

Croydon Local Plan-Evidence Base

Assessment of Landmarks, Panoramas and Views for inclusion in CLP1.1 as Local Designated Landmarks, Local Designated Views and Croydon Panoramas

Date August 2016

Assessment of Views, Panoramas and Landmarks including those suggested from the Consultation on Croydon Local Plan: Strategic Policies – Partial Review (CLP1.1) and the Detailed Policies and Proposals (Preferred and Alternative Options) October 2015 and the Detailed Policies (Preferred Options) April 2013-(CLP2) and those originally in the Croydon Local Plan: Strategic Policies adopted 2013 (CLP1).

Method of assessment:

- Each view, panorama and landmark has had a site visit, and photographs taken as part of the assessment against the criteria. The criteria remains unchanged from Paragraphs 6.100, 6.101.and 6.102 and 6.103 in Croydon Local Plan: Detailed Policies (Preferred and Alternative Options) October 2013 (CLP2) which was consulted on and is used to assess all the views, panoramas and prior to inclusion of those meeting all the criteria in the Croydon Local Plan: Strategic Policies - Partial Review (Preferred Options)(CLP1.1). The criteria were not challenged in the consultation on CLP2 in 2013 and were published in the supporting evidence for the CLP1.1 Preferred Options consultation 6 November -18 December 2015 and are listed below as follows and in CLP1.1 – Proposed Submission in Appendix 1 – the Glossary, publication 5 September – 17 October 2016.

The criteria for Local Designated Views

- The viewpoint must be in a publicly accessible location in a major public area; or
- The viewpoint must be located in an area or on routes identified in Figure 5.1 of the Croydon Local Plan: Strategic Policies for public realm improvements.
- The subject matter must contribute positively to the local character
- Key landmarks (Local Designated Landmarks) are seen or it is a unique view; and
- It must be substantially of a part of the borough

The criteria for Croydon Panoramas

- The viewpoint must be in a publicly accessible location in a major public area; or

- The viewpoint must be located in an area or on routes identified in Figure 5.1 of the Croydon Local Plan: Strategic Policies for public realm improvements.
- The viewpoint selected is where the widest panorama can be viewed.
- The viewpoint selected is also the one that gives the clearest view, has the least obstructions of the subject matter; and
- Is a view of substantial parts of the borough of Croydon (views looking out of Croydon are not included as the subject matter is outside the remit of the Council)

The criteria for Local Designated Landmarks

- It is a prominent building /structure;
- It is easily recognisable close up;
- It is easily recognisable from a distance and in a Local Designated View: and
- It positively contributes to the built environment of Croydon, and local distinctiveness and may provide an orientation point/way finding

Proposed Submission CLP1.1

- Views, panoramas and landmarks that meet the criteria are proposed as Local Designated Views, Croydon Panoramas and Local Designated Landmarks in CLP1.1 Proposed Submission 2016, with the description of what is considered valuable and protectable within the Local Designated Views and Croydon Panoramas in Appendix 5 to CLP1.1 Proposed Submission. Table 2B also provides further information to applicants on development in Panoramas. The locations of all Local Designated Views, Croydon panoramas and Local Designated Landmarks are indicated on the Proposed Submission Policies Map 2016.

The assessment Tables

-Table 1-A,B,&C Assessment of suggestions for new views , panoramas and landmarks, not proposed in the previous consultation in October 2013 and made as a result of the 6 November to 18 December consultation on CLP1.1 Preferred Options, (each representation is given an identification reference).

-Table 2A – Assessment of suggestions made as a result of the October consultation 2013 for new designated views, panoramas and landmarks (each representation is given an identification reference).

-Table 2B– Identification of what is important in the proposed Croydon Panoramas.

-Table 3 - Assessment of CLP1 original views, panoramas and landmarks and those proposed for the CLP2-Preferred and Alternative Options and post consultation of CLP2 October-2013- testing them to check they met criteria for inclusion in CLP1.1 November 2015.


Key for all the tables




	To be included as Local Designated Views, Croydon Panoramas or Local Designated Landmarks in the CLP1.1 Partial Review : Proposed Submission
	One or more criteria not met. Not carried forward into CLP1.1 Proposed Submission

**Table 1 - Assessment of new suggestions(not previously made) submitted in representations to the CLP1.1: Detailed Policies Preferred and Alternative Options Nov-Dec Consultation 2015 - for Local Designated Views, Panoramas and Landmarks, not already assessed in Table 2 and 3
(suggestions made that duplicate previous ones already assessed are not repeated here)**

1A. – Assessment of proposals for Local Designated Views

Representation number from	16 Places	Criteria for subject matter of Local Designated Views.		All criteri
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preferred options consultation on CLP1.1 October 2015/ location		Criteria for Viewpoint for Local Designated Views •The viewpoint must be in a publicly accessible location in a major public area; or •The viewpoint must be located in an area or on routes identified in Figure 5.1 of the Croydon Local Plan: Strategic Policies for public realm improvements	Subject matter must positively contribute to the local character	Views in which key landmarks are seen or it is a unique view (note key landmark means a Local Designated Landmark)	Must be substantially of a part of the borough.	Photos	a met?
0203/03/052- View of the town centre (Coulsdon) and Central London from Cane Hill	Coulsdon , Kenley & Old Coulsdon	× Not publicly accessible as Cane Hill is a construction site and residential properties are private Not in an area or route identified in 5.1of CLP1 .	× Unable to assess as no public access	× Unable to assess as no public access	× is of part of borough but mainly of London	Not available	×
0203/03/052-and views from local residential property of the Downs and Happy Valley	Coulsdon , Kenley & Old Coulsdon	× Not publicly accessible residential properties are private Not in an area or route identified in 5.1of CLP1	× Unable to assess as no public access	× Unable to assess as no public access	× Unable to assess as no public access	Not available	xxxx
1665/02/001 View southwards from Purley Way Playing fields up to the spire in the hill (Royal Russell School) – taken as meaning Thomas More School as Royal Russell not visible southwards.	Purley	√ Is part of open space and accessible to public	√- Is of trees and is an attractive landscape	× The spire of Thomas More School is just visible above the trees from the playing fields, but not from long distance views along Purley Way. There are no proposed Local Designated Landmarks	×Is a view of trees across the playing fields and the school spire but is looking slightly up hill southwards and as such is not a		√√ xx

				in the view and it is not unique view of trees. (Thomas More has not met the criteria to be designated as a Landmark-see Table 3b)	substantial view of Croydon.		
2842/01/006 The view from Greenway Gardens towards central London should be recognised and protected	Shirley	× Not in a major public area as is s side street within a residential area. Not in an area or route identified in 5.1of CLP1.	× Is of trees in foreground but is substantially of Central London and not especially contributing to local character	√Not unique view as are other similar views and although NTL mast can be seen the buildings of London dominate.	× Is mainly of Central London		×√××
9999/03/002 and 07/004- View of the Minster from Waddon Road	Waddon	× Not in an area or route identified in 5.1of CLP1. Not a major public area although is a busy road.	× Whilst the top spire of the Minster is just visible along with No 1 Croydon, the view is mainly of Ryland House, an unattractive façade which does not make a positive contribution to local character.	× The Minster cannot be seen from Purley Way at the junction with Waddon Road – (Purley Way is a route identified in figure 5.1 of CLP1) It is only visible when viewed near the bridge halfway along Waddon Road.	√- Is substantial part of the borough		×××√
9999/03/002- and 07/004 View of the Minster from Cromwell House- location adjusted to by the Fire Station as the longest view on Roman Way of the Minster, and a short distance away from suggested viewpoint and named as 'From	Croydon Opportunity Area	√ Is on a route identified in Figure 5.1 of CLP1	√ an attractive view of the Minster with its Memorial Garden in the foreground and the Tudor Arch with some of Old Town terraced housing to the side	√ Is of the Minster, a Local Designated Landmark	√ Is of the borough		√√√








Roman Way south, of Croydon Minster'							
9999/07/004 View up Crown Hill of the Whitgift Almshouses Named as 'From Church Street of Whitgift Almshouses and No1 Croydon'	Croydon Opportunity Area	√ Is on North End and a major public area	√ Positive contribution to character and the Whitgift Almshouses (meets the criteria to be a Local Designated Landmark – see Table 1 (C) with another, No 1 Croydon, (assessed in Table 3C) in the distance	√ Is of two Local Designated Landmarks- No 1 Croydon and the Whitgift Almshouses	√		√√√





