

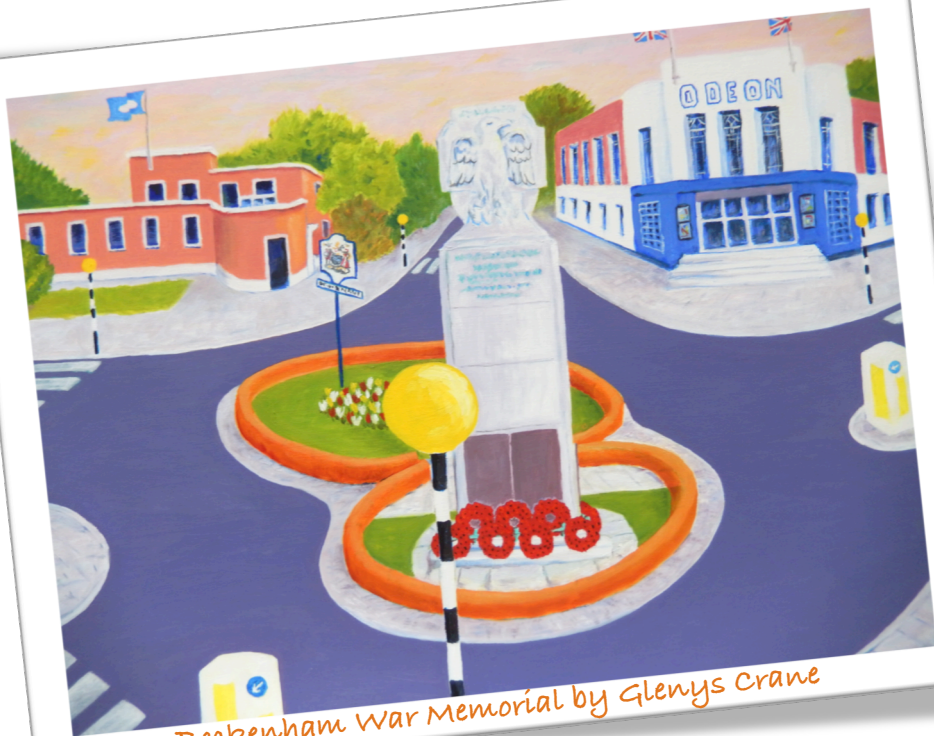


Summer Edition 2016

The Express

Copers Cope Area Residents' Association

Working for **Beckenham** on your behalf



Beckenham War Memorial by Glenys Crane

Beckenham Town Centre Improvements Update

New Post Office Counters in WH Smith

New Town Centre Manager Tina Slater

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.

Contact Details	020 8650 6239 www.coperscope.org.uk Twitter: CCARA_Beckenham chairman@coperscope.org.uk express@coperscope.org.uk localmarket@coperscope.org.uk
Association Committee Members	Honorary President: Colin Watts Chair: Chloe-Jane Ross, Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Ben Soule, Mark Walkling, Rosemary Willsher

COUNCILLORS COPERS COPE WARD

Postal address for Councillors: The Civic Centre, Bromley, BR1 3UH

Cllr Russell Mellor	russell.mellor@bromley.gov.uk	020 8464 3333
Cllr Michael Tickner	michael.tickner@bromley.gov.uk	020 8313 4422
Cllr Stephen Wells	stephen.wells@bromley.gov.uk	020 8313 4422

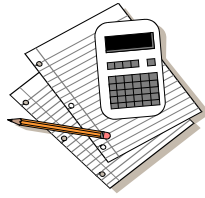
MEMBER OF PARLIAMENT, BECKENHAM

Bob Stewart MP	bob.stewart.mp@parliament.uk	020 7219 7011
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LONDON ASSEMBLY MEMBER

James Cleverly	james.cleverly@london.gov.uk	020 7938 6571
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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 not yet been finalised. TfL have been re-reviewing all on-going projects since the new Mayor of London took office. This has delayed the final funding approval from TfL. Bromley Council has committed the funds for their part of the project. As soon as we hear more we will let you know.

