

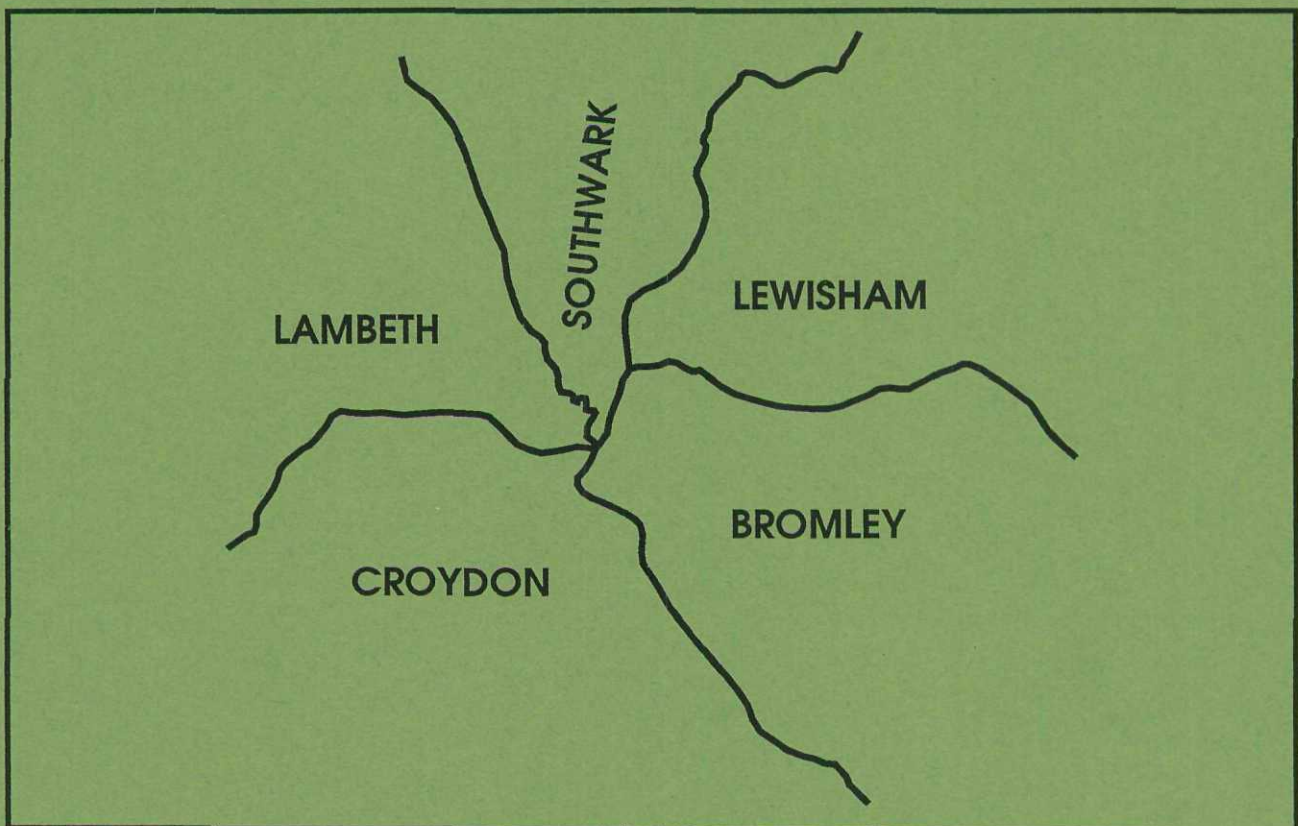
18WED

22/4/92

# LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND

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

THE BOUNDARIES OF THE LONDON BOROUGHS  
OF BROMLEY, CROYDON, LAMBETH, LEWISHAM,  
AND SOUTHWARK IN THE VICINITY OF CRYSTAL  
PALACE.



REPORT NO. 632

LOCAL GOVERNMENT  
BOUNDARY COMMISSION  
FOR ENGLAND

REPORT NO 632

**LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND**

**CHAIRMAN**                      **SIR GEOFFREY ELLERTON    CMG    MBE**

**MEMBERS**                      **MR K F J ENNALS    CB**

**MR G R PRENTICE**

**MRS H R V SARKANY**

**MR C W SMITH**

**PROFESSOR K YOUNG**

**SECRETARY OF STATE FOR THE ENVIRONMENT**

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

**THE BOUNDARIES OF THE LONDON BOROUGHS OF BROMLEY, CROYDON, LAMBETH, LEWISHAM AND SOUTHWARK IN THE VICINITY OF CRYSTAL PALACE**

**COMMISSION'S FINAL REPORT AND PROPOSALS**

**INTRODUCTION**

1. On 1 April 1987 we announced the start of the 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, electricity, gas and water undertakings which might have an interest, as well as 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 body or person 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.

#### **OUR APPROACH TO THE REVIEW OF GREATER LONDON**

5. 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.

6. 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 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 reviews of London).

7. 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.

8. 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.

#### **LOCAL AUTHORITY BOUNDARIES IN THE VICINITY OF CRYSTAL PALACE**

9. The boundaries of the London Boroughs of Bromley, Croydon, Lambeth, Lewisham and Southwark all meet in the Crystal Palace area. Given this unusual pattern, we decided to consider the Crystal Palace area as a whole. Accordingly, this report addresses the boundaries of all five local authorities. Other parts of those boundaries outside the Crystal Palace area have been considered separately, in the context of our reviews of the respective boroughs.