TABLE 1 B. Assessment of proposals for Croydon Panoramas							
Name/location	16 Places	Criteria for Croydon Panoramas				Photos	Meets Criteria ?
		Viewpoint must be in publicly accessible location in major public area or on a route or area identified in Fig 5.1 of CLP1	The viewpoint selected is where the widest panorama can be viewed and	The Viewpoint selected is also the one that gives the clearest view, has the least obstructions of the subject matter; and	Is a view of substantial parts of the London Borough of Croydon (Views out of Croydon are not included as the subject matter is outside the remit of the Council).		
1665/02/001 View southwards from Purley Way Playing fields up to the spire in the hill (Royal Russell School) – taken as meaning Thomas More School as Royal Russell	Purley	√ Is part of open space and accessible to public	√ Not certain where the Representation meant for the viewpoint but taken viewpoint as from the viewpoint mid	√ The view is across the Purley Way playing fields and with no obstructions close up	× Is a view of trees across the playing fields and the school spire but is looking slightly up hill southwards and as such is not a substantial view of Croydon.		√√√×







not visible southwards.			Purley Way playing fields.				
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TABLE 1C- Assessment of proposals for Local Designated Landmarks							
Representation number form Consultation/ Name/location	16 Places	Criteria for Landmarks				Photos	
		It is a prominent building /structure	It is easily recognisable close up	It is easily recognisable from a distance <u>and in a Local Designated View</u> and	It positively contributes to the built environment of Croydon, and local distinctiveness and may provide an orientation point/way finding.		
0203/01/048 0203/01/048 St Andrew's Church Woodmansterne Road, Coulsdon	Coulsdon	√	√	√ It is in a Local Designated View in the foreground with Cane Hill Water Tower in the distance	√		√√√
0203/01/048 Coulsdon Manor Hotel, Coulsdon Court Road, Old Coulsdon, CR5 2LL	Kenley&Old Coulsdon	× Is set back from road and cannot be seen	√ Is distinctive	× From Coulsdon Road, not recognisable from a distance and not in any proposed Local Designated Views	× Has some distinctiveness but as set back from road is not an orientation point / way finding		×√××
0203/01/048 Fox Public House, Coulsdon Common, Caterham CR3 5QS	Kenley & Old Coulsdon	×Is set back from road and can only be seen as near the junction on Coulsdon Road	√ Is distinctive	× From Coulsdon Road, not recognisable from a distance and not in any proposed Local Designated Views	× Has some distinctiveness but as set back from road is not an orientation point / way finding		×√××





0203/01/048- Tudor Rose Public House, Coulston Road, Old Coulston CR5 1EB	Kenley & Old Coulston	× Is set back from road and not visible from east or west along the main road until nearing the junction where it is situated	× Is not easily recognisable as similar to other public houses in mock Tudor style.	× Not recognisable from a distance and not in any proposed Local Designated Views	√ Has some distinctiveness as a local way finding point and does contribute positively to the environment of the road junction		xxx√
9999/07/004 The Whitgift Almshouses, North End, Croydon CR0 1UB	Croydon Opportunity Area	√ Although not a tall building it can be seen from several directions and is prominent.	√ It is a distinctive historic building	√ It is recognisable from a distance and in particular from Church Street looking east up Crown Hill which is a proposed Local Designated View (see Table 1 (A)	√ Has some distinctiveness and contributes positively to the environment		√√√

To be added to the CLP1.1 Partial Review : Preferred and Alternative Options					
One or more criteria not met. Not carried forward into CLP1.1 Preferred and Alternative Options					
Table 2A - Assessment of CLP2: Detailed Policies Preferred and Alternative Options post October 2013 consultation suggestions for Local Designated Views, Panoramas and Landmarks, in addition to those proposed in the Preferred Options for CLP2.					
VIEWS					
Representation number from preferred options consultation on CLP2	16 Places	Criteria for Viewpoint for Local Designated Views	Criteria for subject matter of Local Designated Views.		All criteri a met?

October 2013/ location			Subject matter must positively contribute to the local character	Views in which key landmarks are seen or it is a unique view and (note key landmark means a Local Designated Landmark)	Must be substantially of a part of the borough.	Photos	
9999/99/024 View From High Street south west, (at junction with Lawrence Road/Whitworth Road) of the Clock Tower, South Norwood (Ref Ldv7 in CLP1.1)	South Norwood	√ Is on a route identified in 5.1of CLP1	√ Positively contributes as is of Landmark	√ Is a view of a Local Designated Landmark	√		www
9999/99/025 View From High Street, north east, of the Clock Tower, South Norwood (Ref Ldv 16 in CLP1.1)		√ Is on a route identified in 5.1of CLP1	√ Positively contributes as is of Landmark	√ Is a view of a Local Designated Landmark	√		www
114/01/001,120/01/094 , 120/01/096 120/01/073 Parkhill Water Tower	Croydon Opportunity Area	Support DM16 Option1	Support DM16 Option1	Support Water Tower as landmark	n/a	 n/a	Already assessed as met criteria
119/01/001 From Kenley Common of Riddlesdown and housing in the valley and viaduct	Kenley& Old Coulsdon	Support the proposed Local Designated View but wish to be consulted on location of proposed viewpoint.	n/a	n/a	√		n/a-reassessed and now a Croydon Panorama-see table 2

							below
120/01/070 and 095 Views from East India CAAMPs- From Addiscombe Road by Sandilands Tramstop of No. 1 Croydon (Ref Ldv6 in CLP1.1)	Addiscombe	✓ Is on a route identified in 5.1of CLP1	✓ Positively contributes as is of Landmark	✓ Is a view of a Local Designated Landmark	✓ Is totally of Croydon		✓✓✓
120/01/068 View from Sandilands Road (by Tramstop) towards North	Addiscombe	× Is not in an area or a route identified in 5.1of CLP1	× View is along Havelock Road of London- Canary Wharf and not of Croydon	× No Local Designated Landmarks.	× Is substantially of London		××××
120/01/095 Views from East India CAAMPs- View down Clyde Road looking north to Upper Norwood and London	Addiscombe	× Not in an area or route identified in 5.1of CLP1	× Not a positive contribution as is a view of Selhurst football Stands-predominantly grey, with flats in foreground and the TV mast in Bromley on hillside	✓ Is a unique view. No Local Designated Landmarks	✓ Substantial part of the borough		××✓
120/01/33 and 120/01/081View from south end(top) of Northampton Road to the Canary Wharf complex	Addiscombe	× Not in an area or route identified in 5.1of CLP1	× Is a view of Canary Wharf, not of Croydon	× No Local Designated Landmark.	× Is substantially of London		××××
120/01/095 Views from East India CAAMPs- View down Outram Road looking north to Upper Norwood and London	Addiscombe	× Not in an area or route identified in 5.1of CLP1	× Ordinary view-of 2 blocks of flats and wooded hillside of Selhurst/Norwood	× No Local Designated Landmarks, not unique view, others similar.	✓ Is totally of Croydon		×××✓
120/01/07, 10. 12Park Hill Recreation Ground-Representation is not clear if it means a view of the park or a view from the park so both	Croydon Opportunity Area	✓ Is on a route identified in 5.1of CLP1	× Is an attractive subject-green space but is not a view as seen only from immediate areas.	× Cannot see the water tower until within the park and close up.	✓ Is of part of Croydon but not substantial part and is not a local		✓ ××✓

assessed. 1. Park Hill- a view of the park. Can only be seen from Barclay Road when nearly opposite it					view as is only seen only from immediate areas.		
2.View from Park Hill of Croydon Metropolitan Centre- the viewpoint taken from near the railway and the park café of Croydon, (Ref Ldv 12 in CLP1.1) Options)	Croydon Opportunity Area	✓ Is not on a route identified in 5.1 of CLP1, but is in a park so is a public accessible area	✓ Is of collection of Croydon buildings-defining the town centre character when viewed from next to boundary by railway, but not of Local Designated Landmarks.	✓ Is a unique view of collection of Croydon town centre buildings, but no landmarks.	✓ is of part of Croydon.		www
3. View looking north from Park Hill, from footpath north of tennis courts, near play ground	Croydon Opportunity Area	✓ Is not on a route identified in 5.1 of CLP1, but is in a park so is a public accessible area	✗ There is a view looking north of No1 Croydon, with Law Court in foreground and nearby tall buildings, but is not a positive contribution with only partial view of No1.& mainly of Law Courts. Altitude 25 dominates the park as the adjacent tall building.	✓ Is a unique view and partly of a Landmark.	✓ is of part of Croydon.		✓x✓
120/01/074 The triangle of open space off Cotelands by Park Hill Infants School	Croydon Opportunity Area	✗Is not on a route identified in 5.1 of CLP1	✗ Is an attractive subject-a small green space but is not a view as seen only from immediate areas.	✗ No Landmarks visible. Green space is not a landmark as per the definition in CLP2, and it cannot be seen until fairly close to.	✗ No Local Designated Landmark Is not a substantial part of Croydon only a small bit and not a Local View as the subject matter can		xxxx

