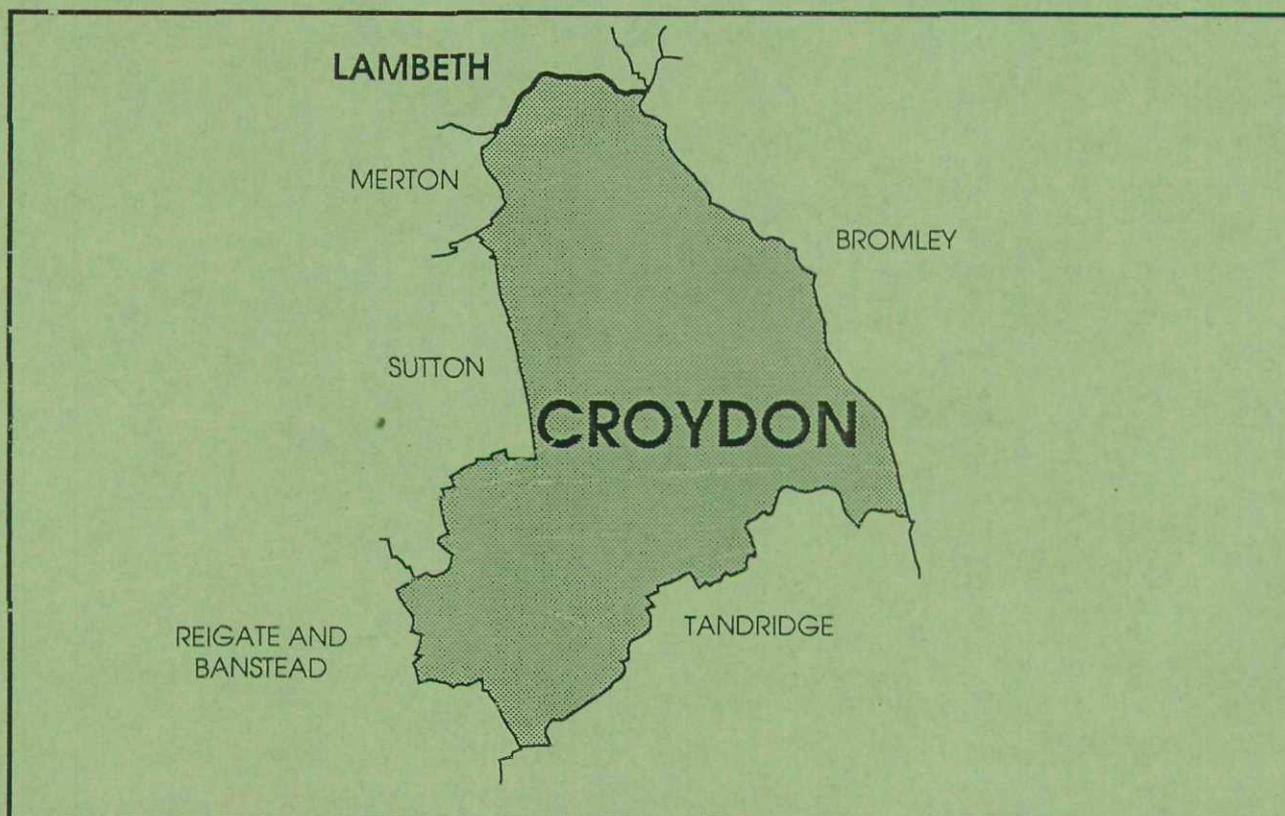


LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND

REVIEW OF GREATER LONDON, THE LONDON BOROUGHS AND THE CITY OF LONDON

LONDON BOROUGH OF CROYDON

Boundary with : LAMBETH LB



REPORT NO. 623

LOCAL GOVERNMENT
BOUNDARY COMMISSION
FOR ENGLAND

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LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND

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THE RT HON MICHAEL HESELTINE MP
SECRETARY OF STATE FOR THE ENVIRONMENT

REVIEW OF GREATER LONDON, THE LONDON BOROUGHS AND THE CITY OF
LONDON

LONDON BOROUGH OF CROYDON AND ITS BOUNDARY WITH THE LONDON
BOROUGH OF LAMBETH

COMMISSION'S FINAL REPORT AND PROPOSALS

INTRODUCTION

1. On 1 April 1987 we announced the start of a review of Greater London, the London boroughs and the City of London, as part of the programme of reviews we are required to undertake by virtue of section 48(1) of the Local Government Act 1972. We wrote to each of the local authorities concerned.
2. Copies of our letter were sent to the appropriate county, district and parish councils bordering Greater London; the local authority associations; Members of Parliament with constituency interests; and the headquarters of the main political parties. In addition, copies were sent to the Metropolitan Police and to those government departments, regional health authorities, water authorities, electricity and gas undertakings which might have an interest, as well as to local television and radio stations serving the Greater London area and to a number of other interested persons and organisations.
3. The London boroughs and the City of London were requested to assist us in publicising the start of the review by inserting a notice for two successive weeks in local newspapers so as to give a wide coverage in the areas concerned.
4. A period of seven months from the date of our letter was allowed for all local authorities and any person or body

interested in the review to send us their views on whether changes to the boundaries of Greater London authorities were desirable and, if so, what those changes should be and how they would serve the interests of effective and convenient local government, the criterion laid down in the 1972 Act.

