

Addiscombe RAs Planning Group

representing views of residents of Blackhorse, ASPRA, CHASE, HOME, Canning and Clyde, Morland, Park Hill, Whitgift, & Lebanon & Cedar Road Residents' Group

Spatial Planning Service,
6th Floor Zone B,
Bernard Weatherill House,
8 Mint Walk,
Croydon,
CR0 1EA

Dear Steve and Team

I have pleasure in enclosing our group response to the consultation document Croydon Local Plan – Detailed Policies and Proposals. As we have come into this at the end of the whole process we have some comments which we could not put into the proposed representation form.

Therefore our submission is in two parts.

The first part is omissions and oversights in the proposals which we would be grateful if your team would amend.

The second part is our opinions on your preferred and alternative options.

Part One

Omissions and oversights in the proposals

There are concerns regarding the area around East Croydon:

1. EAST CROYDON - Cherry Orchard Rd developments:

There is a lack of consideration for the western half of 'Addiscombe' 'Place of Croydon'.

The council assures that overlapping boundaries between the 16 'Places of Croydon' (PoC) will respect residents' perspectives in both areas. Even if the Council say that the town centre 'Croydon opportunity area' PoC is the correct place to address concerns with area DM32.1, the council do not appear to be working in spirit of this concept when it comes to the overlapping boundary between our & the town centre PoCs.

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This means that neither PoC considers DM32.1's impact upon existing residents, such as those living in terraced housing in and around the area- but the town Centre PoC does consider those types of residents who live in and around London Rd.

We have a comment from one of our group which we are copying here as it is necessary to have all the views known:

The sad reality is that Cherry Orchard Road is not a District Centre and only parts of it have ever been designated, and even then only as a Shopping Parade (the part closer to the Leslie Arms). It is fortunate that an element of free half hour parking has been granted in the designated Shopping Parade area, although this is, perhaps, little known and not wholly well demarcated or advertised. The whole of Cherry Orchard Road is unlikely to ever credit District Centre designation, being fragmented and interspersed with housing.

I have always maintained that the vitality of Cherry Orchard Road lies firmly with the regeneration of the East Croydon end of the road; without which I fear the Cherry Orchard Road shopping parade will continue to become increasingly isolated and fragile.

The overlap of Addiscombe and the Croydon Opportunity Area is well conceived. The pragmatic view has to take into account that that area already consists of tall buildings, including the Royal Mail sorting Office, Knollys House, Stephenson House, Quest House, Galaxy House, Cumberland Court and, of course, a mainline railway station and has, since 2006, been designated as an area suitable for very tall buildings, giving rise to the consented Menta development. It is worth considering, however, that the demarcation of the Croydon Opportunity Area firmly establishes what may be permissible in that area only, as distinct from the rest of Addiscombe as a whole.

Within the parameters of the Croydon Opportunity Area it may be considered that the presence of a semi-industrial use is not wholly beneficial.

Specifically, the Cherryfield Meatpackers site seems wholly inappropriate and is known to cause traffic disruption throughout the day on Cherry Orchard Road when large lorries park outside while loading and unloading and also when reversing or turning into the site. Additionally, local residents often experience night-time disturbance from noisy refrigerated lorries being parked over night in either Cherry Orchard Road or Cross Road while waiting for the site to open in the morning (this, unfortunately, as a result of bollards being placed outside the premises and alongside at Acorn House to prevent night-time parking).

There are presumably more appropriate locations within the Borough for Cherryfield to operate from and their current location may be better used for a mixed use retail/office/residential

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development which would both enhance the Croydon opportunity Area and Cherry Orchard Road itself.

2. Addiscombe Place as such is an arbitrary place – it is a very diverse area and with mixed social and cultural identity of its residents (from Cherry Orchard Area to Whitgift Area, and in between). This has to be respected and represented in the new document, this is what makes this area vibrant and could make it a great place to live and work.

DM11 Preferred Policy – it is essential for Addiscombe Place that the preferred Option 1 is adopted – each different place within Addiscombe Place will have its character protected and enhanced.

We list how residents see their immediate neighbourhood:

2.1. Canning & Clyde RA

Canning Road and Clyde Road are pleasant suburban streets with a varied streetscape, housing a population of partly transient and partly longer-stay residents, and they form part of the East India Estate Conservation Area.