					only be seen from the immediate area.		
999/01/012 Downs Court Road looking South West	Purley	√ Is on a route identified in 5.1of CLP1	√ Is of Woodcote/Webb Estate area – houses peeping out of trees. Is attractive view.- of local character	× No Local Designated Landmark in view. Is not a unique view as are other similar views in area.	√ Is of Croydon		√√x√
Rep 092/01/012 From the `Donkey Field on Riddlesdown Common (behind circa 88 Ingleboro Drive) looking north towards Croydon and Central London	Sanderstead Riddlesdown to be in	× Is public location, and in major public accessible area but not on main path on Riddlesdown. It is in a side field. Not on route identified in 5.1of CLP1.	√Possible View is essentially of London, with only a partial view of Croydon of Nestle in mid distance and Purley Downs Golf Course in fore ground.	× No Local Designated Landmark is clearly visible	× Is substantially of London		x√x×
Rep 092/01/011 From top of Coombe Wood Hill/end of Ingleboro Drive looking north over Croydon to London	Sanderstead Riddlesdown to be in	× Not in an area or route identified in 5.1of CLP1	√Possible- is of view of Nestle building and main group of buildings in Croydon, but not viewed as travel along road. Have to stop and turn to look 90 degrees,	√ Is not a unique view- there are others similar. Can see No1 Croydon(NLA Tower)	√Yes, but also distant views of London		x√√
999/01/011 Top of Riddlesdown Road looking North/north east	Sanderstead Riddlesdown to be in	×Is at junction of two streets. Not in an area or route identified in 5.1of CLP1	× Is a view between 2 houses of London- Canary Wharf, with no view of Local Designated Landmarks, and some planting and subject matter does not contribute a positive local character	× No Local Designated Landmark and not unique.	× Is substantially of London		xxxx





120/01/010 view of Lloyd Park – not clear from representation where so taken from footpath next to Coombe Road and tram track.	South Croydon	✓ Is on a route identified in 5.1 of CLP1	× View obscured by National Grid building in middle distance and vegetation in foreground, Park Hill Water tower is viewed against other town centre buildings and not as distinctive as if against sky.	× Can see Water tower but not as clearly as other views.	✓ Is of substantial part of Croydon		✓xx✓
120/01/010 View of Lloyd Park from within Park. As there are many views it is not clear which viewpoint this refers to.	South Croydon	✓ is in a major public area – a park	✓ A scene of housing and trees with a few tall buildings of Croydon visible including water tower and St Peter’s spire from certain parts of the park.	× there are many wide views across the park and difficult to select one as a unique view	✓ Is of substantial part of Croydon		✓x✓-
From consultation meeting with Shirley Planning Forum: View from South Norwood Hill of Shirley Windmill (Ref Ldv 11 in CLP1.1)	South Norwood	✓ Is on a route identified in 5.1 of CLP1	✓ Not distinguished-View of housing and tree planted hillside. Not unattractive so given a positive indicator.	✓ Shirley windmill is visible.	✓ Is of substantial part of Croydon.		✓✓✓




TABLE 2. PANORAMAS






Name/location	16 Places	Criteria for Croydon Panoramas					Meets Criteria ?
		Viewpoint must be in publicly accessible location in major public area or on a route or area identified in Fig 5.1 of CLP1	The viewpoint selected is where the widest panorama can be viewed and	The Viewpoint selected is also the one that gives the clearest view, has the least obstructions of the subject matter; and	Is a view of substantial parts of the London Borough of Croydon (Views out of Croydon are not included as the subject matter is outside the remit of the Council).		
103/01/007 Support De-designation of Local View 7 of New	Addington	Re-Assessment not required			N/a		




Addington to Addington Place				
103/01/009- from Parkway to Addington Village and Shirley hill is supported but no indication of what can be seen, what is to be protected, nor any assessment methodology to consider how panorama may be affected.	Addington	Re-Assessment not required, but detail is – see Table 2B.	Refer to Table 2B for identification of the important elements in the panoramas identified in CLP2- Preferred Options and from the Consultation	Refer to Table 2B for criteria assessment testing, evidence and photo
126/01/003- Pollards Hill Panorama	Norbury	Want more detail on what elements of this Panorama are considered valuable and protectable and what kind of development would be intrusive.-	Refer to Table 2B for identification of the important elements in the panoramas identified in CLP2- Preferred Options and from the Consultation	Refer to Table 2B for criteria assessment testing, evidence and photo





TABLE 2 LANDMARKS




Name/location	16 Places	Criteria for Landmarks				Photos	Meets Criteria ?
		It is a prominent building /structure	It is easily recognisable close up	It is easily recognisable from a distance <u>and in a Local Designated View</u> and	It positively contributes to the built environment of Croydon, and local distinctiveness and may provide an orientation point/way finding.		
114/01/007 Airport House, Purley Way, Croydon	Purley	✓	✓	× Is recognisable close up but not in a Local Designated View as cannot be seen looking along Purley Way, only from across the road when very close to approaching it.	✓ It positively contributes and to local distinctiveness as a reminder of the heritage of Croydon-		✓x✓




114/01/007 The former Airport Gate House, Purley Way	Purley	× It is not prominent.	× Whilst listed and part of the former Croydon Airport complex it is not a prominent architectural building.	× Due to its lack of height and lack of prominence in the road it can only be seen fairly close up along Purley Way. Trees and other buildings obscure the view of it.	✓ It positively contributes and to local distinctiveness as a subtle reminder of the heritage of Croydon-		xxxv
120/01/032 Addiscombe Farm, 281 Addiscombe Road	Addiscombe	× Is an attractive Grade 2 Listed building. However is not prominent, as it is only 2 storeys and with vegetation and other taller adjacent buildings is not visible along the road.	✓ It is different from other buildings in the area so this makes it more recognisable, however it lacks prominence in the road	× Not recognisable, not in a Local Designated View	✓ It positively contributes to local distinctiveness as a subtle reminder of agricultural past of Croydon. Due to lack of prominence it does not provide an orientation point		xv/xv
120/01/032 Bingham Road corner, junction with Lower Addiscombe Road	Addiscombe	✓ Is locally prominent but only one main view along the road viewed looking eastwards.	✓ It is recognisable close up.	× .Only distinctively visible from Addiscombe Road, looking east. Not in a Local Designated View although is on a route identified in Fig 5.1. This is the same as Leslie Arms, Swan and Sugar Loaf , Red Deer, all on road junctions, but none of which selected as landmarks as they cannot be seen from a great distance away , unlike No 1 Croydon , or St Peter's Spire	✓ Positive contribution, although car show room use detracts. Clock as its central feature and the design of the building emphasising the corner can provide way finding/orientation.		vvxv







120/01/032 and 061,078,089,090, 091,092,093 St. Mildred's Church, Bingham Road	Addiscombe	× is locally prominent, but not from long distance or further down Bingham Road	✓ It is recognisable close up.	× It is not recognisable from a distance and not in a Local Designated View, and is not on a main route identified in Fig.5.1.	✓ Positive contribution but only in the immediate area, and may provide way finding but only at very local scale.		×✓×✓
120/01/032, 079,089,090,091, 092,093 and 061 Our Lady of the Annunciation RC Church, Bingham Road	Addiscombe	× is locally prominent, but not from long distance or further down Bingham Road	✓ It is recognisable close up.	× It is not recognisable from a distance and it is not in a Local Designated View, and is not on a main route identified in Fig. 5.1.	✓ Positive contribution but only in the immediate area, and may provide way finding but only at very local scale.		×✓×✓
120/01/061,088, 089,090,091,092, 093 Morland Road Baptist Church	Addiscombe	× Is not a prominent building, as of lower height than adjacent buildings	× Insufficiently distinctive to be recognisable close up	× It is not recognisable from a distance and it is not in a Local Designated View, and is not on a main route identified in Fig. 5.1.	× Does not make a positive contribution		××××
120/01/032 Old Post Office/building, Lower Addiscombe Rd	Addiscombe	× is large but not so prominent to be seen from a long distance down Lower Addiscombe Road.	× Insufficiently distinctive to be recognisable close up.	× It is not recognisable from a distance and it is not in a Local Designated View, but is on a main route identified in Fig. 5.1.	× Due to the proliferation of aerials/plant on the roof it does not make a positive contribution.		××××
129/01/009 and 007,011,010,012, 008. 120/01/059/083 Leslie Arms,	Addiscombe	✓ Is locally prominent,	✓ It is recognisable close up.	× Only distinctively visible from opposite in Moreland Road and its turret from Cherry Orchard Road. From Addiscombe Road looking east only a section of	✓ Positive contribution but only in the immediate area. It may provide orientation way finding as it is on a junction.		✓✓×✓


