

# Langley Court Newsletter 4

June 2012

## Post-submission exhibition

Following the submission of the outline planning application for Langley Court at the end of March this year, an exhibition of the submission proposals was held at the pavilion on site on Saturday 26th May. Over 70 local residents attended and the team was pleased to explain the changes which had taken place as a result of further feedback from the local community.

Key changes included:

- Provision of dedicated extra car parking for Langley Waterside;
- Removal of proposed pedestrian entrances along the boundary of Langley Park;
- Inclusion of a doctor's surgery at the northern end of the site and the removal of proposed community uses on the southern boundary; and
- Further work on the use of the sports ground/pavilion with the new concept of a 'Junior Sports Academy'.

Further information on the planning application (reference no. I2/00976/OUT) can be viewed online at the planning section of Bromley Council's website ([www.bromley.gov.uk](http://www.bromley.gov.uk)).

You can also view the exhibition panels online at [www.langley-court.co.uk](http://www.langley-court.co.uk).



Extract of Previous Masterplan



Extract of Latest Masterplan with Post Application Revisions

## Latest masterplan revisions

Following the submission of the planning application it has become clear that both the Social Services and Housing Departments of Bromley Council are unable to support Langley Court as an appropriate location for the affordable extra care facility. This had previously been proposed by Altessen (50 apartments) at the northern end of the site close to the entrance to Langley Park.

As a direct result of this feedback, and due to the need to satisfy both local and national planning policy, Altessen has been left with no other alternative than to replace the affordable extra care facility with general needs affordable housing.

This means that instead of the 50 affordable extra care apartments previously envisaged, there will now be 67 affordable apartments to be added to the 12 which had already been planned. In accordance with Bromley Council's policies, 33 of the affordable homes will be offered on a Shared Ownership basis, where the occupier owns a percentage of the property, purchased via a conventional mortgage arrangement. Shared Ownership homes are targeted at working people on more modest salaries, and will help to provide an important opportunity for home ownership to these people in a location that would otherwise be beyond their means.

The remaining 46 homes will be offered for Affordable Rent, whereby the occupiers are nominated by the Local Authority. Rents are set at between 60% and 80% of market rentals, with the exact figure depending upon the size of the property. Of these, 7 units are to be provided for wheelchair users, providing much needed accommodation in the locality.

Importantly, although more individual units are now to be provided there has been no increase in built form as the extra homes over the 50 units previously proposed are accommodated in space formerly given over to communal facilities within the care home. In addition, the opportunity has been taken to slightly relocate the 12 affordable units previously planned into a location more immediately adjacent to the other affordable homes. This relocation has enabled the scheme architects to provide some additional parking spaces, including a number of bays specifically for wheelchair users.

Altessen is committed to high quality design across the Langley Court site. The northern portion of the site is a gateway to existing and proposed prestigious residential developments and it is important that this is complementary and sensitive to its surroundings. The proposed changes to the masterplan can be seen in the images on the left.

These latest revisions will be the subject of additional consultation by Bromley Council.

For more information, please contact Charles Campion, John Thompson & Partners at [cc@jtp.co.uk](mailto:cc@jtp.co.uk) or on 020 7017 1780.



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](mailto:cc@jtp.co.uk) or on 020 7017 1780





# Langley Court

## PROPOSED BUILDINGS

- 1 Retained Sports Pavilion
- 2 Doctors / Healthcare facility
- 3 Entrance Apartments
- 4 Low density housing clusters
- 5 Houses overlooking green
- 6 Apartments around lake
- 7 Site entrance Lodge
- 8 Replacement Gatehouse Lodge
- 9 Cricket Score Hut

## LANDSCAPE STRATEGY

- 10 Metropolitan Open Land (MOL)
- 11 Water feature / flood attenuation lake
- 12 Cricket and sports pitch
- 13 Formal avenue tree planting
- 14 Swale park and walkway
- 15 Local green with play facilities
- 16 Enhanced buffer planting
- 17 New park with formal gardens and bandstand
- 18 Waterside boardwalk
- 19 Enhanced River Beck
- 20 Re-opened culvert
- 21 Communal gardens

## ACCESS & CIRCULATION PRINCIPLES

- 22 Residential site entrance & vehicle waiting area
- 23 Sports Pavilion entrance
- 24 Sports Pavilion parking
- 25 Entrance to Doctors / Healthcare facility
- 26 Apartments vehicle entrance
- 27 Parking court for apartments
- 28 Neighbourhood parking area
- 29 New pedestrian / cycle route along MOL
- 30 New pedestrian link to MOL
- 31 Northbound Bus Stop & Informal Road Crossing
- 32 Road Safety Improvements
- 33 Emergency vehicle access
- 34 Central spine road

