

SECTION 3:
ASSESSMENTS OF THE AREAS PROPOSED AS PART OF
CONSULTATION ON CROYDON LOCAL PLAN

1.ADDISCOMBE

1.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options, based on its architectural and townscape qualities.



Criteria conformity

The area between Northampton Road, Shirley Road, Addiscombe Road and Lower Addiscombe Road is an attractive residential location that is typical of interwar suburban development. It is similar to many others in Croydon and in the country. There are a number of notable well-preserved buildings scattered throughout the area. Addiscombe Recreation Ground forms the only distinctive landscape element in this area and it is currently on Croydon's Local List of Historic Parks and Gardens. This status provides sufficient level of recognition and a greater level of protection than Local Heritage Area status.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of the area between Northampton Road, Shirley Road, Addiscombe Road and Lower Addiscombe Road is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

1.2 DESCRIPTION OF THE AREA

The Addiscombe area is located between Northampton Road, Shirley Road, Addiscombe Road and Lower Addiscombe Road. It contains a mix of residential character types: Terraced Houses and Cottages, Detached Houses on Relatively Large Plots and Planned Estates of Semi-detached Houses, which reflect the historic phases of the development of this place. This large residential area is composed of family houses with an integrated recreational ground and a church. It has a fairly regular grid of streets with some distinctive elements such as circular and oval culs-de-sac to the south of the estate.

Many of the houses have a design that is typical of Pattern Book housing designs that can be seen throughout Croydon. Although the architecture in this area is generally considered to be typical of the period and so not distinctive, there are some notable distinctive buildings with well-preserved original features. Addiscombe Recreational Ground is on Croydon's Local List of Historic Parks and Gardens and is the most distinctive landscape element in the area.





Map 29. Map of the Northampton Road area

1.3 ASSESSMENT

HERITAGE SIGNIFICANCE

This vast area was developed between 1910 and the early 1930's. The first phase of development incorporated Northampton Road in its entirety and parts of Cheyne Walk, Carlyle Road and Addiscombe Road. Sections to the east of Northampton Road were developed later.

ARCHITECTURE

The Addiscombe area contains a cross-section of good quality well-preserved late Victorian and early Edwardian and 1930s houses and villas. Houses are predominantly Arts and Crafts inspired with vernacular and mock-Tudor influences, or vernacular villas. Typically the Arts and Crafts buildings incorporate features such as swept gables, catslide roofs, bow fronts, double bays, and chimney stacks on the front of the façade. Areas with Vernacular Style buildings which pre-date 1910 contain features such as tile hanging gables, timber fretwork porches and bargeboards, and double bay windows with stain glass windows. Although the area contains some buildings of note, the quality of the architecture is very fragmented. Generally the oldest part to the west (the first phase of development) is of a better quality in terms of design, preserved features, workmanship and mature townscape than in other areas.

Addiscombe Road:

Mixture of mainly detached houses dating from first half C20 representing variety of styles and quality of design. The western section is partly included in the East India Estate Conservation Area. The eastern section is an artery connecting central Croydon with eastern Places and forms a clear boundary between Whitgift Estate and the rest of Addiscombe interwar residential developments.

Ashburton Avenue:

Built 1913-16. Part of the Ashburton Park Estate, first planned in 1909, where Ashburton Avenue partly follows the line of Love Lane (or Lady Ashburton's Walk), which was part of the Ashburton House Estate from Northampton Road to Shirley Road. The street contains good examples of terraced housing of this period and include house name plates and stained glass. This is a typical example of other streets in this development, but is less damaged by through traffic or sub-division. It provides a good example of this type of housing. Adjacent roads are of similar or later vintage with less variety of style. It boasts tranquillity including the regular visit from nightingales. (photo 1.5)

Ashhurst Walk, Whitehorn Gardens, Green Court Gardens:

Part of the Addiscombe Garden Estates Ltd. development built 1927 -1930. Well proportioned detached houses of a typical design for the period (photo 1.1, 1.13).

Carlyle Road:

Built 1907-1916. A mixture of detached and semi-detached dwellings with similar design and a variety of individual features. (photo 1:10)

Bingham Road:

see page 20 of this report



Cheyene Walk:

Built 1908 to 1923. Generally well-proportioned detached houses with some individual architectural detailing. A good example of buildings sited on larger plots (photo 1.6)

Northampton Road:

Majority of houses built 1906-1909. A collection of detached and semi-detached dwellings with similar design and a variety of individual features. Many houses have retained the original stained glass and the tessellated tile hallway. (photo 1.4, 1.8)

Notable buildings:

Statutory Listed Buildings: 96 Addiscombe Road – Herons Croft (grade II) 281 Addiscombe Road – Addiscombe Farm (grade II)

263 Addiscombe Road, St Mildred's Church (on Bingham Road), 1-9 Lower Addiscombe Road (opposite 215 Lower Addiscombe Road) are currently on Croydon's Local List of Historic Buildings. Addiscombe Recreation Ground is on Croydon's Local List of Historic Parks and Gardens

TOWNSCAPE

The area has a planned layout which consist of grid of networks of streets and circular cul-de-sacs: Ashhurst Walk, Whitehorn Gardens, Green Court Gardens (photo 7.1) is generally similar to 1930's developments in other parts of Croydon. Footways are generally narrow with some of which have grass verges decorative street trees give the area a suburban appearance (photo 1.10). This is reinforced by front gardens with lawns, hedges and shrub planting. By contrast an inconsistency in the number of street trees and the removal of soft landscaping in the majority of streets give these areas a more urban appearance (photo 7.6). A few historic street furniture items such as utility cabinets (photo 1.9) have survived.

The buildings on Northampton Road, Bingham Road, Sefton Road and Carlyle Road surround Addiscombe Recreational Ground. The open space has three discrete entrances from Northampton Road, Sefton Road (photo 7.2) and Bingham Road. Although this creates an interesting layout, it is one which can be found in many areas such as Norwood, where recreational spaces form part of a planned layout.

LANDSCAPE

Although the majority of the area does not contain significant landscape features, the area has a small green area known as Addiscombe Recreational Ground which has a distinctive layout. The recreation ground, which was laid out in 1911, retains its original layout and is included in Croydon's Local List of Parks and Gardens.

1.4 NEGATIVE ISSUES

- Timber casement windows replaced with uPVC
- Loss of boundary walls and front gardens replaced with paving
- Unsympathetic loft conversions, side and front extensions



2.ASHBURTON PARK

INCLUDING THE OLD LIBRARY BUILDING AND PAVILION



2.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options.

Criteria conformity

Ashburton Park is included on the Local List of Historic Parks and Gardens and Old Library is currently on Croydon's Local List of Historic Buildings. This status provides sufficient level of recognition and a greater level of protection than Local Heritage Area status.

Recommendation:

Designation of Ashburton Park and the Old Library's as a Local Heritage Area is not recommended.

2.2 DESCRIPTION OF THE AREA

Ashburton Park including the Old Library Building and Pavilion is located within Addiscombe. It is a fine example of the 'Green Infrastructure' character.

It is a municipal park laid out on the grounds of an 18th Century Park and mansion. The original mansion was built in 1788. A significant proportion of the layout from between 1820 and 1939 has been preserved.

The park contains a pavilion and an old library building which was a former convent and orphanage but now lies empty. The Old Library is a red brick and render building with red brick arches, cloisters and a clay roof, above which sit dormers and a bell tower.



Map 30. Map of the Ashburton Park area

3. BOX RIDGE AVENUE

PURLEY RISE AND HILL ROAD



3.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options, based on its townscape and landscape qualities.

Criteria conformity

The development in the Box Ridge Avenue, Purley Rise and Hill Road is well integrated with the rich topography and mature landscape. It does not however reveal historic or heritage significance, or contain architecturally significant buildings which would meet the criteria for Local Heritage designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of Box Ridge Avenue, Purley Rise and the Hill Road area is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and policy SP4 of the Croydon Local Plan.

3.2 DESCRIPTION OF THE AREA.

The Box Ridge area, is situated at the top of a hill between Purley valley and Woodcote valley and includes properties along Purley Rise, Hill Road and Box Ridge Avenue in Purley. It represents the predominant residential character, which is Detached Houses on Relatively Large Plots. The area contains rows of detached houses set in mature landscapes on the side and ridge of the hill. The houses were predominantly developed throughout the 20th Century and were built in a variety of architectural styles.

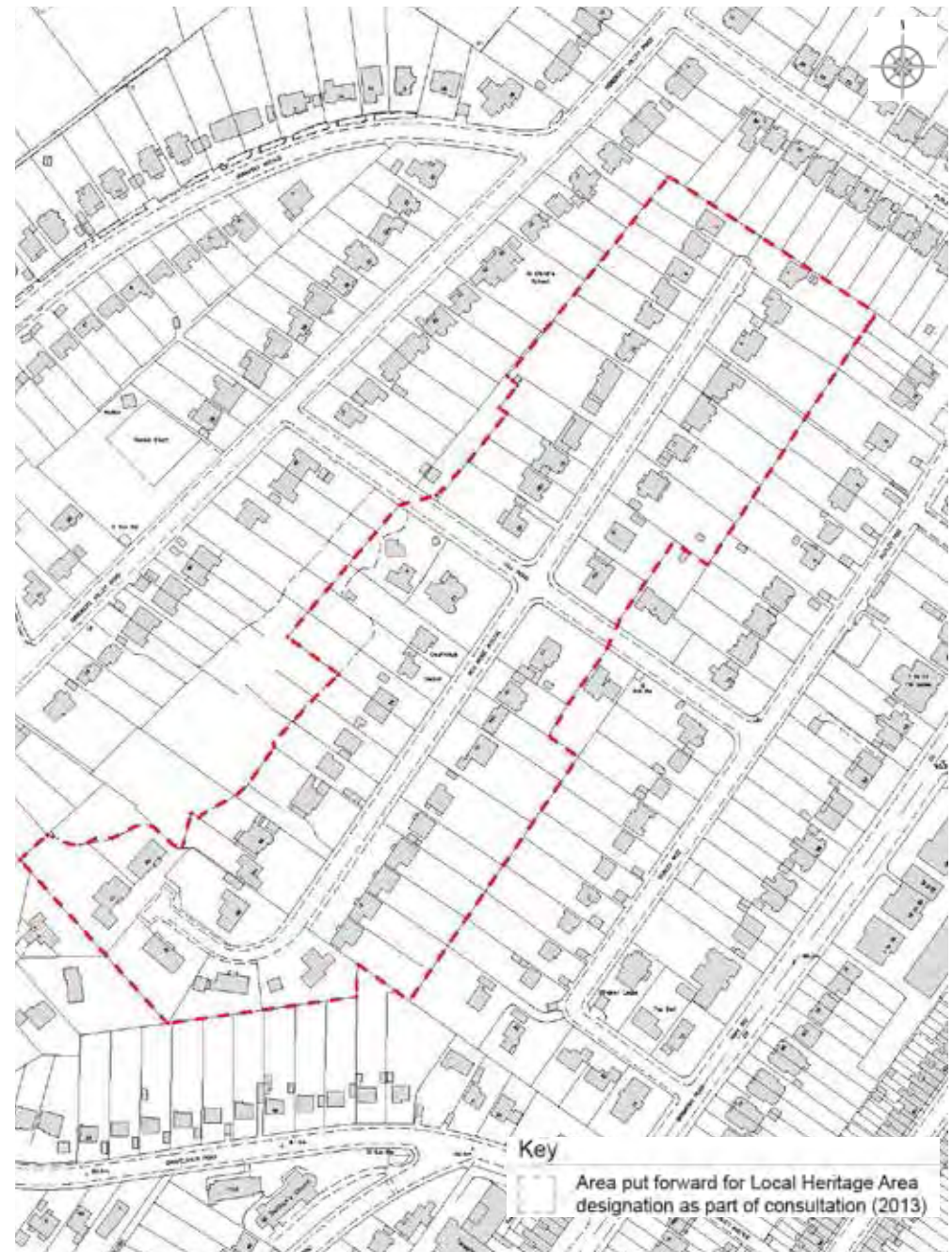
3.3 ASSESSMENT

HERITAGE SIGNIFICANCE

The Box Ridge area like other residential streets in Purley was set out in 1906 by local developer Joseph Pulley Oldaker. Box Ridge was named after a box plantation which stood on the site around 1880. Similar to many other affluent developments in Croydon such as Whitgift Estate, Webb Estate, Woodcote Estate, covenants which specified how far building lines could be setback ensured that the garden city inspired layouts was retained.

ARCHITECTURE

The architectural style is varied and often characteristic of the respective periods in which buildings were built. The styles include mock Tudor, vernacular, and Arts and



Map 31. Map of the Box Ridge Avenue, Purley Rise, Hill Road area

Crafts inspired designs. The scale and design quality of the new homes built at the turn of the 20th and 21st Centuries at the southern extension of Box Ridge Avenue (No's 39, 40, 41) and the northern edge of Purley Rise (No's 1a-d) substantially detract from the character of the area. In general the buildings in Box Ridge Avenue, Hill Rise and Purley Rise do not reveal a consistent and distinguishing style or features that would meet the criteria for architectural designation.

TOWNSCAPE

The layout of the area consists of two cul-de-sacs at each end of Box Ridge Avenue. Hill Road runs in a north west and south east direction through the centre of Box Ridge, and connects with Purley Rise. All of the streets have large mature imposing tree lines however these are fragmented in sections of Purley Rise and the northern fringe of Box Ridge Avenue.

