
The H.O.M.E. Residents' Association

www.home.addiscombe.net

Newsletter Spring 2008

We now live in the East India Estate Conservation Area!

Canning Road, Clyde Road, Elgin Road, Havelock Road, Mulberry Lane, Outram Road and Ashburton Road

*It means more control over: demolition, minor developments and **the protection of all the trees***

Here is a quote from the English Heritage site which will sum up all that needs to be said about why in spite of (planning and design) devastation this area has suffered since the 60s we have been given this prestigious status:

“The special character of these (conservation) areas does not come from the quality of their buildings alone. The historic layout of roads, paths and boundaries; characteristic building and paving materials; a particular 'mix' of building uses; public and private spaces, such as gardens, parks and greens; and trees and street furniture, which contribute to particular views - all these and more make up the familiar local scene. Conservation areas give broader protection than listing individual buildings: all the features, listed or otherwise, within the area, are recognised as part of its character.”

(Read more on page 2 and 3)

AGM and Summer Social

8th June 2008 from 3pm to 6pm - AGM at 4pm to 5pm

At 89 Outram Road

This is your AGM and your Social, please come (more on page 2)

New street trees

After years of lobbying the Council we have had some trees replaced and some new trees planted. If you have one in front of your house could you please water it in hot weather through its first year?

Our local BRIARLEY BRIDGE CLUB Tuesday night at 7.30 pm Ring Shirley Mills **020 8654 1000**
Come along to the Briarley at Friendly Club Refreshments Partner available (by arrangement)
Duplicate Bridge

From our Editor

As I begin my task of getting together the Spring Newsletter, there is a weak sun trying to shine through banks of clouds, but still, we should all be grateful for any sunshine at all, in view of the unseasonable Spring which we have experienced so far. Each time I think about lowering the temperature down/turning off my storage heaters, along comes another icy blast to remind me, as the old saying says - “Ne'er cast a clout till May is out”. Anyway, the worst is over and I feel sure we will soon be enjoying lovely Spring weather.

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Looking back to our New Year Party in January, everyone who attended will agree what a delightful evening that was in the lovely home of Shirley Mills, who kindly agreed to open her doors to us for the occasion. Consequently, we will in future hold our annual winter party in January, which is so much better than trying to squeeze it in between all the frantic Christmas commitments.

1. Summer Social & Annual General Meeting

Date: 8th June 2008

Venue: 89 Outram Road

Time: 3pm till 6pm

AGM to start at 4 pm

This is an opportunity for all of us to look at what has been achieved in the last 4 years and what would you like us to work on in the following year. Should we join up with Canning and Clyde RA to form a bigger residents' association – the East India Estate RA? Come and give us your thoughts and ideas!

As last year, we will combine our annual Summer Party with the AGM, as it seemed to work so well. Happily, another of our members, Valerie Beagley, has agreed to allow us the use of her home and garden, at 89 Outram Road and we are most grateful to her for this offer.

The party will commence at 3pm and at 4pm the AGM will start. At 5pm, or sooner, the party will continue till 6pm.

As usual, contributions of food and drink would be most welcome. Please also bring along items for our ever popular Raffle – unwanted gifts etc. etc. and of course any neighbours!!!

2. Nos 40-42 Elgin Road & Conservation Areas

You will be aware of the very successful outcome of the above battle with Developers, in that not only have these two houses been saved from being demolished – and only just in the nick of time - but the Plan for the block of flats has also been refused planning permission.

Everybody on the HOME Committee did what they could to keep the fight going, but I feel two people should be given a special mention, Mira Armour who works so hard on behalf of HOME and is the lady who keeps us all on our toes, one way or another and Norman Young, whose property, 44 Elgin Road, would have been so badly affected by the construction of this totally out-of-place block and who also has kept the battle going. Also, thanks are due to our local Councillor, Russell Jackson, who has championed our cause so well and to all you good people who kept writing in to Croydon Council expressing your strong opposition to the demolition of the two houses and the building of the block of flats. The houses have since been boarded up and are not a pretty sight, we shall keep you informed.

In addition to this is the even more amazing news that, following on a Meeting of Croydon Council's Development Framework and Planning Policy Cabinet Committee, at which Councillor Russell Jackson and Norman Young spoke, our area of Addiscombe is now designated as **the East India Estate Conservation Area**, which protects our roads from the future unwelcome building plans

Many thanks to the Planning Department, and particularly to Vincent Lacovara and Nicola Townsend for their tremendous work in providing the necessary evidence to ensure that Conservation Status could be granted to this vitally important part of Croydon's Heritage.

