

Spring 2022



EXPRESS REVIEW

Copers Cope Area Residents' Association & West Beckenham
Residents' Association **working for Beckenham on your behalf**



PUBLIC MEETING AND AGM

8PM 28 MARCH, CHRIST CHURCH, BECKENHAM



Big Breakfast (formerly) by Glenys Crane

COPERS COPE AREA RESIDENTS' ASSOCIATION (CCARA)

Founded in 1935 the CCARA covers the Copers Cope Ward including the Town Centre. CCARA organises the Market On The Green local produce and craft market and runs Beckenham Green Friends.

Contact Details	Email: hello@coperscope.org.uk Web: coperscope.org.uk Phone: 020 3732 5260 Twitter & Instagram: CCARA_Beckenham
Association Committee Members	Chair: Chloe-Jane Ross Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Ben Soule, Rosemary Willsher, Dee Heatherington, Jen McArthur

WEST BECKENHAM RESIDENTS' ASSOCIATION (WBRA)

Founded in 1945, West Beckenham Residents' Association covers the Beckenham areas of Kelsey and Eden Park, Elmers End, Clock House and Penge and Cator.

Contact Details	Email: info@westbeckenhamra.org Web: westbeckenhamra.org Phone: 020 3732 5260
Association Committee Members	Chair: Marie Pender Secretary: Eileen Penfold Treasurer: Stafford Bunce President Janet Ambrose Committee: Sue Woodward, Arnjali Rowe, Shirley Civil, Diana Davidson.

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FROM THE CHAIR

Welcome to the latest edition of the Express Review from our Residents' Associations, Copers Cope Area Residents' Association (CCARA) and West Beckenham Residents' Association (WBRA). Since the last edition our Associations have:



Chloe-Jane Ross
Chair CCARA



Marie Pender
Chair WBRA

- Met with Southeastern Rail about the Blackfriars rail service
- Asked the Council to add an additional Community Toilet Scheme participant on the site of the former public conveniences.
- Been working with the Council and IDVerde to renew the poor planting in the large containers at the front of Beckenham Green.
- Worked with Bromley Living Streets on a Travel Survey, the results of which were shared with the Council.
- We now share a website, the previous web addresses work and also beckenhamresidents.org

We will be holding our first public meeting for members of both CCARA and WBRA on 28 March 2022. We very much look forward to seeing you.

Best wishes

Chloe-Jane Ross (CCARA) & Marie Pender (WBRA)



PUBLIC MEETING & CCARA AGM

We are very pleased to announce that our Associations will be holding our first public meeting since COVID-19 on Monday 28th March at Christ Church, Fairfield Road, Beckenham BR3 3LE

Our guest speakers are Penny Read from IdVerde and Parisa Wright from the Bromley Environment Network (of which CCARA is a founding

member). CCARA will also hold its AGM, which everyone is welcome to attend.

- 7.45 pm doors open
- 8.00 pm CCARA
- 8.20 pm guest speakers
- 9.30 pm event close

Nominations for CCARA Committee

CCARA will be electing their new committee for 2022-23. The following posts on the CCARA committee are available:

- Chair/Co-Chair
- Vice Chair
- Secretary
- Treasurer
- Up to 12 Ordinary Committee Members.

All CCARA members can be nominated for any post. Nominations for any of the above posts, which are made by any two CCARA members with the consent of the nominee, must be received by **Thursday 24 March 2022**. Completed Nominations Forms should be returned by post to: C/o Myra Jeffries, 14 Parkwood, Beckenham BR3 1TR or scanned and emailed to secretary@coperscope.org.uk

NOMINATION FORM FOR CCARA 2022/23 COMMITTEE

I wish to nominate.....for the position
ofor Committee member of CCARA

Proposer's name:.....

Address:.....

E-mail address:

Seconder's name:

Address:

E-mail address:

Consent signature of nominee:..... Date.....

OPEN SPACE STRATEGY

There has not been much further news on Bromley Councils' Open Space Strategy that was adopted by the Council last year.

One area of concern is the implementation of more events, and of foundations and business partners to manage, fund and develop parks and open spaces - leading to the Council losing its authority over some elements of our open spaces.

We asked the Council how this would be managed and community interests safeguarded, see their reply below.

Question: The draft Open Space Strategy talks of setting up foundations with business partners to fund and develop Open Spaces in the Borough. Please give details of the governance of such bodies, who they will be accountable to, what democratic structures will be built into any such arrangement to protect our open spaces, what transparency there will be in regard to procurement and/or expenditure of public monies and whether these business partners will be not for profit organisations.

Reply: The ideas contained within the strategy which seek to explore opportunities for both members of the public and organisations to contribute financially towards the management of an Open Space (including that of a foundation) are currently suggestions to further explore once it has been adopted. It is therefore not possible to give such level of detail, however any foundations that may be established would look to be inclusive of the wider strategy aims of ensuring that any funds generated directly benefit the local community and aids the Council in attracting the funding needed to meet its aspirations in sensitively enhancing and modernising the Portfolio.