The siting of the buildings allow glimpses towards mature landscaping on the ridge, and wide scenic views over the roofs towards Purley and beyond to Foxley Woods. The road layout, particularly in Hill Road, has a naturally undulating topography and junctions are defined by landscaped mounds or a combination of retaining wall and soft landscaping. No. 24 Box Ridge Avenue, one of the oldest buildings the Avenue, is located in a prominent position on the corner with Hill Road and its elevated position make it the focal point of the junction. The historic flint wall with mature planting on the grounds of this property was recently altered and most of its valuable historic features were lost (photo 3.4).

Distinctive townscape features:

- Scenic pedestrian path between Box Ridge Avenue (North) and Purley Rise (photo 3.3).

LANDSCAPE

The mature tree lines provide a sense of enclosure, and gaps between buildings and trees provide long range views. The undulating topography with several changes of level in all directions creates an varied setting in which buildings are elevated above the level of the road and retaining walls support mounded lawns. The rear gardens to the west side of Box Ridge Avenue (South) preserve some reminders of the former box ridge plantation from the end of the 19th Century.

High quality extent landscape features:

- Rich undulated topography (photo 3.1, 3.4, 3.5)
- Mature tree lines of mixed species: predominantly chestnuts, maples, limes (photo 3.1 & 3.5).

3.4 NEGATIVE ISSUES

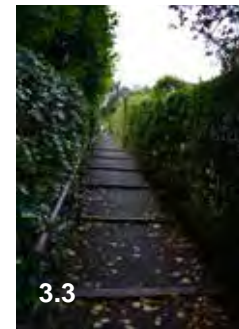
- Closed board fencing and hedge clearance in particular
- Loss of mature tree lines.



3.1



3.2



3.3



3.4



3.5



3.6

4. CHESTON AVENUE

4.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 1992.

Criteria conformity

Cheston Avenue is a well preserved area with architecture and urban design that is typical of the International Modernist movement of 1930s. None of the specific Local Heritage Area designation criteria have been met.

Recommendation

Designation as a Local Heritage Area is not recommended. In light of recent changes to planning legislation, the character of Cheston Avenue is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

4.2 DESCRIPTION OF THE AREA

The Cheston Avenue area in Shirley is a fine example of the predominant local residential type of Planned Estates of Semi-detached Houses. The area consists of semi-detached maisonettes typical International Modernist Style. The layout of the street includes a cul-de-sac, a triangular square and a passageway flanked by garages. The two storey houses are uniform in style and retain the majority of their original features. They are well maintained and, apart from window replacements, have not been subject to any major alterations.

4.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Cheston Avenue is a single phase interwar development. It is an example of a typical 1930's layout with modernist designed housing which is replicated in other places in the borough, such as Hurst Way and Brighton Road in South Croydon or Stafford Road in Waddon.

ARCHITECTURE

This estate is a successful example of how the International Style was interpreted by volume house builders across Britain. Flat roofs were substituted with pitched tiled hipped roofs and rendered walls with brickwork displaying high quality workmanship. The crittall windows and curved suntrap bays, characteristic of the International style, were designed to receive as much sun as possible. Only two



Map 32. Map of the Cheston Avenue area

buildings still have the original windows. The horizontal composition of the houses is emphasised by a rendered band above the ground floor window, which extends over the front door as a canopy.

Materials and features:

- Suntrap Crittall Windows (photo 4.2)
- Curved header brickwork (photo 4.1)
- Door canopies integrated with thick white lintel lines at the ground floor (photo 4.1, 4.2, 4.4, 4.7)
- Overhanging clay tiled roof (photo 4.2)
- Central chimney (photo 4.6).

TOWNSCAPE

The loop of streets is divided into two by a pedestrian passage that provides access to the garages and a small semi-private green space enclosed in the middle. Buildings are laid out in a regular rhythm, with small spacing between (photo 4.6, 4.7). The planned layout of this development includes a cul-de-sac providing enclosure, and a small formally designed garden at the junction of Cheston Avenue and Parkfields which provides a focal point for the streetscape (photo 4.3). Generally, the townscape and garden layouts echo the uniform rhythmic quality of the architecture and are well preserved, including curved front boundary walls. Most gardens feature a lawn with borders and many gardens are well maintained.

The layout and design approach is typical of a large scale planned residential development of the 1930's.

LANDSCAPE

There are no distinctive landscape features of Cheston Avenue.

4.4 NEGATIVE ISSUES

- Loss of front garden landscaping
- Loss of original windows and replacement with inappropriate style frames
- Introduction of porches and alteration to entrance detailing.



5. COURT AVENUE

5.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 1992.

Criteria conformity

Court Avenue and Tudor Close reveal architectural and townscape features typical for suburban development of the 1930's Britain. The buildings of distinctive architectural merit have already been included on Croydon's Local List of Historic Buildings. The specific criteria for Local Heritage Area designation have not been met.

Recommendation

Designation as a Local Heritage Area is not recommended. In light of recent changes to planning legislation, the character of Court Avenue and Tudor Close is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy CS4 of the Croydon Local Plan.

5.2 DESCRIPTION OF THE AREA

Court Avenue is in Old Coulsdon & Kenley. It is an example of the predominant original residential character of this place, which is Planned Estates of Semi-detached Houses. It is a street with rows of mock Tudor style detached houses with a layout that includes a circular cul-de-sac. The area is located on the edge of the Bradmore Green Conservation Area, and includes an attractive triangular copse of mature trees at the western end of Court Avenue. The area represents a typical inter-war residential estate, with a few alterations having marred the original design.

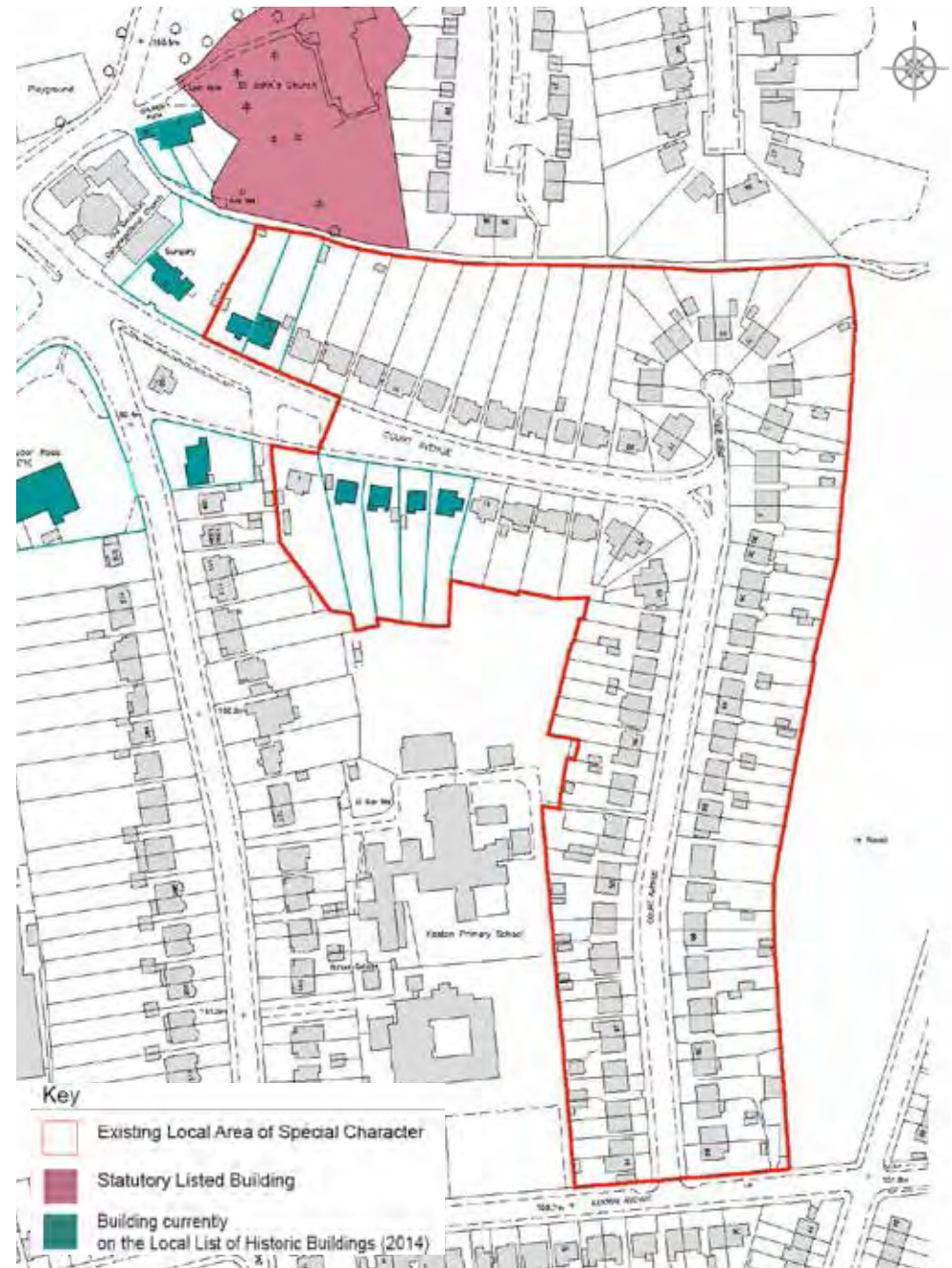
5.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Court Avenue is a well preserved estate dating from the 1930's. It is an integral part of the intensive suburban development of the wider Old Coulsdon area.

ARCHITECTURE

Buildings on Court Avenue have half-timbered walls, sweeping gabled roofs (inspired by the architect Charles Voysey), and recessed porches. They are a good example of a typical 1930's estate. Elements of traditional building types were combined to create the Mock Tudor or Jacobethan style. The houses at the north end of Court Avenue and in Tudor Close are particularly well detailed with castellated brick bays at ground floor level with brick mullions.



Map 33. Map of the Court Avenue area

Materials and features:

- Mock Tudor timber weather boarding (photo 5.2, 5.3, 5.4)
- Contrasting brick dentils
- Casements windows, projecting bay windows and jetties (photo. 5.5)
- Castellated bays (photo. 5.4).

Notable buildings:

Nos. 3, 4, 5, 6, 7, 9 Court Avenue are currently on Croydon's Local List of Historic Buildings

TOWNSCAPE

The layout was set out prior to 1910 and was delivered as a single phase development between 1910 and 1933. A small copse at the north end of Court Avenue, located within Bradmore Green Conservation Area provides a focal point, while the cul-de-sac layout of Tudor Close creates a good sense of enclosure.

Small gaps between buildings allow for glimpses through to the surrounding landscape. The overall layout of Court Avenue is a typical urban design of 1930's planned estates. Sections of Court Avenue that are without trees and with extensive loss of front gardens look bare and less attractive.

Distinctive townscape features:

- A circular cul-de-sac in the heart of the estate.

LANDSCAPE

There are no distinctive landscape features of the area.

5.4 NEGATIVE ISSUES

- Opening front gardens and stripping them of planting to create driveways (photos 5.2-5.5)
- Replacement of original black timber casement windows with white uPVC (photos 5.1-5.4)
- painting over timber boards (photo 5.4).



5.1



5.2



5.3



5.4



5.5

6.157-187 COVINGTON WAY



6.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 2013.

Criteria conformity

Covington Way does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation. Despite its exceptional visual relationship with the Conservation Area, the grouping is characteristic of other suburban developments in the area, with typical architectural and townscape features.

Recommendation

Designation as a Local Heritage Area is not recommended. In light of recent changes to planning legislation, the character of 157-187 Covington Way is recognised and successfully managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

Additionally the roofscape is protected by the Norwood Grove Conservation Area Appraisal and Management Plan Development Guidelines in the following paragraphs:

- 8.4.1: 'Some areas outside of the boundary of the Norwood Grove Conservation Area are visible from within its boundary and therefore have an impact on its setting, for example buildings on the east of Beulah Hill opposite St Joseph's College and the houses on Covington Way.'
- 8.4.2 'Development on sites affecting the conservation area's setting must carefully consider any impacts on its character and must be sensitively designed to have no resultant harm.'

6.2 DESCRIPTION OF THE AREA

Nos. 157-187 Covington Way are in Norbury and are an example of the predominant original residential character of this Place, which is Planned Estates of Semi-detached Houses. Nos. 157-187 Covington Way form a single frontage within a section of street adjacent to Norwood Grove. The plain design of these white painted houses are punctuated by diamond tile patterns on the elevations. The roofscape of this group of semi-detached houses is recognised as a feature of the setting of Norwood Grove Conservation Area.



Map 34. Map of the Covington Way area

6.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Covington Way was laid out as a part of a larger suburban development on the site of the historic Streatham Grove Farm and developed in 1920-1933. The street was named after Stenton Covington, a prominent member of the National Trust who lived in Gibson's Hill. He successfully mobilized people and resources to secure Norwood Grove as a public open space in the 1920's.

ARCHITECTURE

Nos. 157-187 Covington Way has simplified elements of the International Modernist Style which was one of the architectural styles popular in 1930's suburban developments in Great Britain. In comparison to the surrounding area the architecture is relatively plain. The façades have a horizontal emphasis with clearly delineated hipped roofs, while the first and ground floors are accentuated by use of contrasting materials such as brick, white render and clay roof tiles. The majority of the houses retain the distinctive diamond pattern (photo 6.1-6.3) on the facade at first floor level and projecting entrance canopies over the central doorways (photo 6.3) although most of these have been altered to create enclosed porches.

TOWNSCAPE

There are no distinctive townscape features of No 157 – 187 Covington Way.