5. The Commission's proposals for Croydon's boundary with Bromley, and with the Borough of Reigate and Banstead, and the District of Tandridge, both in Surrey, have already been submitted to you in our Report No 615. Croydon's boundaries with the London Boroughs of Merton and Sutton will be considered as part of our reviews of those authorities.

6. This report, therefore, concerns Croydon's boundary with Lambeth, with the exception of that part of the boundary in the vicinity of Crystal Palace. The boundaries of Croydon, Bromley, Lambeth and Southwark all meet in the Crystal Palace area. Given this unusual pattern we have given separate consideration to the area and will be reporting our conclusions at a later date.

OUR APPROACH TO THE REVIEW OF GREATER LONDON

General

7. As with our previous London borough reports, we have thought it appropriate to commence with some relevant general considerations which have been raised by our Review of London.

8. We took the opportunity in our Report No 550, "People and Places", to explain in some detail the approach we take to our work and the factors which we take into consideration when conducting reviews, including the guidelines we have been given (set out in Department of the Environment Circular 20/86 in the case of the reviews of London).

9. Subsequently, in July 1988, we issued a press notice, copies of which were sent to London boroughs, explaining the manner in

which we proposed to conduct the review of London borough boundaries. In the notice we said that, from the evidence seen so far, this was unlikely to be the right time to advocate comprehensive change in the pattern of London government - although the notice listed a number of submissions for major changes to particular boundaries which had been made to the Commission, some of which the Commission had itself foreseen in "People and Places". These and other major changes to particular boundaries are being considered by the Commission as part of its Review.

Wider London Issues

10. When we commenced our review in 1987, we received a number of suggestions advocating radical change to certain London boroughs and to the City of London, including, in some cases, their abolition. Some of these suggestions have engendered considerable publicity and support from residents of the areas concerned, many of whom wrote to us, or signed or submitted petitions.

11. Our view remains that this review is not the right occasion for a fundamental reappraisal of the extent of London or the pattern of London boroughs, which would inevitably raise questions about the nature and structure of London government. However, we do see it as very much part of our role to identify and record any general issues which arise and which may need to be brought to the attention of any body charged with undertaking a more fundamental review of London in the future.

THE SUBMISSIONS MADE TO US

12. In response to our letter of 1 April 1987 we received submissions from the London Boroughs of Croydon and Lambeth, and from various interested organisations and individuals. These were confined to suggestions for minor change; we received no proposals for radical change, and we saw no need to make any such

proposals ourselves in respect of this particular boundary.

SUGGESTIONS FOR CHANGE AND OUR INITIAL CONCLUSIONS

Draft proposals

(a) Acacia Road (Norbury)

13. Croydon suggested minor realignments to the existing boundary in the area of Woodmansterne Road and Acacia Road, and a rear of property alignment in Streatham High Road. Lambeth suggested realigning the boundary along the centre of Woodmansterne Road, east along the railway and then north along London Road, Streatham High Road and Hermitage Lane, to rejoin the existing boundary at the rear of properties to the north of Green Lane.

14. We noted that the existing boundary divides properties in Hermitage Lane and Streatham High Road, and that vehicular access to part of a Lambeth housing association development, located between Colmer Road and London Road, could only be gained from Acacia Road, which is in Croydon. We noted that Lambeth's suggestion, for a realignment along London Road, would resolve this access anomaly. However, we concluded that any difficulties associated with part of the development being serviced via Croydon were insufficiently compelling to warrant the transfer of over 50 dwellings in the vicinity of Acacia Road to Lambeth. We therefore decided to adopt as our draft proposal, Lambeth's suggestion to unite in Croydon properties along the eastern sides of Streatham High Road and Hermitage Lane, together with Croydon's minor suggestion for realignments in the vicinity of Acacia Road and Woodmansterne Road, subject to tying the boundary to firm ground detail.

(b) Strathbrook Road/Briar Avenue

15. Croydon suggested realigning three stretches of defaced boundary to the rear of residential properties located between Strathbrook Road and Briar Avenue. Lambeth submitted an identical suggestion for one stretch of defaced boundary.

16. We noted that the existing boundary in this area cuts through the rear gardens of several properties. We therefore decided to adopt Croydon's suggestion as our draft proposal.