OPEN SPACE STRATEGY 2021 - 2031





New Beckenham Bowls Club

We are pleased to announce the formation of New Beckenham Bowls Club (formally known as Royal Bank of Scotland BC). The Club has signed a new lease with Crystal Palace Football Club and will remain in their home ground in Copers Cope Road, within the CPFC Academy.

Established in 1899, the Club enters a new phase in the life and journey of a very established and respected bowls club. We have a new name but the members remain as does the history. In 2024 we will celebrate our 125 Anniversary - quite an achievement.

Come and see us on our Open Day Saturday 30th April 2022. Try bowls and enjoy the social side too.

We are always looking for new members, beginners and experienced bowlers. For more information contact:

- David Jones, E: jonesdm50@gmail.com, M: 07519 565698
- Vera Scudder, E: vera_scudder@hotmail.com, M: 079709 18563

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Rapport
HOUSING & CARE

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Question: The Open Space Strategy includes an increase of events in parks. How will the Council balance the inevitable push for increased revenue raising from large scale commercial events with needs of the community (especially if decision making for such is outsourced to a foundation / business partner) and how will the council ensure it retains control to protect the interests of local people?

Reply: The Strategy is clear that whilst the Portfolio has the potential to be inclusive for a greater number of events to both bring traction to a site and provide a sustainable revenue stream to enable its conservation and enhancement, that this will be balanced by a series of checks to ensure that it does not over-ride the other benefits that people gain from that particular space. These checks include the potential for events to be inclusive of the wider community, that it can be controlled to ensure sites are quickly brought back to public use after the event and that it removes barriers to entry that prevent high quality activities being hosted

Our Associations will continue to monitor the implementation of the Open Space Strategy and report back.

INVESTMENT IN PARKS - MORE FOR BECKENHAM?

Bromley Council recently announced a £1m increase into the parks budget next year. However, this amount included £457K the Council already committed to Hoblingwell Wood Recreation Ground in Orpington for a new cycle track. So this only leaves an extra £443k for the rest of the parks across the Borough. We are not sure how the Council plans to prioritise the spending, please get in touch with us to let us know about any maintenance issues needed in our local parks, email hello@coperscope.org.uk.

We are aware of the long standing issue of the closed bridges at Kelsey Park - hopefully the Council can allocate funding for their repair. When we asked the Council about the bridges in



January they advised that the main bridge (closed since Feb 2021) and the Rockery Bridge by the waterfall (closed since Dec 2021) are currently being assessed for repairs for the most cost-effective remedial works and until condition surveys are undertaken. The Council advised that a backlog of property issues and staff resources among the reasons for why it has taken so long to fix the main bridge.

PARK ROAD TO BE CLOSED AT SOUTHEND RD JUNCTION

Bromley Council are proposing to completely close Park Road at its junction with Southend Rd. This will be done for a minimum 12 months as a trial.

Residents that wish to comment were told to do so by 8 March by email to traffic@bromley.gov.uk, however we encourage residents to do so at any time as this was not a formal consultation and the Council did not distribute notification of the proposal widely enough. In fact, our



Association complained to Bromley Council about the poor notification, noting, for example, residents on Copers Cope Rd by Southend Rd did not receive a letter.

Residents continue to raise concerns with our Association that closing Park Road will cause traffic to be displaced to Copers Cope Road and Brackley Road by a primary school, both of which also have a high number of traffic incidents according to www.crashmap.co.uk.

We put this to the Assistant Director Traffic and Parking at Bromley Council, who agreed there were concerns about displaced traffic, but as the number of collisions at the junction of Park Road with Foxgrove Road has been of concern for many years, it is felt that something must be tried here.

It would be interesting to know what other options the Council considered for this junction, if any. Our Association would like to see a light controlled crossing put in for Beckenham Place Park (not a zebra)- if they did this would the road closure be needed? We also think 12 months is too long if the road closure is not working well.

BECKENHAM'S BATTLE OF BRITAIN LACE TO RETURN TO PUBLIC DISPLAY

The Beckenham Lace depicts badges and national flowers of the allied Air Forces, views of London and various British and German aircraft, the tapestry is 15 feet high and ornately designed.

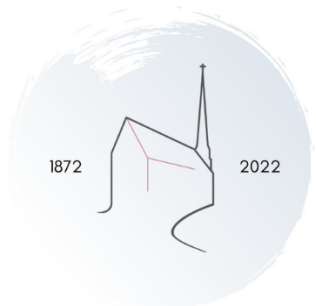
They were made by Dobsons and M.Browne & Co Ltd of Nottingham and were presented to a limited number of towns including Beckenham, Croydon and Sheerness. They were also presented to Churchill- who incidentally was a Freeman of the Charter Borough of Beckenham.

