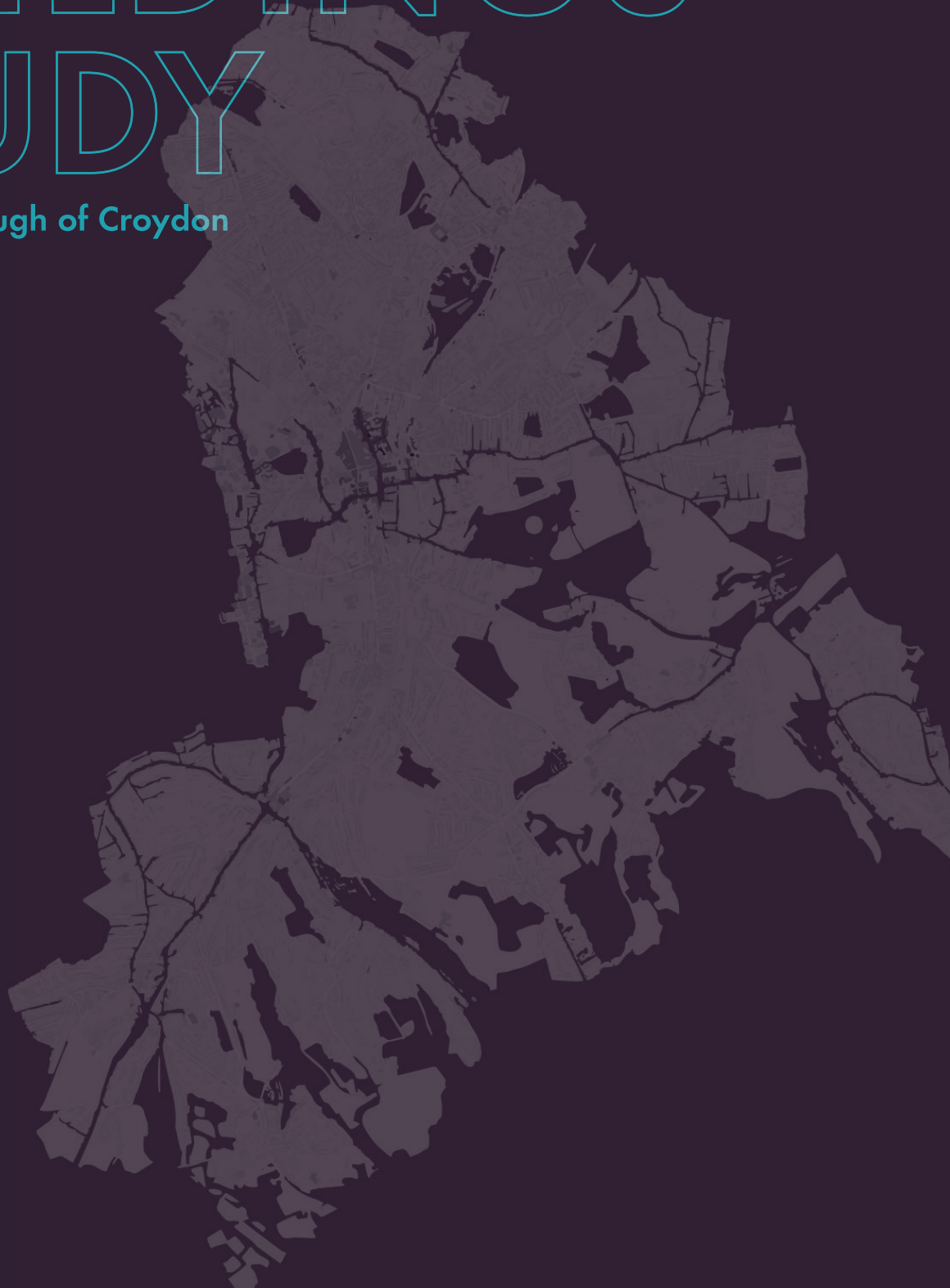


CROYDON

TALL

BUILDINGS

STUDY



for London Borough of Croydon

March 2024

Allies and Morrison

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Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.

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1 ABOUT THIS REPORT

1.1 What is a tall buildings study - and what it is not?

- 1.1.1 This Croydon Tall Buildings Study (CTBS) is an evidence base report commissioned by the London Borough of Croydon (LBC) that supports the review and preparation of tall buildings policies as part of the partial review of the Croydon Local Plan (CLP).
- 1.1.2 For the avoidance of doubt, it is important to outline at the outset what this report is and is not:
- This report is a technical evidence base report to support the Local Planning Authority (LPA) progress with its partial review of the Croydon Local Plan.
 - This report is not a policy document and has not benefited from any form of stakeholder, community or other form of engagement or consultation.
 - The report puts forward evidence-based conclusions relating to the definition of tall buildings in Croydon, locations where tall buildings might be appropriate and suitable height ranges within these locations. These conclusions are not policies themselves, merely recommendations to the LPA to help support the LPA in policy formation.
 - The tall building zones identified are put forward primarily as a townscape consideration and the locations identified within which tall buildings might be considered an appropriate form of development are not identified to in any way promote those locations for development.
- There will be parcels of land which are not suitable for development but which fall within zones identified as potentially appropriate for tall buildings. There may be other relevant policies in the Local Plan which cover these identified 'potentially appropriate' zones which would effectively rule out tall buildings for that particular location.
- 1.1.3 This document should be used as an evidence base for the setting of new planning policies, and is based on the existing townscape and previously granted planning consents.
- 1.1.4 The Local Planning Authority will need to make its own decisions based on this evidence, and other relevant evidence, when setting policies and determining appropriate locations and building heights.
- 1.1.5 This document should not be interpreted as setting acceptable building heights for individual development proposals. Whilst the London Plan requires LPAs to set out potentially appropriate building height ranges for new tall buildings in potentially appropriate locations, it will be for the LPA to decide how to apply the subsequent policy to individual sites, which due to other factors may not all be able to accommodate tall buildings or buildings rising to the maximum heights.

1.2 Why is this study needed?

- 1.2.1 Croydon is currently taking forward a partial review of the 2018 Croydon Local Plan (CLP). The CLP partial review will set out how Croydon will contribute to meeting its housing needs, including the need for affordable homes, whilst tackling the causes of climate change in the Borough and ensuring it is developing vibrant places for people to live, work and visit. It will set out the spatial strategies, sites and planning policies necessary to meet these needs, over the period from 2019 to 2040.
- 1.2.2 The need for a Tall Buildings Study and updated tall buildings policy arises from the updated London Plan 2021 which introduces a new tall buildings policy, Policy D9. It states that tall buildings should only be developed in locations that are identified as suitable in Development Plans. This study is therefore required in order to support the tall building policies as part of the CLP partial review.
- 1.2.3 The GLA's Characterisation and Growth Strategy LPG (June 2023) provides guidance on setting a 'tall building' definition, and how to determine locations where tall buildings may (and may not) be appropriate (Policy D9).

1.3 Outline of the approach taken and report structure

- 1.3.1 Informed by the GLA's Character and Growth LPG, the following stages of work have been undertaken in the production of this CTBS:
- PART A - Introduction and context**
- Outlining the purpose of the report, why it is required and the approach undertaken to produce it.
- PART B - Understanding the context**
- Policy review - a review of relevant national, regional and local policy;
 - Physical context review - supported by a wide range of data layers provided by LBC, GIS-based environment analysis of the Borough is presented which combines to inform analysis underpinning the suggested tall buildings strategy for Croydon. An important consideration in this physical context review is the borough-wide character study and the 16 'places' identified within it.
- PART C - Building heights and defining tall**
- Building height analysis - in order to craft a revised tall building policy position, one must have a good appreciation for and understanding of the existing pattern of building heights across the Borough.
 - What is tall - from this analysis we are able to confirm a suitable threshold above which development would be considered tall, i.e. defining tall buildings, across the borough.

PART D - Sensitivity analysis

- Having agreed a list of weighted criteria which might make a location more sensitive to the potentially adverse impacts of tall buildings, these criteria are mapped.

PART E - Suitability analysis

- Having agreed a list of weighted criteria which might make a location more suitable for tall buildings, these criteria are mapped.

PART F - Defining potentially appropriate locations

- With a focus on the areas of search locations, defining boundaries for areas within which new tall buildings might be considered appropriate.
- This section will also confirm local definitions of tall.

PART G - Tall building guidance

- 1.3.2 This section provides high level guidance on some of the design and environmental considerations associated with the design of tall buildings.

1.4 What is a tall building?

- 1.4.1 In the right place, well-designed tall buildings can make a positive contribution to urban life, support major change or regeneration while positively influencing place-shaping and conserving the historic environment.
- 1.4.2 However, it is important to consider the impact of a tall building. This will vary significantly depending on height, mass and location, and what is considered tall will be subjective to the characteristics and nature of the local context.
- 1.4.3 The Ministry of Housing, Communities & Local Government (MHCLG)'s 'Guidance Notes for Design Codes' defines a tall building as a "structure that exceeds the general height guidance for a particular area type".
- 1.4.4 The London Plan requires local authorities to define what tall based on the local context, but states that it cannot be defined as tall if it is less than 21 metres measured from the ground to the top of the building (Growth and Characterization LPG).
- 1.4.5 Number of storeys is a common way to understand the height of residential development in suburban and rural area types, however in urban areas and for office or mixed-use development where storey heights vary between uses, a more precise measure is required. For the purposes of this study, we have indicated heights using both residential storeys and metres, although some underlying assumptions will need to be outlined when expressing heights in storeys.

1.5 Exceptions

- 1.5.1 All planning applications are considered on their individual merits. Whilst this tall building strategy puts forward, supported by evidence, locations and heights which might be considered appropriate for tall buildings, these are not hard and fast rules.
- 1.5.2 Just as not all buildings will be expected to be tall within these zones, there may be cases where buildings which exceed the height threshold outlined in this report can be shown to be acceptable. Similarly, it may be possible to justify a new tall building in an area beyond the potentially appropriate zones identified.
- 1.5.3 Individual planning applications will need to provide evidence to support such exceptions, not just in central Croydon but in any relevant location.



Addiscombe Road / George Street, looking west towards recent developments 10 Degrees (right) and Enclave (left), opposite East Croydon station

DB

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2 INTRODUCTION

2.1 The London Borough of Croydon

2.1.1 Croydon is the southernmost outer borough of London, covering an area of 87 km². It is bordered by the London Boroughs of Sutton, Merton, Lambeth, Southwark and Bromley; and the Surrey local authorities of Tandridge District and Reigate & Banstead.

2.1.2 Since the 2011 census, the population of Croydon has increased by 7.5% to around 390,700 (2021), making it the most populous borough in London.

2.1.3 The average age of Croydon is 37 years, which is higher than the London average but lower than England as a whole.

2.1.4 Croydon is a diverse borough, while 63.8% of the population was born in England, while other countries of birth represented include India, Jamaica, Poland and Ghana.