LANDSCAPE

Numbers 157-187 Covington Way and its intact roofline are considered a feature of the Norwood Grove Conservation Area's location and setting (Norwood Grove Conservation Area Appraisal and Management Plan NGCAAMP, 2.1.2. Context). Panoramic and long views to the West, South and East from Norwood Grove are listed as part of the conservation area's statement of special character (photo 6.5). The houses of Covington Way are visible in more than one of the views specified, forming the first line of scenic panoramas of South London which make an 'important contribution to the character and appearance' of the area (NGCAAMP 3.4.3 Townscape Character).

6.4 NEGATIVE ISSUES

- Alterations and additions to entrances, property boundaries, including driveway arrangements
- Side extensions (photo 6.2)
- uPVC window replacements of a variety of designs
- Remodelled porches (photo 6.1, 6.2, 6.3, 6.4).



7. DENNING AVENUE

7.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options, based on its townscape qualities.

Criteria conformity

Denning Road, Layton Crescent and Holder Crescent have distinctive layouts that contain a large crescent with central, circular green spaces; However an oversized public realm in relation to the scale of buildings, poor soft landscaping, and development of the central green space has changed the original layout. The quality of the townscape is poor too. None of the specific criteria for Local Heritage Area designation has been met.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of Denning Road area will be successfully managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

7.2 DESCRIPTION OF THE AREA

Denning Avenue, Layton Crescent, Page Crescent and Holder Crescent are located in Waddon. They are examples of the residential character Local Authority Built Housing with Public Realm. The first section incorporates two crescents: Layton and Page intersected by Denning Avenue, which cuts through two semi-circular green spaces in the centre. The second section: Holder Crescent is a small and compact development with a circular green at its centre. The buildings are of a modest design composed either in groups of semi-detached buildings or terraces consisting of four houses with a pair of street facing gable ends, one at each end of the terrace. With the exception of the gable feature, both groupings represent similar architectural design.

7.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Denning Avenue, Layton Crescent, Page Crescent and Holder Crescent were designed and delivered as a single phase development by London County Council (LCC) in 1930's.



Map 35. Map of the Denning Avenue area

ARCHITECTURE

The Denning Avenue area contains plain uniformly designed semi-detached interwar houses with white rendered walls. The design references the International Modernist Style which is defined by simple facades without decorative features. On Holder Crescent buildings have clay tiled hipped roofs including some with catslide roofs. Detailing on the buildings is extremely modest. The only decorative elements are plain red brick chimneys, plain gable ends, where buildings are grouped in fours, and simple white door hoods, many of which have been lost. The architecture is a good example of a typical interwar LCC suburban housing development.

TOWNSCAPE

Denning Avenue, Page Crescent, Layton Crescent and Holder Crescent have a distinctive layout. The buildings are set around circular road layouts with circular green spaces at the centre. Page Crescent and Layton Crescent consist of an extremely large centrally located circular green space containing mature tree planting. In the late 1960s part of the circular green space at the centre of Layton Crescent was redeveloped and a block of sheltered accommodation was built (photo 7.6). The grass circular space at the centre of Holder Crescent is plain and does not visually link with the buildings around it.

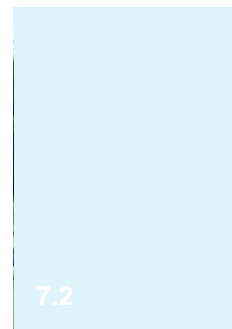
While both of the public spaces in the Denning Avenue area have interesting compositions, they are plain and poorly maintained and the scale of the buildings around the spaces does not provide sufficient enclosure.

LANDSCAPE

The Denning Avenue area has a dominant green character which extends beyond the public realm through to the front gardens of the properties surrounding the greens. The Layton and Page Crescents have substantially sized areas of grass with some mature trees scattered around the edges and a grass verge running along the footpaths parallel to Denning Avenue. The green space at the heart of Holder Crescent does not contain any trees. Although the landscape reinforces the pleasant green character of the area, neither of the spaces form high quality amenity space (photo 7.1).

7.4 NEGATIVE ISSUES

- Loss of grassed front gardens and boundary fences and parking in front gardens
- Loss of mature trees
- Alterations to façades: colourful painting, loss of front porches and door hoods (photo 7.3, 7.5)
- Introduction of buildings into the central open space (Page Crescent).



8. DORNTON ROAD

8.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 1992.

Criteria conformity

The Dornton Road area contains buildings with a typical design that can be seen in nearby streets and the other areas in Croydon. Alterations such as roof and side extensions, replacement uPVC windows and loss of front gardens have had a detrimental impact on heritage value due to the loss of original features. The criteria for Local Heritage Area designation has not been met.

Recommendation

The character of Dornton Road area is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan. Designation as a Local Heritage Area is not recommended.

8.2 DESCRIPTION OF THE AREA

Dornton Road is in South Croydon and is an example of the preserved historic residential character, which is Detached Houses on Relatively Small Plots. The Dornton Road area consists of two groups of detached Victorian villas and the locally listed building, Croham Baptist Church. Buildings are set in regular rows along individual streets and have a consistent architectural design. Although many properties maintain a degree of authentic features most of the buildings have had a significant number of alterations that have eroded the original character.

8.3 ASSESSMENT

HERITAGE SIGNIFICANCE

The Dornton Road area was laid out in two phases. The main section (including Croham Road) was laid out prior to 1890, whilst the western section, to the south west of Doveton Road was laid out around 1910.

ARCHITECTURE

The Dornton Road area mainly consists of detached Victorian villas built in typical Victorian Aesthetic and Gothic inspired style. Their design was popular at the end of the 19th Century and replicated widely in Croydon, for example at Moreton Road.

Buildings on Croham Road are built from either plain red or London Stock brick with red brick banding. Houses have prominent gables with double bay windows,



Map 36. Map of the Dornton Road area

decorative metal canopies or recessed entrances. Buildings in Dornton Road have prominent gable ends that create a strong sense of rhythm. Houses are well detailed with bracketed sills, contrasting brick decoration and stucco details. Although some of the buildings have been rendered the majority have retained brick façades. The buildings are predominantly well maintained; however changes such as side extensions and the loss of front gardens and timber sash windows have eroded the original character. Buildings are typical of the period and widely replicated around South Croydon, for example at Moreton Road

Materials and features:

- Bay windows (including double bays) with decorative dressing (photo 8.2)
- Timber sash windows with leaded lights, stone lintels, or contrasting red brick lintels (photo 8.1, 8.2)
- Timber barge boards with decorative fretwork, finials and pediments, gables with contrasting diamond shaped brick pattern (photo 8.1)
- Contrasting brick banding and terracotta tile detail between storeys
- Decorative red brick arches over recessed entrances, decorative tiled entrances (photo 8.4)
- A few timber porches with simple slab roof, a few porches with ornate ironwork and glazed roofs and a few with side stained glass windows (photo 8.3).

Notable buildings:

Croham Road Baptist Church is currently on Croydon's Local List of Historic Buildings. No 48 Croham Road is particularly well preserved with consistent design and authentic features.

TOWNSCAPE

The area consists of a T-shaped street layout filled with the regular rhythm of similar houses: detached on the hill and larger semis along Croham Road. Although the original layout of the area is still evident, the planned form of these streets is not distinctive from many other streets in Croydon.

LANDSCAPE

There are no distinctive landscape features in this area.

8.4 NEGATIVE ISSUES

- Unsympathetic And Visually Prominent Roof And Side Extensions (photo 8.6)
- Unsympathetic Overscaled Infill Development
- Replacement uPVC Windows
- Loss of boundary treatment and soft landscaping in front gardens (photo 8.2, 8.5).



8.1



8.2



8.3



8.4



8.5



8.6

9. ECCLESBOURNE ROAD



9.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 1992.

Criteria conformity

Although in the context of the area the buildings along the Ecclesbourne Road frontage are distinctive it does not reveal heritage significance or have high quality components which would meet the criteria for Local Heritage Area designation.

Recommendation

Designation as a Local Heritage Area is not recommended. It is considered that the character of Ecclesbourne Road can be successfully managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

9.2 DESCRIPTION OF THE AREA

Ecclesbourne Road is in Thornton Heath and it is an example of the residential character which is Terraced Houses and Cottages. The south-east frontage of Ecclesbourne Road contains consistently designed and well-preserved brick terraces. The design is similar to Henderson Road. This group of buildings consists of relatively plain Victorian terraces designed as maisonettes. The streetscape is defined by a strong line of small mature trees which creates a visual connection with the school.

9.3 ASSESSMENT

HERITAGE SIGNIFICANCE

The row of terraced maisonettes at Ecclesbourne Road was built in 1892, at the same time as Bensham Manor School located on the opposite side of the road. The house design is typical of other parts of England, but not so common in Croydon. It is an example of a Victorian development which doubles housing density without affecting the character of the area.

ARCHITECTURE

The south east side of Ecclesbourne Road consists of a terrace of simple Victorian houses divided into maisonettes. While some of the houses are in poor states of repair, many are extremely well maintained. The terrace retains its unity and rhythm, and all of the original features including square bays at ground floor level.



Map 37. Map of the Ecclesbourne Road area

This area has been preserved in its original condition with no alterations having marred the initial concept.

Materials and features:

- Red brick façades decorated with thick white lintels and window sills
- Projecting rectangular bay windows and set back entrances add depth to elevations (photos 9.2, 9.4)
- Subtle brickwork based decorations (photo 9.4).

TOWNSCAPE

The strong line of the residential terrace is balanced by the Bensham Manor School grounds, which create an opening in an urban fabric that is otherwise very tight. The tree line, though fragmented, constitutes an imposing element of the street scene.

Distinctive townscape features:

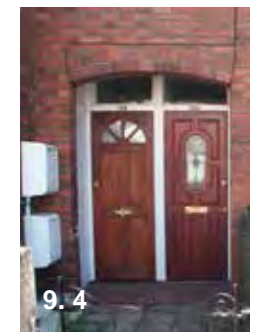
- Line of street trees (photo 9.1)
- Visual opening to the school grounds (photo 9.6).

LANDSCAPE

There are no distinctive landscape features of the area.

9.4 NEGATIVE ISSUES

- Poor maintenance
- Insensitive window replacement, loss of sash windows.



10. EAST HILL AND PART OF HOOK HILL



10.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options, based on its landscape and townscape qualities.

Criteria conformity

The East Hill area an attractive area with house types, and townscape and landscape features that are characteristic to many other suburban developments in the area. It does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation.

Recommendation

Designation as a Local Heritage Area is not recommended. It is considered that the character of East Hill and part of Hook Hill can be successfully managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

10.2 DESCRIPTION OF THE AREA

East Hill and Hook Hill are in Sanderstead and are examples of the original residential character which is Detached Houses on Relatively Large Plots. This leafy suburb which was developed during the 1930s has charming streets with a regular rhythm of single family houses. Generally the architectural character and the townscape are not distinctive from other locations in South Croydon. The buildings represent a variety of architectural styles typical of the time in which they were constructed.

10.3 ASSESSMENT

HERITAGE SIGNIFICANCE

East Hill and Hook Hill developed organically in the 1930's as a part of a wider area in north Sanderstead.

ARCHITECTURE

Houses in the area represent a mix of typical and bespoke architectural designs of varying quality. There is no coherence of features or materials (photo 10.1, 10.2, 10.5, 10.6).



Map 38. Map of the East Hill area

Notable buildings:

14 Hook Hill is a Grade II statutory listed building.

35 Hook Hill is particularly well preserved with consistent design and authentic features..

TOWNSCAPE

The layout of the area displays an urban design approach that was typical of interwar developments. This approach included building lines set back from front boundaries to provide a generous amount of soft landscaping (photo 10.3, 10.4). Street junctions are marked by corner buildings positioned at an angle. The streetscape consists of narrow footways and standard-size carriageways and in parts of the street, mature trees in some front gardens add quality and interest. This section of the street is well screened by the planting and topography from the nearby main roads giving it a country lane character (photo 10.3, 10.6).

LANDSCAPE

The area does not reveal distinctive landscape features.

10.4 NEGATIVE ISSUES

- Unsympathetic uPVC replacement windows
- Large or inappropriately scaled in-fill buildings and extensions (photo 10.6).



11. ELSTAN WAY COTTAGES



11.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options.

Criteria conformity

A single building or a pair of buildings would not meet the criteria for Local Heritage Area designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The buildings display some heritage value, however, careful assessment needs to be made to identify the level of alterations to the original structure. Consideration may be given for the buildings to be included on Croydon's Local List of Historic Buildings.

11.2 DESCRIPTION OF THE AREA

The Cottages on Elstan Way in Shirley have a consistent residential character of Planned Estates of Semi-detached Houses. The houses which are some of the oldest in the area, were built around 1878. These modest Victorian villas are made from yellow London stock brick and includes features such as red string courses, grey slate roofs with red clay ridge tiles and Gothic inspired decorations. A pair of gables with single storey rectangular bay windows and white ornate bargeboards create a prominent the façade. The central section of the building is marked with a large chimney stack and a stucco plaque on the front wall.



Map 39. Map of the Elstan Way cottages

12. EPSOM ROAD AREA

12.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 1992.

Criteria conformity

The Epsom Road area contains a few distinctive buildings, It is characteristic of other suburban developments in the area, with typical house types, townscape and landscape features. The area does not reveal distinctive elements which meet the criteria for Local Heritage Area designation.

Recommendation

Designation as a Local Heritage Area is not recommended. In light of recent changes to planning legislation, the features of Epsom Road are successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

12.2 DESCRIPTION OF THE AREA

Epsom Road is in Waddon; and it is an example of the predominant historic residential character of this area, which is Large Houses on Relatively Small Plots. The area includes parts of Epsom Road, Borough Hill, Warrington Road and St Leonards Road and contains a variety of Victorian domestic architecture. Views towards the development on Purley Way called New South Quarter can be seen from the top of Warrington Road (photo 12.2).

