

Q4 2025
Issue 4



Welcome to our latest newsletter, the last one of 2025. If you are reading a printed copy and wish to follow the underlined web links, download the PDF from our website download page.

Bromley Updates

Former Civic Centre

On 25th September, Councillors received a presentation from Galliard Homes on their latest proposals for the old Civic Centre site, now called Bishop's Place. Although plans haven't been formally submitted, and may still change, they are expected to be submitted soon.

Key points were:

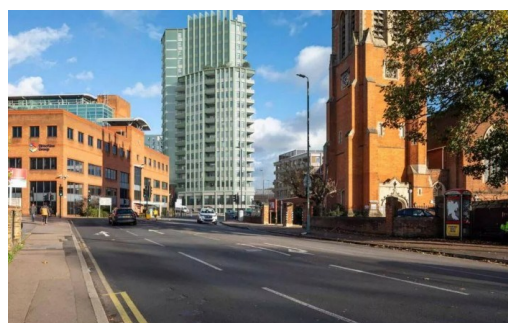
- 220 new homes, none above 5 storeys
- Mix of 1, 2, and 3-bed apartments (for sale and rent)
- 37 units designated for 'later living'
- New pedestrian access via Stockwell Close
- Bishop's Palace to be converted into apartments

Separately, Galliard Homes is appealing the Council's refusal of 'permitted development' for converting the North and Stockwell Buildings.



Westmoreland Road Tower Block

Plans for a major development including a 19-storey tower block at 1 Westmoreland Road have been approved by a narrow margin, even although two previous applications for smaller towers were rejected due to height and lack of affordable housing. Details of the application can be found on Bromley's planning portal using ref: [24/04820/FULL1](#) They have not yet been updated to show the decision.



[Impressions of the tower viewed from the High Street and from Westmoreland Road](#)

Beckenham Updates

Beckenham Theatre Replacement

The application to redevelop the site of the old Beckenham Theatre at 46 Bromley Road with a block to contain 1, 2 and 3 bedroom flats together with car and cycle parking, bin stores and new hard and soft landscaping, has been approved in spite of a large number of objections. Details of the proposal and copies of the many objections can be viewed on Bromley Council website at the following link:

[Link to planning application](#)



The proposed block of flats

Westgate Road Permit Parking



“Permit Holders Only” parking restrictions have been introduced on Westgate Road and Westmoat Close. The restrictions will apply Monday to Saturday, between 7:30–9:30am and 2:30–6:00pm, when only vehicles displaying valid resident or visitor permits may park.

Former Foxgrove Club Redevelopment

The planning application to redevelop the former Foxgrove Club site next to Beckenham Place Park was withdrawn in July. Lewisham Council has confirmed that the applicant still intends to create a restaurant on the site, but further consultation and survey work are being carried out before resubmitting a new application later this year.



Shortlands Updates

Shortlands Station Community Garden

The Community Garden at the back of the railway station had been progressing well thanks to the sterling efforts of Dee Janes. Plans to open the garden were blocked by Network Rail's Health & Safety Department and a number of changes were deemed necessary. As a result, the launch of the Community Garden is now scheduled for February 2026 – hopefully before Dee's retirement.

Shortlands Village Open Meeting

An Open Meeting took place on Saturday 19th November, a joint initiative of the Shortlands Residents' Association (SRA) and the Ravensbourne Valley Residents (RVR). The purpose of the meeting was to present and collect comments and ideas for the improvement of Shortlands Village, which are realistic, practical, achievable and affordable to build a "Blueprint" for presentation to Bromley Council and Councillors.

A report of the meeting can be viewed on the website of SRA at this link: [OpenMeetingReport](#)

Street Friends' Activities

October Session



There was a good turnout for the October session as you can see from the photo alongside. Between us in total we collected up 13 bags of rubbish from various streets in our area. A brilliant effort !

The next session will be at 10am on Thursday 11th December 2025. We will meet at the Daffodil bed between Millwall Training ground and Warren Playing fields just at the entrance to Warren Ave.

Do come and join us if you fancy a sociable 2 hours. Litter pickers and plastic sacks will be available.

Two of our regular attendees, and long-term RVR members, Monica and Dave Wiltshire, have also been recognised as official Bromley Street Friends and have their portraits on one of Veolia's bin lorries !

There is a video, on YouTube, of the interview from which this image was captured.

You can view it by clicking on the following link:

[Youtube video link](#)



RVR Social Events and Meetings

Members' Meeting and EGM - September 2025

The meeting in September was an Extraordinary General Meeting (EGM) as well as the regular members' meeting. The purpose of the EGM was to elect a new Vice-Chair which duly happened. Jay Sharma was proposed and seconded and was elected by unanimous vote of those present.

The meeting took place at a different venue from our usual one, namely Bromley United Services Club, where we were made welcome.

