

## **CHAIRMAN'S CORNER**

Welcome to the Spring 2015 edition of Knoll News. We had a very successful AGM on Tuesday 25 November where over a hundred members had the opportunity to hear from John Stephenson of LBB talk about planning rules and enforcement; Ben Ward of SE Trains talk about the work being undertaken at London Bridge Station and the benefits this will ultimately bring; Inspector Tony Noar talk about the changes to local policing and Sharon Baldwin of Orpington Business Improvement District talk about the changes and developments along Orpington High Street. This was followed by a general Q&A session involving local Councillors, and drinks, nibbles and general discussion among friends and neighbours once the meeting was formally over. The minutes of the AGM are available on our website: [www.kra.orp.org.uk](http://www.kra.orp.org.uk) or simply "google" "Knoll Residents Association". Many thanks to all members who attended and to the Committee for all the hard work they put into make the meeting a success.

Since the AGM, KRA, along with other Resident's Associations, have had a meeting with LBB about the dire financial situation it finds itself in, mainly caused by a reduction in central government funding, although LBB already received less funding than many other local authorities. To reduce costs, it seems likely that LBB will seek to reinvent itself as a contracting body, getting others to provide services rather than seek to provide them itself. Something of this approach can be seen in the proposals to have volunteers run some libraries (for instance, Southborough Lane but not Orpington) or seek to turn some of the building to other uses, as in Chislehurst. Council tax is also likely to increase but by less than 2%. Other moves include the likely closure and sale of the Priory, although currently this has been deferred. We will be watching this space and monitoring the likely impact of any changes on the Knoll area and have a meeting in June to discuss this and other issues with local Councillors.

On other fronts, the rebuild of Orpington Station Car Park is now complete, which is good news; rather less good is the proposed redevelopment of Berwick House (by Vinson Close and the High Street) as a block of flats. One of our concerns is the lack of parking places in the development plan and the impact this will have on surrounding roads. Despite opposition from LBB, the proposals were accepted on appeal by the Planning Inspectorate.

To try to restrict developments like this, we propose to petition LBB to make the Knoll area an Area of Special Residential Character. What this entails is explained in a separate article in this newsletter but we can only do this with your support. Please sign the petition over the page and return it with your KRA subscriptions to your local road warden. Subscription is only £1 per adult person, which I hope you accept as good value, so please let your local road warden (details on back page) have your subscriptions and the signed petition forms as soon as possible.

Thank you.

## **HELP KNOLL RESIDENTS**

We lost two Committee members in the Autumn – Chris Tait and Hilary Robson, both of whom I would like to thank for their many years of committed service. As a result we are short of Committee members. If any member would like to consider joining the Committee, please let me know – contact details are on the back page. Duties are not too onerous – we meet about eight times a year and the various other duties are shared out between Committee members.

We also need a new Road Warden for Irene Road as the existing Road Warden has retired after many years' service. Many thanks to Christine Wheeler. Road Wardens deliver the Knoll News three times a year, collect subscriptions and act as a bridge between members and the Committee. If you would like to take Christine's place, please contact Ray Vaughan (details on back page).

## **CONTACT THE ELDERLY**

Contact The Elderly is a charity whose members once a month (for about eight months a year) invite an elderly person into their home on a Sunday afternoon for tea, cake and conversation. If any member would like either to be invited for tea and cake etc or to help out, please contact Lily Lack on 01689 891647.

## MAKE THE KNOLL SPECIAL!

Most of us who live in the Knoll area like living here. A lot of the roads and avenues are tree-lined, the area has some little greens and, together with the gardens, the Knoll is generally a green and pleasant land. Housing is also generally of a pleasing and varied design.

We would like to keep it this way – not just for ourselves but also for those who might come after us. There is, however, growing pressure on the Knoll. Some large developments are likely by Orpington High Street, which fringes the Knoll – for instance, the proposed conversion of Berwick House into flats, and there have also been some large developments and extensions within the Knoll. I should make it clear at this point, that KRA has no objection to the usual sort of house extensions (conservatories, converting or building over garages and the like), but we are concerned about very big extensions and plans to build new houses in what was people's back gardens.

**What can we do about this?** KRA monitors new planning applications and seeks to raise objections where appropriate. But even when these are supported by LBB and the planning application is turned down, all too often (as with the proposed Berwick House apartment block), the developers go to appeal and the appeal is allowed by the Planning Inspectorate, which is based in Bristol, and knows little or nothing about our area.

**So something more is needed.** We think that becoming an Area of Special Residential Character ("ASRC") will help. An ASRC is an area "forming a well-established residential area which has readily identifiable and distinctive characteristics and a high standard of residential amenity". Planning proposals within an ASRC have to have regard to special developmental criteria, which are outlined below. There are a number of ASRCs within Bromley, including Petts Wood.