12.3 ASSESSMENT

HERITAGE SIGNIFICANCE

The Epsom Road area comprises parts of Epsom Road, Borough Hill, Warrington Road and St Leonards Road; three street sections and a cul-de-sac. It was laid out and built in the 1890s as a part of a much larger extension to the historic Old Town. The area was primarily laid out as single phased development with the first building; the home of composer Samuel Coleridge-Taylor, who was known for his works with Edward Elgar, added around 1910. A blue plaque on St Leonard's Road marks the house where the composer lived until his death.

During the 1940s an additional four buildings were added to complete the cul-de-sac on St Leonard's Road. A number of infill buildings that reduce the size of corner plots have been recently added. Despite the additions the layout remains much as it was originally.



Map 40. Map of the Epsom Road area

ARCHITECTURE

This area predominantly contains two and three storey, detached and semi-detached houses in various architectural styles including Early Vernacular, Gothic and Italianate villas. The design of the buildings which; are widely replicated in Croydon, are typical of the era and form an attractive and fairly well preserved residential area. The majority of the buildings incorporate contrasting brickwork window surrounds and entrances, and timber porches.

Materials and features:

- London brick buildings with contrasting red or blue brick details
- Recessed entrances with decorative stone arches incorporating keystones and headers, timber porches (photo 12.3, 12.4)
- Timber sash windows with some replacement uPVC sash windows (photo 12.1, 12.5 & 12.6)
- Bay windows including two storey and single storey angled bays (photo 12.6)
- Balconies with turned timber balustrades.
- Prominent gables, decorative bargeboards, tall brick chimneys (photo 12.3)
- Timber sash window with stained glass lights (photo 12.6).

Notable buildings:

10 Warrington Road and 11,17, 21 & 33 Epsom Road are particularly well preserved houses with consistent design and authentic features.

TOWNSCAPE

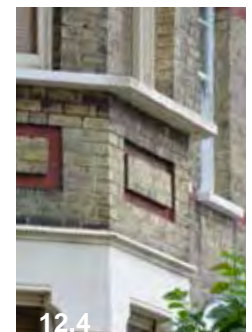
The townscape varies throughout this area. The Epsom Road layout establishes a sense of imposing formality. Large plot sizes including deep front gardens and tightly knit houses are located on an elevated position. By contrast Borough Hill, Warrington Road and St Leonards buildings gradually respond to the topography of the hill. The buildings are generously spaced to allow glimpses and long range views of Central Croydon. The area has an informal layout and domestic scale. This is a typical townscape for other streets in the vicinity.

LANDSCAPE

There are no distinctive landscape features in the area.

12.4 NEGATIVE ISSUES

- Sash windows replaced with uPVC casement windows
- Infill development such as 2a Warrington Road and 2b Borough Hill
- Introduction of driveways (photo 12.5)
- Loss of boundary walls or unsympathetic replacements



13. FOXLEY LANE

WITH SMITHAM BOTTOM LANE

13.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 2013.

Criteria conformity

The Foxley Lane and Smitham Bottom Lane area does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation. It is characteristic of other suburban developments in the area, with typical house types, townscape and landscape features.

Recommendation

Designation as a Local Heritage Area is not recommended. In light of recent changes to planning legislation, the character of Foxley Lane and Smitham Bottom Lane are successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

13.2 DESCRIPTION OF THE AREA

The Foxley Lane and Smitham Bottom Lane area is in Purley and represents the predominant original local residential character, that consists of detached houses on relatively large plots. The area contains a disparate collection of houses built in different periods and designed in various architectural styles, however the local character is consistent across south and west Purley. Plots are heavily screened by planting, with hedges and trees obscuring buildings from view.

The original layout of plots is still discernible, although the proportion of infill development dating from the 1970s onwards is high and this has reduced the spacing between many of the houses. The area has been subject to continuous pressure for new development and as a result there has been a certain amount of housing intensification. In most cases this has resulted in the loss of garden space between houses, but in some instances entire sites have been comprehensively redeveloped.

13.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Foxley Lane, Plough Lane, and Smitham Bottom Lane are historic thoroughfares which were laid before 1868, however the first buildings appeared there at the turn of the 19th and 20th Century. The roads form a continuous band around the top of



Map 41. Map of the Foxley Lane area

the Webb Estate and Upper Woodcote Village Conservation Area. The roads and earlier houses have origins that are contemporary with the formation of the adjacent Webb Estate, but were not part of the area laid out by William Webb.

ARCHITECTURE

The buildings in the area represent a variety of styles ranging from Art and Crafts inspired to prefabricated detached houses (photo 13.1, 13.3, 13.4). The majority of buildings are barely visible from the street scene. There is a degree of consistency in terms of the average massing of these predominantly two storey buildings with roof accommodation. Where original plot sizes survive they generally include side-driveways and detached garages.

Apart from these basic parameters, the design of the houses differ substantially. A wide range of external cladding materials have been used including brick, render, hanging tiles and plain white walls; a variety of roof shapes including pitched, gabled, hip-and-valley and cross gabled are present. Some earlier buildings are rendered with half-timbered gables and upper storeys, in the characteristic 'Webb style'. A number of houses display a range of architectural features typical of the Edwardian period (photo 13.4).

Notable buildings:

Cedar House, 77 Foxley Lane, Nos. 21, 95, 102, 121 Foxley Lane; No. 4 Smitham Bottom Lane and Quant Cottage, No. 17 Peaks Hill are particularly well preserved houses with a consistent design and authentic features.

TOWNSCAPE

The busy carriageway separates both sides of the street which are otherwise consistent in terms of their local residential character. Mature vegetation obscures the houses from view and gives the streetscape a leafy character, although the very busy road detracts from the area's appeal. The layout, origins and further development is fairly typical for many other suburban developments of the beginning of the 20th Century.

LANDSCAPE

Planting on the front boundaries has been applied as a buffer to the busy road. There is no formality to the planting in layout or species (photo 13.2).

13.4 NEGATIVE ISSUES

- Insensitive extensions and alterations to the original historic buildings (photo 13.5)
- Plot subdivisions
- Extensive infill development (photo 13.3)
- Loss of visual connectivity with landscaping of Webb Estate, consolidation of the front building line (photo 13.3)
- Removal of mature landscaping from the front gardens (photo 13.1).



14. HARTLEY FARM AREA

14.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 2013.

Criteria conformity

The Hartley Way and Hartley Farm area does not reveal distinctive elements which would meet the criteria for a Local Heritage Area designation. Although it is exceptionally well maintained and laid out to provide scenic views, it is similar to other interwar developments with typical house types, townscape and landscape features in the area.



Recommendation

In light of recent changes to planning legislation, the character of The Hartley Way and Hartley Farm area is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan, and Policy SP4 of the Croydon Local Plan. Designation as a Local Heritage Area is not recommended.

14.2 DESCRIPTION OF THE AREA

Hartley Farm and Hartley Way are in Coulsdon and are a fine example of the residential character which is Detached Houses on Relatively Large Plots. The Hartley Farm area is surrounded by heavily landscaped areas and mature trees, which create a sense of seclusion and block visual links with Hartley Way. Hartley Way is a street with houses arranged to accommodate mature trees and enable good views between and over buildings towards Coulsdon and the Hills of Purley. The buildings, the townscape and landscape of the Hartley Road area combine to create an attractive suburban street.

14.3 ASSESSMENT

HERITAGE SIGNIFICANCE

The Hartley Farm area was laid out following the development of the space where the original farm land and buildings stood. It consists of two physically and visually separate elements: a street, Hartley Way and a cul-de-sac, Hartley Farm. The former Hartley Farm building and a number of modern buildings have been incorporated in the cul-de-sac. The majority of the houses on Hartley Way were built between 1930 and 1940. The only evidence or reference to the original historic farm development is the farm house building, which has been substantially altered and is not visible from anywhere other than its immediate surroundings.



Map 42. Map of the Hartley Farm area

ARCHITECTURE

The Hartley Farm area contains a variety of building sizes, quality and styles. The buildings along Hartley Way are predominantly built in an Arts and Crafts or Jacobethan inspired style with typical features such as overhanging upper storeys (jetties), timber boarding, rectangular bay windows, and decorative brickwork elements to the ground floors. The original Hartley Farm house building has been retained and incorporated within a new building, but has undergone substantial change making it difficult to identify any remaining original features (photo 14.4). Other buildings represent a typical mix of modernist inspired constructions from second half of the 20th Century (photo 14.5).

Materials and features:

- Contrasting black timber frames and white render façades
- Hanging tiles on a few distinct buildings.

Notable buildings:

10 and 30 Hartley Way are particularly well preserved houses with consistent design and authentic features.

TOWNSCAPE

Prior to its development, the Hartley Farm area consisted of fields and a single distinctive road leading to the original farm buildings. The original farm land was redeveloped and the street named after the farm building which remains. The organic layout of Hartley Farm was densified by the tightly spaced in-fill plots. The fields were developed along more formal principles. Buildings are laid along the street in regular intervals which enable the views across the valley, similarly to other suburban streets in South Croydon (photo 14.2).

LANDSCAPE

The Hartley Farm area is a typical attractive suburban street containing grass verges with a mixture of mature and semi-mature street trees that help to lead the eye along the curve of the street. Its location on the hill provides Hartley Way with dramatic views towards Purley and Coulsdon (photo 14.3). Landscaping in front gardens is extremely varied, including simple lawns, elaborate decorative rock gardens and thick formal hedges (photo 14.1).

14.4 NEGATIVE ISSUES

- Insensitive extensions
- Extensive infill development
- Replacement of casement windows and sash windows with uPVC .



15. HUNTLY ROAD & SANGLEY ROAD



15.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 2013.

Criteria conformity

Huntly Road and Sangley Road contains buildings with a typical design that can be seen in the other areas such as Holmesdale Road which is located a short distance from both of these roads. Although buildings have some attractive architectural features, alterations such as roof and side extensions, loss of original features, replacement uPVC windows and loss of front gardens have had a detrimental impact on heritage value and the character of Sangley Road. The area does not reveal heritage significance and does not meet the specific criteria for Local Heritage Area designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of Huntly Road and Sangley Road is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy CS4 of the Croydon Local Plan.

15.2 DESCRIPTION OF THE AREA

Huntly Road and Sangley Road are in Thornton Heath and are an example of the predominant residential character of this place, which is Terraced Houses and Cottages. Huntly Road and Sangley Road have a consistent appearance of tightly knit and physically prominent terraces, which are typical for the turn of the 19th and 20th Century. They are composed of two storey buildings with roof accommodation. Buildings are grouped in sets of four with a narrow space between each section.

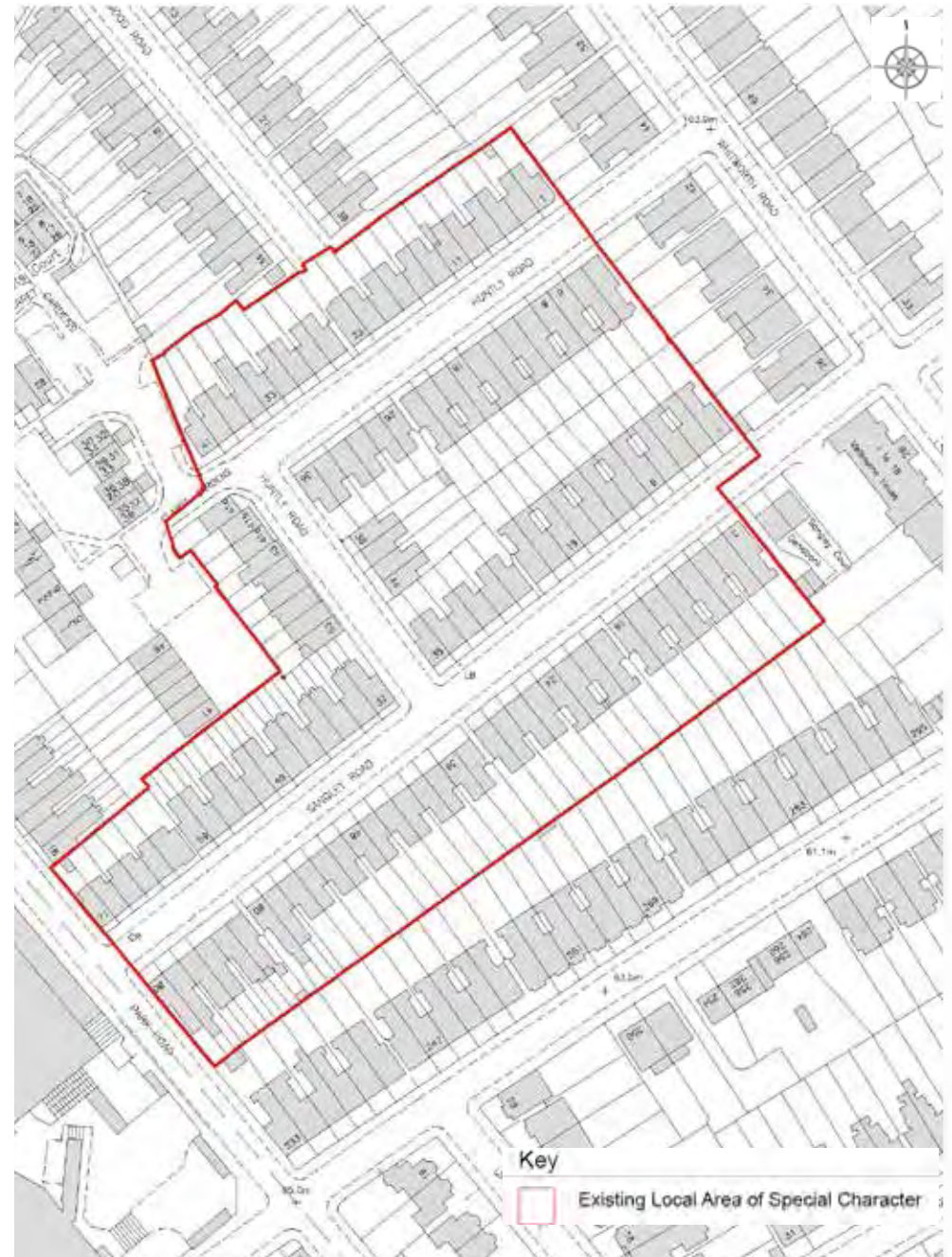
15.3 ASSESSMENT

HERITAGE SIGNIFICANCE

The area sits within a wider context of similar development from the beginning of the 19th Century.