(c) Cedarville Gardens/Briar Avenue

17. Croydon suggested realigning a stretch of defaced boundary to the rear of properties located between Cedarville Gardens and Briar Avenue. Lambeth submitted an identical suggestion.

18. We noted that the existing boundary cuts through the rear gardens of several properties. We therefore decided to adopt Croydon's suggestion as our draft proposal.

(d) Streatham Common

19. Croydon suggested realigning the boundary to follow the southern edge of a footpath which crosses Streatham Common, and to the rear of properties on Ryecroft Road. Lambeth submitted an identical suggestion.

20. We noted that the existing boundary follows an old sewer line, which is not identifiable on the ground. We therefore decided to adopt Croydon's suggestion as our draft proposal.

Interim decision to make no proposals

(e) Crown Lane/Crown Dale (Norwood Park)

21. Lambeth suggested realigning the boundary at the eastern end of Crown Dale, to create a centre of road alignment. We did not consider that Lambeth's suggestion would result in any measurable improvement in effective and convenient local government. We therefore took an interim decision to make no proposals.

ANNOUNCEMENT OF OUR DRAFT PROPOSALS/INTERIM DECISION

22. The letter announcing our draft proposals and interim decision was published on 21 June 1991. Copies were sent to all the local authorities concerned and to all those who had made representations to us. We arranged for a notice to be published announcing our draft proposals and interim decisions. In addition, Croydon and Lambeth were asked to post copies of the notice at places where public notices are customarily displayed. They were also asked to place copies of our letter on deposit for inspection at their main offices for a period of eight weeks. Comments were invited by 16 August 1991.

RESPONSE TO OUR DRAFT PROPOSALS/INTERIM DECISION

23. We received a total of seven responses to our draft proposals letter. They included comments from Croydon and Lambeth, and from two members of the public. Thames Water claimed that its operational efficiency would be affected by our draft proposals. The Metropolitan Police stated that it had no objections to them. South West Thames Regional Health Authority accepted our draft proposals, and indicated that it would seek to have the health authority's boundaries amended in the event of our draft proposals being implemented.

OUR FINAL PROPOSALS AND DECISIONS

(a) Acacia Road (Norbury)

24. Our draft proposal, to unite properties to the east of Streatham High Road and Hermitage Lane in Croydon and to make minor realignments to the boundary in the vicinity of Acacia Road and Woodmansterne Road, was supported by both Lambeth and Croydon. However, Croydon suggested retaining the existing boundary to the north of a building to the rear of No 1597 London Road. The Council commented that our draft proposal would cut off the building's only access, which is from Croydon. We agreed that Croydon's suggestion would resolve the access difficulty.

25. We also noted that our draft proposal for Woodmansterne Road, in combination with a draft proposal we had issued in our review of the London Borough of Merton, for the NatWest Sports Ground on the Merton/Lambeth boundary, would create a minor highway anomaly at the junction of Woodmansterne Road and Bishops Park Road. We considered that this anomaly could be resolved by extending our draft proposal for Woodmansterne Road to meet our draft proposal for the Merton/Lambeth boundary at the north east corner of the NatWest Sports Ground.

26. We have therefore decided to confirm our draft proposal, subject to the adoption of Croydon's suggestion for the building to the rear of No 1597 London Road, and a modification in the vicinity of Woodmansterne Road.

(b) Strathbrook Road/Briar Avenue

27. Our draft proposal, to realign the boundary to rear property curtilages, was supported by Lambeth and, in principle, by Croydon. However, Croydon supported a representation submitted by two members of the public who pointed out that the existing boundary to the rear of Nos 17 and 19 Briar Avenue is not defaced. Croydon suggested retaining the existing boundary in

this area.

28. In the light of this information, we have decided to confirm only that part of our draft proposal for the area to the rear of No 45 Briar Avenue, and to withdraw the remainder of our draft proposal.

(c) Cedarville Gardens

29. Both Croydon and Lambeth supported our draft proposal to realign the boundary to the rear of property curtilages. In the absence of opposition, we have decided to confirm our draft proposal as final.

(d) Streatham Common

30. Both Croydon and Lambeth supported our draft proposal to realign the boundary to follow the southern edge of a footpath across Streatham Common, and to the rear of properties on Ryecroft Road.

31. However, our draft proposal was opposed by a member of the public, who commented that the existing boundary follows an old sewer line, which is clearly defined and carries water for much of the year, although he conceded that there is a short stretch of culverting where the watercourse is not visible. He pointed out that the existing boundary follows the ancient boundary between the parishes of Streatham and Croydon, and considered that it would be regrettable if the historic significance of the Borough boundary were to be lost. He also suggested that the fence line of the properties in Ryecroft Road may not follow property boundaries, and that an area to be transferred to Lambeth is likely to form part of properties in Ryecroft Road. He believed that our draft proposal for this area would not result in any measurable improvement in effective and convenient local government, and suggested retaining the existing boundary.

