**

A new application has been submitted to build two additional floors for residential use on top of the two-storey Barclays Bank building opposite the cinema. The scheme comprises 2No. one-bedroom and 6No. two-bedroom flats.

An application in May of this year for a three-storey addition, including a large, three-bedroom penthouse on the fifth floor, was refused consent. The

owner has subsequently appealed against the decision.

### **10 Copers Cope Road 16/02834/FULL**

A retrospective planning application for a basement and ground floor dwelling, that has already been built in the rear garden, has been refused permission.

No 10 is described as a four-storey, end-of-terrace hotel building that has been extensively refurbished. Last year the owner was granted permission to build a structure in the rear garden to provide additional facilities for the hotel, including a laundry, fitness room, staff room, office, toilets and storage.

The building has since been repurposed to become a three-bedroom dwelling, without permission. The structure has also been found to be larger than the original consent allowed, and includes a second lightwell that wasn't on the consented drawings.

Enforcement action is now being taken by LBB in addition to the refusal of the retrospective application. The owner has been instructed to cease use of the building as a dwelling and has had to apply for retrospective planning consent for its enlargement.

### **Carlton Court, Beckenham Road 16/03105**

Planning permission has been granted for an additional storey on top of the two-storey flats, situated at the junction with Hayne Road, to provide 2No two-bed and 2No one-bed flats.

### **5 High Street, above and behind Patrick's 16/04434/FULL**

A planning application has been submitted for a two-storey extension over the ground floor at the rear of Patrick's pub and reconfiguration of the 2No existing three-bedroom flats at the property to form 6No studio flats.

A separate application has also been made to reconfigure the ground floor pub with an extension to the side and rear, reducing the size of the beer garden.

### **Andreck Court, 2a Crescent Road 16/04559/TPO**

An application has been made to fell the distinctive tall cedar tree in the front lawn of Andreck Court, situated on the corner of Crescent Road and Bromley Road. The applicant considers the tree to pose a threat to people and buildings if it were to be uprooted in a storm.

### **Beckenham Methodist Church**

Details of a scheme to redevelop the church have recently been published, together with a funding appeal over the next two years.

The principle element of the scheme is to build a glazed atrium on the west wall of the church to provide a new entrance, community cafe, social space, creche and cloakrooms. Upgrades to the church building, such as replacing the heating system, lights, flooring and seating, are also planned. The church estimates the work will cost £800,000.

For more information, visit the church and pick up a leaflet.

## **Change of use from Commercial to Residential**

Three years ago, the Government relaxed the planning laws to make it very easy to convert office premises to residential use. Over this period, the majority of office space on Beckenham High Street, much of which was fully-let and in demand, has been given approval to be converted to flats.

The largest of these include St Brides's House (now complete), Marqueen House, Ironstone House and Provident House on Burrell Row, Kelsey House at Thornton's Corner (recently subject of a second application, see below) and Burnhill House on Burnhill Road. As a result, many thousands of square feet of purpose-built office space has been lost and cannot be reclaimed.

### **Kelsey House, 77 High Street 16/02649/RESPA**

An application to convert the four storeys of office space above the Kelsey House Bar & Kitchen to twenty flats, comprising 8No. one-bedroom and 12No. two-bedroom (3 person) dwellings, has been refused permission. The reason given for refusal was that the proposed residential units and intended future occupiers could be negatively impacted by noise generated by neighbouring commercial premises.

Prior approval had been granted last summer for the office floors to be converted to sixteen flats, comprising of 8No. one-bedroom and 8No two-bedroom (4 person) flats.

### **171a High Street 16/02021/RESPA**

Following refusal earlier this year, Prior Approval has now been granted to convert the commercial space above Beckenham Pharmacy to 1No two-bedroom flat.

### **9 Kelsey Park Road 16/02126/RESPA**

Prior Approval has been given to convert the two floors of office space above Grand Cru wine merchants to 1No three-bedroom flat and 1No two-bedroom flat.

The loss of so much office space and the increase in flats will effect noticeable changes to Beckenham High Street over the coming years. Even more changes will be felt by the apparently unstoppable increase number of applications for the change of use of shops to restaurants, cafes and hair & beauty salons. Just in the last couple of years we've seen the old Kitchen Range shop become *Starbucks*, Blockbuster Video is now *After's*, Utilities general store changed to *RAW hairdressers*, for instance. Here are some more currently in the planning process:

### **218 High Street (old Ardec shop) 16/04171**

Earlier this year, permission was granted at appeal for the change of use of the old Ardec shop to a restaurant on the ground floor with an extension to the rear (15/02489).