ARCHITECTURE

Huntly Road and Sangley Road are two late-Victorian or Edwardian streets of almost identical character, built in an eclectic style with elements of the early vernacular architecture. They have a range of relatively well preserved features;



Map 43. Map of the Huntly Road and Sangley Road area

however Sangley Road suffers from a lower level of maintenance. Many of its original architectural features have been lost and many front gardens have been transformed into driveways.

The regular rhythm of gables over rectangular bay windows forming street frontages is softened by small landscaped gardens behind dwarf walls. White stucco architectural details decorate red brick walls. Lots of features are authentic but some are painted over or simply decayed. Only a few timber sash windows survive, most have been replaced with uPVC of a different design from the original.

Materials and features:

- Full height bays with three-light windows separated by columns
- Pediments over bay windows and over porches with recessed entrances (photo 15.1, 15.4)
- Mix of half-timbered gables or brick gables with bull's eye windows (also known as circular or wheel windows) or plain panels
- Exposed red brick walls with white stucco cornices and parapets
- Sangley Road has entrance canopies with a balustrade detail.

TOWNSCAPE

There are no distinctive townscape features in the area.

LANDSCAPE:

There are no distinctive landscape features in the area.

15.4 NEGATIVE ISSUES

- Poor quality infill development (photo 15.5)
- Some unsympathetic render, brick slip, pebble dash, and painting over the original exposed bricks and other architectural features
- Replacement of windows and doors with uPVC in a variety of designs (photo 15.4, 15.5)
- Enclosing of porches (photo 15.1)
- Removal of boundary walls, and hard surfacing of front gardens (photo 15.6).



16. 140-158 MELFORT ROAD



16.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 2013.

Criteria conformity

In the recent years the buildings at Numbers 140-158 Melfort Road have lost most of their original features or had them replaced with poor quality substitutes. As a result, their heritage value and architectural significance has been substantially reduced and the specific criteria for designation as a Local Heritage Area in relation to Numbers 140-158 Melfort Road are not met.

Recommendation

Designation as a Local Heritage Area is not recommended. In light of recent changes to planning legislation, the recognised character of the grouping can be successfully managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan, and Policy SP4 of the Croydon Local Plan.

16.2 DESCRIPTION OF THE AREA

The 140-158 Melfort Road area is in Thornton Heath and is an example of the predominant original residential character of this place, which is Terraced Houses and Cottages. It incorporates a small section of the residential terraces with a housing form that is typical of Melfort Road. This particular grouping has dutch gable fronted roofs, that make it distinct from surrounding buildings. The original elevations had exposed multi stock brick, with large windows and bay windows at ground floor level.

Since designation in 2008 the general condition of the buildings and their setting have significantly deteriorated and as a result their heritage value is now considered to be very poor. Due to alterations and poor quality replacements. This has also had a detrimental impact on the original character. Most of the original features have been lost or replaced with poor quality substitutes, for example the decorative doorhoods have been lost and uPVC windows in inconsistent styles and shapes have been installed. The majority of front gardens have been lost due to the incorporation of driveways and accommodations of bins at the front of buildings. These changes to the layout and alterations to the building have had a profound impact on the authenticity and appearance of the area.



Map 44. Map of the 140-158 Melfort Road area

16.3 ASSESSMENT

HERITAGE SIGNIFICANCE

140-158 Melfort Road is part of a single phase of a larger development in the Bensham Manor area dating from 1890-1910.

ARCHITECTURE

The buildings have a distinctive roofline composed of alternating pairs of Dutch and regular gables and are constructed of red brick with stone copings. At ground floor level the houses have bay windows and projecting doorhoods or canopies set in round arched doorways, with adjacent separate entrances. The elevations are relatively plain without decorative features. Window openings and gables have elegant crisp copings. The Dutch gable and the single bay are fairly typical features of the late Victorian period. There are other examples of buildings with these features on Melfort Road.

The buildings are generally in poor condition. Extensive and unsympathetic window replacements have significantly affected the design, size and shape of openings. Half of the buildings' façades have had the original exposed brick covered by render or pebble dash (photo 16.1, 16.2 & 17.5). This has altered their appearance.

materials and features:

- Exposed multi-stock brick cladding (photo 16.1, 16.3)
- Gable frontages with crisp ceramic coping (photo 16.3)
- Canopies over entrance door with decorative timber supports (photo 16.2).

TOWNSCAPE

- There are no distinctive townscape features of Numbers 140-158 Melfort Road.

LANDSCAPE

- There are no distinctive landscape features of Numbers 140-158 Melfort Road.

16.4 NEGATIVE ISSUES

- Some houses are rendered or painted.
- Loss of doors and windows
- Modification to window openings in terms of the size, shape, and design of new window frames (photo 16.1)
- Loss of front garden boundaries and soft landscaping (photo 16.5)
- Poor maintenance.



17. 169-205 MELFORT ROAD



17.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 2013.

Criteria conformity

None of the specific criteria for designation as Local Heritage Area in relation to Nos. 169-205 Melfort Road have been met. The design is distinctive in the area, however it is typical of 1930's residential development and it does not clearly show heritage value.

Recommendation

Designation as a Local Heritage Area is not recommended. In light of recent changes to planning legislation, the character of Nos. 169-205 (odd) Melfort Road (Bensham Manor) are successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

17.2 DESCRIPTION OF THE AREA

Nos. 169-205 (odd) Melfort Road (Bensham Manor) are in Thornton Heath and they are an example of the predominant original residential character of this place, which is Terraced Houses and Cottages.

This group of terraced houses is an integral part of the interwar development in Bensham Manor. The architectural design of the grouping differs slightly from those surrounding it but is typical of this period. The buildings are generally in a fair condition, however half of the front gardens have been transformed into parking spaces.

17.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Nos. 169-205 Melfort Road were developed between 1910 and 1933, which is later than the rest of the street.

ARCHITECTURE

The houses were built in a gap between two rows of terraces which back onto Thornton Heath Recreation Ground. The houses are more compact and although they have a distinct design from the rest of the buildings in the road complement the predominant residential character of the area.



Map 45. Map of the 169-205 Melfort Road area

The houses have stone semi-circular or square bay windows which are continued to the first floor. The entrances are paired with a central stone column supporting a canopy with wrought iron brackets.

Materials and features:

- Stone semi-circular or square bay windows (photo 17.1, 17.2)
- Oriel windows (photo 17.6)
- Central stone column supporting a canopy with wrought iron brackets (photo 17.4, 17.5).

TOWNSCAPE

There are no distinctive townscape features of Nos. 169-205 Melfort Road.

LANDSCAPE

There are no distinctive landscape features of Nos. 169-205 Melfort Road.

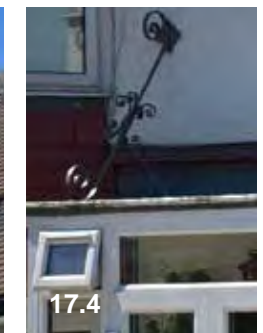
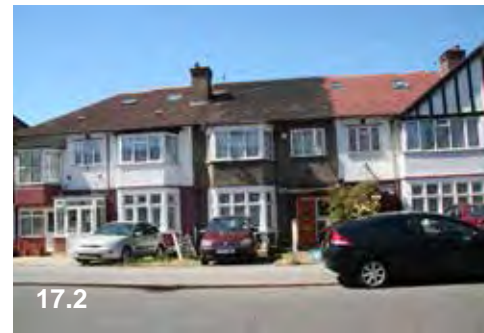
17.4 NEGATIVE ISSUES

- Pebble dashed cladding applied over the original render
- Poor maintenance
- Replacement of timber with uPVC windows and changes in their design
- Loss of front garden boundaries and soft landscaping.

TOWNSCAPE

The area has a planned layout which consist of grid of networks of streets and circular cul-de-sacs (photo 7.1) is generally similar to 1930's developments in other parts of Croydon. Footways are generally narrow with some of which have grass verges decorative street trees give the area a suburban appearance (photo 7.1). This is reinforced by front gardens with lawns, hedges and shrub planting. By contrast an inconsistency in the number of street trees and the removal of soft landscaping in the majority of streets give these areas a more urban appearance (photo 7.6). A few historic street furniture items such as utility cabinets (photo 7.3) have survived.

The buildings on Northampton Road, Bingham Road, Sefton Road and Carlyle Road surround Addiscombe Recreational Ground. The open space has three discrete entrances from Northampton Road, Sefton Road (photo 7.2) and Bingham Road. Although this creates an interesting layout, it is one which can be found in many areas such as Norwood, where recreational spaces form part of a planned layout.



18. OAKWOOD AVENUE AND PURLEY HILL



18.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options, based on its architectural significance

Criteria conformity

The Oakwood Avenue area does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation. Oakwood Avenue contains buildings with a typical house design and townscape and landscape features that are similar to other suburban developments in the area.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of Oakwood Avenue area is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy CS4 of the Croydon Local Plan.

18.2 DESCRIPTION OF THE AREA

Oakwood Avenue and Purley Hill are located in Purley. The area is an example of the predominant residential character, which is Detached Houses on Relatively Large Plots. They have a scenic location on the hill, plentiful soft landscaping and occasional long distance views across the valleys. The houses on Oakwood Avenue and Purley Hill are designed in a variety of styles and were built at various times in the 20th Century. Buildings are very similar to other residential streets in the area, however, there are several buildings with high quality features that might be considered for local listing.

18.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Oakwood Avenue was laid out around 1900, however the plots and buildings were gradually developed throughout the whole of the 20th Century. The area reflects a typical pattern of speculative suburban development which can be seen across large areas of Greater London.



Map 46. Map of the Oakwood Avenue area

ARCHITECTURE

The area contains an eclectic mix of typical domestic architectural styles from different periods, including typical examples of mock Tudor, Arts and Crafts, Hollywood Moderne and simple modernist houses from the 1960's (photo 18.2). Materials vary from exposed clay brick and roof tiles to render and metal roof cladding. There is no consistency of architectural design but the buildings have a similar scale and relationship to the street scene.

Notable buildings:

No. 35 has a Dutch inspired design (photo 18.5), No. 23 is a high quality Arts and Crafts inspired building and The Villa at No. 4 Hollywood represents a Moderne inspired design. These buildings are particularly well preserved with consistent design and authentic features..

TOWNSCAPE

There are no distinctive townscape features in the area. The street has a fragmented tree line and grass verges separating the narrow footways from a relatively wide carriage way. The majority of front gardens have boundary treatments, with a variety of formal pruned hedges (photo 18.6). A narrow footpath connects Oakland Road with Riddlesdown Road which runs parallel to it.

LANDSCAPE

There are no distinctive landscape features in the area.

18.4 NEGATIVE ISSUES

- Overly large / inappropriately scaled extensions
- In fill buildings of inappropriate scale and siting (photo 18.2)
- Insensitive window replacements
- Fragmented tree line (photo 18.2, 18.3)
- Loss of front garden boundaries (photo 18.2).



19. PEAKS HILL

AND SURROUNDING AREA

19.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options.

Criteria conformity

The Peaks Hill area does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation. It has house types and townscape and landscape features that are characteristic of other suburban developments in the area.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of Peaks Hill area is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy CS4 of the Croydon Local Plan.

19.2 DESCRIPTION OF THE AREA

The Peaks Hill area is in Purley and is an example of the predominant residential character which is Detached Houses on Relatively Large Plots. Its detached houses that predominantly date from the first half of the 20th Century typical of many residential areas in Purley. The generously sized streets have narrow footways, which are separated from the carriageway by green verges with fragmented tree lines. The buildings are set back from the front boundary of properties to provide space for driveways which are set in soft landscaping. Boundary treatments vary but always include some planting. There are hedges, dwarf brick walls with integrated planters, low walls with planting behind them.

19.3 ASSESSMENT

HERITAGE SIGNIFICANCE

The streets in the Peaks Hill area were laid out circa 1900, at the edge of the major suburban development in Purley. The area gradually developed throughout the 20th Century though the majority of houses were built by 1933. The area includes the Grade II listed St Mark's Church at Church Road.



Map 47. Map of the Peaks Hill area

ARCHITECTURE

The Peaks Hill area contains a range of typical architectural styles from the 20th Century. Buildings are varied and have no consistent design features (photo 19.1, 19.2, 19.4, 19.5) or distinctive qualities that would meet the criteria for architectural designation.

Notable buildings:

Statutory Listed: Grade II Listed St Mark's Church with the Hall and grounds

No 29 Plough Lane is currently on Croydon's Local List of Historic Buildings.

The quaint cottage at No. 19, as well as No. 5 and No. 17 are particularly well preserved with consistent design and authentic features.

TOWNSCAPE

There are no distinctive townscape features in this area. Fragmented tree lines on narrow grass verges separate the footways and carriage way (photo 19.1, 19.3). The design of front gardens varying from an open lawn, hedges to more formal fencing.