The detailed designs for the project have been finalised. A crucial element of the scheme is to shift the balance of the public realm layout from vehicles to pedestrians. Currently the roadway takes up significant space in the High Street, pavements are too narrow in many places, road junctions have wide sweeps to make it easy for vehicles to turn without having to slow down and crossings are wide, taking longer for pedestrians to cross.

The new scheme seeks to widen the pavements, create more space for outside seating, create shorter, easier crossings for pedestrians, slow traffic down and encourage HGVs and non-essential traffic away from the High Street on to Rectory Road. Overall the aim is to take back some of the roadway and re-purpose it for pedestrians, shoppers and local businesses to create a vibrant town centre and reduce the feeling of a main road being the main focus of the town. The number of parking spaces and loading bays will not be decreased.

The paving, lighting and street furniture options have not yet been decided.

The main objectives for the scheme are:

- Remove/ reduce level of HGV usage in the High Street
- Improve pedestrian experience of the High Street – enhanced crossings and widened pavements
- Improve parking and loading provision for visitors and businesses
- Increase opportunities for regular street markets
- Improve quality realm – including coordinated and harmonious design, reduction of street clutter, emphasising 'village' identity, increased use of soft landscaping
- Maintain traffic flow at major interchanges
- Enhance public realm and pedestrian accessibility at War Memorial

Beckenham Junction Road Layout

Work has started ahead of the major scheme to widen the roadway at the junction of Southend Road and Rectory Road (by the locksmith/shoe repairs) to allow HGVs to make the turn from Rectory Road on to the bridge without mounting the pavement.



The road works are due to be finished by the end of August and TfL are expected to complete the traffic signal works by mid September. However, these are temporary works, as the junction will be reconstructed as part of the Major Scheme with same materials (granite paving and kerb stones).

Beckenham Green

The front of Beckenham Green along the High Street will be opened up. The existing large mature trees will be retained, however the surrounding planters will be replaced with smaller ones with built-in seating to create more space.

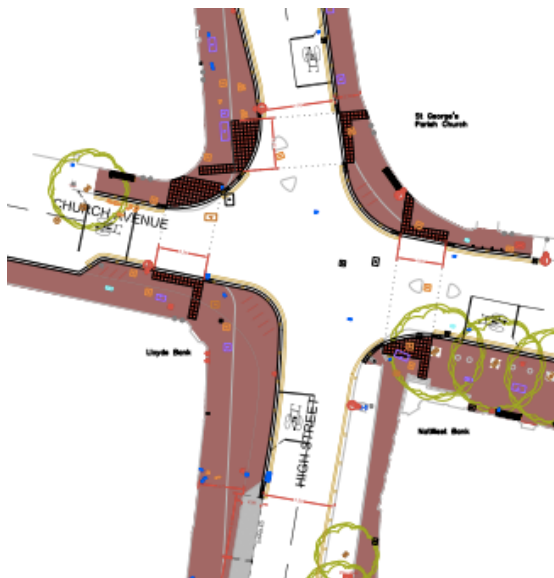
Bonded gravel will be installed behind the planters (market stalls can be set up here); a second line of trees will be planted on the edge of the grass.





The picture above shows an illustration of how the Green may look when viewed from Beckenham Junction.

St George’s Church and High Street

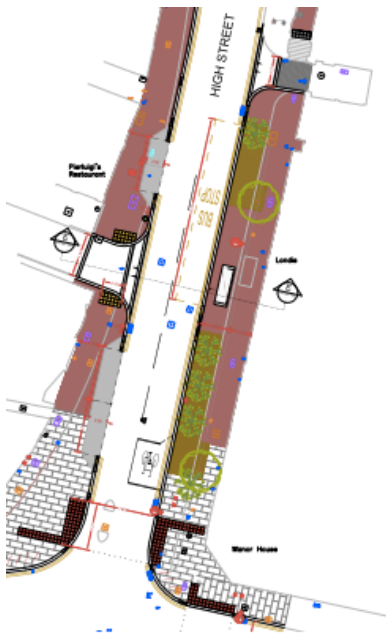


The existing crossings will remain. A fourth crossing between Natwest and Lloyds bank will not be created; this is due to the high level on the Natwest side making the path down to a crossing too steep.

