

**RENEWAL AND RECREATION
POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

BECKENHAM TOWN CENTRE WORKING GROUP

Minutes of the meeting held at 7.30pm on
Thursday 4th September 2014 at Beckenham Library

Present Councillor Michael Tickner (Chairman)
Marsha Berg
Chris Cole
Cheryl Curr
Mark Desmond
Nick Goy
Julian Lewis (East)
Ayesha Malik
Kevin Munnely
Dr John Parker
Marie Pender
Belinda Price
Chloe Ross
Joanna Rowsall
Graham Walton
Councillor Stephen Wells
David Wood

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| 1. | APOLOGIES FOR ABSENCE Apologies for absence were received from Councillors Vanessa Allen, Ian Dunn and Sarah Phillips and from Cliff Watkins. |
| 2. | NOTES OF THE MEETING HELD ON 12TH JUNE 2014 AND MATTERS ARISING Regarding minute 5 (Presentation on Concept Designs) comments were made about the importance of improving the crossings at the Bromley Road Junction. One member objected to the possibility of a slightly raised surface at the Albemarle Road junction, and sought clarification about whether the flower beds would remain at Thornton's Corner: it was confirmed that the current proposals retained the flower beds. It was suggested that, regarding Kelsey Square, the "cobble" were more accurately setts. The notes of the meeting held on 12 th June 2014 were confirmed. |
| 3. | HIGHWAY AND TRAFFIC ISSUES (A) Traffic Modelling The Working Group received a note summarising the two Traffic Models being developed for the Beckenham scheme. These were a LinSig model, which was primarily used for individual signal controlled junctions and would cover the three junctions from Beckenham Junction station to Kelsey Park Road, and a VISSIM model, a more strategic model covering the entire town centre. The VISSIM model was TfL's preferred model for this |

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| | <p>type of scheme; if changes were made in one place the model would react, calculate the effects across the entire network and reassign traffic to the most appropriate route.</p> <p>Surveys for the data for these models had been carried out on a Thursday and a Saturday in July before the summer holidays started. This included measuring weights and axles and video evidence to obtain a balanced traffic picture which could take into account factors such as pedestrians, HGVs and parking. The models were expected to be completed by the end of September. TfL would need around two months to audit them.</p> <p>(B) High Street/Rectory Road Junction Improvement</p> <p>Progress was now held up waiting for British Telecom to carry out works. The Chairman urged officers to put pressure on them.</p> |
| <p>4.</p> | <p>FEEDBACK FROM RICHMOND/TWICKENHAM SITE VISITS</p> <p>A group of seven Working Group members visited Richmond and Twickenham town centres on 20th June 2014 – their comments were set out in a report and photographs from the visit were presented.</p> <p>The Richmond scheme had used York stone paving with granite setts for the parking bays – the carriageways and raised crossing appeared to work well, and the signage was good. However, the streets there were too narrow for pavements to be expanded significantly and the lighting had not been replaced. Problems included a lack of seating and cycle parking – cycles had been padlocked to railings damaging the paintwork.</p> <p>The Chairman suggested that use of yellow lines should be avoided in the Beckenham scheme if possible, and asked whether it would be possible for trees to be planted in the High Street. Julian Lewis responded that trees would only be practical in specific locations such as Thornton’s Corner or near the cinema. Another Member wanted there to be no railings on visual and cycle safety grounds – although it was pointed out that they were useful for casual cycle parking. The Town Centre Team had carried out a cycle survey which showed that cyclists would not use cycle racks if they were too isolated or far away.</p> <p>Sydenham had also been improved recently - cycle racks had been carefully placed to discourage illegal parking on shared space.</p> |
| <p>5.</p> | <p>EAST’S CURRENT WORK</p> <p>(A) Feedback from Urban Design London Design Review</p> <p>Julian Lewis of East provided feedback from the Urban Design London design review. While they were broadly happy with the Beckenham proposals, they wanted more information about proposals for the War Memorial/Cinema area and expected a more ambitious approach. They had also sought more information on the strategy behind the scheme; it was felt that they had not appreciated the groundwork done with stakeholders over the previous 18 months.</p> |

(B) Street Furniture and Treatment Options

Julian Lewis summarised his recent work and thinking on a number of issues.

Lighting: A clear strategy was required, but he felt that lighting should be discreet and not too dominant. Bespoke approaches could be used for different parts of the High Street – heritage lights on the Green, and at Thornton’s Corner and lights on buildings in the central section of the High Street. Certain buildings and locations needed highlighting, and good lighting was needed for some of the alleyways (including options for cateneries.) Certain lighting levels were needed for road safety.

It was suggested that lighting that cast a distinct cone of light was more attractive than more general lighting, which might also detract from uplighting of buildings. There were reservations about tree lights, because of the boxes and wiring needed, and catenary lights, but Julian Lewis stated that the technology was much improved and most of the objections could be overcome. He could provide a list of examples of catenary lighting that could be visited. The Working Group agreed that Christmas lights needed to be taken into account, and that this should be in the specification.

Seating: Julian Lewis suggested different approaches for different locations. There could be a range of perches and good seats in different materials such as shaped concrete or granite. These could be branded with the Beckenham name. Seats with arms could be used to restrict opportunities for people to mis-use seats for sleeping.

Cycle Parking: Plenty of cycle stands were required. These could also fulfil the same function as bollards in certain locations.

Signage & Identity: This could be reinforced by a range of plaques and signs.

6. PROPOSED CONSERVATION AREA CONSULTATION

2,000 consultation letters were due to be sent on Monday 8th September and the website should just have been activated.

7. TOWN TEAM UPDATE

(A) Short-Term Improvements

Chloe Ross asked what had happened with the short-term improvements such as repairing the water fountain and clocks and de-cluttering. Officers explained that, of the original £250k budget, £100,000 had been spent with the remainder being committed to the major scheme budget. It could not be drawn down until the major scheme was implemented and its use had to be consistent with the major scheme. However, it was proposed to use £47k of £50k section 106 funding from the Tesco Croydon Road development in Beckenham to fund the naming of alleyways and improvements to the Green including the stage cover and other infrastructure improvements to support markets and community events. This had been supported by the Renewal and Recreation PDS Committee on 2nd September and would be subject to a decision by the Portfolio Holder. The Chairman urged officers to proceed with the repairs to the clocks and fountain as soon as possible.

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| | <p>(B) Alleyways</p> <p>Dr John Parker presented the proposals for naming alleyways, or passageways, as he preferred, reporting that some of the names had been shortened. The Working Group endorsed the proposals for consultation.</p> |
| <p>8.</p> | <p>TOWN CENTRE MANAGER'S UPDATE</p> <p>The Working Group received a summary note of the Town Centre Manager's Activity since the last meeting.</p> |
| <p>9.</p> | <p>NEXT MEETING</p> <p>The next meeting would be held on <u>Thursday 6th November 2014</u> starting at 7.30pm at Beckenham Library.</p> |

The meeting ended at 9.32pm.