Bromley Council loaned it to the RAF station at Biggin Hill in 1970 until 1992 from whence it went to Bromley Civic Centre and archives. The Council now plans to display it at Bromley Central Library, however our Associations believe it should be returned to the town it was designed for, Beckenham, for display locally.



ST PAUL'S CHURCH IN BRACKLEY ROAD CELEBRATES 150 YEARS! **By Rev Simon Couper**

Reasons to celebrate seem to be in short supply these days. The news has us glued to our various screens, as we move from one crisis to another. In light of the events now unfolding in Ukraine, our own small successes - the points of joy which we would normally wish to celebrate - seem frivolous



somehow. I have been reflecting on this as St Paul's church, Brackley road, reaches a significant milestone, our 150th "birthday."

Recently, I learned that the writer C.S. Lewis delivered an address to students in Oxford in December 1939. This address was later published as an essay called *Learning in Wartime*. In the essay, Lewis argues that the importance of the things which bring us joy and humour are not diminished by war, but rather, heightened. Now more than ever, celebration is important because it takes on the character of defiance. It is not a case of carrying on regardless, as if to sweep things under the carpet. Rather, it is to acknowledge that all human activity takes place against the backdrop of crisis and trial. There is no such thing as an ideal moment for

celebration, there is only the present. And this present moment, the year 2022, marks St Paul's 150th anniversary. In that time, the church has endured many crises, not least two world wars. It is humbling to think that for a century and a half, the church building has been a place of prayer and a gathering point for the community, where tears of joy and sorrow have flowed freely. It is humbling too to consider, that I am just the 16th vicar of a long-established community, who will continue to strive to love God and love their neighbour as themselves for many generations to come; long after I have moved on (in all senses of the word!)

Practically speaking, In some respects, organising a 150th birthday has been much like organising any such milestone birthday we might personally celebrate. For example, we launched our celebrations in January with cakes and a card. As with any good party, there is a team organising things behind the scenes – volunteers who generously and lovingly give their time as a gift. Like a milestone birthday it is a time of thanksgiving, and we have tried to organise events which give thanks for the past, contemplate the challenges of the present, and look forward in hope to all that the future holds. There are, however, some significant differences too. Our celebrations are not limited to a single day, but we have planned events throughout 2022. (After all, this is our own year of jubilee.) Another pointed difference is that the church's birthday isn't for any one individual, and nor is it just for the regular worshipping members. The church "belongs" to everyone, and we have therefore tried to include something for absolutely everyone in the community. For that reason, we would love for you to be involved. We warmly invite you to join us for our various events and services planned for this year. After all, you don't turn 150 every day!

Upcoming events:

- Sunday 15th May - 150th Celebration Service with Bishop Simon Burton-Jones
- Saturday 4th June - Queen's Platinum Jubilee Street Party
- Saturday 18th June - Flower and Model Festival
- 23/24th July - Community Weekend

More details can be found via our website: www.stpaulsbeckenham.org.uk and on Facebook and Instagram: @stpaulsbeckenham

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FORMER PUBLIC TOILETS COULD BE PART OF COMMUNITY TOILET SCHEME

As we have previously reported, Beckenham former public conveniences has planning permission to change into a cafe. We thought it would be a good idea for the cafe to be included in the Community Toilet Scheme (if they wanted to be).

We enquired about this with the Council and disappointed they advised that they did not "currently have any availability to take on further businesses as all High Streets have a reasonable amount of facilities for the public to use." We think an exception should be made and will follow up again with the Council once the cafe is open.

The following town centre premises are participating in the Scheme:

- Caffè Nero, Beckenham
- Deli Nene, Beckenham
- Odeon Cinema, Beckenham
- Sainsbury's, Beckenham
- Waitrose, Beckenham

DERELICT SITES IN BECKENHAM

A CCARA member continues to campaign for action from the Council on untidy sites. The Council have been lacklustre in dealing with such sites, both in terms of cleaning them up for the amenity of the area and in bringing them back into use for much needed housing. These two derelict sites in Beckenham have been unkempt, and uncared for, for far too many years - the Council should use their powers to enforce action.

Beck House 36a, Copers Cope Ward Beckenham

- Heavily overgrown garden and frontage
- Unsightly boarded up windows
- Broken windows
- Graffiti etched windows
- Fly tipped rubbish- history of tipping in front garden and at entrance way eg sofas and trolleys reported in recent times

Neglected site; corner of Stumps Hill Lane and Southend Road, Beckenham

- Over 25 years of overgrown vegetation, unkempt site,
- Graffiti on timber hoarding to site
- Rubbish dumped over hoarding

FORMER BECKENHAM THEATRE SITE

There is not much to update on this site. CCARA Chair contacted the developers Consultants and they advised that the team will be having pre-application discussions with the council soon, and that they are anticipating a public consultation process commencing early this summer. We expect to have further information about the development in our summer newsletter.



