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

www.home.addiscombe.net

Newsletter December 2007

With the dark, wintry evenings now upon us, it is time to publish the last Newsletter of 2007 and I have to start on a very sad note. As some of you will have heard, our very good friend and colleague, Steve Collins, died on 7th November. Steve, who was Chairman of the Canning and Clyde Roads Residents Association, made us think of creating our own residents' association back in 2004. He was passionate about Addiscombe and worked tirelessly, with the support of his partner, Anne, to protect our very special and historic part of Croydon. His two Books of Addiscombe are a wonderful collection of history of Addiscombe and a very appropriate legacy from Steve. He was a truly unique individual with a warm and generous heart and genuine love of life. He will be missed. You can find more about the Books of Addiscombe on page 6.

NEW YEAR PARTY

It has been decided to hold our annual Winter Party in the New Year rather than around Christmas as it is always difficult to find a date suitable to everyone around that very busy time. This year we are lucky to have it in Outram Road, thanks to the hospitality of Shirley Mills who lives in the yellow house at the top of the road.

Time: Saturday 12th January at 5pm

Venue: Pembroke Lodge, 18 Outram Road

Please put this date in your diary and bring your neighbours!
Bring all your unwanted gifts for our always very popular raffle.
Food & drink contributions gratefully received.

We intend to invite the Addiscombe Safer Neighbourhood Team and our politicians.

ANNUAL SUBS

The new subscription year runs from January to December 2008 and subs will be gratefully received at the New Year party or by post to our Treasurer Please complete the form which appears at the end of this Newsletter.

PLANNING MATTERS

It has been a very trying year - endless applications! We are here to support all our residents if they feel that a certain development is going to effect their quality of life. As a committee who represents the residents we are demanding good quality developments on your behalf only. More on current matters see page 3.

A little broader afield we were involved with another 4 residents associations in the enquiry about the East Croydon development known as Gateway. If you are interested there is more about it at the back of this newsletter. See page 5

Havelock Road, Outram Road, Mulberry Lane & Elgin Road

Looking after the concerns of local residents Page 1

The Vision for Croydon, architect Will Alsop's workshops on Croydon - London's 3rd City also saw Ellen's vision published in the Croydon Advertiser. We might see River Wandle resurface after all these years - near the Parish Church in old Croydon and in Wandle Park. Anyone for fishing?

CURRENTS APPLICATIONS:

Re 40-42 Elgin Road, Croydon, CR0 6XA

URGENT - your letters needed by 20th December 2007 - see page

Demolition of existing buildings; erection of three storey building with accommodation in roofspace to comprise 10 two bedroom and 3 one bedroom flats; formation of vehicular access and provision of associated parking : all details on page 3

88 Outram Road, Croydon, CR0 6XF

Application Number: 07/04345/P

Description: Alterations; conversion to form 1 two bedroom, 3 studio and 2 one bedroom flats; erection of single storey rear extension - consultation period ended

CROYDON BOROUGH NEIGHBOURHOOD WATCH ASSOCIATION CONFERENCE

Melanie Villiers attended the above Conference which was held at the Town Hall on 13th October. She reports that the Conference was very well organised and was well attended by representatives from all over the Borough. See below.

TREES

Ellen Forester has surveyed all the street trees – some are in very bad state. She requested on our behalf that they are replaced.

See if you can solve this riddle from the council's reply :

"I regret to say that it is unlikely that funds will be available this winter to allow new tree pits and trees to be planted this winter.

However, I can confirm that the vacant sites that you mention in your report are on file with a view to planting replacement trees this winter."

We are sure Ellen will be chasing it up *this* winter.

STREET LIGHTING

As residents in the HOME area are well aware, street lighting is, to say the least, inadequate, particularly in Havelock Road, where there is a really dark area from the Sandilands Tram Stop to Melton Court. Despite many appeals by the Committee to the Council, it transpires that there is no "extra" money in the budget to rectify the problem at the present time and we will just have to wait our turn in the overall plan to improve street lighting in Croydon. However, as the 2 lights at the top of the road are both obscured by the overhanging branches of trees we are looking into the possibility of having these branches cut back to help the situation.

NEIGHBOURHOOD WATCH

Melanie Villiers attended the above Conference which was held at the Town Hall on 13th October.

The main points arising from the conference were:

- The Safe Neighbourhood Teams are looking for better integration with active Neighbourhood

Havelock Road, Outram Road, Mulberry Lane & Elgin Road

Watch Teams

- The Met are looking for volunteers to help the Safer Neighbourhood Teams with communication/admin work. If you are interested, try www.metpolicecareers.co.uk for more information.

- A "No Cold Calling" zone trial in Shirley has been a marked success and Trading Standards can help in setting up additional zones (with help of local residents).

