It may be now meteorological Autumn but we continue to call it Summer until the 21st of the month and based on recent days I think we are right. When real autumn has arrived we will be holding our fourth meeting of the year on Tuesday 25th at the Public Hall when the topic under discussion will be waste disposal and the problem of rubbish left in our streets and open spaces. Officers from Bromley Council will be in attendance to update us on the disposal of our domestic waste as well as the how the overall environment is best kept clean and tidy as well. Your questions will also be answered as well so have them ready. The meeting is timed for 7.30pm for an eight o’clock start with light refreshments available in the first half hour. We look forward to seeing you.

Whilst on the subject of our meetings there have been complaints about the noise in the meeting room. These followed the July meeting when you will recall the very hot weather on that occasion hence we had windows and doors open. This allowed traffic noise to be a problem but there was also disturbance from upstairs when it sounded like elephants jumping about. In fact it was gymnastics.

We can only apologise at this point but will be taking steps to mitigate this latter problem next time and in the future. However we have no control over the Sun and the very warm conditions of that evening.
The High Street improvement works have been continuing since our last report though at a somewhat slower pace recently due to holidays by many of the workmen returning to their countries of origin to see their families. Work should now be seen to quicken if the original timetable is to be met and has recently been concentrated on the approach to the roundabout from Village Way and The Drive. Until this part is completed the one way system will continue including the bus diversions. It is amazing to think that this major project began almost 18 months ago. The Council’s Working Party continues to meet bi-monthly so the Society and everyone else attending can be updated and have their questions answered. One question I raised last meeting concerned the condition of the War Memorial roundabout. The low wall around the site is not only dirty but has never been properly repaired where vehicles have caused damage. I was told this was never in the schedule of the High Street improvements work so I asked, this being the case, the Council should see that something is done about it either by extending the current work or drawing up a new contract.

A second point I raised concerned the quality of the bricklaying workmanship around the exit into the High Street from Burnhill Road and into Kelsey Square (see picture page 14). This is where the red and black bricks, recommended by the architect to the whole scheme, to reflect the style of the patterned brickwork on the buildings and cottages in and around the Square. I very much hope these matters will be attended to. Outside the Zizzi restaurant it is planned to set into the new paving a memorial to the late David Bowie whose music fame began in what was then known as the Three Tuns public house.

Members will recall seeing the list of 24 selected points in the High Street which we believe should feature in an update of the ‘Walk around Beckenham’ booklet and perpetuated by plaques set into the new pavement. Bromley Council has decided to finance only 12 such plaques and are currently seeking manufacturing quotes from probable suppliers. As a result we have now had to select the most appropriate 12 sites and suitable wording to go on each of the plaques. (See sample illustration on page 10). The Council is also seeking a similar quotation for plaques in and around Penge High Street. We hope to receive more news on these at the next High Street meeting on the 4th October.

If any members would like to contribute articles for future Newsletters feel free to do so. It would be very welcome. DJW.
ANNUAL GENERAL MEETING

This will be held at the start of our public meeting on the 25\textsuperscript{th} September 2018 at 8pm at The Public Hall, Beckenham.

AGENDA

1. Apologies for absence.

2. Minutes of the 2016 Annual General Meeting


5. Election of committee for the year 2018/19

---------------

Chairman’s Annual Report for 2017

May I welcome you to this meeting of The Beckenham Society in this its 75\textsuperscript{th} year. Having been born in and lived in Beckenham all my life, except for two years in The Royal Air Force doing my National Service, people often suggest I must have seen many changes in the area during all that time. My answer surprisingly is no, very little, at least as far as the town centre is concerned. In 2017 we saw the start of the major Improvement Scheme for the town centre which 18 months later is still continuing towards completion.

The Society has been involved in this, as a member of the Council’s Working Party for the last four years, which will continue until the project is finally completed in the Autumn of 2018. The overall effect of all this work will indeed see our High Street refreshed and a welcoming place to visit. I am sure the shops will be pleased when all the work is completed as they have doubtless endured a footfall reduction as the work has progressed. However the end is in sight so let us welcome the ‘new’ town centre and an increase in shoppers and visitors.