LANDSCAPE

There are no distinctive landscape features in the area.

19.4 NEGATIVE ISSUES

- Closed board fencing
- Unsympathetic window replacements and cladding
- Overly large or inappropriately scaled extensions
- Fragmented tree lines.



20. PENWORTHAM ROAD



20.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options, based on its architectural qualities.

Criteria conformity

The Penwortham Road is an attractive residential street with an architectural style, townscape and landscape that are characteristic of other suburban developments in the Croydon. It does not reveal any significant heritage value or contain distinctive elements which would meet the criteria for Local Heritage Area designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of Penwortham Road area is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy CS4 of the Croydon Local Plan.

20.2 DESCRIPTION OF THE AREA

The Penwortham Road Area is located in South Croydon and is an example of the residential character which is Planned Estates of Semi-detached Houses that reflect the historic development of this place.

Penwortham Road is an example of a typical residential street in Croydon's leafy suburbs. It contains a variety of Vernacular house designs, the majority of which have typical features that are in fair condition. The plain corrugated metal façades and solid timber board boundaries of the community facilities (that include tennis courts and a club house) significantly detract from the character.

The street has a strong suburban quality which is reflected in the presence of grass verges and street trees. The plots' layout enables views of areas to the soft landscaped gardens to rear of the buildings and the houses are consistently set back from the boundary to enable small front gardens with lawns to be incorporated.

20.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Penwortham Road's was laid out around 1900 as a part of the wider street layout in the Purley Oaks area. The majority of houses were built by 1933.



Map 48. Map of the Penwortham Road area

ARCHITECTURE

The Penwortham Road area contains a collection of well-maintained semi-detached and detached buildings. The two storey buildings which date from between 1900 and 1930 in a Vernacular style, have a wide variety of architectural features that are common on suburban semi detached houses. Features include low sweeping gables, beamed gables or gables with a centrally located clay tile pattern, tall chimneys, double bays and recessed entrances with a clay tile canopy (photo 20.1, 20.5). All these elements combine to make an attractive street with a character and architectural style that are typical in suburban Croydon.

Notable buildings:

33 Penwortham Road and 68 & 70 Penwortham Road are particularly well preserved with consistent design and authentic features.

TOWNSCAPE

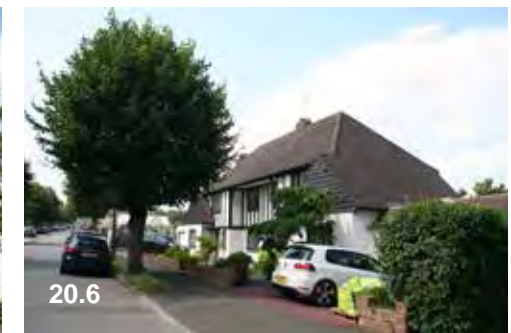
The townscape features in Penwortham Road create an attractive street with qualities that are typical of suburban streets in South Croydon.

LANDSCAPE

Penwortham Road is a typical suburban street with grass verges and a mature tree line that creates strong visual continuity along the street.

20.4 NEGATIVE ISSUES

- Timber sash windows replaced with casement uPVC windows
- Loss of boundary treatments such as hedges and dwarf walls
- Parking in front gardens
- Inappropriately sited extensions (including dormer windows on the front of buildings and side extensions that are visually obtrusive)
- Loss of trees and grass verges to accommodate parking in front gardens.



21. PRESTON ROAD

21.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 1992.

Criteria conformity

Preston Road is an attractive and well preserved single street frontage from the end of 19th Century containing a variety of well-kept typical architectural features of early vernacular style. It does not however reveal the particular heritage value, or contain buildings of architectural significance which would meet the criteria for Local Heritage designation..

Recommendation

Designation as a Local Heritage Area is not recommended. The character of Preston Road is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy CS4 of the Croydon Local Plan.

21.2 DESCRIPTION OF THE AREA

Preston Road is located in the Place of Crystal Palace & Upper Norwood. It is a fine example of the predominant original residential character of this place, which is Terraced Houses and Cottages.

The Preston Road frontage contains two terraces built in a mixture of red and yellow stock bricks with white reconstituted stone lintels and recessed doorways. The grouping is distinct from its surroundings in terms of the high quality craftsmanship and the number of consistently designed and well preserved features in the group as a whole. All front gardens are in their original arrangement with ornamental planting.

21.3 ASSESSMENT

HERITAGE SIGNIFICANCE

A single street frontage to the tree lined Preston Road was built as one phase of development around 1900.

ARCHITECTURE

This is an example of red brick terraced housing with collective rhythm and consistency. The houses have brick bays with gables. Nos. 25-35 have terracotta mullions, plaques and curved arches over doorways. The remainder of the houses having stucco details over doorways, with combinations of both curved and pointed arches. The terrace is an attractive and well detailed example of late Victorian



Map 49. Map of the Preston Road area

architecture. Some clay roofs have been replaced with slate or concrete, and few gable tops remain undamaged. Over half of original windows have been replaced with uPVC , always with a sympathetic sash design.

Materials and features:

- Decorative use of contrasting red and yellow bricks in the street frontage elevations (photo 21.2)
- Terracotta decorative elements: mullions, plaques
- Simple stucco details over doorways (photo 21.4)
- Gabled bays with timber sash windows (photo 21.3)
- Decorative clay ridge tiles and finials (photo 21.3)

TOWNSCAPE

This is a consistent frontage with no major alterations. The original front garden arrangements are preserved, with low brick walls, decorative ironwork gates and mature planting. The group is distinctive in terms of the consistency of the historic layout. Planting is predominantly well maintained. (photo 21.1).

LANDSCAPE

There are no distinctive landscape features in the area.

21.4 NEGATIVE ISSUES

- Window replacements with uPVC (photo 21.6)
- Satellite dishes at the front (photo 21.2)
- Poor maintenance
- Concrete roof tiles.



22. PURLEY WAY, AIRPORT HOUSE AND GATE HOUSE



22.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options.

Criteria conformity

A single building does not meet criteria for Local Heritage Area designation.

Recommendation

The status of the Grade II Listed Building provides a sufficient level of protection for the heritage asset and its setting.

22.2 DESCRIPTION OF THE AREA

Purley Way Airport House and Gate House are located in Waddon and are fine examples of the non-residential character which is Retail Estates Business and Leisure Parks that reveals the historic development of this place.

The remaining section of Croydon Airport area consists of two buildings, the Gate House, which is a Grade II listed building and a hotel building, which formed part of the original airport development. The hotel building has undergone substantial extension and alteration. Although all of the former airport buildings are isolated from the airfield, their continued existence represents part of the history of aviation within Croydon and the UK. The current Grade II listing of the Gate House provides a level of recognition and protection that would exceed that of Local Heritage Area designation.

22.3 ASSESSMENT

HERITAGE SIGNIFICANCE

The history of Croydon airport began during the First World War when two small airfields were created to protect London against Zeppelins and to serve test flights of aircraft manufactured in the adjoining National Aircraft Factory No.1. The airport expanded during the 1920's with new infrastructure on Purley Way, part of which survives today. At that time Croydon was London's first major international airport. In its prime Croydon Airport served up to 218 take-offs per week. After the Second



Map 50. Map of the Purley Way area

World War the airport began to lose its importance due to competition from other, better airport facilities around the capital. The strategic decision regarding the closure was taken in 1952 and the last plane took off in 1959.

ARCHITECTURE

The Croydon Airport Area consists of collection of well-preserved buildings with consistent style, architectural form and use of materials. Built in the late 1920s, the original structures were three-storey classically inspired buildings. Later additions to the hotel increased the height to 4-5 storeys. Both the Gate House (photo 22.2) and hotel (photo 22.3) have blocks of grey composite stone, projecting bays, projecting and rusticated ground floors, grand wide entrances with semi-circular fanlights, and pillared porches. Upper floors have a more subdued design with plain rectangular windows that recede in size with each additional storey. The hotel building has had a number of extensions which include an additional storey and a curved glazed bay to the side leading to an additional 4 storey glass and render building.

Materials and features:

- Rusticated ground floor made from composite stone (photo 22.1)
- Stone balustrade at first floor (photo 22.1)
- Porch with Tuscan order columns.

Notable buildings:

Grade II Statutory Listed: No 509 Purley Way.

TOWNSCAPE

There are no distinctive townscape features in the area. The airport buildings have lost their connection with the airfield and are surrounded by an extensive area of warehouses and light industry.

LANDSCAPE

There are no distinctive landscape features in the area.

22.4 NEGATIVE ISSUES

- Timber sash windows replaced with casement uPVC windows
- Substantial extensions integrated with the original structure (photo 22.4).



23. ST PAUL'S ROAD

THORNTON HEATH



23.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 1992.

Criteria conformity

The St Paul's Road area is an attractive residential location with a variety of well-kept typical Victorian, Edwardian and Modern domestic architectural styles with St Paul's Church and square at its centre. The heritage value and architectural significance is not readily apparent within this area, therefore it does not meet the criteria for Local Heritage designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of St Paul's Road is recognised and managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

23.2 DESCRIPTION OF THE AREA

The St Paul's Road is located in Thornton Heath. The area consists of parts of St Paul's Road, Norfolk Road, Manchester Road, Liverpool Road and Norwich Road. It is an example of the predominant historical residential character of this place, which is Terraced Houses and Cottages.

St Paul's Road, Norfolk Road, Manchester Road, Liverpool Road and Norwich Road form a grid of streets. A green space known as St Paul's Square creates a focal point in the area to the front of St Paul's church and the surrounding houses. The locally listed church, which was consecrated in 1872, was built in a Gothic revival architectural style. The architecture of the houses in this area consist of collection of typical late Victorian and Edwardian buildings of varying quality and in degrees of preservation.

1.1 ASSESSMENT

HERITAGE SIGNIFICANCE

The street layout of St Paul's Road, Norfolk Road, Manchester Road, Liverpool Road and Norwich Road, including the square was set out before 1868, with major development occurring around 1900.



Map 51. Map of the St Paul's area

ARCHITECTURE

The St Paul's area contains a collection of standard architectural designs, typical for their respective periods (ranging from 1860 to 1930). The range of styles includes large three storey gabled houses around the square and two storey Edwardian terraces with coloured leaded light windows and terracotta tile panels in the surrounding streets. The church and 30 and 32 St Paul's Road were built in 1868. During this period St Paul's square was also laid out. The Gothic inspired buildings on the north side of the square are later additions that date from around 1890 (photo 23.2).

Notable buildings:

St Paul's Church is currently on Croydon's Local List of Historic Buildings.

TOWNSCAPE

The focal points of this area are St Paul's Church and the square, although views from outside of the immediate surrounding area are very limited. The square is fenced off and has been inaccessible to residents for at least 40 years. (photo 23.1) There are fewer buildings around the square, where spacing is more organic and less planned than in surrounding streets.

In general, the townscape quality in the area is very fragmented and similar to surrounding areas.

LANDSCAPE

There are no distinctive landscape features in the area.

23.3 NEGATIVE ISSUES

- Insensitive window replacement
- Front gardens with hard surfacing and uncontrolled litter storage
- Closed board and concrete pre-cast fencing
- Cladding over the original exposed brick façades
- Poor maintenance
- Fencing off of the square



24. 15-55 STANHOPE ROAD



24.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 2013.

Criteria conformity

The Stanhope Road area is an attractive residential location containing a variety of well-kept typical domestic architectural styles set in a high quality townscape and landscape. The heritage value and architectural significance is not readily apparent within this area, therefore does not meet the criteria for Local Heritage designation.

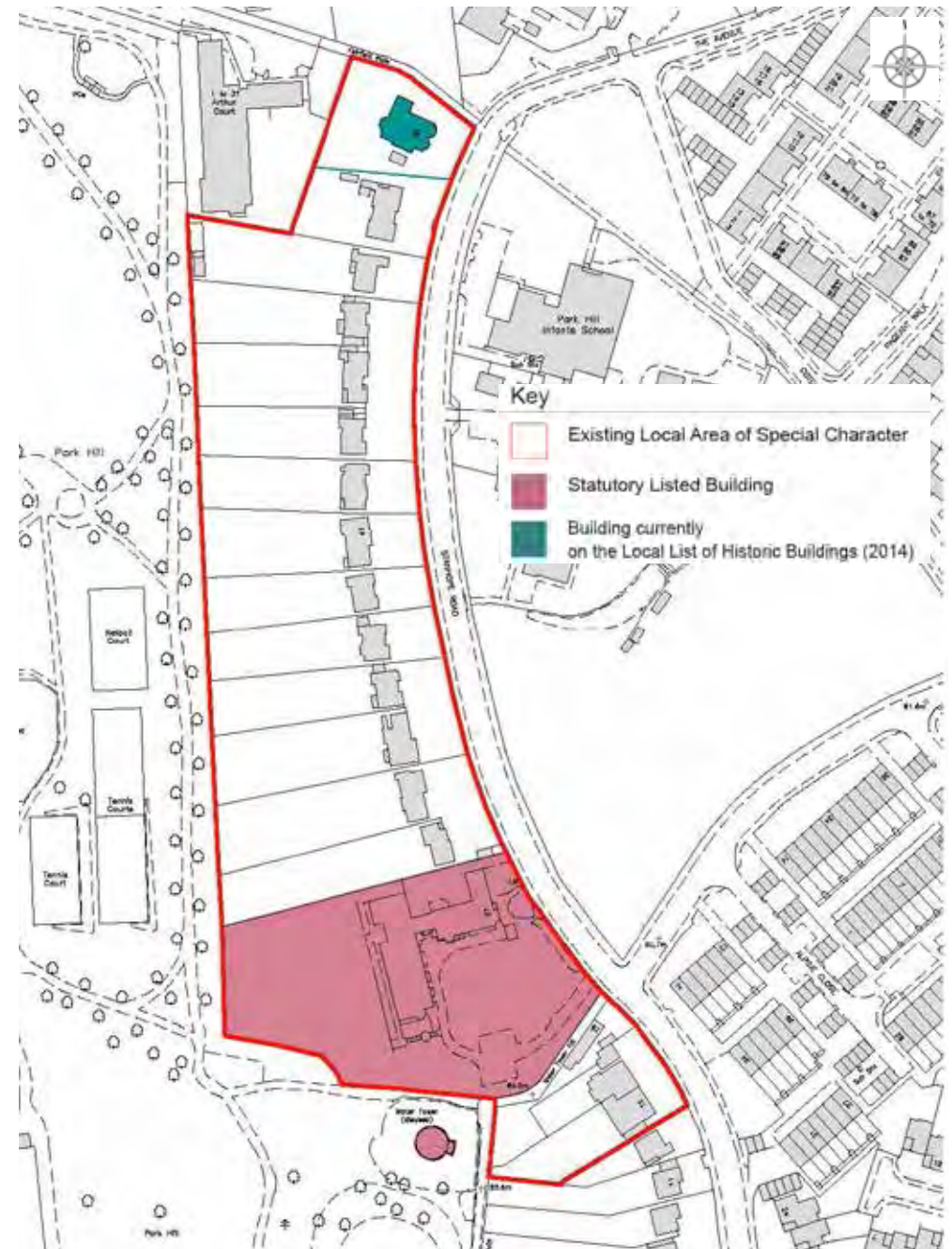
Recommendation

Designation as a Local Heritage Area is not recommended. The character of Stanhope Road is recognised and managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

24.2 DESCRIPTION OF THE AREA

The Stanhope Road LASC is in Croydon close to the town centre. It is a fine example of the residential character Detached Houses on Relatively Large Plots that reveal the historic development of this place.