The pavements at the corner of the junction (except Natwest) will be widened. In the diagram the grey line shows the current pavement line. Outside Lloyds this will create a large space currently allocated for bicycle racks. We have suggested that a tree and/or bench could also be considered for this area. The traffic will be reduced to one lane for vehicles.

considered for this area. The traffic will be reduced to one lane for vehicles.

Natwest to Thornton's Corner



The pavement will be widened on both sides of the road. On the *Londis* side the pavement width will be doubled. This will reduce the roadway to one vehicle width including the bus stop.

The increased width of the pavement may seem excessive; however it allows the height of the pavement to be increased from the building line to the kerb so the kerb is level with the bus stop making the bus stop suitable for wheelchair users. The increased width will also be able to accommodate al-fresco dining with outside tables and chairs.

Thornton's Corner

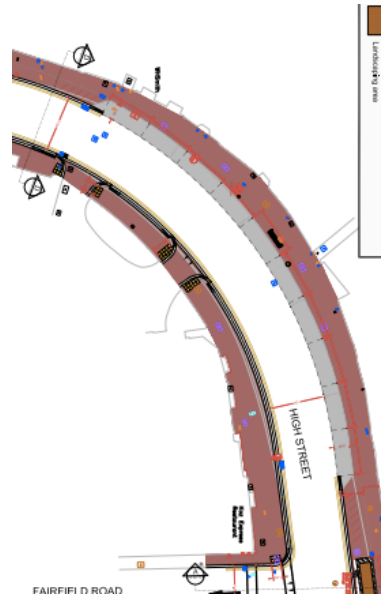
Currently the roadway at this junction is large. The new design will see the pavements significantly increased at this junction. This will slow cars down and reduce pedestrian crossing distance. The traffic will be reduced to one lane on all sides.

No changes are planned for the toilet block and flowerbeds. This land no longer forms part of the Major Scheme. The Council undertook an auction for the sale of the toilet block in October 2015 and we have yet to be advised about what is planned for the block itself or the flowerbeds.



Thornton's Corner to Fairfield Road

The pavement on the *Card Factory* side will be doubled in width. Additional drainage will be installed outside *Card Factory* and its adjacent shops to catch rainwater running down from Fairfield Road; this will stop localised flooding of those shops.



The George pub and Slug and Lettuce

The layout of this section of the High Street will be very similar.

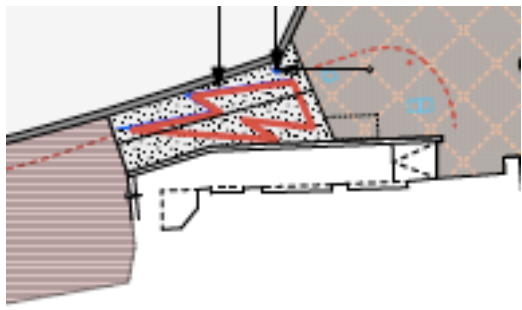
Kelsey Square



Significant changes are planned for this section of the High Street. The pavements will be widened on both sides of the road (the grey line in the diagram below shows the current pavement line).

The pavement and roadway for Kelsey Square, Burnhill Road, and Coopers Mews will be laid with a heritage paving (shown by the orange colour). Additional

seating and trees will be installed at the junction with the High Street to create a public space in this area.



Consideration is also being given to installing some LED lights in the shape of the Bowie lightning bolt in the ground near Zizzi's in recognition of Bowie's connection with The Three Tuns pub (now Zizzi's).

Village Way to Sainsbury's

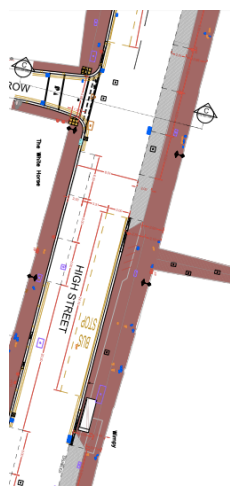


The pavements on the corner of Village Way will be widened. New paving and street furniture is planned for Sainsbury's forecourt.

The pavement will be widened on the corner of The Drive opposite the Halifax. This will reduce the width of the roadway making it shorter for pedestrians to cross.

