



# The Future of Darrick Wood

## Eleventh edition - September 2025



### Update from Keniston Housing Association

Since the last newsletter, we held a drop-in at the Keniston office to consult further on landscaping plans. Thank you to all who came along to talk to us and the landscape architects, and thank you to those who completed the survey online. We were encouraged by the positive comments received from residents with some examples below.

- ⇒ ***I think it will give the estate a great look. Improvement on the entrance to A21 and grass areas.***
- ⇒ ***I like the proposed development images and ideas for the new housing and play areas. It looks very kind to wildlife and nature.***
- ⇒ ***I think it's great that local people can get access to affordable housing.***

We acknowledge that there are some residents located close to the proposed play area who are not keen on having this play space there. We would like to clarify that the plans are for an informal space that lends itself to play, but it won't be a play area in the traditional sense. However, we have listened to your views and will be altering the design for this area to reduce the impact. We want to work with residents to create a space that you are happy with and will consult further shortly.

#### Community Centre

We have had comments asking why we can't put homes or a play area where the Community Centre is or on the land next to it.



*As a reminder, the land next to the Centre is owned by Bromley Council and is a protected wild meadow.*

*Any proposals for a play area on the Community Centre site would require a completely new planning application at additional cost and is not part of our existing plans.*

This month, the centre will be fully decommissioned and removed. It came to the end of its 25 year life-span quite some time ago and as a result, was not able to be reopened since the pandemic closure.

At this time, we do not have any plans or funds in place for what will be on the site in the future. It was important to arrange the removal of the building as it has recently been broken into, vandalised and even had arson attempts made.

You will see some hoarding being placed around the site to secure it before dismantling takes place. This work will take approximately 2 weeks to complete and we appreciate your patience during this time as there will be some noise.

We thank everyone who has been involved with the centre over the years.

#### Allotments

Having looked at all the feedback relating to proposed allotments, there does not appear to be enough demand at this time to move forward with these plans. It does not mean that we won't ever have them, but there needs to be the demand to justify the cost and maintenance of such areas.

#### Friends of Darrick & Newstead Woods

During the drop-in session, the Friends of Darrick & Newstead Woods came along with Bromley Council's ranger. They expressed concerns over how we might be enhancing the entrance to the woods and the A21, and whether this would enable access to motorised bikes and quads. We have assured them that we will work with them to ensure that the enhancements are suitable and agreeable.

#### Planning application update

Due to planning conditions, we have needed to amend some of the details and have submitted these back to the Planning Department of Bromley Council some time in September. If you have previously commented on the planning application, the council will automatically write to you with any updates that are submitted by Keniston.







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## Proposed Changes

- The proposal maintains the consented 26 residential homes, comprising of one and two bed apartments with wheelchair accessible on the ground floor which have been updated and refined.
- The residential stair and lift cores have been updated to meet current fire regulations, with the north core enclosed to provide a secure lift and stair lobby space.
- The apartments have been further refined internally with minor updates to the façade. The heights of the building have also been amended to reflect the current required insulation build-ups for sustainability.
- Landscaping - We have looked at alternatives, but unfortunately the Oak tree between Isabella Drive and the new building will now need to be taken out and a new smaller tree planted. Some scaling back of the play area. Removal of allotments.

## Energy

- The scheme has seen some amendments led by updates to Building Regulations which came into effect on June 2022. Changes in the Energy Strategy and consideration of overheating impacts have been considered.
- Exhaust Air Source Heat Pumps space heating systems were selected for the overall heating strategy reducing energy consumption and reusing spatial heat from the kitchen and dining area for the bedrooms and living area.
- Layouts refined and adjusted to accommodate individual air source heat pump equipment and meters.
- Although the overall building fabric remains the same, the sill height for windows has increased to 1100mm for prevention from falling.



## Contacting us

Please use the dedicated email and phone line below:

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Leave a comment on: **01689 664514**

