

May 2014 Edition

The Review

You are invited to WBRA AGM to be held on Thursday 15th May at 8.00pm at Beckenham Library

Our speakers will be Dr Mandy Selby and Janet Edmonds of the Bromley Clinical Commissioning Group on Beckenham Beacon.

The evening ends with a glass of wine and light refreshments!

(The Minutes of last year's AGM and a motion for this meeting are at the end of this newsletter, so please bring your copy with you.)

EDITOR'S INTRODUCTION – by Judith Niechcial

Welcome to the Spring edition of *The Review*, which has information about planning, local history, developments in health provision, news of proposals for Crystal Palace Park and even a delicious cookie recipe.

Our website at http://www.westbeckenhamra.org/ gives up-to-date news of local events and issues of interest, and items on local history. If you would like to know more about the Association or to publicise events of interest to members, email: info@westbeckenhamra

PRODUCE AND CRAFT MARKETS

The next in this series of very successful events on St George's Green will be on Saturday 10 May. Real Kent food, drinks & crafts are for sale. You will find juices, jams, chutneys, rare breed meats, free range poultry, sausages, sauces, bakery, organic fruit & veg and much more. There is an exhibition on the plans for the High Street at the market. (See next item.)



There is music and also children's activities. The Market is organized by Copers Cope Area RA. Further markets will be on Saturday 12 July and Saturday 20 September, from 10.00-4.00. Make a note of the dates!

TfL MONEY FOR BECKENHAM TOWN CENTRE

We have good news that £3.2m is now available from Transport for London for improvements to Beckenham Town Centre. The working group under the chairmanship of Cllr Tickner of Copers Cope Ward has been reconvened to go over the issues that were the focus of the bid to TfL last autumn and to ensure

that they are still relevant and workable. WBRA attends this group.

This £3.2m is in addition to money already provided by TfL to re-align the junction at Beckenham Junction - i.e. Southend Road / Rectory Road / Albemarle Road / High Street. The plans include reducing the pavement outside O'Neill's pub and moving the traffic island over so that vehicles turning left from Rectory Road will have a wider turning circle. This is aimed at reducing the hold-ups there when large vehicles get stuck, avoiding them mounting the pavement narrow outside locksmiths, and encouraging them not to travel through the High Street to avoid this turn. Sadly it is not possible to the footpath outside widen locksmiths as this would defeat the object of the scheme because lorries would still not have enough room to turn. Countdown timers will be installed at crossings on this junction, as they have already been at the lights at St George's and at Thornton's Corner.

TOWN CENTRE TEAM

A Town Centre Team has been formed under the auspices of Copers Cope Area RA (who cover the High Street), Beckenham Business Association and LB Bromley, and is chaired by Chloe Jane Ross, Chair of CCARA. WBRA is a member of the Team which also includes Beckenham Rotary Club, Bromley Cyclists, Bromley Road School, Bromley Mobility Forum, Churches Together, Copers Cope Ward Police, Friends of Kelsey Park, The Beckenham Society, and Waitrose Beckenham.

TCT has worked on proposals for decluttering the High Street of unnecessary street furniture and signage, liaising on the works to implement the Beckenham Junction improvements, improving amenities at

Beckenham Green, repairing the many clocks we have on the High Street, improving the many neglected alleyways, and obtaining the "Purple Flag Award" for Beckenham's night time economy and identifying safety accessibility and streetscape issues. TCT will have a big input to the working group on the TfL £3.2m funding for the town centre.

LB BROMLEY'S LOCAL PLAN

The consultation on this local plan ended on 24 March. WBRA has made representations on the following aspects

- Beckenham needs a strong policy on Houses of Multiple Occupation (HMOs). There have been several planning applications for HMOs over the last year or so, several in the High Street and one just off Thayers Farm Road. The draft plan makes no mention of housing standards for HMOs and the plans we have seen submitted for the existina applications would subject tenants to severe overcrowding with no communal amenity space. This is no good for the tenants or for any neighbours. In contrast Croydon has very strong planning and licensing policies for HMOs.
- We need stronger policies on the conversion of offices to flats in the town centre. There are also several applications for conversions including Duncan House in Burnhill Road and those above Prezzos on the corner of that road and the High Street. The local plan's section on employment says there will be significant increase in demand for offices but at present we are rapidly

