

Croydon Council

REPORT TO:	PLANNING POLICY DEVELOPMENT SUB-COMMITTEE LOCAL DEVELOPMENT FRAMEWORK AND PLANNING POLICY CABINET COMMITTEE 26 th March 2007
AGENDA ITEM:	6
SUBJECT:	The East India Estate Conservation Area
LEAD OFFICER:	Phillip Goodwin, Director of Planning and Transportation
CABINET MEMBER:	Councillor Chris Wright, Cabinet Member for Planning
WARDS:	ALL
CORPORATE PRIORITY/POLICY CONTEXT: The Council has a statutory duty to designate new Conservation Areas where necessary and to publish and review Proposals Statements for its designated Conservation Areas. The approved Local Development Scheme includes a commitment to the production of these documents.	
FINANCIAL SUMMARY: The actions detailed in this report will be delivered through the Council's existing revenue budgets.	
FORWARD PLAN KEY DECISION REFERENCE NO.:	

For general release

<p>1. RECOMMENDATIONS</p> <p>1.1 The Planning Policy Development Sub-Committee are recommended to support the designation of the East India Estate as a Conservation Area</p> <p>1.2 The Local Development Framework and Planning Policy Cabinet Committee are recommended to designate the East India Estate a Conservation Area</p>

2. EXECUTIVE SUMMARY

- 2.1 The East India Estate in Addiscombe has a unique local character that it is considered desirable to preserve and enhance. For this reason it is proposed that the area is designated a Conservation Area.

- 2.2 The Council is currently undertaking a comprehensive review of the Borough's Conservation Areas and Local Areas of Special Character (LASCs). This review will be completed in Summer 2008. The designation of the East India Estate has been brought forward in advance of the completion of the review due to very particular, specific and unique circumstances.
- 2.3 The East India Estate is defined by six parallel Roads laid out in the late 19th Century on the site of the training barracks of the East India Company.
- 2.4 The special interest on the East India Estate which we consider is desirable to preserve and enhance is as follows:
- The spatial quality and layout of the estate. In particular the strong urban 'ladder' structure that provides a consistent and robust framework but allows for local variations in building style. This combination of strong structure and local variation lends the area a unique local character. The ladder structure is defined by 6 wide parallel roads of similar length, consistent set back building lines, a significant proportion of original, smaller Victorian plots and building heights that vary but within tolerances of predominantly around 2 to 3 storeys.
 - A concentration of listed buildings and locally listed buildings, some of which – such as the red brick houses on Elgin Road, Havelock Road and Outram road – form pleasing groups.
 - The historical associations with the old East India Estate and its existing built remnants.
- 2.5 The character of the area has been subject to piecemeal change over recent decades which is slowly threatening the area's unique character.
- 2.6 A Conservation Area Appraisal and Management Plan for the East India Estate Conservation Area will be produced in the future and the Conservation Area will be reviewed from time to time.
- 2.7 Monitoring will take place annually through the Annual Monitoring Report (AMR) using local performance indicators. Review as and when determined to be necessary or when the policy context changes.
- 2.8 The proposed Conservation Area boundary is attached as an Appendix.

3. DETAIL

- 3.1 The East India Estate Conservation Area is defined by 6, straight, parallel roads which were set out in the 19th Century.
- 3.2 These roads share a unique local character, lent to them by their similar length, generous width, consistent set back building lines, a significant proportion of original, smaller 19th Century plots and building heights that vary but within tolerances of around 2 to 3 storeys. Ashburton Road is probably the most different in character, siting more developments from the 20th Century.

