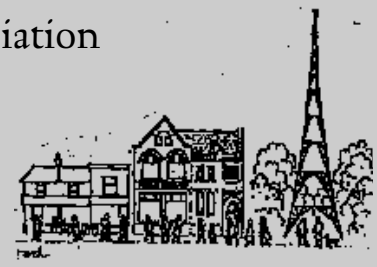




Crystal Palace Community Association

CPCA

NEWSLETTER



Spring 2008

Registered Charity No. 261790

Free to members - £2 where sold

FOR SALE

Crystal Palace

Parkland

Despite virtual blanket opposition, London Mayor Ken Livingstone has approved sale of Metropolitan Open Land on historic Grade II* registered Crystal Palace Park as a source of funding for Park improvements.

Integral to the London Development Agency application to Bromley Council for a £67.5 million Latz + Partner Masterplan is construction of luxury residential housing at locations within Crystal Palace Park.

If you are concerned at the sale of this parkland and the precedent it would set for parks and public open spaces throughout the country, protest to Bromley Council.

Following CPCA representations, Bromley have extended the period during which objections may be made until 31 May 2008.

AGM

7.30 pm Thursday
15th May
Goodliffe Hall,
Christ Church,
Highland Road,
off Gipsy Hill,
London SE19
Full details on page 25



LDA SUBMIT PLANNING APPLICATION FOR CRYSTAL PALACE PARK

Bromley residents, living close to Crystal Palace Park, should have been notified by the council earlier this year, of the planning application for Park restoration, submitted by the London Development Agency. However, as the Park, which lies at the northernmost tip of Bromley, is bordered also by Croydon, Lambeth, Southwark and Lewisham, residents of these boroughs may still be unaware of the application, as it is left to each council to inform its taxpayers.

Major changes planned for the Park, refer not just to design but to its use, management, sources of funding and the need for the Park to generate its own income. Of most concern is that capital funding, central to the LDA's 'Masterplan', requires the sale of parkland for private housing development.

Access to the application

There are two methods of viewing the three applications and supporting documentation which make up the Masterplan: either visit the planning department at Bromley Civic Centre and ask to see the documents, or open the documents online at the LDA's website www.crystalpalacepark.net home page and click on 'planning applications' - this takes you to all three Planning Applications and the very important Supporting Documentation and links to the application references. The CPCA's website also has links to this application.

Previously, the only way to view the documents was to download and save them to your computer, with individual file names. This made it impossible to view them directly online using a public internet facility.

Since we brought this failing to the attention of Bromley, the site has been improved, although there are still a number of files that do not open, while others have disappeared altogether.

Bromley's website is much harder to navigate and it is difficult to view the documents in relation to the various technical appendices. Bromley has not included the critical 'Supporting Documentation', which includes the 'Business Case', 'Cost Plan' and the 'Management and Maintenance Plan'.

Although the largest planning application that Bromley has ever considered, it is not flagged on its website and, without knowing the application number, it is extremely difficult to find.

Limited period for objections

The period in which objections to the application can be made has been changed a number of times. Objections and other representations to Bromley, received within the allowed period, will be considered and included in the Officers' report to the Planning Committee.

It is probable that Bromley will determine this application before the expiry, in March 2009, of the LDA's lease option for the Park and it is likely to go before the Planning Committee in October 2008.



The arrival of 11,000 pages of planning application, the largest Bromley has ever had to consider.

Bromley fails to properly notify the public concerning Crystal Palace Park

Bromley Council is aware of its statutory duty of public notification of major planning applications. In the case of this 11,000 page application, the level of notification has been more akin to that for a domestic extension.

No to sale of parkland

The CPCA, whilst on record as supporting LDA restoration of Crystal Palace Park, remains opposed to the sale of parkland to developers as a funding source. Should the application be approved, a precedent would be set that could herald the erosion of our parks and green open spaces to commercial development, in the same way as many playing fields have been lost.

The LDA is disregarding results of their own consultation by including these controversial, residential development proposals in the Masterplan.

Now is the time to object to the sale of parkland to developers for luxury housing.

Although an 'outline' application, it sets out the elements of the Masterplan and the illustrations give the size, massing, elevations, locations, general design and impact of the private blocks of flats on the Park. Should the 'outline' application be approved, a 'full' application will then be submitted by the LDA, showing the final design and details of the proposals.

Bromley's limited options

Bromley Council Planning Committee has three options when determining this application: to approve, refuse or defer. They are unable to approve some elements while rejecting others. To allow the building of housing on Grade II* registered, Metropolitan Open Land, the LDA must demonstrate

‘very special and exceptional circumstances’. This means the LDA must prove that the only way basic improvements to Crystal Palace Park can be funded, is by the sale of parkland for housing. This argument would represent a definite departure from Bromley’s UDP Metropolitan Open Land requirements and the Mayor’s own London Plan.

If Bromley is not persuaded by the LDA’s argument then deferral becomes a possibility, whereby Bromley could ask the LDA to reconsider and re-submit their application without the inclusion of housing.

Evidence of overwhelming public objection to the housing element of the planning application should be a material consideration when Bromley decide the application.

Automatic call-in

Should Bromley choose to approve the Masterplan, it must then be referred to the Secretary of State for consideration, as this would be a departure from Bromley’s adopted Borough Plan. In deciding whether to call-in the application, the Secretary of State will consider the views of the public.

To object to the application

If you agree with the CPCA that selling public parkland for private housing is wrong, it is imperative that you make your views known to Bromley Council as soon as possible. A specimen letter is enclosed for guidance. This letter can also be found on our website www.cPCA.org.uk together with the CPCA’s own letter of objection.

The reference numbers for the LDA Masterplan Outline Planning Application and Conservation Area consent for demolition at Crystal Palace Park, London SE20 8DT are:

**DC/07/03897/OUT &
DC/07/03906/CAC.**

The reference number for Listed Building Consent which refers to the National Sports Centre is:

07/03907/LBC.



Under LDA proposals this existing view across the playing field towards Crystal Palace Park Road will become one of multi-storey blocks of flats.

Quote the reference numbers on all letters and emails. We would be grateful to receive a copy of your letter for our records. Remember – anyone, anywhere, can object to this planning application.

Send your letter to;

Bob McQuillan
Acting Chief Planner
London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
BR1 3UH
or email: planning@bromley.gov.uk

The crucial ‘Supporting documentation’

The LDA claim that the ‘supporting documentation’ is not part of the application, but the CPCA contends that this material is essential. Our view is reinforced by the LDA statement on page 7 of the **‘Business Case’**: *“the main purpose of the first stage of work is to draw up an outline business case to inform the planning application ...”* and on page 7 of the **‘Cost Plan’** in the Executive Summary (1.3) it states: *“this Cost Plan has been prepared to support the Masterplan Planning Application.”*

The following are grounds for objection classified under topics.

Planning Policy

The inclusion of sale of protected parkland in the LDA Masterplan application for Crystal Palace Park:

- is contrary to government planning policy guidance PPG2 and PPG15, and Bromley’s UDP;
- is contrary to the policies of the Mayor’s London Plan in respect of protection of open spaces, and Metropolitan Open Land (MOL),
- requires the demonstration of **‘exceptional circumstances’** as embodied within PPG15 and the London Plan has not been established. (Unless the LDA can prove otherwise, housing and buildings that are not ancillary to MOL are not acceptable.)
- is contrary to the London Mayor’s objectives (as detailed in his London Plan) which state: *“Protect and improve the green belt, Metropolitan Open Land, other designated open spaces ...The Mayor will, and boroughs should, maintain the protection of MOL from inappropriate development.”*
- The loss of the international caravan and camping centre* for housing is contrary to the Mayor’s London Plan, Policy 3D.9 MOL, which states: *“...land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism which serve the whole or significant parts of London.”*

Special designations

- Housing will conflict with the character of the Conservation Area as set out in Bromley's SPG for the Crystal Palace Park Conservation Area.
- Housing is harmful to the setting of 'Listed Buildings', i.e. structures – the terraces, the sports centre, the dinosaurs and the historic park.
- The historic landscape of a Registered Grade II* Historic Park will be harmed, i.e. views within, into and out of the Park.
- Important mature trees will be lost to built development.
- Housing will threaten the Park's natural wildlife habitats.

Planning history

- The LDA are proposing changes in planning land-use terms e.g. from day nursery (Class use D1) to housing (Class use C3), but proposals for change of use cannot be made in an 'outline' application.

Site considerations

- It is accepted that the One O'clock Club, St John's Ambulance centre and the lottery-funded Park Maintenance depot, although within the Park boundary are not on MOL. However, their proposed relocation within the Park would result in an overall loss of MOL and Grade II* registered parkland.

Surrounding area

- Sale of parkland for housing is a permanent loss of public parkland.
- Housing will have damaging effects on the surrounding area and

neighbouring properties from an increase in traffic, and major road infrastructure changes to accommodate access, e.g. changes to the road system at Sydenham Hill, Westwood Hill, Crystal Palace Park Road and Ledrington Road.

- Page 70 of the EIA Non-Technical Summary admits that the height, size and scale of the proposed residential developments "...are likely to cause a small number of adverse impacts...[to adjacent and existing properties]"
- Blocks of flats on the periphery of the Park are contrary to the philosophy of the Masterplan, which advocates permeability (visual and physical) at the boundaries of the Park. Housing is visually damaging to the landscape and the setting.
- The road system is inadequate for the Masterplan; traffic chaos ensues when there is a single large event in the Park.
- Housing provides no local employment except during the construction stages.
- Housing, and particularly luxury housing, has not been identified as necessary in the locality.
- The mix of housing type proposed does not conform to the mix type in the locality.
- The proposed design of the multi-storey blocks of flats is incompatible with the adjacent period buildings and conflicts with the small scale pattern of development in the conservation area.

Notes:

* The international caravan and camping centre at Crystal Palace is London's only tourist camping and caravan site and brings significant economic benefits to the local and wider London area. Unlike housing, the area of parkland it occupies would easily revert to parkland should the Club decide to cease operation.

Despite LDA claims to the contrary, it is the public who use the site and its facilities.

PPG means Planning Policy Guidance and is government statutory legislation with which boroughs must conform unless 'exceptional circumstances' can be proved.

SPG means Supplementary Planning Guidance – These are planning guidelines drawn up by local authorities to emphasise aspects of PPGs.

If you need further information please contact the CPCA.

CPCA Members

Please let us have your views on these issues:

Should parkland be sold for housing to fund ambitious restoration of the Park?

Should two huge greenhouses and two sunken gardens be built on the open area of the Italian Terrace?

Should security be a consideration in the location of these greenhouses?

Should there be a five-storey accommodation and classroom block on the green at the entrance to Ledrington Road?

Should a 'tree-top walkway' be built on stilts through the English Landscape Garden?

Should the Capel Manor complex, no longer referred to as the "promised children's zoo", have longer public opening hours?

Six enjoying the April Snow in Crystal Palace Park



£67.5 MILLION, 10-50 YEARS TIMESCALE - JUST DAYS TO RESPOND

On 1 February flimsily attached site notices, blowing in the wind, were posted at the periphery of the Park. The six locations agreed between Bromley and the LDA did not, however, include the main entrances to the Park at Crystal Palace Parade, Old Cople Lane, Fisherman's Gate, Penge Gate, Crystal Palace Station, Cintra Gate, Crystal Palace Museum or the Ornamental Gardens. Neither were there notices at bus stops around the Park, bus terminus, or locations within the Park itself.

Confusion over dates

If you did spot one, or perhaps all three, as should have been possible, you might have had trouble deciphering the illegible and altered date by which you had to respond.

At about the same time, small public notices appeared in two local newspapers. However, only the South London Press can be purchased locally, while the free Bromley paper is not available in Upper Norwood. The free newspapers, distributed in Crystal Palace, were not given these public notices to publish.

Bromley's statutory time period for receiving objection to this



Blowing in the wind - tens of millions of pounds worth of planning application

application has been inconsistent and confusing. Although Bromley officers have extended the statutory 21 days to 42 days, the public notices in the South London Press of 1 February gave 21 days, while the flimsily attached notices around the Park stated 11 March for the Outline application and an illegible date for the Conservation Area Consent and Listed Building Consent applications.

Bromley officers told the CPCA that the response period had been extended to 42 days to allow the public time to make representations,

because of the enormous size of the document. It now transpires that the 42 day period only applies to one part of the application, with the caveat that:

"All letters received up until the date of the decisions will be taken into account, though those received shortly before Committee won't be able to be summarised in the report. If residents and associations can comment by early April this will enable officers to be aware of concerns and views of local people, and this will help us in drafting the report".

Wider public kept ignorant of largest cross-borough planning application - ever

On 21 January 2008, twelve weeks after the LDA's Crystal Palace Park Masterplan application was registered, Bromley Council informed the four neighbouring boroughs of this substantial and complex planning application.

What should be of concern to residents of Lambeth, Southwark, Croydon and Lewisham, especially those living near the Park, is that to-date, their own councils have made no effort to inform them of this very significant application.

If LDA forecasts of a threefold-plus increase in visitor numbers to the Park and its attractions prove correct, local roads and neighbourhoods will feel the impact with significantly increased traffic movements and parking requirement.

The absence of any co-ordinated cross-borough strategy demonstrates, yet again, the inability of the five local councils to work together when considering the future of this Park and the well-being of local residents.

The latest news from Bromley is that the period during which objection to the application can be made has been extended to 31 May 2008.



CRYSTAL PALACE PARK - THE FINAL SOLUTION

Exhibition

Prior to the LDA's submission of their planning application for Crystal Palace Park to Bromley Council last November, the LDA and master planners Latz + Partner held a public exhibition at Crystal Palace railway station.

This elaborate exhibition was the first and last time the public could view the Masterplan in its entirety before it was submitted to Bromley as a planning application. Despite five years of so-called stakeholder consultation, there was little evidence that the public's views had been either considered or incorporated, a prime example being that, despite massive public opposition, sale of parkland for housing, as stated in their exhibition brochures, has now become "vital" to LDA plans.

Visitors may have been under the misconception, especially given the encouragement of LDA consultants, that by completing the little green comment cards,



Please look ... but it's too late to alter anything

they would have some input into the design of the Masterplan. Few would have been aware that, at this late stage, any modification of the Masterplan was impossible and that their comments cards would simply be forwarded to Bromley with the other 11,000 pages.

Park Housing

The exhibition showed proposals at Rockhills of 132 one and two-bedroom flats, with underground car parking spaces for just half, and "some" three-bed units "that may suit families".