2.1.5 According to the 2019 Indices of Multiple Deprivation, Croydon is the most deprived of the six Southern Region boroughs in the GLA London Plan - Wandsworth, Merton, Sutton, Kingston Upon Thames, Bromley - with 18.1% of Croydon's population among the 20% most deprived nationally. Deprivation is relatively high in New Addington North and South.

2.1.6 The Green Belt around Croydon together with the protection of open spaces elsewhere in the borough has ensured that over a third of the borough is open space.

2.1.7 The following pages provide an analysis of the relevant national, London and local policy and guidance relating to the planning of tall buildings in Croydon. This provides the framework and guidance for underpinning the methodology for developing the study.

2.1.8 An overview of some of the key layers of urban analysis which underpin the suitability and sensitivity analysis is also provided on the following pages. These layers of analysis play an important role in determining the appropriate density and building height levels in this strategy for the borough.

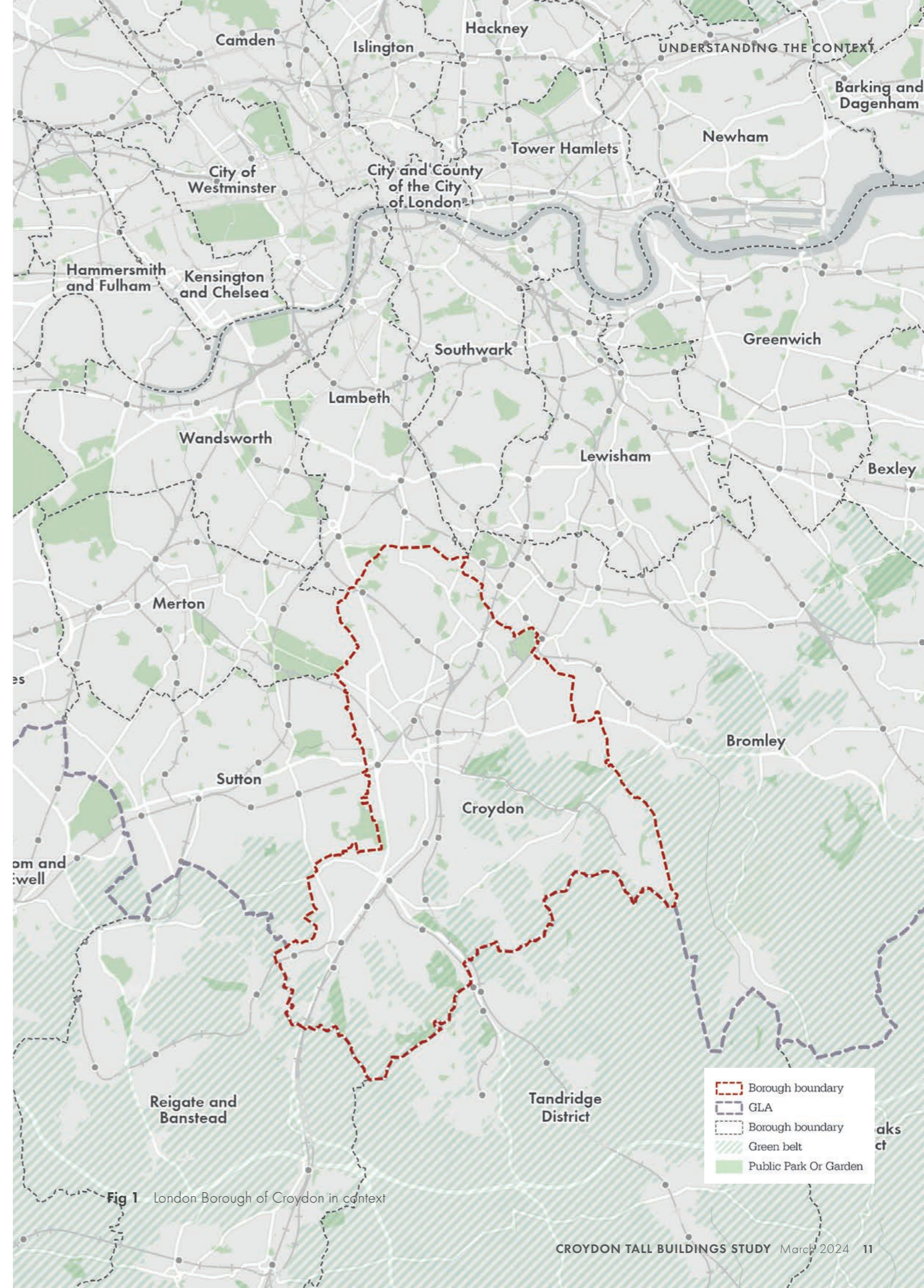


Fig 1 London Borough of Croydon in context

3 POLICY CONTEXT

3.1 National context

National Planning Policy Framework (2023)

3.1.1 The NPPF sets out how planning policies and decisions should ensure the best use of land is made. Whilst there is no direct reference to tall buildings as such, reference is made to increasing building heights where they would be consistent with prevailing heights. National guidance on tall buildings can be found in recently updated Historic England’s Advice Note 4 Tall Buildings which points towards the London Plan as a good example of tall buildings policy.

3.2 London context

The London Plan (2021)

3.2.1 Under Policy D9 of the London Plan and its supporting text, there are three principal requirements of direct relevance to the Croydon Tall Buildings study, as follows:

- Define what is meant by ‘tall’ - the Plan should define what is ‘tall’ in specific locations. For conformity, all locations in Croydon will need to be covered by such a definition, even if it simply confirms the minimum as outlined in the London Plan under Policy D9 (i.e. not be less than 21 metres measured from the ground to the top of the building (Growth and Characterization LPG)).
- Define ‘appropriate’ locations - the Plan should determine if there are locations where tall buildings may be an appropriate form of development in principle. This process will be an iterative one based on a borough-wide assessment of a range of criteria.
- Define suitable heights - in potentially appropriate locations the Plan should determine the maximum height that could be acceptable (paragraph 3.9.2 (2)).

3.2.2 To support the implementation of London Plan Policy D9 in plan-making, the GLA published the Characterisation and Growth Strategy LPG in June 2023. This provides guidance on how tall building policy should be devised, in conjunction with characterisation studies as part of a borough’s growth strategy.

Characterisation and Growth Strategy LPG (2023)

3.2.3 To supplement the London Plan, the GLA have prepared guidance for undertaking a character-based, design-led approach to planning for development. The process involves identifying both the social and physical character of a neighbourhood or area within a borough to determine its capacity for growth. London Plan Policy D1 (London’s form, character and capacity for growth), part A, requires boroughs to undertake an area assessment to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas’ capacity for growth. It notes that a character assessment and growth strategy should be used to inform development plan policies, including policies around tall buildings, and the design-led approach to potential site allocations and development of small sites.

3.2.4 The guidance notes that undertaking a borough/neighbourhood-wide character assessment and growth strategy can be broken into three stages:

Stage one: Character survey and analysis

3.2.5 This involves the collation and analysis of character elements listed in Policy D1, part A, through engagement with

local communities. This information and data should be used to identify and define the character types, character areas and tall building definitions within the plan area.

Stage two: Character evaluation

3.2.6 This involves the evaluation and appraisal of local character to understand its sensitivity to change.

Stage three: Growth strategy

3.2.7 In consultation with local communities, and through the evaluation of character at stage two, the level of change and capacity for growth should be determined for different areas. Area-wide design visions, policies and codes should be developed, and locations identified where tall buildings may be appropriate, as well as locations where they are not.

3.2.8 The guidance also refers to the use of Geographical Information System (GIS) mapping and digital interactive tools to gather, manage, analyse and present the character of the local authority area in a single, layered digital map, allowing maps and data to be updated on a periodic basis, as well as being easily and publicly accessible on interactive web-based maps.

3.2.9 This approach set out in this guidance has been used to inform the method for producing the Croydon Tall Buildings Study.

3.3 Local context

Croydon Local Plan (2018)

3.3.1 The Croydon Local Plan 2018 sets out the spatial vision and plan for the future of the borough and how it will be delivered.

3.3.2 Policy SP4 of the Local Plan discusses Urban Design and Local Character, with specific mention of tall buildings in paragraph SP4.5. However, all of the guidance in this policy is relevant, and relates back to the London Plan Guidance.

3.3.3 The policy requires development to:

- Be informed by the distinctive qualities, identity, topography and opportunities of the relevant Places of Croydon;
- Protect Local Designated Views, Croydon Panoramas, the setting of landmarks, other important vistas and skylines; and
- Enhance social cohesion and well-being.

3.3.4 It also notes that planning applications in areas identified as appropriate for tall buildings must be supported by an elevation plan of the roof-line.

Tall Buildings

3.3.5 Policy SP4.5 notes that proposals for tall buildings will be encouraged only in:

- the Croydon Opportunity Area,
- areas in District Centres, and
- locations where it is in an area around well-connected public transport



interchanges and where there are direct physical connections to the Croydon Opportunity Area, Croydon Metropolitan Centre or District Centres.

3.3.6 Detailed criteria for the assessment of tall buildings, consideration of the appropriateness of tall buildings on individual sites, and/or in District Centres, will be contained in the Croydon Local Plan's Detailed Policies and Proposals. Furthermore the Croydon Opportunity Area Planning Framework should be referred to when considering the location and design of tall buildings in the Croydon Opportunity Area.

3.3.7 Policy SP4.6 Suggests that some locations within the areas listed in SP4.5 will be sensitive to, or inappropriate for tall buildings and applications for tall buildings will be required to:

- Respect and enhance local character and heritage assets;
- Minimise the environmental impacts and respond sensitively to topography;
- Make a positive contribution to the skyline and image of Croydon; and
- Include high quality public realm in their proposals to provide a setting appropriate to the scale and significance of the building and the context of the surrounding area.