- losing office space as it is converted to flats.
- The sections 8.42 (tall buildings) and 8.43 (skyline) need substantial strengthening. There should be additional points about not adding to height of existing buildings where they are already, or would become, keeping out of with their surroundings. This is of course of special interest to WBRA because of the Maunsell's building on Elmers End Green which stuck out for miles around even before another two floors were added. It is a clear obstruction on the Skyline from the two so called protected views from Crystal Palace to Beckenham and from Village Way to Croydon.
- WBRA would like to see a general condition on all planning applications in High Streets and parade of shops that the "party wall" must be dealt with in any refurbishment and not left as a "no man's land" that is dirty, falling to bits and strewn with hang cables. Also where shops are converted into flats with open "vestibules" for utility meters they should be designed not to be an eyesore. Many areas around local parades look like a back street in Marrakesh because of this.

BECKENHAM BEACON

Bromley Clinical Commissioning Group (CCG) will soon publish an 'Outline Strategic Plan for the Future Utilisation of Beckenham Beacon' (BB).



However, the reality is that we are not much further forward. Most of the recommendations are for further work: for instance that BB forms part of a wider estates review; that work is continued to explore redesign of 'pathways' with a view to transferring out-patient activity from acute settings into the community using BB as a 'facility' (see that jargon!); and that the CCG explores further the gaps identified between need and planned provision. It is welcome, though some may think obvious, that CCG fairly should "consider specifying the desired location of service delivery within future service wherever specification. this appropriate", and that "agreement is made with all providers providing services at Beckenham Beacon that they will not discontinue or alter the delivery of any service without prior consultation and agreement with the CCG and key stake-holders". We welcome the recommendation that the CCG looks to maximise the facility and improve accessibility for patients through extended opening hours (evenings and weekends).

The Chair of WBRA has attended all meetings of the Patient Advisory Group, but feels that this group has not been used as well as it could have been. The only document we discussed was the "Needs Assessment" which is a statistical analysis of what the users of

BB are like – the usual age/ gender / income/ ethnic minority profiles. This didn't tell us anything we didn't already know. We were asked to prioritise the services we thought should be provided in BB, but WBRA said that it was difficult to do so based just on a statistical analysis and without information on current usage or the capacity of BB to take existing or new services.

It appears that Kings, who took over running BB in October, want to move all paediatric services to PRUH. This is apparently because of patient safety issues, as there are insufficient consultants to provide cover at both PRUH and BB. This is concerning, but we understand that further questions will be asked about this proposal.

WBRA and CCARA have asked that the Patient Advisory Group be continued into the next phase, but have not had a direct response to this question.

PROTEST MARCH

While on the issue of our health services, local activists are organising a 'SAVE OUR NHS MARCH' from Welling to Bexleyheath on Saturday 17th May 2014, starting at Westwood Lane car park (DA16 3QS, for those with GPS) at 11.30am. The aim of this march is to:

- Protest against increasing privatisation of NHS services
- Alert the public to the threat of an American style insurance based health service which will cost us all more and deliver less
- Inform the public about consecutive Governments' stealth policies, and ask for the reversal of several specific recent measures

NHS Supporters, Activists, Unions and NHS Staff, GPs, patients and members

of the public are all cordially invited to support the march.

BUSES

The Transport Committee of the Greater London Assembly (GLA) has published a report on the challenge of rising demand for bus travel in London. It held a seminar on 19 February which our Chair, Marie Pender, attended, She had challenged our GLA member, James Cleverly, at the joint Forum with CCARA in November 2013, about the fact that half of the ten most crowded bus services in London are in his Bromley and Bexley constituency, and three of these are in Beckenham and Penge the 176 Penge to Tottenham Court Road, the 162 Eltham to Beckenham Junction and the 358 Orpington to Crystal Palace.

Demand for bus travel in London grew between 2000 and 2012 by 64%. There are reported increases in waiting times for buses and/or difficulty in finding a seat on the bus. London's population is forecast to grow by 1.2m by 2022, the equivalent of almost four double-decker buses a day. GLA Transport Committee's report wants better bus service planning and a commitment to maintenance of an effective bus network.

There are plans for different ticketing systems to help spread the load and make bus travel cheaper for lower income groups, such as an ability to change buses without having to pay an additional fare, and Oyster cards that allow part time workers to benefit.