On parkland bordering Crystal Palace Park Road near Sydenham Gate there would be construction of six four-storey blocks of flats (mis-described as 'villas') of 45 apartments with unquantified underground car parking.

Ledrington Road hostel

The proposed construction of a substantial five-storey block is of serious concern to the residents of Anerley Hill living in its proximity. This building will provide accommodation for visiting athletes and school parties, and accommodation and classrooms for an unspecified number of Capel Manor students.

Should the Tramlink extension proceed, it is likely to be routed through this area of the Park.

Think of a number . . . LDA yet to conclude lease on Crystal Palace Park

The visitor numbers reported as attending this exhibition were quoted variously as "2,000" (LDA spokesman), "up to 3,000" (LDA consultants Nigel Westaway/the Environment Council) and "more than 4,000" (LDA website).



Last March the LDA exercised its option on the National Sports Centre and the surrounding 38 acres. They are now responsible for this area for the next 125 years. However, they have yet to sign the lease for the rest of the Park.

At the LDA's Housing and Funding meeting of 29 January 2008, Mark Lloyd, who replaced Roger Frith as Senior Development Manager for Crystal Palace Park, stated: "We have until March 2009 before we have to decide whether to take the lease or not. I think we have made it perfectly clear for a considerable time that we will await the determination of the planning application before the Board makes up its mind."

Bromley's dilemma

Bromley have made no secret of their wish to dispose of Crystal Palace Park principally as a consequence of its location at the most northern edge of the borough, and its high annual running costs (£1,143,000 according to the Masterplan).

It is probable that disposal of the Park to the LDA may influence Bromley's determinations on some of the more controversial aspects of the application.

Similarly, the LDA's decision whether to exercise their option on the Park lease, which expires March 2009, may depend on Bromley's approval of the Masterplan application.

WHAT BUSINESS PLAN?

The business plan is an essential part of any commercial planning application. Bromley Council should not be considering the Masterplan application in the absence of a full business plan, which appears to be exactly what the London Development Agency are expecting them to do.

No funding agency or financial institution, especially in the current economic climate, would consider a project of this size, unless supported by a business plan and detailed independent studies confirming the operation of the project as economically sustainable in the long-term, and within budget assumptions. The LDA have only provided a basic 'cost plan' for the Park, which lacks detail. Yet at para 9.7, the Outline Business Case states: *"It is imperative to develop this detailed business plan given the need to*

demonstrate to funding organisations the potential benefits, outputs and outcomes that would result from the Park proposals."

A business plan is cardinal to anyone considering making objection to this planning application, or not, and on which grounds, and therefore it **must** be available to the planning authority **and** to the public.

For the LDA to suggest otherwise clearly indicates a worrying degree of naïvety. The LDA are asking Bromley Council and the public to accept a proposal without the benefit of vital information, which may result in fundamental changes to the design. Claim of sustainability is being assumed without evidence.

A request from the CPCA to the LDA for a fully worked-up business plan for the Masterplan application, necessary for proper appraisal of



such a complex and large project, met with the following response: *"Our more detailed cost plan, broken down into individual elements and quantities, may well form part of the process of evaluating tenders and as such I do not think that it will be possible to distribute such information, which is potentially commercially sensitive."*

SELLING-OFF THE PARK, WHERE WILL THE MONEY GO?

At the October 2007 exhibition, Munish Chopra of 'dialogue', the LDA's PR consultants, assured that money raised from sale of parkland for housing development at Rockhills would be ring-fenced for the Rockhills area only, i.e. the possible £6-7 million raised by selling parkland to developers will only be used to fund the relocation of the Caravan Club, the resultant necessary re-landscaping, a new café, and a widened Old Cople Road.

This contradicts assurances by the LDA that monies received from the sale of parkland would be used to fund basic park improvements.

This statement was later further confirmed by Mark Lloyd, who said at the December 2007 'Housing & Funding' meeting: *"The money from Rockhills would be ring-fenced for that area only - because of timing."*

Mr Chopra was unable to say how the £4 million from sale of parkland at Sydenham Gate would be spent.

HILLTOP CAR PARK

The LDA's scheme to use the site of the 1854 Crystal Palace as an overspill car park on event days, for in excess of 600 cars, was first revealed last October to a small number of members of the Norwood Society.

Society members, incensed at this use of the wonderful hilltop and seeking more detail, were told by the Chair, Peter Austin, that he would allow no members' questions or requests for clarification to the LDA representatives present: Roger Frith, Robin Buckle and Laura Samuels.

The LDA's publication of 'It's Your Park', March 2007, had devoted its centre-fold to the 'The Palace Site', with detailed new plans for a monoculture "tree palace" of asthma-inducing plane trees, but made no reference to its use as a car park.

Some limited reference can be found in the Environmental Statement of the Masterplan planning application para. 16.143 (if you know where to look) where it states: *"Further overflow parking would be provided along the Upper Terrace amongst the trees ..."*.

DOES THE RIGHT HAND KNOW WHAT THE LEFT HAND IS DOING?

The recent edition of the LDA's mouthpiece, "Park News" (delivered to Dulwich but not yet to roads near the Park in Upper Norwood) carried, on its cover, a letter from Manny Lewis, LDA Chief Executive. Therein, he poured scorn on allegations that the hilltop of Crystal Palace Park would become a car park, seemingly unaware that the planning application, submitted by his own publicly-funded organisation, states just that!

The full-colour, glossy brochure, the ninth in the series, courtesy of the public purse, makes absolutely no mention under "key issues" of the extreme public concern at proposals to sell public parkland for private housing.

February's Park Dialogue 'Main Group' meeting

Those who have attended these sporadic Saturday Stakeholder 'consultations' at the Salvation Army Hall, Westow Street, SE19, may be forgiven for assuming that, with the planning application now submitted, this chapter of the Crystal Palace Park saga is closed. But, only now, after four years of debate, argument, presentation and proclamation by a coterie of costly, and conceivably deaf, consultants, 18 months of Latz Masterplanning and the resultant massive planning application, are the vital issues being considered.

These are fundamental, such as who will actually pay for this ambitious Park restoration and who will manage the Park in the future when Bromley have leased it to a public body (the LDA) who emphasise they are not in the business of subsidising and running parks. And, perhaps most importantly, where is the fully-costed business plan, crucial when considering such a complex project?

Hence the 23 February 2008 meeting was advertised to discuss:

Park ownership & governance

Housing & funding

Although less a discussion and more a eulogy on behalf of the Masterplan by 'representatives' of the so-called Main Group-tasks 'Park Working Group', many wondered why these fundamental aspects regarding the future of the Park had not been considered earlier – before the masterplanners were commissioned perhaps.

No firm recommendation was reached, although a new 'regional parks authority' or a new 'trust' option were favoured. The LDA are keen to transfer responsibility, management and financing as soon as possible.

Listening to the people?

Since the possibility of housing was first revealed by the LDA three years ago, those attending 'consultation' meetings have consistently and overwhelmingly been against the housing proposals. Despite this, Mark Lloyd insisted that the LDA "...do listen to people."

Mark Lloyd continued: *"There are certain areas within the Masterplan at the moment which I'm currently looking at to see if they are still justified... the world has changed even within the last 18-24 months ... the LDA or any successive owner does not want to be left with something which is visually intrusive or need not be built or maintained because the raison d'être for its existence is no longer extant."*

This significant departure from his previous assertion, that the Masterplan has to be considered in its entirety and therefore elements within it cannot be changed, raises the prospect of an unknown number of proposals in the Masterplan no longer being appropriate in the future.

One thing is certain - trees and green open spaces will remain fundamental to parks. A more modest restoration strategy for Crystal Palace Park, recognising this, would be timeless and appeal to every generation.

Disquiet over Bromley's 'consultation'

Peter Martin, Bromley's Head of Heritage and Urban Design, acknowledged Bromley's shortcomings in publicising the Masterplan application. He offered to seek an official extension to the period for public objection, from the unspecific dates of end *"February/beginning March, to possibly the end of April, or end of May."* This was very positively received by a majority at the meeting. However, it was pointed out that many local people were unaware of the

application, due to Bromley's failure to properly publicise it, and a short extension would be of little help to them.

Masterplan modification?

Mr Martin was also asked whether Bromley had the authority to exclude any aspect of the planning application which it considered unsuitable for the restoration of the Park. He confirmed that the application could only be approved in total, refused or possibly deferred. Aware of the hostility to the inclusion of sale of parkland for housing, Mr Martin raised the possibility of a meeting between the LDA and Bromley officers, prior to the application going to Committee, when aspects of the Masterplan application could be reconsidered and perhaps amended.

Capel Manor

Steve Dowbiggin, Capel Manor's Chief Executive, announced that the controversial building proposed for Ledrington Road would be used by Capel Manor students as classrooms with staff on-call living on-site.

He anticipated that student numbers would reach 260 by 2014/15 and expected some students to be accommodated, by arrangement, at the new building. Because they would not be staying for a 'full year' he did not consider them to be residential students.

The long-awaited opening day for the farm was set for 3 March, to be open to the public just 3 1/2 hours per day, summer and winter.

Updates – Tramlink

The agenda item on Tramlink failed to materialise.

Although the LDA Masterplan provides for routing Tramlink through the Park, and the LDA and Tramlink sit together on the same Crystal Palace Park Steering

Group, the LDA insist no final decision on the preferred route has been taken. Public requests for information should be directed to TfL on 020 7126 3915 or www.tfl.gov.uk/trams

The Masterplan allows for the removal of parkland at Anerley Hill from Ledrington Road to the hilltop at Crystal Palace Parade. The thousands of tons of spoil removed are likely to be used as infill around the National Sports Centre.

Should the Tramlink extension be routed through the Park and not on the roadway at Anerley Hill, then effectively the Park Masterplan funding is being used to subsidise the Tramlink extension.

Present construction costs for the Anerley Hill edge are quoted as £8 million.

Masterplan Questionnaire

The facilitators of the dialogue process, aware of the entrenched opposition to the LDA's Park housing proposals, included a questionnaire with the 'record' of the Main Group meeting. It offers the opportunity to list up to six aspects of the Masterplan which one would like to see changed. It carries the caveat: *"There is no need to mention housing as the level of opposition to this is well known."*

Although this 'extra' consultation is welcome, it is too late and of little purpose. The planning application has been submitted and the LDA have been at pains to state that it must be approved in its entirety.

The next LDA Main Group Stakeholder Dialogue meeting will be held on Saturday 17 May 2008, venue and agenda to be arranged. Call Erica Sutton of The Environment Council on 020 7632 0117 for details.

True cost of 'Masterplan' over £90 million

The LDA's skeleton Outline Business Case states under 'Capital and Revenue Costs' at para. 5.2: *"The cost plan totals £67.5 million and provides indicative construction costs for Crystal Palace Park. The cost plan is a present day fixed price at October 2007 price levels and excludes, amongst other things, professional fees and VAT. The cost plan does not include costings for the NSC, RSC, new Museum, Capel Manor student accommodation or potential residential masterplan proposals. In addition, the cost plan has excluded costs for phasing and remediation."*

The £67.5 million quoted is likely to be a serious mis-calculation, with no account taken of construction-cost inflation (currently running at 7% p.a. increasing) and standard operating-cost inflation. This could bring the delivery cost of the Masterplan to more than £90 million.

Estimates in para.5.3 put the annual maintenance and lifecycle costs for an enhanced regional Park to be nearly £3 million, up from the current annual maintenance budget of just over £1 million.

Summary of Funding Sources

The Outline Business Case states at para.6.2: *"The main source of match funding for Crystal Palace Park would be the National Lottery, which should provide increased opportunities to secure funds for investment in regeneration, particularly following the 2012 Games. There should be significantly higher levels of Lottery funding available, particularly as the fund will benefit from the recovery of its original funding from the sale of lucrative Olympic Park land. The residential housing option would be looked upon as a last*

resort and, if taken up, would fund only basic local Park improvements."

Income Generation from Park Facilities

With the public not to be charged for many of the proposed new facilities and scant information on income-generating events, it is difficult to understand how the target level of £3 million p.a. running costs will be achieved. Major regular ticketed events within the National Sports Centre would appear to be the only way of generating the required income, but further information is also lacking in the Masterplan's supporting documentation.

There is a real danger that, should those major elements within the Masterplan, which involve huge capital construction and maintenance costs, such as the north and south greenhouses and the tree top walkway, costing £14.6 million and £3.2 million respectively at October 2007 prices (without VAT and fees), fail commercially, they will become the proverbial 'white elephant'. This could see their demolition or alternative, more profitable, commercial uses being found.

The LDA's insistence that this Park must be self-sustaining can only be achieved by radically increasing visitor numbers, resulting in a major events park designed to achieve maximum income generation to pay for the new bling. Should income streams be inadequate then what will become of the Park?

WELL! WOULD YOU BELIEVE IT?

The *Architects' Journal* has just announced that: *"Meadowcroft Griffin ... has been appointed to oversee the £85 million redevelopment of Crystal Palace in south London."*

LDA threaten press discrimination

The CPCA has become aware that the LDA have threatened discrimination against local newspapers and other press agencies who run articles which the LDA considers unfavourable to their strategy of delivering the Masterplan and Park restoration. This threatened discrimination was to exclude them from all further media involvement, such as press calls, releases and coverage of meetings.

This followed reports in the local Guardian of the promise given on the LDA website that the full Masterplan would be submitted to Bromley only after the public had been allowed to give their views.

It's 'er ... a mistake

An LDA spokesman then told the newspaper that its statement on the website had been "a mistake". Thus the consultation was closed without warning and without allowing the claimed "4,000 people" (see page 6), who visited the Masterplan exhibition at Crystal Palace railway station, to respond.

Tessa Jowell, MP for Dulwich and West Norwood, is reported as saying: "This issue has for many years been hugely controversial in the area and it is of the utmost importance that local residents have the opportunity to be consulted. This must be before, and in addition to, the statutory provisions."

Jacqui Lait, MP for Beckenham, said: "My view is if the LDA say they are going to do something then they should do. Having made public that they will do it, it doesn't look terribly competent not to."

Perhaps this is yet another indication of misleading information from the LDA and their total disregard for the results of public consultation and opinion.



First things last

How to fund the restoration

LDA consultants, Latz + Partner spent almost two years producing a 'Masterplan' to re-landscape Crystal Palace Park for a total expenditure (excluding consultants' fees and VAT) far exceeding that of any other park in the country. Now submitted to Bromley as a planning application, the LDA are asking *the public* how it should be funded.