The guests at the meeting were:

- Bromley's own Pearly King, Chris Conlan, who gave an interesting talk on the history and purpose of the Pearly Kings and Queens (Pearlies for short) who are an organised charitable tradition of working-class culture in London. He dispelled the myth that Pearlies have to be born within hearing of Bow Bells and explained that any London borough can elect one. RVR was pleased to make a £100 donation to the Pearly King of Bromley for his chosen charity: CASPA & The Maypole Project. You can learn more about the Pearlies at the WikiPedia article at the following link: [Link to Pearlies Article](#).
- The Ravensbourne Morris Men who regaled us with their history, singing and dancing – encouraging the audience to join in the dancing and chorus – which most attendees readily accepted. Great interest was shown in the Hurdy-Gurdy - an unusual instrument played by the Morris Men. RVR contributed a charity fee of £150 for this entertainment and covered the cost of refreshments for the Morris Men. Further information about the Ravensbourne Morris Men can be found at the following link: <https://www.ravensbourne.org/home>



Members' Meeting - November 2025

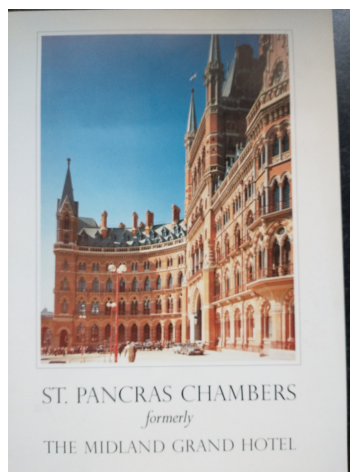
The highlight of the November meeting was a talk on the “*Rebirth of a Legend*” the transformation of London’s St Pancras hotel by Hadyn Davies, the civil engineer in charge of the project.

Here is an overview of what Hadyn told us about the history of the hotel.

Following approval of a new route to the Midlands in 1853, The Midland Railway Co organized a competition for a hotel to be constructed at the southern end of the St Pancras train shed. The competition was won by Sir George Gilbert Scott in 1866, the most famous architect at the time following his knighthood for the Albert Memorial. The hotel was constructed in the Gothic Revival style as Scott was a disciple of Augustin Pugin. The hotel was five stories with two levels of basements. The major rooms for dining and lounges were on the first and second floors as were the premier suites. The standard of accommodation decreased in line with the cost on upper floors.

The hotel was completed in 1887 and hailed as the premier hotel in London. The quality of the decoration was second to none, the main entrance was via the first revolving door in the UK and there were two hydraulic lifts to access the upper floors. The dining room and Ladies’ Smoking Room were accessed via a huge grand staircase.

Unfortunately with the advent of electricity and the public’s desire for ensuite facilities the hotel fell out of favour and closed in 1935. The hotel became temporary accommodation for troops during WWII and then offices and accommodation for British Rail staff. The hotel became a liability mainly due to modern fire regulations and the roof and some of the stonework needed replacing. Due to the efforts of the Victorian Society in the 1960s the building was saved from demolition and BR replaced the roof and carried out some refurbishment in the 1990s. In 1996 London and Continental Railways were given the hotel and asked for Expressions of Interest to put the building back into use. Manhattan Loft Co were the successful client and work started in 2005 to restore the hotel. In order for the restoration to be commercially viable, a new hotel extension was built along Midland Road which together with restored accommodation on the second and third floors would provide 245 rooms. The original building’s main function rooms together with the hotel rooms on the second and third floors were Grade I listed meaning that the interiors must reflect original decoration. The hotel was leased to Marriott Hotels and renamed The St Pancras Hotel. It opened in 2011.



Get a flavour of the refurbishment effort here:
<https://stpancraslondon.com/our-hotel/>

The hotel was recently included in a BBC travel article - ***grand old stations have been reborn as destinations, blending the romance of rail's golden age with modern comfort and style***. Read the article here:
<https://www.bbc.co.uk/travel/article/20251114-stunning-train-station-hotels-around-the-world>

Planning

Residents in the Shortlands Conservation area are advised to review the Shortlands Village Appraisal and Management Plan before making changes to their properties. Link follows.

[Link to Plan](#)

Planning Updates

Since the last newsletter, updates have been posted to our website relating to the following sites:

[41 Valley Road](#)

[44 Beckenham Lane](#)

[8 Madeira Avenue](#)

[Land behind 14 Highland Road](#)

[18 Ravensbourne Avenue](#)

[79 Coniston Road](#)

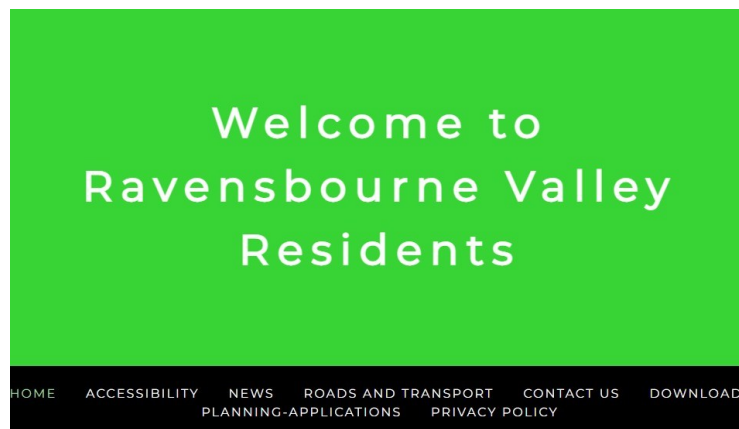
[Millwall Football Club Training Ground](#)

[41 Meadow Road](#)

Clicking on any of the properties on the left will take you to our website where you can see details of the application

The RVR planning officer advised that, contrary to previous advice, almost all fences and walls next to a highway only had permitted development up to 1m high, including fences at the side of a property. As such he is reviewing the situation at Hawkshead Close where some open land was fenced off earlier this year.