Only 2 representatives from each Neighbourhood Watch are allowed to attend, so if you would like to attend next year's Conference, please tell someone on the HOME Committee.

If you need a NW sticker fro your house - please contact Mira.

LOCAL EVENTS

The Mitre Players will be presenting their annual Pantomime at Trinity School, Shirley Park, Croydon from Thurs.10 January to Sun.13th January 2008.

This year's production will be an entirely original version of SLEEPING BEAUTY and will appeal to all ages. The script is by Julian Chenery, who is founder and artistic director of the highly successful touring company SHAKESPEARE 4 KIDZ and the music is by Colin Warnock, who was one of the two founders of The Mitre Players and who has written numerous musicals and other works. The Mitre Players annual pantomime is always highly entertaining, with a very topical theme. Tickets can be ordered now from Peter Stockwell, 0845 2255799 or 07914 763422 or can be purchased at the door.

If you would like to publicise any local event, please contact us either in time for the next Newsletter or Norman Young for inclusion on the Website.

MORE ON PLANNING:

40 - 42 Elgin Road - please object

The one planning application of greatest importance for our area relates to numbers 40 and 42 Elgin Road.

Your letters are needed by 20th December 2007

Once again we are asking for your help with objecting to **the latest** planning application for redevelopment of 40 and 42 Elgin Road. It is essential that your objections are received by Croydon Council by 20/12/07 and a copy sent to the Planning Inspector.

You may have received a letter with a selection of plans from the developer – Planning Potential. This is the fourth application on this site and they are becoming desperate! Well done to all of you who have written to the Council before. Do it just one more time! (We cannot promise! We can only hope!).

These are the key points for objections:

1. Loss of another 2 Victorian locally listed houses - part of a cluster of 6; 3 in Elgin and 3 in Havelock with adjoining gardens. They can be converted.
2. The mass of the building is too great for the site; it is too high, it goes too deep into the garden
3. The 4 story building extending far into the garden will result in significant loss of daylight and sunlight to Jenny and Norman's family home at no 44.

Havelock Road, Outram Road, Mulberry Lane & Elgin Road

4. The design effects the streetscene – in particular to the back and south elevation – two Victorian houses will be replaced by one large 4 story block of 13 flats
5. loss of one garden to a car park (the developer has already felled 18 mature trees)
6. additional strain on utilities – especially water and sewage

This development is of great importance for our area. Please send your letters now otherwise this development will be rubberstamped and Addiscombe will loose another 2 Victorian houses.

Write to:

Send a copy to:

<p>Mr Rory MacLeod Head of Planning Control Planning and Transportation Department Taberner House Park Lane Croydon CR9 1JT</p>	<p>Mr Anton Godfrey The Planning Inspectorate Room 3/14 Eagle Temple Quay House 2 The Square Temple Quay Bristol BS1 6PN</p>
<p>Ref: 40-42 Elgin Road, Croydon, CR0 6XA Application number: 07/04517/P</p>	<p>Re 40-42 Elgin Road, Croydon, CR0 6XA Appeal A/07/2051674/NWF</p>

These are the reasons why previous application was refused by the Council.

The development would result in the demolition of a building without adequate justification that makes a positive contribution to the street scene and which is included on the Local List of Buildings of Special Architectural or Historic Interest

The development would not provide a high standard of design and layout and would therefore be detrimental to the visual amenity of the street scene by reason of its height, massing, design and prominent siting

The development would result in unsatisfactory accommodation for Flat 1 by reason of poor natural light and outlook

Other applications:

46 Elgin Road

This property has been auctioned - with a reserve price of £550K. It appears to be for sale again.

4 Elgin Road

There had been a renewed application to extend and convert this property. We were asked to object.

12 Elgin Road

The owners of the property had informed the Council that they wished to convert from multiple occupancy to single occupancy. However it appears it is actually being converted.

1 Havelock Road - convert into five flats

This application had been withdrawn

CROYDON GATEWAY PUBLIC INQUIRY

***Here is a copy of the original statement given on our behalf by
JOHN INGMAN (PARK HILL RESIDENTS ASSOCIATION, CANNING & CLYDE
ROAD RESIDENTS ASSOCIATION, MORLAND PARK RESIDENTS ASSOCIATION,
H.O.M.E. RESIDENTS ASSOCIATION & CROYDON TRANSPORT FOCUS GROUP)***

The four resident associations on whose behalf I speak this morning represent over 4,000 households to the east and south east of East Croydon station. We strongly oppose the planning application for the Gateway site.