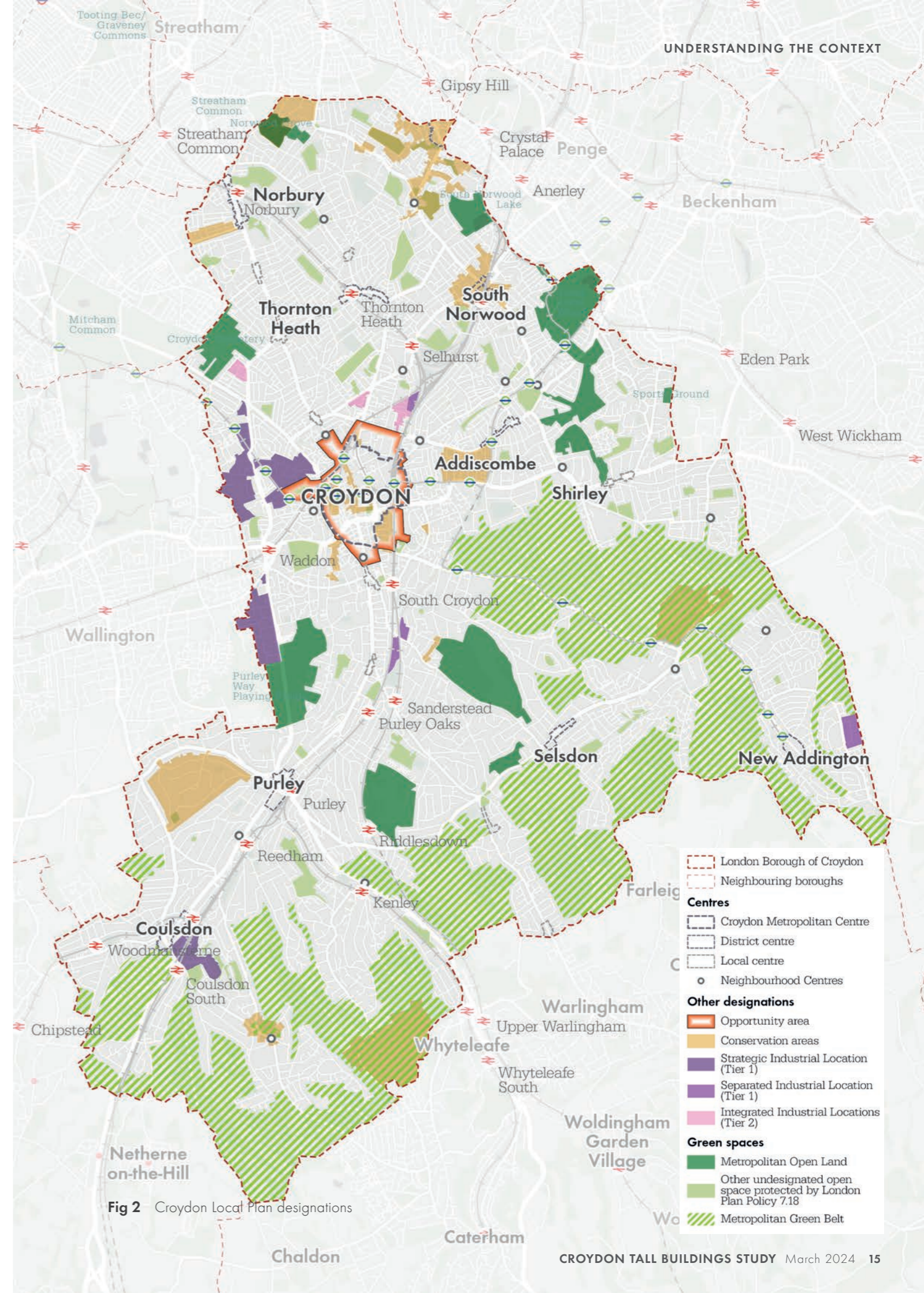


Fig 2 Croydon Local Plan designations

- 3.3.8 Policy SP4.11 relates to Character, Conservation and Heritage and notes that the Council and its partners will promote the use of heritage assets and local character as a catalyst for regeneration and cohesion and to strengthen the sense of place; and will respect, and optimise opportunities to enhance, Croydon’s heritage assets, including through high quality new development and public realm that respects the local character and is well integrated (SP4.12).
- 3.3.9 This highlights that although Croydon’s heritage assets are sensitive, appropriate and high quality development can still play a role in enhancing local character, including heritage assets.
- 3.3.10 Policy SP4.13 highlights that the Council will strengthen the protection of and promote improvements to the following heritage assets and their setting:
 - a. Statutory Listed Buildings;
 - b. Conservation Areas;
 - c. Registered Historic Parks and Gardens;
 - d. Scheduled Monuments;
 - e. Archaeological Priority Areas;
 - f. Local Heritage Areas;
 - g. Local List of Buildings of Historic or Architectural Importance;
 - h. Local List of Historic Parks and Gardens;
 - i. Croydon Panoramas;
 - j. Local Designated Landmarks; and
 - k. Local Designated Views.

Croydon Opportunity Area

- 3.3.11 Policy SP4.4 notes that, in the Croydon Opportunity Area, the Council will support high quality, high density developments that are tailored to and help to protect or establish local identity.
- 3.3.12 Paragraph 6.7 goes on to highlight that it will be an area of significant growth and renewal, and in this context, with available land and renewal opportunity, the substantial amount of new dwellings planned will require high density development and a number of tall buildings, all of high quality in order to deliver successful places.

Appropriate locations for tall buildings

- 3.3.13 In the “Place to Belong: Urban Design and Local Character” section of the London Plan, Tall Buildings is discussed, and notes that in order to manage the more intense areas of growth, the Croydon Local Plan needs policies setting out an approach to tall buildings. It also mentions that, in assessing the appropriateness of locations for tall buildings, Policy SP1.3 and the capacity of existing infrastructure, or the capacity to grow with further sustainable infrastructure investment, should be considered.
- 3.3.14 **“a tall building is one that is significantly taller than most of the surrounding buildings or in excess of six storeys or 25m”**

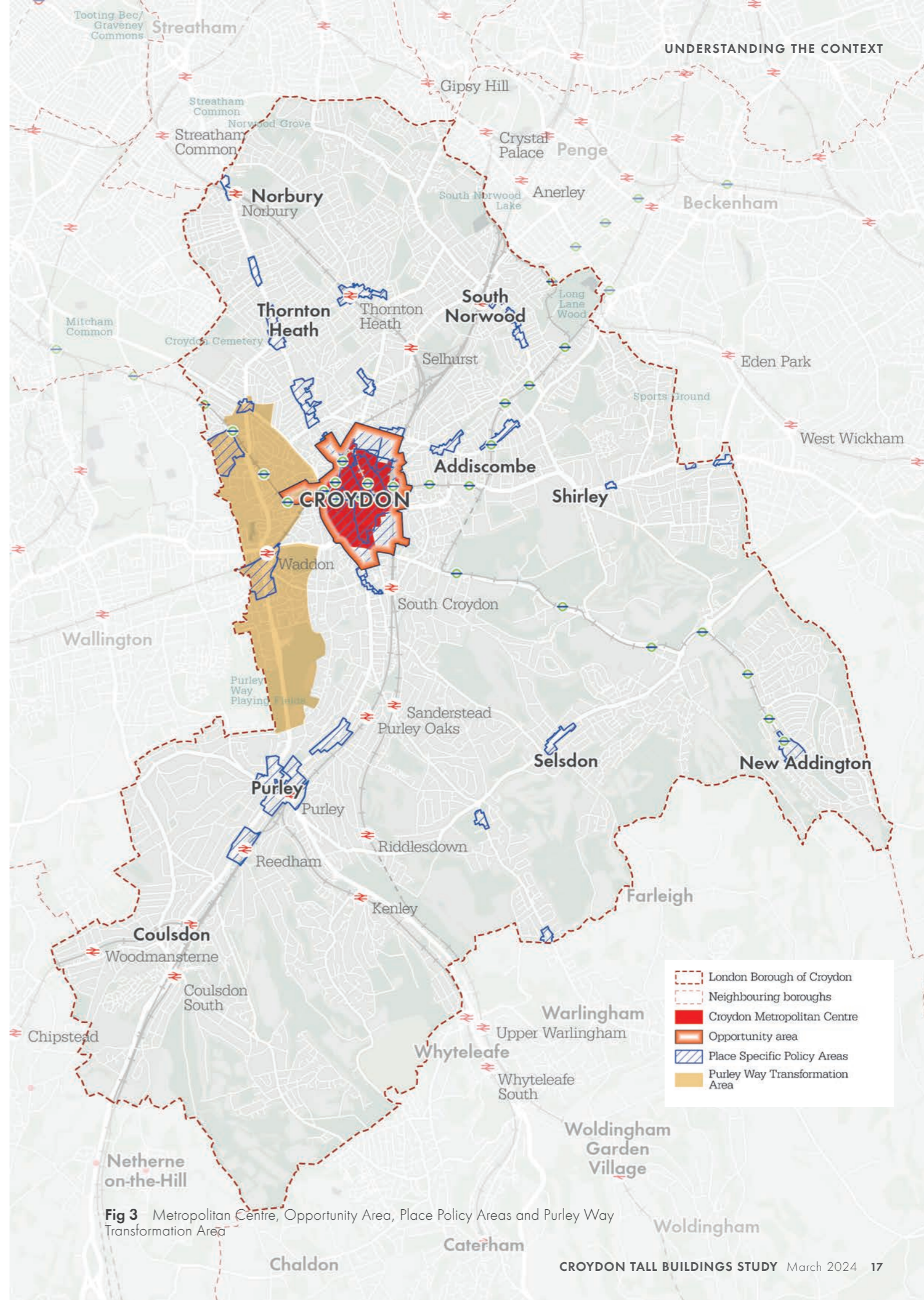


Fig 3 Metropolitan Centre, Opportunity Area, Place Policy Areas and Purley Way Transformation Area

Defining what is tall in Croydon

- 3.3.15 It also mentions that a tall building is one that is significantly taller than most of the surrounding buildings or in excess of six storeys or 25m.
- 3.3.16 It mentions that the height at which buildings will be considered `tall` on individual sites, together with detailed criteria for assessing the design and impact of tall buildings and consideration of the appropriateness for tall buildings on individual sites or in District Centres, will be set out in the Croydon Local Plan's Detailed Policies and Proposals, which will take account of the Croydon Opportunity Area Planning Framework and adopted Masterplans. This Tall Buildings Study will help to inform these detailed policies and proposals.
- 3.3.17 It references The London Plan, which states that tall and large buildings should be part of a strategic approach to changing or developing an area and should not have an unacceptably harmful impact on their surroundings, and that ideally tall buildings should form part of a cohesive group that enhances the skyline and improves legibility of the area.
- 3.3.18 ***"...ideally tall buildings should form part of a cohesive group that enhances the skyline and improves legibility of the area."***

Views and landmarks

- 3.3.19 It goes on to mention that The London Plan includes a policy on implementing the London View Management Framework (LVMF), and whilst the LVMF does not include any protected views in or from Croydon, Local Designated Views and Croydon Panoramas are identified in the Appendix 5.
- 3.3.20 It notes that The London Plan states that "Tall buildings should not impact on local or strategic views adversely", which justifies the requirement to sustain Local Views, Croydon Panoramas, the setting of Landmarks and other important vistas and skylines. Local views and landmarks have been taken into account as part of this study, and are considered sensitive to tall buildings.

Topography and landscape

- 3.3.21 Policy 6.12 highlights that the topography and landscape of Croydon is characterised by wooded hillsides with hillside ridges and valleys, and therefore the potential visual impact of tall and large buildings requires careful consideration.