This is a single street frontage containing a collection of well-preserved, large 1930's Arts and Crafts inspired detached houses, which are typical of Croydon's domestic architecture. Buildings are set in the hillside of Park Hill, in large landscaped gardens. The area has excellent visual relationships with local landmarks no. 1 Croydon (formerly the NLA tower), the water tower in Park Hill and other tall buildings in the Croydon Metropolitan Centre. The large landscaped front gardens contain lawns, mature hedges, shrub planting, and large decorative trees that create a strong tree line. The layout of the houses combined with the mature landscape and architectural quality result in an attractive well-maintained area that is typical for South Croydon.



Map 52. Map of the Stanhope Road area

24.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Stanhope Road is a part of the re-development of the Park Hill House site which began at the end of the 19th Century when Croydon Corporation purchased the land of Park Hill Recreation Ground in 1887 for public use. Stanhope Road was laid out circa 1900 and resulted in the mansion being separated from the former grounds. The whole street frontage was built in the 1930's and is still well-preserved. The Stanhope Road development removed all features associated with the historic Park House estate, including the pond which was located at the lowest section of the street.

ARCHITECTURE

The Stanhope Road area contains one listed building and one locally listed building. The remaining buildings are in a style that is typical of Croydon's 1930s domestic architecture. They are well-maintained large detached houses built in a variety of Arts and Crafts inspired designs (photos opposite). These buildings are all well preserved however, they do not meet the criteria for architectural designation.

Notable buildings:

27 Stanhope Road (Grade II listed) with a view of the top of the Grade II listed Water Tower visible to the rear (photos 24.1).

55 Stanhope Road the former Vicarage (photo 24. 3, 24.5) is currently on Croydon's Local List of Historic Buildings.

TOWNSCAPE

There are no distinctive townscape features in the area.

LANDSCAPE

The landscape in the Stanhope Road area is characterised by large front gardens containing lawns, mature hedge and shrub planting, and large signature trees, which help to create a green corridor with glimpses of local landmarks (photos 24.1, 24.2).

24.4 NEGATIVE ISSUES

- PVC cladding to Alpine Close houses
- Park Hill Infants School (on the former site of Park Hill House) divides the area.



25. WEST HILL

25.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 1992.

Criteria conformity

West Hill is a very attractive residential location containing a variety of well-kept Arts and Crafts inspired buildings, with a pattern of development that is typical of affluent 1930s suburban development. The area's historic or heritage value is not readily apparent and it does not display architectural significance which would meet the criteria for Local Heritage designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of West Hill is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

25.2 DESCRIPTION OF THE AREA

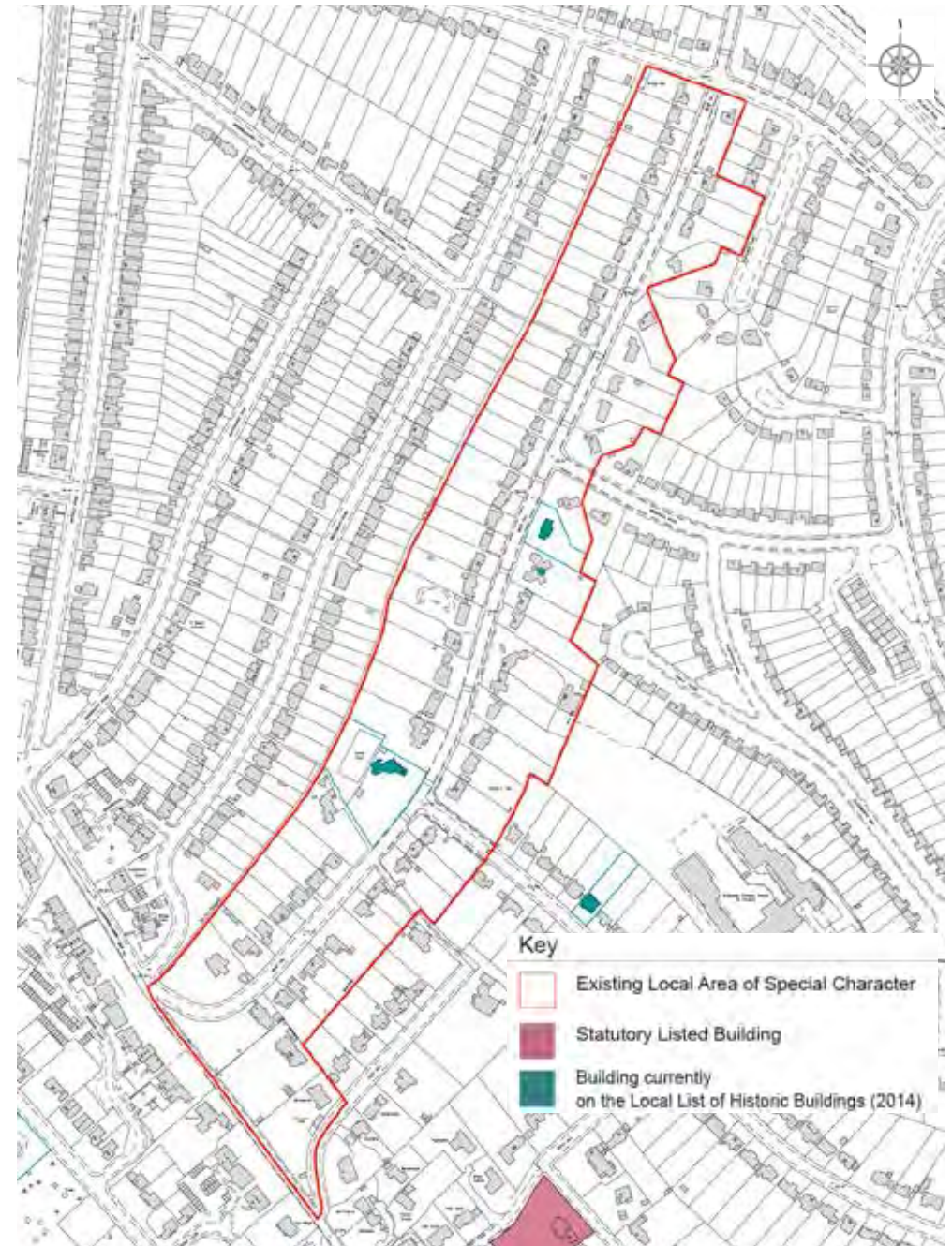
West Hill is in Sanderstead and is an example of the predominant original residential character of this place, 'Detached houses on relatively large plots'.

This area contains a collection of large detached 20th Century houses dating from the 1930s onwards, with an attractive layout set on the ridge of West Hill. The area comprises an eclectic mix of large, high-quality Edwardian and interwar houses built in a range of distinctive styles with numerous interesting features. Houses on the south western side of West Hill are consistent in size and proportions, while the size and proportions of buildings on the north eastern side vary. The hillside aspect allows for views of Croham Hurst and surrounding streets beyond the site. There are two public footpaths which dissect West Hill in a north south direction. The paths provide links to neighbouring residential streets with large buildings set in mature landscapes. The mature tree line along West Hill is fragmented and is concentrated on the top of the ridge.

25.3 ASSESSMENT

HERITAGE SIGNIFICANCE

West Hill was predominantly laid out during the 1930s interwar period and gradually filled with houses throughout the 20th Century. This is a typical pattern of interwar suburban development.



Map 53. Map of the West Hill area

ARCHITECTURE

The architecture reflects the gradual development of the area, with a variety of styles of varying design quality. The north west section consists of a grouping of typical vernacular detached houses with integrated garages (photo 25.5). These face a collection of large detached buildings of mock Tudor and Neo-Georgian inspired design.

The buildings on top of the hill are designed in an Arts and Crafts style with high quality detailing (photos 25.1-25.6). Materials are predominantly red brick with clay hanging tiles and dark timber window frames.

Nos.10 and 12 are characteristically Edwardian detached dwellings with bay windows and decorative brick work. No. 21 has been built in a simple Italian vernacular style, whereas no. 34 has a striking steeply pitched roof with green glazed tiles.

Notable buildings:

No. 13 (one of the oldest buildings in the area) and No 34 are currently on Croydon's Local List of Historic Buildings.

Nos. 10, 11, 12, 13, 28 and 32 are particularly well preserved with consistent design and authentic features.

TOWNSCAPE

Most of the houses along West Hill have a consistent building line. Large well maintained front gardens mature trees, shrubs and lawns are bounded by low brick walls (some of which have piers) reinforce the appearance of ordered openness. This is interrupted on the brow of the hill by number 13 (Hilltop), which is set back and sited at an angle to the road, and is surrounded with mature planting behind a 1.5m brick wall boundary that visually blocks the open quality of the front garden. The quality of front gardens and the townscape towards Sanderstead Road is less consistent.

LANDSCAPE

The canopies of mature trees and vegetation, particularly at the southern end of West Hill, contribute to the sense of enclosure. The hillside aspect allows for vistas towards open green space beyond the area.

25.4 NEGATIVE ISSUES

- Unsympathetic uPVC replacement windows
- Overly large or inappropriately scaled extensions, garages and porches
- New boundary walls unsympathetic in design, material or height
- Extending paving in front gardens to accommodate more parking.



26. WHITGIFT ESTATE

26.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options.

Criteria conformity

The Whitgift Estate area is a very attractive residential location with an eclectic collection of Arts and Crafts inspired buildings however it does not display distinctive reveal any significant heritage value which would meet the criteria for Local Heritage Area designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of the Whitgift Estate is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

26.2 DESCRIPTION OF THE AREA

The Whitgift Estate is in Addiscombe and is a good example of the residential character of Detached Houses on Relatively Large Plots.

The Whitgift Estate area consists of Grimwade Ave, Sandilands, Fitzjames Ave, Mapledale Ave, Harland Ave, Radcliffe Road (south of Harland Ave), Ranmore Ave, Deepden Ave (Except for No.2), Woodbury close, and the south side of Addiscombe Road between the Shirley Park Golf Club and Woodbury Close.

The area contains a number of well-maintained detached houses built in an eclectic mix of typical 1930s Arts and Crafts styles. The architecture reflects typical housing styles in suburban Croydon. Plots are laid out to a fairly regular grid which is considerably denser in the eastern section of the area. The area feels verdant due to hedge planting bordering streets and grass verges with trees (photos 26.1-26.3 & 26.5-26.7). The area contains a large gated private open space at the centre of the block bounded by Sandilands and Grimwade, Fitzjames and Mapledale Avenues (photos 26.3 & 26.4).



26.1



26.2



26.3



26.4



26.5



Map 54. Map of the whitgift Estate area

26.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Streets in the Whitgift Estate were laid out in the late 1920s as a result of the sale of the land by the Whitgift Foundation. Plots were created between 1930 and 40 as and when they were required. Covenants stipulated that on average plots should be a third of an acre with detached houses. Whitgift Estate represents a typical pattern of interwar suburban development with the exception of the green space in the heart of the estate which is currently private and not accessible for residents.

ARCHITECTURE

Buildings in the area are an eclectic mix of typical 1930s detached Arts and Crafts inspired houses with mock Tudor and early vernacular influences (photos 26.1, 26.2, 3.4-26.6). Although a number of materials ranging from timber to natural clay hanging tiles can be seen, the predominant use of brick at ground floor and render on the upper parts of buildings unify the varying designs (photos 26.1 & 26.2). The buildings in this area are aesthetically pleasing but typical of the period and do not display any distinctive features that would meet the architectural criteria for Local Heritage Designation.

Notable buildings:

18 Fitzjames Avenue is particularly well preserved with consistent design and authentic features. It is an Arts and Crafts inspired building with tall prominent chimneys on a distinctive roof with three front facing projecting gables and a feature key hole shaped recessed entrance.