We share many of the concerns which have been expressed by Councillors Price, Jackson and Garcia who represent part of the area we cover - in particular about the impact of the Arena on the local transport network which is already over-stretched. In our view the transport assessment which has been made by the developers is flawed – based on surveys of two unrepresentative days and failing to take account of the surges of traffic which the Arena will generate in the early evening when demands on both private and public transport are already at their peak. In the late evening, Network Rail have said they expect East Croydon station will have to close on safety grounds when visitors leave the Arena – and Tramlink too are concerned about safety. The developers have not proposed any improvements to the transport network sufficient to deal with this. If public transport cannot cope, visitors will come by car – and park in our streets. The developers accept that this will lead to new parking restrictions on us but we do not want these. We are concerned too about off-site law order and crowd control – concerns which the developers have not properly addressed.

This disruption to our lives would not in our view be offset by the regeneration which the Arena's proponents claim. We share the doubts which have been expressed – for instance by Ms Coifman and Mr Clarke – about the viability of the Volterra business plan for the Arena. And the viability of the rest of the development is also questionable. For instance, we are puzzled as to how a supermarket of the size proposed can succeed if it lacks adequate on-site car parking.

The Council have failed in their duty of consultation on this project. PPS 1 makes clear that Councils must involve communities in developing proposals and options; 'it is not enough to invite them simply to comment once these have been worked up'. But that is what Croydon Council has done. They have not discussed the need for an Arena; they have not explored options; they have not adopted a sequential approach either to the Arena or the associated shopping facilities – an aspect on which the UDP Inspector expressed considerable concern.

Against this background we oppose not only the planning application but also the Compulsory Purchase Order. It fails to meet the necessary criteria. It will not in our view promote the economic well-being of the area because we doubt it will be viable; it will harm the social well-being of the area, worsening the quality of our lives; it will harm the environmental well being of the area, worsening traffic and pollution and the public transport system. As the Council has recognised, the goal of regenerating Croydon can be secured by the Stanhope Schroeder proposals which would have a minimal impact on the lives of people in the adjoining areas. There is not in our view the compelling case which alone can justify a CPO and the public benefit will not outweigh the loss to the people we represent.

Havelock Road, Outram Road, Mulberry Lane & Elgin Road

Here is another representation regarding GATEWAY SITE: Proposed Arrowcroft Plan

We are also grateful to Valerie Hunter, who attended the Public Enquiry on the proposed plan, containing the contentious Arena, and read out the extensive "Proof of Evidence" prepared by Ian Hunter, which contained numerous questions about the various difficulties which a huge Arena would bring about. It is fairly lengthy, so briefly, he covered all the concerns about overcrowding of surrounding roads with cars and coaches when a big event was on, overcrowding of Trams (and the platform areas), Buses and Trains, harming the viability of existing shops, restaurants and the local Fairfield Concert Hall, safety concerns etc. In her report on the Public Enquiry Valerie points out the surprising matters which came out:-

As Valerie says, "for three hours the Counsel for Arrowcroft & Partners and Croydon Council's representative tried to justify the Arena and what they wanted, Not unsurprisingly, not once did they mention what RESIDENTS want!"

Valerie mentions she would never have had the courage to attend such an Enquiry except by the example of Steve Collins, who had fought the Arrowcroft plans so resolutely before his untimely death. As she also says, it would be a great tribute to Steve if we are successful in stopping the Arrowcroft Scheme being adopted.

The Books of Asddiscombe from Canning & Clyde Road Residents Association

The first Book of Addiscombe is about a variety of things including a lot about how the area grew up - the East India Company, sale of the land, a bit of history of the five parallel roads that were on the IC Company land. Also the infrastructure - where did they get the bricks for all the building, transport - which is why the area was developed.

Volume II is again about a variety of things but concentrating on capturing people's memories of growing up in Addiscombe.
Steve Collins and Anne Bridge co-ordinated it.

Books can be purchased for £15 each or two for £25 from Canning & Clyde Road Residents Association (cheques payable to the association) from Anne Bridge, Flat 3, 42 Canning Road, 020 8656 6707.

It now remains for me to wish everyone a very Happy Christmas and may 2008 be a more peaceful year for us all.

Contacts:

Mira Armour, Chairman, 27 Havelock Road, 02086546437, Miraarmour@aol.com

Rob Field, Vice Chair, 31 Havelock Road

Mr Norman Young (Website Master), 44 Elgin Road; athome@addiscombe.net

Miss Melanie de Villiers (Treasurer), 10 Sonning Court, 38 Outram Road

Mrs. Ann Bowden, Editor, Newsletter, 020 8654 4242 Email: abowden017@aol.com

Mr Stan Goron, Secretary, 74 Outram Road

Mrs Ellen Forester, Environment, 6 Havelock Road

Our Safer Neighbourhood Team (Addiscombe 020 8721 2473)

If you have any information that might assist in solving any crimes, please contact the

Havelock Road, Outram Road, Mulberry Lane & Elgin Road

ANNUAL SUBS

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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 of the household).....

.....

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 amount would be appreciated).

Hand it in at the New Year 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