Towards the end of 2016 the Council finally published their new Plan for Bromley for the next ten years. There followed a long period
of consultation after which it was re-published ready for a Public Inquiry which took place in December 2017. The Society responded to the consultation period by formulating a commentary on the Plan and attended the Inquiry held at the Civic Centre chaired by a Government Inspector.

John Parker and Vishit Patel represent the Society at meetings of the Town Centre Team. During the year Beckenham town centre was awarded a Purple Flag to indicate a place of safety during the night time economy. The Team were also responsible for naming all the alleyways leading off the High Street which many of you will have seen.

During the year we enjoyed four meetings for members and the public on a variety of topics. These were well attended and attracted new members and with a small entry fee were more than self financed.

Three Newsletters were issued and delivered to the whole membership. As editor and producer I would much welcome articles from members for inclusion to broaden the variety of topics covered. Any such articles should have some relevance to Beckenham and district.

During the year I have kept a close eye on the weekly planning lists issued by the Council and forwarded to me every Monday by eMail. This is very valuable in our quest of keeping abreast of planning applications and their outcome. Having nine Conservation Areas in Beckenham including the whole High Street area it is necessary to keep up to date.

The Society has a website which is a valuable asset in a number of ways. It was produced by a small partnership in the High Street in 2016. However they can only respond to instructions from us in order to keep it up to date. We are looking for a website manager to do this so we can improve this activity and make it really worth the costs.

Finances have been pretty good during the year as you will have seen in this Newsletter. I thank Eddie Harris our Treasurer and the Independent accountant for their part in keeping the Society solvent.

In completing this annual report I thank all my committee colleagues and Monica Duncan, our tea maker, for their contribution in maintaining the Society and I look forward to the coming year. We would also welcome any new members of the committee so please consider if you would like to help.

August 2018                                          David J. Wood, Chairman.
THE BECKENHAM SOCIETY
Accountant’s report and accounts for the Year to 31st December 2017

ACCOUNTANTS’ REPORT TO THE MEMBERS ON THE UNAUDITED FINANCIAL INFORMATION OF THE BECKENHAM SOCIETY (An unincorporated entity) FOR THE YEAR ENDED 31 DECEMBER 2017

In accordance with the engagement letter dated 29 June 2015 I have prepared for your approval the financial information of The Beckenham Society for the year on page 2 which comprises the Income and Expenditure Account and Balance Sheet from The Beckenham Society’s accounting records and information and explanations you have given to me. This report is made solely to you, in accordance with the terms of my engagement letter dated 29 June 2015. My work has been undertaken solely to prepare for your approval the financial information of The Beckenham Society and state those matters that I have agreed to state to you in accordance with the guidance of ICAEW as detailed at icaeaw.com/compilation. This report should not therefore be regarded as suitable to be used or relied on by any other party wishing to acquire any rights against J F Baker ACA for any purpose or in any context. Any party other than you which obtains access to this report or a copy and chooses to rely on this report (or any part of it) will do so at its own risk. To the fullest extent permitted by law, J F Baker ACA will accept no responsibility or liability in respect of this report to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by any person’s reliance on representations in this report.

This report is released to the Members on the basis that it shall not be copied, referred to or disclosed, in whole or in part (save as otherwise permitted by agreed written terms), without my prior written consent. Without assuming or accepting any responsibility or liability in respect of this report to any party other than the Members, I acknowledge that the Members may be required to disclose this report to HSBC.

You have approved the financial information for the year and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary for its compilation.

I have not verified the accuracy or completeness of the accounting records or information and explanations you have given to me and I do not, therefore, express any opinion on the financial information.

J F Baker ACA
49 Avenue Road
London
SE20 7RR
31 August 2018
N.B

Please note that a fifth meeting of members and the public will be held on Tuesday 20\textsuperscript{th} November at the Public Hall. The speaker has still to confirm but please note the date in your diary and await further news.
UPDATE ON BECKENHAM PLACE PARK REGENERATION

Regular attendees of the Society’s meetings will recall a talk in October 2016 (?) outlining ambitious plans to regenerate Beckenham Place Park – plans which finally got off the ground following a grant of £4.9m from the Heritage Lottery Fund in December 2016.