Those attending meetings prior to the LDA's extravagant 'marqueed consultations' in 2004 urged them to establish sustainable sources of capital revenue before offering the public the carrot of a 'money-no-object' restoration of the Park.

Now, with the application in, the LDA insist that unless the public can identify possible sources of funding, parkland will have to be sold to meet the bill. Thus, the LDA has established a series of 'Housing and Funding workshops', with an agenda stating, "The meetings will focus on an objective analysis of funding opportunities, and all those attending should note that there will not be an opportunity to campaign either for or against housing".

Unlike the Park Working Groups, the CPCA is able to participate at these meetings as there is no requirement to sign a gagging agreement that would prevent reporting to our committee and membership.

Catch 22

While the Masterplan exhibition brochure claims that "housing is ... vital to ensure the deliverability of the Masterplan", the meetings have been advertised to: "set out funding options for the Masterplan and clarify circumstances under which housing income might or might not be needed." With such dichotomous statements from the LDA it is hardly surprising that some believe the whole exercise to be an elaborate charade.

At the meetings, attendees suggested a number of possible funding sources. However, the LDA's project director has written to the CPCA, "...we are not currently seeking funding prior to the planning submission being considered because we have been advised that funding organisations require a greater degree of security and knowledge of where their money will be spent."

In other words, the LDA insist that potential funders will not show commitment until the planning application has been granted – and the planning application includes housing. But the 'Housing and Funding' meetings have been convened to identify funders to avoid the need for housing to be included. Confused? If it wasn't so important, it would be humorous.

Contentious applications

Lottery funding has been significantly reduced with the diversion of funds to the London Olympics. With money tight, funders are particularly wary of schemes that are contentious or include elements that generate high levels of public opposition, as in the recent example of the failure of the LDA's application for BIG Lottery Funding.

But at least the sandwiches are good ...

So far the really clear message from these meetings is that most people present do not want to see the Park restored by having to sell bits of it off.

EDITORIAL

I make no apology for the extensive coverage in this newsletter of the LDA's Masterplan - the biggest application ever received by Bromley. As reported elsewhere in this issue, the LDA/Latz 'Masterplan' will change forever the nature of the Park and, to some extent, the surrounding neighbourhoods.

Some may favour all, or some, of the elements of the Masterplan, while others have reservations. Whatever your view, the CPCA would be failing its membership if it did not fully consider the complex nature of the application and the precedents that will be set if it is approved by Bromley.

Originally the CPCA welcomed the LDA's intervention, believing that at last the Park would receive its due care and funding. To then discover that the Park will have to pay for itself and that public subsidy will be limited, is, to say the least, disappointing.

Selling supposedly protected parkland for private luxury housing development emerged as a core policy of the LDA soon after they announced their intention to take control of the Park and National Sports Centre in 2004. Yet, despite claiming to listen to the public, the LDA repeatedly fail to respect the results of their own consultation. This has consistently demonstrated public opposition to sale of parkland as a source of funding the improvements. The LDA are also disregarding the views of 7,000 people in ignoring the petition presented to the London Mayor.

Meanwhile the LDA engage contractors, operating under the name 'dialogue', ostensibly to consult with 'hard to reach groups'. Yet, the website of 'dialogue' is more forthcoming, giving their objectives as: "maximise support for the scheme and minimise opposition" and bring "unparalleled expertise to supporting planning applications".



To be enjoyed by all - the current open expanse of the Italian Terrace

The final Masterplan was worked-up extensively, before being presented to the public at the Crystal Palace Station Exhibition in a finished form. Would it not have been better to first produce simple outline ideas and concepts, as happened with the favourably received 'piazza' scheme for the Triangle Gate (subsequent, that is, to the LDA's abandonment of the residential)? Such an approach would have allowed stakeholder engagement, proper comment and endorsement before committing to this expensive and labyrinthine application.

By March 2009, 200-acre Crystal Palace Park is likely to be transferred from Bromley Council to the LDA who have already exercised option to take a 125-year lease on the 38-acre site of the NSC (to become a smaller 'Regional Centre' post-2012).

But should one of the world's most famous historic public parks be transferred in toto by the publicly-accountable London Borough of Bromley to the LDA, a non-accountable quango agency of Mayor Ken Livingstone? - an agency whose own website states: "The long-term implementation costs of the master-planning designs for the Park will need to be found from a mix of private and public money. The public contribution will be limited. This means that any large-scale works would need commercial investment. As with the sports facilities, we will be looking for a sustainable option that does not involve significant revenue subsidies".

So where does this take us? Should our public parks be funded this way - sold for commercial investment? Will this be how all our parks are funded in future? What safeguards will there be to protect them from extreme over-development?

Increase in population density and government diktat is forcing us into evermore crowded accommodation - blocks of flats and apartments, with limited or no amenity space, often built under 'back-garden' development. If you're young and lucky, you may just be able to afford a tiny house with little or no garden.

Clearly then our precious parks are more vital than ever - a green refuge from the ever-encroaching urban jungle.

Commercial developers seek substantial return on investment. The proposal to build a replica of the Crystal Palace on the hilltop, which at first sight may appear an evocative concept, would in fact result in a 4 /5 star hotel, leisure, and retail complex. Though being marketed as a fairy story, in truth it would be desecration of publicly-owned Crystal Palace Parkland for private profit, yet is supported by the Leaders of Bromley and Croydon Councils, and, if his past comments can be believed, by Mayor Livingstone.

Crystal Palace Park is possibly facing its greatest threat to date. Eagle-eyed and greedy developers, encouraged by the LDA, are calculating their profits from building blocks of 180 flats on the

Park – and once established as a principle - it is unlikely to stop here.

Transport for London sees a cheap and easy way of extending Tramlink to Crystal Palace by routing it through our Park; no need to pay for land, pay compensation or compulsorily purchase property to ensure its progress across the capital and beyond. In fact, the Masterplan will most conveniently remove the huge mound of soil and trees on Anerley Hill, so lowering the Park at this point to street level. Perfect for the tram and at no cost to TfL.

The parks and public open spaces currently at the heart of London neighbourhoods, may afford a convenient means of TfL extending their £60 million per mile tramlines. Instead of absolute presumption against this use of public space, the scene is being set to ensure that it becomes available, on the spurious claim of benefiting the urban regeneration process.

Local authority spending on park maintenance has dropped by a staggering 35% in the last 17 years. A National Audit office publication shows that expenditure on green space has not kept pace with the increasing level of overall local authority

spending, or the increasing amounts spent on other environmental and cultural services.

This means that parks will have to compete in the queue for cash against the requirements of other vital public services. Schools, hospitals, social services, refuse collection, libraries etc., all claim priority for limited resources.

As Bromley Council Leader, Stephen Carr, has just said, what is needed are new initiatives to preserve Bromley's open and green spaces - based upon a national policy. The Government needs to recognise the very real problems that our parks face; acknowledge the vitally important role they play in our lives and devise a strategy that will ensure that these green lungs in our urban environment are protected for all time, benefiting not just us now - but the generations to follow.

John Payne



(Mis)Guided Masterplan Walking Tours

Guided walking tours of Crystal Palace Park conducted by masterplanners Latz, and LDA representatives, promoted as part of the LDA Masterplan exhibition, undertook to provide informative and practical question-and-answer sessions on all aspects of the Masterplan.

There was little evidence of this and other claimed LDA openness and accountability when, during a two-hour tour of the Park, any questions concerning construction of private housing in the Park were firmly rejected, as were requests to visit the proposed sites.



SYDENHAM GATE HOUSING BLOCKS

Six four-storey blocks, mistakenly referred to by the LDA as 'Paxton-style' villas, each with seven or eight luxury flats and some limited car parking, will be built within the boundaries of Crystal Palace Park, although not on Metropolitan Open Land. The LDA will demolish the one-storey One O'clock Club and the Park Maintenance Depot on Crystal Palace Park Road and relocate them within the Park, within MOL. This will result in a net loss of Metropolitan Open Land. The very necessary St John's Ambulance station will go too - but they know not where.

Just eight years ago, Kathryn Gustafson was commissioned to 'improve' the Park. As well as including her trade-mark 'water feature' (known here as 'the ditch'), over 300 mature and semi-mature trees were felled to open the vistas of the Park. Now, Tilman Latz has been commissioned and he has chosen to: "... define and improve the edge of the Park ..." - with multi-storey blocks of flats. All this at tax-payers expense. How long will this idea last?

Only the residents are constant in all this. Those in Crystal Palace Park Road and neighbouring side streets are rightly incensed that these flats will not only block views into and out of the Park but increase traffic on an already busy and often gridlocked road. The irony is that existing properties on the Park edge gave up half their gardens to benefit the Park.

One has to ask who will benefit from the demolition of the existing buildings and the construction of some 45 luxury apartments overlooking the Park, except of course the developers. The money raised from the sale of parkland will provide little towards "basic improvements to the Park", after a deduction to HLF for public money spent on the Maintenance Depot, and the money needed to rebuild the One O'clock Club.

STATEMENT OF COMMUNITY INVOLVEMENT

The Government requires that all councils produce a 'Statement of Community Involvement' (SCI) that sets out how they will involve residents, community groups and stakeholders in preparing and revising planning development documents and how they will consult on planning applications.

But Bromley is failing to implement its own procedures for proper and effective community involvement as outlined in their SCI.

The CPCA is included in Bromley's List of Consultees, yet has received no formal notification of the LDA's Crystal Palace Park planning application and, it must be assumed, neither have other enfranchised bodies.

Bromley's SCI states: "it is important to recognise that "significant" (major) applications will need to be subject to wider consultation than those of a minor nature. The definition of "major" applications includes:

- a residential development for 10 or more dwellings,
- residential development on a site of 0.5 hectares or more,
- development involving a building(s) with a floor space of 1000 square metres or more,
- any other development on a site of 1 hectare or more,
- a major application likely to produce significant public interest or controversy,

- an application likely to have a significant physical impact on the surrounding area or could be a potential departure from the adopted Development Plan."

Bromley's SCI can be found on its website: www.bromley.gov.uk - search for Statement of Community Involvement.

Government Guidance

The guidance notes produced by the government (Publicity for Planning Applications) are clear on the need for adequate publicity for major planning applications. Apart from statutory minimum requirements they state that local planning authorities should consider what other methods of publicity are available for attracting a wider audience.

Lists of applications should be available in public places, such as libraries, notice boards and citizens' advice bureaux. Planning authorities should also ensure that the press, local civic and amenity societies and residents associations are made aware of proposed developments.

Again Bromley is not following government guidelines requiring publication of all planning applications. For example the two closest libraries to the Park have no information on the application whatsoever.

Recognise MOL

- when it suits

In appendix 10 to the LDA's Statement of Community Involvement Addendum (pages 56-58) which accompanied the planning application, three pages are devoted to a meeting on 11 October 2007 between the LDA and Anerley Hill/Ledington Road residents.

The residents are concerned both at the prospect of the tram passing just metres from their back doors up to 20 times an hour, and the proposal for a five-storey residential block, for athletes and Capel Manor students, built on the much-valued green between Station Road and Ledington Road and within the Crystal Palace Conservation Area.

The residents asked why alternative sites had not been considered for this building. Of the four alternative locations they suggested, the LDA considered them unsatisfactory as they were all upon Metropolitan Open Land, one of which contained "a very valuable small oak forest".

The acceptance of presumption against building on Metropolitan Open Land on the south side of the Park is not matched by LDA eagerness to build on Metropolitan Open Land on the north side where at least 90 "valuable" trees will be lost to blocks of flats.

Park improvements - before or after commercial development ?

A question many may ask, should the Masterplan application be approved by Bromley, is what 'improvements' will take place first; the promised children's playgrounds, cafés, landscaping or, as many expect, the housing?

In reply to a question from the CPCA, regarding prioritisation of works at Crystal Palace Park, LDA Senior Project Manager, Mark Lloyd, wrote: "On the matter of prioritisation it is my own view, which

I know is shared by Robin Buckle of Design for London that the terraces are the area most in need of attention, and an area where there may be a real chance of an external funding body taking an interest.

In the event that Housing was deemed necessary to support the renovation of the Park then I could not see that Rockhills could proceed until the caravan club site issue was solved. The Sydenham Gate scheme would be less dependent upon third parties. It is

my personal view that the Italian Terraces should receive quite urgent attention, and we would work to prioritise their renovation before anything else, especially as HLF may be interested in making a grant for this area."

Hardly a comprehensive reply, but perhaps it is naïve to expect that elements of the Masterplan, other than the terracing and the housing, are anywhere on the agenda for the foreseeable future?

A PROGRESSION OF DECEPTION AND DECEIT

- April 2000** When candidate Ken Livingstone was asked at a Kingswood School Mayoral Campaign meeting, if it was right for councils to sell parkland and open space for commercial and other types of development against the wishes of local people., he said: *"we have all the brownfield sites we need to develop housing ... and it would be a disaster to lose what little of our green spaces remain."*
- March 2002** As London Mayor, Ken Livingstone wrote in the foreword of a consultation report on Crystal Palace Park: *"The decline in quality and loss of green space is of grave concern to me. My London Plan (spatial development strategy) will seek to protect and improve parks and open spaces of local and regional significance. Improvements are needed, but not developments of a scale best suited to an urban town centre."*
- March 2004** Derek Newman, LDA Project Executive for Crystal Palace Park, gave assurances at a public stakeholder meeting that *"the park as a park takes precedence"* and that *"the LDA will not take land out of park use."*
- July 2005** At a Park Working Group meeting, the LDA revealed proposals for, *"'Enabling development' of over 200 luxury private apartments and villas"* and asked they be kept secret until 'officially announced' three months later.
- October 2005** At a Mayor's Question Time, Ken Livingstone said *"I do not support any proposals for major housing development in Crystal Palace Park."*
- Nov/Dec 2006** LDA Newsletter: *"...one of the options being considered is allowing limited residential development on the edge of the park..."*
- January 2007** LDA Newsletter briefly mentioned housing for Rockhills gate *"on land not currently open to the public"* and *"...one option being considered is recreating the row of Paxton villas that historically stood alongside the Park on Crystal Palace [Park] Road."*
- Note:** Both above statements are incorrect. The Caravan Club centre is open to the public, and there were no Paxton villas. The houses currently on the edge of the Park were built by the Crystal Palace Company, long after Paxton's death, to save this private company from bankruptcy.
- March 2007** LDA Newsletter: *"...there is increasing consensus in favour of the majority of proposals for the park and now the consultation is moving on to discuss the remaining issues such as the Transport for London Tramlink proposals and residential options."*
- May 2007** LDA Newsletter: *"...we have more events planned for the next few weeks including a workshop to discuss issues around funding (housing and other options) in Crystal Palace Park."*
- July 2007** LDA Newsletter: *"No decision has been made on housing and it is an option which may not be used."*
- August 2007** LDA Newsletter: *"Housing is the last resort, not the first choice – the LDA has decided to include the proposals for housing at Rockhills and Sydenham Gate in the masterplan. Housing is only being included as an option. The decision to use this option would only be made if funding sources, to enable the delivery of the basic 'improved local park' plans, are not forthcoming."*
- October 2007** LDA exhibition brochure states: *"Housing ... is vital to ensure the deliverability of the masterplan"* and *"... we have concluded that the development of up to 180 purpose-built residential units at two locations on the periphery of the Park (Rockhills and Sydenham) is likely to be required."*
- December 2007** LDA consultants, The Environment Council, wrote: *"The LDA has proposed some housing development in the masterplan as it believes income from residential sales will be needed to help fund park improvements... however, it has also clearly stated that it regards housing as a funding source of last resort and that, if acceptable alternatives could be found, it will drop the residential proposals."*
- December 2007** LDA Project Manager, Mark Lloyd said at the first Housing & Funding meeting: *"If we can fund the Park without housing the LDA would take that."* And LDA facilitator Nigel Westaway said: *"the LDA has recognised the opposition to housing and views it as a last resort."*
- March 2008** LDA Newsletter: *"The Dialogue Process ... Key issues discussed include ..."* and no mention of housing proposals in this list or anywhere in the publication.
- Masterplan Questionnaire: *"There is no need to mention housing as the level of opposition to this is well known."*

Editors Note: This is the abridged version.