10. In addressing the Crystal Palace area, we considered whether there was scope for radical change to the pattern of boundaries. We noted that Crystal Palace Park takes the form of a Bromley salient into other boroughs, with access from Bromley limited by the main London Bridge/Croydon railway line. We also felt that the area and its local shopping centre could be considered as one community, which should not ideally be divided between several boroughs. On the other hand we observed that Crystal Palace was some distance from the administrative centres of all the relevant boroughs. Accordingly, and as no suggestions for major change had been submitted to us, we decided not to pursue possible radical change in the context of this review, but to consider only the suggestions for minor boundary realignments.

#### **THE SUBMISSIONS MADE TO US**

11. In response to our letter of 1 April 1987 we received submissions from the London Boroughs of Bromley, Croydon, Lambeth, Lewisham and Southwark. Responses were also received from the Metropolitan Police, the residents of Lincoln Court and one individual member of the public.

## **SUGGESTIONS FOR CHANGE AND OUR DRAFT PROPOSALS**

### **THE BOUNDARY BETWEEN BROMLEY AND LEWISHAM**

#### **(a) Westwood Hill/Crystal Palace Park Road**

12. Both Bromley and Lewisham submitted suggestions for minor change, to rectify stretches of defaced boundary, and to unite properties. Bromley suggested realigning the boundary along the centre of Westwood Hill from its junction with Sydenham Hill, along the northern side of Torrington Court, and to the rear of properties in Crystal Palace Park Road. Lewisham suggested a realignment along the centre of Westwood Hill and Crystal Palace Park Road, and then along the rear of properties in Crystal Palace Park Road.

13. We noted that each Council had suggested uniting Torrington Court in its area, and that there appeared to be access to it from both Bromley and Lewisham. However, although the majority of the flats are currently located in Bromley, we considered that Bromley's suggestion would split the grounds of Torrington Court. On the other hand Lewisham's suggested realignment appeared to provide a clear, identifiable boundary tied to firm ground detail. We therefore decided to adopt Lewisham's suggestion as our draft proposal.

#### **(b) Chulsa Road**

14. Bromley suggested realigning the boundary along the rear of properties on Crystal Palace Park Road, and along the western curtilage of Bailey House to meet the existing boundary. It suggested that the boundary at Bailey House then be realigned to the southern side of its dustbin stores, before rejoining the existing boundary. The boundary would then be realigned along the southern curtilages of properties in Lawrie Park Gardens and No 26 Lawrie Park Avenue, around the roundabout in Lawrie Park

Avenue, and along the centre of Border Road.

15. Lewisham submitted similar suggestions for Crystal Palace Park Road, Lawrie Park Gardens, No 26 Lawrie Park Avenue and for Border Road. However, it suggested a realignment across the southern side of Amberley Grove and a centre of the road alignment in Lawrie Park Avenue.

16. We received a letter signed by six residents of Lincoln Court and one from a resident of Charleville Circus. Both representations opposed the suggestions to unite Charleville Circus in Lewisham, and expressed the residents' satisfaction with Bromley services.

17. We noted that the existing boundary splits properties on Charleville Circus and on the Chulsa Estate, and considered that uniting the former in Lewisham and the latter in Bromley would facilitate the provision of services in these areas. We also noted that Bromley's suggestion for Bailey House would split the building from its associated dustbin stores, and that Lewisham's suggestion for Lawrie Park Avenue would divide the roundabout.

18. We took the view that a satisfactory boundary could be provided by adopting parts of each Council's suggestion. We therefore decided to adopt as our draft proposal Lewisham's suggestion for Crystal Palace Park Road and Bailey House, together with Bromley's suggestion to unite the Chulsa Estate and the roundabout in Lawrie Park Avenue in Bromley.

**(c) Border Road**

19. Bromley suggested realigning the boundary along the centres of Border Road and Lawrie Park Road, and the south side of Copeman Close. Lewisham submitted an identical suggestion.

20. We noted that the existing boundary was defaced, and considered that the identical suggestions from Lewisham and

Bromley would provide a clear, identifiable boundary. We therefore decided to adopt them as our draft proposal.

#### **THE BOUNDARY BETWEEN BROMLEY AND SOUTHWARK**

##### **(d) Crystal Palace Parade**

21. Bromley suggested realigning the boundary along Crystal Palace Parade from Sydenham Hill to Farquhar Road, to unite Crystal Palace Park in its area. Southwark submitted an identical suggestion, as did the Metropolitan Police.

22. We agreed that an alignment along the centre of Crystal Palace Parade would provide a clear, identifiable boundary which would facilitate the management of the park. We therefore decided to adopt the identical suggestions from Southwark, Bromley and the Metropolitan Police as our draft proposal.

##### **(e) Woodland Road**

23. Lambeth suggested realigning the boundary from Woodland Road east to the Gipsy Hill/Crystal Palace railway line, following the railway south east to the tunnel. It then suggested following the rear curtilages of Nos 24-30 Jasper Road, to meet the existing boundary at Jasper Passage.

24. We observed that the existing boundary isolates properties on the south western side of the railway from the rest of Southwark. We also noted that Lambeth's suggested realignment along Woodland Road would leave Gould Court and Forbes Court, which are managed by Southwark, isolated from that Borough. While accepting that there was access from Southwark across the railway via Gipsy Hill, we considered that service provision would be facilitated by uniting all the properties to the south west of the railway line in Lambeth. We therefore decided to adopt Lambeth's suggestion as our draft proposal, subject to a modification north of Woodland Road, and to realign the boundary

to the top of the railway cutting.