The local architectural jewel is the (Grade II* Listing NGR: TQ3353166011) Church of St Mary Magdalene with St Martin in Canning Road. The adjacent old vicarage is also Grade II Listing NGR: TQ3354066033.

Some residents feel Canning Road has been scarred, over the years, by the demolition of houses and the building of blocks of flats. Other residents accept the blocks of flats; for example Edward Jobson Court provides 44 units of sheltered/retirement housing.

Canning and Clyde Roads are very green roads with plenty of mature trees which contribute greatly to their character. There are gardens and other green spaces in both roads which we have sometimes been fearful of losing (to the paving over of front gardens and to back garden/infill development). Why does the Council cling to the fallacy that regeneration means building things?

2.2. PARK HILL RESIDENTS ASSOCIATION

Park Hill Residents Association represents people living in East Croydon. Our boundaries run along Addiscombe Road, down Radcliffe Road and across Lloyd Park to Coombe Road and from Coombe Road along the railway line to East Croydon station. There are about 2,600 households in the area and about 450 of these currently belong to the Association.

LANDMARKS & VIEWS:

Lloyd Park

Park Hill Recreation Ground – especially the Water Tower

The triangle of open space off Cotelands by Park Hill Infants School

St Matthew's Church

St Bernard's conservation area in Chichester Road

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2.3. Blackhorse RA

We have some members in: Pagehurst, Wydehurst, Sissinghurst, Tenterden, Blackhorse Lane, Teevan, Dalmally and Coniston Roads. Our membership is around 360. The homes are mainly houses, terraced, semis, not very many larger properties. The members want to keep the residential areas as they are (as at the meeting in Croydon) and are concerned that the outlets in the 'High Street' are losing out to fast food, charity shops, betting shops, and estate agents. In such a small one sided retail area we miss the wider range of opportunity to support local traders, but appreciate the changing habits of shopping on line etc.

2.4. HOME RA

The area is vibrant and diverse, with wide road and spaces between properties. The heart of it would be the open space of Mulberry Lane which creates a mews feeling. It has interconnected garden which need to be preserved for help the biodiversity and corridors for the wildlife. This provides the green space that we so lack in the area otherwise.

2.5. Whitgift Estate RA

Whitgift Estate is an area close to the centre of Croydon comprising 323 substantial detached houses built on one third acre plots to a high specification, mostly in the 1930's.

This estate was built on land released for development by the Whitgift Foundation and each house has an individual design with no two being the same. The estate fulfils the overall requirement to be an area of "significant local value" (3.2 of Executive Summary). It is a highly attractive feature of our town consistent with the Council's desire to encourage high net worth individuals to invest and live in the borough.

2.6. "'ASPRA", Addiscombe & Shirley Park Residents' Association

Looking at the area represented by the ASPRA the atmosphere is mainly well built 1900s to 1930s family dwellings with some green space. The roads are tree-lined & peaceful, with a pleasant atmosphere lent by the style of architecture & lay-out, houses set back from the road with front garden areas & good-sized gardens at the back.

Many of the residents would like the area covered by ASPRA (from Addiscombe to Lower Addiscombe Road & from Northampton Road to Shirley Road, with the addition of a few other areas that fit into no other RA's, & asked to join us), to become a conservation area, or certainly to be recognised as an area of local interest. It is true that many of the original windows & doors have now been replaced, and many of the porches filled in & front gardens paved over for cars, but still the overall structure & appearance of the houses & street lay-outs are retained, & perhaps official recognition of the area would prevent more problematic refurbishments or building. Protection may need to be given to the remaining original architectural styles & features.

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Residents are in general very proud of their area and keep it in good order to the best of their ability, merely adapting their properties to the necessities of modern life. Many residents have lived here for a long time: thirty to fifty years is not uncommon, which surely illustrates their contentment. People raise their families here, caring for their children & then grand-children, & nowadays many are tastefully converting their attics to make room for extra guest space, or growing or additional family members. This does not normally interfere with the architectural "lines" or heights, as large windows are no longer permitted at the front of the roof, but only sky-lights are visible.

Some of the original variety of detailing is still visible on the fronts of the houses, & much of the attractive original stained glass may still be seen. There is a stained glass restorer in the area who has, for instance, returned many doors & side-panels to their original condition. The variety of stained glass adds greatly to the interest of the streets after dark.