If you wish to look at the papers that were approved at the Meeting you can go online at <http://www.croydon.gov.uk/democracy/dande/minutes/cabinetcommittees/ldfsub/260308a>

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You can also find out what powers this gives the Council and general information on Conservation areas on the English Heritage web link below:

<http://www.english-heritage.org.uk/server/show/nav.1062>

What does designation mean? (from their web site)

Within a conservation area the local authority has extra controls over:

demolition

minor developments

the protection of trees

Demolition

Applications for consent to totally or substantially demolish any building within a conservation area must be made to the local planning authority, or, on appeal or call-in, to the Secretary of State for the Environment. Procedures are basically the same as for listed building consent applications. Generally there is a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.

Minor developments

If you live in a conservation area, you have to obtain permission before making changes which would normally be permitted elsewhere, to ensure that any alterations do not detract from the area's appearance. These changes include certain types of cladding, inserting dormer windows, and putting up satellite dishes which are visible from the street.

Under legislation introduced in 1995, local authorities can make further restrictions on the kind of alterations allowed, depending on how these might affect the key elements of buildings in the conservation area. Examples might be putting up porches, painting a house a different colour, or changing distinctive doors, windows or other architectural details. The local authority has to have good reason for making these restrictions, and must take account of public views before doing so. To many owners, any tighter restrictions or additional costs, such as for special building materials, are more than outweighed by the pleasure they derive from living in such an area.

Trees

Trees make an important contribution to the character of the local environment. Anyone proposing to cut down, top or lop a tree in a conservation area, whether or not it is covered by a tree preservation order, has to give notice to the local authority. The authority can then consider the contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it.

We were told by our hard working councilors that "In addition to these three areas of policy the Council must establish a Conservation Area management plan to both maintain and restore the character of the area designated. The Council will be drawing this document up over the coming months." See their www.addiscombeconservatives.com/

Despite a few inconveniences residents may experience in future in regard to planning matters, most people will agree that this recent designation of our area will protect our environment and increase value of our homes.

3. OUTREACH POLICY

At our last Committee Meeting it was suggested that it would be a good idea to hold a series of open meetings, when a small number of paying members would be invited to attend and bring a neighbour in order to find out more about HOME. Dates and venues will be determined in due course. Please give us a call if you would like to host one of these get togethers.

4. LOCAL MATTERS

Something surreal - the garage attached to No 46 Elgin Road is being auctioned with a view to in-fill with a very tall thin house. What do you think about this? See more about it on our [www](http://www.addiscombeconservatives.com/).

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In conclusion, this has been a very productive and successful period for HOME and we must also be aware of the considerable support and help we have received from people in other local Residents' Associations, The Clyde & Canning Road Residents Association and the Morland Park Residents Association. It is very poignant to think how pleased our good friend Steve Collins would have been had he lived to see his beloved Addiscombe being designated as a Conservation Area.

If you have any comments or ideas you would like to be considered, please contact the appropriate Committee Member, as printed below, or send these to Norman Young for the HOME Website.

Hope to see you all at the Summer Party/AGM on 8th June.

Ann

Free Adult Cycle Training in Croydon

A free 2 hour lesson can be booked by anyone who lives, works or studies in the LB of Croydon. Please book on line at www.cyclinginstructor.com

ITEMS FOR SALE / TO GIVE AWAY We have space on our www to enable local people to advertise items they would like to sell OR give away – please email athome@addiscombe.net or drop Norman a line with details.

Contacts:

- Mira Armour, Chair, 02086546437, Miraarmour@aol.com
- Rob Field, Vice Chair , 31 Havelock Road
- Norman Young (Website Master), 44 Elgin Road; athome@addiscombe.net
- Melanie de Villiers (Treasurer),10 Sonning Court, 38 Outram Road
- Ann Bowden, Editor, Newsletter, Email: abowden017@aol.com, athome@addiscombe.net
- Stan Goron, Secretary, 74 Outram Road
- Ellen Forester, Trees & Environment, 6 Havelock Road

To support our work please join the RA

Contributions are, of course, at your discretion, but a sum of £5.00 (or more if you wish) per household would be very welcome. These help to offset expenses incurred in maintaining the website, printing newsletters and corresponding with the council / ombudsman etc.

Subscription Form:

Name (Title, Initials & Surname).....

Called names (of all members).....

Address:.....

.....

Tel:.....Mobile.....

Email.....

I enclose cheque (payable to The HOME Residents' Association) for £_____ (or cash) for the annual subscription (Suggest £5 as a reasonable contribution, but any

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amount would be appreciated.

Hand it in at the Summer party or by post to our Treasurer (Melanie de Villiers, 10 Sonning Court, 38 Outram Road CR0 6XE).

Please note that the personal information you give here is confidential to the Committee and will not be passed on to any other organisation or individuals

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