Although most of the Park’s 237 acres (96 hectares) are technically in LB Lewisham, not LB Bromley, and the regeneration is being led and managed by Lewisham, the future of the Park is undoubtedly of great interest and relevance to Beckenham residents. We are privileged to have such a wonderful public open space on our doorstep: the largest in south-east London and home to the well-known Grade 2-listed ‘Mansion’ inhabited by Sir John Cator in the 18th century, ancient woodland, a stretch of the River Ravensbourne and a host of wildlife which includes kingfishers, owls and badgers.

As the plans have not been without controversy – notably over the closure of the former public golf course and the decision to recreate the Park’s 19th-century lake in the heart of the grounds – the Society felt it was time to take stock of progress, and arranged an update talk for 22 May. The speakers were project manager Alison Taylor and community engagement officer Lucy Mitchell, who together gave an upbeat presentation on achievements so far and plans for the future.

Work to date
There has been extensive preparatory and liaison work over the past couple of years, including with local communities, volunteers and organisations such as the Friends of Beckenham Place Park, the Ravensbourne Society and local schools and housing associations. The Mansion, let out on a short-term contract to specialist community event managers RJK Properties (operating as ‘Beckenham Place’), has been fully opened up to the public for the first time in decades and now features art studios, classes, hire opportunities and numerous regular events. Other highlights have been the extensive infill planting of hundreds if not thousands of native British trees, especially at the tops of old fairways, to create new woodland edge habitats; and the emergence of numerous volunteering opportunities to feed into the
Park’s regeneration plans, help with maintenance or get involved in events.

**Physical works**

An early priority was the creation of a new BMX track next to the playground on the eastern side of the park, which is already proving very popular for both club and informal sessions. Who knows, we may be nurturing the UK’s future Olympic BMX-ers!

Within the main body of the park, there has also been extensive preparatory work – surveying, consultation, tendering and so on – before the first works began in earnest in the spring, to clear and prepare the ground for the ‘new’ lake. This will be a 50x200m (at its widest) body of water which will provide a focal point within the Park landscape and will offer both wild swimming and valuable wildlife amenities, including a surrounding ‘wet woodland’ – a type of habitat which is in very short supply in the London area.

On the construction side, contractors are now on site to renovate the former stable block and cottages (also known as the Homestead) to the north-east of the Mansion. It is envisaged that this complex will become the hub for organised activities in the Park. The buildings are being transformed to provide a spacious café, environmental and outdoor education centre (a base for local charity Wide Horizons to operate in the park), together with a volunteer base and units for community use. The centre will also feature a landscaped courtyard which will become the main first point of entry for visitors to the park. The adjacent formal gardens will be enlarged and the former kitchen garden, which houses the current run-down tennis courts, will be fully integrated into the landscaping. This work should be completed in summer 2019.

Across the road from the stable block work is also beginning on a new, slightly larger car park which will replace the existing one outside the Mansion. The current car park will be removed and re-landscaped to create a carriage drive as would have been present in John Cator’s time. Further down the line, there are also plans for flood prevention works by the Environment Agency along the Ravensbourne on the Downham side of the park, and – it is hoped – a separate programme of works to renovate the Mansion itself and give it a new lease of life; although its future long-term use is not yet finalised.
Usage and numbers
Our speakers also treated us to some interesting information on visitor and volunteer numbers – a key metric as far as the Heritage Lottery is concerned, in order to justify any funding it provides. These statistics have been carefully tracked and usage has risen significantly. A recent observational survey carried out over 40 hours in the park in March/April 2018 showed that visitor numbers have almost doubled since the closure of the golf course and that the diversity of visitors using the park, in terms of age and ethnicity, is widening.
All in all, the regeneration of Beckenham Place Park is now in full swing, and within a year the full scope of this ambitious project will be clearly visible. The hope is that many more local people will be encouraged to enjoy one of London’s finest and most under-used open spaces.

