

Summer Edition 2019



The Express

Copers Cope Area Residents' Association
Working for **Beckenham** on your behalf

Find out about **Beckenham's Street Pastors**, what's **new on the High Street**, the **summer road works**, the "**Make Yourself Heard**" campaign, and get an update on local planning.



Swans at Kelsey Park by Anne Tilzey

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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Sunday 4th August
Kent Spitfires vs.
HAMPSHIRE

**Vitality
BLAST**

Vitality Blast

FIRST CLASS CRICKET

AT THE COUNTY GROUND, BECKENHAM

BECKENHAM STREET PASTORS

Most Friday evenings you will see a group of volunteers helping out on Beckenham High Street up to the early hours of 1 or 2am. They wear a hi-vis uniform and carry supplies of water, thermal wraps and flip-flops to help people who have “over indulged” in alcohol. As alcohol affects our

bodies we can become less aware, less responsive and maybe more aggressive – but basically more vulnerable. So, in the Beckenham High Street area, where there is a concentration of pubs, bars and clubs these special volunteers look out for vulnerable people and offer them help. They are volunteers from local Christian Churches and hence are



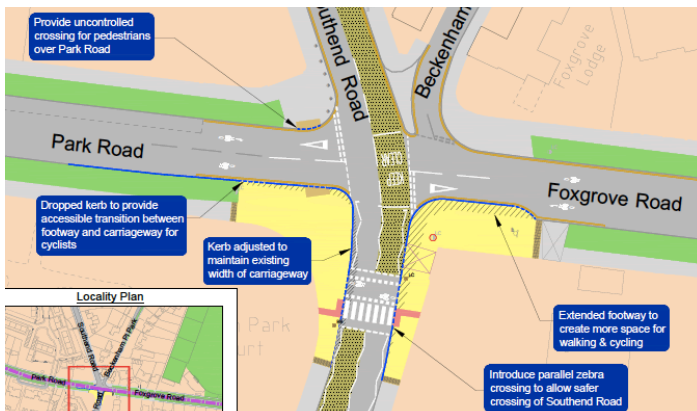
known as Street Pastors.

Street Pastors started 15 years ago in Brixton, then a Bromley team was set up in 2005. These volunteers, mainly in their later years, undergo thorough training over eight weekends. They have the support of the Metropolitan Police and Bromley Council. Although they do not preach, they are happy to talk about their faith or personal issues, if asked.

Street Pastors make visitors feel safe and welcome, offering directions and guidance. They can also act as a neutral party to calm down potentially difficult situations, often avoiding the need for police attendance. In the current financial climate when police cannot provide the boots on the ground to patrol throughout the evening as they used to in previous years, not only does the Pastors' hi-viz presence act as a beacon for people to go to when they require assistance, it provides a warning light for people who may be thinking of causing trouble.

The Street Pastors are a valuable resource for Beckenham's night time economy. By helping so many people they have made Beckenham a safer and happier place. The Purple Flag Team is very grateful for the generous gift of their time and expertise. But they do need more volunteers. If you attend a local Christian Church and would be willing to volunteer your time for some evenings at weekends, talk to your priest or vicar about joining up.

MINI ROUNDABOUT AND CLOSURE OF PARK ROAD



There has been no further news on the proposal to close Park Road.

Following concerns raised by residents that the closure of Park Road will

displace traffic onto surrounding roads the Council confirmed that the proposal to close Park Rd had “not been fully explored as yet and the engineers at Bromley will be looking at the wider picture, including the impacts on Copers Cope Road and Brackley Road.”

We have requested Bromley Councils Highways Department keep our Association updated on this proposal and the TfL Quietways proposal along Copers Cope Rd/Worsley Bridge Rd/Park Road so we can ensure our members are kept informed.