The people here like the area & hope that it will not change too much in the coming years. The Croydon Local Plan appears to confirm that this will be the case, and seems to contain a much greater sympathy, understanding & sensitivity to the needs of residents, & strengthens the case for protecting, conserving & enhancing the surroundings & environment than has perhaps been the case in former years.

Where the Blackhorse Pub was demolished at the junction of Lower Addiscombe Road & Blackhorse Road, a very ugly modern building has been erected, totally out-of-keeping with its surroundings. We have met no-one living here who approves of the modern, multi-coloured building that replaced the historic Blackhorse Pub in Addiscombe village - everybody considers this to be an aberration, an eyesore, totally out-of-keeping, & an example of their helplessness in the face of an over-riding authority.

However, since the re-paving of this area, there is at least a reasonable Public Space on this corner. Ideally, the current Veterinary Practice &/or Tutoring Facility would be replaced by an attractive restaurant/cafe, with awnings & tables outside. However, as things stand, there are some nice benches & a tree, & this area would greatly benefit by the addition of some troughs & baskets of plants & flowers. There was previously an excellent tiered planted flower stand here, but it was removed when the alterations were made recently & not afterwards replaced. Other troughs or baskets of flowers could also be placed along the "village" shopping area of Lower Addiscombe Road, which would greatly benefit from such enhancement, as would the bees & insects etc.

Similarly with the Old Library & Pavilion in Ashburton Park - what was once & should be again a glorious public amenity in an attractive & historic setting has been allowed to deteriorate to a sorry state. & the people here have felt powerless to prevent this whilst public authorities apparently wrangled or failed to act. But, at least it is listed, so here the future is hopefully more promising & all not yet lost.

However there is a lack of school or significant medical centre within the ASPRA boundary. The western side is being developed into shared accommodation in an unplanned piecemeal scenario, where

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landlords/freeholders are allowed to make a quick kill on property which is attractive because of the transport infrastructure. Much of the community services are provided by the churches, while the Recreation Ground has been allowed to deteriorate with lack of investment and no restoration of the public toilets.

The lack of car parking space, when large older property is converted into multiple flats, blocks roads and junctions and makes it difficult for service vehicles (e.g. street cleaning, gully cleaning) to gain access. The infrastructure therefore deteriorates and there is a general build-up of rubbish. Significant parking blight is caused by commuter parking near Sandilands and Addiscombe tram stops.

There is reduced social cohesion particularly where large properties have been split into one/two bedroom leasehold flats where there is a high turnover of tenants.

It can be said that we are very much in favour of the preferred options in the Croydon Local Plans & Proposals, including those for the Addiscombe "Place" or area, and are pleased & impressed by them.

It is obvious that a great deal of very intelligent, professional, sensitive & thoughtful work has gone into them, probably from a great number of people, consulting widely. The attention to detail is refreshing, particularly with respect to the retention of historic architectural detail, "lines", levels etc., whereby attractive features are to be retained & enhanced wherever possible, & destruction or detracting from what is good avoided.

All aspects of the needs for the present day & future seem to have been taken into account wherever possible, but in a very measured way, whereby all is to be carefully planned for the benefit of the community rather than its detriment.

Also impressive is the attention paid to heritage, conservation & environmental issues, & the need for pleasant public spaces. Making provision for "public art" is also very important - as this can help to bring an area "to life", providing focus & direction & sense of beauty, "ownership" & "place".

Ashburton Park (see also section 10 below) could certainly be improved & be more inviting, perhaps with the addition of a pond or lake for birds & wildlife & general delight.

There is also the need for more activities & sports in the area, especially for young people.

We would like trees replaced in places in the residential streets where they have been broken or removed.

We would like a zebra crossing placed somewhere near St Mildred's Church on Bingham Road, which is currently often dangerous & difficult to cross.

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Behind 104 Ashburton Avenue, Addiscombe, CRO 5PQ, we have been notified that a habitat where nightingales have been coming every year, where they sing "liquidly & melodiously" in the night, may be in danger. Some trees that they use may already have been trimmed or cut down, & some more may be in danger of being so, or "pollarded". Other gardens back onto this site, & also a scout hut. The owner of 104 Ashburton Avenue may be contacted for further details & access.

Local list of buildings or architectural or historic significance:

Carlyle Road, Cheyne Walk and Whitethorn Gardens contain fine examples of substantial Edwardian housing that has not in general been sub-divided.