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ALBEMARLE RD CYCLEWAY AND WESTGATE RD BRIDGE UPDATE

Following the survey last November Bromley Council have agreed the following:

- Albemarle Road be returned to two-way for its entire length.
- The junction of Albemarle Road with Bromley Road will be No Entry from Bromley Road and left turn only (towards Shortlands), as it was before the scheme was installed.
- The cycle segregation wands will be removed at the Sloane Hospital end, but will be retained between the junctions with St Georges Road and Westgate Road.
- Westgate Road Bridge will remain as it is currently: one-way from Foxgrove Rd / The Avenue side.
- More signage will be put up to encourage cyclists coming the other way to dismount and not go over the bridge the wrong way, and plans for improving the junction at Westgate Rd/Albemarle Road are being worked up, including the option of a mini round-about.

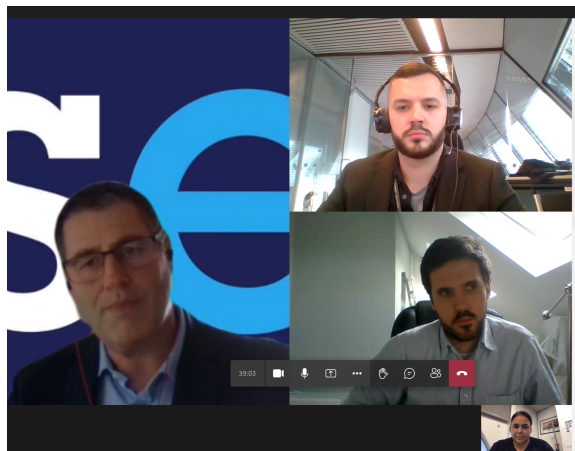


The Council conceded that the wands were not very good and they would not recommend using them again. The cost of these latest changes to Albemarle Rd, which pretty much return it to how it was before this project started, is £50,000.

CLOSED POST BOX ON BECKENHAM HIGH STREET NOW RE-OPENED

CCARA wrote to the Royal Mail to ask for the postbox outside the Beckenham Convenience store opposite The Green to be reopened. The post box was shut up during COVID for many months and we are really pleased that Royal Mail has re-opened it for the convenience of residents.

BECKENHAM JUNCTION/BLACKFRIARS RAIL SERVICE - CCARA CHAIR MET WITH SOUTHEASTERN



In December, Chloe-Jane Ross (CCARA Chair) had a second meeting with Southeastern's Stakeholder Engagement Officer, George Paterson and Train Services Director, Scott Brightwell and a representative from the London Assembly Transport Committee to lobby for the reinstatement of the Blackfriars rail service from Beckenham.

At that meeting Southeastern conceded that the Beckenham Junction to Blackfriars route was the only route Southeastern had completely cancelled in their urban network. They also spoke to the pressure central government is putting on rail providers to save money, and this included cutting 'duplication of service', which Southeastern said could apply to the Beckenham Junction to Blackfriars route. Chloe-Jane refuted in no uncertain terms that the people of Beckenham and other users of the service did not consider it a duplicate to the Victoria Service and it should not be permanently cancelled on that basis.

It was agreed to meet again in March and Chloe-Jane has locked in a meeting with Southeastern at the end of March. Passenger numbers are now much higher and it's time for Southeastern to reinstate our Blackfriars service.

Petition signatories have grown to 2120. If you haven't signed yet please do and share the link with your friends and neighbours.

www.ipetitions.com/petition/save-the-direct-train-service-from-beckenham

Write to Southeastern at:

George Paterson, Stakeholder Engagement Manager, Southeastern Railways, Floor 2, 4 More London Riverside London SE1 2AU or

BECKENHAM JUNCTION STATION FOOTBRIDGE CLOSED FROM MON 14 FEB UNTIL APRIL



The platform footbridge at Beckenham Junction will be closed from Monday 14 February until April while work is carried out.

Please allow extra time to change platforms or connect with tram services during this time.

LIFTS AT CLOCK HOUSE STATION?

We have just heard that Clock House Station has been put forward for potential improvements from the Government's 'Access for All' funding pot which it is hoped will result in the provision of 2 lifts for the existing overbridge. WBRA and CCARA will be fully supporting this proposal, although Bromley Council are unlikely to be able to offer any financial contribution. If you would like to support the idea, please contact your Clock House Councillors - details at the end of the Express Review.