#### **THE BOUNDARY BETWEEN BROMLEY, CROYDON, LAMBETH AND SOUTHWARK**

##### **(f) Crystal Palace Roundabout**

25. Bromley suggested realigning the boundary around Crystal Palace roundabout, to unite it in Bromley. Lambeth submitted an identical suggestion.

26. We noted that the existing boundary splits the roundabout arbitrarily between four boroughs. We therefore decided to adopt the identical suggestions from Bromley and Lambeth as our draft proposal.

#### **THE BOUNDARY BETWEEN BROMLEY AND CROYDON**

##### **(g) Church Road/Fox Hill/Maberley Road**

27. Both Bromley and Croydon submitted suggestions to rectify stretches of defaced boundary, and to unite properties. Bromley suggested a centre of road alignment south from Crystal Palace roundabout along Church Road, Lansdowne Place and Fox Hill. It suggested that the boundary should then follow the rear curtilages of properties on Belvedere Road and Maberley Road, and thereafter turn north along Maberley Road to cross to the eastern side of the railway. It then suggested a realignment south along the eastern side of the railway.

28. Croydon suggested an identical realignment for Church Road, Lansdowne Place, Fox Hill and the rear curtilages of properties on Belvedere Road. However, its suggested realignment then followed the southern curtilage of No 31 Maberley Road, crossed Maberley Road and passed between Nos 52 and 54 Maberley Road to the railway line, then south along the centre of the railway.

29. We considered that Bromley's and Croydon's suggestion to realign the boundary to the centre of Church Road, Lansdowne Road and Fox Hill would provide a clear and identifiable boundary. However, we took the view that Croydon's suggested realignment in the vicinity of Belvedere Road and Maberley Road was technically superior, as it would unite split properties and follow a break in development. We therefore decided to adopt, as our draft proposal Bromley's and Croydon's suggestion for Church Road, Lansdowne Road, and Fox Hill, and Croydon's suggestion for a realignment to property curtilages in Belvedere Road and Maberley Road and then eastward to the railway. We also decided to adopt Bromley's suggestion to realign the boundary south down the eastern side of the railway.

#### **ANNOUNCEMENT OF OUR DRAFT PROPOSALS**

30. The letter announcing our draft proposals was published on 19 August 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. In addition, the London Boroughs of Bromley, Croydon, Lambeth, Lewisham and Southwark were asked to post copies of notices 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 14 October 1991.

#### **RESPONSE TO OUR DRAFT PROPOSALS**

31. We received a total of 16 responses to our draft proposals letter. In addition to the five local authorities, we received comments from the Norwood Conservative Association, the Lambeth Conservative Group, and Woodland Estate Tenants' Association, a local councillor and from six members of the public. The Metropolitan Police stated that it had no comments on our draft proposals.

## **OUR FINAL PROPOSALS AND DECISIONS**

### **THE BOUNDARY BETWEEN BROMLEY AND LEWISHAM**

#### **(a) Westwood Hill/Crystal Palace Park Road**

32. Both Bromley and Lewisham stated that they had no comments on our draft proposal to realign the boundary along the centres of Westwood Hill and Crystal Palace Park Road and the rear of properties in Crystal Palace Park Road. However, a resident of Torrington Court opposed the proposal to unite this block of flats in Lewisham, on the grounds that Crystal Palace Park Road's natural communications and services were linked to Penge in Bromley, rather than to Sydenham in Lewisham. The resident also pointed out that Crystal Palace Park, on the opposite side of the road from Torrington Court, is maintained by Bromley.

33. We considered the objection from the resident of Torrington Court. We noted that it would be difficult to find a boundary tied to ground detail which would unite Torrington Court in Bromley without splitting the curtilage of the block. Accordingly, as no more clearly defined boundary can be identified in this area, we have decided to confirm our draft proposal as final.

#### **(b) Chulsa Road**

34. Both Bromley and Lewisham stated that they had no comments on our draft proposal to unite the Chulsa Estate in Bromley. We received no other representations, and have decided to confirm our draft proposal as final.

#### **(c) Border Road**

35. Both Bromley and Lewisham stated that they had no comments

on our draft proposal to realign the boundary along the centre of Border Road and the side of Copeman Close. We received no other representations, and have decided to confirm our draft proposal as final.

#### **THE BOUNDARY BETWEEN BROMLEY AND SOUTHWARK**

##### **(d) Crystal Palace Parade**

36. Neither Bromley nor Southwark opposed our draft proposal to realign the boundary to the centre of Crystal Palace Parade. We received no other representations, and have decided to confirm our draft proposal as final.

#### **THE BOUNDARY BETWEEN LAMBETH AND SOUTHWARK**

##### **(e) Woodland Road**

37. Lambeth had no comments on our draft proposal to transfer properties to the south west of the Gipsy Hill/Crystal Palace railway from Southwark to Lambeth. However, our proposed realignment was strongly opposed by Southwark, which commented that its Council had had no difficulties in providing services to this area and that adequate access could be obtained via Gipsy Hill. The Council commented that residents in the area had expressed satisfaction with the services which it provided and were opposed to change. Southwark expressed the view that no change was necessary, as Woodland Road provides a natural and obvious boundary in this area.

38. Our draft proposal was also opposed by the Woodland Road Estate Tenants' Association, which submitted a petition containing 65 signatures, and by a local Southwark councillor, who commented that residents of the area would derive no benefit from being transferred to Lambeth. He considered that the services provided by Southwark are superior to Lambeth's, and that the location of Woodland Road presents Southwark with no

difficulty in servicing the area. The councillor felt that our draft proposal would split a community and that the existing boundary should be retained.