GLA/LDA Stakeholder 'Dialogue' meetings from 2003 to the present

- 11 Main Group meetings
- 22 Park Working Group
- 12 Sports Working Group
- 10 Museum Task Group
- 7 Planning Framework Task Group
- 4 Combined Park & Sports Working Group
- 2 Combined Working Group
- 1 Steering Group Meeting
- 2 Special Meetings on Housing & Funding
- 2 Strategic Working Group

and

- 8 Steering Group meetings attended by the LDA, the Mayor's office, TfL, London Assembly members and ... NO community representatives. (The above statistics do not include the many Park exhibitions and numerous 'roadshows'.)

Total: 81 meetings

Cost to the public: £ ?? millions

Public input: Considerable, but totally disregarded.

Effectiveness: Little or none, as demonstrated by the Masterplan.

Likely outcome: Approval of a £67.5 million Park application, funded in part by the sale of irreplaceable parkland for luxury blocks of flats, and the establishing of a dangerous precedent.

LDA Accountability

Following GLA concern at the non-accountability of some LDA-funded projects, the BBC reported on 7 February 2008 that: "the LDA will be conducting a systematic review of the funding of projects." Perhaps this will include the millions spent so far on Crystal Palace Park, with just the removal of a bridge and some fences to show for it.

LDA WANT CARAVAN CLUB OUT

Removal of publicly-accessible facility for private housing estate

The largest area of parkland that the LDA want to sell-off for housing is at Rockhills, home of the popular international camping and caravan club, opened here on 12 September 1989 by Lord Bernard Weatherill, local MP and Speaker of the House of Commons.

The LDA's continued deception, in claiming that it is not publicly accessible, is a cynical attempt to justify its removal - it is, after all, the public who use it.



The Park has been home to a camping site since 1952, and is considered an acceptable use of Metropolitan Open Land. The Caravan Club are adamant that they wish to remain on this most suitable site to which they have devoted so much time, care and money.

Mature trees to be axed for flats

Many beautiful mature trees will be felled to make way for the private development that will replace the Club. These trees are identified in the Masterplan as "Category A trees: These are high quality, high amenity trees which should be retained if at all possible. Significant amendments to any proposed development should be considered before removing these trees. Similarly Category B trees which "are reasonably high quality trees whose retention is desirable ..." will also be destroyed.

New road system at Sydenham Hill

It is expected that the proposed new private housing estate will require a new road layout at Sydenham Hill/ Westwood Hill to access the 135 luxury flats.



Postcode Lottery

Once again, Bromley Council have failed to inform the residents of its borough who will be most affected by major changes proposed for Crystal Palace Park. Just as many received nothing about the LDA's 24-hour, 365-days-a-year liquor licence application, neither have they received formal notification of the LDA's planning application for the Park, which will materially affect them, parts of which will be devastating for local people, and to which they have a right to object.

Apparently, Bromley's practice is to send out letters to residents within a certain radius of the postcode of the subject of the planning application. In the case of Crystal Palace Park, London SE20 8DT (Thicket Road entrance), it is hardly surprising that roads within 600 metres of the Park but with an SE19 postcode receive no information. Is everything done by computer these days? Does common sense or initiative have no place in our modern world? It would seem not.

The Architectural Panel (TAP)

Bromley use the services of five local architects to advise on major planning applications, known as The Architects Panel for Bromley, c/o Bromley Civic Centre.

The mindset of this panel of architects becomes clear when, in their Masterplan assessment, as noted in their minutes of June 2007, they say: *"a clear implementation programme is vital to achieve the Masterplan. It is felt that the proposed housing elements do not detract from the amenity of the Park. The Park needs a strong edge. The Panel fully support the inclusion of housing to generate match funding."* They conclude that it is: *"an intelligent approach which, if implemented, would provide an exciting and successful park."*

The architects on the Panel appear unconcerned by the sale of public parkland for private housing development and appear unmindful of the precedent it would set. But what else might one expect from those in the business of building houses!



Return of Motor Racing to the Palace?

Seven years ago, Kathryn Gustafson's landscaping schemes resulted in the demise of the annual Spring Bank Holiday motor racing event at Crystal Palace Park. However, this popular event may be revived. The LDA and Bromley are discussing with the organisers, Sevenoaks and District Motor Club, the possibility of reintroducing the event to the Park - effectively our own mini-Goodwood festival.

The CPCA met representatives of the Club to discuss how such an event could be staged in this age of environmental concerns. The Club are keen to make the event as 'green' as possible, using bio-fuel

technology in vehicles able to accept it, and keeping noise to a minimum. Additionally, they may include educational displays alongside working historic cars.

The return of this special event would revive the spirit and history of motor racing at Crystal Palace, allowing young and old alike to enjoy the 'paddock atmosphere' of an eclectic mix of vintage and more modern racing machinery, while mixing with their equally eclectic owners and drivers.



LDA INVOLVEMENT IN CRYSTAL PALACE PARK - PEOPLE OR POLITICS?

LDA involvement in Crystal Palace Park began when its boss, Mayor Livingstone, decided in 2003 that London should host the 2012 Olympic Games. Such bid would require a visit from the International Olympic Committee to assess London's hosting capability. The obvious showpiece would be the annual athletics Grand Prix at Crystal Palace but the visiting delegation might not have been too impressed by the dreadful state of the track and the athletes' facilities - in fact the 2004 event was due to be cancelled.

To establish the UK's Olympic credentials, Ken Livingstone had no choice but to take control and refurbish the Stadium (at a cost of £1.5 million), but, the then Head of Bromley's Leisure Services Robbie Stoakes, argued that the Stadium and the National Sports Centre building were a package. Mr Stoakes could see the benefit of Bromley being relieved of this annual £2 million drain on its resources, a situation inherited on the demise of the GLC in 1986.

And so the LDA took a 125-year lease on this 38 acres of the Park known as the MDS (Major Developed Site) which includes the Stadium and the NSC. Thus the 2012 Olympics was won. Since then, the LDA has reneged on its popular promise to demolish the ailing NSC, which was cardinal to its regeneration of the Park, and the date for its promised modern replacement recedes ever further into the distant future.

Proposed 'rebuild' of the Crystal Palace

The much-hyped new construction at Crystal Palace Park is not, as claimed, a 'rebuild' of the Crystal Palace. It is a vast commercial complex, marketed as a fairy story, but in truth a desecration of public parkland for private profit.

This massive scheme, with its associated infrastructure, would occupy up to 20 acres of Crystal Palace Park hilltop – the area originally earmarked for the abortive multiplex. However, this parody of the Hyde Park Crystal Palace is anything but miniature. At a third the size (although currently quoted as two thirds the size) of the one million square feet Sydenham Crystal Palace, its prime use would be as a 4/5 star hotel, with conference facilities, unspecified leisure/recreation uses and other commercial activities.

Sue Nagle, a former resolute opponent of major built development on the hilltop, but now a leading proponent of the so-called 'rebuild', claims in the Norwood Society's Spring 2008 Review that: *"The scheme, estimated at £265 million, will be privately funded"* and that: *"Not one penny from the public purse will be necessary!"* Ms Nagle modestly claims that the proposed hotel, recreation and leisure complex: *"is going to be the most prestigious building in the world"*.

As a blatantly commercial venture, one would not expect it to receive benefit from the public purse, but with breathtaking arrogance Ms Nagle calls upon Bromley Council to commit valuable land they hold in trust for their council tax-payers to enable this commercial speculation.

Corporate investors would not believe their good fortune should such an outrageous strategy be successful. Some might consider the 'rebuild' an audacious attempt to railroad-through commercial development, in a pastiche of Paxton's Crystal Palace, whilst hijacking public land worth millions of pounds.



Another Crystal Palace replica - Homebase, Catford

Those who visited Ms Nagle's recent exhibition in Church Road, may not have been told that they were being asked to give their support on being shown a redundant video that relied upon the 1851 Hyde Park Palace and not the 1854 Sydenham Palace - now the architect's preferred option. Surprisingly, despite claims that: *"funding is in place"*, the architect is unable to provide an updated DVD due to cost restraint, and no planning application supported by Environmental and Transport Impact assessments has been submitted to Bromley.

Blanket opposition to the multiplex revolved around, not just permanent loss of parkland, but also the damaging effect on the surrounding area and roads of a large one-stop commercial development with an insatiable appetite for a procession of service vehicles and cars.

When Bromley granted planning permission for the multiplex they did so in the awareness that an investment of this scale could not be allowed to fail. Accordingly, the applicant was given carte blanche for possible change of use to ensure the continued viability of the development. The same would be true of the proposed Crystal Palace building with its multi-million pound investment.

If for whatever reason, the operation of the proposed 4/5 star

hotel-recreation-leisure complex were to become unviable, conversion of the complex to expensive luxury apartments would be a likely outcome.

Worryingly, Mayor Livingstone, Cllr Stephen Carr, Leader of Bromley Council and Cllr Mike Fisher, Leader of Croydon Council, are quoted as supporting the idea despite the absence of a planning application, Environmental Impact Assessment, Traffic Impact Assessment or basic business plan. Such proposal would be contrary to the Mayor's London Plan and Bromley's and Croydon's UDPs, which maintain that protection of Metropolitan Open Land is paramount.

Some might favour a small structure, commemorating Paxton's original Palace that would provide access and protection to the Subway and the tree-lined ridge, with possible uses that were not overtly commercial. It would, of course, need to respect the Crystal Palace Acts and be ancillary to MOL uses.

Would future generations thank us for allowing yet more depletion of green open space for further commercial exploitation of a public park? What is really needed to enable 'regeneration' of the area is the restoration of this once beautiful park – to become again a landmark in its own right.

FROM OUR LOCAL COUNCILLORS

Crystal Palace Ward, Bromley

I have requested that police and the Council look into the problem of speeding traffic down Crystal Palace Park Road and along Anerley Park.

I have also managed to ascertain that rumours that Bromley may be considering 'part night lighting', where street lights are switched off between midnight and 5am, are untrue. There are no plans to move away from all-night street lighting. If you are concerned, however, about lighting in a particular area please write to garry.warner@bromley.gov.uk or phone Bromley on 020 8464 3333.

The owners of Melbourne Court have been written to, asking that they look into installing lighting on the street and that they tidy the site and keep fly-tipping at bay.

Disappointing news on local bus services: Route 358 is to be extended to run earlier in the morning and later into the night, though a 24-hour service has been ruled out. Although Route 354 and Route 356 are to be transferred from Metrobus to Selkent and new single deck buses introduced, they have refused to improve the frequency or add a Sunday service for the 354.

*Cllr Tom Papworth
Liberal Democrat Councillor
Crystal Palace Ward*

If you care about the area,
join the CPCA.
Together, your voice counts.

College Ward, Southwark

As CPCA members will be aware, the Gypsy Road Post Office at Paxton Green has been earmarked for closure in the Post Office's "Network Change Programme" initiated by the Government.

College Ward Councillors have been running a joint campaign with the Gypsy Hill Councillors in Lambeth against this closure. The Gypsy Road Post Office is a profitable office under the Post Office's own criteria and serves not only residents in Gypsy Hill, which is in the top 10% of deprived wards in England, but many elderly residents in Dulwich who rely on this office.

We have raised a petition supported by hundreds of local residents, and submitted a comprehensive rebuttal of the Post Office's report proposing that this branch is closed. Public consultation closed in early April,

and we can now only hope that the Post Office will see sense over this proposal.

If you take this threat to the Post Office with the paucity of local public transport, such as the reduction in the frequency of the No 3 bus, it is no wonder that Dulwich residents are beginning to feel left stranded without any local services.

Earlier this year, the London Development Agency (LDA) submitted plans to Bromley Council for the redevelopment of Crystal Palace Park, which includes the development of private housing on parkland. We are not happy about this proposal and have asked Southwark Council to make representations about this development and the potential impact of increases in traffic in the area.

*Lewis Robinson
College Ward (Conservative)
lewis.robinson@southwark.gov.uk*



Cllrs Andrew Gibson, Shirley Houghton, Lewis Robinson & Michelle Holford at the Gypsy Road Post Office.

Gipsy Hill Ward, Lambeth

Readers will be aware of the furore surrounding proposals to close post office branches. What is perhaps less well known are the tendentious arguments put forward for closure, and the full impact on local communities were closures to go ahead.

Gipsy Hill residents face the closure of two post offices – on Central Hill (actually in Croydon, but it serves Lambeth residents, too) and on Gipsy Road.

The closure programme is very wrong in scale and to a large extent in principle, too. The Government claims that the closure programme (which is actually implemented by the Post Office itself) is necessary because the Post Office is losing money. But this views the Post Office as a company only. In reality, the Post Office is a public service provided by Government. For example, it has a duty to provide postal services throughout the UK – a duty not imposed on its competitors. (In return, it has a monopoly on small mail items, but the value of this has been eroded through inflation). Therefore, if we look at the subsidy to the Post Office as ‘cost’ of a service, rather than a ‘loss’, this casts the matter in a different light.