Lower Addiscombe Road				<p>the building can be seen, and not the more distinctive part. Looking west from Addiscombe Road toward it, it is not distinctive.</p> <p>Not in a Local Designated View although is on a route identified in Fig.5.1. This is the same as Swan and Sugar Loaf , Red Deer, all on road junctions, but none of which selected as landmarks as they cannot be seen from a great distance away , unlike No 1 Croydon , or St Peter’s Spire</p>				
<p>129/01/009 and 007,011,010,012, 008</p> <p>120/01/082,089, 090,091,092,093</p> <p>Former Ashburton Library, in Ashburton Park, off Lower Addiscombe Road</p>	Addiscombe	<p>× Is not a prominent building as set back so far from the road and tree planting obscures it from some angles within the park.</p>	<p>√It is easily recognisable close up</p>	<p>× Not sufficiently visible from the main road, and not in a Local Designated View</p>	<p>√ Positive contribution but only in the park. Insufficient prominence to be used for way finding</p>			x√x√
120/01/067 Ashburton Pavilion, in Ashburton Park, Lower Addiscombe Road	Addiscombe	<p>× Is not a prominent building and is set back from the road and tree planting partly obscures it</p>	<p>× not sufficiently distinctive to be recognised close up</p>	<p>× Not sufficiently visible from the main road, and not in a Local Designated View</p>	<p>√ Positive contribution but mainly in the park. Insufficient prominence to be used for way finding</p>			xxx√

		from some angles from the road.					
120/01/067 Ashburton Park, Addiscombe Road	Addiscombe	× is not a building or structure	n/a	n/a	n/a		
129/01/009 and 007,011,010,012, 008 120/01/084,089, 090,091,092,093 East India Houses, Addiscombe Road	Addiscombe	× Is not a prominent building as set back so far from the road and tree planting obscures it from some angles	× not sufficiently distinctive to be recognised close up	× Not sufficiently visible from the main road, and although in a proposed Local Designated View, not clearly visible due to location and vegetation.	✓ Not sufficiently prominent, so unlikely to be used for way finding but architecture attractive and provides local distinctiveness with a reminder of local heritage.		xxxv
129/01/009 and 007,011,010,012, 008 120/01/063 Clyde Hall, Clyde Road	Addiscombe	× Is not a prominent building as set back so far from the road and street tree planting obscures it from some angles	✓ It is easily recognisable close up.	× Due to neighbouring property of similar height and lack of prominence in the road it can only be seen fairly close up. It is not in a Local Designated View.	✓ Not sufficiently prominent, so unlikely to be used for way finding but architecture attractive and provides local distinctiveness with a reminder of local heritage		xv/v
129/01/009 and 007,011,010,012, 008 120/01/061,066, 089,090,091,092, 093 St, Mary	Addiscombe	× Is not a prominent building as set back so far from the road and street tree planting obscures it	✓ It is easily recognisable close up.	× Not sufficiently visible from the road, and not in a Local Designated View, or on a route identified in Fig.5.1.	✓ It positively contributes and to local distinctiveness as a subtle reminder of the heritage of Croydon.-It does not act as a way finder.		xv/v

Magdalene with St Martin's Church, Canning Road		from some angles					
120/01/065, and 061,089,090,091, 092,093 Church of the Nazarene, Lower Addiscombe Road	Addiscombe	× Is not a prominent building, as of lower height than adjacent buildings	× Due to its position in the street unlikely to be recognisable close up	× Not recognisable, not in a Local Designated View, although is on a route identified in Fig.5.1	√ It positively contributes and to local distinctiveness as a subtle reminder of the heritage of Croydon.-It does not act as a way finder.		xxx√
120/01/064 Oval Pub, Oval Road	Addiscombe	× Is an attractive building. However is not prominent as only one storey taller than nearby terraced housing and does not have a tower or turret or gable that would assist in prominence.	× Insufficiently distinctive to be recognisable close up.	× Not recognisable, not in a Local Designated View, or on a route identified in Fig.5.1.	√ It positively contributes and to local distinctiveness as a subtle reminder of the heritage of Croydon.-It does not act as a way finder.		xxx√
129/01/009 and 007,011,010,012, 008 120/01/062,089, 090,091,092,093 London Metropolitan Cattle Trough,	Addiscombe	× Is not a building or a prominent structure	√ It is easily recognisable close up.	× Not recognisable, not in a Local Designated View	√ It positively contributes and to local distinctiveness but at the very detailed scale, as a subtle reminder of the heritage of Croydon.-It does not act as a way finder.		x




junction with Morland Road							
120/01/087 Heron's Croft	Addiscombe	× Is not a prominent building as set back so far from the road and street tree planting obscures it from some angles	√ It is different from other buildings in the area so this makes it more recognisable, however it lacks prominence in the road	× Due to its lack of height and lack of prominence in the road it can only be seen fairly close up. Not in a Local Designated View.	√ It positively contributes and to local distinctiveness as a subtle reminder of the heritage of Croydon.-It does not act as a way finder.		xv xv
120/01/088 South London Ismail Community Centre, Addiscombe Road	Addiscombe	√ Is prominent but only one main view along the road viewed looking eastwards. Partially obscured by trees.	√ It is easily recognisable close up.	× Due to its lack of height and lack of prominence in the road it can only be seen fairly close up. On a route identified in Fig.5.1, but not a Local Designated View.	√ Is a conversion of Edwardian buildings into a large terrace with Islamic architecture added to the facade.		vv xv
120/01/075 St. Matthews Church, Chichester Road	Addiscombe	√ Is prominent but only one elevation on the corner of the building.	√ It is easily recognisable close up. However is set back in the road and with tree planting is not clearly visible from the main road of Park Hill Road.	× It is not recognisable from a distance and it is not in a Local Designated View, although it is on a route identified in Fig.5.1, but due to vegetation and the set back of the building it is not very visible.	√ Not sufficiently prominent, so unlikely to be used for way finding but architecture attractive and provides local distinctiveness.		vv xv

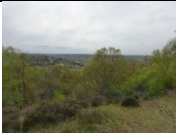



101/01/007 Shirley Windmill, Postmill Close (Ref Lm13 in CLP1.1)	Shirley	√Is a prominent building.	√It is easily recognisable close up.	√ In Local Designated View from South Norwood Hill. It is visible in a Croydon Panorama from Addington Hills.	√ It positively contributes and to local distinctiveness as a reminder of the heritage of Croydon.-It does not act as a way finder as cannot be seen from main road.	 √√√
120/01/010,076 St. Bernards' Conservation Area, Chichester Road	Addiscombe	× is a group of buildings of no prominence.	×is not recognisable close up	× It is not recognisable from a distance and it is not in a Local Designated View, and is not on a main route identified in Fig. 5.1.	√ Its design is low key and it has a neutral contribution	 xxx√
120/01/010,074 The triangle of open space off Cotelands by Park Hill Infants School	Addiscombe	× is not a building or structure	n/a	n/a	n/a	 x
120/01/071 Lloyd Park, off Coombe Road	Addiscombe, South Croydon, Shirley	× is not a building or structure	n/a	n/a	n/a	 x
120/01/010,072 Park Hill Recreation Ground, off Stanhope Road/Barclay Road	Croydon Opportunity Area	× is not a building or structure	n/a	n/a	n/a	 x
9999/99/01 Addington Palace, Gravel Hill, Croydon CR0 5BB New ref in	Addington	√Is a prominent building.	√It is easily recognisable close up.	√. It is visible in a Croydon Panorama from Parkway, New Addington and from hillsides of New Addington.	√ It positively contributes and to local distinctiveness as a reminder of the heritage of Croydon.-It does not act as a way	 √√√

CLP1.1 (Preferred and Alternative Options) Lm12					finder as cannot be seen from main road.		
9999/99/026-Pumping Station, Thornton Heath	Thornton Heath	x is not a prominent building	√It is easily recognisable close up.	xit is not in a Local Designated View, and is not on a main route identified in 5.1. It can only be seen when turning at 90 degrees from the high Street and is not the focus of views along the High Street.	√ It positively contributes and to local distinctiveness as a reminder of the heritage of Croydon.-It does not act as a way finder as cannot be seen from main road.		xv/xv

- Comment also received (representations 126/01/003 and 103/01/007 from the Consultation Log for the Preferred Options on CLP2 2013) on details of what can be seen, and which elements in Panoramas that are considered to be valuable and protectable, and any details of what types of development would be intrusive. In line with London Plan Policy 7.12 additional text is added to `How the Preferred Option would work` regarding management of Panoramas and in Table 2B below. The elements in Panoramas that are considered valuable are identified and included in Appendix 5 of CLP1.1.

TABLE 2B: IDENTIFICATION OF WHAT IS IMPORTANT IN THE PANORAMAS (INCLUDED IN THE PROPOSED SUBMISSION)	
<ul style="list-style-type: none"> • Representation numbers from the Consultation Database for CLP2 October 2013 have been referred to where changes have been made subsequent to the adoption of the Croydon Local Plan: Strategic Policies (CLP1) • Appendix 6 list from CLP2 October 2013 assessed 	
Key	
Highlighted in yellow	Where their description has changed from CLP2 consultation 2013 and are now incorporated in Croydon Local Plan: Strategic Policies- Partial Review (Proposed Submission) - also known as CLP1.1
Highlighted in green	Where change to the description is from CLP 2 consultation 2013 and from CLP1 and are included in CLP1.1
Highlighted in blue	Where change to the description is from CLP1 2013, to CLP2 2013, post consultation. Note the `CP` references are all after CLP1 was adopted in 2013.