- 3.3 Each of the roads on the estate does have a variety of housing types and styles. However the structure, proportions and layout of the parallel roads, the predominantly consistent building lines, the survival of many 19th and early 20th Century buildings, the survival of original plot sizes and the predominance of two to three storey buildings lends the estate a particular and strong character.
- 3.4 Some buildings and groups of buildings within the estate are considered to make a particularly positive contribution to the area's character – including, for instance, numbers 40, 42 and 44 Elgin Road – and have been locally listed. There are a total of 57 Locally Listed buildings within the area. In addition, the remnants of the East India Company Gymnasium is a statutorily listed building, as is the fine Church of St Mary Magdalene on Canning Road.
- 3.5 Unfortunately, piecemeal development over the years has started to erode some of the character of the area. This development usually takes the form of combining individual plots to create larger blocks of flats with rear gardens paved to form car parks. A tendency to pave front gardens to form car parking spaces has also effected the area's character.
- 3.6 The East India Estate has a unique history and the area has a distinct and special character. It retains many original buildings from the period when it was laid out for housing in the 19th Century (approx. 47% pre 1900) and includes remnants of the former estate including a listed building.
- 3.7 The area originally sited an Elizabethan mansion. The Estate was passed to William Draper in 1700. He demolished the old Elizabethan mansion and in 1702 built a new Palladian style mansion. It was built to a design by Sir John Vanbrugh, architect of Blenheim Palace and Castle Howard.
- 3.8 This mansion stood on the area that is now Havelock and Outram Road. When William Draper died in 1718, he left his estate to his son of the same name. It was then passed to his nephew, Charles Clark who lived there until 1778.
- 3.9 In 1808, the then owner (Henry Delme Radcliff), sold the estate to the East India Company for £15,500 plus £1104.105 for timber and standing trees. The mansion and surrounding estate were then used as a training barracks for the cadets of the East India Company.
- 3.10 Established as a trading company by Royal Charter in 1600 during the end of the reign of Queen Elizabeth 1 the East India Company has been described as the largest multinational business that the world has ever seen.
- 3.11 The East India Company gradually controlled half the world's trade and a quarter of its population. In its hey day the company ran its own army and navy, minted it's own currency and traded in every corner of the globe.
- 3.12 The first entry of East India Cadets were in residence by 1809. In the beginning everyone was crowded into the mansion, but work soon started on the erection of barrack blocks, classrooms, hospital, laundry, bakehouse, brewhouse and other necessary buildings. All of these were eventually completed by 1828 and

cost £21 397.

- 3.13 About 2/3rds of the grounds were used as a farm, while the remainder, some 30 acres, formed the grounds of the college with the mansion house in the middle. The college was self contained, providing for itself.
- 3.14 The last building to be erected was in 1851 - the large gym which still stands today in Havelock Road and which is now a statutory listed building.
- 3.15 The other remaining buildings that still exist from the East India Company days are the 2 semi- detached professors houses called Ashleigh 1 and 2 which stand on the corner of Clyde Road and Addiscombe Road which are now locally listed and considered possible candidates for statutory listing.
- 3.16 The instruction given at the college was of a scientific nature suitable for future engineers, surveyors and artillery men. 7 years after the college's inception, infantrymen were accepted. The course lasted for 2 years. Cadets were aged between 14 and 18 and had to take an exam to get in. The Indian Mutiny in 1857 saw the beginning of the end for the college. In 1858, the British government took control of India from the East India Company and appointed Lord Stanley as the secretary of state for India.
- 3.17 In 1861, the Royal and Indian services were amalgamated the college being closed as of no further use. The Addiscombe estate was sold to developers in 1861. The remaining cadets transferred to Sandhurst. The mansion was demolished.
- 3.18 Today, what was the East India Estate was the block of land running west to east and encompassing the Canning, Clyde, Elgin, Havelock, Outram and Ashburton Road which were laid out in parallel and developed as residential roads in the late 19th Century. The Estate is bounded to the north by the Lower Addiscombe Road and to the south by Addiscombe Road.
- 3.19 See Appendix. A for some of the supporting work that has been done towards this Conservation Area Review including historical mapping. Appendix B shows the proposed boundary of the Conservation Area.
- 3.20 The policy on Conservation Areas in the Croydon Plan is as follows:

Designation of Conservation Areas

UC1 Where appropriate the Council will designate new Conservation Areas and extend existing Conservation Areas where it is considered such areas are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Areas shall meet one or more of the following criteria:

- (a) **a special character that stems from historical associations with notable people or events, or from features which illustrate important aspects of social, economic, cultural or military history;**

- (b) a high architectural quality, often including statutorily or locally listed buildings;
- (c) a spatial quality or general layout of special character, associated with high architectural quality.