Quietway Scheme

This is a Transport for London (TfL) initiative to implement cycling Quietways in Bromley Borough working with the Council. The proposed route between Lower Sydenham and Bromley Town is:

- Lower Sydenham to
- Worsley Bridge Road then on to Copers Cope Road
- Along Copers Cope Road and then on to Park Road
- Along Park road, across Southend Road on to Foxgrove Road
- Along Foxgrove Road to Crab Hill

A promotional poster for a cricket match. The background is dark blue with a faint pattern of cricket stumps. On the left, a batsman in white kit is shown in a batting stance, holding a bat. On the right, a bowler in white kit is shown in a bowling action. In the center, a red-bordered box contains the match schedule. Below the box, the text 'FIRST CLASS CRICKET' is written in large white capital letters, followed by 'AT THE COUNTY GROUND, BECKENHAM' in smaller white capital letters.

Monday 5th August
ENGLAND vs. BANGLADESH

Wednesday 7th August
INDIA vs. BANGLADESH

Friday 9th August
ENGLAND vs. INDIA

Under-19s International
Tri-Series

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MAJOR ROADWORKS

Unfortunately this summer Beckenham will have some major road works as gas pipes are upgraded. The engineers will be working extended hours Monday – Saturday between 8am and 6pm. You can find more information about this online at Roadworks.org



Albemarle Road area – 18 weeks

From **Monday 8 July** for approximately **18 weeks** in overlapping phases.

Phase 1 – Westgate Road, between its junction with The Avenue and Foxgrove Road for approximately four weeks. Temporary multi-way traffic lights will be installed at the junction of The Avenue for the first two weeks of this phase.

Phase 2 – Westgate Road, between its junction with the railway bridge and Albemarle Road from Monday 22 July the engineers will start work on Westgate Road between its junction with the railway bridge and Albemarle Road for approximately five weeks. A signed diversion will be in place for motorists and access for residents and pedestrians will be maintained. Also temporary multi-way traffic lights will be installed at the junction of Albemarle Road during this phase.

Phase 3 – Albemarle Road, between its junction with Westgate Road and Downs Bridge Road from Monday 12 August, the engineers will start working on Albemarle Road between its junction with Westgate Road and Downs Bridge Road for approximately 13 weeks. The engineers will progress along Albemarle Road towards its junction with Downs Bridge Road working under multi-way temporary traffic lights.

Croydon Road – 7 weeks

From **Monday 21 July** for approximately **7 weeks** in phases.

Phase One – Croydon Road, junction with Elmers End Road was completed by Saturday 27 July.

Phase Two – Croydon Road, between junction of Elmers End Road and Clockhouse Road will start on Monday 29 July (a week earlier than originally planned) and last two weeks. There will be a temporary closure of the east bound lane of Croydon Road across this junction up to the junction of Clockhouse Road. The south bound left-hand turn lane of Elmers End Road will be temporarily closed. Motorists will not be able to turn left from Elmers End Road onto Croydon Road during this phase. Clockhouse Road will be temporarily closed at its junction with Croydon Road. Elmers End Station Parade bus stop D will be suspended.

Phase Three – Elmerside Road, junction with Croydon Road. Following on from phase 2, the engineers will move away from the junction of Croydon Road and Elmers End Road to begin work on Elmerside Road at its junction with Croydon Road in the right-hand turn junction for approximately two weeks. There will be a temporary closure of the right-hand turn lane of Elmerside Road at the junction of Croydon Road. Motorists will not be able to turn right from Elmerside Road onto Croydon Road. Signed diversions will be in place for diverted traffic. The pedestrian crossing around will also be suspended.

Elmers End Tesco bus stand at St Margarets Road will be temporarily closed during phases one and two. Therefore no buses will stop or serve the stops at the bus stand. There will be a temporary bus stand at the Elmerside Green Roundabout. For full info regarding bus services, please check TfL website: tfl.gov.uk/modes/buses

MAKE YOURSELF HEARD - SILENT SOLUTION

“Make Yourself Heard” is a national campaign to raise awareness of a system to help people alert police when in imminent danger but unable to speak.

If you’re in an emergency situation and need police help but can’t speak, “Make Yourself Heard” and let the 999 operator know your call is genuine. 999 calls are directed to call centres and answered by BT

operators. They ask which service you need. If no service is requested but anything suspicious is heard throughout the process, BT will connect you to a police call handler.