39. We also received five individual letters opposing our draft proposal. All expressed concern about the level of the community charge in Lambeth; two expressed concern about the effect which a transfer to Lambeth might have on property values.

40. The Norwood Conservative Association supported our draft proposal, but suggested that it be extended to follow the centre of Jasper Road as far as the Croydon/Lambeth boundary at Westow Hill. The Association considered that, taken together with our draft proposal, its suggested amendment would improve access for service provision to Gould Court and Forbes Court, and to other properties in Woodland Road which are currently in Lambeth. It commented that its suggestion would unite all the properties in Farguhar Road in Southwark, thereby improving service access. The Association also pointed out that its suggestion would reduce the number of boroughs meeting at the Crystal Palace roundabout from four to three. The Norwood Conservative Association's suggestion was supported by the Lambeth Conservative Group.

41. We considered that the Norwood Conservative Association's suggestion would further split the Westow Hill shopping centre, which we felt would not be in the interests of effective and convenient local government. We noted the high level of opposition from local residents to our draft proposal; it had been opposed by 47 residents of the 55 properties in Gould and Forbes Courts, who had signed the petition submitted by the Woodland Road Estate Tenants' Association, and by eleven residents of Woodland Road.

42. In addition there is access from Southwark to Forbes Court, Gould Court and Woodland Road via Gipsy Hill, and the existing boundary in the area is not defaced. Accordingly, in the light of the strong local opposition and Southwark's comments that it

has no difficulty in providing services to this area, we have decided to withdraw our draft proposal.

#### **THE BOUNDARIES BETWEEN BROMLEY, CROYDON, LAMBETH AND SOUTHWARK**

##### **(f) Crystal Palace Roundabout**

43. Croydon supported our draft proposal to unite Crystal Palace roundabout in Bromley. Lambeth and Bromley stated that they had no comments, and Southwark indicated that it had no objections. We received no other representations in respect of our draft proposal, and have decided to confirm it as final.

#### **THE BOUNDARY BETWEEN BROMLEY AND CROYDON**

##### **(g) Church Road/Fox Hill/ Maberley Road**

44. Croydon supported our draft proposal to realign the boundary along Church Road, Lansdowne Road and Fox Hill, to the rear of properties in Belvedere Road and to the east side of the railway. Bromley indicated that it had no comments. We received no other representations in respect of our draft proposal, and have decided to confirm it as final.

#### **ELECTORAL CONSEQUENCES**

45. Our final proposals will have some limited electoral consequences for the local authorities affected by this review. The details of our proposals for changes in electoral arrangements are described in Annex B to this report.

#### **CONCLUSIONS**

46. 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

47. A separate letter is being sent to the London Boroughs of Bromley, Croydon, Lambeth, Lewisham and Southwark, 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 six weeks from the date our final proposals are submitted to you. Copies of this report, with the attached maps illustrating the proposed changes, are being sent to all those who received our draft proposals letter of 19 August 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

5 March 1992

LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND  
REVIEWS OF GREATER LONDON, THE LONDON BOROUGHS  
AND THE CITY OF LONDON

CRYSTAL PALACE AREA

AFFECTING BROMLEY LB, CROYDON LB, LAMBETH LB,  
LEWISHAM LB and SOUTHWARK LB

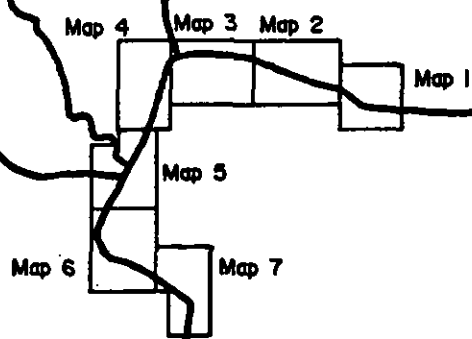
FINAL PROPOSALS

Existing LB Boundary	—————
Proposed LB Boundary	- - - - -
Existing Ward Boundary	- - - - -
Proposed Ward Boundary	.....