Name/location	16 Places	Description of what can be seen	Detail on what elements of this Panorama are considered valuable and protectable	What kind of development would be intrusive and assessment methodology to consider how a panorama may be affected
999/99/002- Cp1 – From Addington Hills of Croydon Metropolitan Centre 	Addington	Croydon Metropolitan Centre , with landmark of No1 Croydon, the Norwood `Ridge` and the NTL mast, and Shirley Windmill, Pollards Hill, South Norwood and parts of Selhurst, and Canary Wharf in the distance	No1 Croydon, Shirley Windmill and the NTL Mast,	<p>Policy DM18 APPLIES : For all Panoramas: Any development that prevents the retention of a public access to the viewpoint and any development that does not comply with Policy DM18, of CLP2: Detailed Polices and Proposals in relation to Local Designated Landmarks will be considered intrusive and unacceptable.</p> <p>Elevations of proposed development seen from the viewpoint of the Croydon Panorama will be required as part of an assessment of impact of new development on these views.</p> <p>Development that obscures the view of the Landmarks, No1 Croydon, Shirley Windmill and NTL Mast from the view point of Addington Hills panorama. Management of woodland is required to ensure the view is retained and that trees on the upper slopes close to the viewing platform do not obscure the view</p>
9999/99/003 Cp2- From Biggin Wood Hill of Croydon Metropolitan Centre, Merton & Sutton 	Norbury	Croydon Metropolitan Centre, with landmark of No 1 Croydon. Ikea Towers, former power station chimneys	No 1 Croydon. Ikea Towers, former power station chimneys	Development that obscures the view of the Landmarks-No 1 Croydon and Ikea Towers, former power station chimneys.
9999/99/004- Cp3 From Croham Hurst looking south west of Purley and the Downs 	South Croydon	Housing and trees of South Croydon and Purley with Downs in distance, to south and to south east the runway of the former Croydon Airport	None, it's a good viewpoint and historically was where people used to view airplanes taking off and landing at Croydon Airport. The Airport	Management of woodland is required to ensure the panorama is retained and that trees on the upper slopes close to the viewing area do not obscure the view. There are no Landmarks in the panorama that fall within the view.to be considered by

			House and Control Tower unfortunately cannot be seen due to newer buildings and mature vegetation near the top of the Hurst	development proposals
Cp4 From Farthing Downs of Coulsdon 	Kenley & Old Coulsdon	Hillsides of housing with trees, Coulsdon Quarry and distant views of No1 Croydon and Croydon Metropolitan Centre.	No1, Croydon.	Development that obscures the view of the Landmark-No 1 Croydon
9999/99/005- Cp5 From Norwood Grove of Croydon Metropolitan Centre 	Norbury	Croydon Metropolitan Centre with landmark of No 1 Croydon with foreground of trees and housing.	Croydon Metropolitan Centre with landmark of No 1 Croydon	Development that obscures the view of the Landmark-No 1 Croydon.
9999/99/011- Cp6 From land adjacent to Parkway and North Downs Crescent of Addington Palace and Shirley Hills 	Addington	Some housing of Selsdon, Shirley Hills, Addington Palace, NTL Mast, Mast in Bromley, and the Shard and the City of London. In the far distance.	Addington Palace, Shirley Hills	Development that obscures the view of the landmark of Addington Palace from the viewpoint of the panorama.
9999/99/007 & 08 - Cp7-	Norbury	The two Ikea towers, formerly part	Croydon Metropolitan Centre	Development that obscures the view of the





<p>From Pollards Hill of Croydon Metropolitan Centre</p> 		<p>of a power station, Croydon Metropolitan Centre with the landmark No1 Croydon. Housing and trees in the foreground and the Addington hills in the distance</p>	<p>with Landmark of No 1, Croydon.</p>	<p>Landmark-No 1 Croydon. Development within the borough of Croydon in the foreground/middle-distance should allow view of part of the Ikea Towers, but it is recognised that as the middle distance/ foreground is within another borough the protection of the whole elevation of the landmark is not within the remit of Croydon.</p>
<p>Cp8 From Purley Way Playing Field of Croydon Metropolitan Centre</p> 	<p>Waddon</p>	<p>Croydon Metropolitan Centre with landmarks of the Clock Tower in Katharine Street, No 1 Croydon and the Water Tower with foreground of trees and housing.</p>	<p>The NTL mast, the Clock Tower in Katharine Street, No 1 Croydon and the Water Tower.</p>	<p>Development that obscures the view of the Landmarks, NTL mast, the Clock Tower in Katharine Street, No 1 Croydon and the Water Tower.</p>
<p>9999/ 99/009- Cp9 From Riddlesdown of Kenley</p> 	<p>Sanderstead</p>	<p>Of hillsides of housing with trees,</p>	<p>None, it's a good viewpoint to view the opposite side of the valley with trees, housing and a church spire.</p>	<p>Management of woodland is required to ensure the panorama is retained and that trees close to the viewing area do not obscure the view. There are no Landmarks in the panorama to be considered by development proposals that fall within the view.</p>
<p>9999/99/007- Cp10 From Ross Road of Ikea Towers</p> 	<p>Thornton Heath</p>	<p>View of Ikea Towers, and Broad Green area.</p>	<p>The Ikea Towers</p>	<p>Development that obscures the view of Ikea Towers, former power station chimneys.</p>
<p>119/ 01/001- Cp11 From Kenley Common of Riddlesdown</p>	<p>Kenley & Old Coulsdon</p>	<p>View of edge of Riddlesdown, distinctive viaduct and Housing in valley and gasometer, and local historic chalk workings of quarry.</p>	<p>A good viewpoint to see a unique view of Riddlesdown, and the quarry on the hillside. TQ ref given(as requested by a consultee)- TQ533218,158728</p>	<p>There are no Landmarks in the panorama to be considered by development proposals that fall within the view.</p>












Table 3 - Assessment of CLP1 original views, panoramas and landmarks, and those proposed for the CLP2-Preferred and Alternative Options and post consultation of CLP2 October-2013, testing them to check they meet criteria for inclusion in CLP1.1






	To be carried forward in the CLP2: Detailed Policies Proposed Submission
	One or more criteria not met. Not carried forward to CLP2: Detailed Policies Proposed Submission

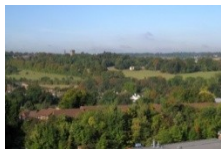



3.A.- Assessment of proposed views for designation in the Local Plan





Consultation Representative Numbers--Original document it was published in Name and location of view	16 Places	Criteria for Viewpoint for Local Designated Views	Criteria for subject matter of Local Designated Views			All criteria met?
		Viewpoint must be in a publicly accessible location in a major public area or Located in an area or on routes identified in Figure 5.1 of the Croydon Local Plan: Strategic Policies for public realm improvements-	Subject matter must positively contribute to the local character	Views in which key landmarks are seen or it is a unique view and (note this means a proposed Local Designated Landmark)	Must be substantially of part of the borough.	
9999/99/015 and 99/999/026-- CLP1 – and	Thornton Heath	× Whilst is on a route identified in 5.1of CLP1 is not viewed along the	√ The view of the pumping station at the end of the	× It is not a view of a Local	√	x √x√

CLP2 (Ldv6) High street, Thornton Heath to Pumping Station.		High Street. Have to turn 90 degrees to the view and only seen when opposite the entrance to the street	view. Is interesting and a reminder of heritage.	Designated Landmark. The pumping station did not meet criteria to be a Landmark		
9999/99/020- CLP1- Crown Hill to Parish Church- renamed in CLP2 (Preferred and Alternative Options) as Crown Hill to Croydon Minster and then in CLP1.1(Preferred and Alternative Options) as ' From Crown Hill of Croydon Minster ' (Ldv1)	COA	✓ Is in an area identified in 5.1of CLP1	✓ Is an attractive view and reminder of Croydon's heritage.	✓ is of a Local Designated Landmark- Croydon Minster	✓ 	✓✓✓
9999/99/021- CLP1- Brighton Road to Cane Hill	Coulsdon	✓ Is in on a route identified in 5.1	✓ of hill and trees	× no key landmark and there are similar views		✓✓×✓
CLP1 Farthing Downs to Cane Hill- CLP1.1 (Preferred and Alternative Options) (Ldv2)Renamed ' From Farthing Downs of Cane Hill '	Kenley &Old Coulsdon	✓ is in publicly accessible area in a major public area, not on a route	✓ is of Cane Hill Water tower	✓ is of Cane Hill Water Tower Landmark,	✓ 	✓✓✓
9999/99/022- CLP1 Portnalls Road to St. Andrew's Church	Coulsdon	× Is on a road, but not a route identified in 5.1 of CLP1	✓ Quite attractive view and , there is a glimpse of St Andrew's Church but better view from Woodcote Grove.	×Is not of a Landmark, is not a unique view, there is a glimpse of St Andrew's Church but better view from Woodcote Grove.	✓ 	×××✓