There was much heated comment from disabled people attending the seminar about how some bus drivers do not follow their instructions on helping disabled people. WBRA Chair has also had discussions with TfL about buses stopping too far away from the kerb to

allow the frail elderly to get off easily. Both at the seminar and in a previous response to the chair, TfL's response has been complacent. The answer has been that divers are instructed on how to behave and therefore they must follow these instructions!

The Chair wrote to Val Shawcross and Richard Tracey (Chair and member of TfL's transport committee respectively) following the seminar. In a very full and helpful letter, the Director of Buses responded that bus services are monitored extensively bγ covert assessors ('secret shoppers' to you and me). He says that they report regularly that in 9 out of 10 cases bus drivers position the bus correctly in line with kerb. This does not match my personal experience and I replied to him that in my daily use of bus services the opposite is true - 9 out of 10 "alignments" are too far away or at an awkward angle.

The Chair also asked that GLA champions the Countdown displays at bus stops, because there have been rumours that they are under threat and that TfL wants us all to get the information via mobile phones instead. I am pleased to say that the Director said that they are not removing existing countdown signs at bus stops, but they do not propose to install any more. Instead they are relying on use of mobile phones. This service is not cheap - one text for a specific bus stop will cost 20p -25p, which is a lot of money for, say, someone relying on benefits. The response was that nearly all mobile handsets include a mobile web facility with the costs bundled into the monthly charge and smart phone "apps" are usually free. Of course those who rely on state pension and need buses most are the ones least likely to have smart phones.

PLANNING NEWS by Marie Pender

Car Park at New Beckenham Station

Sadly this application by the council to extend the car park was approved in February. This will greatly add to the traffic, air pollution and inconvenience experienced by the residents of nearby roads including Kings Hall Road, Bridgelands Close and Lennard Road. The council was determined to force the extension. There are various conditions attached regarding landscaping, drainage, lighting and noise abatement.

Rowden works

Again this long standing application was finally approved in April. WBRA and local residents in Turners Meadow, Rowden Road and Chaffinch Road have objected strongly to the proposals which were first made in 2004. On the plus side these objections over ten years have succeeded in reducing the size from a three storey block of twelve flats to a two storey block of six flats. Local people still feel that the proposal is too big and residents of Turners Meadow are fearful that the building will overlook their properties.

Rising Sun pub, Upper Elmers End Road

There is now a planning application to build flats and supermarket on this site. WBRA have objected to these plans for two reasons. First, the design mimics the design of the Masters showroom next door i.e. is a large white faced uniform block. Masters itself does not fit well with the local predominantly residential properties and small shops. We do not want more white monoliths along Upper Elmers End Road. Second, we object to the supermarket. There is already a Co-op supermarket on the other side of the road: another

supermarket will inevitably lead to more pressure on this and the other small shops. It is likely that a new supermarket here would lead over time to empty shops. If the applicants think that residential is the way forward, all the block should be residential. In our last *Review* we reported that WBRA and Camra also applied to have this publisted as an Asset of Community Value, but the application came a little too late for success, as the pub had already been sold. See below for reports of a successful application for the William IV pub.

Pheonix House, Croydon Road

There is an application to demolish this Victorian building – one of only a few left along Croydon Road – and to build six three bedroom and two five bedroom houses. This building has connections with many local people as it was maternity home for many years. WBRA has objected to the demolition. While we recognise that the building has often been empty over many years, we would like to see it converted to flats rather than demolished. The number of houses proposed for the site also seems to be over development.

Maunsell House, Elmers End Green

Several members have approached us to support proposals for the new block of "luxury" flats to be named "Muirhead Court" because this building was built in the 1960s to house Muirhead's research and development facility. Among his many inventions, Muirhead developed the first human electro cardiogram and the fax machine. His work on telegraphy, signals and cables have enriched the world beyond Elmers End and the firm employed many local people. Sadly, the owner has mostly ignored our requests. He seems to have no interest in our local history and the interests of his neighbours.

Elmers End toilets

The sale of the toilets was recommended at a meeting of the Executive and Resources Policy Development and Scrutiny Committee in November 2013. WBRA chair spoke against the sale, pointing out the risks to the council if the business did not succeed and the building was left derelict. The committee's discussions on the sale were held in private session so we don't know what arguments were. Councillor Peter Dean spoke against the sale from the floor, and Councillor Nick Milner, who is a member of the committee, also spoke against.