32. We noted the opposition to our draft proposal, but felt that it was largely based on historical considerations, rather than those of effective and convenient local government. As to the suggestion that the rear fence lines of properties on Ryecroft Road may not follow property boundaries, we noted that we had received no representation to this effect from the residents concerned. We have therefore decided to confirm our draft proposal as final.

Interim decision to make no proposals

(e) Crown Lane/Crown Dale (Norwood Park)

33. Neither Council commented on our interim decision to make no proposals for Crown Dale. We have therefore decided to confirm it as final.

CONCLUSIONS

34. We believe that our final proposals, which are summarised in Annex C to this report, are in the interests of effective and convenient local government and we commend them to you accordingly.

PUBLICATION

35. A separate letter is being sent to the London Boroughs of Croydon and Lambeth asking them to deposit copies of this report at their main offices for inspection for a period of six months. They are also being asked to put notices to that effect on public notice boards. Arrangements have been made for similar notices to be inserted in the local press. The text of the notice will explain that the Commission has fulfilled its statutory role in this matter and that it now falls to you to make an Order implementing the proposals, if you think fit, though not earlier than a period of six weeks from the date our final proposals are submitted to you. Copies of this report, with the maps attached

at Annex A illustrating the proposed changes, are being sent to all those who received our draft proposal letter of 21 June 1991, and to those who made written representations to us.

Signed

G J ELLERTON (Chairman)