The closure process is deeply unfair. For example, the Post Master in Central Hill wants to continue his service, yet he tells me that other post masters NOT included in the closure programme would quite like to cease counter services and take the compensation package.

The case of Gipsy Road is even more bizarre. The Post Office is very profitable. The Post Master could make money by taking the compensation and investing it elsewhere, but his commitment to his staff and local community is such that he is determined to fight closure. Its inclusion in the programme is inexplicable: local councillors and shopkeepers are



Mayor of Lambeth, Andrew Gibson visiting Crown Lane Primary School on 9 February 2008 for the first ‘People First Expo’ which celebrated the work of local organisations.

campaigning hard that it should be retained.

The effect of closure would be severe. If Gipsy Road closed, for example, customers would have to make their way up Gipsy Hill to Westow Hill to access postal services. Many simply won’t bother, and will use alternative services, such as the Internet. But pensioners and others who ‘need’ the counter service will be in a real bind.

Also, the Post Offices attract shoppers to their respective shopping parades. Gipsy Road is home to a variety of family-owned businesses: they represent exactly the type of shopping mix that councils and Governments want to see. Yet one hand of the Government is seemingly working against the goals of the other.

More worryingly, there is a dispiriting acceptance of public services withdrawing from the public realm. Lunham Road Housing Office is much reduced, Lambeth police stations are under threat, and Town Centres are being ‘consolidated’. Even public houses are closing under the weight of taxation and smoking bans. Our cumulative inheritance is being eroded piecemeal, with no strategy and scant meaningful consultation. Let us hope that in our campaign to save our Post Offices, we can stand successfully

and thwart this misguided erosion of the public realm and cry “Stop!”

Cllr Andrew Gibson
Gipsy Hill Ward

The CPCA congratulates Andrew Gibson on his successful term as Lambeth Mayor and thanks him for his support in challenging the Cawnpore Street overdevelopment.



**Property Investment Land
New Developments
Valuers
Residential Sales
Residential Lettings
Property Management**

12 Westow Street,
Upper Norwood London SE19 3AH
Tel: 020 8653 4444
Fax: 020 8653 9465
www.coopergiles.com

PROMISED IMPROVEMENTS TO TRIANGLE SAFETY



Goodliffe Hall Good News

The CPCA is very pleased to hear that planning permission has been granted for the proposed new Goodliffe Hall.

Rev'd Rumsey reported that Lambeth Planning contacted the architects to confirm they have been given approval for the project without any significant qualifications or amendments.

Andrew said: *"This is excellent news, and just the boost we needed. With the right capital backing, we shall be set fair to proceed with our vision to build community in Gipsy Hill. Many thanks for your continued support."*

As many of you know, the CPCA uses the Goodliffe Hall for its AGM and quiz nights, and we support the efforts of the fund-raising team to provide a new hall for the community.

For more information contact:

Rev'd Andrew Rumsey
Vicar of Gipsy Hill, SE19
020 8670 0385 or visit:
www.gipsyhill.org.uk

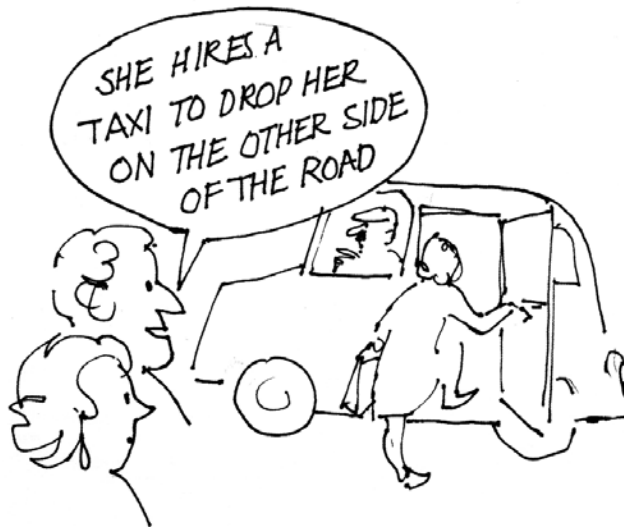
Useful telephone numbers

Local Councils:

Bromley: 8464 3333
Croydon: 8686 4433
Lambeth: 7926 1000
Southwark: 7525 5000
Lewisham: 8314 6000

If you care about the area,
join the CPCA.
Together, your voice counts.

Following repeated failures of the pedestrian lights in Westow Hill (outside Woolworths), the CPCA wrote to Lambeth and Croydon ward councillors, highlighting this dangerous situation and suggesting that perhaps a zebra



crossing might be a better solution as it would never break down.

Croydon councillor George Filbey agreed with the installation of zebra crossings around the Triangle, for greater pedestrian safety and also to slow the traffic. His comment that: *"Since the abolition of two-way running the roads have become race tracks"* is a view shared by many.

Lambeth Cllr Andrew Gibson was equally concerned about these safety issues and the repeated failure of the crossing, and asked that Lambeth officers raise the matter with Croydon.

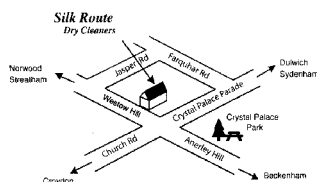
Cllr Gibson will also be raising with TfL and council officers the issue of the incredibly dangerous junction at Westow Hill/Central Hill where pedestrians trying to

cross north or south are not provided with any crossing facility whatsoever; taking their lives in their hands by having to weave between constantly flowing vehicles.

This one, two and three-lane one-way system with fast moving cars, lorries and buses, smack through a district centre, has been killing trade since May 2002 when the 'Triangle' gyratory was introduced against the wishes of the majority. It speaks well of the agility of Crystal Palace residents that none has been killed.

This road is under the control of Transport for London, aptly titled, in that it looks after 'transport' to get from A to B as fast as possible, with seemingly no consideration for pedestrians, shops or shoppers.

Silk Route Dry Cleaners



Collection & Delivery

Wedding Dresses

Curtains

Delicate Garments

Duvets

Leather & Suede

Rugs

Repairs & Alterations

Sofa Covers

Shirts & Laundry Service

Tel: 020 8670 8221

77 Westow Hill, Crystal Palace, SE19

POLICING THE TRIANGLE

Those who have lived in the area for any amount of time will be aware of the anomalies caused by the meeting of the boroughs at the Triangle. It is difficult to think of other areas of London where the boroughs border at a town centre.

In policing terms, this has also caused problems as each borough took an area up to Crystal Palace Parade and tended not to look beyond their boundaries.

Following extensive public consultation, the problem has been addressed by the formation of a cross-border Safer Neighbourhood Team, made up of officers from Croydon. The team consists of one Sergeant, two Constables and four Police Community Support Officers, based at 19 Central Hill SE19 (previously MAM Motor Spares), and has the official title of 'Triangle Safer Neighbourhood Support Team' or 'The Triangle Team' for short.

I am the current Sergeant and have been in place since September 2007.

In simple terms, we have sole responsibility for the Triangle. We then overlap the existing Safer Neighbourhood Teams that border the Triangle for the London boroughs of Bromley, Croydon and Lambeth.

In Bromley, we cover down as far as Hamlet Road. In Croydon,

we cover as far as Hermitage Road and Chevening Road. In Lambeth, we cover from the Parade as far as Roman Rise and down Gipsy Hill as far as the railway station. The team do not cover Southwark. However, just to complicate matters, I make sure that the team walk down Farquhar Road, along Jasper Road and regularly through Jasper Passage.

We have seen substantial reductions in robbery since September, simply by ensuring a visible presence following each school day, in the area around Crystal Palace Parade and along Westow Hill.

We have worked closely with the team from Crystal Palace Ward (Bromley) to ensure safety during the funfair at Crystal Palace Park. We also worked with the Crystal Palace Ward and Gipsy Hill Ward (Lambeth) teams to ensure that there were no muggings before or after the fireworks display in November.

A cross-borough Pub Watch scheme has been established to ensure that our pubs remain peaceful places in which to enjoy a trip out.

Warrants were recently executed at three addresses, and this was done with the help of the Gipsy Hill Safer Neighbourhood Team.

We have undertaken joint patrols on the Bromley side to combat car crime, and some plain clothes work with the Crystal Palace Team.

The team have made a number of arrests for burglary and robbery in recent months. In particular, in December, PCSO Matt Joyner and I spotted a male in one of the bookmakers, who was wanted for a commercial robbery. He was arrested and has been charged with 5 robberies, which took place in bookmakers' shops across South London.

We have worked closely with the Upper Norwood Safer Neighbourhood Team (Croydon) to reduce burglaries in the area.

Probably the most beneficial aspect of this team is that we ensure that information is passed between the boroughs in order to combat criminal activity.

I would ask readers to pass information to us about criminal activity or suspicious behaviour. If you happen to ring the team for the wrong area, we do talk to each other, so the information should be passed on.

Crystal Palace is a nice part of London. We aim to work to full capacity to do our part to keep crime in the area as low as possible and the criminal on the back foot.

Sergeant Nick Tooher

Accident statistics

The period January 2007 to November 2007 has seen a small, but welcome, reduction in accidents in and around the Triangle. Judging from anecdotal reports, this is not so much due to the more considerate driving of motorists and others, but probably the result of pedestrians being more aware of the danger of the local road layout.

Reported accidents totalled 21, with just 4 - fortunately slight incidents - 2 involving motorcyclists, occurring in the Triangle itself.

Anerley Hill and Road saw 3 serious accidents involving a mix of cars, a motorcycle and a cyclist.

But ask pedestrians what is their perception of the speed of traffic around the Triangle and the overwhelming response will be that it is much too fast. And they will almost certainly point out the continued difficulty of crossing safely anywhere within the Triangle, with no pedestrian crossing at all on Church Road or north/south at the Gipsy Hill/Westow Street crossroads.

Your Gipsy Hill Safer Neighbourhood Team:

P/Sgt Lee-Ann Mills,
PC Shane Given,

PC Christine Swinburn,
PCSO Geraldine Simpson,
PCSO Martin Cloke,
PCSO Greg Oakland

Call them on: 020 8721 2617
gipsyhill.snt@met.police.uk

www.met.police.uk/saferneighbourhoods

Always remember - in an emergency dial 999

REMEMBRANCE DAY SUNDAY 11 NOVEMBER 2007

Local people braved the cold, to remember those lost to war, in a moving service conducted by the Salvation Army, at the Remembrance memorial in Westow Street. Officers from the 'Triangle' Safer Neighbourhood Team ensured safety from passing traffic, and the Salvation Army Captain gave a poignant reading of the words of G.A.Studdert Kennedy:

Waste of Muscle, waste of Brain,
Waste of Patience, waste of Pain,
Waste of Manhood, waste of Health,
Waste of Beauty, waste of Wealth,
Waste of Blood and waste of Tears,
Waste of Youth's most precious Years,
Waste of ways the Saints have trod,
Waste of Glory, Waste of God,-
War!

A Salvation Army bugler sounded the 'Last Post' marking the start of the two minute silence, while in the far distance the sound of gun-fire in Whitehall could clearly be heard. The buglers' 'Reveille' ended the silence, and wreaths were laid by representatives of organisations of the Upper Norwood and Crystal Palace area, whilst the Salvation Army band played.



Go Green and Shop at the Farmers' Markets

Farmers' Markets offer good quality, fresh and seasonal local produce grown usually within a fifty mile radius. The variety of stalls vary from market to market but one can usually find fresh seasonal fruit and vegetables, outdoor-reared meat, bread and cakes, local cheeses, preserves, olives, fruit juices and even plants.

West Norwood Farmers Market continues to be held on the 1st and 3rd Saturday of the month at West Norwood High Street at the junction with Lancaster Avenue, between 10am and 3pm.

A Farmers' Market at **Streatham High Road**, outside the Odeon Cinema, is due to start in April for a trial period. It will be held on the 2nd Saturday of the month between 10 am and 2 pm.

Dulwich Farmers' Market, held on the 4th Sunday of the month, in the grounds of Dulwich College has a wide variety of produce stalls and arts and crafts in the cloisters.

Hillyfields Farmers' Market, Brockley is held on the 2nd Saturday of the month, 10 am to 3 pm.

Every Sunday morning a large market is held in the school grounds on Elms Road, **Clapham Common Southside**.

We look forward to seeing you soon at one of the Farmers Markets.

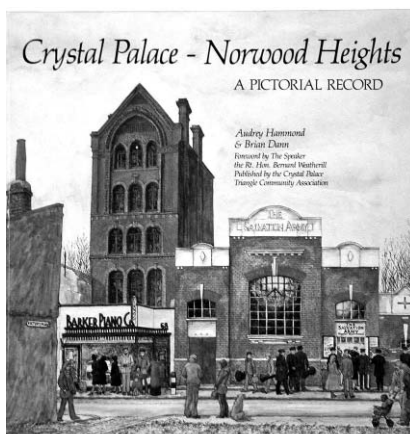
For further information: email meophamfkt@aol.com
call: 07775 736 116 or visit www.myfarmersmarket.co.uk

*Support Kent Farmers
and reduce food miles!*

**Emmaus offers a home,
Emmaus offers work and
Emmaus offers hope.**

Please support their work to help the homeless in our community.

Visit their shop on Knights Hill, near West Norwood Station, find out more on www.emmaus.org.uk or call Majonne on 8761 4276



Crystal Palace - Norwood Heights
written by

Brian Dann and Audrey Hammond
and designed by Mike Conrad.
Featuring Audrey's paintings ,
it is available from the CPCA
020 8670 4395 cpcpa@onetel.com

Bookseller Crow on the Hill
50 Westow Street SE19 3AF
020 8771 8831 info@Booksellercrow.com,
Kirkdale Books

272 Kirkdale, Sydenham SE26 4RS
020 8778 4701
kirkdalebookshop@hotmail.com

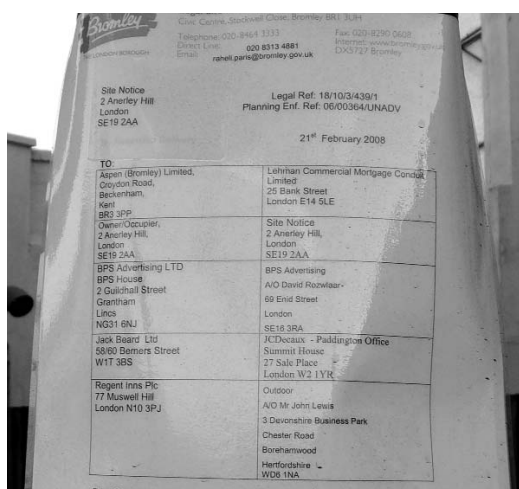
Environmental Vandalism - two years on and it's still blighting the Triangle Conservation Area.