Nevertheless, the portfolio holder Cllr. Arthur was at least persuaded by the argument that the freehold of the centre of our Green should not be sold. However five months on, no further progress has been made. Despite the notice of sale stipulating that the successful bidder should be ready to complete within six weeks of a bid being accepted, no contracts have been exchanged. We will of course keep a very close eye on developments here. We will object particularly to any proposal to turn the toilet block or any replacement building into a large advertisement. Our thanks go out to volunteers who delivered leaflets and everyone who responded by writing to their councillors, who reported their biggest postbags for a very long time. We were at least partially successful. If whoever has bought the property does not succeed, or for whatever other reason leaves the building, at least the council will still have the freehold to the land.

William IV pub



WBRA and the Bromley branch of Camra have been successful in getting the William IV pub at Elmers End listed as an Asset of Community Value. This means that if the owners wanted to sell the pub for e.g. residential development, they would first have to notify the community which would have six months to find an alternative buyer to keep the pub going. So far, we should point out there have been no proposals to sell off this valuable local asset, but we understand that the owners have objected to the listing and the decision is being reviewed by the panel.

The success of the application is in no part due to energy commitment of the William's landlady Pauline Stokoe, and her son Daniel, who could demonstrate the strong role the pub plays in local life. They host live every week including jam music sessions, and the venue is used by many in the local community for family events such as birthdays, celebrations and, more sadly, funerals. Our thanks to Pauline and Daniel for all their hard work in the community.

WW1 – THE IMPACT OF THE WAR ON BECKENHAM

2014 is of course the anniversary of the start of World War One. Our in-house local historian, *Cliff Watkins* writes of the impact of the War locally:-

World War One began on 4 August 1914 and ended on 11 November 1919. In Beckenham preparations for war began in 1910, and the final memorials for those died were completed in 1925. The Beckenham War Memorial lists 711 names. Additionally there are many colourful memorials in stone, ceramics, metal, timber, and other materials in all the churches and churchyards and some businesses and sports clubs; and there are over 200 graves or family memorials in Beckenham Cemetery in Elmers End. It is likely that the number of Beckenham people who died is nearer 1,400.

Some memorials and organisations were respectful of all those involved in the war effort ranging from those who went to war in Europe and elsewhere in the British Empire; the troops stationed in Beckenham (officers in the former mansions of Kelsey Park, The Cedars and Oakwood House etc and ordinary ranks billeted in the spare rooms of almost every family home).

Many large empty or unused houses and school properties were acquired for use as military hospitals staffed by volunteer nurses and members of Territorial Forces too young or too old to be sent to the front. Two schools which had been built for opening in 1916 – Balgowan and Lennard Road – were taken over to provide more beds as the increasing toll of wounded British troops.

The broadsheet newspaper, the Beckenham Journal, listed the names of all those who went to war and those who did not return. For example,

Beckenham's Abby school provided a list of over 150 former pupils who joined the Army and the Navy. Similarly lists of names were published of pupils who had attended Bromley Road and Christ Church Hall schools. Conscription was introduced in 1916. Tom Thornton, the proprietor of the *Beckenham Journal*, was proud of the volunteers who came from the catchment area of his paper.

He declared that the "Journal's coverage of the war was about men on service who have been wounded/killed/promoted/merited. The newspaper's interest is that, when the war is over, the roll we have been trying to keep since the outbreak will remain an historical record for the use of generations to come."

In the five issues from 4 December 1915 to 1 January 1916, the *Journal* disclosed the names and addresses of over 1700 local men who had registered

During the war some 5,000 Beckenham men would have reached the call-up age range of 18 to 40 (later 50) years of age. Some would have been in exempt occupations. But what of the women? Several hundred volunteered for the military hospitals, YMCA and other support work for the troops stationed in the Beckenham UDC. Many were employed to do 'men's work' including farm workers, clerical workers, ticket office staff and bus conductors

All classes were involved, from single ladies from the Empire living in 12 roomed houses with two servants, to the mothers in humble two bed roomed homes whose husbands had been called up and who were grateful for the small grant they were given to house refugees. For example in biography, Lifting the Lid published by the Book Guild in 2000. Britain's leading film maker, Betty Box, recalled how: "In semi-detached house Beckenham (in Ravenscroft Road) lived the seven members of the Box family

and three Belgian refugees (a widow and two boys). I was too young to understand much about the war, but what I did terrified me."

