

Langley Court Community Planning Day

Newsletter 1, May 2011



Langley Court Community Planning Day

Over 100 people attended the Langley Court Community Planning Day on Saturday 21 May 2011 at the Pavilion, Langley Court to participate in creating a new Vision for the future of the site. The aim of the event was to bring together everyone with an interest in Langley Court and the surrounding neighbourhood to produce a practical Vision for its future.

At the event people had the opportunity to participate in workshops, walkabouts and hands-on planning groups to discuss key issues such as community facilities, landscape design, environmental constraints and getting about. The event was an opportunity to share local knowledge and ideas and contribute to the emerging Vision for the site. People were welcome to pop in for a short while, a few hours or stay for the entire time and team members were on hand to explain what was happening.

Following the Community Planning Day the design team led by JTP analysed and summarised the outcomes and developed an illustrated Vision and indicative masterplan that was reported back to the community on Wednesday 25 May 2011 at the Pavilion and is summarised in this Newsletter.

“We want the development to be green and spacious, but it must obviously be viable and provide a return on investment”

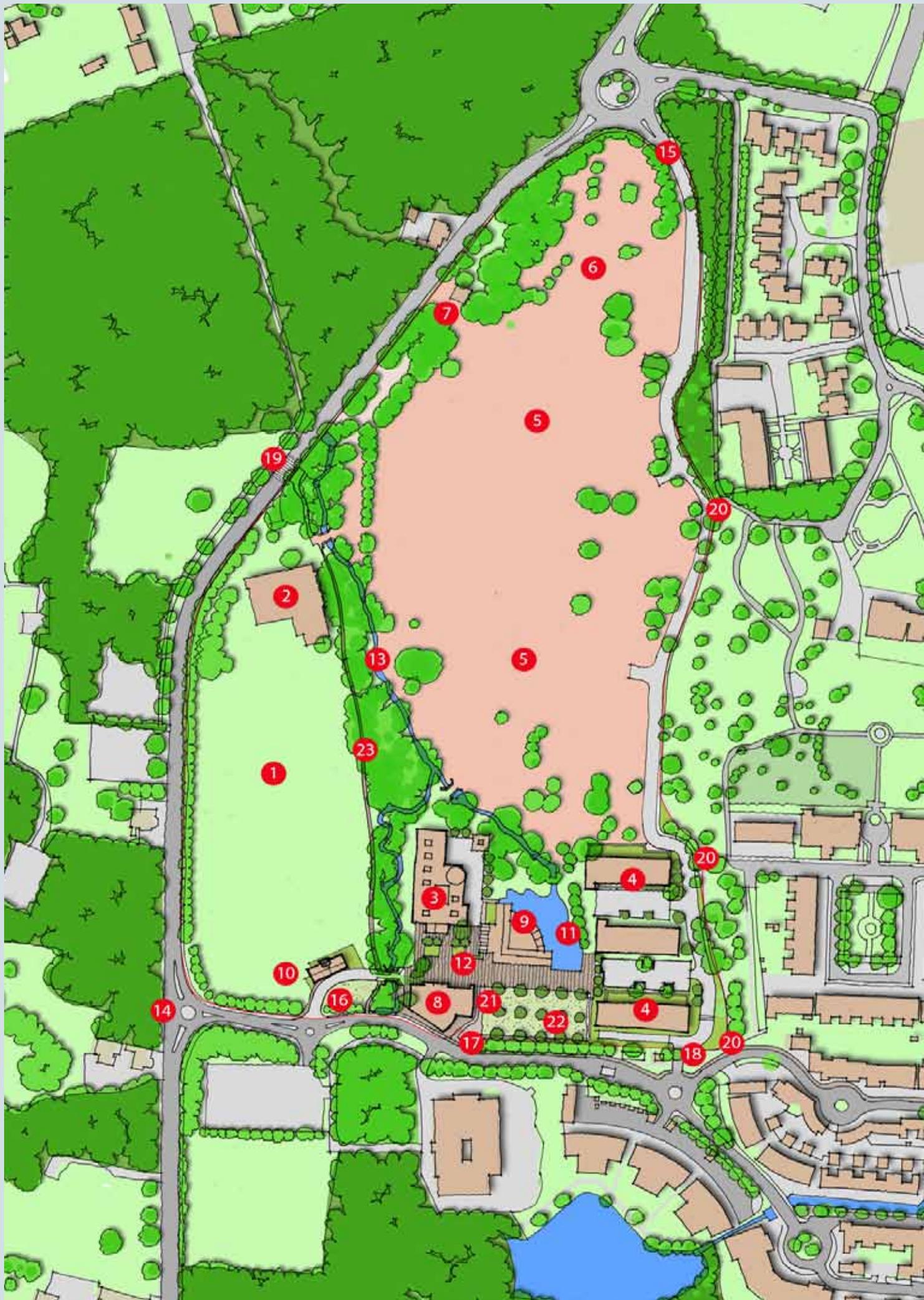
(Local resident)