After two years, and endless correspondence from the CPCA and others, the unlawfully erected illuminated 48-sheet advertising hoarding in the Triangle Conservation Area, on the corner of Church Road and Anerley Hill has been served an enforcement notice by Bromley.

Those responsible have failed to dismantle and remove it within the 21 days and the onus now falls on Bromley to remove this blight from our town centre.



Would the Hampstead Conservation Area have suffered this blight this long?



Are these people now planning its replacement?



Crime on our street - the unlawful sign, even used by the London Mayor - twice!

Anti-terrorist barricades in the Triangle

You do not have to be a teenage vandal to cause misery in residential areas. Environmental vandalism can be caused by senior members of the community, as can be seen in the photographs. This hideous barricade, constructed by a local business (STG Resources Ltd), in the heart of the Conservation Area between Haynes Lane and Bedwardine Road, has effectively blocked public access between the two roads, a right of way that has been enjoyed for many years. It also threatens the safety of those residents living nearby, as vehicular access to emergency service vehicles has been compromised.

The reason for this barricade is unclear, although it may be a precursor to a redevelopment proposal. Croydon Council have so far shown reluctance to become involved, even though there are rights of way and conservation area issues for which they have enforcement powers.



The dangerous and anti-social barricade on Haynes Lane leading to Bedwardine Road, in the Crystal Palace Triangle Conservation Area.



The fight continues to save Upper Norwood Joint Library

Croydon Council continues to take every opportunity to unjustly label the much-loved and popular Upper Norwood Joint Library as "inefficient" and "lacking expertise" and is considering the commissioning of yet another costly library review.

This review has been unilaterally proposed by Croydon without reference to the vested authority of the Joint Committee, the Chief Librarian, or indeed the other funding partner, Lambeth Council.

The review, claimed as an "improvement project", is an attempt to seek efficiencies in our library. But Croydon has chosen to ignore its own impartial, independent report that confirmed our Library as "highly cost-effective but drastically under-funded and under-staffed".

Croydon's library funding – the facts

Up to 1983, Lambeth and Croydon honoured their equal funding obligations under its 'Joint Library Agreement', with appropriate annual increases. But for the next twelve years funding became erratic with each borough providing different levels of financial support.

Matters came to a head in 1991 when Croydon Council completed an 'efficiency review' in a futile attempt to find savings from an already emaciated budget.

In 1992 Croydon Council contributed a total of £155,000. Fifteen years later its annual contribution had increased by just £1,000.

Promised increases over the next three years for UNJL will average just 13%. In the meantime the Central Library's budget has increased by 201% and 'satellite' branch libraries' budgets have increased by an average of 99%.

Double standards or duplicity?

When Cllr Steve Hollands, Croydon's Cabinet member for Culture and UNJL management committee member, insists publicly

that our Library needs to be "run more efficiently and cost effectively" he conveniently ignores Croydon's own independent consultants' report, which concluded: "...that UNJL is underfunded by circa £160,000 per annum in comparison [with] Croydon libraries..."

Cllr Hollands' attempts to provide corroborative financial data to support his and Croydon officers' funding comparisons demonstrate inconsistency and widely varying figures.



Give and take

In 2007/8 Croydon 'gave' the library an additional £10,000. At the same time it removed £22,361 from the Library's reserves on the disingenuous grounds that it was a necessary repayment in respect of an 'overspend' of the library's refurbishment project in 2003. The Library's Joint Committee challenged this and eventually just over £20,000 was restored to the Library's reserve fund.

Cllr Steve Hollands claimed that, "...auditors have pinpointed the administrative slip when incorrect codes were keyed into a computer". Yet just a few months previously, Croydon finance officers robustly defended their decision to deduct this amount.

The future?

If Croydon wishes to make savings on its library services then it should be looking to its own libraries, rather than the UNJL who have been praised by independent specialists for the standard of service they offer.

Library users and supporters continue to speak out against the present situation that sees a £1.2 million newly-refurbished library receive only a fraction of the funding it needs. UNJL is now suffering from the cumulative effects of years of under-funding, whilst the money available to libraries elsewhere in the borough increases steadily year after year.

What is clear is that adequate funding needs to be quickly found if UNJL, and the wonderful service it offers us, is to remain a lynchpin of our community.

The CPCA will continue to fight for the future of this well-used and much-loved library, as will local politicians and local people.

To join the UNJL campaign

If the Library is important to you, please don't hesitate to join the Campaign to fight for its future. You can be as involved or not involved as you wish, but being a strong membership base sends a clear message to the Councils that the community cares.

Membership is just £3 p.a.

Please write to: The Secretary,
5 Becondale Road, SE19 1QJ
or email:
membership@unlc.org.uk
www.unlc.org.uk

Latest threat

Plans are being considered to sell the land at the rear, used as the Library car park, for a proposed intensive housing development. The loss of this irreplaceable car park would be a serious blow for many library users, particularly the disabled.

2008-9 Subscriptions

Subscriptions for 2008-09 were due on 1st March 2008. Many thanks to all those who remembered. If you pay by standing order you need take no further action, otherwise please send a cheque made payable to the 'CPCA' to:

Membership Secretary
c/o 10 Jasper Road, SE19 1SJ.
Prompt payment would be most appreciated to avoid the need for reminders.

We are pleased to say that subscription rates remain the same as last year: £8 (£5 concessions) per household, but any donations are always very welcome.

Please, *please*, do let us know if you change your email address.

CPCA AGM

Thursday 15th May 2008

7.30 pm promptly please

at the Goodliffe Hall, Christ Church
Highland Road, off Gipsy Hill, London SE19

All members are warmly invited to come and meet the committee, hear reports and ask questions.

Business will include discussion on the LDA Masterplan application for Crystal Palace Park.

And this year, for something completely different by way of entertainment, we welcome Drew Colby, a unique puppeteer who will present us with a sparkling new show prepared especially for the CPCA.

As always, substantial home-made refreshments will be provided.



CPCA Membership Form

Rates

Annual Subscription £8

£

Concessions £5

£

Optional contribution towards postage etc.

£

Total £

*cash/cheque/standing order

One subscription covers one household/family/business or voluntary group

Membership details

I/we* wish to join/renew membership* of the CPCA.

I/we* enclose my/our subscription/contribution of £..... for year beginning 1st March 20...

*(*Delete as appropriate) Please make cheques payable to CPCA or complete the standing order form overleaf*

Name (plus names of additional members):

.....Number of adults: Number of children:

Name of business/group if applicable:

Address:

..... Postcode:

Phone/fax:

Email: Date:

(Your email address enables us to keep you informed of local issues more quickly – please write clearly.)

>>>>>>> continued >>>>>>>

Warehouse Theatre4Kidz

£4.50 children, £6 grown-ups.

The Warehouse also arrange children's parties after the show.

For details please contact 020 8680 4794 or visit:
www.warehousetheatre.co.uk

The Warehouse Theatre, Dingwall Road, Croydon CR0 2NF
East Croydon BR

If you care about
the area,
join the CPCA.
Together,
your voice counts.

Did you know?

...that the tip you leave to your waiter on your credit card bill is more likely to go to pay his wages than be given as the bonus you intended. If you really want to show gratitude, separate the tip from the bill and give it in cash to him personally.

Cool graphic design!

Cucumber Design provides imaginative and original solutions for all direct marketing and advertising areas, including:

Full corporate image development
Branding / logo design
Direct mail
Press and magazine advertising
Outdoor advertising

Whatever your requirements, Cucumber Design will deliver the complete design solution.

tel - 020 8674 0202
e-mail - info@cucumberdesign.co.uk
www - cucumberdesign.co.uk

cucumber
design

Why not get involved? Please tick any activity you would like to take part in, or skills you can offer.

- | | | | |
|---|-----|--|-----|
| (a) Helping to distribute newsletters | [] | (j) Fundraising | [] |
| (b) Writing an article for the newsletter | [] | (k) Becoming a committee member | [] |
| (c) Giving a talk to members | [] | (l) Law | [] |
| (d) Organising an event for members | [] | (m) IT skills (hardware/software) | [] |
| (e) Membership recruitment | [] | (n) Journalism | [] |
| (f) Media experience | [] | (o) Desktop publishing/graphics/design | [] |
| (g) Publicity and public relations | [] | (p) Town planning | [] |
| (h) Administrative/secretarial support | [] | (q) Web design/maintenance | [] |
| (i) Researching information | [] | (r) Accountancy | [] |

Other:

To ensure that your membership is maintained you may prefer to pay by standing order through your bank. If so, please complete this form and return it to the CPCA at the address below.

Standing Order form

Name/address of bank/building society: Account Number:

..... Sort Code:

..... Signed:

..... Date:

Please pay the CPCA (Barclays Bank, Upper Norwood & Crystal Palace Branch, Sort Code 20-94-67, Account No. 50309486) the sum of £ on 1st March each year until further notice.

Membership details are kept on a database and not made available to any other party. If you prefer not be included, please tick the box []

Please return this form with your subscription to CPCA:

10 Jasper Road London SE19 1SJ Tel/Fax: 020 8670 4395 email: cpc@onetel.com website: www.cpc.org.uk
Member of the London Forum of Amenity & Civic Societies & The Open Spaces Society Registered Charity No. 261790

Advertisement



Villa San Raffaello

This beautifully restored farmhouse in the Le Marche region of Italy, offers accommodation for 2 - 28 people. Prices from £100 per person per week.



www.villasanraffaello.com

Audrey's Portrait

CPCA President, Audrey Hammond is proud to announce that the Royal Society of Portrait Painters has accepted her pencil drawing of the late Lucien Prechner for its Annual Exhibition.

This wonderful gentleman worked for the BBC World Service, was a stalwart of the Herne Hill Society, Vice-President of the London Globetrotters Club and during his long retirement he visited exhibitions, concerts and was a frequent guest at Audrey's Open Studio days.

The exhibition runs from 24 April to 15 May at the Mall Galleries, 17 Carlton House Terrace, SW1 (10-5pm everyday except the last when it finishes at 1pm).
Entry is £2.50 (£1.50 concessions)



Just for fun

- back and front of my Great North Run Walk 2007, and huge thanks to all my supporters for their donations to the CPCA and the Samaritans, which raised almost £2,000.

I was really pleased with my time of 3 hours and 02 minutes - not bad for a 13-mile stroll. I'd recommend the experience to everyone - you couldn't wipe the grin off my face for a week.

Thank you all so much.

Suzanne Elkin

Whisky with your work-out!

So you want to lose weight? Forget joining a gym - expensive and boring. Just put on your old clothes and come down to the Country Walk at Norwood Park and join the Wildlife Team for one of our Saturday work-outs.

Choose any job you like - we are behind with just about everything in our project to turn three acres of the park into a 'perfect piece of countryside', and we need your help.

The Wildlife Team works each Saturday from 1 - 4 pm with a break for tea & biscuits (or whisky if it's cold!). Besides exercise and fresh air, you can count on a few perks - unlimited bags of half-rotted wood chips to mulch your own garden, free wildflower seeds and the use of the Team's 50-odd tools (everything from extending tree loppers to mattocks).

We hire out the tools for £1 per tool per week, but free to schools and voluntary organisations. We also sell wildflower seeds - a £2.50 packet will give you 21 of the best wildflowers and another £2 packet will add nine big plants such as teasel and wild hop.

John Cotter, Norwood Park Wildlife Team 8244 8724



Drawing on local issues

Good news is in short supply, but even bad news can have its funny side. Mike Conrad has been producing cartoons for the CPCA newsletter forever, but he seldom signs his work and so remains anonymous to many readers. Well now you know who to blame.

Mike also sells greetings cards of his paintings in the Upper Norwood Joint Library with a portion of the proceeds going to library funds.

PLANNING NOTES

Cawnpore Street Planning Application approved

On 16 October 2007, Lambeth Council Planning Application Committee approved the second application by Greenacre Homes and Alan Camp Architects for a 54-unit housing development between Cawnpore Street and Woodland Road, London SE19.

The decision was received with disbelief in the packed council chamber, which echoed with cries of "shame on you" and other vehement protests from those who considered they had been betrayed by this capitulation to commercial interests.

The Committee of five was divided on this second application, which was decided by the exercise of the Chairman Cllr Toren Smith's casting vote, and based on his stated view of the need for social housing, not on planning considerations.

Councillors Brian Palmer and John Whelan found that the new proposal differed very little from the first which, in February, was refused by the same Committee on grounds of mass, scale, bulk and design, and in their view, was worse than the first.

Amplifying this, Cllr Palmer described the new design as "something like the Gipsy Hill branch of the local Stasi", whilst Cllr Dave Malley, who admitted that the difference between the first and second schemes was marginal at best, later approved the development on the spurious justification of not exposing the Council to risk of costs from further appeal by the developers.

The Deputy Chair, Cllr Diana Morris, who had opposed the first application, also stated that she was not convinced of the merits of

the further application and, most surprisingly, abstained from voting on this crucial issue.

Cogent arguments presented by the CPCA, local ward councillors and Lambeth Mayor, Andrew Gibson, were not accepted by the Committee, which also gave little regard to policies relevant to the application, detailed in a CPCA document*, circulated to Committee members and key officers prior to the meeting.

This decision is one of the most blatant examples the CPCA has encountered of a political agenda bulldozed through by those unwilling to apply the policies they helped to formulate relating to development in conservation and adjacent areas.



"One day, my son,
all this will be
multi-occupancy
units."

Whilst the CPCA has never questioned that the site offers welcome opportunity for much needed local affordable housing, it believes that its unique location within, and adjacent to, the conservation area, warrants special recognition in any development.

Planning laws and policies stipulate that conservation areas must be 'preserved or enhanced' by new developments, yet this new scheme fails completely in this respect; and it is perverse to justify a proposal in a conservation area by comparison to 1960s' high-rise tower blocks, which councillors accept are not in keeping with the two- and three-storey Victorian villas and terraces of the conservation area.

Most present felt that the decision to approve the application was contrary to the interests of local residents and council-tax payers alike, whilst the CPCA considers the Lambeth Planning Committee decision to be an abdication of responsibility.

Urban Task Force findings ignored

In 1998 the Government asked the world-renowned architect, Lord Rogers, to lead the Urban Task Force, a commission of architects, planners and engineers, to produce a plan for inner-city renewal that focused on designed buildings and reform of the planning system to allow for greater involvement of residents.