Make Yourself Heard

In danger, need the police, but can't speak?

- 1** Dial 999
- 2** Listen to the questions from the 999 operator
- 3** Respond by coughing or tapping the handset if you can
- 4** If prompted, **press 55**
This lets the 999 call operator know it's a genuine emergency and you'll be put through to the police.

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IF YOU CALL 999 FROM A MOBILE - Speak to the operator if you can, even by whispering. You may also be asked to cough or tap keys on your phone in response to questions. If making a sound would put you or someone else in danger, and the BT operator cannot decide whether an emergency service is needed, your call will be transferred to the Silent Solution system. This is a police system used to filter out accidental or hoax 999 calls. It also exists to help people who are unable to speak but who genuinely need police assistance. You will hear an automated police message which lasts for 20 seconds and begins with 'you are through to the police'. It will ask you to press 55 to be put through to police call management. The BT operator will remain on the line. If you press 55, they will be notified and transfer the call to the police. If you don't press 55, the call will be terminated. Pressing 55 does not allow police to track your location on a mobile.

When transferred to your local police, the call handler will attempt to communicate with you by asking simple yes or no questions. If you are not able to speak, listen carefully to the questions and instructions from the call handler so they can assess your call and arrange help.

IF YOU CALL 999 FROM A LANDLINE - Because it's less likely 999 calls are made by accident from landlines, the Silent Solution system is not used. If, when an emergency call on a landline is received there is no request for an emergency, the caller does not answer questions or only background noise can be heard (and BT operators cannot decide whether an emergency service is needed), you will be connected to a police call handler as doubt exists.

If you replace the handset, the landline may remain connected for 45 seconds in case you pick it up again. If you pick up again during this 45 seconds and the BT operator is concerned for your safety, the call will be connected to the police. When 999 calls are made from landlines, information about where you're calling from should be automatically available to call handlers to help provide a response.

BROMLEY POLICE ON FACEBOOK



Bromley Police have informed us they are among the first in London to launch an on-line Facebook Community Forum.

Facebook users can log on to the Bromley Police Facebook page (www.facebook.com/Bromley-Police-157035865207998/) and speak directly to senior managers responsible for policing Bromley. You may ask questions about local policing issues and find out more about what is happening locally that affects you or just follow the Bromley Police page and receive routine updates on your Facebook feed about what police are doing locally.

Bromley Neighbourhood Watch Association also has its own Facebook page, where you can keep updated on crime and crime prevention. See: www.facebook.com/BromleyNeighbourhoodWatch

BECKENHAM TOGETHER BUSINESS IMPROVEMENT DISTRICT (BID)

By Zoe Brown, BID Manager

Screen on the Green, an initiative devised by Beckenham Together, recently entertained and captivated the Beckenham community for a two week period between 5-14 July. During the day, Beckenham residents were able to soak up the sunshine while live games from the Wimbledon Championships were projected on a huge screen – London’s largest outdoor screen. Furthermore, selected movies were screened every Friday and Saturday evening - turning these summer evenings into memorable nights as friends and families gathered under the stars. Screen on the Green also featured food and drink stalls and a PIMM’S bar.

By all accounts it was a huge success and Screen on the Green was all thanks to the local business owners that pay a levy towards the on-going development and marketing of Beckenham.

Beckenham Together has a schedule of even more fabulous events lined-up which are sure to drive even more footfall to the town and as a result will see local traders benefit and reap the rewards.



BECKENHAM POPPY COLLECTORS NEEDED



The Rotary Club of Beckenham has organised the Poppy Collection in Beckenham on behalf of the Royal British Legion since 2014, having increasingly assisted since 2004. In that time the collection has increased tenfold and last year was a record at over £37,000.

Collection tins and poppies are distributed to over 200 premises, with the main individual collections at supermarkets, railway stations and Beckenham High Street.

This year the collections are planned to take place between Saturday 26th October and Monday 11th November.

Individual collectors usually agree to a two hour period, but shorter times can be arranged and all support is greatly valued and appreciated. For all this to work we need collectors.