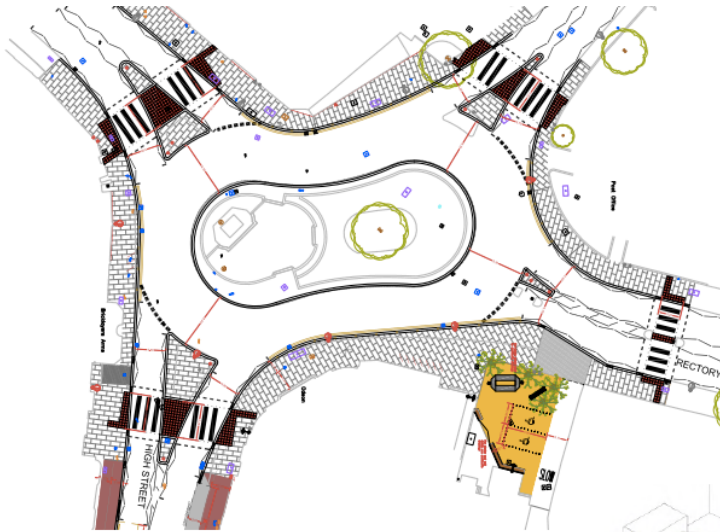
Sainsbury's to Burrell Row

The pavement by Wimpy will be widened; this should alleviate the congestion at the bus stop.



War Memorial

The layout of the War Memorial roundabout is remaining the same. New granite paving is being laid. The pavement outside the *Odeon* is being widened and bike racks installed.



The *Odeon* car park exit on to Rectory Road is being significantly improved with planting and seating (shaped like an 'O' for Odeon). The view from Rectory Road to the round about is shown in the picture above right. We have asked the designers to re-think the car park exit to angle the exiting cars on to the roundabout and make it difficult to make the illegal right hand turn on to Rectory Road towards Beckenham junction. We would also like consideration of additional safety measures for pedestrians walking along Rectory Road over the car park exit.



Our association continues to lobby for the removal of the unsightly wall on the roundabout and its replacement with an alternative barrier/fence that provides visibility of planting on the roundabout. Currently the planting can only be seen from a bus. Some local people would like the wall retained as it protects the war memorial; however we would like a more attractive barrier installed. A straw poll was taken at the last Working Group and 69% of those present voted in favour of removing the wall.

3 Day Beckenham Town Centre Improvement Event

The Council are planning a 3 day public event in the town centre to show the detailed designs to local people. Our Association has requested that samples of paving, lighting etc. be available for people to look at. We will let you know once a date has been set.

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IMPROVEMENTS TO BECKENHAM JUNCTION



Southeastern have advised that they are not planning on going ahead with the improvements to Beckenham Junction station in the near future. The plans have not been shelved but it appears there is no funding in the immediate term. We will keep you updated.

MARKET ON THE GREEN 24 SEPT 2016



The next local produce and craft market with funfair and free live entertainment on Beckenham Green is 10am to 4pm Saturday 24 September.

The Town Christmas event will likely be on 3Rd December. This year we will not be running the candlelight procession due to the cost and complexity of the closing the road.

LOCAL GREEN SPACE DESIGNATION

The Bromley Council has granted Beckenham Green protected 'local green space' status. This offers it additional protection from development. Well done to the Beckenham Society who submitted the application on behalf of the Beckenham Town Centre Team chaired by our Association and thank you to other community groups that supported the application.

FORUM AND OPEN MEETING

We are holding a public meeting, open to all our members and Beckenham residents at 8pm on Wednesday 19 October 2016, at Beckenham Public Halls, Bromley Road, Beckenham. Come along and raise your concerns with our panel of Councillors. There will be a Councillor from every Ward in Beckenham. Our Association is jointly hosting the meeting with the West Beckenham Residents' Association. All local people are welcome to attend. We hope to see you there.

BROMLEY COUNCIL TOWN CENTRE UPDATE

By Martin Pinnell, LBB Officer



Future of Beckenham Town Centre

A feasibility study was commissioned to ascertain whether Beckenham and Penge Town Centres would benefit from being managed by a Business Improvement District (BID). 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. The feasibility study recommended that the BID model is extended to Beckenham and Penge

A report outlining the recommendations was presented to the Council's Executive Committee on 20th July. The Executive agreed the allocation of funding to undertake the process of introducing BIDs in Beckenham and Penge. The Council will now be procuring a partner organisation to assist with this project – up to ballot stage and beyond.