A further application has recently been submitted, this time to extend the first floor at the rear, for restaurant use.

### **210 High Street (old Clark's shop) 16/04189/CUTA3**

A change of use application to convert the old Clark's shop on the High Street to a restaurant is currently under consideration by the Council.

### **49 High Street (old Frock Follies shop) 16/03926/FULL1**

A planning application has been submitted by the owner of Branded steak restaurant to change the use of the old Frock Follies shop so that the neighbouring restaurant can be enlarged. The application is currently being considered.



#### **ALTERNATIVE HOUSING FOR OLDER PEOPLE**

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Booking: 01689 878 136

## **The Great Hall**

Stockwell Close,  
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Tel: 0208 313 4495  
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# JOIN THE COPERS COPE AREA RESIDENTS' ASSOCIATION (CCARA)

We welcome your support. Everyone in Beckenham can join our Association. If you use the town centre or enjoy attending our 'Market On The Green' you are encouraged to join up to support the work we do. The annual subscription cost per household is £3, covering up to three editions of *The Express* a year.

We prefer you to pay by standing order by completing the form on the following page. Cheques should be made payable to the Copers Cope Area Residents' Association (please include your address on the reverse) and sent to: B Soule (CCARA), 18 Celtic Avenue, Bromley BR2 0RU.

## Affiliate Membership – Reduced Subscription

If you live in a group of houses or in a block of flats where you and all the households wish to sign up and if we can deliver the newsletter to a central point and not to every household, you can join as an affiliate member and each household will only pay £1.50, a 50% discount. As an affiliate you would receive a bundle of *The Express* for your group three times a year, to be distributed to each household or left in a common entrance way.

Affiliate members are a great way to build up our membership. The more members we have the more the Council have to take our views into consideration. If you live in a block of flats why not ask your neighbours to consider signing the whole block up?

## ADVERTISING IN THE EXPRESS

CCARA is a small non-profit organisation always on the look-out for new advertisers, so if you want to promote anything, from an event to a shop or service, we would love to hear from you.

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*We warmly invite you to join us*

**Our regular Sunday Services**

8.00am - Holy Communion in the Chapel; 10.30am - our main service with children's activities, followed by tea/coffee; 6.30pm (except 3<sup>rd</sup> Sunday) – Service in the Chapel;  
The 4 O'Clock (4pm on 3<sup>rd</sup> Sunday) – Informal service led by worship band  
*Please check website for current information*

**Children's activities on Sunday mornings** – crèche for pre-schoolers; 'Sunday Squad' groups for children aged 4-11 (except at All Age Services); St Paul's Youth Group (SPY) for young people aged 11+ (1<sup>st</sup> and 3<sup>rd</sup> Sundays)

**Christmas at St Paul's**  
Carol Service

*Sunday 18<sup>th</sup> December, 6.30pm*

Christingle Service

*Saturday 24<sup>th</sup> December, 5.30pm*

Christmas Eve Holy Communion

*Saturday 24<sup>th</sup> December, 11pm*

Christmas Day

All Age Communion

*Sunday 25<sup>th</sup> December, 10.30am*

**'Winter Concert – A December Diversion'**

Presented by St Paul's Community Choir and Friends, on Friday 2<sup>nd</sup> December, 7.30 – 9.15pm in St Paul's Church. This will be a light-hearted programme with a Christmas flavour. Entry is free and there will be a retiring collection for church funds. Refreshments will be served during the interval. Further details from David Storey (020 8663 9441).

**Families Together**

Our popular after-school event for children and families. Next session 8<sup>th</sup> December, 4-6pm. Welcome café open from 3.45pm, Bible-based activities, stories, crafts, singing, games, film on the big screen, plus a sit-down tea for all! (£2.50 per child per session).

**St Paul's Community Choir**

Our growing four-part community choir rehearses in the Church Hall most Thursday evenings, giving two concerts each year. There are no auditions or fees and the choir always welcomes new singers, even if they have never sung in a choir before! For further information please contact David Storey (020 8663 9441).

**Morning Prayer.** St Paul's is open Mon – Thurs 9.30 – 10.00am. There is a time of prayer, reflection and Bible reading in the Chapel. All are very welcome.

*For further information please contact our Administrator (Office hours: Mon – Thurs 9.30am – 1pm.) Email - [administrator@stpaulbeckenham.org.uk](mailto:administrator@stpaulbeckenham.org.uk) Tel - 020 8650 0501. Website: [www.stpaulbeckenham.org.uk](http://www.stpaulbeckenham.org.uk)*

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