3.21 As mentioned in section 2.0, the special interest on the East India Estate which we consider is desirable to preserve and enhance is as follows:

- The spatial quality and layout of the estate. In particular the strong urban ‘ladder’ structure that provides a consistent and robust framework but allows for local variations in building style. This combination of strong structure and local variation lends the area a unique local character. The ladder structure is defined by 6 wide parallel roads of similar length, consistent set back building lines, a significant proportion of original, smaller Victorian plots and building heights that vary but within tolerances of predominantly around 2 to 3 storeys.
- A concentration of listed buildings and locally listed buildings, some of which – such as the red brick houses on Elgin Road, Havelock Road and Outram road – form pleasing groups.
- The historical associations with the old East India Estate and its existing built remnants.

3.22 Following designation of the Conservation by Committee the Council will advertise the designation by placing an advert to this effect in the London Gazette and in a local newspaper. The designation will also be registered as a land charge. The date of the formal resolution by Committee will be the date of designation, not the date of these subsequent advertisements.

4. CONSULTATION

- 4.1 There is no statutory requirement to consult on designation of Conservation Areas. The proposal to designate this Conservation Area has however been generated in response to significant and sustained representations from local residents over a number of years.
- 4.2 There will be a statutory requirement to consult on any Conservation Area Appraisal and Management Plan produced for the East India Estate in the future.

5. FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

1 Revenue and Capital consequences of report recommendations

Current year	Medium Term Financial Strategy – 3 year forecast		
2007/08	2009/09	2009/10	2010/11
£'000	£'000	£'000	£'000

Expenditure				
Income				
Effect of decision from report				
Expenditure				
Income				
Remaining budget	_____	_____	_____	_____
	_____	_____	_____	_____
Capital Budget available				
Expenditure				
Effect of decision from report				
Expenditure				
Remaining budget	_____	_____	_____	_____
	_____	_____	_____	_____

2 The effect of the decision

There are minimal financial considerations or consequences arising directly from this report, as this work will be undertaken by in-house Urban Design staff.

3. Risks

There are no direct financial risks associated with this report.

4. Options

There are no options available other than resolving not to designate the Conservation Area.

5. Future savings/efficiencies

No particular savings or efficiencies have been identified.

(Approved by Ian Geary, on behalf of Divisional Director, Developmental Services & Management System)

6. COMMENTS OF THE COUNCIL SECRETARY AND SOLICITOR

6.1 The Solicitor to the Council comments that the Council has the power under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate areas of special architectural or historic interest as conservation areas if the Council deems it desirable to preserve or enhance the characteristics of the area being so designated. The designation of an area as a conservation area is an executive function.

6.2 The designation of any area as a conservation area should be recorded by the Council as a local land charge. Notice of the designation should also be given to the responsible Secretary of State and publicised in the London Gazette and at least one local newspaper.

6.3 (Approved by Sean Murphy, Corporate Solicitor, on behalf of the Council Secretary and Solicitor and Monitoring Officer)

7. HUMAN RESOURCES IMPACT

7.1 Designation of Conservation Area will lead to the requirement for Conservation Area Consent being sought for certain developments. This will generate new workloads. It is proposed that this workload will be met with existing resources.

(Approved by Robert Laban, Head of HR Consultancy, on behalf of the Divisional Director, Human Resources & Organisational Development)

8. CUSTOMER IMPACT

8.1 Designation of the East India Estate Conservation Area has been proposed in response to significant representations from local residents.

9. EQUALITIES IMPACT ASSESSMENT (EIA)

9.1 There are no equalities impact assessment issues directly arising from this report.

10. ENVIRONMENTAL AND DESIGN IMPACT

10.1 The designation aims to assist in preserving and enhancing the built heritage and landscape character of the East India Estate.

11. CRIME AND DISORDER REDUCTION IMPACT

11.1 There are no crime and disorder impacts directly arising from this report.

12. HUMAN RIGHTS IMPACT

12.1 There are no Human Rights Impacts directly arising from this report.

13. FREEDOM OF INFORMATION/DATA PROTECTION CONSIDERATIONS

13.1 With regards designation of this Conservation Area, full freedom of information is necessary and no matter is subject to data protection considerations.

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BACKGROUND DOCUMENTS: The Croydon Plan