But how much has this been heeded? When speaking of urban regeneration Lord Rogers now states: "These are developments which have no regard for a community's sense of place, belonging or identity. I fear we are building the slums of tomorrow but it shouldn't be."

Just hot air

It is particularly important to recognise the Government's own 2016 target date for zero-carbon emissions for new homes. But why wait till then? The homes built now, Cawnpore being a prime example, give only a nod to ecological construction, so polluting for the lifetime of the building and locking in spiralling energy costs, often disadvantaging those who can least afford it.

We have the technology NOW to build zero-carbon emission homes, so why, under Government housing targets, build three million homes to become the eco-slums of tomorrow? Why? - because it is more profitable for the developer.

* The document can be viewed on the CPCA website.

DEVELOPING THE BAD

Despite concerted and valiant efforts of the local community, the recent granting of planning permission for the proposed development in Cawnpore Street has now become an acknowledged fact. But it would be useful to set the application in the wider context of national strategic planning policy to see just how degrees of control are exercised from above and which allowed the Cawnpore Street development to come about, notwithstanding the Government's *Strong & Prosperous Communities* agenda which is aimed at encouraging community participation and accountability.

Under pressure from Central Government, Councils are allowing swathes of mediocre and awful housing developments to be built everywhere and anywhere. Of course, the poor quality of applications does not go unrecognised but, with growing frustration, it is not always possible for planning departments to resist them, resulting in a lack of confidence to turn down applications for reasons other than on planning grounds, and mindful that decisions could be overturned by Central Government (via the Secretary of State) and the Mayor of London.

The Royal Town Planning Institute has stated that quality is deteriorating because of stringent targets, warning that lessons of the past have not been learned and the sink estates of the future are being built today. Government Ministers want to see more homes built because demographic and immigration projections suggest a rise in households. They are more interested in the construction industry, as an employer and earner of GDP, than the heritage industry. But the causes are more wide-ranging – a 'life-style'

attitude arising out of a buoyant, but decidedly precarious, economy with people expecting and demanding more and more.

Financial incentives, such as the *Housing and Planning Delivery Grant* rewarding those councils that approve more schemes and penalise those that do not, compound the situation which merely plays the numbers game and pays little heed to quality and the big mistakes that are thrown up. The greedy 1980s 'let-rip' philosophy completely ignored environmental and social implications of development. The 1990s brought in a more nervously enlightened perspective to the consequences, but with current government targets of 3 million more homes by 2010 the pendulum has swung back towards the developers. However, such targets are difficult, if not impossible, to meet – starts in 2007 were 170,000, up from 141,700 in 2000, but still below the new target of 240,000 a year. With ever-faster track, design and construction, standards are falling, not helped by the fact that big companies have so many more resources than cash-strapped and time-pressured local authorities, to fight appeals.

Developers are guilty of seeking to cram in as many of their standard range of residential units on a site, regardless of context.

The idea of low-carbon jargon and bolted-on eco-bling to bland and unimaginative designs is not well received by CABE Space, the architectural watchdog, which has been scathing of the industry. CABE Space are aware of the bluff and unfulfilled realisation in practice - mass residential blocks which do not live up to the eco-tag i.e. the design fails to meet expectations and the build quality regresses the expectations further still. Even the recent and acclaimed 'BedZed' in Merton is

found to be not as efficient as the architects led us all to believe, and it now falls far short of the current standards for energy efficiency. CABE Space have not been backwards in coming forward with criticism.

The really grating thing is that this life-style living is not what people really want, but is what is foisted upon them by the developers who themselves decide what is best. Removing the freedom of choice makes life easier and more lucrative for the developers.

The Cawnpore Street development is one such case (though not the only one) in Crystal Palace. It is a monstrous scheme that is large, ugly and inappropriate, and sweeps away history, character and identity from a conservation area, exemplifying the disappointment of many such schemes being built all over the place. The developer and architects hype it up and say that the design has been the result of widespread consultation, but that's the type of old-style consultation that is dogmatic and dictatorial, rather than the new which is engaging, participatory, inclusive, sympathetic and empathetic. The scheme is another 'dream', that reality will turn into a nightmare for the local community. It is difficult to know who is to blame – the developer, the architects, the feeble planners or some spineless local politicians. It may not be ill-intentioned, but it is a disaster all the same.

It seems that perfectionists have to accept we have a Government that takes a different view from what it used to. More worrying is that all of the political parties appear to have the same agenda – 'regeneration' [*and blow the consequences*] is used as a political tool to gratify the voters.

Don Bianco

HOW DOES YOUR GARDEN GO?

'Brownfield' is the term given to previously developed land – something like a redundant factory site or a disused gasworks, you might think. Yes, but into this category will also fall a house and its garden, because the house, along with its curtilage – its garden – is, in planning terms, defined as brownfield. So, if not within a conservation area or otherwise protected, it is little more than a potential building site. The government, in its quest to concrete over much of London, its suburbs and beyond, watches with what seems to be feigned disinterest as the undeclared agents of this process – property developers – move in to take out acres of the green habitats and domestic vernacular architecture missed by the Luftwaffe, or overlooked by 1960s town 'planners'. The process is called garden grabbing. *The Evening Standard*, 22 February 2008, reports the Wildlife Trust as saying that since the Eighties an area of green space 22 times the size of Hyde Park has vanished from London.

So how does this come about? Well, a developer may seek out and sign up a group of homeowners to an option agreement; that is to say, a very generous cheque will be doled out for their property if planning permission is granted – or their house and garden will stay if it isn't. This is all done covertly so the neighbours will suspect nothing – until it's too late. The developer may even attend pre-application discussions with the local planning authority (a practice encouraged by government) – and still the neighbours won't know. Then, confident that permission will be granted, either by the local authority or on appeal by a government inspector, the developer, with the agreement of the homeowners, may send in the

chainsaw gangs to take out all the trees that will be in the way of the development proposal; down will go the beech, the birch, the oak, the ash, the sycamore, the yew, and plenty more besides. Whining chainsaws, bonfires, the destruction of wildlife habitats and corruption of the landscape, and still the neighbours are in the dark. The local planning authority may respond to telephone calls from concerned residents by



saying that the trees are on private land and not statutorily protected, or that the gardens are not in a conservation area and, in any case, no planning application has been received, so nothing can be done. According to a report in the *Croydon Advertiser*, 11 January 2008, 15 trees were hacked down on land behind Christian Fields and Gibson's Hill in Norbury on 5 January; it is believed that developers want to build a block of flats on the site. The intervention of local councillors and the police was to no avail.

A developer may arrange for a tree survey to be undertaken only after trees are gone, and have its results submitted along with the planning application. In fact, a British Standard – BS5837: 2005 '*Trees in Relation to Construction – Recommendations*' advises a 'cradle to grave' approach, i.e. from the appointment of a qualified arboriculturist *before* the design of any proposal, through to his/her

involvement in the discharge of relevant planning conditions and on-site monitoring. This will ensure that trees are considered prior to and within the design, construction and future management of proposed development sites. The stages to be followed will include a tree survey, a plan showing root protection areas, a method statement and an arboricultural implications statement. One aim of the exercise is to ensure that trees are successfully and appropriately retained when/if a development takes place; existing trees have environmental and social benefits, and can provide an immediate sense of maturity on any area proposed for development.

Some local authorities, like Southampton City Council, will expect developers to comply with BS5837: 2005, saying that failure to do so may result in a planning application not being registered or otherwise delayed. And according to the Environmental Dimension Partnership (www.edp-uk.co.uk) there have been cases of applications being refused to be registered because the arboricultural information did not comply with BS5837. What is *your* local planning authority's policy on trees in relation to construction? The saddest situation is where trees are removed and the developer fails to gain planning permission; the environment impoverished for no reason at all.

Meanwhile, back to those homeowners who have entered into option agreements with a developer; the Local Authority may be unaware of or disinterested in any such agreements and, under the consultation arrangements, will regard the signed-up homeowners (along with everyone else living in close proximity) as 'neighbour consultees'. And with the trees

gone and the prospect of cash beckoning, these owners will now make no adverse comments, since a grant of planning permission will be seen as being in their best interests.

In due course, the council's development control committee will consider an application in the context of government planning guidance and its own development plan, and will take into account expressions of support or opposition from neighbour consultees and others. If the planning officers advise the committee to refuse the application, the developer may appeal and be granted permission by a government-appointed inspector. Some would argue that in this way councillors, along with those who elected them, are being disenfranchised; in Surrey, Tandridge District Council has written to the Secretary of State for Communities and Local Government to protest at the extent decisions of its Development Control Committee are being overturned by unelected inspectors. If permission is finally granted, then with homes decanted and ready for demolition, and gardens gone, the surrounding neighbours may look with despair to the prospect of living for months, perhaps years alongside a building site.

By entering into secret deals with those who would otherwise oppose their plans, it is property developers who, with the tacit support of government, can too often control the system – and come out at the end of it with profit enough to move onto the next block of homes and gardens. It seems clear that the incremental destruction of our settled communities, domestic architecture and established garden landscapes in this way is what masquerades as one aspect of development control in Britain today.

Ken Lewington

The Planning Bill

Two recently published White Papers have important implications for the future management of the historic environment: *Planning for a Sustainable Future* and *Strong and Prosperous Communities*.

The Department of Culture, Media and Sport ('DCMS') states: *When a White Paper is issued, it is often accompanied by a statement in the House from the Secretary of State of the department sponsoring the proposals. A White Paper is sometimes produced following the consultation process which is undertaken when the government issues a Green Paper.*

So, although there are three consultation questions at the end of the White Paper, these focus on matters of possible detail in the new system.

In the Summer 2007 CPCA Newsletter, we reported on the recently published *Planning for a Sustainable Future*. Our concerns are that this White Paper has a presumption in favour of development, and that the right for locals to use public inquiries to air their views about built and natural environments may be restricted.

Notwithstanding the other crucial White Paper, *Strong and Prosperous Communities*, local residents must retain a say in the

preparation of local and regional plans.

The Government now requires local authorities to produce a Statement of Community Involvement ('SCI'), setting out the procedure for involving local communities in development plans and planning applications. Communities need to be assured that their views will be taken seriously.

There are also plans to relax control on 'minor' domestic developments, including those in conservation areas, which are 'acceptable to neighbours', although it is not clear how the neighbours will be able to find out what is proposed.

While the emphasis on the historic environment is more encouraging, it still requires much clarification and refinement before the practical application is deemed appropriate. Particularly heartening is the rapid progress of DCMS towards drafting a new Heritage Bill to put the framework of the new system in place. Parliamentary scrutiny of the draft bill is imminent, so things are moving fast.

For a major campaign against these proposals, see www.planningdisaster.co.uk



Empty premises in Westow Hill, Upper Norwood, a year on.

The surprise would be if our 'Banksy' was wrong!

LETTERS

A Good Night Out

For anyone who has a fancy to try Thai food, might I suggest a trip to Nim's Kitchen in Westow Hill?

A group of CPCA members -14 of us - went there on 4 December and had a very enjoyable meal in pleasant surroundings with good service. The food was full of flavour, fresh and interesting, with a wide selection of dishes at reasonable prices. The company was friendly, conversation was lively and we came away well satisfied and also (possibly helped by a little wine) in a happy mood.

Nim's Kitchen served us well, and I thoroughly recommend it.

Marjorie Callister

Crystal Palace public Park - public 'consultation'

I remain deeply disappointed with this whole, tiresome "process", which has now brought us full circle to where we should have started - looking for funding for possible Park improvements. Despite repeated requests from me and others, the LDA never admitted the need for research into funding, beyond their preferred/only option of housing.

To add insult to injury, they are now not only asking us to sacrifice yet more time to attend yet more meetings (which should have happened years ago), but also possibly asking us, the long-suffering stakeholders, to carry out unpaid research on their behalf, to unearth the missing millions which will be needed to finance such a far-fetched, over-ambitious, unnecessary Master-plan, served up by Latz + Partner, at huge expense to the taxpayer.

As I have repeatedly pointed out, the projected "inheritance" (£12 million) from luxury house building, which few people want, has already been spent - with little to show for it, except a vastly

expensive dialogue/LDA Publicity/"Process", along with a few minor improvements to the Park itself. How cruelly have we been deceived, all along the way!

Richard Francis

Cuckoo land

I believe that the concept of drawing up an elaborate, costly plan for a park, without first securing the funding, is misguided.

Improvements to Dulwich Park were achieved at a cost of £5 million, to the satisfaction of park-users. The 200-acre Battersea Park was restored for £11 million.

The first, but not the last, figure we have for Crystal Palace Park is £67.5 million, decades in the completion, and no idea where the money is coming from to pay for it all, apart of course from the first round (?) of down-sizing the Park.

D Nixon

This letter was in response to an article in the Royal Horticultural Society magazine.

Although THE GARDEN, November 2006 issue, identified controversial aspects of LDA proposals for the restoration of Crystal Palace Park, the December 2007 issue, "*Crystal Palace Park to sparkle again*", takes no further account of this with "...return Crystal Palace Park in London to one of the most impressive green spaces in Europe..."

The construction of 200 private luxury housing units and associated roads to fund the LDA's ambitious schemes, will no more enable the "return" of Crystal Palace Park to impressive green space than attempts to prove 'less is more' in LDA claims that development on the Park will increase accessible parkland.

Disregard by the LDA of its own stakeholder consultation and of the 7,000 signature petition to the London Mayor, which confirmed overwhelming opposition to sale of parkland for housing, is highly irregular and damaging to the

credibility of any future LDA public consultation.

In addition, the controversial masterplan shows *two* huge glass-houses, not one as you suggest; the "sunken gardens" never existed in the Paxton landscape, the Masterplan does not refer to any restoration of Paxton's fountains and the "tree palace" has now been revealed by the LDA as an area for over-spill car parking.

John Payne
Chair, CPCA

Cawnpore Street

And so it's to be goodbye to the Old Dairy. It's been part of Upper Norwood since 1888 until 2006, when the current occupants were evicted. The Old Dairy is a building of modest elegance and human scale with a positive historical connection to the area and linkage with French's Field at the bottom of Gipsy Hill.

Now it is to be lost forever. In its place we are to be graced with the "*Gipsy Hill stasi*", designed by Alan Camp Architects, a piece of tosh defying the arrogance of the architects who argued that they had won awards for their work and that this design was in the same vein. The only award with which I would honour this development is the Carbuncle Cup. But surely the fact that this contemporary piece of design will not be in the running for a prestigious award must conflict with the requirement for enhancement of a conservation area.

