



Canning & Clyde Road Residents Association

11 August 2000

DES Y RES Y EDITION

**containing all the latest on local developments, Bobby on the beat
new book, new website plus ... more rubbish!**

ADDISCOMBE STATION SITE

It was sad to see the rapid demolition of the old Addiscombe Station which in 1864 was used as a selling point for prospective developers of the newly constructed Canning and Clyde Roads!

We have been in close negotiation with the developers, Bellway Homes, to ascertain the impact the new flats and houses will have on our area. Bellway have been keen to listen to residents' views and concerns over the construction process and we thank them for attending a meeting we held for some eight local resident associations' committee members at St Mary Magdalene Church on Wednesday 7 August. Thanks to Rev Richard Williams for allowing us to use the hall.

Bellway Homes bought the land from Railtrack with outline planning permission granted. Their proposed final plan must be agreed by the Council's Planning Committee. There will be a mixture of flats and houses, 65 units in all with 112 parking spaces. Providing the housing market doesn't falter, all homes will be for sale to private individuals. We have seen the plans and the buildings look to be of good quality. The block of flats fronting Lower Addiscombe Road is particularly attractive (see illustration below printed by kind permission of Bellway Homes).

Construction will start very soon after full planning permission is granted but it seems the Planning Committee will not meet until late September.

The timeframe for the whole development will be approximately 2 years and the block on Lower Addiscombe Road will be the first to be built. We have expressed concerns about heavy lorries using our two roads, especially since there is a nursery school in Canning Road and Clyde Road is very narrow, heavily parked and with up to five minute queues at the traffic lights. Bellway are willing to advise contractors of residents' concerns although practically they cannot control every single contractor's lorry. If there is a problem, just tell us as Bellway would like to know. Bellway have undertaken to provide parking on site for contractors to avoid the need for them to park in neighbouring residential streets.

We have also raised the question of drainage. Those who have lived in a Canning Road basement flat for a while may remember the recurrent foul water flooding which was only stopped by our persistence with Thames Water until they cleared a root ball from the sewer. We are uncertain as to whether the main sewer in Lower Addiscombe Road, into which the Canning and Clyde Road sewers run, can take the extra load. Bellway have undertaken to consult with Thames Water over this.

Croydon Council maintain that Lower Addiscombe Road can take the new traffic from the site. They are proposing to move the zebra crossing nearer to The Alma. We have voiced the opinion that people will want to cross by the shops but the Council do not currently appear willing to budge on this. If you have views on this, please let us know.

Thank you to Bellway Homes who have willingly supplied us with full plans of the site. If you would like to see them or notes of our meeting with Bellway, please let us know and we will be very happy to step you through the development. If you have any comments you wish to make on any aspect of the development, please let us know. The Council need to receive comments by the end of August.

LINEAR PARK

The back part of the Addiscombe Station site will become a Croydon Council owned linear park. Croydon Councillors and Officers have expressed a wish to involve local residents in the design of the park. If anyone would like to be a part of this, please let us know. A meeting has been mooted for late September. If we hear anything, we'll let you know but - be warned - from experience it might be at relatively short notice. We very much hope that anyone interested from Canning and Clyde Roads will be given the opportunity to contribute.

OTHER DES RES'S

Addiscombe Road and Tunstall Road

Full planning permission has been applied for the site at 111 – 115 Addiscombe Road. This is the car showroom next to The Cricketers pub. This will involve a complete demolition, erection of eleven three-storey four-bedroomed terraced houses and three three-storey detached five-bedroomed houses with detached garages with an access road from Addiscombe Road with provision for 22 car parking spaces. The three large five-bedroomed houses will face onto the Addiscombe Road, the other development being behind.

Adjacent to this site is another different development at 127 Tunstall Road, where OCS are now. This will involve the erection of six three-bedroomed terraced houses and again vehicular access to provide nine parking spaces.

As far as we're aware, the garage development is still up for planning permission. The London Borough of Croydon has asked for certain changes to be made to the access road but permission was granted for the OCS development.

We have strongly argued that the garage site development should include a convenience shop, as we had when the site contained a filling station.

Lower Addiscombe Road / Leslie Park Road

98 – 100 Lower Addiscombe Road. This is the now disused car showroom and repair shop on the corner of Leslie Park Road. The development suggested a four-storey building with two retail (Class A1) shops at street level and 23 two-bedroomed flats above. The thing that concerned us about this was the size of the retail units, which were of significant supermarket size. The latest we have learnt is that the developers are reconsidering with a mind to the effect upon local traders and that the whole of the development might just be residential. Again, we have full plans for anyone who would like to view them. We are tracking this.

And also in the vicinity, does anyone know what is going to happen to The Leslie Arms?

We were only notified about these applications by carefully scanning the Official Notices in the *Croydon Guardian* and regrettably we don't always receive this good read. The London Borough of Croydon will only notify of any such development those people who are immediately adjacent or opposite. For example, our local traders did not know of the Lower Addiscombe Road / Leslie Park Road development until we informed them. We think notification ought to be extended to any interested parties, like our association or local traders.

We have full plans for all these developments. Please contact us if you would like to see them.

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SPECIAL RUBBISH COLLECTION – SATURDAY 29 SEPTEMBER

Just a reminder that our next special rubbish collection will be held on the morning of Saturday 29 September. This is to take away any rubbish not normally taken by the weekly collection. Items not allowed are:

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|--|-----------------------------|-----------------------|
| X No fridges/freezers/white goods. | X No building rubble | X No car tyres |
| X No aerosols, pressurised containers | X No liquids | |

Fridges can be taken away separately for free by the Council. Other white goods will also be removed for a small charge, typically £10 - £15. Just phone the Council on 020 8255 2708 or 020 8255 2700 to arrange this.

We will inform you of exact time and locations nearer the date. We will endeavour to find a more generally convenient spot on Clyde Road!

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A WORD FROM OUR BOBBY ON THE BEAT

You'll be glad to hear that Chris Riggs reports things are fairly good in our two roads. Chris just gives a reminder not to leave valuable items in cars and to have clearly visible car security. Although there have been no night time burglaries in our roads, Chris does advise that people should close any accessible windows at night however hot the weather.

If, however, you hear of anyone trying to punt : a Sony VCR, Kenwood amplifier, small strobe light, one Bose mini-cube speaker and an even smaller Russian hamster that does *not* answer to the name of Phoebe, please call us.

You can contact Chris about non urgent community matters on 020 8768 1212; you may need to leave a message but these are always passed on. For more urgent matters, Chris' mobile number is 07939 141395.

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AND FINALLY ...

Expect a late September newsletter with all the latest. And - talking about the latest – you may be aware that last year we put together a team to write *The Book of Addiscombe*. We've just been commissioned to write Volume 2. This edition is intended to complement the first and we particularly seek personal memories so these are preserved. Basically we want to fill in the gaps. We would particularly welcome any material up to and including the 1960's but would include later information where that serves to complete a story. Please spread the word and / or contact us. Volume 2 is due for publication late 2002. Please help! We want it to be *YOUR* book!

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ADDISCOMBE-ONLINE

Some of our members are now working towards setting up a properly hosted web site, *addiscombe-online*. This should be in place by the end of September. Please send us your contributions. We are interested in:

- * latest local news
- * local events
- * local people
- * your ideas for improvements to the area
- * forum for ideas

The site will also contain a gazetteer to all of our local shops, traders and other businesses. Anyone will be able to access the website to look for information. For those who actually subscribe for an entry, the service will provide an e-mail service (more details in our September newsletter).

We need your help in contributing information to kick start the initial site. Please send us this either by e-mail (preferred) or on paper.

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