



WURA

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Welcomes & Uplands Road Association

Newsletter

Winter 2005/6

Welcome

Welcome to our new style Newsletter. We hope you all had a good festive season which we guess is now long forgotten and that you are all looking forward to the joys and challenges of 2006. We apologise for the slight delay in issuing this newsletter but we were awaiting various items of information before 'putting it to bed'.

It is our aim to try and make the WURA newsletter work for you and to this end we are looking for contributions from residents. These could be anything of local interest or pertaining to our roads – even, for example, advance notice to other residents of proposed parties etc, garage sales etc.

We also extend a welcome to any resident to use our newsletter to adver-

tise services which may be of use / interest to other residents (for example – accountants, solicitors, builders, gardeners, items for sale, holiday cottages). All we ask in return is a small contribution towards the newsletter administration costs.

If you would like to contribute or advertise in our next Newsletter (due out in June 2006) please contact our secretary,

Joan Tolman

020 8660 1130

or by email

joan@grado.demon.co.uk

If you have any comments on the following articles please feel free to contact a member of the committee or use the 'contact us' facility on the website www.wurc.info. We are here to protect your environment and interests.

Your contributions needed



Kenley Airfield

Following the information in our last newsletter there have been significant developments concerning the status of the airfield and its environs. A Conservation Area Proposals Statement was issued jointly between Tandridge and Croydon Councils last autumn and this was followed up with a public meeting held in Whyteleafe School last November. Briefly, the proposal was to have the airfield designated as a conservation area. This means that no development that was not pertinent to an airfield (much of the site is Green Belt land anyway) could be undertaken and with the aim of restoring some of the historic points of interest, such as the fighter pens and the remaining buildings, for posterity. Kenly Airfield played a very important role in the Battle of Britain and it is the only complete Battle of Britain Airfield remaining. We have just received notification that this designation has now taken place.

The appeal by the Corporation of London for funds towards the purchasing a part of the land owned by Ofcom was dropped as Ofcom received an offer 'they couldn't refuse' for the whole parcel of land they owned – the area to the south end of the site. At the public meeting attendees were informed that no inappropriate development would be permitted and it was the intention to protect and enhance the listed buildings and their settings and preserve the character and integrity of the Conservation Areas. The Proposals Statement, which has now been refined, can be found on www.croydon.gov.uk or www.tandridge.gov.uk. Copies can also be obtained from both councils on request.



Kenley House



Planning application has recently been submitted to Croydon Council for development of the site for residential purposes. You may remember there was an application by Barratts a couple of years ago which was thrown out after strong local opposition. The present applicants are the Andersons Group, who are based in Chelmsford Essex, and they appear to be keen to listen to the concerns and wishes of the locals, even to the extent of distributing a leaflet to most households in Kenley Lane and Welcomes Road mapping out their intentions. Members of your committee along with other local representatives have met with Andersons and we have subsequently written to them stating that, whilst we obviously have an interest in the plans, our main concern is to restrict the use of Royal Lane (this runs from the top end of Kenley Lane and exits into Wel-

comes Road opposite the end of Uplands Road). The fear is that future residents in the proposed development may well try to use it as a short cut to Caterham etc. Any further response from us regarding the development will be tempered by the implementation of their avowed intent to restrict usage to all except the immediate residents in Welcomes Road and emergency vehicles, whilst retaining free access for pedestrians, horse riders etc. If you wish to view the plans the developers have set up a dedicated website –

www.kenleyhouse@andersongroup.co.uk

Contrary to circulating rumours the WURA Committee are NOT in 'cahoots' with the developers and we are not giving their proposals blanket acceptance. We have written to the Planning Department expressing our concerns regarding increased traffic and inadequate parking facilities.

Uplands Road Lighting

Plans have been agreed to install an additional light at each end of Uplands Road. We are currently awaiting a response from Croydon Council but we hope it will not be too long before the installation can proceed.



Other Developments

There is a proposal to build two new houses at the rear of 157 and 159 Welcomes Road. The developers here are also planning a total renovation of No. 157 (Chestnuts). The committee have not raised any objections as the 'street scene' will remain un-altered, in fact it should be improved with the refurbishment of Chestnuts. If the Council grant permission we will do our best to ensure that contractors' vehicles are restricted to using the top end of Welcomes Road and reimburse us for any damage that may be caused to the road surface etc.

There is a proposal to build two new houses at the rear of 157 and 159 Welcomes Road. The developers here are also planning a total renovation of No. 157 (Chestnuts). The committee have not raised any objections as the 'street scene' will remain un-altered, in fact it should be improved with the refurbishment of Chestnuts. If the Council grant permission we will do our best to ensure that contractors' vehicles are restricted to using the top end of Welcomes Road and reimburse us for any damage that may be caused to the road surface

Do YOU Need Planning Permission

Just a quick reminder to everyone – do please check the need for planning permission before embarking upon any property alterations, extensions etc.