PENGE TUNNEL BLOCKADE THIS SUMMER - 9-DAY CLOSURE

There will be a 9-day closure of the line between Victoria and Beckenham Junction during the school holidays, 23 – 31 July. Trains will be able to run south from Beckenham Junction during the working week. Network Rail engineers will be replacing the track through the 1.25m tunnel. They are replacing 3,970 metres of track in total, using engineering trains, road-rail vehicles and other heavy machinery to complete the work. Check revised timetables between 23-31 July.





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BECKENHAM BUSINESS ASSOCIATION



Beckenham Business Association Event: Getting the Price Right

Beckenham Business Association is going back in the room with its next event on 17 March. Join us to hear from two fantastic speakers on how to improve your pricing to create a healthy, profitable business.

Lee Lam, from Your Start Up Partner and Quraish Adamally from Outsourced ACC Ltd will share their expertise and advice on assessing your pricing, how to increase

your prices and how to save and plan for the future. There will also be plenty of opportunity to meet and network with local small businesses.

When: Thursday 17 March 2022, 18.30-20.30

Where: Outsourced ACC Ltd, High Street Centre, 137-139 High Street, Beckenham, BR3 1AG

Tickets are £5 for BBA members and £10 for non-members, plus Eventbrite fees. Light refreshments will be provided. For more information and ticket booking, visit: bba-networking-march22.eventbrite.co.uk.

Beckenham Business Association events are open to all businesses based in or who serve customers in Beckenham. To find out more, join our mailing list or see future event info, see: www.beckenhambusinessassociation.co.uk

BECKENHAM TOGETHER BID



Business is picking up again and we have seen an increase in footfall locally as many people are still working from home and shopping locally which is great news for our independents in particular. Some businesses are reporting really good trading up to

Christmas due to people being around more and supporting local businesses.

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We were able to administer the BID Booster Grant and this was as a result of Beckenham Together, along with other BIDs in the borough, actively encouraging the London Borough of Bromley to support local independent businesses.

As Beckenham has a strong night time economy we have ensured that on busy weekends we have additional security teams on the high street for the safety of those who are out enjoying themselves as well as to protect business property. We also have engaged a Street Ranger who is out and about on a regular basis visiting businesses and encouraging engagement and asking opinions.

We have a few events for our community to look forward to this year – some old favourites and some additional ones. Look out for what is on the way.....

To get in contact with Beckenham Together please email hello@beckenhamtogether.co.uk

DO YOU KNOW ABOUT THE NATIONAL GARDEN SCHEME?

We're lucky enough to have some wonderful parks in Beckenham and across London, helping us stay happy and healthy, especially during lockdowns. Of course, there are also many beautiful private gardens across London and around the country that you and I never get to see...or do we?

Throughout the year, there is almost always a unique garden you can visit, thanks to the National Garden Scheme, known by some for its "Yellow Book" of open gardens. It's a great opportunity to be inspired and enjoy an afternoon out with other garden lovers. It also



Not yet a member? Enjoying a complimentary copy? Please join! 20

raises money for charity as there is an admission charge for adults, usually three to four pounds, and often tea and cakes for sale.

Local upcoming openings include four gardens in the borough of Bromley and one in Sanderstead, Croydon. Pre-booking is available but isn't essential. To find out more about these gardens, book a visit, or to learn more about NGS, visit the website: www.ngs.org.uk.

The National Garden Scheme started about a hundred years ago when district nurses came about (nurses who visit and care for patients in their homes rather than in a hospital). People couldn't agree on how their salaries would be paid, and we didn't yet have the NHS. A woman called Elsie Wagg had the idea of asking her friends to open their gardens. People paid a shilling to visit and in the first year, 1927, they raised £8000. The idea became popular and the monarch of the day, King George V, was said to be a supporter. Gardens started to open all around England and Wales. Some continued to open during the Second World War, such was the resolve of the volunteers.

Today, NGS still has only a small core staff and is supported by hundreds of volunteers throughout the country, making it extremely economically efficient. In 2021, Macmillan Cancer Support, Hospice UK and Marie Curie each received donations of half a million pounds from NGS. NGS also supports smaller charities and community initiatives, with a tremendously positive impact on people's lives. Mary Berry is the President of NGS, and DJ Jo Whiley recently joined us as an NGS Ambassador.

If you're a keen gardener and your efforts draw praise from friends and family, then it's likely other people would enjoy a visit. If you are interested in opening your garden for the NGS, contact Christine Murray and Nicola Dooley by email at christineandnicola.gardens@gmail.com, attaching a couple of photos. Christine and Nicola are the local NGS organisers for Beckenham, Bromley and outer south-east London. They'd answer any questions you may have and would support you through the process.

We know there are enthusiastic gardeners in Beckenham and we would encourage them to share their love of gardens with others through the NGS.

SAVE BECKENHAM PUBLIC HALLS CAMPAIGN

CCARA Chair, Chloe-Jane, has been assisting a local resident to launch their campaign to Save Beckenham Public Halls. The petition text reads:

“Bromley Council wants to lease out the Beckenham Public Hall to a new operator. The new operator will need to repair the halls and is only required to keep some of the building for community use. This will be devastating for our community groups and clubs that use the halls.