Policy DM15: Tall and large buildings

- 3.3.22 The policy notes that, to ensure tall or large buildings respect and enhance local character, and do not harm the setting of heritage assets, proposals



View of Queen's Quarter from Barclay Road

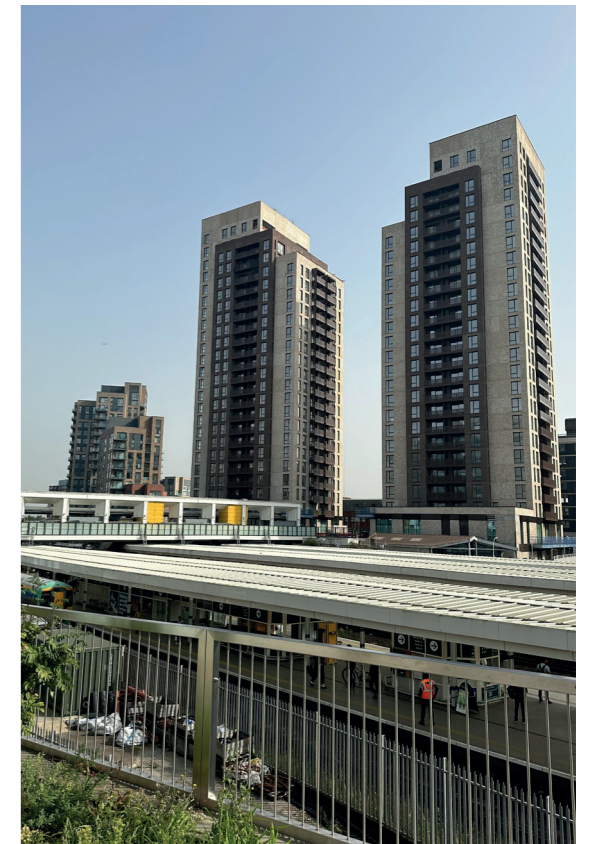


Photo facing north towards Crescent Gardens



View north from Barclay Road



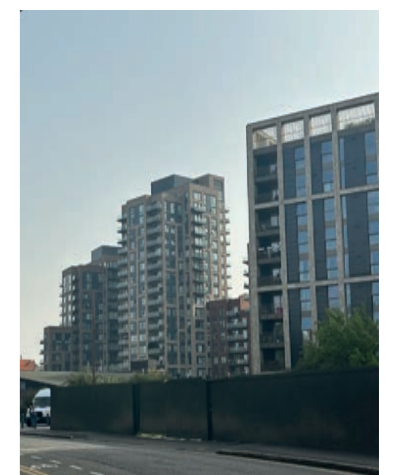
St Michael's Church



View north eastwards from Park Lane



View of the Croydon skyline from Park Lane



View eastwards down Lansdowne Road

will be permitted where they meet the following criteria:

- They are located in areas identified for such buildings in Policies DM34 to DM49;
- They are located in areas meeting a minimum Public Transport Accessibility Level (PTAL) rating of 4, with direct public transport connections to the Croydon Opportunity Area;
- The design should be of exceptional quality and demonstrate that a sensitive approach has been taken in the articulation and composition of the building form which is proportionate to its scale;
- The building height, footprint and design relates positively to any nearby heritage assets, and conserves or enhances the significance and setting of the assets of the wider historic environment;
- To improve the quality of and access to open space, developments including buildings taller than 40 storeys will need to incorporate amenity space, whether at ground level such as atria or above ground level, such as sky gardens and roof terraces, that is accessible to the public as well as residents of the development; and
- To ensure tall and large buildings are well integrated with the local area, they should include at least an active ground floor and inclusive public realm.

Further detail is provided about the definition of tall and large buildings,

how they should be assessed in terms of their context, design and location.

3.3.23 The policy highlights the need to expand the current definition of tall buildings to include large buildings, with intention to expand the definition of tall buildings to include large buildings and ensure development is sensitive to its local context.

3.3.24 It mentions that the Croydon Opportunity Area Framework outlines the importance of creating slender tall buildings in locations where the proposed building will be taller than the predominant surrounding development heights. It goes on to note that this criterion is equally applicable in locations outside of the Croydon Opportunity Area (as listed in the Places of Croydon Policies DM34 to DM49) where opportunities for tall or large buildings may be available.

3.3.25 The adjacent table is a summary of place-specific Development Management policies in the Croydon Local Plan, indicating where these have been suggested as potentially appropriate for buildings that might be taller than the current London Plan definition of tall.

Place-specific development management policy	Policy ref	Appropriate for tall building?
1. New Addington District Centre	DM34.1	YES up to 12 storeys
2. Addiscombe District Centre	DM35.1	NO
3. Area between Addiscombe Railway Park & Lower Addiscombe Road (section between Leslie Park Road & Grant Road)	DM35.2	NO
4. Broad Green Local Centre	DM36.1	NO
5. Potential new Local Centre at Valley Park	DM36.2	YES subject to masterplans
6. Area of the Lombard Roundabout	DM36.3	NO
7. Area north of Broad Green Local Centre	DM36.4	YES up to 8 storeys
8. Area of the junction of Windmill Road and Whitehorse Road	DM36.5	NO
9. Croydon Opportunity Area (all)	DM38.1	YES subject to masterplans
10. Croydon Opportunity Area (New Town and the Retail Core)	DM38.2	YES
11. Croydon Opportunity Area (Central area)	DM38.3	YES
12. Croydon Opportunity Area (Edge area)	DM38.4	YES on its merits
13. Croydon Opportunity Area (London Road area)	DM38.5	NO
14. Croydon Opportunity Area (area along Sydenham and Lansdowne Road)	DM38.6	NO
15. Norbury District Centre	DM41.1	NO
16. Pollards Hill Local Centre	DM41.2	NO
17. Purley District Centre and its environs	DM42.1	YES up to 16 storeys
18. Environs of Reedham station	DM42.2	NO
19. Area of the junction of Brighton Road and Purley Downs Road	DM42.3	NO
20. Sanderstead Local Centre	DM43.1	NO
21. Hamsey Green Local Centre	DM43.2	NO
22. Selsdon District Centre	DM44.1	NO
23. Shirley Local Centre	DM45.1	NO
24. Area between 518 and 568 Wickham Road	DM45.2	NO
25. Area of the Wickham Road Shopping Parade	DM45.3	NO
26. Brighton Road (Selsdon Road) Local Centre	DM46.1	NO
27. Section of Portland Road between the South Norwood Conservation Area and Watcombe Road	DM47.1	NO
28. Section of Portland Road between Watcombe Road and Woodside Avenue	DM47.2	NO
29. Thornton Heath District Centre and environs	DM48.1	YES up to 9 storeys
30. Thornton Heath Pond Local Centre and environs	DM48.2	NO
31. Waddon's potential new Local Centre	DM49.1	NO

Fig 4 Place policies in the current Croydon Local Plan, with those in green being potentially appropriate for taller buildings

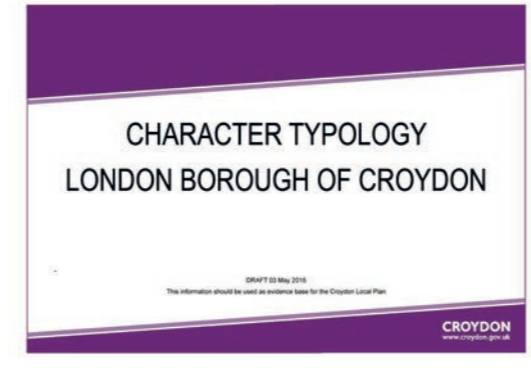
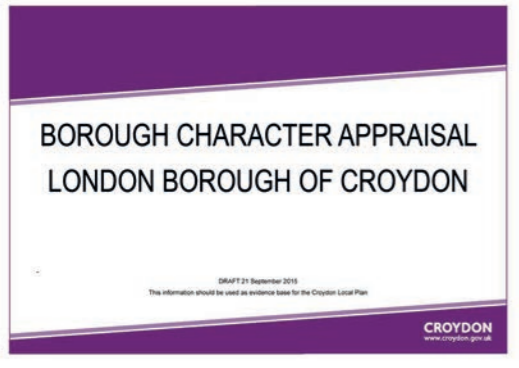
3.4 Historic England advice

Croydon Local Plan Review (2023)

- 3.3.26 The Croydon Local Plan review is currently being undertaken and will be amended to reflect recent changes in London and national policy.
- 3.3.27 Changes relevant to this report include the addition of three new 'transformation areas'.
- 3.3.28 These are as follows:
 - North End Quarter (which falls within the Croydon Opportunity Area)
 - Brighton Mainline and East Croydon
 - Purley Way
- 3.3.29 These transformation areas and the new local and neighbourhood centres proposed as part of the Purley Way Transformation Area are shown on the adjacent plan.

Historic England Advice Note 4 (2022)

- 3.4.1 Historic England has prepared an advice note for Tall Buildings with the aim of supporting local planning authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment. The advice primarily focuses on:
 - Plan-making and the importance of a plan-led approach to tall building development;
 - The information needed to support plan-making, and to assess and determine individual development proposals at application stage; and
 - How to identify appropriate locations for tall buildings and define design
- 3.4.2 Their guidance begins with a set of overarching principles to avoid or minimise impacts upon the significance of heritage assets:
 - A plan-led approach to tall buildings to determine their location;
 - An evidence base which explores alternative options for the location and heights of tall buildings;
 - Decision making informed by understanding of place, character and historic significance;
 - Tall buildings proposals which take account of local context and historic character; and
- 3.4.3 When discussing the impacts of tall buildings, the note sets out the following factors which need to be considered:
 - Early and effective engagement at plan-making and decision-taking stages including the use of design review panels.
 - Quality of places: the distinctive qualities and values of a place including historic character and context;
 - Heritage: understanding the significance of the historic environment and the potential impact on this significance;
 - Visual: the impact on the streetscape, town or cityscape and wider urban and rural landscapes, and views. This includes the setting of heritage assets;
 - Functional: the design, embodied carbon and carbon cost, construction and operation;
 - Environmental: the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climatic changes could have upon their fabric, and how they are experienced; and
 - Cumulative: the combined impacts on heritage assets from existing, consented and proposed tall buildings.



Borough Character Appraisal London Borough of Croydon (2015)

3.4.4 The appraisal was undertaken to form part of the evidence base for the Urban Design & Local Character and Heritage Assets and Conservation and Places of Croydon policies within the Croydon Local Plan.

3.4.5 The appraisal looked at various aspects to help inform an understanding of the character of the borough, and the distinct places of which it comprised.

The aspects assessed included:

- Predominant character types
- Land form
- Views and landmarks
- Additional landmarks
- Geological information
- Historical development
- How the Place is used today (land uses/social and economic profile)
- Access and movement
- Landscape and open character
- Open space
- Statutory conservation designations
- Landscape character
- Residential character
- Streetscape character



Fig 5 Croydon's 16 'places' as defined in the Borough Character Appraisal

Character Typology, London Borough of Croydon (2015)

3.4.6 The purpose of this study is to identify and analyse different types of housing in Croydon, based on a range of criteria and characteristics, as evidence base for the Council's Core Strategy. This document supports the Borough Character Appraisal by giving a typological explanation of housing in Croydon.