RVR Website (<https://www.ravensbournevalley.org/>)



Our new webmaster, Rosamond Eele, has already made improvements to our website and is planning further ones to make it more readable on mobile devices. Please contact her if you have suggestions for improvements or additions to the site.

She has also reinstated password protection for some of the old newsletters which published street addresses for officers so as to protect their privacy from potential malicious searches.

If you wish to access the protected area and have forgotten the username / password, please contact the RVR Secretary to have them supplied.

Beckenham Place Park

The Winter Gardens: Beckenham Place Park's New Festive World



The Winter Gardens, a winter festival and Christmas market has been created in Beckenham Place Park with the support of Lewisham Council.

It promises a world of festive fun, built around Lewisham's first-ever covered indoor ice rink, along with a charming Christmas market filled with unique gifts, and a thrilling circus show at the Revel Puck Circus big top. There is also a winter-themed Mini-golf course, festive fairground rides and food, drinks and live music.

Details of the festival, which lasts from 22nd November to 4th January are at the link below. Tickets for many events are selling fast. [Link to festival details](#)

Hayes Farm Development



Berkeley Homes are planning to build housing on the Green Belt land at Hayes Farm and the fields behind Bromley FC, stating *“it is a once-in-a-generation opportunity to create a new neighbourhood that puts people and the environment side by side”*

You can view details of their vision on their website at: [Ravensbourne-Place-Link](#)

There are instructions on how to give your views under the “Our Proposals” heading.

RVR Subscriptions

Cash subscriptions are normally collected during delivery of the annual roundup newsletter in the summer, but we much prefer members to pay by Standing Order. Your Road Rep can advise the information to be provided on the mandate.

Meeting Dates

Forthcoming meetings are as follows:-

Members' meeting - Thursday 8th January, 2026; **NB this is the second Thursday in January.**

Annual General meeting - Thursday 5th March, 2026; **Includes election of RVR Officers**

Members' meeting - Thursday 7th May, 2026.

The meetings will be held at 7:30pm at Shortlands Golf Club unless advised otherwise.

Society Officers and Road Representatives

There have been a number of changes recently. Please note the contact details below.

The most up-to-date list can always be viewed on our website.

Officers

Chair	Margaret Brearley	chair.rvr@outlook.com
Vice Chair	Jay Sharma	vicechairman.rvr@outlook.com
Secretary	Jacqueline St Quinton	secretary.rvr@outlook.com
Treasurer	Sharon Richardson	treasurer.rvr@outlook.com
Planning Officer	Clive Lees	planning.rvr@outlook.com
Membership Secretary	Alastair Holmes	membership.secretary.rvr@outlook.com
Newsletter Editor	Euan McMaster	editor.rvr@outlook.com
Roads and Traffic	Andrew Lancaster	roadsandtransport.rvr@outlook.com
Street Friends	Nigel Foster	trees.rvr@outlook.com
BPP Rep	Liz Logan	bpp.rvr@outlook.com
Webmaster	Rosamond Eele	webmaster.rvr@outlook.com
Social Secretary	Jay Sharma	vicechairman.rvr@outlook.com
Hon. Legal Advisor	Richard Thomas	contact - chair.rvr@outlook.com
Auditor	Jayne Nickalls	contact - treasurer.rvr@outlook.com
LBBR Delegate	Beatrice Osborn	lbbfrep.rvr@outlook.com

Road Representatives

Bracken Hill Lane and Close / Highland Road
Bromley Ave / Grasmere Road
Calmont & Ashgrove Roads / Belgravia Gardens
Coniston Road / Ullswater Close
Foxgrove Road / Crab Hill
Downs Hill / Downs Bridge Road
Elstree Hill / Erin Close / Hillbrow Road
Farnaby Road (1-81)
Farnaby Road (82-194)
Madeira Avenue (Evens)
Madeira Avenue (Odds)
Oaklands Road / Spencer Road / Hawkshead Close /
Lullington Garth
Ravensbourne Ave. (Evens)
Ravensbourne Ave. (Odds)
Ravensmead Road
Warren Avenue

Vanessa Redhouse
Philip Wolfson
Rita Smith
Jane Doherty
Gonul Hodgkiss
Hadyn Davies
Nicki Martin
Jaki Moody
Rosamond Eele
Judy Adcock
Anne Lancaster

Stephen Edwards
Monica Wiltshire
David MacKenzie
Peter Saunders
Clive Lees

If you wish to contact your road representative please email the RVR Secretary or write to:

RVR Secretary
35 Downs Hill
Beckenham
BR3 5ET