



Canning & Clyde Road Residents Association

www.addiscombe.net

17 December 2010

Christmas Snowman Edition

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2nd Sat of month

Welcome to our Christmas edition! We wish everyone an enjoyable festive season and hope that 2011 will be a good year for you.

Shopping essentials

If you have difficulty getting out in snow or icy weather to buy essential household goods or food, we have one or two residents who have volunteered to help. They can offer shopping for basic items from the shops at the bottom of the road. If you would like such assistance, please contact Anne (details on left).

If you are someone who is also able to volunteer to do a little basic shopping, please could you contact Anne? Many thanks.



Downtown LA (Lower Addiscombe)



For those new to the area, why not take a 10 minute stroll along the Lower Addiscombe Road to Downtown LA? You may be surprised at what you find! Turn right at the bottom of Canning and Clyde Road and you're soon there. It is our very own high street with a welcoming, relaxed atmosphere.



We are incredibly fortunate to have a wide variety of excellent independent shops: sports shop, hardware stall selling an amazing range (tools, timber, plumbing, ironmongery, gardening, decorating, household goods, security locks), fishmonger, locksmith, florist, two bakers, award winning butcher,



delicatessen, greengrocer, several hairdressers, card shop (which also does photo printing), lighting shop, men's shoe shop, ladies' clothes, pet and garden shop, drycleaners, cafes and restaurants, electrical shop (selling TVs, fridges, cookers etc). There are also a post office, general store, couple of supermarkets and chemists.



Prices are generally competitive and **the friendly, efficient service second to none**. It's well worth a visit!

Significant developments either side of East Croydon Station

This follows on from the item in our September newsletter about the *Draft East Croydon Masterplan*. **What happens to the two sites, Ruskin Square and Cherry Orchard Road, will have a big impact on our area and Croydon generally.**

The two developers who own the land either side of East Croydon Station are intending to submit outline planning applications by Christmas. There is a difference between outline planning permission and full planning permission. Outline planning permission establishes the principle that buildings can be constructed on that spot. The developer cannot, however, go ahead until it has further submitted a 'reserved matters' application. This would give greater detail of design, materials etc. Here is what the developers are proposing at the current time.

Ruskin Square

This is the land between the station and Dingwall Road. It is owned by Stanhope Schroder who have been waiting to develop the site for a number of years but were prevented by the Council backed Arrowcroft arena proposal that was eventually rejected by the Secretary of State for Communities and Local Government. While they have been waiting, the market value of the land has dropped considerably and we now have a credit crunch. This means that, whereas before Stanhope Schroder were willing to go ahead and build speculatively without first securing tenants, they can no longer afford to do this. They have to secure at least one tenant before building the first office block; they hope this would then set the ball rolling for other tenants to become interested.

Stanhope Schroder are seeking outline planning permission for five office blocks near the station. On the land bordering Lansdowne Road, they are planning residential accommodation of 500 units. Why does Croydon need more office blocks when there are some standing empty? The reason is that the existing office blocks were built in pre-computer and pre-airconditioning days. The floors are just not tall enough to accommodate raised floors to hold under-floor computer cables and lowered ceilings to insert airconditioning units. Added to this, plant (i.e.

boilers etc) is old, which means high maintenance costs.

The proposed offices would probably be around nine to ten storeys; this is what Stanhope Schroder consider commercially viable in the current climate. The designs they are submitting initially may look rather boring. They say this is partly to meet more stringent energy regulations (i.e. less glass and more concrete to reduce heat loss). To counterbalance this, they have held a mini competition for landscape designers and say some interesting ideas have come out of it. The idea is to make the area at ground level pleasing and attractive. If outline planning permission is granted, the winning landscape designers will work with architect Foster & Partners on the detail. They say the buildings will be of high quality to appeal to their target investors i.e. pension companies and financial institutions looking for long-term investments.