Why are Bromley Council privatising the Beckenham Public Hall?

Bromley Council has neglected this heritage building for many years and have caused a repair bill of over £1 million. The Council doesn't want to pay this, so they want a new operator to pay for the repairs and in return they can use most of the building for commercial purposes. No one knows exactly what the Council is negotiating with potential new operators, but we do know that community access to the building will be far less.



The Grade II listed Beckenham Public Halls built in 1873 has two halls, a community room, kitchen and bar. It is an essential asset for our community.

Both CCARA and WBRA are backing this campaign, the Public Halls should be kept for community use.

You can sign the petition to keep the Halls for the community at:
www.change.org/p/bromley-council-save-beckenham-public-halls

BECKENHAM GREEN FRIENDS



The Beckenham Green Friends have been busy on The Green since our last edition despite the weather.

It's the time of year for a general tidy up and the Friends have been trimming, weeding, and tidying the borders. The team have also been working with IdVerde and the Council to get a proper planting scheme in the raised beds that front the High Street.


Spring is coming, so why not join us? Get in touch at greenfriends@coperscope.org.uk, and you can follow Beckenham Green Friends

on Facebook too.

WHAT'S NEW ON THE HIGH STREET

We are pleased to welcome the London Decorators Merchants into the old Halifax Branch corner of The Drive and the High Street.





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PLANNING AND LICENSING UPDATE

To find out more about planning applications, go to:
www.bromley.gov.uk

Then click on the following menu options: environment & planning /planning /search planning applications and enter the case reference in the search box.

When providing feedback, you must give your name and address (including postcode) otherwise your views may not be considered.

21/05503/FULL British Gas Sports Ground, Worsley Bridge Road BR3 1RL

A planning application was submitted shortly before Christmas for a large new housing development at the former British Gas Sports Ground at the junction with Copers Cope Road.

The proposed scheme, subject of a public consultation exercise held last the summer, is for 75 new homes comprising 20 three-bedroom, two-storey houses and 75 one and two-bedroom flats with 76 total car parking spaces. Fifty percent of the homes are proposed to be affordable, with half offered for social rent and half for shared-ownership.



The site, on Metropolitan Open Land (MOL), is not presently open for public use and is screened from the road by a high hedge. The scheme proposed opening up the site with an open space facing the road, and providing public sports facilities, a play area and wild planting.

The proposal is currently being considered by the Council.

If you wish to comment on the proposals, you can do so on the Council's website (details above) or email planning@bromley.gov.uk and the case officer catherine.lockton@bromley.gov.uk

Calverley Close, Southend Road

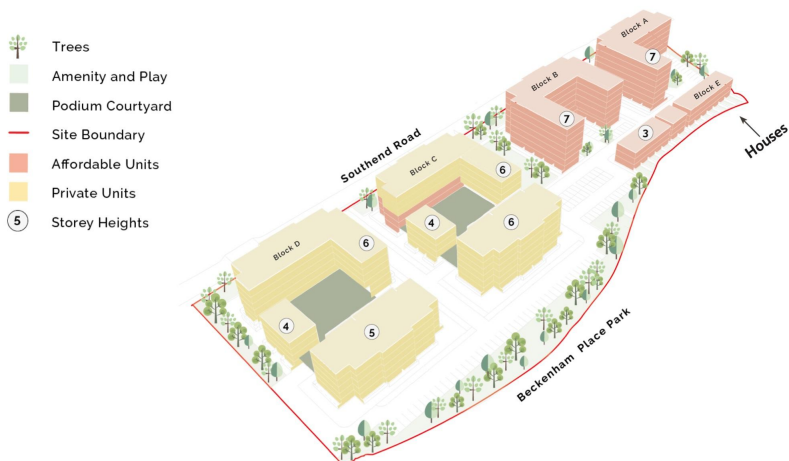
A planning application is expected to be submitted this month for the entire redevelopment of the Calverley Close estate, after residents voted last summer in favour of complete regeneration over other options. Built in the 1980s near the brow of Beckenham Hill, the estate currently has around 200 homes and is operated by Riverside



Housing Association, which manages the Borough's council housing. They also operate Coleridge House, a Victorian villa at 79 Bromley Road, that was last month granted permission to be demolished and redeveloped.

According to information on Riverside's website for the estate, the existing homes at Calverley Close are proposed to be demolished and replaced with several new blocks ranging in height from three to seven stories. The total number of new homes would be 358, half of which would be allocated for private sale. The remainder would be for social renting. Demolition and construction would be phased over four stages of redevelopment.