K F J ENNALS

G R PRENTICE

HELEN SARKANY

C W SMITH

K YOUNG

R D COMPTON

Secretary

19 December 1991

LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND

REVIEWS OF GREATER LONDON, THE LONDON BOROUGHS
AND THE CITY OF LONDON

CROYDON LB

AFFECTING LAMBETH LB

FINAL PROPOSALS

Existing Boundary

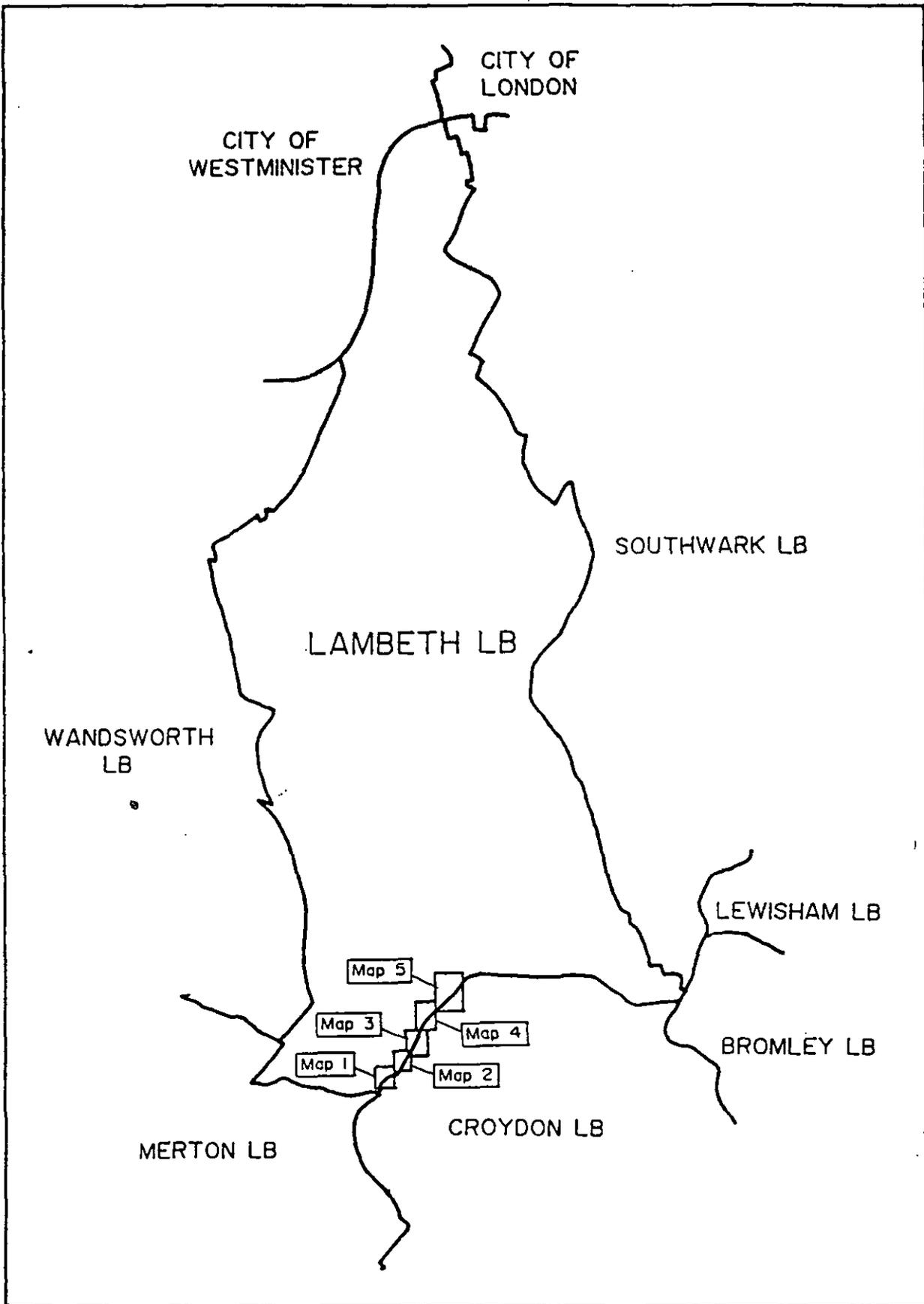


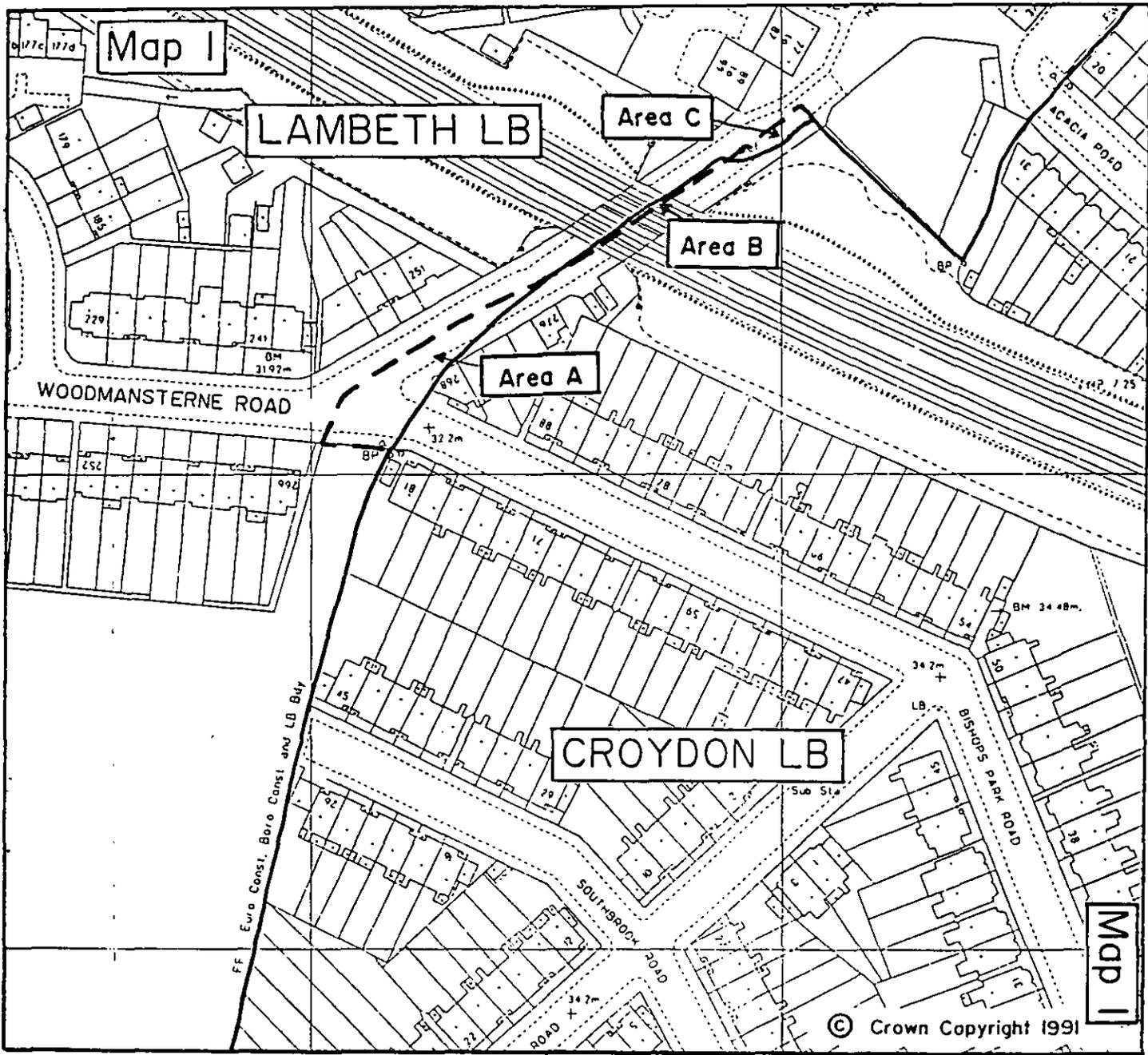
Proposed Boundary



Produced by Ordnance Survey for the
Local Government Boundary Commission for England