3.4.7 Eight housing types were identified based on a range of characteristics, and analysed quantitatively against a set of 15 criteria. These eight types have been examined in detail in seven profiles, with the historical evolution and defining characteristics of each type described.

3.4.8 The different residential types have been mapped to show their distribution across the borough, excluding town and district centres, conservation areas, parks and open space. The mapping identifies the predominant character of an area, rather than identifying every individual building, which may be different from its surroundings.

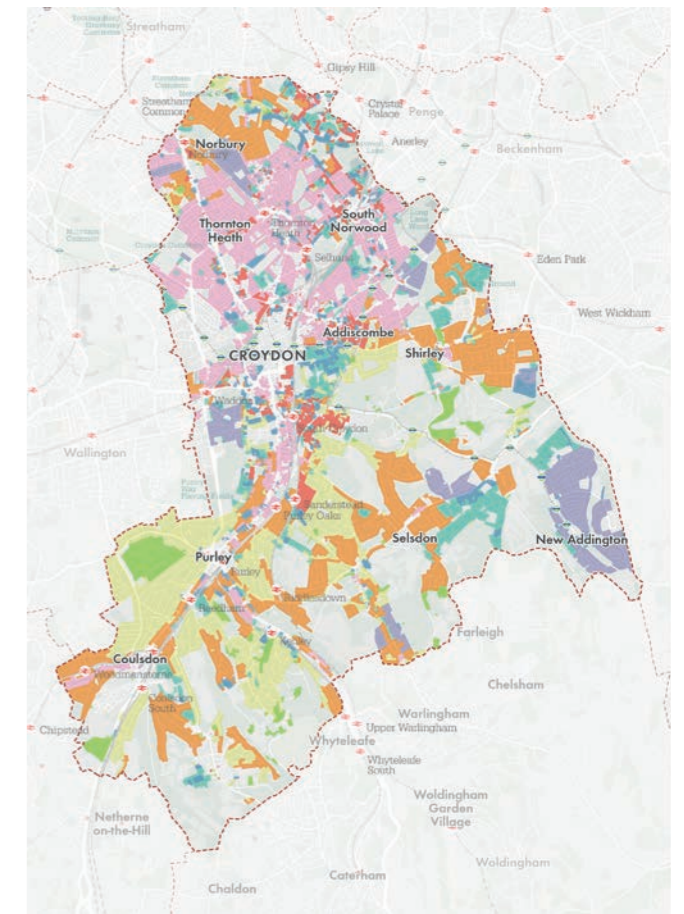


Fig 6 Croydon's housing typologies

- London Borough of Croydon
- Neighbouring boroughs
- Borough Character Map**
- Compact houses small plots
- Detached house large plot
- LA built housing public realm
- Large house small plot
- Mid-rise blocks with grounds
- Planned estates of semis
- Scattered houses large plots polygons
- Terraces and cottages



Climate emergency

3.4.9 In July 2019, Croydon Council declared a climate emergency. As a result, the council set up the Croydon Climate Crisis Commission to guide their response to the climate emergency. In June 2021 they produced a report of recommendations that will enable the borough to become carbon neutral by 2030.

Draft Purley Way Masterplan

3.4.10 This design-led masterplan and delivery strategy for the Purley Way area has been developed for integration into the Local Plan. The project aims to deliver a comprehensive masterplan and planning framework, including parameters and guidance, that facilitate the redevelopment of Purley Way into a coherent place with a rich mix of uses, including new homes, commercial, social and leisure spaces.

3.4.11 Some of the key outcomes of the masterplan which will need to be considered in the development of this Tall Buildings Study, are:

New centres

3.4.12 The masterplan proposes the creation of four distinct Local and Neighbourhood Centres that will help provide a stronger structure and sense of place for the area. The design of the new centres respond to existing local character and activities.

3.4.13 The new local centres proposed include:

- Valley Park Town Centre
- Waddon Marsh Town Centre
- Five Ways Town Centre

3.4.14 The new neighbourhood centre is:

- Waddon Way Neighbourhood Centre

New homes

3.4.15 The masterplan shows that there is potential to deliver up to 6,300 new homes, forming a significant part of the strategy to meet the housing needs of the borough. Some tall buildings will play a role in this delivery.

Transport and movement

3.4.16 The masterplan proposes major improvements to the area’s walking and cycling, public transport, highway and parking infrastructure to ensure that Purley Way area has sufficient capacity to support the level of proposed growth and that it maximises the use of sustainable modes of transport. This will likely improve its overall public transport and cycling accessibility levels (PTAL and CTAL).

Industrial intensification opportunities

3.4.17 The masterplan aims for intensification of industrial space and establishes the potential opportunity for expanded employment space across the Purley Way area, providing provides a wide range of employment typologies and encourages stacking smaller activities above larger ones.

Public realm and open space

3.4.18 The masterplan sets out a network of publicly accessible open spaces

providing valuable amenity for those living in, working in and visiting Purley Way. Some of the key improvements sought include the deculverting of the River Wandle and the integration of the open river with new development, enhancements around key stations and heritage assets as well as tree planting along Purley Way and other public highways.



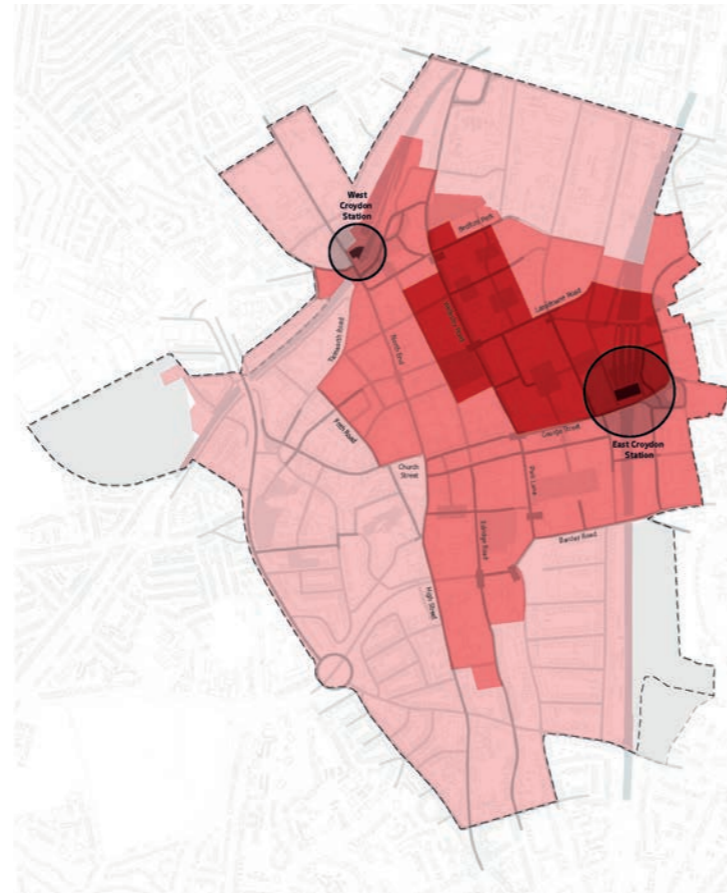
Croydon Opportunity Area Planning Framework (2013)

3.4.19 The Croydon Opportunity Area Planning Framework (OAPF) was adopted in 2013 and provides guidance for future development within this central part of Croydon until 2031.

3.4.20 The OAPF was prepared jointly by the Greater London Authority (GLA) and London Borough of Croydon in partnership with Transport for London (TfL). The OAPF is not formally part of the Development Plan but considers how London Plan policies can be implemented to address the strategic challenges and opportunities in an area.

3.4.21 The Croydon OAPF includes a three-tiered building height strategy for the town as follows:

- **Central area** - where tall buildings will be most appropriate;
- **Edge area** - where there will be scope for some new tall buildings;
- **Outer area** - where tall buildings are unlikely to be acceptable.



- **Central area**
New tall buildings will be most appropriate in this central area. New tall buildings in this area would have the least impact on sensitive locations.
- **Edge area**
Building heights in this area will vary. There will be scope for some new tall buildings where justified. There will be more mid-rise and smaller scale infill buildings.
- **Outer area**
In general, tall buildings are unlikely to be acceptable in the outer area. Site specific circumstances and site history will have an important role to play in determining exact heights of future buildings in this area.

Fig 7 Building height strategy in the Croydon OAPF



Fig 8 Existing tall building clusters in 2013 (from Croydon OAPF)



Fig 9 OAPF's zones over a 3d massing view of Croydon in 2023

4 PHYSICAL CONTEXT

4.1 Topography and flood risk

- 4.1.1 The topography and landscape of Croydon is characterised by wooded hillsides with hillside ridges and valleys.
- 4.1.2 Northwood Ridge to the north of the borough with attractive open spaces offering views to the south and west. The south of the borough is characterised by steep sided valleys.
- 4.1.3 The most distinctive valley can be seen stretching from South Croydon through Purley to Coulsdon.
- 4.1.4 Hillsides and ridges to the east of the borough offer good views across low laying areas.
- 4.1.5 To the north of the borough, the Norwood Ridge spans between Norwood Grove and Gipsy Hill, and extending south to Thornton Heath. There are notable viewpoints and attractive open spaces along the Ridge looking southwards towards the town centre and westwards towards Mitcham and Sutton.
- 4.1.6 More verdant areas of low density residential development exist on the hill top and slopes of the Norwood Ridges.
- 4.1.7 The south of the Borough is characterised by attractive wooded steep sided valleys with residential areas on the hillsides. These hillsides and ridges provide views across valleys to surrounding downland and allow for sweeping panoramas towards Croydon town centre.

4.1.8 The hills and valleys of the east of the borough are dominated by 20th century residential development with a wide range of open spaces, and is more rural towards the south eastern borough boundary.