Meanwhile – don’t forget to try out the terrace bar which is running throughout the summer on Thursday and Friday evenings and weekend afternoons/evenings. There are also evening food pop-ups every Thursday from 5pm, and monthly markets on the penultimate Sunday of the month until September.

July 2018

Juliet Chalk.

Answers to Newsletter 11 quiz pictures.

1 Corner of 69, High Street and Manor Road
2 The George
3 An empty red telephone box
4 Kennedy’s Sausages and pies shop in the High Street (closed a number of years ago. Regarded as supplying the best sausages in Beckenham. On closure they would not reveal the recipe. Others have tried.
5 09.37 (We must try to get this clock started again).
6 The Coach & Horses in Burnhill Road.
7 The walkway from Sainsbury’s to the High Street.
8 High on the flank wall in the Sainsbury’s walkway. Ancient Lights was an Act of Parliament to prevent buildings being built too near together and thus causing a loss of daylight to a window.

----------------------------------------
SAMPLE HERITAGE PLAQUE for BECKENHAM

Size will be between 12 and 15 inches diameter. They will be set in to the new pavements. Wording on each will be appropriate to sitings, a full list of which has been circulated previously.
Members will be familiar with this building in Bromley High Street just north of The Square. There has been a Coaching Inn on this site since the end of the 16th century but the building you see today was built in 1898 designed as a five star hotel by local Arts & Crafts architect Ernest Newton. It ceased being a hotel in the early 1970s becoming in succession a Berni Inn, night club and public house. It has been closed now for a number of years. There have been a number of proposals for its future but nothing came of them until earlier this year when the current owners drew up plans to renovate the main building, demolish the stable buildings at the rear and erect a nine storey new hotel building in their place containing 50 bedrooms plus a basement swimming pool and gym. The ‘old’ hotel building will be renovated with the original three large bedrooms on the second floor becoming luxury suites. Dining rooms and other public rooms will be on the ground and first floors. The exterior High Street façade will be renovated but will largely remain the same. (See photograph on page 13)

Back in the Spring I and a number of other local people attended a presentation by the owner, architect and developer to see what was in their minds for the future. We toured the now dilapidated stables and original hotel interior which was very sad to see. We had an illustrated presentation to see what was proposed. These plans have now been finalised and were recently submitted to Bromley Council planners for approval.

It is possible to see these plans on-line at searchapplications.bromley.gov.uk using application number 18/03201/LBC.

Being a significant building in the middle of the Bromley Town Centre Conservation Area it is good news to see at last this very attractive building being given a new lease of life.

David J. Wood.
WHAT YOU MAY HAVE MISSED

For those of you who were unable to attend our last open meeting on the 24th July, you missed out on an interesting talk and spirited discussion about the Greater London Assembly and, in particular, the Mayor’s new Draft London Plan published at the end of last year.

We had the good fortune of welcoming our local London Assembly Member, Gareth Bacon, to outline some of the workings of the Assembly and then to take us through the bones of the Mayor’s Plan for London over the next decade.

The main theme of the latter is the requirement for all London Boroughs to make provision for more new homes to meet the substantial shortage in Greater London. So far as the London Borough of Bromley is concerned this would call for far more new residential planning permissions each year than is currently the case. In the very recently submitted Bromley Borough Development Plan the figure is 642 while the London Mayor wants 1400 in each of the next five years from 2020.

As Mr Bacon made clear, this would run counter to the whole tenor of what the local Councils in the Outer London Boroughs feel is appropriate or desirable. The Mayor’s Plan seems not to distinguish between what may be appropriate in Inner London Boroughs, where multi-storey flats and no garages or even parking areas may be acceptable, and the Outer Boroughs, such as Bromley or Bexley, where public transport is less accessible and lower density housing with at least parking space is much more the norm. What is not clear is how the conflict between the two can be resolved. The Bromley Plan has only recently been the subject of a Planning Inspector’s consultation then follows formal submission to the Department of the Environment for approval. It would seem surprising if the Department was now to reject it without further consideration of the whole planning argument to distinguishing between what is appropriate for the Inner and Outer Boroughs.