Ashburton Avenue contains fine examples of terraced housing with many retaining their period architectural detail. It is in danger of destruction by inappropriate window replacement and loft conversions. Ashburton Avenue was largely built around 1913, & ASPRA have funded an English Heritage "Blue Plaque" commemorating the writer & dramatist, R.F. Delderfield (1912-1972) who lived in the house at No. 22 from 1918 to 1923. He wrote extensively about Addiscombe & Shirley Park, particularly in his series "The Avenue" ("The Avenue Goes to War" & "The Dreaming Suburb") which was later televised. He was a great admirer of suburban life, which seemed to him to combine the best of all worlds, & though Addiscombe was at that time more rural than at present, his books nevertheless provide a flavour of the landscape both of that time & now, when not so very much has changed in the pattern of the pleasant roads & avenues. (The Plaque has not yet been erected). Delderfield himself said that the influence & inspiration of Addiscombe percolated all his works.

Colworth Road also has a Plaque commemorating D.H. Lawrence who lived there at one time. Perhaps Addiscombe has an atmosphere that is particularly conducive to writers.

We are now hopeful that Addiscombe & Shirley Park will, along with the rest of Croydon, be emerging into better times & a more promising & prosperous future, and the Croydon Plan & Local Plan have definitely encouraged us to believe that, with the help of the thoughtful, dedicated & hard-working people involved, this will indeed be the case. The Plans seem to promise retention &, wherever possible, enhancement of what is good, & care, quality & appropriateness considered for what is new.

After the riots of two years ago, we can be considered to be rising like the proverbial Phoenix from the ashes, in attitude, in aspiration, and in all ways.

Landmarks: Addiscombe Farm, Bingham Corner, St Mildred's Church and Our Lady of the Annunciation RC Church both in Bingham Road, Old Post Office/BT building Lower Addiscombe Road.

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Views: From South end (top) of Northampton Road to the Canary Wharf complex - a delightful distant Christmas tree each December.

Green Area: Addiscombe Recreation Ground (aka Bingham Road Rec.); Allotments and school Grounds backing onto Glenthorne Avenue & Shirley Road East side.

3. Addiscombe District Centre - DM29.1 - the shops at the far (Eastern) end of Addiscombe are not included (e.g. Vujon, Vets etc) - why? They are close to shops and library in Shirley Road, as well as to Ashburton Park, Tesco Express.

4. Addiscombe Policy DM29 point a) Complement existing predominant building heights of 2 storeys up to 4 storeys and a maximum of 5 storeys around the Lower Addiscombe Road and Blackhorse Road Junction;

Comment: There are no current 5 storey buildings in Addiscombe – why should this be increased to 5 – in maintaining the character & village feel, we don't think it should – keep limit to 4

5. Addiscombe District Centre - DM29.1 – A5 shops - Hot Food Takeaways – current allowed limit of 40% !

Question for Council: shop with eat in facilities (as well as take away) e.g. Fish & Chips - is this designated A3 or A5 ?

Comment: If the answer to the above is A5, 40% for total A5 may be ok but if the answer is A3 (so only pure take aways are A5), 40% is much too high – limit should be more like 15-20%

6. Area DM29.2

Question for Council: To the west, why does this stop between 2 residential buildings ?

The area of shops in and around Cherry Orchard (including those on Lower Addiscombe Road) e.g. Between DM29.2 & DM32.1 – there are no plans/policies for this – why not?

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Comment: This is the gateway between the Town Centre & Addiscombe – it needs to be improved but in a managed way so should be a designated area.

The proposed plans fail to take opportunity for supporting and improving the shopping parade of Lower Addiscombe Road & Cherry Orchard Road. (i.e. in between DM32.1 & DM29.2, West of the Leslie Arms roundabout.

Their comment in the minutes that this parade hasn't been identified for change in the plan because "it has been assessed and still provides a shopping parade function so no changes are sought" however what is needed is to recognise that this area could benefit from improvement to parking and traffic management to improve access and use of the shops & possibly attract more shops and businesses to this area serving relatively cheap rents.