If you would like to help, or would like to find out more, please contact Bill Fairhall at bill@curiousferret.com, or telephone 020 8460 6718.



MARKET ON THE GREEN

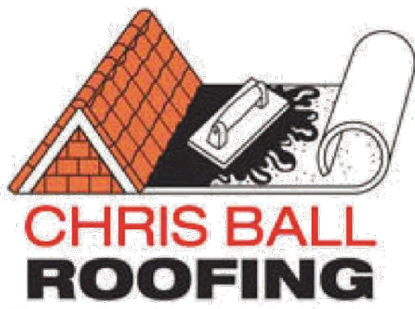


Market On The Green is a community market run by volunteers of our Association on Beckenham Green (next to St George's Church).

The next market is 10am to 4pm, Sat 28 September – save the date.

The market has street food, craft and produce stalls, fun fair and free entertainment on stage. If you would like a stall or are a local music and dance act that would like to perform please get in touch at localmarket@coperscope.org.uk

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So, please come and join one of our meetings to experience those benefits first hand, see how you can help yourself to create a better future without any fear!

When & Where we meet: You are welcome to attend our club meetings held every 2nd and 4th Thursday of the month in Beckenham Methodist Church on Bromley Road (BR3 5JE), from 07:15 until 09:30pm.

PUBLIC SPEAKING:
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WHAT'S NEW ON THE HIGH STREET!



Tommy Shelby male grooming has opened in a long empty premises on the bridge at 10 High St.

NS Wibberley Funeral Directors has opened in 280 High St, formerly occupied by Red Boutique.



A new housewares store has opened at the former Clinton Cards store, 174 High Street.



Flock and Herd Butchers is coming to the High Street. A planning application is in for the former Me Art Gallery 206 High Street.



A new bench has been installed by the Odeon in the shape of an O. This is one of the last elements of the Beckenham Town Centre improvements to go in.

BECKENHAM GREEN FRIENDS

facebook.com/beckenhamgreen

The Beckenham Green friends have been busy planting on the Green. The entrance to the Green next to the Church and opposite M&S is always a muddy mess as the rain keeps washing the soil down on to path. We planted *Acanthus*, *Griselinia* and *Euonymus* to help retain the soil in the bed and swept up all the soil from the path (there was a lot of it).

We would love some extra help on the Green, please get in touch if you have time at greenfriends@coperscope.org.uk



Ian, John and Chloe-Jane hard at work on Beckenham Green

PLANNING AND LICENSING UPDATE

Local people may lodge comments on any applications below that are currently being considered by London Borough of Bromley online - go to bromley.gov.uk / environment & planning / planning / search planning applications and enter the case reference in the search box. Don't forget to give your name and address, otherwise your views may not be considered.

Footsies Social Club, Lower Sydenham 18/05236/FULL1



The latest application for a large-scale residential development on this site has been refused.

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 Dylan site where 220 flats are nearing completion.

Two previous schemes which proposed a number of residential blocks ranging in height from four to nine storeys in height to provide firstly 253 and then 229 dwellings have been refused by the Council and dismissed at appeal over the last two years.

This latest application proposed the demolition of the existing buildings and redevelopment of the site by the erection of a four to eight storey development with basement parking comprising 151No residential units (63No one-bedroom; 80No two-bedroom and 8No three-bedroom) flats, together with the construction of an estate road, car and cycle parking and the landscaping of the east part of the site to form open space accessible to the public.

Reasons given for refusal, as previously, were that: The site is within an area of MOL (Metropolitan Open Land) and as such, the kind of development proposed was inappropriate; the site was considered inappropriate for tall buildings as they would have an adverse impact on the landscape and this outweighed the proposed benefit of opening up public access to the area of MOL.

Chinese Garage, Wickham Road 17/03273/RECON

Following a site visit and hearing by the Planning Inspectorate on 4th April, an appeal brought by the developers of the site has been upheld. The reason for the appeal was the non-determination by LBB within the statutory period, to decide an application to extend the opening hours of one of the two retail units proposed for the building.

This application concerned the extended operating hours in the morning and evening, to enable a supermarket (Tesco) to take one of the retail units that had previously been earmarked as a pet shop.