There have been a few cases recently where retrospective planning permission has had to be applied for and this is not ideal for the applicant or neighbours who could be affected by the developments.

Morven House – a history by John Carr

Situated at the junction of Welcomes & Uplands Roads, Morven House is one of the last great mansions to be built in Kenley. On a plot covering some 3.5 acres the land once formed part of Welcomes Farm.

Mrs Wilhelmina Ashcroft, widow of the late Robert Ashcroft senior partner in a major solicitors & MP for Oldham, had moved to South Croydon some years earlier. Now alone and with her family grown up she decided to have a house built to her own requirements.

She chose a south facing position for this Edwardian home in which she incorporated many unusual features. The photo was taken in about 1913. Most striking is the Dutch style façade and large bay with what they call a jockey cap roof. Unique to this area are the bricks that were transported from Accrington, Lancs, a very hard brick called 'NORI because they were as hard as IRON!

The house had 3 large reception rooms. For example, the dining room measured 26 x 20 feet and some of the 12 bedrooms,



Morven House—cont'd

most with attached dressing rooms were just as grand. The principal bedroom was the bay room. This, together with the other major ones, opened onto the south facing veranda, sadly now long gone. In the grounds was a large detached stable block that had 3 bays, a large coach house & the living accommodation for the groom.

Mrs Ashcroft took up residence in 1907 but was only to stay for about 7 years. She may have found the house too labour intensive. It took a staff of about 6 to run the property. A coal fire heated every room as it had no central heating. Lighting was by gas and telephones had not yet reached this area. She had also built stables but other prosperous residents had discovered the car. She put the house up for auction in July 1914 but it failed to reach the reserve. She moved to Dorking where she lived until her death in 1932.

A close friend lived in the property during WW1. In 1919 it was auctioned again and this time sold to Mr Spence, who's family owned the house until the 1950's, when the stable block, now known as Morven Cottage, and most of the land was sold to Edwards Estates. They built Pine Close and developed the grounds, putting in a mixture of houses and bungalows, 12 in total, which were offered for sale at between £3750 & £4250 each.

By now Morven House had been converted into a residential home for 23 people. Little changed until last year when the property was again sold. The new owner is planning to extend the house and almost double the number of bedrooms.

I am sure that most, if not all, of the very fine features in the original house will remain for another 100 years.

Keep Our Roads Tidy

The Welcomes and Uplands Road 'Estate' is an attractive area and we ask that every householder is diligent in keeping their frontage as tidy as possible. We appreciate that now that wheelie bins and recycling boxes have to be left kerbside this detracts from the 'rural idyll' but if they can be moved out of sight after collection we

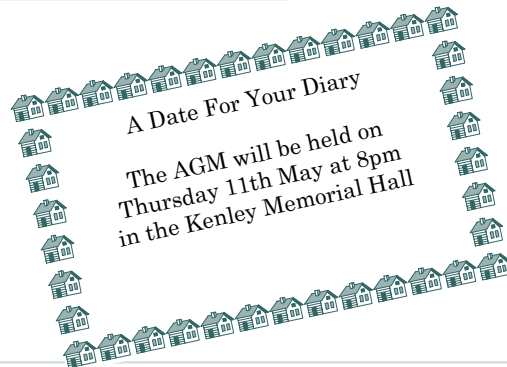
are sure this will be appreciated by all residents.



Waste In Our Woodland



On the same theme as the above request could we ask that no waste (compostable / biodegradable or otherwise) be dumped on the woodland and vacant plots along Welcomes Road. Once rubbish is visible in these areas it encourages others to add to it and the last



NOTICES



Please Keep Us Informed

We do our best to keep our records up to date but it would help considerably if residents that are moving away could let us know and advise us of who is taking over their property. This would enable us to be far more pro-active in welcoming new residents and also enable us to issue future invoices to the correct occupier. When invoices are issued in ex-residents names it seems that these get redirected without being opened and the new occupier is unaware of the levy due from them.

We're on the Web!

www.wurc.info

Committee Members' Contact Numbers:

Colin Brown (Chairman)	020 8668 2101	Liz Copeland	020 8763 8947
Bill Tolman (Treasurer)	020 8660 1130	Doug Haigh	020 8668 1741
Joan Tolman (Secretary)	020 8660 1130	Robin McCallum	020 8763 2738
Dave Barrell	020 8668 9555	Peter Runacres	020 8660 4542
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