9999/99/016- CLP1 & CLP2(Ldv13)Selsdon Road to St. Peter's Church In CLP1.1 (Preferred and Alternative Options) Renamed as 'From Selsdon Road of St. Peter's Church'	South Croydon	✓ Is on a route identified in 5.1 of CLP1	✓ Attractive view of local architecture of South Croydon and St. Peter's is a reminder of Croydon's heritage.	✓ Is of Local Designated Landmark, St. Peter's	✓ 	✓✓✓
9999/99/023- CLP1New Addington to Addington Palace	Addington	✓ Is in a major public area.	✓ Attractive view of Addington Palace and reminder of Croydon's heritage	✗ Although of a Local Designated Landmark, it is not a unique view. A panorama has been identified that includes this view	✓ 	✓✓✗✓
CLP1&CLP2(Ldv8)North End to the Clock Tower In CLP1.1 (Preferred and Alternative Options) Renamed 'From North End of the Town Hall Clock Tower, Croydon'	Croydon Opportunity Area	✓ Is in a major public area, and area identified in 5.1 of CLP1	✓ Attractive view of Landmark of the Clock Tower and Croydon's Victorian heritage	✓ Is of Local Designated Landmark of Clock Tower and unique view as framed by foreground of North End, and its mix of Victorian and 20 the century buildings.	✓ 	✓✓✓
9999/99/012- CLP1&CLP2 (Ldv3)George Street to No 1, Croydon (NLA Tower) Ref remains unchanged in CLP1.1 (Preferred and Alternative Options) Title amended to 'From George Street of No1, Croydon'	Croydon Opportunity Area	✓ Is on route and area identified in 5.1 of CLP1	✓ View of 1960;s architecture of Local Designated Landmark, No 1 Croydon	✓ Is of Local Designated Landmark, No1 Croydon	✓ 	✓✓✓
CLP2(Ldv4) From Heathfield of Selsdon	Selsdon	✓ is un a publicly accessible area	✓ Distinctive view of hilltop collection of tall buildings of	✓ Is a unique view of the collection	✓	✓✓✓







and New Addington Ref and title remains unchanged for CLP1.1 (Preferred and Alternative Options)			New Addington	of buildings of New Addington.		
CLP2 now CLP1.1- (Ldv5) From High Street of the Clock Tower, Thornton Heath - in CLP1.1 (Preferred and Alternative Options)	Thornton Heath	✓ Is on a route identified in 5.1	✓ View of High Street, mix of local heritage and architecture.	✓ Is a unique view of Local Designated Landmark of the Clock Tower	✓ 	✓✓✓
9999/99/013CLP2 (Ldv7) From Kenley Common of Riddlesdown and quarry. Determined on site visit it should be a Panorama as wide view of Riddlesdown and ref changed to Cp11 and title to From Riddlesdown of Kenley	Kenley & Old Coulsdon	✓ Is in a major public area, Refer to Table 2 for panorama	✓ A view of edge of Riddlesdown, and local historic chalk workings of quarry.	✓ Is a unique view of Riddlesdown, and the quarry on the hillside- but is a very wide view and therefore identified as a panorama.	✓ 	To be a panorama.- refer to Table 2
CLP2 (Ldv9) From Oliver Grove of the Clock Tower, South Norwood Ref remains unchanged in CLP1.1 (Preferred and Alternative Options) Title changed to omit station as not a landmark and not very visible.	South Norwood	✓ Is in an area identified in 5,1 of CLP1 –a Conservation Area	✓ Focal point of Clock Tower, with local heritage and architecture in view.	✓ Is a unique view of Local Designated Landmark of the Clock Tower	✓ 	✓✓✓
9999/99/019CLP2 (Ldv10) From Roman Way of Parish Church- Renamed Croydon Minster- Amended title in CLP1.1 (Proposed Submission) From Roman Way north, of Croydon	Croydon Opportunity Area	✓ Is in an area on route identified in 5.1 of CLP1.	✓ Attractive view of the Minster	✓ Is of Local Designated Landmark of the Minster	✓ 	✓✓✓

Minster.'						
9999/01/019- CLP2 (Ldv11) From Rutherwick Rise of Cane Hill In this testing it is evident this should not be included in CLP1.1	Coulsdon	✗Is not on a route in 5.1 in CLP1, is not a major accessible area,	✓ Attractive view of Cane Hill Water Tower	✓Is of landmark of Water Tower, but are similar views	✓ 	✗VVV
9999/99/014 -CLP2 (Ldv12) From Sanderstead Hill westwards down the hill. In this testing it is evident this should not be included in CLP1.1 as it does not meet criteria.	Sanderstead	✓ Is on a route in 5.1 in CLP1.	✓ Attractive view of valley looking westwards, with attractive row of Beech trees and grass verge in the foreground along Sanderstead Hill	✗ Not a unique view, are similar looking across from by the Crematorium and Church Walk. No Landmarks.	✓ 	✓VxV
CLP2 (Ldv14) 'From Woodcote Grove Road of Cane Hill and St. Andrews Church'. Reference retained in CLP1.1 (Preferred and Alternative Options)from CLP2	Coulsdon	✓ Is on a route in 5.1 in CLP1	✓ Attractive view of St Andrew's Church with Local Designated Landmark in distance.	✓ Is a view of the Local Designated Landmark of Cane Hill Water Tower	✓ 	VVVV
9999/99/017CLP2 (Ldv15) 'From Limpsfield Road, near Wentworth Way of All Saints' Church' in CLP1.1 (Preferred and Alternative Options)	Sanderstead	✓ Is on a route in 5.1 in CLP1	✓ View of All Saints Church on the hill, viewed for a short stretch of the road on the horizon, with housing and trees in the foreground.	✓ Is a unique view of the Local Designated Landmark of All Saints Church.	✓ 	VVVV
Views proposed by internal workshop, officers, Members leading up to the consultation version of CLP2 (Preferred and Alternative Options) 2013						



From Old Lodge Lane, near Wattenden School	Kenley & Old Coulsdon	× Not on a route or area in 5.1 in CLP1	√ Attractive view	× not a unique view, no Local Designated Landmark	√ 	×√×√ ×√×√ √√×√ √√×√ ×√×√
From Terrace Hill, by top of footpath, of Croydon	Croydon Opportunity Area	× Not on a route or area in 5.1 in CLP1	√ Attractive view of town and Clock Tower	× Not a unique view, although is a view of Local Designated Landmark, Clock Tower	√ 	
View from Marlpit Lane of Coulsdon	Coulsdon	× Not on a route or area in 5.1 in CLP1	√ Attractive view of Coulsdon	× Not a unique view.	√ 	
From Mitchley Hill looking westwards from Borrowdale Close	Sanderstead	√	√- Is of housing and vegetation	× Not a unique view, no landmarks	√ 	
From Park Street to the Town Hall	Croydon Opportunity Area	√	√ Is of part of Town Hall, but is a short view and many other similar short views of Victorian buildings in the town centre	× Landmark of Clock Tower not visible in this short view.	√ 	
Fairdene Road looking to Cane Hill	Coulsdon	× Not on a route or area in 5.1 in CLP1	√ Is a partly obscured view of Cane Hill and better views from Farthing Downs.	× As partly obscured, not clear of C	√ 	
Top of Gypsy Hill looking	Crystal	√ In area in 5.1 of CLP1	√ Interesting view	× No Local	× Not of Croydon	





towards the church	Palace			Designated Landmarks,	borough 	
View in Brighton Road, by Whitgift School looking north	South Croydon	✓	× View mainly of Leon House, not very attractive	×No Local Designated Landmarks clearly visible	✓ 	
From Hutchinson's Bank of golf course, Featherbed Lane	Addington	✓In major publicly accessible area	✓ is partly obscured view of Featherbed Lane and golf course due to vegetation	×Not a unique view, not distinguished, no Local Designated Landmarks	✓ 	✓✓×✓
View form Dalmally Road	Addiscombe	×	✓A neutral view in terms of townscape	×Has a view of NTL Mast, Local Designated Landmark, not a unique view	✓ 	×✓×✓
From Wandle Park of Ikea	Broad Green & Selhurst	✓ In major publicly accessible area	× Foreground unattractive of industrial buildings	× Can see Ikea Towers but only a glimpse, and are better views elsewhere	✓ 	✓××✓
View from Roman Way Bridge looking north	Broad Green & Selhurst	✓Route in 5.1 in CLP1	×Not attractive subject matter in view	× Not a unique view	✓ 	✓××✓
Various intersections of	Coulston	×	✓ Attractive subject matter	×Not unique,	✓	×✓×✓