The premises now has permission for a Tesco Express convenience store, with customer opening hours from 7am - 11pm and delivery hours from 8am - 8pm.

There was much concern among local residents about the effect this proposal may have on the traffic congestion around the area of the roundabout where the building is located, increased noise and pollution, increased frequency of delivery vehicles, and the possible negative effect a supermarket would have on the parade of shops and businesses opposite. LBB received more than 1000 letters of objection to the proposal.

The appeal decision, and case documents, are available to view online at www.bromley.gov.uk.

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Benedict House, 63 Copers Cope Road 19/00647/FULL

Two years ago, this closed nursing home was granted temporary permission to be used as a residential support centre providing accommodation, care, support services and training for people who had been made homeless.

In February an application was submitted to convert the existing building and add three-storey side and rear extensions to create private residential flats, however in May it was withdrawn.

62 Park Hill Road, Shortlands 19/00775/FULL

Permission was granted in March for the demolition of the existing house and construction of a new, three-storey block comprising 6No two-bedroom flats.

28 Park Hill Road, Shortlands 19/01198/FULL

An application has been submitted at another site on Park Hill Road, for the construction of a part 3/4 storey block comprising 9No two-bedroom flats with a basement car park.

1 Scotts Lane 19/01805/FULL



An application has been permitted for the demolition of the existing house on the site and the construction of a three-storey block to create 6No flats and parking spaces

Oakhill Works, Limes Road 19/02476

Another application has been made for change of use of the ground floor commercial premises to residential, to create 2No one-bedroom and 1No two-bedroom flats.

The first application was refused on the grounds that the proposal would provide insufficient parking, and that a parking survey had not

been carried out.

This latest application includes a parking survey, however it was conducted over two consecutive days from 3am - 5am which, in CCARA's opinion, gives a misleading representation of actual parking conditions in the area.

Calverley Close, Beckenham Hill Road

Since the last issue of The Express there has been no further news about plans for the residential re-development at Calverley Close. In 2017 an environmental impact assessment enquiry was made to the Council in respect of redevelopment plans underway for the residential estate, which backs onto Beckenham Place Park, not far from the Mansion. There are currently about 200 homes on the estate, in several low-rise blocks of two, three and four storeys.

At the time of the enquiry from the landlord, Riverside Group's, architect, the proposals involved the phased redevelopment of the estate to provide at least 400 new homes, with an indication, in the information submitted, that a greater number than this might be a possibility. Heights of buildings were proposed to be 6-8 storeys with one or more reaching 10 storeys.

Concern has been raised by some of the residents that social housing and sheltered housing may not form part of the final development and they won't be offered homes there when work is completed. A representative from Riverside told us last summer, "Over the coming weeks and months our focus will continue to be on ensuring we engage fully with Calverley Close tenants as to any future plans for the estate before beginning any planning application process"; however so far an application does not appear to have been made.

Unfortunately our Association has not been invited to any of the redevelopment consultation meetings; however we understand that our Councillors have. We have written to our Councillors several times to ask that they insist the same proportion, or at least the same quantity, of social housing provision will be included in any proposed new scheme and if existing residents will be given first preference to move back in. At the time of writing, we still had not received responses any of these requests – which is very disappointing.

APPLICATIONS ON THE HIGH STREET

210 High Street, Two-Ten (old Clark's shop) 19/01135/FULL
Another planning application, for change of use to Mixed Use: Sandwich bar, Restaurant, and Bar, and a large wooden extension at the rear to enlarge the bar and seating area, has been turned down. The Council have declined to make a decision on the application because it includes matters which are included within a pre-existing enforcement notice.

There has been a long history of retrospective planning applications, appeals and enforcements at the property since the restaurant business opened in December 2016. The main issues have been the effects of the development on the living conditions of the occupiers of nearby residential properties with particular regard to noise and disturbance and the Council's aim to maintain the vitality and viability of shopping areas.

The establishment appeared to cease trading some time in June this year.