After her father had been called up with the West Kent Regiment, she wrote, "my mother augmented the few shillings the British Army paid her by sewing in the daylight hours (after the lights went out in Europe) while my father was fighting the Germans in France, his lungs punctured with shrapnel, his chest wounds near fatal."

Another local historian, the late Nancy Tonkin, wrote that Beckenham "was host to several battalions of soldiers, English, Scottish, Irish and Canadians who were billeted throughout the district wherever anyone had a spare bed. Men in khaki were an all too familiar sight ..."



This image is from an Album belonging to a 'career' VAD nurse called Miss Florence Neville Eden. It shows only one half of the Christ Church Hall that adjoins Fairfield Road. Today the hall is used by the Beckenham History Association for its monthly meetings. Her priceless album has hundreds of photos, certificates, poems, reviews of concert parties ranging from 1915-16 in Christ Church Beckenham, thence to Bromley 1916-1929, and returning to Christ Church in 1934 until 1947 during

which she ran a Mobile First Aid Unit from 1939 to 1945.

BROMLEY & GREENWICH AGE UK

Age UK Bromley & Greenwich works to improve the quality of life of all older people. They provide free, confidential and impartial information including advice on welfare benefits across the boroughs of Bromley and Greenwich. The services include help with shopping, toe nail cutting, hospital aftercare, specialist dementia care, and computer and exercise classes. Find out more about the range of local services and projects on the www.ageuk.org.uk website or call 020 8315 1850.

Age UK Bromley & Greenwich - Give a little help, get a little help

Wealth of Experience puts local residents who need a task doing in touch with our timebank volunteers who can do it. in return for suggested donation to Age UK Bromley & Greenwich. Call us on 020 8315 1873 sian online uр www.ageuk.org.uk/bromleyandgreenwic h/how-you-can-help/wealth-ofexperience/

LOCAL

RECIPE

Talking of food, at every committee meeting we enjoy the delicious baking provided by Eileen Penfold. Exclusively for *The Review* she shares her recipe for **Peanut Butter Cookies:**

Ingredients:

1/4 cup margarine

1/4 cup lard

½ cup soft brown sugar

½ cup granulated sugar

½ cup crunchy peanut butter

1 egg

1 1/4 cups plain flour

1 teaspoon bicarbonate of soda

1/4 teaspoon salt

1 teaspoon vanilla essence

Instructions:

Cream the fat and sugar. Add peanut butter, mix well, add beaten egg and vanilla, beat again. Add the sifted dry ingredients. Roll dough the size of walnuts. Place on well-greased tin and press flat with a fork. Bake 12 - 15 minutes gas mark 4, 350F. Cool on wire rack.

ZHONG RONG GROUP PROPOSALS FOR CRYSTAL PALACE PARK by Alan Freeman & Nick Goy

The Great Exhibition in Hyde Park of 1851 was designed by Joseph Paxton and erected by William Cubitt, a noted civil engineer who was later knighted for his efforts. It was designed to be in Hyde Park for less than one year.

Afterwards, a company was formed to move it to a new location and a site was found on a ridge in the Great North Wood above Sydenham. This area was very rural and in 1854 the new and larger Crystal Palace was opened as one of the wonders of the world. Two new railway stations were built to bring the visitors from London. Fire destroyed the Crystal Palace in 1936. There is only one station now. The 'high level' station and tracks were demolished and replaced with houses and a health centre.

Bromley Council and the Mayor of London, Boris Johnson have welcomed the vast sums of money [£500 million] promised by a Chinese billionaire, Mr. Ni Zhaoxing of the Zhong Rong Group (ZRG) property company, to 'rebuild' the Crystal Palace has its supporters, but also some doubters. On the face of it, the Ni proposition appears wonderful, but there are some concerns.

One is about the likely increase in traffic volumes, given that the surrounding roads can hardly cope with existing traffic volume. The roads within the triangle and down the hill to Croydon, Lambeth, Lewisham, Southwark, and Beckenham are at times at a standstill or very slow moving. It has also been suggested that there might be 1,750-space underground car park.

