

Langley Court Newsletter

December 2011



Langley Court Update

The aspiration for Langley Court is to create a new high quality residential neighbourhood which complements the surrounding area and offers excellent new community amenities. Altessen purchased the former GlaxoSmithKline site at Langley Court in 2010 after it became surplus to requirements. Other parts of the estate had been previously sold for redevelopment, creating both the Langley Park and Langley Waterside communities.

In May this year the local community participated in a Community Planning Day that resulted in the new Vision for Langley Court. Since then the design team has been working up the proposals and a further exhibition was held in October this year attended by around 140 people, including local councillors. The Altessen design team is using feedback received at the exhibition to further refine the proposals in preparation for the submission of a planning application in the early part of 2012.

Feedback

At the exhibition the underlying principles of the design for Langley Court were supported, particularly the proposed layout and density. The majority of visitors were positive regarding the residential-led plans and the idea of a care home to the north of the site. The landscaping and amount of green space was broadly welcomed, especially in relation to the protection of trees. In addition, there was support for the additional dedicated car parking provision for Langley Waterside.

There was clear opposition from attendees to reinstating industrial/factory uses and a clear preference for a residential-led scheme to complement the surrounding residential communities. Some attendees felt job creation through community uses and/or a care home would be a benefit for the local area.

There were some questions from residents about the impact of the new neighbourhood on local infrastructure such as roads, hospitals, schools, doctor's surgeries, etc. and, in this context, the possibility of locating a new GP surgery at the southern end of the site was universally supported.

Altessen

ESSENTIAL LAND

The Community Planning Process is being organised by John Thompson & Partners, Architects and Urbanists on behalf of Altessen, which is a joint venture between Essential Land and Altyon. If you would like any more information please contact Charles Campion, John Thompson & Partners at cc@jtp.co.uk or on 020 7017 1780

jtp.co.uk



Langley Court Indicative Masterplan

Key

Proposed Buildings:

1. Sports / Community building
2. Community / Employment uses
3. Care Home
4. Low density housing clusters
5. Houses overlooking green
6. Apartments around lake
7. Site entrance lodge

Landscape Strategy:

8. Water feature / flood attenuation
9. Metropolitan Open Land (MOL)
10. Sports and cricket pitches
11. Cricket score hut
12. Formal avenue tree planting
13. Swale park and walkway
14. Enhanced buffer planting
15. Local green with play facilities
16. New park with formal gardens and bandstand

17. Waterside garden
18. Waterside boardwalk
19. Formal water feature
20. Enhanced River Beck
21. Re-opened culvert
22. Communal gardens

Access & Circulation Principles:

23. Residential site entrance
24. Sports Pavilion Entrance / Site Entrance
25. Entrance to Community Uses
26. Care Home Entrance
27. Community use and neighbourhood parking
28. New pedestrian / cycle route
29. Central spine road
30. New links to Open Space
31. Sports / Community building car parking
32. Re-located bus stop and revised road junction.
33. Emergency vehicle access gates



Low density housing clusters

Langley Court Community Planning

Your questions answered

A number of questions arose through the exhibition which we have answered below.

How much parking will be provided on site?

The intention is to provide at least 4 parking spaces per house and 2 per apartment, together with dedicated associated parking for the care home, sports pavilion and community uses. We envisage approximately 480 spaces will be provided across the whole site.

Can further parking space be created in Creswell Road - the main dropping off/picking up point for parents collecting children?

The masterplan includes some additional shared neighbourhood parking within the site accessed from Creswell Drive.

Why is there pedestrian access from Langley Court to Langley Park?

A number of Langley Park residents have expressed concern about creating a pedestrian link between Langley Court and Langley Park and so this proposal has been removed from the masterplan.

Will the new estate be gated?

The residential part of the site will be privately gated, whilst public access will be provided for the sports, community and employment uses on the site including the Metropolitan Open Land.

How much of the development will comprise affordable housing and would there be any social housing on the site?

At this stage it is not envisaged that there will be any affordable housing located within the development. Discussions continue with L B Bromley regarding a solution to the issue of affordable housing, but it is most likely that the requirement generated by the

development will be provided by a blend of off-site provision in other parts of Bromley, and a commuted cash payment.

What community facilities will be provided on the site?

Clearly, this is still embryonic to a certain extent. However, we will be providing a mixture of sports and community facilities which will appeal across the locality. These will include a youth cricket training facility, to be managed in association with Kent County Cricket; a community hall space, a healthcare facility, and a pre-school facility.

Is there any contamination or hazardous materials present on site?

A full site investigation and remediation process is underway, being carried out by a specialist contractor. This includes the removal of hazardous substances, together with intrusive ground investigations and decontamination – including beneath parts of the site that were previously covered by buildings or hard standings. This process is being overseen by the Environment Agency, and is fully compliant with the very latest statutory regulations and guidance.

When will the development be built and will it be phased?

It is not possible to be precise on the exact build program as it will depend to a degree on the sale of the proposed properties. However, taking into account the experience of Langley Park, we think a five year period may be realistic. The development is likely to come forward in phases, meaning that work will be taking place at one time on approximately eight or so properties at the same time.



Pavillion



Houses overlooking green