206 High Street (old Me Gallery prev. Chas Norman) 19/01994/FULL1 & 19/01999/ADV

Planning and advertising applications have just been approved for a new shop frontage, awning and signage for a new butchers shop on the High Street.

224 High Street (Gigante hair salon) 19/01958/FULL1

Another application for a replacement shop front and installation of solid/perforated security shutters was refused in June. The design of shutter was slightly different to the initial application, with the introduction of a narrow band of open lattice within the overall solid appearance.

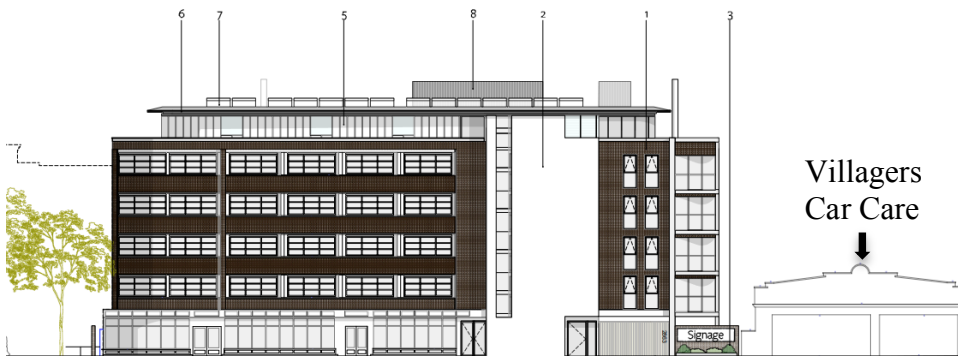
The reasons given for refusal of this second application were the same: that the shopfront and roller shutter would result in an unsympathetic and prominent form of development which would fail to preserve or enhance the character of the High Street Conservation Area and would be detrimental to the wider street scene.

Unfortunately both the new shop frontage and current roller shutter were installed around the time the initial application was refused. It remains to be seen if the Council will take enforcement action.

69 High Street, British Heart Foundation 19/02185/FULL1

A planning application has been submitted to demolish the existing single storey shop premises and rebuild it, with a three-storey building above providing 3No residential units comprising 1No one-bedroom and 2No two-bedroom flats.

Kelsey House, 75-77 High Street 19/00286/FULL



A planning application, submitted earlier this year, to convert the existing four-storey office building into a hotel and flats, is currently still under consideration by the Council.

The project, a joint venture between Travelodge and Dunward Properties, involves converting the existing office space and adding five-storey extensions to the south and west of the existing building, extending up to the boundary with Village Car Care garage and back to the rear boundary.

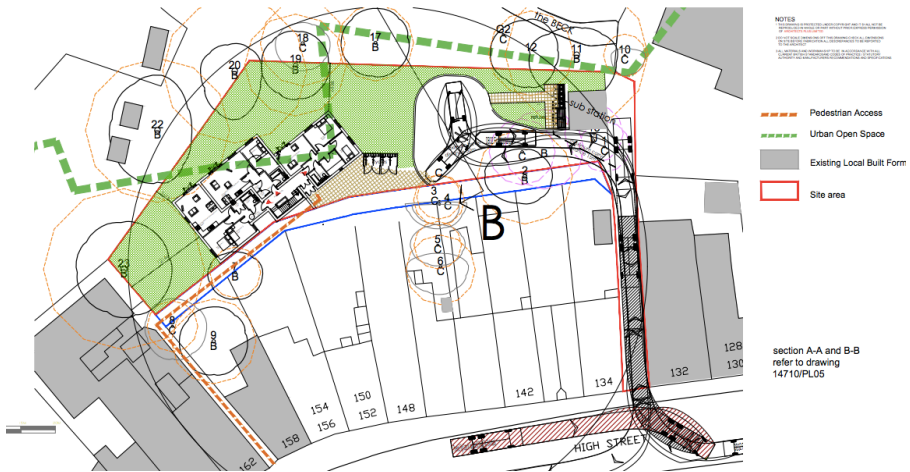
The existing stair and lift core is to be demolished and rebuilt to serve the hotel, whilst a new, separate stair and lift will be built for occupants of the flats.