Winifred Road of Cane Hill				many other similar views across the hillside looking towards Cane Hill		x√x√ x√x√ x√x√ √√x√ √√x√ √√x
From Smitham Downs Road looking across the valley	Coulsdon	x	√ Attractive view	x Not a unique view	√ 	
From Rickman Hill	Coulsdon	x	√	x Is not a unique view	√ 	
From top of Grange Hill	Crystal Palace & Upper Norwood	√	√ Attractive view	x Is not a unique view	√ 	
From the Lawns, Spa Hill	Crystal Palace & Upper Norwood	√ Is a Major publicly accessible area	√ Attractive view, although a better similar view is available from Norwood Grove.	x Is not a unique view,	√ 	
From Church Road, north east of Bromley mast	Crystal Palace & Upper Norwood	√ Is in area identified in 5.1 in CLP1	√ Attractive view	√ No Local Designated Landmarks as is a view out of Croydon	x 	





From Westow Street of London	Crystal Palace & Upper Norwood	√ In area identified in 5.1 in CLP1	√ Very good view of London and the City	√ No Local Designated Landmarks, although it is a unique view of London	× Is out of the borough 	√√√×
From Spa Hill of Croydon	Crystal Palace & Upper Norwood	√	√ Attractive view	× Is not unique	√ 	√√√×
From Coulsdon Manor Golf Course looking north west		× Not publicly accessible, as golf club	√ Wooded hillside	× No Local Designated Landmark and similar views from local streets	√ 	×√×√
From Gibsons Hill of Merton & Sutton	Norbury	√	× Attractive view but mainly subject matter is out of the borough and there is a better viewpoint from Norwood Grove of a panorama with more of Croydon in.	× Is not a unique view	× 	√×××
From Upper Norwood Ridge,- Norbury Hill and Beulah Hill	Norbury/ Crystal Palace & Upper Norwood	√	× Subject matter is mainly out of the borough	× They are not unique- all similar views	×  × 	√×××





3.B - Assessment of proposed Panoramas for designation in the Local Plan





Original Document it was published in. (Reference in document) Name & location of Panorama	16 Places	Viewpoint must be in a publically accessible location in a major public area or on a route or area identified in Figure 5.1 of CLP1	The viewpoint selected is where the widest panorama can be viewed.	The viewpoint selected is also the one that gives the clearest view, has the least obstructions of the subject matter, and	Is a view of substantial parts of Croydon, (views out of Croydon are not included as the subject matter is outside the remit of the Council).	
CLP1 & CLP2 (Cp1) From Addington Hills Amended title in CLP1.1 to 'From Addington Hills of Croydon Metropolitan Centre'	Shirley	✓ Is in major public area.	✓	✓	✓ 	✓✓✓
CLP1 & CLP2(Cp7) From Pollards Hill Amended title in CLP1.1 to 'From Pollards Hill of Croydon Metropolitan Centre'	Norbury	✓- In a major public area	✓	✓	✓ There is parts in the view not in the borough. Policy makes it clear areas outside the borough are not included. 	✓✓✓
CLP1 From Purley Way Playing Field- Renamed in CLP2	Waddon	✓- In a major public area	✓	✓	✓	✓✓✓

(Cp8) `From Purley Way of Croydon Metropolitan Centre. Will be included in CLP1.1 and title amended to 'From Purley Way Playing Field of Croydon Metropolitan Centre' Ref unchanged.						
CLP1 & CLP2 (Cp5) From Norwood Grove. Amended title in CLP1.1 to 'From Norwood Grove of Croydon Metropolitan Centre'	Norbury	✓ In a major public area	✓	✓	✓ There is parts in the view not in the borough. Policy makes it clear areas outside the borough are not included. 	✓✓✓
CLP1&CLP2 (Cp4) 'From Farthing Downs of Coulsdon'	Kenley & Old Coulsdon	✓ In a major public area	✓	✓	✓ 	✓✓✓
CLP1& CLP2 (Cp10) From Ross Road looking south west. Amended title in CLP1.1 to 'From Ross Road of Ikea Towers'	Thornton Heath	✓ Adjacent to a major public area. Original viewpoint was in the park but trees obscure view, so viewpoint re-sited to outside boundary of	✓	✓	✓ 	✓✓✓

		park.				
CLP1 From Biggin Wood – renamed in CLP2 (Cp2) From Biggin Hill of Croydon Metropolitan Centre Merton & Sutton Amended title in CLP1.1 to 'From Biggin Hill of Croydon Metropolitan Centre'	Norbury	✓ In a major public area	✓	✓	<p>✓ There is parts in the view not in the borough. Policy makes it clear areas outside the borough are not included.</p> 	✓✓✓
CLP2 (Cp3) From Croham Hurst looking south of Purley and Downs, Amended title in CLP1.1 to 'From Croham Hurst looking south west of Purley and the Downs.'	South Croydon	✓ In a major public area	✓	✓	<p>✓</p> 	✓✓✓
CLP2 (Cp6) From Parkway of Addington Village and Shirley Hills. Amended title in CLP1.1 to 'From land adjacent to Parkway and North Downs Crescent of Addington Palace	Addington	✓ In a major public area	✓	✓	<p>✓ Parts of the view are in Bromley. Policy makes it clear areas outside the borough are not included.</p> 	✓✓✓

and Shirley Hills`									
CLP2 (Cp9) From Riddlesdown of Kenley and hillsides. Amended title in CLP1.1 to ' From Riddlesdown of Kenley` .	Kenley & Old Coulsdon	✓ In a major public area	✓	✓	✓		✓✓✓✓		
Panoramas suggested by Officers and Members									
View from King Henry Drive of London & Bromley and Kent Gateway	Addington	×	✓	✓	×		×✓✓×		
From Grovelands Road of Purley	Purley	×	Not in route in 5.1 of CLP1.	✓ A bland view of Purley, not distinctive	×	✓		×✓/×✓	
From Box Ridge Avenue	Purley	×	×	Not distinctive view-, of Tesco's glimpsed and hillside of trees between houses and down one footpath.	×	No Local Designated Landmarks in view, and not unique view	✓		×××✓
From Purley Knoll of Tescos	Purley	×	×	Not a distinctive view. Is of Tescos	×	No Local Designated Landmarks	✓	×××✓	

						
From Rectory Park of field and woods	Sanderstead	✓ On route in 5.1 of CLP1	✓ Attractive view	× No Local Designated Landmarks. Not unique view.	✓ 	✓✓×✓
Near top of Church Way of Croydon	Sanderstead	✓ On route in 5.1 of CLP1	✓ Attractive view, looking across to Sutton	× No Local Designated Landmarks and not unique, other local streets with similar view in Sanderstead.	✓ 	✓✓×✓
From Gravel Hill of Fieldway	Selsdon	✓ On route in 5.1 of CLP1	✓ Attractive view of fields and housing in distance.	× No Local Designated Landmarks, and not unique as similar and better wider view from Heathfield House nearby	✓ 	✓✓×✓
From Selsdon Woods looking at Selsdon housing	Selsdon	✓ In a major publicly accessible area	× Bland view of housing and trees, not distinctive	× No Local Designated Landmarks.	✓	✓××✓

							
From Old Farleigh Road of Selsdon Woods	Selsdon	✓ On route in 5.1 of CLP1	✓ Attractive view of woods	× No Local Designated Landmarks. Not unique, are views from other local streets.	✓ 		✓✓×✓
From Littleheath Road between Queenhill Road and Brent Road	Selsdon	×	✓ Attractive view westwards of Croydon	× Not a unique view, other similar views from local streets.	✓ 		×✓×✓
From Shirley Hills/Upper Shirley Road of NTL Mast	Shirley	×	✓ Interesting view of housing on opposite hills and NTL Mast	× Not a unique view, does include a Local Designated Landmark.	✓ 		×✓×✓
Top of Winchelsea Rise and top of Croham Manor Road	South Croydon	×	✓ Attractive view	× Not unique views- as replicate each other and other similar views in	✓		×✓×✓





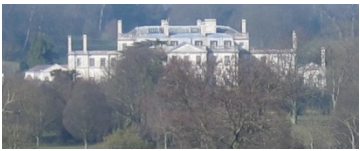










				area.					
From Avondale Road, junction with Haling Park Road, of Croham Hurst	South Croydon	×	✓ Attractive view of the woods	×	Not a unique view, no Local Designated Landmarks	✓		x✓x✓	
From Goats House Bridge towards Selhurst	South Norwood	✓ Is on route identified IN 5.1 of CLP1	×	Not a positive contribution	×	No Local Designated Landmarks.	✓		✓xx✓





Table 3 C - Assessment of proposed landmarks for designation in the Local Plan							
Consultation Representation number , Name and location, (Reference in Preferred and Alternative Options CLP document and original document it was published in.).	Place	It is a prominent building/structure	It is easily recognisable close up	It is easily recognisable from a distance and in a Local Designated View	It positively contributes to the built environment of Croydon, and local distinctiveness and may provide	Meets the criteria?	