The pre-planning proposals can be found by visiting www.calverleyclose.co.uk



79 and 79a Bromley Road to be demolished 20/03881/FULL

Last month, councillors voted in favour of the demolition and redevelopment of Coleridge House at 79 Bromley Road. Our Association and many others objected to demolishing this majestic building!

Situated in a prominent location at the brow of the hill between Beckenham and Shortlands, at the corner of Downsbridge Road, 79 and 79a Bromley Road is a distinctive building from the mid-1800s and one of the last remaining grand villa houses that once lined Bromley Road.



The three-storey building is run by Riverside Housing Association (which also runs Calverley Close on Southend Road) and recently accommodated 13 flats and an adjoining, four-bedroom single family house. The £12M development involves the demolition of the entire building, replacing it with a five-storey block of 27 flats, and underground car park. The consented scheme comprises 5 one-bedroom, 17 two-bedroom and 5 three-bedroom flats, providing space for up to 95 occupants.

It is very disappointing to see that there is no affordable housing provision in the redevelopment. The smallest one-bedroom flat in the £12M development is expected to market for £325,000.

There may still be hope... as Bromley Council's Conservation Team are now looking into this building as a heritage asset thanks to an intervention from the Bromley Civic Society, which CCARA are supporting. Whether anything can now be done subsequent to the Councillors resolving that permission be granted to demolish it remains to be seen, but at the time of going to print a formal planning decision was not listed on the Council website.

Register heritage buildings near you

If you have any heritage buildings near you it may be worth bringing them to the attention of the Council's Conservation Officer, so that everyone in the Planning Department is aware of them before a planning decision is made. Email planning@bromley.gov.uk

76a and 76b The Avenue 20/05047/FULL

Further amended plans were submitted early this year for an application to demolish these two 1930s houses, replacing them with a five-storey block of flats. The latest amendments omit the mews houses and resurfacing of The Avenue that formed part of the original application.



The new block of 18 flats comprises 10 one-bedroom and 8 two-bedroom units. Car parking is provided for 18 cars behind and in front of the block.

Again, it is disappointing to see that this development doesn't include any affordable housing provision.

The Council is currently considering the amended application.

8-12 Bromley Road (ex-Chokha restaurant) 21/03405/FULL

Following the Council's refusal of the latest application to conversion of the former Chokha restaurant into flats, the applicant has lodged an appeal.

The scheme proposed long, thin dwelling units from the front to the back of the building. Internal space was constrained, with too much corridor space at the expense of living space due to the nature of the property and the way it was shown to be subdivided. Kitchen, dining and living areas were very cramped and deep-set within the building far from natural light. Private outdoor amenity spaces proposed were very small, shaded and afforded little privacy. Bedrooms were to be behind the large glass restaurant windows.

Due to the proximity to the pavement and Bromley Road, noise, pollution and lack of privacy would have been problematic. There were no on-site parking places provided, which would have put additional pressure on parking space on surrounding roads such as Bevington Road, Manor Grove and The Knoll.

The reason for refusal was that the scheme would fail to provide a satisfactory layout and standard of good quality accommodation for future occupiers due to poor internal flat layout arrangements, poor amenity arrangements and poorly identifiable entrances.

19 Ancaster Road Beckenham BR3 4DZ 21/04696

Permission has been refused to convert a house into three flats – one 3 bed, one 2 bed and one 1 bed, including use of roof space and back extension. It appears that many houses and bungalows along this residential road are in danger of demolition and replacement by flats, as has happened at both ends of the road. The grounds for refusal here were very welcome. The layout of the flats would have meant that bedrooms were above or below living rooms and kitchens. The space standards were not met and internal layout was considered "convoluted".

Upward extensions on blocks of flats

We have previously reported on new Permitted Development Rights to allow an extra two storeys to be put onto blocks of flats built between 1948 and 2018. There are signs that such applications are beginning to come forward.

Three have been made under the PDR system. On these occasions, the flats at least seem to be of the required space standards and layout.

Conifer House 44 Southend Road BR3 1SL 21/05865

Application for two additional storeys to provide 6 additional flats. This has been refused because the application does not comply with the legal requirements.

Beck House 36A Copers Cope Road BR3 1NH 21/05877

Application for two additional storeys to provide 4 additional flats. This has been refused also because the application does not comply with the legal requirements.

Westbury Court, 252 Croydon Road, Beckenham BR3 4DA 21/05607

This application, under PDR, for an additional storey to provide 2 new flats has been refused. The reasons are that the height and scale, and the relationship with the host property would appear as an over dominant and incongruous addition to the building. The applicants have appealed this decision.



Bouverie Lodge 4 Rectory Road Beckenham BR3 1TU, 21/01149,

In this case, Permitted Development Rights do not seem to have been invoked. The application is for an additional one storey (plus replacing the existing fourth floor) to create 8 flats. Permission has been granted. This is

another example of a freeholder obtaining this permission when the leaseholders of the existing flats knew nothing about it. There were over 50 objections, many from the aggrieved leaseholders.