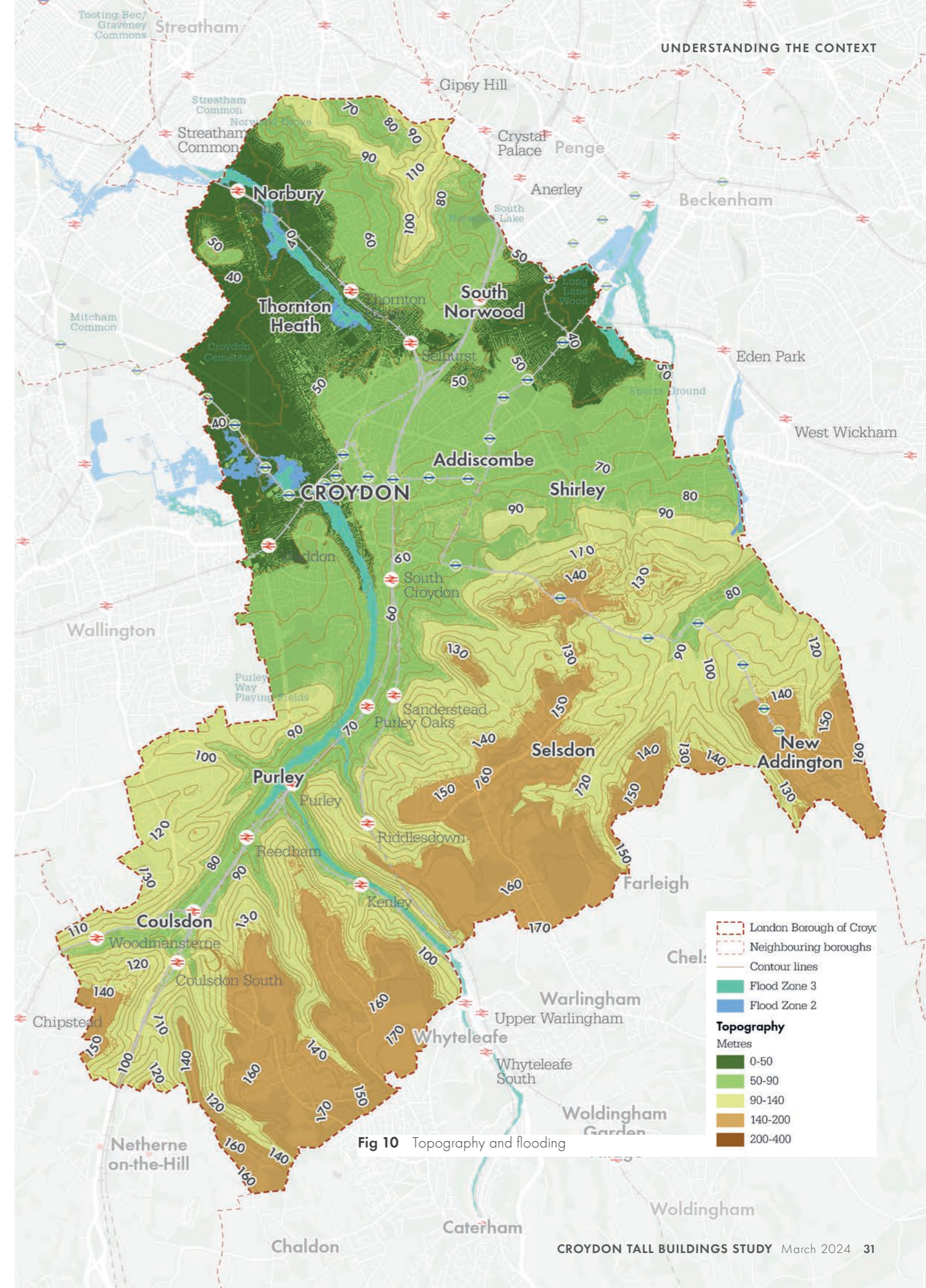


Fig 10 Topography and flooding

4.2 Urban morphology

- 4.2.1 Settlements have formed in Croydon's low lying land and have grown out from here towards the higher parts of the borough.
- 4.2.2 Croydon town centre is characterised by dense development and buildings with large footprints.
- 4.2.3 The urban grain becomes less coarse as you move out of the centre. Older, more compact development continues along the key routes to the north and south of the centre.
- 4.2.4 To the west and southwest of Croydon town centre, coarser grained development in the form of industrial uses and big box retail can be easily identified along Purley Way.
- 4.2.5 Some larger building footprints can also be found around some of Croydon's key settlements, including Purley, Coulsdon, Selsdon, Shirley and New Addington.
- 4.2.6 The rest of the borough is characterised by finer grain, lower density residential development.
- 4.2.7 The town centres of Coulsdon and Purley expanded from the centre of the valley based on developing transport networks and have developed in to market towns.

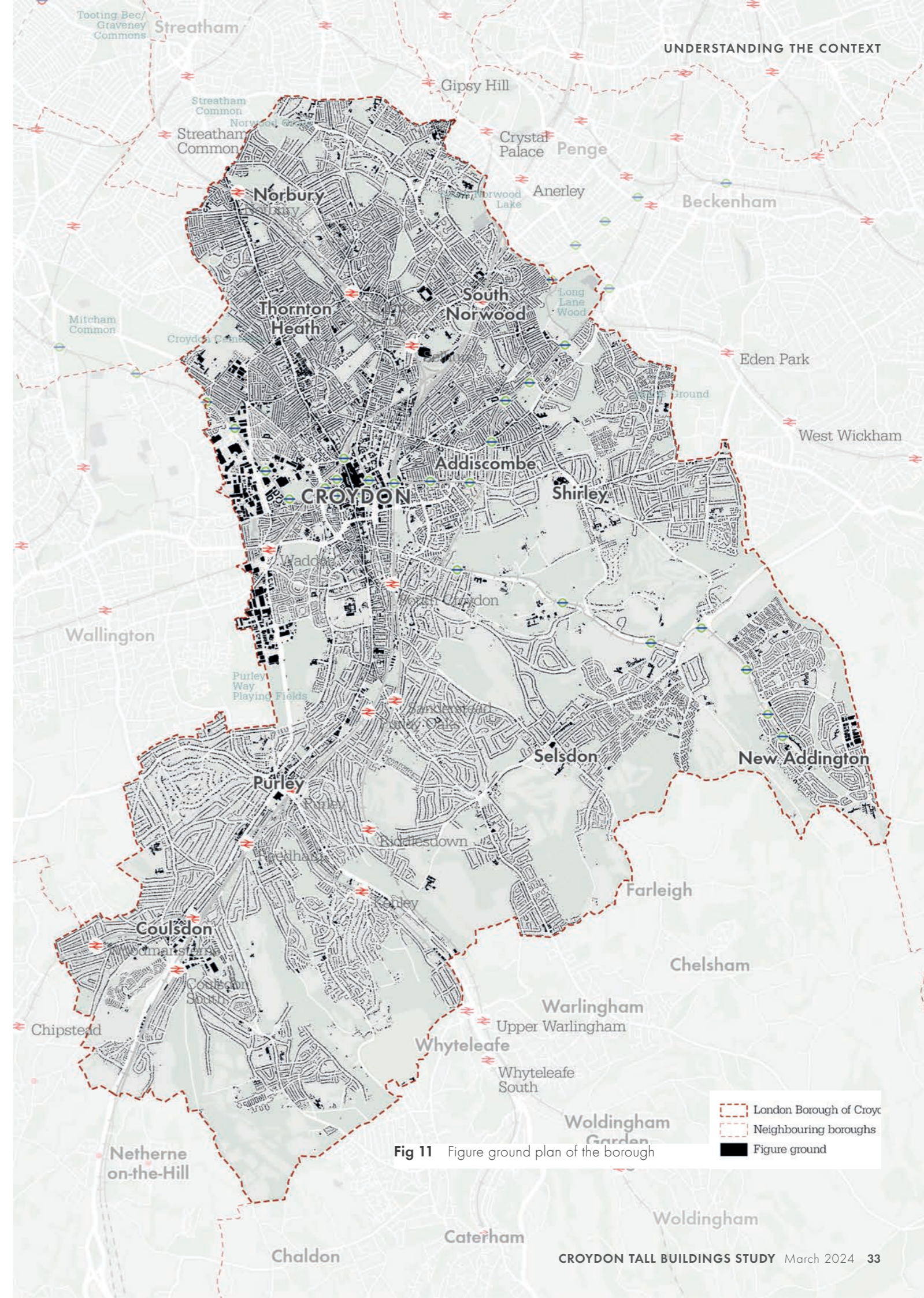


Fig 11 Figure ground plan of the borough

4.3 Green spaces

- 4.3.1 The more urban and densely populated north of the borough has a number of smaller green spaces, including a number of locally listed historic parks and gardens, including Croydon Cemetery, Queen’s Road Cemetery, Grangewood Park and Upper Norwood Recreation Ground.
- 4.3.2 Croydon town centre has two key green spaces which are locally listed historic parks: Duppas Hill Recreation Ground and Wandle Park.
- 4.3.3 Open and green spaces become more frequent and larger in the south of the borough, particularly on the less populated higher hills and ridges.
- 4.3.4 Some areas appear to have more limited access to open space, including some largely residential areas to the south of Thornton Heath. The area to the west of Purley also appears to have limited access to open space, however many of these neighbourhoods have a more green and leafy character and access to large gardens.