Cherry Orchard Road

This is the site on Cherry Orchard Road from (but not including) the Post Office building to opposite Oval Road; there is a further plot of land on the corner of Oval Road, Cherry Orchard Gardens, where the empty blocks of flats now stand. Menta acquired the buildings on these sites over a few years. The Porter & Sorter would be demolished.

They are proposing a 53 storey residential tower block opposite Oval Road, Menta say "*An essential part of Menta's proposals ... is the proposed 53-storey tower designed by world-class architects Make. At 171m, the tower will be one of the finest examples of high-rise living in the UK – as far removed from the tower blocks of the 1960s and 1970s as it is possible to be.*" The flats will be one, two and three-bedroomed for private sale. The tower will be roughly twice the height of the NLA Tower (Number One Croydon). The proposed block on the Cherry Orchard Gardens site will have 72 affordable homes for rent and for part-buy/part-rent, all managed by a housing association.



They also want to build a hotel and 10-storey office block on the site of the Porter & Sorter with ground floor restaurants and bars.

Menta are offering 530 square metres over two floors of space for community use, eg pre-school facility and are currently trying to find an organisation to take over the running and presumably ongoing costs of such a space.

Their plans include steps leading down from the new bridge.

The new bridge – Network Rail land

There will be a new railway bridge funded mainly by Network Rail and partly by Croydon Council. This bridge will link all the platforms at East Croydon Station.

Stanhope Schroder have already agreed to donate part of their land to create a new exit from the bridge to the roundabout linking Dingwall and Lansdowne Road. On the other side, the bridge will go ahead regardless of whether or not Menta are granted the planning application they seek.

Your views?

Do please let us, your Councillors and Croydon Council have your views! It is very important that they know what residents think.

Parking – consultation on proposed increases in hours

Croydon Council has already decided to increase parking charges. There is also an increase in the cost of single residents permits from £48 to £70 and of a second from £80 to £116.

It will be consulting with residents on proposals to increase chargeable hours throughout Croydon. Currently in our area people are charged between the hours of 9.00 am and 5.00 pm, Monday to Saturday. The Council is proposing to charge people between the hours of 8.00 am and midnight, every day including Sunday.

Councillor Phil Thomas said this proposal is to meet increasing costs. Any surplus would be spent on highways and traffic-related expenditure.

Councillor Phil Thomas has also said that, if public opposition is strong enough, the Council will think twice about the increase in hours. Do please let us, your Councillors and the Council know what you think. We need to know your views **before 4 February 2011**.

Clearing snow and ice from pavements yourself

The following is taken from the Government website www.direct.gov.uk and is for information purposes. Naturally people make their own decisions about whether or not to clear snow. Here's the Government advice:



*“There's no law stopping you from clearing snow and ice on the pavement outside your home or from public spaces. It's unlikely you'll be sued or held legally responsible for any injuries on the path if **you have cleared it carefully. Remember - people walking on snow and ice have responsibility to be careful themselves.** Follow the advice below to make sure you clear the pathway safely and effectively.*

If possible, start removing the snow and ice in the morning. If you remove the top layer of snow in the morning, any sunshine during the day will help melt any ice beneath. You can then cover the path with salt before nightfall to stop it refreezing overnight.

Use salt or sand - not water. If you use water to melt the snow, it may refreeze and turn to black ice. Black ice increases the risk of injuries as it is invisible and very slippery. You can prevent black ice by spreading some salt on the area you have cleared. You can use ordinary table or dishwasher salt - a tablespoon for each square metre you clear should work. Don't use the salt found in salting bins - this will be needed to keep the roads clear.

Check that any elderly or disabled neighbours are alright in the cold weather.”

Garden Bird Watch – 29 to 30 January

We have a lot of different birds visiting our gardens. The Royal Society for the Protection of Birds is having a Garden Bird Watch weekend. Would you like to spend just one hour that weekend recording which birds visit your garden in those 60 minutes and reporting your findings to this national survey? To find out more, visit www.rspb.org.uk/ or contact Anne.