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

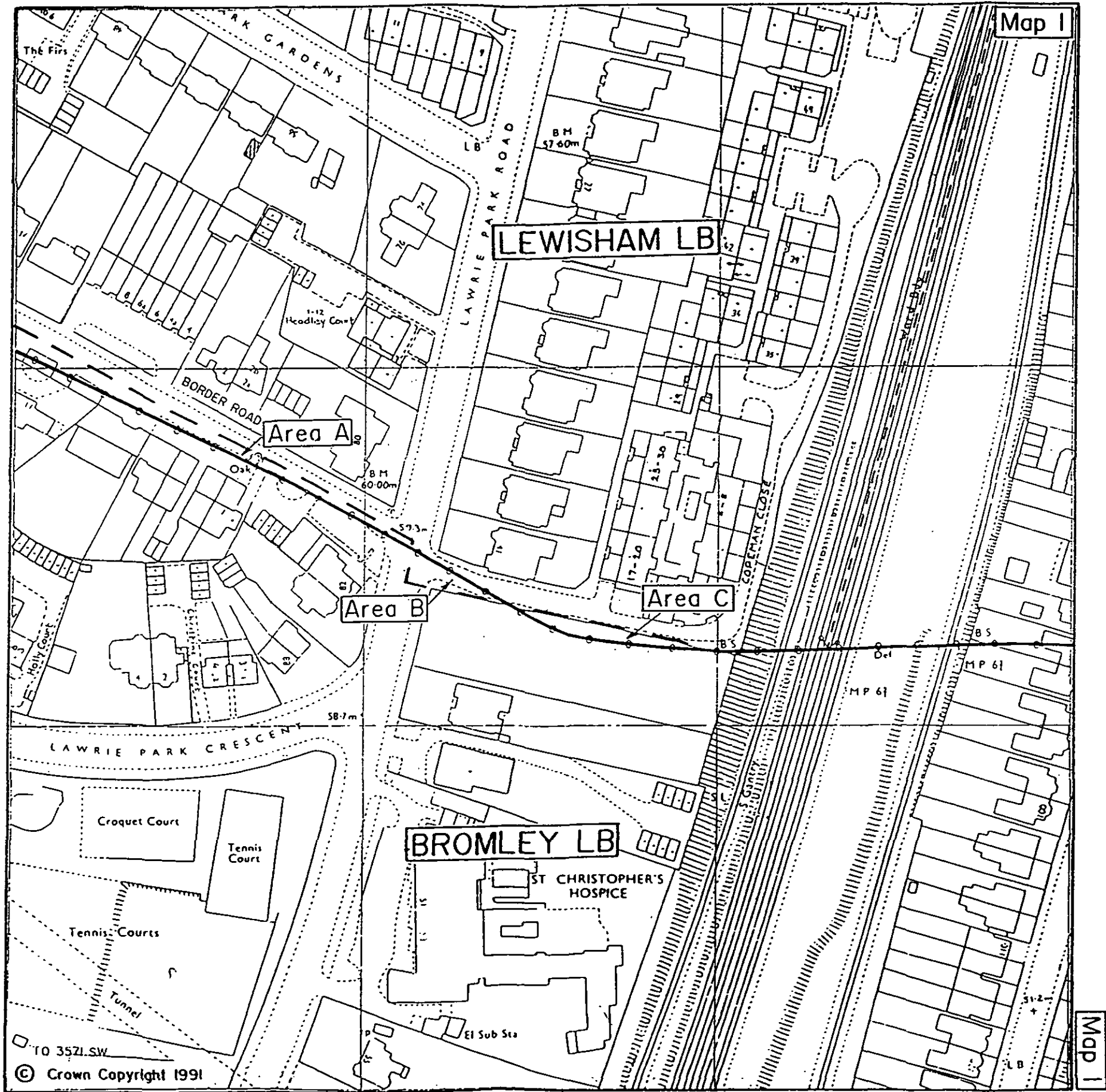
LOCATION DIAGRAM

SOUTHWARK LB  
LEWISHAM LB  
LAMBETH LB



BROMLEY LB

CROYDON LB



Map I

LEWISHAM LB

Area A

Area B

Area C

BROMLEY LB

ST CHRISTOPHER'S HOSPICE

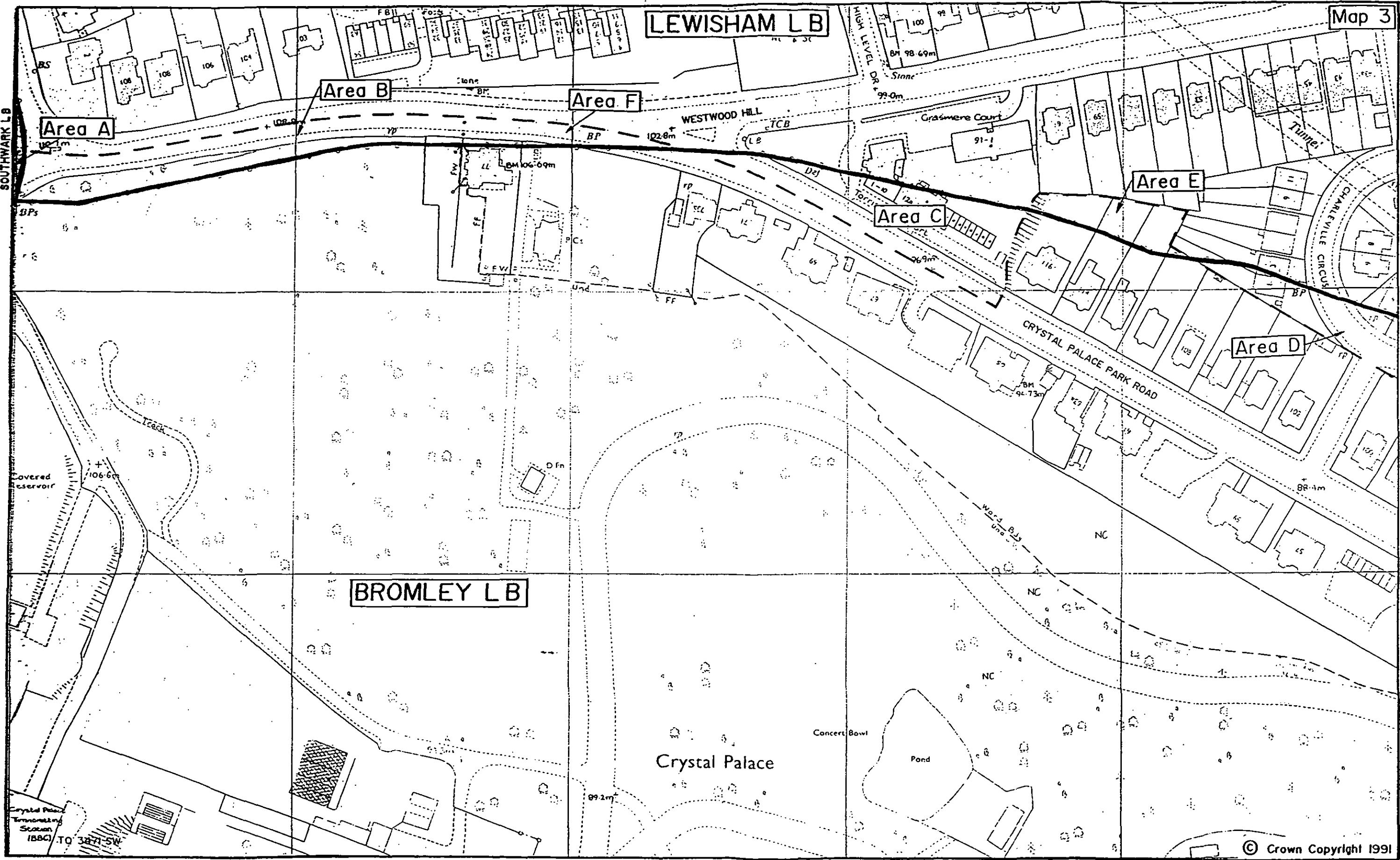
Map I

TO 3521 SW  
© Crown Copyright 1991



LEWISHAM L B

BROMLEY L B



Area A

Area B

Area F

Area C

Area E

Area D

Crystal Palace

Concert Bowl

Pond

SOUTHWARK L B

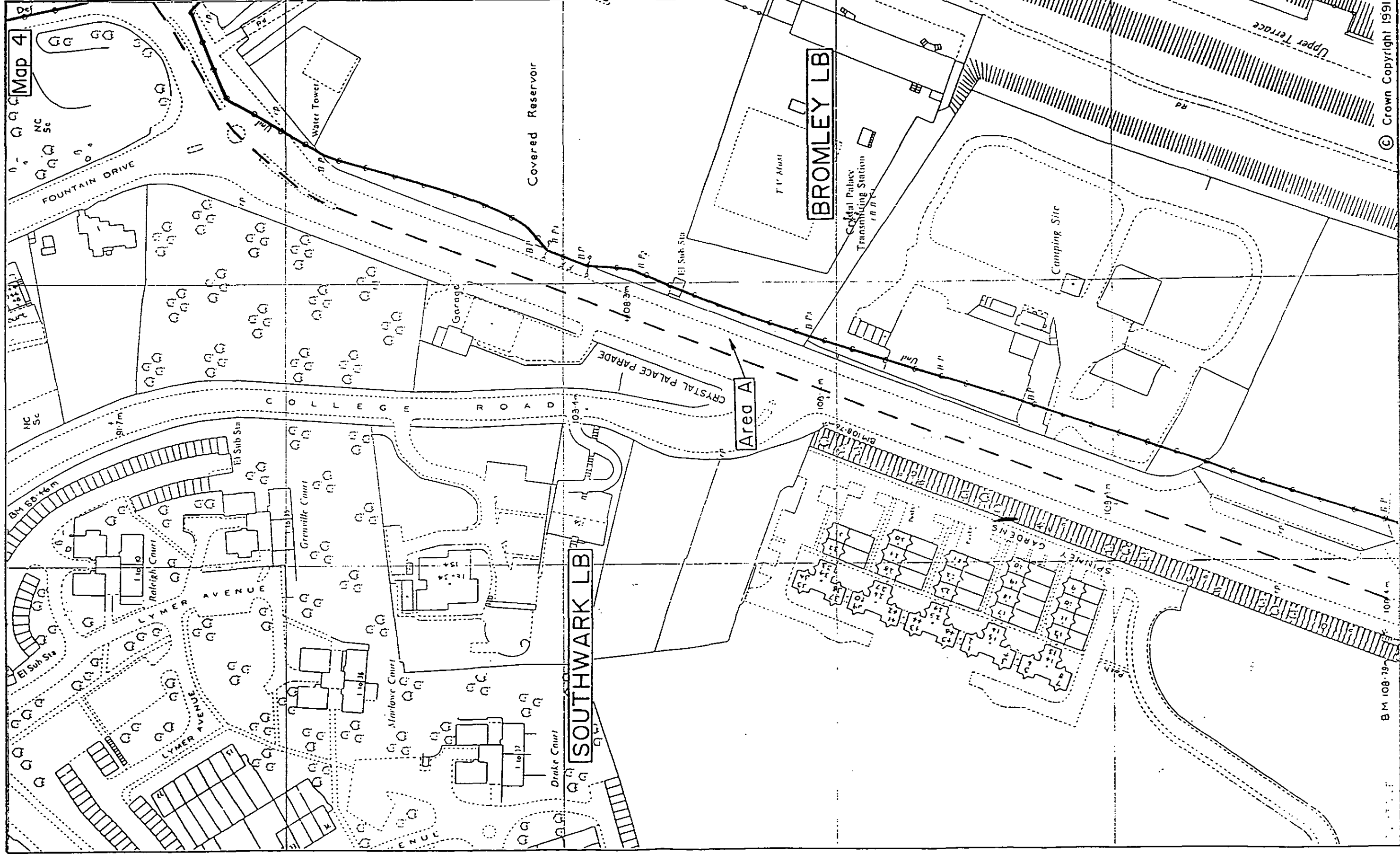
LEWISHAM L B

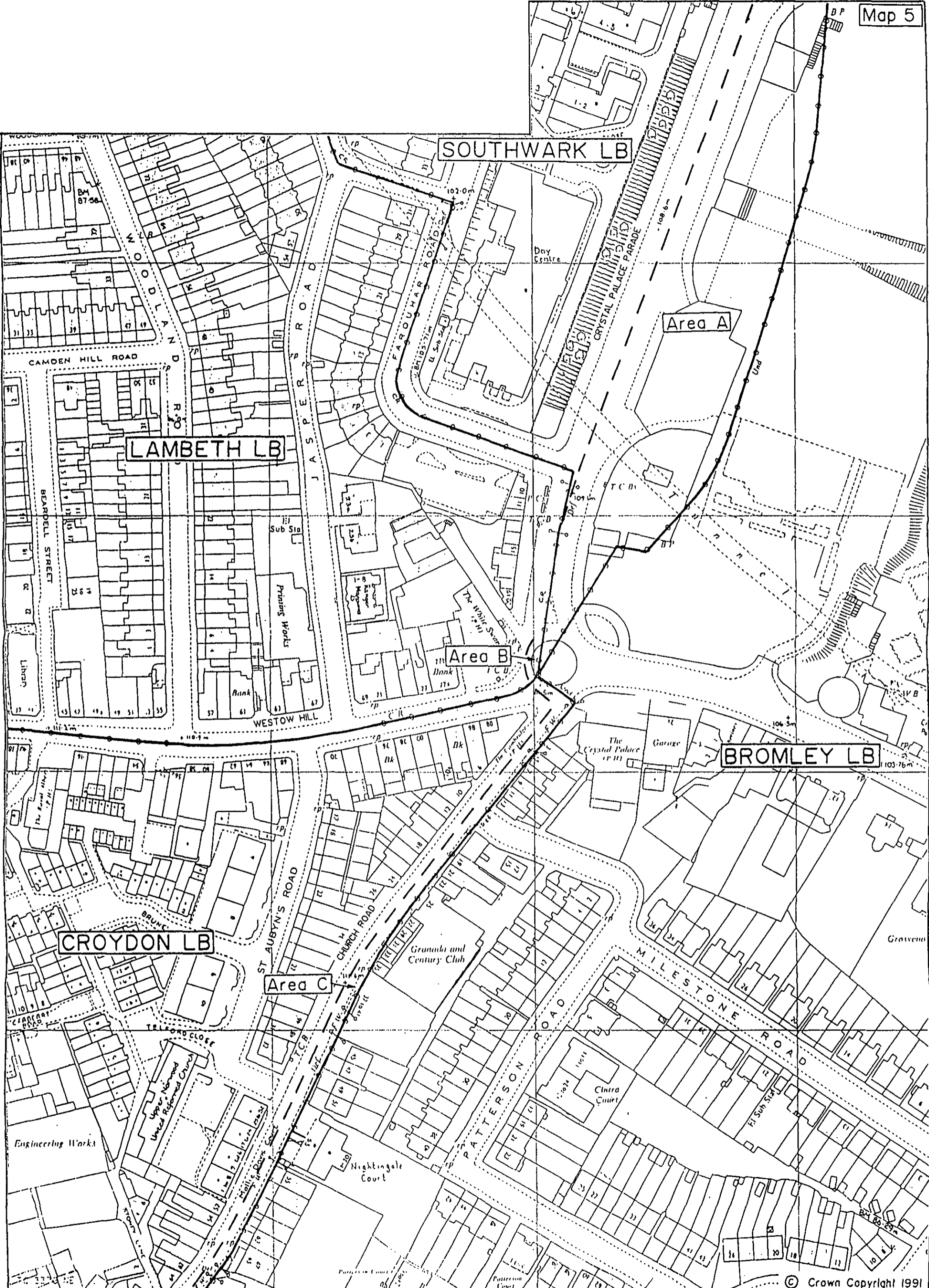
BROMLEY L B

Map 3

Map 3

© Crown Copyright 1991





LAMBETH LB

SOUTHWARK LB

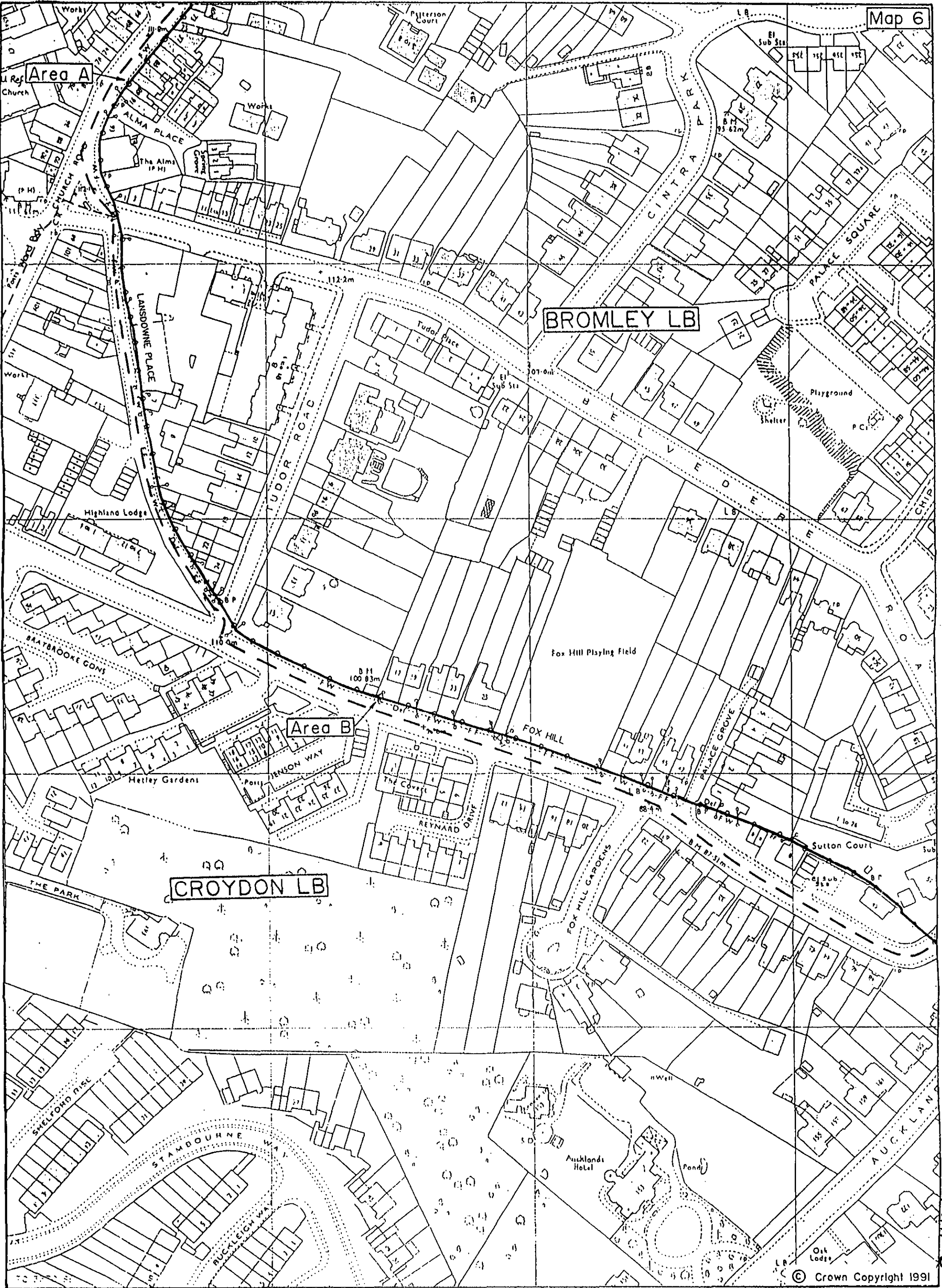
BROMLEY LB

CROYDON LB

Area A

Area B

Area C



MAP 6