Once we have a delivery partner in place (expected by end of September) we will be looking for volunteers from amongst the business community – particularly those who would potentially be paying a future BID levy – to join a BID Working Group for Beckenham. Participation of Beckenham business rate payers will be absolutely vital in steering the proposed BID and ensuring it will really meet local business needs. If any business owners are interested in getting involved, please contact towncentres@bromley.gov.uk

Town Centre Management for Beckenham

Whilst Lorraine McQuillan is on maternity leave (from 24 August until May 2017), Tina Slater will be covering her role. As some of you will remember, Tina was Town Centre Manager for Beckenham and Penge two or three years ago. Tina looks forward to re-acquainting herself with the Beckenham town centre community and working with the local businesses once again. For any town centre management related queries please continue to use the email: towncentres@bromley.gov.uk

MEMBERSHIP LIST CLEAN UP

FRIEND OR NEIGHBOUR NOT GET A COPY OF THE EXPRESS? GOT A COPY, NOT A MEMBER? PLEASE SIGN UP

Over the last year we have been reviewing our Membership List to ensure it is accurate. A number of addresses have been identified that have not paid the

subscription for some time or who do not pay the correct subscription of £3. We have written to all the addresses affected and where we have not received a response we will be removing the address from the Membership List.

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 or by phone **020 8650 6239** and we will fix this asap. We thank you in advance for your patience and continued support.

POST OFFICE ON RECTORY ROAD

In total over 4,500 people signed the paper or online petition to stop the closure of the Crown Post Office on Rectory Road and the services moving to a franchise in WH Smith on the High Street. The petition was presented to the office of Greg Clarke Minister for Business, Energy and Industrial Strategy.

Unfortunately the efforts of local people seem to have been unsuccessful and the new post service in WH Smith is ready. Below is a sneak peak of the new counters at the back of WH Smith.



The Post Office confirms that there is no intention to remove the post boxes on Rectory Road that are in fact owned by Royal Mail. However the landowners may request they are relocated depending on the future of the old Post Office building.

MASTERS CITRON GARAGE COPERS COPE ROAD

By J. O'Docherty

For the last couple of months energetic efforts have been made to halt the inexorable deterioration in the appearance of Copers Cope Road. This deterioration has had two main sources: litter dropped during the weekend by homeward-bound night-clubbers, and by the staff and customers of Masters Citroen garage. For reasons unclear, there was no street cleansing for a number of weeks in the period up to May 4th and it seemed as if the street cleansing department had given up Copers Cope Road as a lost cause.

Some twenty years ago Masters acquired the site they still occupy, and gradually spread their activities sideways. In doing so, they effectively took over the upper section of the road, to all intents and purposes making it their own. The application of yellow hatching, which they painted without any authorisation, created the impression that the pavement, pavement-crossovers, and the actual road in front of their premises, were their own preserve. Grass verges were destroyed and adjacent pavement-crossovers were also utilised. On occasion, wrecked vehicles were left, awaiting attention, on the public road.

It was often necessary for pedestrians to walk into the road, skirting vehicles parked outside the main building, in order to re-gain the pavement further along. The situation was later exacerbated by the introduction of authorised parking spaces immediately opposite the main building, thereby reducing the road to a single traffic lane..

The complaints of residents went unheeded, even following the very serious accident of January 2013 when an articulated car-carrier went out of control in this heavily congested area of the road, damaging 14 parked cars; it is hard to believe that action was not taken at this point to put measures in place to tackle the constant problems caused by Masters Garage.

Action has now been taken at last. Masters have been ordered to refrain from parking vehicles on the area that they hatch-marked without permission. Furthermore, the yellow paint must be removed by July 24th. Mr Hollingsworth of Parking Services has recommended to the Traffic Section that yellow lines be applied to join those already in place, making it strictly illegal for Masters to use the public road as an extension of their premises.

For several weeks Masters have in the main complied with the order, considerably improving the appearance and safety of the road.