LOCATION DIAGRAM





Map I

LAMBETH LB

Area C

Area B

Area A

CROYDON LB

Map I

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WOODMANSTERNE ROAD

ACACIA ROAD

BISHOP PARK ROAD

SOUTHBROOK ROAD

FF Euro Const. Bare Const. and LB Buy

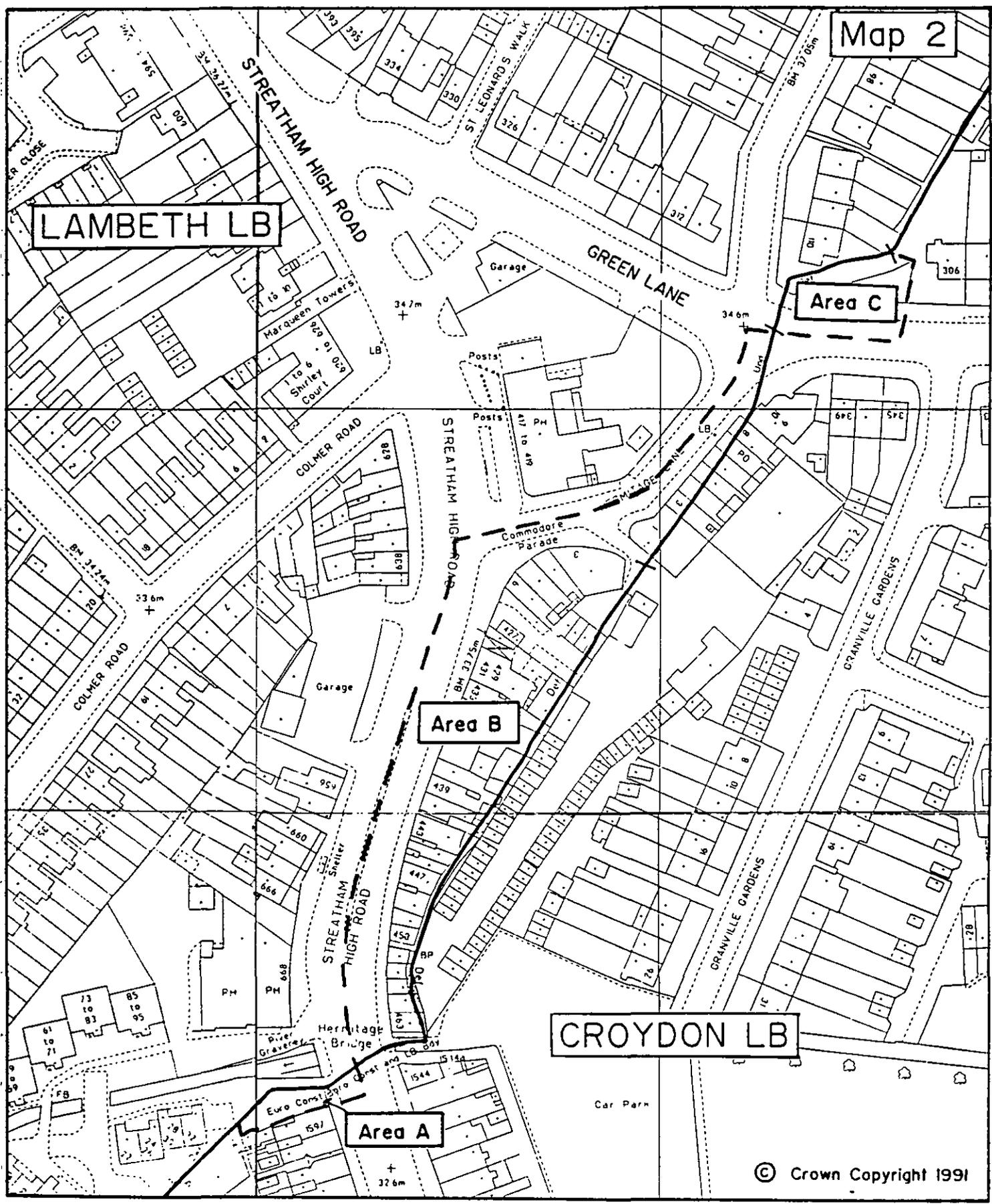
LAMBETH LB

Area C

Area B

CROYDON LB

Area A



Map 3

LAMBETH LB

Area A

CROYDON LB



Map 4

LAMBETH LB

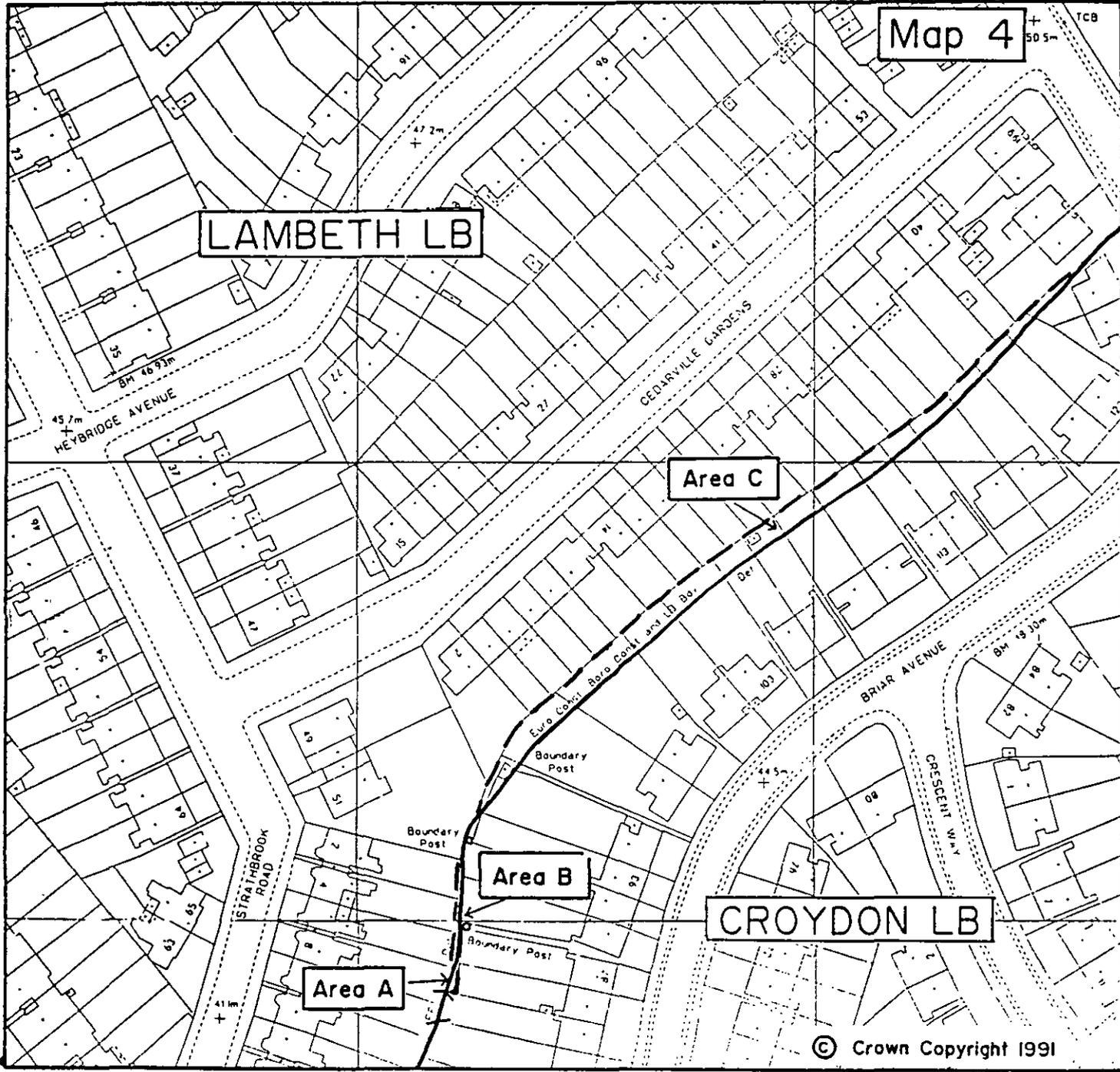
Area C

Area B

Area A

CROYDON LB

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Streatham Common

LAMBETH LB

Area B

The Rookery

Area A

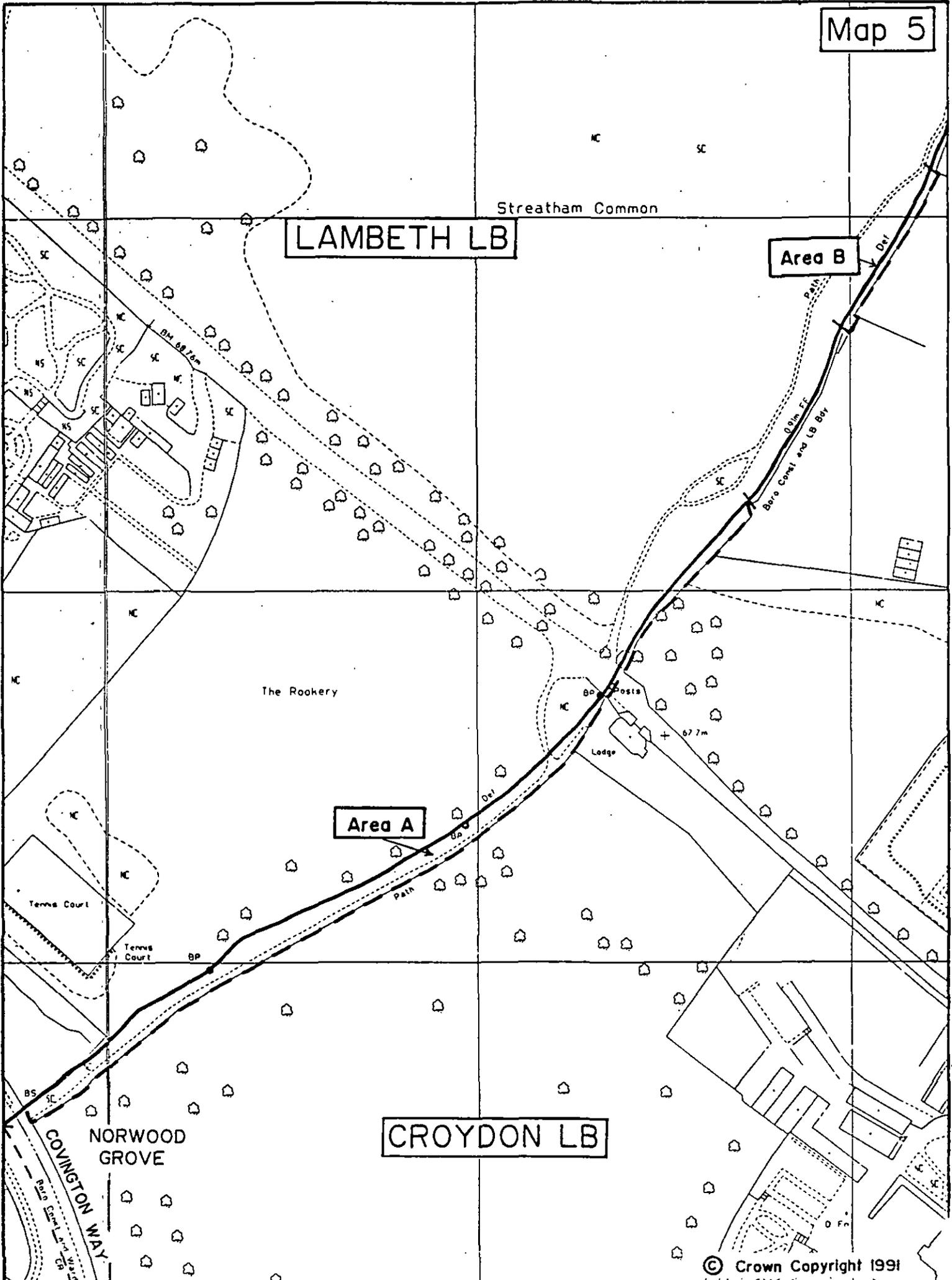
CROYDON LB