Cherry Orchard Road and Lower Addiscombe Road from Gloucester Road to Morland Road/Cherry Orchard Road. This area probably mostly, but not exclusively, serves residents in our PoC who live around or immediately north, between the Railway lines and Morland Rd. (Davidson Rd, Alexandra Rd, Morland Avenue, Stretton Rd, Leslie Grove, Gordon Crescent etc) but also west of Canning Road.

More open engagement with residents and businesses should therefore be expected and hugely beneficial than is evident in either this paper, or the other Town Centre document at present.

7. Area DM29.2 d) Enhance existing and provide new direct public walking and cycling routes to Addiscombe Railway Park; and from it to Ashburton Park.

Question for Council: How? We would appreciate more detail.

Are there plans for the Council to take ownership of the entrance alleyway to the Addiscombe Railway Park from the East India Estate (Council does not currently own this and it is used as (one of) the excuses as to why security to prevent travellers gaining access can't be improved.

8. Green space designation

We are concerned that some have been excluded apparently on the grounds that there is no access to the general public. Nevertheless these provide valuable open areas and should be protected.

This section is very difficult to follow in the proposed plans. The Local Plan sets out 'Local places' e.g. Addiscombe, but Green spaces are not dealt with in the same way.

The Local place of Addiscombe includes Addiscombe Railway Park (Gi) & Addiscombe Recreation Ground (L1) (both included & highlighted in the documents for our meeting) but Addiscombe 'Place' also includes Ashburton Park (G6) & Ashburton Playing Fields.

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Question for Council: Please provide Green Spaces map for Addiscombe 'Place'.

We would ask to designate the following as green spaces:

- **Ashburton Playing Fields** so that it gains protection.
- The small Dartnell Rd recreation ground opposite Davidson primary school hasn't been included as a Local Green space. Another small space in Woodside, Apsley Rd, has been included as a Green space (G2). Why isn't Dartnell Rd recreation ground therefore included? Please include.
- the allotments between Glenthorne Avenue and Primrose Lane,
- the Trinity School playing field and
- the Whitgift Pond, in Mapledale Avenue

9. Appendix 7 – Proposed Local Green Spaces:- 'A full list of sites considered for designation including those sites that did not meet the criteria above can be found at www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.'

Comment: If you copy & paste this it doesn't work because of the unintended space – Council should correct in future publications.

It should be: <http://www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature>
[See email exchange ASPRA and Dominick Mennie 06Dec13 – relates to pre-publication version of PDF document.]

10. Policy DM16 & Appendix 6 'Views and Landmarks'

It should be there in order to recognise Landmarks such as The Leslie Arms, East India Houses at, Churches and the Cattle Trough. These sit outside DM29.2 & DM29.1 and should be recognised as landmarks.

Also: Clyde Hall, and The Oval pub building, and lower Addiscombe Church of the Nazarene (near the small Co-op on lower Addiscombe Rd, St Mary Magdalene with St Martin,

Important landmark: The Old Ashburton Library, Pavilion & Ashburton Park have been a matter of concern, the building having been empty for so long that it has fallen into disrepair. It is generally felt that this would lend itself to becoming a very good cafe/restaurant for the community, perhaps in conjunction with other community groups & projects & also some private or commercial use in the remaining & upper spaces.

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Views:

HOME RAs

From Sandilands Road towards North

From Sandilands tram stop Addiscombe Road towards NLA tower

Park Hill RAs - LANDMARKS & VIEWS

Lloyd Park

Park Hill Recreation Ground – especially the Water Tower

The triangle of open space off Cotelands by Park Hill Infants School

St Matthew's Church

St Bernard's conservation area in Chichester Road

ASPRA

Landmarks: Addiscombe Farm, Bingham Corner, St Mildred's Church and Our Lady of the Annunciation RC Church both in Bingham Road, Old Post Office/BT building Lower Addiscombe Road.

Views: From South end (top) of Northampton Road to the Canary Wharf complex - a delightful distant Christmas tree each December.

Other Landmarks, some mentioned in formal response:

Ashburton Library, The Leslie Arms, East India Company Houses (Ashleigh and India House - at corner of Addiscombe Road and Clyde Road), Churches and the Cattle Trough in Morland Road, Herons Croft Addiscombe Road, South London Ismaili Community Centre Addiscombe Road.

Please view this with the Representation Form comments.

We are looking forward to a continuing engagement with the Spatial planners on how our area is shaped.
Yours sincerely

For the group

Mira Armour

Chair of HOME Ra