					an orientation point/way finding	
101/01/007 Shirley Windmill, Postmill Close New (Ref Lm13 in CLP1. 	Shirley	√Is a prominent building.	√It is easily recognisable close up.	√ In Local Designated View from South Norwood Hill. It is visible in a Croydon Panorama from Addington Hills.	√ It positively contributes and to local distinctiveness as a reminder of the heritage of Croydon.-It does not act as a way finder as cannot be seen from main road.	√√√
9999/99/01 Addington Palace New ref in CLP1.1 Lm12  	Addington	√Is a prominent building.	√It is easily recognisable close up.	√. It is visible in a Croydon Panorama from Parkway, New Addington and from hillsides of New Addington.	√ It positively contributes and to local distinctiveness as a reminder of the heritage of Croydon.-It does not act as a way finder as cannot be seen from main road.	√√√
CLP1(LM1) & CLP2(Lm7) NTL Mast, South Norwood Hill Reference in CLP1.1 - Lm7	Crystal Palace & Upper Norwood	√Prominent former BBC mast on Beaulieu Hill, with another close by on Bromley.	√ Fairly easy to recognise, although similar to other masts in UK	√ Seen in many views in Croydon and known by many as Crystal Palace mast.	√ Not particularly considered an enhancement, but does not detract from immediate area with back drop of vegetation of Beaulieu Heights providing relief. It does provide	√√√


					orientation.	
CLP1(LM2) & CLP2 (Lm5) Ikea Towers, part of former power station Reference in CLP1.1 Lm5 	Broad Green & Selhurst	✓ Prominent former power station chimneys.	✓ The size and sculptural form of the pair of chimneys make them easily recognisable.	✓ Can be seen for many miles from surrounding area.	✓ A reminder of Croydon's industrial heritage, providing orientation.	✓✓✓
CLP1(LM3)&CLP2 (Lm6) No 1 Croydon, George Street Reference in CLP1.1 - Lm6 	Croydon Opportunity Area	✓ A prominent 1960s listed office building near E.Croydon station.	✓Its 'three penny bit appearance' octagonal shape is very recognisable.	✓Its shape and height make it very visible and recognisable in many views.	✓ A reminder of Croydon's 1960's development, and provides orientation as close to Station and visible from trains approaching from north.	✓✓✓
CLP1(LM4)&CLP2 (Lm10)(Park Hill Water Tower) Reference in CLP1.1 - Lm10	Croydon Opportunity Area	✓ A prominent feature within the park and from many local streets	✓ Distinctive castellated Victorian brick tower	✓ Obscured in some views from east by vegetation	✓ A reminder of Croydon's heritage	✓✓✓

							
<p>CLP1(LM5) &CLP2 (Lm9) The Clock Tower, Katharine Street, Renamed the Town Hall Clock Tower, Croydon and reference in CLP1.1 - Lm9</p> 	<p>Croydon Opportunity Area</p>	<p>✓ Is a prominent feature, although obscured in some long distance views of the town now by taller buildings</p>	<p>✓ Distinctive Victorian clock tower.</p>	<p>✓ Obscured in some long distance views, but prominent within the town centre in Local Designated View</p>	<p>✓ A reminder of Croydon's Victorian heyday.</p>	<p>✓✓✓</p>	
<p>CLP2 (Lm1)Cane Hill Water Tower Reference in CLP1.1 Lm1</p> 	<p>Coulsdon</p>	<p>✓ n hillside and is prominent in many views</p>	<p>✓ Distinctive appearance</p>	<p>✓ Can be seen from east, west and north of Cane Hill.</p>	<p>✓ A reminder of the former Cane Hill Hospital and Croydon's history.</p>	<p>✓✓✓</p>	
<p>CLP2 (Lm2) Clock Tower, High Street Thornton Heath Reference in CLP1.1 - Lm2</p>	<p>Thornton Heath</p>	<p>✓- Although not taller than surrounding buildings it acts as a focal point to the area</p>	<p>✓ A distinctive appearance</p>	<p>✓ It can be seen from both directions along the High Street. Trees obscure the view of it from the north along Parchmore</p>	<p>✓-Adds to local historic character and also acts as orientation point</p>	<p>✓✓✓</p>	

					Road.		
CLP2 (Lm3) Clock Tower ,Station Road, South Norwood Reference in CLP1.1- Lm3	South Norwood	√ Although not taller than its surroundings it acts as a focal point to the area and its appearance is distinctive.	√ A distinctive appearance	√ It can be seen from both Oliver Grove and South Norwood Station. It is visible from High Street.	√ Adds to local historic character, and as a local orientation point	√√√	
	Croydon Opportunity Area	√ The church and its steeple are visible from west of the town and it is prominent in the main view from Crown Hill, at the heart of the town looking to Old Town	√ As Croydon's largest church it is distinctive	√ It is clearly visible from Crown Hill and Roman Way.	√ A positive contribution and a reminder of Croydon's heritage and connections with the Archbishops of Canterbury.	√√√	
CLP2 (Lm8) St. Peter's Church, , South Croydon Reference in CLP1.1 is Lm8	South Croydon	√St. Peter's steeple is prominent in many views from surrounding areas.	√The gothic Victorian architecture, designed by Gilbert Scott, is distinctive.	√The steeple is visible in long distance views, and the church dominates shorter views along Selsdon Road, as it is on a slight hill.	√ A focal point for the local area and reminder of Croydon's Victorian heritage	√√√	
							

<p>CLP2 (Lm11) All Saint's Church , Sanderstead Reference in CLP1.1 is Lm11</p> 	Sanderstead	<p>✓ A prominent building on the junction of 2 main roads with the pond and open space in the fore ground when viewed from Sanderstead Road</p>	<p>✓ It is easily recognisable close up, an attractive church.</p>	<p>✓ It is easily recognised from a distance, and as at the top of Sanderstead Hill is prominent in the view from Sanderstead Road, near Wentworth Way.</p>	<p>✓It makes a positive contribution as a reminder of Croydon's heritage and adds to the character of Sanderstead.</p>	<p>✓✓✓</p>
<p>Landmarks suggested by Officers, and Members after CLP1 adoption and before October 2013 CLP2 Preferred options consultation</p>						
<p>The Stadium at Holmesdale Road</p> 	South Norwood/Selhurst & Broad Green	<p>× Not a prominent building form</p>	<p>✓It is recognisable close up, although mainly to locals.</p>	<p>✓It can be seen from some local roads, due to its size, but is not in any proposed Local Designated Views.</p>	<p>× Whilst distinctive it is not an attractive structure.</p>	<p>×✓✓</p>
<p>Altitude 25</p> 	Croydon Opportunity Area	<p>✓ A tall building, visible from surrounding area.</p>	<p>✓ As a recent addition to Croydon it is not as recognisable as No1 Croydon.</p>	<p>×It can be seen from local roads, and is in some Panoramas, not in proposed Local Designated Views.</p>	<p>× Whilst it is prominent it does not make a positive contribution.</p>	<p>✓✓×</p>
<p>Former Council offices, Brighton Road</p> 	Purley	<p>× With vegetation, is not prominent in the street scene when viewed along Brighton Road from north and south. Only prominent when opposite it.</p>	<p>✓ As the former town hall, now converted to flats has retained original elevation and distinctive civic architecture.</p>	<p>×Situated in the valley, it is not visible from long distance, and is not in a proposed Local Designated View.</p>	<p>✓Makes a positive contribution to local character.</p>	<p>×✓×✓</p>
<p>United Reform Church, Brighton</p>	Purley	<p>× Is not prominent as</p>	<p>✓ Recognisable to</p>	<p>×Not visible from</p>	<p>✓ Makes a positive</p>	<p>×✓×✓</p>

Road 		set back slightly from road.	locals.	long distance, not a proposed Local Designated View	contribution.	
Thomas More School, Purley 	Purley	× Set back from the road and screened by trees has no presence in streetscene	✓ Recognisable to locals	× Not visible from long distance as vegetation screens it to most views	✓ Distinctive architecture, and reminder of heritage of Croydon	×✓×✓
Stanley Halls, South Norwood Hill 	South Norwood	✓ Is prominent and distinctive	✓ Of architectural distinction and recognisable locally.	× Not visible from long distance, as set back in streetscene	✓ Distinctive architecture and reminder of heritage of Croydon and South Norwood	✓✓×✓
St. Luke's Church at Woodside Green 	South Norwood	× Not prominent building	✓	× Not prominent in streetscene	✓ Reminder of heritage	×✓×✓

<p>Holy Innocents Church, Selhurst Road</p> 	<p>South Norwood</p>	<p>× Not prominent building</p>	<p>✓ Contributes to local character</p>	<p>× Not visible in long /mid distance views</p>	<p>✓ A reminder of local heritage</p>	<p>×✓×✓</p>
<p>St. Albans Church, Selhurst Road</p> 	<p>Thornton Heath</p>	<p>✓ Prominent building</p>	<p>✓ Contributes to local character</p>	<p>× Not visible in long distance views</p>	<p>✓ A reminder of local heritage</p>	<p>✓✓×✓</p>