Tennis Court

Tennis Court

NORWOOD GROVE

COVINGTON WAY



CONSEQUENTIAL CHANGES

MAP NO.	AREA REF.	FROM	TO	MAP NO.	AREA REF.	FROM	TO
1	A C	Lambeth LB Streatham South Ward	Croydon LB Norbury Ward	4	A	Croydon LB Norbury Ward	Lambeth LB Streatham South Ward
	B	Croydon LB Norbury Ward	Lambeth LB Streatham South Ward		B C	Lambeth LB Streatham South Ward	Croydon LB Norbury Ward
2	A C	Croydon LB Norbury Ward	Lambeth LB Streatham South Ward	5	A B	Croydon LB Upper Norwood Ward	Lambeth LB Streatham South Ward
	B	Lambeth LB Streatham South Ward	Croydon LB Norbury Ward				
3	A	Croydon LB Norbury Ward	Lambeth LB Streatham South Ward				

SUMMARY OF PROPOSED BOUNDARY CHANGES

Boundary between Croydon and Lambeth

Acacia Road (Norbury)	Realignment to tie the boundary to firm ground detail and to unite properties to the east of Streatham High Road and Hermitage Lane in Croydon.	Paragraphs 24 - 26 Maps 1 and 2
Strathbrook Road/ Briar Avenue	Minor realignment to tie the boundary to firm ground detail	Paragraphs 27 - 28 Map 3
Cederville Gardens	Realignment to tie the boundary to rear property curtilages	Paragraph 29 Map 4
Streatham Common	Realignment to follow the southern edge of a footpath across Streatham Common and the rear of properties on Ryecroft Road.	Paragraphs 30 - 32 Map 5