**We cannot, however, become an ASRC without your support.** We will need to petition Bromley Council. If you agree with the idea, please sign (together with all other adult members of your family living at your address) the petition at the end of this Newsletter and hand it to your road warden together with your subs. After all, what is good enough for Petts Wood is surely good enough for the Knoll....so please sign the petition!

### WHAT IS AN AREA OF SPECIAL RESIDENTIAL CHARACTER ("ASRC")?

An ASRC is an area forming a well-established residential area which has readily identifiable and distinctive characteristics and a high standard of residential amenity. In particular, according to LBB's Unitary Development Plan:

- "(1) there should be a sufficient number of properties to form an area of distinctive character. The area should be well established, readily identifiable and coherent;
- (2) the majority of properties should generally have the same readily identifiable characteristics (e.g. high spatial standards, similar materials, well established frontages);
- (3) the boundary should be easily defined and defensible; and
- (4) the area defined should be primarily residential in character."

### WHAT IS THE KNOLL AND WHY IT SHOULD BE DESIGNATED AN ASRC?

We believe the Knoll satisfies the above conditions. The Knoll is:

- (1) an area of distinctive character. Many of the roads are tree lined and there are a number of greens;
- (2) the majority of the properties have readily identifiable characteristics being built in the 1930's or 1940's, generously proportioned, often detached and with large gardens;
- (3) the boundary (Dale Wood Road, Crofton Lane, Lynwood Grove across to Irvine Way, Broxbourne Road, Chislehurst Road, Orpington High Street and continuing into Sevenoaks Road until the railway line but excluding Chislehurst Road and Orpington High Street per se) is well defined and coherent;
- (4) the area is primarily residential in nature.

### PLANNING IN AN ASRC

According to LBB's Unitary Development Plan: "Applications for development in Areas of Special Residential Character will be required to respect and complement the established and individual qualities of the individual areas.

The criteria for development in an ASRC are as follows:

- (1) developments likely to erode the individual quality and character of the ASRC's will be resisted;
- (2) residential density shall accord with that in the area;
- (3) spatial standards of new development (plot width, garden depth and plot ratio) shall accord with the general pattern in the area;
- (4) the general height of existing buildings in the area shall not be exceeded;
- (5) the space between a two or more storey development and the side boundary of the site should accord with that prevailing in the area;
- (6) backland development will not be permitted;
- (7) new development will be required to take account of existing front and rear building lines;
- (8) existing mature trees and landscaping shall be retained wherever possible;
- (9) conversions, where appropriate, will only be acceptable where they do not alter the external appearance of the building;
- (10) proposals, including conversions that are likely to significantly increase the proportion of hard surfacing in front of existing properties, will be resisted unless accompanied by satisfactory landscaping proposals;
- (11) materials shall match or complement those in adjoining existing developments;
- (12) areas of land indicated as Open Urban Space on the Proposals Map will not be developed for any purpose."

**COMMUNITY FUN DAY**  
**On Saturday 16th May 2015**  
**from 2pm to 7pm**  
**At St John's Church,**  
**Lynwood Grove**

Everyone is invited to come along for an afternoon of fun and games, food and festivities at St John's Church, Lynwood Grove.

Entry is free, as will be most of the fun and games, including a bouncy castle. There will be a barbecue and other food and drinks on sale all afternoon.

The day will end with the launch of some 500 plus balloons in our balloon race, with tickets to buy on the day. There will be something for all ages, and we hope to emulate the fantastic Jubilee event of 2012.

So please join us—***we look forward to welcoming you.***

**ORPINGTON U3A (for retired people)**

Handbell team meet at 22 Lucerne Road on three Thursdays a month  
at 2pm for two hours.

The team are in need of two or three more players with music ability.

Anybody interested in joining please contact  
Terry Rayfield on 01689 825894

**CONTACT US**

*The contact details for specific officers &  
committee members are:*

**Chairman** Paul Savage 820912 [kra.chair@gmail.com](mailto:kra.chair@gmail.com)  
**Secretary** Miriam Harries [kra.secretary@gmail.com](mailto:kra.secretary@gmail.com)  
**Treasurer & vice-chairman** Ian Black [kra.treasurer@gmail.com](mailto:kra.treasurer@gmail.com)  
**Planning** Sue Smith [kra.planning@gmail.com](mailto:kra.planning@gmail.com)  
**Tree warden** Brian Wilkin [kra.treewarden@gmail.com](mailto:kra.treewarden@gmail.com)  
**Road warden secretary** Ray Vaughan 839473  
**Road warden secretary** Richard Burton 810561  
**Road warden secretary** Kay Wilkins 878603  
**Items for the KRA website to**  
[knollnews@gmail.com](mailto:knollnews@gmail.com)

If you have any articles or news snippets you would like to share, or details of any forthcoming courses, events or talks that you would like publicised in the Summer 2015 edition please email to [knollnews@gmail.com](mailto:knollnews@gmail.com) by Monday 8th June 2015. Thank you.