114 Bromley Road 20/05008/FULL

A decision by the Council is still awaited on a planning application a year ago for a large residential development on this site, situated on the corner of Crescent Road. The scheme, by Woolbro Group, involves the demolition of the existing Victorian building, last used as a care home, and construction of a part-three part-four storey block of 27 flats. The new building comprises 12 one-bedroom and 15 two-bedroom flats with the capacity to accommodate up to 82 people. Only 19 parking spaces are provided.



This is yet another significant housing development proposed for Beckenham that does not include any affordable housing provision.

225 - 231 High Street Beckenham 22/00517

An application has been made to convert the offices, which used to be occupied by Thakery Williams and are now SAS Holdings, into a restaurant.

The most problematic aspect of this application is the proposed removal of the arc deco style windows and replacement with a



raised outdoor seating area, with bifold doors with floor to ceiling glass. The windows are not of the same vintage as the rest of the Victorian building but are nevertheless a valuable part of the street scene in this part of the High Street and Croydon Road, where they fit well with the predominantly art deco style, including the War Memorial.

It is also of concern that the proposed seating area appears to encroach further onto the footpath, albeit possibly within the curtilage of the site. The passage behind the bus shelter is already narrow. Finally, if permission for the restaurant is granted - stressing that the windows must be retained - step free access could be achieved through the proposed new rear entrance.

The Chinese Garage Ltd Sub-division of the existing retail unit. 22/00641

Tesco have applied to subdivide the area they acquired for their Tesco Local. Part of this area had not been used for the store and they wish to divide it from the main store and sublet it. A previous application to the same effect was refused partly on listed building grounds and a matter of law on whether the subdivision was lawful.

Car Wash At Rear Of The Spa

An unauthorised car wash has appeared in the car park in the car park behind The Spa. We understand that LB Bromley are taking action, but slowly! It turns out that one area of the Council gave permission to the carwash, without realising that planning permission was needed from the Council planning department.



Telecoms Masts

There is still no news about the appeal against refusal of permission for the telecoms mast on Elmers End Green.

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Information about how to join either the Copers Cope Area Residents Association (CCARA) or West Beckenham Residents Association (WBRA) can be found below. As a member you will receive up to three editions of the Express Review a year.

[Copers Cope Area Residents' Association Joining Instructions](#)

Copers Cope Area Residents' Association predominantly covers the Copers Cope Ward of Beckenham. The annual subscription cost per household is £5. The simplest and most secure way to join is online.

Join online at: coperscope.wordpress.com/join

If you cannot join online we accept standing orders - for a form get in touch by email to chairman@coperscope.org.uk or call 020 3732 5260.

Affiliate Membership – Reduced Subscription

If you live in a block of flats and all the households wish to sign up together, you can join as an affiliate member and each household will only pay £2. As an affiliate you would receive a bundle of the Express Review for your group to be distributed to each household by a resident in your block or left in a common entrance way.

West Beckenham Residents' Association Joining Instructions

West Beckenham Residents' Association covers the Beckenham parts of Clock House, Kelsey & Eden Park and Penge & Cator wards. The annual subscription per household is £5 or £2 for the unwaged.

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Please send this form with payment to Stafford Bunce, WBRA Membership Secretary, 1 Shaftesbury Road, Beckenham, BR3 3PW. **Do not send it to your own bank.**

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Vanessa Allen	vanessa.allen@bromley.gov.uk	07710 386918
Ian Dunn	ian.dunn@bromley.gov.uk	07710 386922
Josh King	josh.king@bromley.gov.uk	07850 513257

COPERS COPE WARD

Russell Mellor	russell.mellor@bromley.gov.uk	020 8460 9959
Michael Tickner	michael.tickner@bromley.gov.uk	020 7936 9037
Stephen Wells	stephen.wells@bromley.gov.uk	07584 413 163

KELSEY AND EDEN PARK WARD

Peter Dean	peter.dean@bromley.gov.uk	07831 428913
Diane Smith	diane.smith@bromley.gov.uk	020 8313 4422
Christine Harris	christine.harris@bromley.gov.uk	07759 064191

PENGE AND CATOR WARD

Kathy Bance	kathy.bance@bromley.gov.uk	07943 062569
Kevin Brooks	kevin.brooks@bromley.gov.uk	07710 386929
Simon Jeal	simon.jeal@bromley.gov.uk	07973 745014

MEMBER OF PARLIAMENT, BECKENHAM

Rt. Hon Bob Stewart DSO MP	bob.stewart.mp@parliament.uk	020 7219 7011
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MEMBER OF PARLIAMENT, LEWISHAM WEST & PENGE

Ellie Reeves MP	ellie.reeves.mp@parliament.uk	020 7219 2668
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