## ANNEX B

## CONSEQUENTIAL CHANGES

Map No.	Area Ref.	From	To
1 2	A	Lewisham LB Sydenham West Ward	Bromley LB Lawrie Park and Kent House Ward
	C		
1	B	Bromley LB Lawrie Park and Kent House Ward	Lewisham LB Sydenham West Ward
	C	Lewisham LB Sydenham West Ward	Bromley LB Lawrie Park and Kent House Ward
2 3	B	Bromley LB Lawrie Park and Kent House Ward	Lewisham LB Sydenham West Ward
	D		
3	B	Lewisham LB Sydenham West Ward	Bromley LB Anerley Ward
	C	Bromley LB Lawrie Park and Kent House Ward	Lewisham LB Sydenham West Ward
	E F	Lewisham LB Sydenham West Ward	Bromley LB Lawrie Park and Kent House Ward
3 4 5	A	Southwark LB College Ward	Bromley LB Anerley Ward
5	B	Lambeth LB Gipsy Hill Ward	Bromley LB Anerley Ward
	C	Croydon LB Upper Norwood Ward	Bromley LB Anerley Ward
6	A	Croydon LB Upper Norwood Ward	Bromley LB Anerley Ward
	B	Croydon LB South Norwood Ward	Bromley LB Anerley Ward
7	A C E	Bromley LB Anerley Ward	Croydon LB South Norwood Ward
	B D	Croydon LB South Norwood Ward	Bromley LB Anerley Ward

## SUMMARY OF PROPOSED BOUNDARY CHANGES

Boundary between Bromley and Lewisham

Westwood Hill and Crystal Palace Park Road	Realignment to unite Torrington Court and Charleville Circus in Lewisham and properties in Crystal Palace Park Road in Bromley.	Paragraphs 32+33 Map 3
Chulsa Road	Realignment to unite the Chulsa Estate in Bromley.	Paragraph 34 Map 2
Border Road	Minor realignment along the centres of Border Road, and the side of Copeman Close.	Paragraph 35 Map 1

Boundary between Bromley and Southwark

Crystal Palace Parade	Minor realignment along the centre of Crystal Palace Parade, to unite Crystal Palace Park in Bromley.	Paragraph 36 Maps 4 + 5
--------------------------	---	----------------------------

Boundary between Bromley, Croydon, Lambeth and Southwark

Crystal Palace Roundabout	Realignment to unite Roundabout in Bromley	Paragraph 43 Map 5
------------------------------	---	-----------------------

Boundary between Bromley and Croydon

Church Road, Fox Hill and Maberley Road	Realignment along Church Road, Lansdowne Road, Fox Hill and Belvedere Road to the east side of the railway, uniting properties in Belvedere Road the north side of Fox Hill and the corner of Belvedere Road and Maberley Road in Bromley and four properties on the east side of Maberley Road in Croydon	Paragraph 44 Maps 6 + 7
---	---	----------------------------