Copers Cope Road is scheduled to be cleared of litter on Tuesdays and

Fridays, and the road and pavements are meant to be swept on 27th of each month. This clearly has not been happening in recent years, but we have been assured that it now will be. Also, litterbins will be placed on either side of the road immediately outside the garage in order to make it easier for the garage staff and customers to dispose of their rubbish.

Copers Cope Safer Neighbourhood Ward Panel



**METROPOLITAN
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Working together for a safer London

After a regrettable gap, a new Copers Cope Safer Neighbourhood Ward Panel (SNP) has been assembled and held its first meeting on the 13th June. At these SNP meetings representatives from the community meet with Ward allocated police officers to share local issues involving crime, security, and the perception of crime.

Ward promises and priorities are set at each meeting, targeted at creating a safer local environment and reducing crime. Our association, CCARA, is represented on the Panel, so any issues you wish to have raised should be sent to chairman@coperscope.org.uk

The following will be given emphasis until September:

- Ward Promises
 - Parking problems around the Citroen garage in Copers Cope Road
 - Anti Social Behaviour
 - Problems around pubs and clubs at the weekend
- Ward Priorities:
 - Burglary
 - Vehicle crime - theft from / theft of vehicles
 - Shop lifting

In the period up to 13 June, local officers arranged a speeding operation in Copers Cope Road with the Safer Transport Team, and speeding tickets were issued. Several residents went out to thank the team for their efforts. If there are any roads you believe should be speed-checked, please use the contacts below to put in a request.

The Business Watch scheme is continuing to aid local shops in identifying local shoplifting suspects. Pictures of suspects (no names) who are known to frequent the High Street have been circulated, and traders are being encouraged to use their shop safe radio to contact local Police and Bromley CCTV.

Forthcoming local Police drop-in surgeries will be held on:

Tues 23rd August: Public Surgery - Waitrose, Southend Road 12.00 - 1.00

Wed 28th September: Public Surgery - Waitrose, Southend Road 1.00 - 2.00

If you would like to take an active role in helping to improve your local community and keep Beckenham a safe place, please consider joining the Copers Cope SNP or your local Neighbourhood Watch. Tel: 0208 721 2772 / email: coperscope.snt@met.police.uk

PLANNING AND LICENSING UPDATE

Major Residential Development on Worsley Bridge Road

A large-scale residential development proposal, reported in *The Express* earlier in the year, was the subject of an appeal hearing at the end of May.

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 comprises 148No. one-bedroom, 135No. two-bedroom and 13No. three-bedroom flats.

In September last year the application was refused and it is now the subject of an appeal. The appeal hearing was held over several days starting on 24th May and the decision is expected in the next few weeks.

Following the refusal of this scheme, the developer submitted a second application (15/04759/FULL1) in November last year for a slightly smaller scheme comprising of a building of eight and nine storeys containing 253 residential units, estate road, parking and landscaping. This application, too, is now subject of an appeal.

Royce House, 56a Copers Cope Road 15/02068/OUT

An outline planning application made last year to demolish the existing houses at 56A and 56B and replace them with five, three-storey, four-bedroom houses has been dismissed at appeal, following refusal of planning permission on the grounds that it constituted an over-development of the site. The developer is presently working on an alternative scheme.

Land behind 56a Foxgrove Road 15/05329

An application made last December for a 3-storey block of flats on land presently occupied by garages behind 56A Foxgrove Road has been refused

planning permission. The proposal was for 6No. two-bedroom and 3No. three-bedroom flats, plus parking. The plans indicate up to 16 trees being removed and the footprint of the new building extending right up to the root-protection zones of the few mature trees being retained. The scheme was considered to constitute a cramped over development of the site, out of character and unsympathetic to the spatial qualities of surrounding development. The scale and siting of the building would also have had adverse impact upon existing trees both within and outside the site that contribute significantly to the visual amenities of the area.

14 Southend Road 16/00267/FULL1

Planning permission was refused in April for the proposed conversion of the house at 14 Southend Road to seven flats, involving a four-storey side and rear extension to the existing house to create 2No. one-bedroom and 5No. two-bedroom apartments. The house is situated in the Southend Road Conservation Area and was built in the late 1840s.

