



Proposed Development of
Beckenham Place Park

YOUR HELP IS NEEDED!!!

Beckenham Place Park is designated as Metropolitan Open Land and therefore is treated the same as green belt. The London Borough of Lewisham and the David Lloyd Clubs have made two separate planning applications involving the development of additional sports facilities and the "privatisation" of the management of the park.

Currently, the park has a much used public 18 hole golf course and three public tennis courts. The former manor house of the Cator family is under-utilised and is in much need of repair. It, along with the former stable blocks are listed buildings. There is a large woodland which has been left in a natural state and is recognised as having ecological significance. On the east and south sides are open areas used as football pitches and there is an open grassed area sloping down to the Catford Loop railway line. The south-east corner is occupied by the Lewisham Sports and Social Club which has a pavilion, sports field, tennis courts and a small parking area.

The two separate planning applications reflect the split between the different sporting facilities, and their location and access.

1. Tennis Centre (reference LE/250/D/TP regd. no. 35410/FUL)

The proposal is to build a single storey building between the railway and Calmont Road on the site of the Lewisham Sports and Social Club. It will house 12 indoor courts, a swimming pool, fitness room, function room and changing facilities etc., along with the provision of 8 outdoor courts, an outdoor swimming pool and parking for 250 cars with access from Ravensbourne Avenue.

The proposed building, which will resemble an industrial warehouse, will be 35 feet high, 460 feet long by 265 feet wide, which is nearly as large as 3 football pitches. The open air facilities will be on the railway line side, with the building backing onto the riverside walk of the River Ravensbourne. The parking area will be where the current pavilion stands, and the treed area leading towards Ravensbourne Station is marked available for future development. The whole area will be privately run and fenced off to restrict public access.

If you are a nearby resident, a walker that enjoys the riverside walk, or you live on the sides of the valley with views across to the existing sports club, you can imagine the impact such a large building will have and the potential traffic that could be generated.

2. Golf etc. (reference LE/250/D/TP regd. no. 35392/FUL).

The plan is to remodel the existing 18 hole golf course to add a new 9 hole golf course, a 36 bay driving range, a new access road and parking for 200 cars, alterations to The Stable Block and The Homestead to provide housing and the building of a terrace of 3 houses to match The Stable. The mansion house will be made into a club house, shop and interpretation centre. All of which will be privately managed.

Specifically the changes will -

- put the driving range in place of three holes on the side of Beckenham Hill.
- create a new access from Beckenham Hill leading to the new parking area in from of the driving range and mansion house.
- convert The Stable and Homestead buildings to housing, build 3 new terraced properties and then sell these privately.
- redesign the remaining 15 holes of the golf course to provide a new short 9 hole course, with 3 new holes being added to the main course from the current soccer fields on the Downham side of the railway line.
- cause the loss of green open space due to the addition of woodland on the slope by the railway line near Ravensbourne Station and instead of the two soccer fields on the Beckenham side.

Undoubtedly something has to be done to save the mansion house by putting it to better use, but is all this necessary?

The proposals are contrary to Lewisham's stated policy in their Unitary Development Plan on caring for Metropolitan Open Land and the Green Chain.

If you care about the park or are in any way concerned about the proposals, you are urged to write to the address below before the end of August. If you are objecting to both proposals please write separate letters quoting the references given above to:

Mr. Robin Cross,
Borough Planning Officer,
London Borough of Lewisham,
Town Hall Chambers,
Rushey Green,
London SE6 4RY.

and, if you have time, please copy your letters to the address below as part of the park falls in the Borough of Bromley:

The Planning Office,
Bromley Civic Centre,
Stockwell Close,
Bromley BR1 3UH.