No doubt we will be returning to this dilemma for many months to come and may well be the subject of further meetings of the Society.

Alan Duncan, September 2018
The Royal Bell Hotel, Bromley.

Trams from Beckenham now run to Wimbledon all day.
Good workmanship? Should do better!

RINEY – the new roads contractor for LB Bromley.
FOR YOUR INFORMATION

Here are a few names, telephone numbers and eMail and/or Postal addresses in case you need to get in touch.

-------------------

Bromley Civic Centre,  Stockwell Close, Bromley,  
BR1 3UH

Telephone 020 8464 3333 – Automatic Answer machine will ask for name or department you require – state clearly.

Local Councillors

Copers Cope Ward:
Russell Mellor, russell.mellor@bromley.gov.uk  8464 3333
Michael Tickner, michael.tickner@bromley.gov.uk  “ “
Stephen Wells, stephen.wells@bromley.gov.uk  “ “

Kelsey & Eden Park Ward
Dave Wibberley. dave.wibberley@bromley.gov.uk  “ “
Peter Dean, peter.dean@bromley.gov.uk  “ “
Diane Smith, diane.smith@bromley.gov.uk  “ “

Clock House Ward:
Vanessa Allen vanessa.allen@bromley.gov.uk  “ “
Ian Dunn, ian.dunn@bromley.gov.uk  “: “
Josh King, josh.king@bromley.gov.uk  “ “

Beckenham Member of Parliament:
Bob Stewart M.P., bob.stewart.mp@parliament.uk  020 7219 7011

London Assembly Member:
Gareth Bacon  gareth.bacon@london.gov.uk  020 7983 6571

Local Transport  Timetables for local train services can be found on-line under the operators’ web site such as

Southeasternrailway  (Mid-Kent to Charing Cross and Cannon Street and Beckenham Junc to Victoria & Blackfriars (rush hours).
Southern Rail (Crystal Palace line) or Thameslink from Beckenham Hill via Catford Loop to Blackfriars & St Pancras or change at Herne Hill from Beckenham Junction.)
Bus timetables can be found on the Transport for London (TfL) website under London bus service route numbers. The following bus routes serve Beckenham.

54 Elmers End to Woolwich via Lewisham and Blackheath
162 Beckenham Junc: to Sidcup Station via Chislehurst.
194 Lower Sydenham to West Croydon via Penge
227 Crystal Palace to Bromley North via Shortlands
352 Lower Sydenham to Bromley North via W. Wickham
354 Penge to Bromley North via Ravensbourne.
358 Crystal Palace to Orpington Station via Bromley South
367 Bromley North to West Croydon via Elmers End
N3 Bromley North to Oxford Circus (Night Bus).

----------------------

JOIN/re-JOIN THE BECKENHAM SOCIETY

The Society, founded in 1943 we intend to go forward energetically on a range of topics for the betterment of Beckenham as a whole. To do this we need support from all sections of the community so you are invited to join the Society, maybe at one of our public meetings, to give us greater impetus towards our objectives.

Further information can be obtained from our website or one of the following committee members:-
Alan Duncan - Tel: 020 8658 3309 – eMail: alanica@btinternet.com
David Wood - Tel: 020 3105 0548 – eMail: wood.david.j@virgin.net
Vishit Patel - Tel: 07930 547321 -- eMail: v85@me.com
To register for membership, please use the tear-off slip below. We look forward to hearing from you very soon.

I/We wish to join/rejoin The Beckenham Society and enclose a cheque/cash for the annual subscription of £10 per calendar year or £15 for two years per household or business.

NAME/S Year(s)

ADDRESS……………………………………………………………………………………………
……………………………………………………………………………………………
eMAIL…………………………………Telephone…………………………

Send to our Treasurer – Edward Harris, 18, Rectory Green,
Beckenham BR3 4HX
(The above details will only be used for the Society’s records)