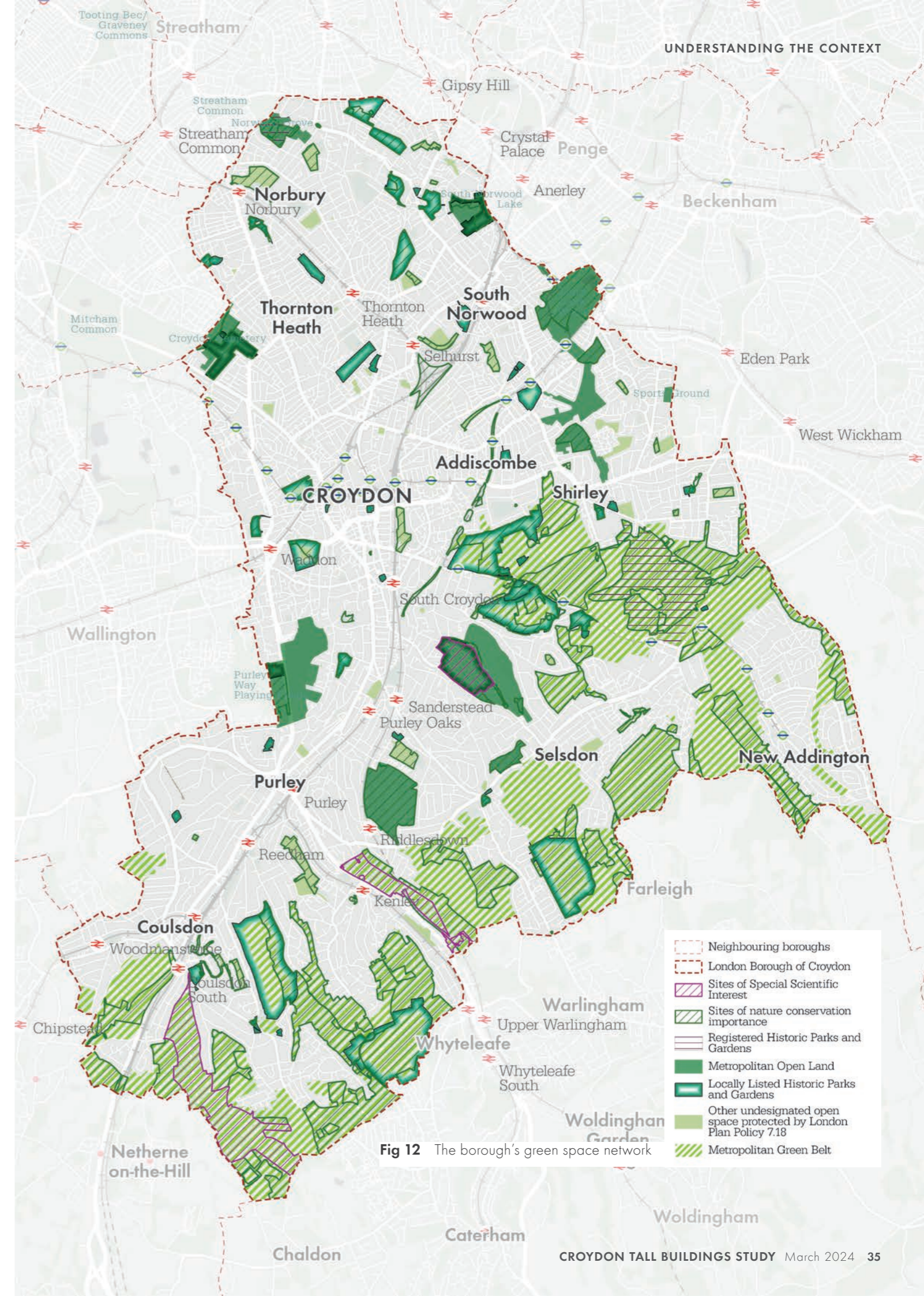


Fig 12 The borough’s green space network

4.4 Heritage

4.4.1 Croydon is rich in history. Historically a market town with key trading links with the villages of Addington, Sanderstead and Coulsdon to the south. A period of prosperity in the 18th century saw the development of settlements at Broad Green, Woodside and Thornton Heath.

4.4.2 The areas of the borough which have the highest concentration of heritage assets are Croydon town centre and Upper Norwood. Each have a number of listed buildings and conservation areas, making them more sensitive to development.

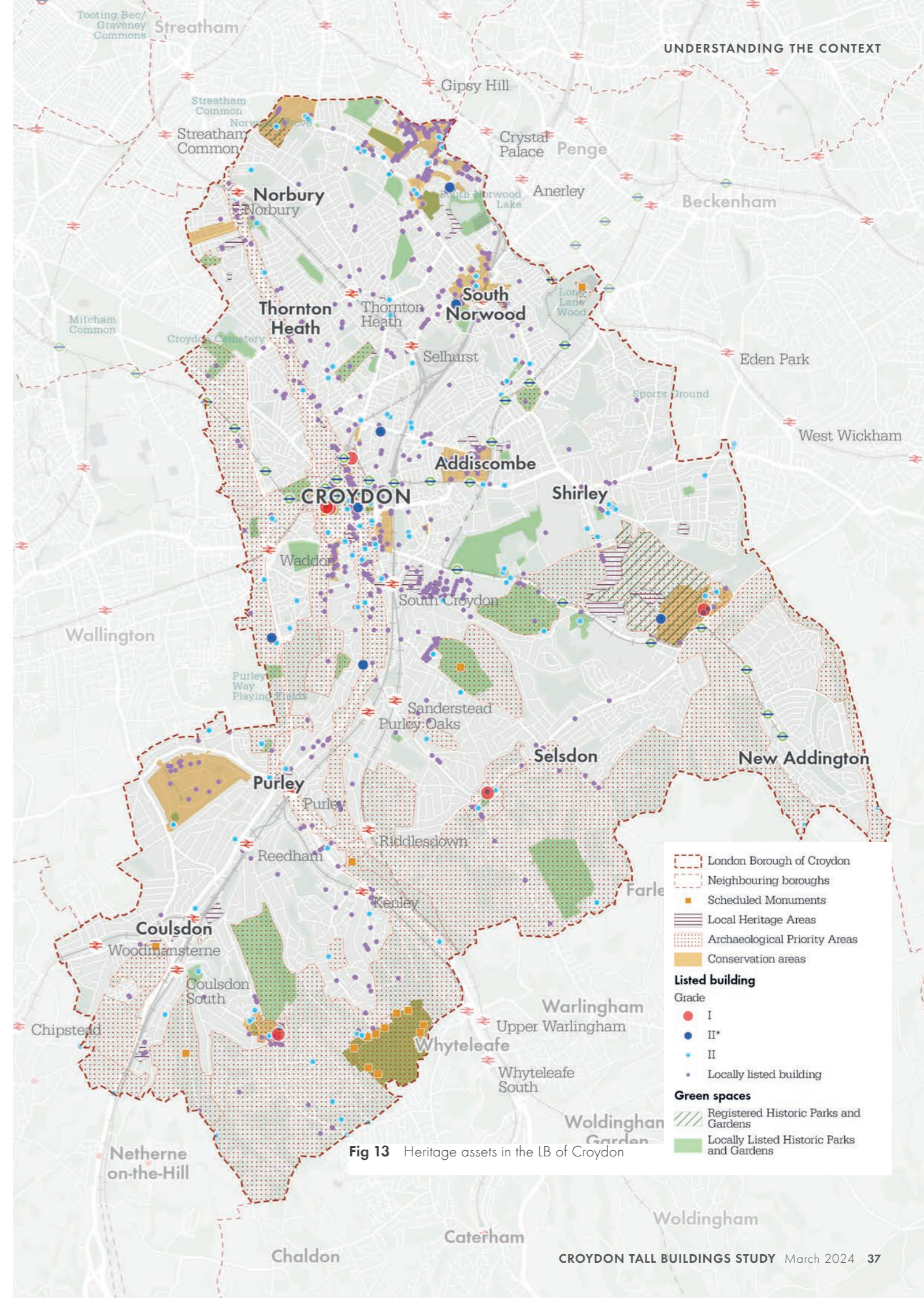
4.4.3 The rest of the borough has an even spread of primarily Grade II Listed buildings.

4.4.4 Conservation areas which cover larger areas of the boroughs, and will therefore be more sensitive to new development, include: Addington Village, Kenley Aerodrome, The Webb Estate & Upper Woodcote Village and the East India Estate Conservation Areas.

4.4.5 South Norwood's conservation area is currently on Historic England's Heritage at Risk Register but the South Norwood Regeneration Programme aims to restore it to its original vibrancy and remove it from the register.



Grade II Listed Croydon Town Hall



4.5 Views

- 4.5.1 Croydon has a range of Local Designated Views and Panoramas across the borough.
- 4.5.2 The criteria applied for identification of views in Local Plan can be summarised as follows:
- The viewpoint must be in a publicly accessible location in a major public area;
 - The view must contribute positively to the local character;
 - Key landmarks (Local Designated Landmarks) are seen or it is a unique view; and
 - It must be substantially of a part of the borough.
- 4.5.3 The criteria applied for identification of Croydon Panoramas includes:
- The viewpoint must be in a publicly accessible location in a major public area;
 - The viewpoint selected is where the widest panorama can be viewed;
 - The viewpoint selected is also the one that gives the clearest view, has the least obstructions of the subject matter; and
 - The view is of substantial parts of the borough of Croydon
- 4.5.4 Lambeth also has a significant panorama view which takes in areas of London Borough of Croydon from The Rookery, a public park on elevated ground to the immediate east of Streatham Common. The view and

looks south towards St Helier, Epsom Downs, Pollards Hill, Croydon and the North Downs.

- 4.5.5 In terms of visual management guidance, Lambeth’s draft Local Views SPD suggests that new development should not prevent the viewer’s enjoyment of foreground open space and distant horizon. In terms of the foreground and middle ground, it is considered unlikely that middle ground development will harm the viewer’s ability to appreciate the horizon; and in terms of the background, it is considered that development on the distant horizon has the potential to enhance the view by announcing otherwise unidentifiable distant locations.