TOWNSCAPE

There are no distinctive townscape features.

LANDSCAPE

There are no distinctive landscape features.

26.4 NEGATIVE ISSUES

- Original windows replaced with uPVC (photo 26.11)
- Loss of boundary walls (photo 26.10)
- Imposing new boundary walls (photo 26.7)
- Unsympathetic side extensions
- Landscaping at the front of buildings replaced with paving and lawn. (photo 26.6)



27. WICKHAM ROAD COTTAGES



27.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options.

Criteria conformity

A single building or a pair of buildings would not meet the criteria for Local Heritage Area designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of the cottages is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy CS4 of the Croydon Local Plan.

27.2 DESCRIPTION OF THE AREA

The cottages are on the north side of Wickham Road opposite the Crown public house are in Shirley. They are an example of the historic residential character which is Terraced Houses and Cottages. The cottages are a pair of semi-detached houses of a plain design (photo 27.1) that probably date before 1868. Although different from the surrounding buildings, they do not represent any heritage significance therefore, do not meet the criteria for Local Heritage Area designation. Most of their original features such as windows have been lost and a side extension has significantly altered their appearance.

Notable buildings:

The Crown Public House (located opposite) is an Arts and Crafts inspired building that retains many of its original features (photo 27.2).



Map 55. Map of the Wickham Road cottages

28. WOODCOTE ESTATE

28.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 2013.

Criteria conformity

The Woodcote Estate is an attractive residential location with well kept townscape and landscape features that are typical of affluent 1930s suburban development. The area's historic or heritage value is not readily apparent and it does not display coherent architectural significance which would meet the criteria for Local Heritage designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of Woodcote Estate is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

28.2 DESCRIPTION OF THE AREA

The Woodcote Estate is in Purley and is a fine example of the predominant residential character of the area, which is Detached Houses on Relatively Large Plots.

The large and medium-sized detached houses of the Woodcote Estate date from the early 20th Century through to the present day and are set in wide tree lined streets and avenues. The mature landscape reveal the historic pattern of development and reflect the location on the edge of the greenbelt. All buildings are in keeping with the local character, but consist of a variety of architectural styles and quality. This area is similar in terms of architecture, townscape and landscape to other neighbourhoods in Croydon, and in particular Purley.

28.3 ASSESSMENT

HERITAGE SIGNIFICANCE

The Woodcote Estate is a residential development that represents the garden suburb movement. The streets were set out around 1900 before development began. Plots were created between 1910 and 1940 as and when they were required. This approach was typical of higher-end suburban developments built during the interwar period.

ARCHITECTURE

The architecture styles are varied and often characteristic of their respective eras. Styles include mock Tudor, vernacular, and Arts and Crafts. The earliest houses were built on Verulam Avenue and the northern section of Woodcote Park Avenue.



Map 56. Map of the Woodcote Estate area

Late 20th Century and more recent infill developments are generally unsympathetic in appearance. The buildings in the Woodcote Estate do not display consistency in terms of style, features or materials.

TOWNSCAPE

The street layout was established before development and is preserved without any changes. Buildings are set back from the front boundary of properties and their footprints do not cover more than a third of the plot. Gardens are beautifully composed and well maintained. The network of wide streets and avenues have generous carriageways, green verges and large varying tree species that create a consistent rhythm. This is similar to many other residential streets in South London.

Woodcote Park Avenue and Barrington Road, which are located closest to the green open spaces and have the appearance of country lanes. This is reinforced by narrow streets with partly gravelled surfaces and streets without formal footways. Tall shrubs along boundaries allow glimpses towards open landscape of fields, and introduce a sense of enclosure and isolation within the estate.

Distinctive townscape features:

- Mature tree lines on green verges providing enclosure to the street scene (photo 28.1)
- Mature hedges with openings towards generously landscaped front gardens (photo 28.1 and 28.6)
- Country lane style of the streets at the edge of green open spaces (photo 28.6).

LANDSCAPE

Large gardens bordered by hedges and tree-lined streets act as a continuation of the adjacent green open spaces. The area's most distinctive characteristic is the abundance of mature maples and large limes trees, hedges and large gardens. The houses are often screened from the road. The grid of roads predate the majority of the houses, and their general character is more mature than the housing. Unimposing buildings are set in a landscape that is the predominant visual feature of the area.

High quality extent landscape features:

- Healthy and mature trees on green verges (photo 28.6)
- Mature hedges at property boundaries (photo 28.6).

28.4 NEGATIVE ISSUES

- Removal of mature trees and hedges
- Insensitive and over-large extensions preventing views between properties towards greenery.



29. WOODCOTE VALLEY ROAD



29.1 SUMMARY

Current status

Designated as a Local Area of Special Character in 2013.

Criteria conformity

The Woodcote Valley Road area is an attractive residential location with well kept townscape and landscape features that are typical of affluent 1930s suburban development. The area's heritage value is not readily apparent and it does not display architectural significance which would meet the criteria for Local Heritage designation.

Recommendation

The character of the Woodcote Valley Road area is successfully recognised and can be managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan. Designation as a Local Heritage Area is not recommended.

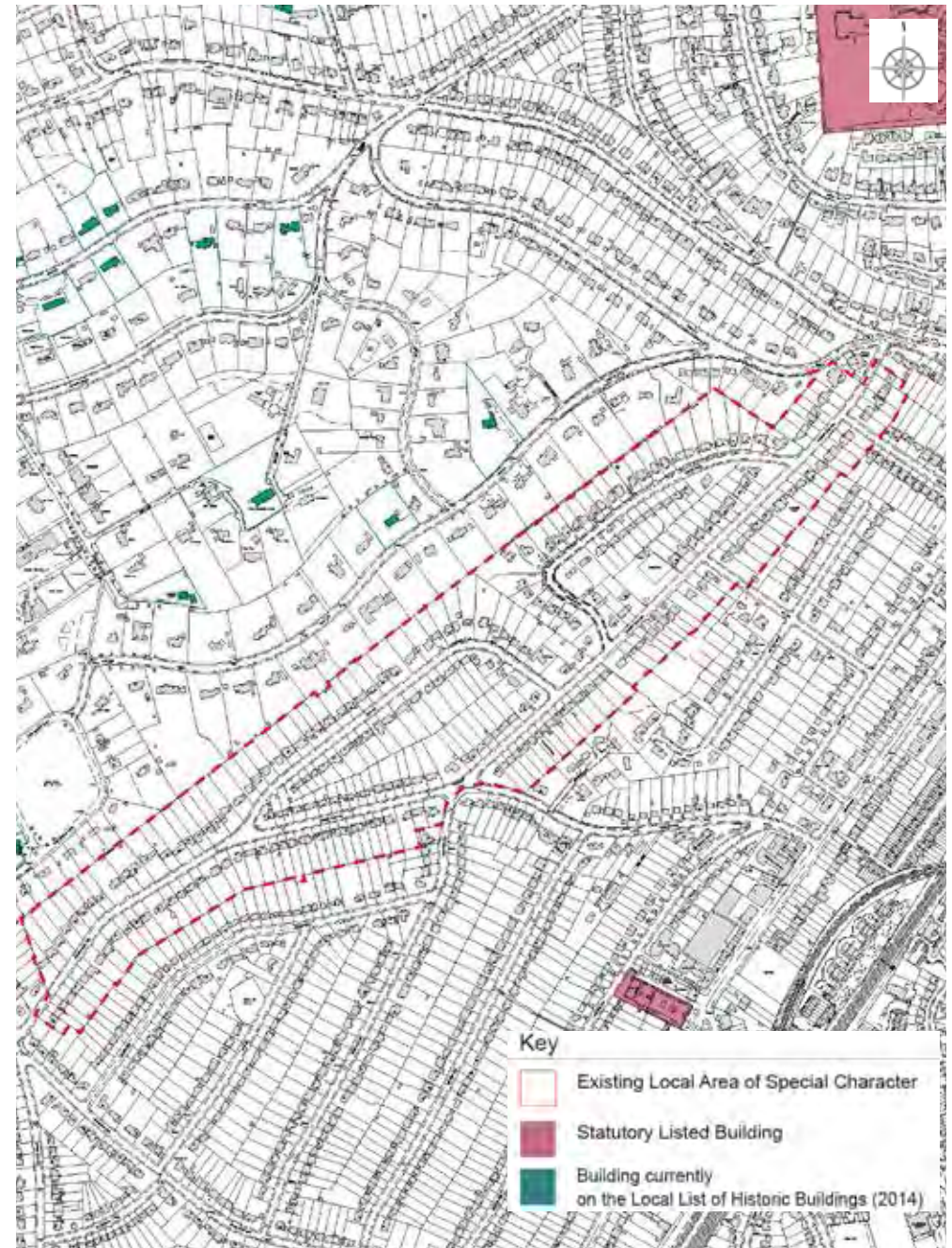
29.2 DESCRIPTION OF THE AREA

The Woodcote Valley Road area is in Purley and consists of Woodcote Valley Road, Manor Way and Monahan Avenue. These streets represent the predominant residential character in the area, which is Detached Houses on Relatively Large Plots.

Woodcote Valley Road, Manor Way and Monahan Avenue border the southern edge of the Webb Estate and Upper Woodcote Village Conservation Area. The area's gradual development is reflected in the wide variation in building design and workmanship quality.

In locations such as Monahan Avenue, the high quality landscape has been retained, however in the area as a whole the landscape and architectural quality is very inconsistent. Features such as close timber board fencing, poor quality concrete block walls and fragmented tree lines detract from the character of the area.

The houses are generally large and detached with generously sized front gardens, some of which have been paved to accommodate parking. There are some high quality Edwardian dwellings. Generally those date from subsequent decades and are smaller and less distinctive. The Woodcote Valley Road area as a whole does not have a unified character.



Map 57. Map of the Woodcote Valley Road area

29.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Woodcote Valley Road, Manor Way and Monahan Avenue were laid out around 1900. The first buildings appeared on Monahan Avenue and along the northern section of Woodcote Valley Road around 1910. By 1933 the street was almost completely filled in with houses. Whilst the depth of the plots has some uniformity, widths varied in response to individual preferences. This is plot layout pattern is typical of interwar suburban development.

ARCHITECTURE

The area includes a range of housing types that are typical of their era (see images 29.1 & 29.3-29.5). These are individually designed and sit in differently sized and distributed plots. While there are some buildings with interesting features, there are no clear groupings of buildings or notable examples of buildings with a distinctive architectural style.

Notable buildings:

Nos. 20, 24, 28, 47-49, 55-57 and 60 Woodcote Valley Road and nos. 18 and 23 Manor Way are particularly well preserved with consistent design and authentic features.

TOWNSCAPE

There are no distinctive townscape features in the area.

LANDSCAPE

There are no distinctive landscape features in the area.

29.4 NEGATIVE ISSUES

- Unsympathetic replacement of windows and doors (photo 29.1)
- Front gardens paved to form forecourt parking(photo 29.6)
- Unsympathetic extensions (photo 29.3)
- Closed board fencing (photo 29.1).



30. WOODLAND WAY



30.1 RECOMMENDATIONS

Current status

An area proposed for Local Heritage Area designation during the consultation of the Croydon Local Plan: Detailed Policies - Preferred and Alternative Options.

Criteria conformity

Woodland Way is an attractive street with a green area that includes the remains of an old copse which occupies part of the area to the south of the site. The layout of the built environment does not create a strong relationship with the copse. The houses are typical of those found in many suburban areas such as Shirley and Sanderstead and do not reveal significant heritage value that would meet the criteria for Local Heritage Area designation.

Recommendation

Designation as a Local Heritage Area is not recommended. The character of Woodland Way is successfully recognised and can be managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

30.2 DESCRIPTION OF THE AREA

Woodland Way is located in Shirley and is a good example of the residential character of Scattered Houses on Large Plots.

Woodland Way is part of a large residential development predominantly consisting of bungalows and semi-detached houses (photos 30.1-30.2 & 30.4). The layout incorporates a green space (a copse) surrounded by the regular rhythm of modest bungalows set in relatively large gardens.

30.3 ASSESSMENT

HERITAGE SIGNIFICANCE

Woodland Way is part of a residential development that dates from the 1930s. The original layout, incorporated a copse which is a relic of Ham Shaw historic woodland. Approximately half of the original copse was released for development between 1933 and 1940. These newer homes are larger than the original single storey bungalows that surround the copse.



Map 58. Map of the Woodland Way area

ARCHITECTURE

The 20th Century brick and render houses and bungalows surrounding the green space represent a typical 1930s architectural style with features such as steeply sloping roofs, gabled bays with half timbering and porthole windows (photos 30.1-30.2 & 30.4). The buildings in this area are typical of the period and do not display any distinctive features that would meet the architectural criteria for Local Heritage designation.

TOWNSCAPE

The townscape and layout of the area accommodates an element of the historic natural landscape. The footpath which runs through what is now a small wooded copse exists on historic maps dating from 1868, and is therefore presumably a long-standing thoroughfare. The copse has approximately halved in size since the 1930s and the houses to the south west corner are newer additions. The townscape is typical of suburban areas in Shirley and do not display any distinctive features that would meet the townscape criteria for Local Heritage designation.

LANDSCAPE

The central wooded area is green open space containing large mature trees in loose informal groupings. The green character of the area is complimented by lawn, shrubs and borders in front gardens which create a balance between nature and the built environment. Although Woodland Way is an very pleasant area, it does not display distinctive features that would meet the landscape criteria for Local Heritage designation.

30.4 NEGATIVE ISSUES

- Loss of front boundary walls
- Paving front gardens to accommodate additional parking
- Loss of lawn and hedge planting in front gardens
- Unsympathetic alterations to bungalows that degrade their group value.