1A Wickham Road, Peach Design Printers 15/05100/FULL2

The council has approved a second application for a change of use to the three-storey building from a printer's office to a House of Multiple Occupation and building work has started. The building will provide seven bedrooms (four of which have en-suite bathrooms) and shared dining and bathroom facilities. The first application for eight bedrooms was refused on the grounds of below-standard provision.

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, has been refused consent. At the time of writing, reasons for the decision had not been published.

Beck House, 36A Copers Cope Road 16/02136/FULL1

Planning permission has recently been granted for the construction of a new, four-storey rear extension and an additional storey on top of the existing block of flats to create an additional 8No. two-bedroom and 1No. three-bedroom flats. The existing 4No. two-bedroom and 1No. three bedroom flats are being retained and remodelled internally.

87A Bromley Road 16/02120/FULL1

Permission has also been recently granted for the demolition the existing two-storey house, situated on the triangular plot of land between Bromley Road and Albermarle Road, close to Bishop Challoner School, and replace it with a part-three, part-four-storey block comprising 9No. two-bedroom flats.

Conifer House, 44 Southend Road 16/02179/FULL1

This empty, three-storey block of flats on Southend Road, opposite the Stumps Hill Lane bus stop, is the subject of an application to build an additional storey plus four-storey front and rear extensions to create 8No. flats in addition to the 10No. existing. The new additions would 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 would be remodelled.

213 Kings Hall Road 15/04458/OUT

Last year, two outline planning applications were made to develop the land to the rear of 213 Kings Hall Road including part of the side garden of 215. The initial proposal was for 5No. detached four/five-bedroom houses and gardens. This was refused by the Council on the grounds of overdevelopment of the site. Later in the year, a second application was made reducing the number of houses to 3No; however this was subsequently refused also, for the same reason. The applicant has since lodged an appeal against the latest decision.

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

In spring 2013, consent was granted for a scheme (13/00407) to build two additional floors for residential use on top of the two-storey Barclays Bank building opposite the cinema. The consent expired on 11th April this year and the applicant subsequently submitted another application for a three-storey addition comprising 2No. one-bedroom and 6No. two-bedroom flats, and a large, three-bedroom penthouse on the fifth floor. The application has recently been refused consent.

20 Crescent Road 16/02752/FULL

An application to demolish a large 1890s Victorian villa house on a prominent corner near Chancery Lane and replace it with flats has fortunately been refused consent. There was passionate opposition to the application by local residents, the Chancery Lane and Limes Road Residents' Association and CCARA, with many letters of objection and a petition being sent to the Council.

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' House, now practically complete, Marqueen House, Ironstone House and Provident House on Burrell Row, and Kelsey House at Thornton's Corner (recently subject of a second application,

see below).

Burnhill House, 50 Burnhill Road 16/02466/RESPA

At the end of July Bromley Council granted 'prior approval' consent for the last remaining office building on Beckenham High Street to be converted into flats. 50 Burnhill Road, was the subject of an application to convert the building, situated adjacent to *Lidl* supermarket, into flats last year. The council initially refused to grant consent, on the grounds that the proposal had inadequate provision for car parking, and would cause problems with highway safety on such a narrow section of the road. An appeal by the applicant was dismissed earlier this year. However a new application for the same scheme, but accompanied by a blank legal agreement promising the flats to be 'car-free' dwellings, was submitted in May and regrettably the Council capitulated.

Our Association objected strongly against this application as, in our opinion, it provides an extremely poor and cramped standard of living accommodation. Other areas of concern are what appear to be multiple entrances to the development, no provision for refuse storage and an impractical proposal to store 14 bicycles in the Burnhill Road entrance lobby. It will be interesting to observe whether this 'car-free' agreement, implemented by other developers of commercial-to-residential buildings in Beckenham, will work in reality particularly as Bromley has the third highest number of car owners out of all the boroughs of Greater London.

Kelsey House, 77 High Street 16/02649/RESPA

Prior approval was granted last summer for the four storeys of office space above the Kelsey House Bar & Kitchen to be converted to sixteen flats, comprising of 8No. one-bedroom and 8No two-bedroom (4 person) flats. A new application has recently been submitted to increase the number of flats to twenty, comprising of 8No. one-bedroom and 12No. two-bedroom (3 person) flats.



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Bromley, BR1 3UH

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