Car parking spaces totalling eleven, two of which are disabled bays, are provided for residents of the flats though, critically, there is no parking

provision at all for hotel guests. CCARA believes the lack of on-site parking will put increased strain on parking spaces in residential roads nearby that are outside of controlled parking zones.

The bar and restaurant at ground floor level will remain unchanged.

Crusader Hall, High Street (land behind Oxfam, Tapeo & others) 18/03042/FULL1



The most recent application for this site has been refused by the Council. The proposal involved the demolition of the clubhouse and the redevelopment of the larger site to build 9No flats comprising 7No two-bedroom and 2No one-bedroom dwellings plus parking.

The site is part of the wooded area behind the High Street and is surrounded by many mature trees. Access to the site is via a very narrow lane between the old Card Factory shop and Miso restaurant.

Reason for refusal were that the proposal: provides insufficient information to support the loss of the community use of the site; constitutes an undesirable form of piecemeal and unsustainable backland development in view of the constrained access to the site and the impact on protected trees, resulting in an overdevelopment of the site; provides no off-street car parking facilities within the curtilage of the site; is likely to lead to conditions prejudicial to the free flow and general safety of pedestrians and highway traffic; would prejudice the

retention and well being of a number of trees which are protected by a Tree Preservation Order; would fail to provide a satisfactory standard and size of good quality accommodation for future occupiers by reason of the substandard floor space.

The applicant has appealed against the decision.

CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL

Five 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. Minimum space standards required for new-build or conversions do not apply to dwellings converted from offices, so many of these flats can be cramped and lacking in the usual standard of natural light.

The largest of these sites include St Brides's House, next to Marks & Spencer (completed two years ago), Marqueen House, Ironstone House and Provident House on Burrell Row, Kelsey House at Thornton's Corner and Burnhill House on Burnhill Road. As a result, many thousands of square feet of purpose-built office space have been lost and cannot be reclaimed. The result will be far less lettable space for small businesses which, in turn, will have a knock-on effect on the daytime economy of High Street shops, cafes and restaurants that benefit from visits by local workers.

Our Association has objected strongly to recent 'commercial to residential' applications as, in our opinion, they provide a poor standard of living accommodation, particularly in terms of space, privacy, noise, natural light and amenity.

Burnhill House, 50 Burnhill Road (Kelsey Square) 19/01527/RESPA

Yet another application has been refused for change of use to create 22 flats in the existing office building, surprisingly little more than a year after the same proposal was refused by the Council as well as being dismissed at appeal.

The reason for refusal was the same as previously: The proposed development would fail to provide adequate off-street car parking facilities to provide for the needs of the development within the site. As such the proposal would increase the demand for the limited available on-street parking on the local roads to the detriment of the amenities of the area.

The applicant already holds consent to convert the building to 14 flats.

Burnhill House, 50 Burnhill Road (Kelsey Square) 19/02348/FULL

And again, another application has been made to extend the existing office building toward the rear, upwards and outwards, over the Lidl supermarket.

This is the latest in a string of applications submitted over the past few years for this site, with the aim each time of increasing the number of residential units.

This scheme involves extending the second floor, adding another storey to the roof and altering the existing elevations to 'bolt-on' 9No new units comprising 7No one-bedroom, 1No two-bedroom and 1No three-bedroom flats. If permitted, this will bring the total number of flats on the site to 24 (if the other consented scheme for the conversion of the office space to 14 flats goes ahead).

The application appears to be identical to one that was refused in 2018 and dismissed at appeal in January this year, with exception of a new acoustic survey and report. The authors of the report conclude that outdoor noise levels heard by future occupants inside the new flats will be satisfactory. However, the noise monitoring was only carried out from a Monday morning to the following day; the quietest time of the week, when the Coach and Horses opposite has fewest customers and no live music, and other nearby shops and restaurants are very quiet or even closed. As such, CCARA doesn't believe the report gives an accurate representation of the average noise levels over a typical week.

The scheme still has no provision for off-street car parking for occupants, which was another reason the previous application was refused and dismissed at appeal.

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