Mr. Ni would like to build a '6-star' hotel, with an unspecified number of rooms, an art gallery to show and sell art, and house his private collection, an exhibition centre, conference facilities and a gemology museum with possible sales

Jerome Frost, of ARUP Associates, the ZRG-appointed consulting engineering firm, has chaired at least two public meetings, but some attendees felt that not enough time was given to answering questions. There will be no further public meetings until more information is available in June.

From 40 architecture companies, six have been selected by ZRG, from which a short-list of three will be selected. The six include Zaha Hadid, Olympic pool designer, and Sir Richard Rogers. It is unlikely such high-profile architects would want to replicate the original building and would have their own ideas of what to put in the reduced space. Since the Crystal Palace burnt down the television mast and a bus terminus have been built on the site. The TV mast is now south-London's 'Eiffel Tower' landmark on the wooded hilltop.

Bromley has lost a £4.5million Heritage Lottery Fund grant to spend on the park because of the Zhong Rong proposals.

The Bromley-approved planning permission for 180 flats which were a feature of the previous 'Master Plan' would not be implemented under the ZRG scheme, however.



The 200-acre park is a Grade II-star Registered Historic Park by English Heritage, which has the same status as Buckingham Palace Gardens. The park is also classified as Metropolitan Open Land which has the same protection as the Green Belt from inappropriate built development. The 1990 Crystal Palace Act restricts development to a small part of the hilltop – the scale envisaged here would breach that Act.

The plans would involve 'disposal' of up to half the park on a 125 year lease. The existing 125-year lease of the 1960's National Sports Centre takes up a further quarter of the park. Bromley Council has entered into an "exclusivity agreement" with Mr. Ni, until February 2015. Some local organisations and residents' associations feel that such a major scheme as this should have been put out tender.

Green space is at a premium in south east London, with many blocks of flats going up in the surrounding suburbs, There is no guarantee that in time the initial cultural or philanthropic uses proposed by Mr Ni might not be converted into a huge shopping centre and/or residential block. Some also question the extent of his wealth.

Crystal Palace Park is a much-loved facility. It is vital that any development on the top site' is sustainable in the long term.

AROUND AND ABOUT Notes compiled by Alan Freeman

Rumour has it that Penge library will move to the new location in late summer.

As usual the spring flowers in St George's church are a joy to behold.

There is now a webcam at Churchfields Road recycling centre, so that you can check for traffic queues before you set out with a car-full. Also, don't forget you can now re-cycle tetra packs — drink cartons - with your cans and bottles.

There will be a jazz event in Alexandra Recreation ground on 27 July.

COUNTY HOUSE, BECKENHAM ROAD



There is a proposal (an A4 sheet tied on a lamp post) to convert the County House office block at the corner of Beckenham Road and Mackenzie Road to 65 1-bed and 10 2-bed flats - 75 flats in total.

County House (formerly Mackenzie House) was built in the late 60s or early 70s at a time of low car ownership. Over time, increasing demands on its car park resulted in sale of back-garden land in Mackenzie Road for an extension.

Change to residential use could result in more on-street parking pressure, also extending to weekends. Even if people live near 'good public transport', they still tend to own a car.

The loss of office space to residential also means loss of local employment.

County House has housed businesses, the NHS, Police and the South London Press, to name a few. Long-standing 'space to let' signs do not mean the building is unused - or that the space is being competitively marketed.

Changes from office to residential use do not now require planning permission. There is therefore no democratic opportunity for local people, planners or councillors to assess, approve, seek amendments or reject such changes of use.

Bromley's adult Bikeability training is aimed at building your skills and confidence on the road. It will cater for those nervous on the road in traffic, as well as for experienced cyclists who feel they could benefit from a little bit of advice. Designed to allow you to learn the skills at your own pace, Bikeability will give you the confidence to be able to cycle on any road.

The training is available in 2 - 4 hour group sessions, catering to different abilities. Each participant must provide their own, roadworthy bike.

These courses are free. Spaces are limited and allocated on a first-come, first-served basis. Contact Bromley's Road Safety team for details of course dates and to request a place.

ADULT CYCLE TRAINING



Photo: Noel Y.C via Flickr