Altessen

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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

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Langley Court Community Planning Day Indicative Masterplan

Key

Buildings & Spaces

1. Sports/Leisure on Metropolitan Open Space
2. Retained Pavilion to provide Sports/Community Uses
3. Retained 'Oast' House for community Uses subject to viability & suitability
4. Converted and re-clad buildings for Residential Apartments
5. Langley Court Residential Housing Character Area
6. Possible Care Home Site
7. Retained Entrance Lodge
8. New Community Building / Local Shop
9. New Langley Court Clubhouse
10. New Sports Pavilion / Changing Rooms
11. New Water Feature
12. Langley Court Square
13. Enhanced River Beck

Access & Permeability

14. Upgraded Roundabout to provide sufficient highway capacity
15. Main Entrance to residential area
16. Entrance to Langley Court Country Club
17. Emergency Vehicle Access
18. Possible additional parking area for Langley Waterside
19. Proposed new pedestrian and cycle crossing on South Eden Park Road
20. Possible pedestrian access from Langley Park
21. Pedestrian Access from School and Langley Waterside
22. Parking Square
23. New pedestrian & cycle path along Metropolitan Open Space



Langley Court Community Planning Day

Key Themes

Following the community planning day the team from JTP have analysed the outcomes and produced the following key themes as a summary of the views of participants.

Uncertainty

Existing local residents appreciate living in a secure, semi-rural suburban environment. Many have moved there specifically for the quiet, tranquil surroundings and pay a premium for an enhanced quality of life with good schools close by. People are keen that the redevelopment of Langley Court does not have a negative impact on their quality of life.

"It is still part of the better side of Beckenham, with good schools, low density housing and a leafy environment. Long may it remain so."

Impact of new development

The development of Langley Court will impact on local utilities, services and schools and this should be mitigated through the planning process. There is already concern about the South Eden Park Road / Creswell Drive junction and the new development will be expected to contribute to local infrastructure improvements. More parking for use by Langley Waterside residents would be welcomed, as would improved paths and access for pedestrians and cyclists to the local schools and shops

"There's a huge waiting list for the schools. And the catchment area will be affected."

A green, residential environment

Aspirations for Langley Court include high quality executive housing, making use of best practice from elsewhere to create a forward-looking development that complements the adjacent estates. Development should be sympathetic to the semi-rural character of the neighbourhood, making the most of mature trees, hedges, water and other natural elements within the site. The green corridor along South Eden Park Road should be retained and landscape features enhanced. Proper maintenance and management of all open space will be essential.

"When you're driving here from Beckenham you don't feel you're in a town at all – I'd hate to lose that feeling, but that will depend on what's built here and how it's built."

Community facilities

It was generally agreed that Langley Court should include community facilities within the development. The area of open space could be used either as parkland or as a sporting amenity and there was interest in reusing the pavilion building. There is an opportunity to create new community facilities to the south of the site, perhaps with a 'country club' feel, easily accessed by residents from each estate and serving as a meeting point or 'heart' for the communities. Subject to viability, an existing oast house could be converted for community uses, such as a café and farm shop.

"There could be community facilities here that are open to all three sites."

Young people

It was acknowledged that there is a lack of facilities for young people within the two adjacent developments, particularly Langley Waterside, and that this could be remedied in the proposals for Langley Court.

"There should be a space where teenagers can enjoy each others company."

Mixed use

There was discussion as to whether uses such as employment and retail should be included in the development. In general people felt that neither big box retail, nor industrial workshops would be in keeping with the character of the area but there was some support for office and research type employment. Some felt that health and leisure uses and a small, high quality, 'village' shop would be welcome.

"Industry and workshops here would be totally unacceptable."

Building community

Many see the Langley Court development as an opportunity to bring the local community together, through the provision of facilities that will create a focus. However, it was also pointed out that many people have chosen to live within a gated development and may not be looking for community activities.

"There's a chance to pull the two communities together to make a real difference."

Viability and trust

There was awareness amongst participants that the development would have to be viable and provide a return on investment, but that there should also be benefits to the community. Sustainability is a key concern, with the need to ensure that any facilities that are provided can play an ongoing role within the community, and not close due to lack of funds. Broken promises from previous developments have left some local residents feeling cynical.

"There's been a lot of false promises in the past. I bought a house here (Langley Waterside) because I thought there was meant to be access to the park in Langley Park and to the nature reserve. It turns out we can't use either."

Continuing community participation

The community planning day was appreciated by those who attended and the process should remain open and transparent so that local people are fully informed of proposals as they emerge. It is important that local residents have an opportunity to understand and comment on future proposals as they are developed. This could be achieved by regular updates via the website and email, meetings at key stages and a public exhibition prior to the submission of the planning application.

"Things can change as we go through the process, but we need a good route map."



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