I was present at the meeting where Lambeth's Planning Committee considered the second application, and was appalled by the blatant politicking of the planning officers and some of the councillors sitting on the committee, and then finally that perverse decision ultimately made to grant permission.

My regret is that flying in the face of its own policies - those good conservation policies - and common sense, the residents of Upper Norwood are now faced

with a building of such poor visual quality and huge overwhelming scale as to be out of all proportion to the village character of the area. In a prosaic piece of sidelining, even the section 106 benefits will serve those in West Norwood more than the residents of Upper Norwood.

It seems that planning is becoming a downward spiral of worse and worse, with ultimately less and less rewarding developments giving us more and more worthless buildings.

Designers have lost the plot, allowing the pandering to their egos to subvert the principles of good taste and good design that promote harmony within a community. It has to stop.

Don Bianco

Dream or nightmare?

Imagine a new Crystal Palace Park inside of which are retail outlets and a quarter-mile pedestrian flyover, where the public is banned from playing on the grass unless they've rented it, and five-storey blocks of luxury flats occupy parkland where once stood mature, protected trees. Imagine trams running through the Park and a bus terminus double its current size. Imagine the footprint of the old palace full of immature plane trees that have been pruned to the shape of lollipops, to cram in hundreds of cars when the Park is thrown open to money-making events for up to 20,000 people.

This nightmare will be reality, if the LDA's recently submitted Masterplan for Crystal Palace Park goes unchallenged. So let's dig under the greenwash to unearth the details the LDA wants to bury.

First, according to the LDA Masterplan Exhibition brochure, *"Housing is ... vital to ensure the deliverability of the Masterplan ... The residential development would raise £13.1 million and will be ring-fenced specifically for the regeneration of the park."*

'Ring-fenced' is an unfortunate phrase. According to the LDA's own cost plan document, the highest single cost by far is £13,045,000 (excluding VAT, as are all the costs quoted) for 'building structures' on Rockhills (the camping ground), and the beautiful English landscape garden. Of this, £3,214,000 (ex. VAT) is for a tree-top walkway stretching 405 metres. That's over a quarter of a mile.

This is assuming that there are any mature trees left to walk over. According to the Management and Maintenance Plan (produced for the LDA by Land Management Services Ltd), the removal of large mature trees, including horse chestnuts, is scheduled as 720 man-days over six years. The justification is that, *"A large number of horse chestnuts are suffering from bleeding canker"* but the more cynical must be wondering how many healthy trees are being cleared to make way for blocks of flats.

Furthermore, the *"removal of smaller (semi mature and young) trees"* is scheduled as 108 man-days over six years. Are these trees cankerous? And this culling, *"... does not include tree removals which may be required as part of the implementation of the Masterplan."* So why are they being removed?

For both the retained and newly planted trees, there will be, *"Crown lifting and removal of epicormic growth to maintain clearances to provide views into the Park."* A little fact that the LDA has failed to mention in its official documents (first mentioning it verbally to a small gathering of the Norwood Society last October) is that they intend to use the Park hilltop as overspill parking for over 600 cars on event days. So is the lollipop cropping actually to make space for cars?

According to the same maintenance-plan document, there are only around 2000 trees in the park in the first place. By year six will there be any original trees left to chainsaw? Reading that 104 man-days have been allocated for,

"Miscellaneous other (cable bracing, stump grinding)", one can't help but picture a park full of tree stumps.

Perhaps they'll turn those stumps into tables and seats for all the extra cafés and shops. According to the Masterplan, the Park will have: a new museum building with a café/bistro (40-50 covers) and shop; kiosks on the hilltop; a dinosaur interpretation centre with a café and shop; North and South Greenhouse café and shop; and 'coffee points' in the 'woodland interpretation centre' – namely the concert bowl with the pedestrian flyover.

Why does the LDA want to turn the Park into a turfed shopping mall? Part of the LDA's argument for the Park 'developments' is to benefit the existing shops in Norwood Triangle. But how can they benefit from extra competition inside a one-stop destination Park?

Another ominous sign is the multiple revenue streams the LDA's documents identify, including the private hire of the proposed cricket ground and pavilion. According to the Masterplan outline document, *"This would restrict the usage of the open space to just cricket players during the weekends given this is when the matches tend to be played. In addition it is likely that during the week there may be restrictions on usage of the cricket outfield for certain activities, for example playing football would have to be prohibited."* So rather than open grassland where youngsters can kick around a football, we will have an elitist cricket ground that has to be rented. And the cost of this cricket ground? £3,280,000 (ex. VAT).

The Pascuense language of Easter Island has a verb 'tingo' that means, 'To take all the objects one desires from the house of a friend, one at a time, by borrowing them.' It seems that the LDA, under the guise of 'improving' our Park, is actually trying to tingo it for private profit.

Julian Maynard-Smith

CPCA SUMMER AND AUTUMN EVENTS

Sunday 18 May

Green Chain Walk

Our next walk will follow the 'Green Chain' from Crystal Palace Park to Bromley, starting at the Triangle Gate at Crystal Palace Park.

The route of 4 to 5 miles will pass through a number of parks, tree lined roads, buildings of interest and open spaces including Alexandra Recreation Ground and Beckenham Place Park.

We plan to have lunch in Bromley before taking the bus home.

Meet at 10 am at the Triangle Gate entrance to Crystal Palace Park, corner of the Parade and Anerley Hill.

Cost £5 for CPCA funds.

Sunday 20 July

Walk at Richmond Park

This vast green space, the largest in London, covering 2,500 acres, enjoys varied unspoilt landscapes of hills, woodlands, gardens and grasslands. The park is famous for the 300 red deer and 350 fallow deer that roam and graze freely.

Bring a picnic, so we can eat lunch in these picturesque surroundings. We are planning a route of 3-4 miles. Meet at Crystal Palace Station at 9.15am to travel by train or call us for details of a meeting point near to the park if you are making your own way there.

Cost £5 for CPCA funds.

Tuesday 14 October

Meal at Los Torreros

35 Westow Street, SE19
020 8771 0087

Join us for a taste of Spain, at our local tapas restaurant, with its wide range of dishes to tempt all palates. They also have a good drinks menu including delicious cocktails.

We shall book the table for 7.30pm.

Sunday 1 June

Lunch at Il Ponte Restaurant

66 Westow Hill, Crystal Palace
020 8670 7959

Join us for lunch at this popular Italian restaurant.

Choose from either their 3-course Sunday Special at £12.95, which includes traditional Sunday roast, or from their regular menu, with starters priced from £3.50, a wide range of main courses including those suitable for vegetarians from £5.45 for a Margarita Pizza and a selection of desserts priced at £3.95.

We will be booking the table for 1pm.

Please let us know if you wish to come by Wednesday 28 May.

Sunday 28 September

Circular walk around Hayes and Keston

Starting at the 'George' in Hayes Village, we will follow a route that passes fields, ancient common land, Keston Ponds and Wilberforce's Oak, where William Wilberforce discussed the abolition of slavery with Pitt the Younger. This historic location, marked with a plaque, also enjoys views over the vale of Keston. We plan a pub lunch en route.

Meet at 10.30am outside the George public house, Hayes Street, Hayes Village, Kent.

Contact us regarding travel arrangements.

Cost £5 for CPCA funds.

Friday 13 June

Summer Quiz Night

Join us at this fun and friendly event, with our very own quiz mistress Katriona, putting your brain cells to the test.

Book your table for 8 or come on your own and meet new faces or old friends.

Tickets are £7.50 for members, £8.50 non-members, to include a fish & chip supper

Bring your own drink and glasses but both will be available should you forget.

Doors open 7.15 for a 7.30pm start at the Goodliffe Hall Highland Road, off Gipsy Hill SE19

Raffle & Prizes & Fun

Please book early to allow time to organise the food.

Phone/fax CPCA 8670 4395 or email: CPCA@onetel.com

Our winter Quiz Night will be held on **Friday 14th November** - same time, same place, same good fun. Save the date now.

Tuesday 2 December

The Ghurkha Cottage

Indian and Nepalese Restaurant

17 Westow Street, SE19
020 8771 7372

Enjoy the authentic flavours of the East at this popular local restaurant. Table will be booked for 7.30pm.

Friends of the Horniman ART EXHIBITION

in the beautiful Victorian Conservatory of the Horniman Museum

Saturday 19 & Sunday 20 July - 10.30 am to 5 pm

ADMISSION FREE

Audrey Hammond and Mike Conrad will be exhibiting their watercolours & drawings.

St. Mark's Players

present

Seasons of Love

Stanley Halls South
Norwood

*Fri.13th & Sat.14th June
at 7.30 pm*

&

Sat.14th June at 2.30 pm

*All tickets: £6.50
to include refreshments*

Box Office:

8393 3640/8240 9378

www.smpayers.co.uk

Sounds of the Suburbs

9th free music festival

Saturday 26 & Sunday 27 July

at the Crystal Palace concert platform
featuring new and emerging music talent
from south of the Thames with food, craft
& market stalls, local information points
and a fully stocked and licensed bar.

For more information contact Carol
Ann Walters on 8289 0460, email
carol@thebowl.org.uk or
www.thebowl.org.uk

Summer Fair

Kingswood House,
Lyall Avenue, SE21,
will be holding a summer fair on
Sunday 27 July,
with many stalls and live music.

Victorian Weekend

It is with regret that the Crystal
Palace Foundation have said they
are unable to host the very
popular Victorian weekend.

The Park Rangers await news
from another organiser, who
might come to the rescue.

Please phone them on 8778 7148
for the latest information.

Should it take place, the CPCA
will be there with our stall.

Saturday 16 August

Crystal Palace Artists at Spa Hill allotments OPEN DAY

Come along and enjoy the
artwork and visit the stalls selling
organic produce. Take a tour of
the 22-acre site; see the eco hut
and the large pond, dug only last
year but already home to a family
of ducks. All plots are currently
let, but why not check out the
benefits of becoming a garden
member. More information and
details of the Organic Training
Days on www.spahill.org.uk

Some of the gardeners at the
allotments enjoyed a brief
weekend of fame when their
photographs were featured in the
garden supplements of *The
Guardian* and *The Observer*
newspapers (5 & 6 April).

Entitled "Growing your own",
the supplements addressed the
increasing interest in organic food
production. In the introduction
to the supplement the authors
point out that "for the first time
vegetable seeds are outselling flower
seeds".

Lambeth

Horticultural Society

Established in 1951, the Society's
aim is to promote all aspects of
horticulture and gardening within
the London Borough of Lambeth.

Visit our Trading Hut –
gardening goods at reduced prices
Cedar Tree Grove, West Norwood
Saturday 12-4.30, Sunday 10-12.30

Flower and produce shows -
three times a year

Monthly free talks –
Nettlefold Hall, West Norwood
3rd Wednesday of the month, 8pm

All this for only £5 a year!

Visit our website : www.lambethhorticulturalsociety.org.uk
Email our membership secretary :
rhlwsmth@lambethhorticulturalsociety.org.uk

Open House

free annual weekend event

20 - 21 September 2008

The Capital's biggest free access
architectural festival, 'Open
House London', allows the public
to visit private residences from
slick contemporary homes to pre-
fab and social housing, Arts and
Crafts gems, 20th Century
Modernist classics, Livery-Halls,
government buildings,
Ambassadors' residences, private
clubs, contemporary workspaces,
historical houses, City banks,
medical centres, schools, RIBA
award-winners, sustainable
exemplars and more...

The Buildings Guide for 2008
will be available from mid August
through www.openhouse.org.uk
sending an A4 SAE (65p stamp) +
cheque for £3 (payable to London
Open House) to 4th Floor, 297
Euston Road, London NW1 3AQ

Information Line: 09001 600 061
or visit www.openhouse.org.uk

Open House is an architecture
education charity committed to
raising the standard of London's
built environment. We open
people's eyes and minds to good
design through dialogue, learning,
and direct experience of excellent
spaces and places.

Croydon Stagers

present

Old Tyme Music Hall

at The Stanley Halls,
South Norwood Hill

1st - 6th September

and

ANYTHING GOES

Music and Lyrics by Cole Porter
at the Ashcroft Theatre, Croydon
25th - 29th November

Call Croydon Stagers
box office on

8776 1064 for Music Hall or
8651 0527 for Anything Goes

DENNISS MATTHEWS

Solicitors

Established 1791

Domestic & Commercial Conveyancing
(written estimates given)

Wills & Estates

Company Law

Accident Claims

Matrimonial and All forms of Litigation

145 Anerley Rd London SE20 8EG Tel: (020) 8778 7301/7631 Fax (020) 8778 6782

dm@denniss-matthews.co.uk

www.denniss-matthews.co.uk

Bandlish Dental Surgery

5 Gipsy Hill, Upper Norwood, London SE19 1QG

WELCOME TO BANDLISH DENTAL SURGERY

providing all kinds of quality dentistry
Monday to Friday 9am to 6 pm
and Saturday 9 am to 1 pm.

We are a very friendly, sympathetic and prevention-orientated team. We aim to provide the highest quality of clinical care and treatment, and are committed to Continuing Professional Education to constantly upgrade our techniques.

We are a modern practice located at the top of Gipsy Hill, ten minutes walk from Gipsy Hill BR station and five minutes from Crystal Palace Parade.

Limited parking is available in front of the practice.



EVENING EMERGENCY DENTAL

Tuesdays, Wednesdays, Thursdays
5.30 pm until 7.30 pm (NHS)

PRIVATE CALL OUT SERVICE after 7.30 pm.

In case of dental emergency,
kindly call 07730 963 127
out of normal surgery hours.

0% FINANCIAL PLAN

Bandlish Dental Surgery are now able to offer a 0% interest free financial plan to enable our patients to have the treatment of their choice: cosmetic dental treatment, implants, crowns, teeth whitening and more.

We provide various services subject to consultation, including:

- Cosmetic/white fillings
- Implants
- Crowns & Bridges
- Tooth whitening
- Home visits
- Same-day gold fillings
- Same-day denture repairs
- Hygiene appointments
- Prophyjet stain removal
- Panoramic x-ray imaging
- Orthodontic referrals
- Dental photography
- EMERGENCY SERVICE



Tel: 020 8670 2296, 020 8761 3609 Fax: 020 8488 4794
email: LKBandlish@aol.com www.bandlish.co.uk

CPCA c/o 10 Jasper Road, Upper Norwood, London SE19 1SJ

Tel / Fax: 020 8670 4395 cpc@onetel.com www.cpc.org.uk

Member of the London Forum of Amenity & Civic Societies and the Open Spaces Society Registered Charity No. 261790