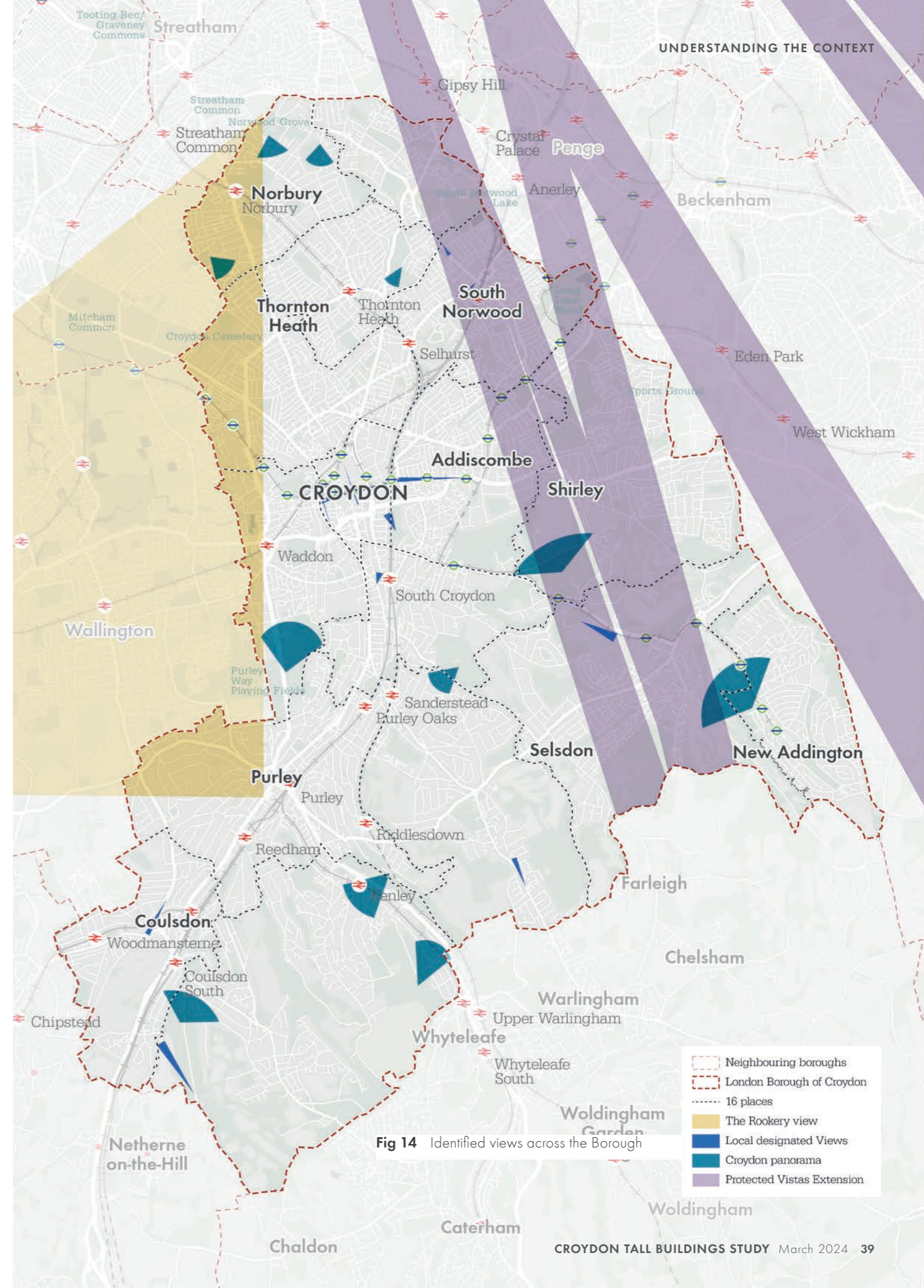


Fig 14 Identified views across the Borough

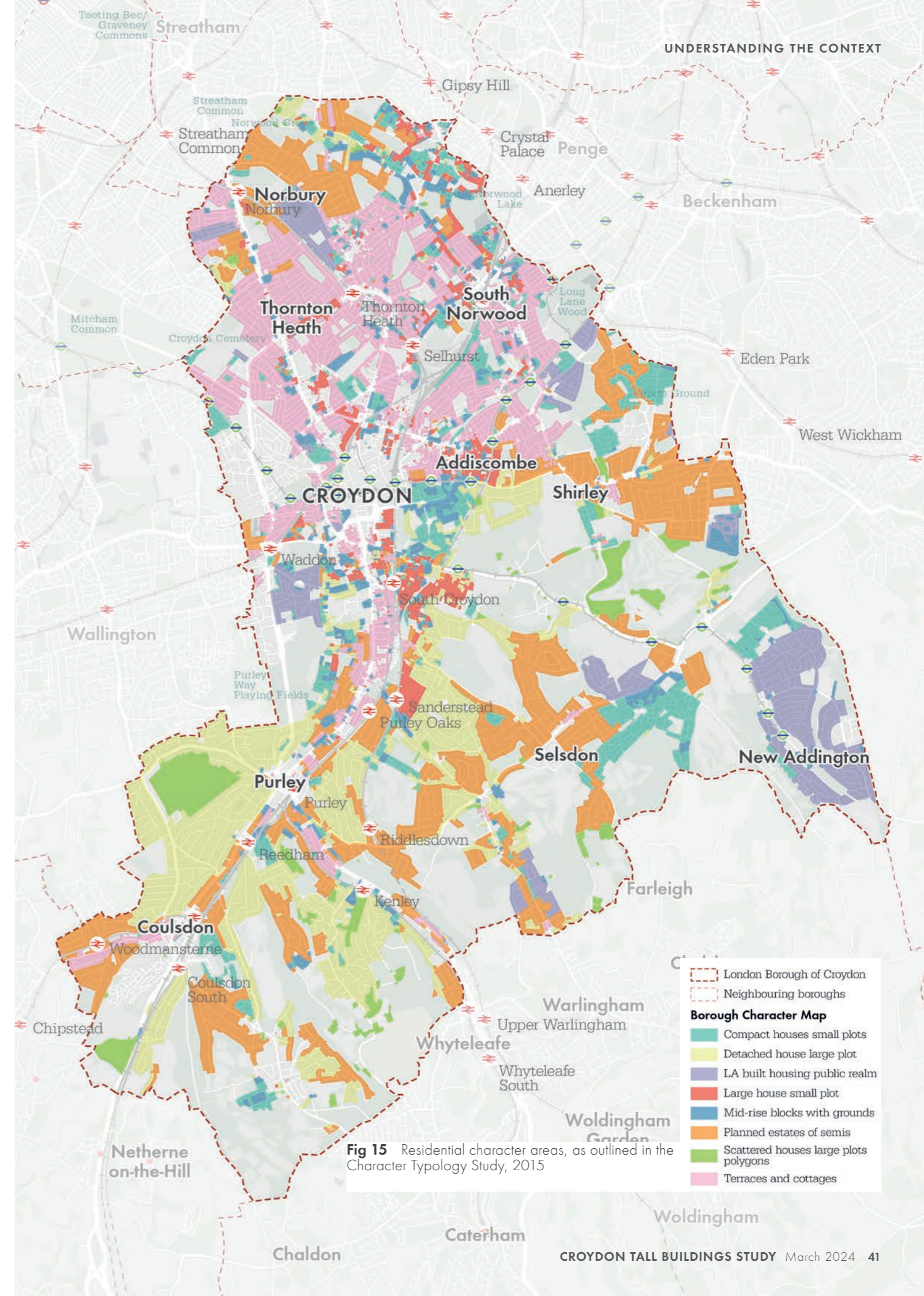
4.6 Residential character

4.6.1 Taken from the Character Typology Study undertaken in 2015, this plan maps the distribution of different types of housing across Croydon, based on a range of criteria and characteristics, and analysed quantitatively against a set of 15 criteria.

4.6.2 The eight housing types identified are as follows:

- Compact houses on relatively small plots
- Detached houses on relatively large plots
- Large houses on relatively small plots
- Local authority built housing with public realm
- Medium rise blocks with associated grounds
- Planned estates of semi detached houses
- Scattered houses on large plots
- Terraces and cottages

4.6.3 The different residential types have been mapped to show their distribution across the borough, excluding town and district centres, conservation areas, parks and open space. The mapping identifies the predominant character of an area, rather than identifying every individual building, which may be different from its surroundings.



4.7 Croydon's 16 Places

Definition of the boundaries of places

4.7.1 Whilst a boundary has been selected for each of the Places on the Ordnance Survey mapping of Croydon there is some overlap between each Place, so for example, Addington Palace, whilst being located in the Place of Shirley according to the Place's boundary, is described in the historical development of Addington as it has a stronger association historically with Addington Village than with Shirley.

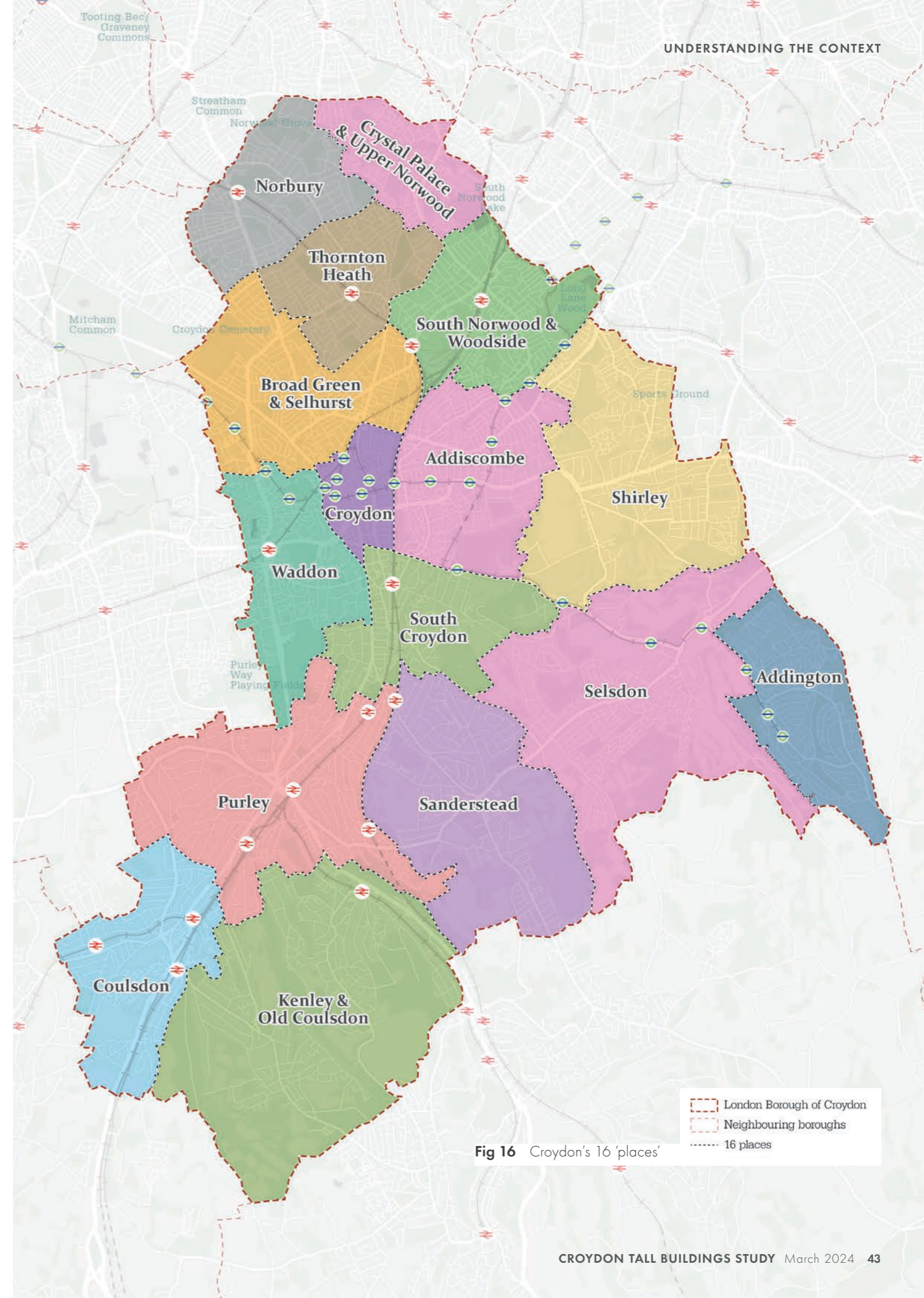


Fig 16 Croydon's 16 'places'

4.8 Centres

Croydon Metropolitan Centre

4.8.1 A metropolitan centre serves a wide catchment and typically they contain at least 100,000m² of retail floor space with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions.

District Centres

4.8.2 Distributed more widely than the metropolitan centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000 – 50,000m² of retail floor space. Some have developed specialist shopping functions.

Local Centres

4.8.3 Typically serve a localised catchment often mostly accessible by walking and cycling and may comprise a local parade and small clusters of shops, mostly for convenience goods and other services. This may include a small supermarket (less than 2,000m²), sub-post office, pharmacy, launderette and other useful local services. They can play a key role in addressing areas deficient in local retail and other services.

Metropolitan and District Centres

1. Croydon Metropolitan Centre
2. Addiscombe District Centre
3. Coulsdon District Centre
4. Crystal Palace District Centre
5. New Addington District Centre
6. Norbury District Centre
7. Purley District Centre
8. Selsdon District Centre
9. South Norwood District Centre
10. Thornton Heath District Centre

Local Centres

11. Beulah Road Local Centre
12. Brighton Road (Sanderstead Road) Local Centre
13. Brighton Road (Selsdon Road) Local Centre
14. Broad Green Local Centre
15. Hamsey Green Local Centre
16. Pollards Hill Local Centre
17. Sanderstead Local Centre
18. Shirley Local Centre
19. Thornton Heath Pond Local Centre

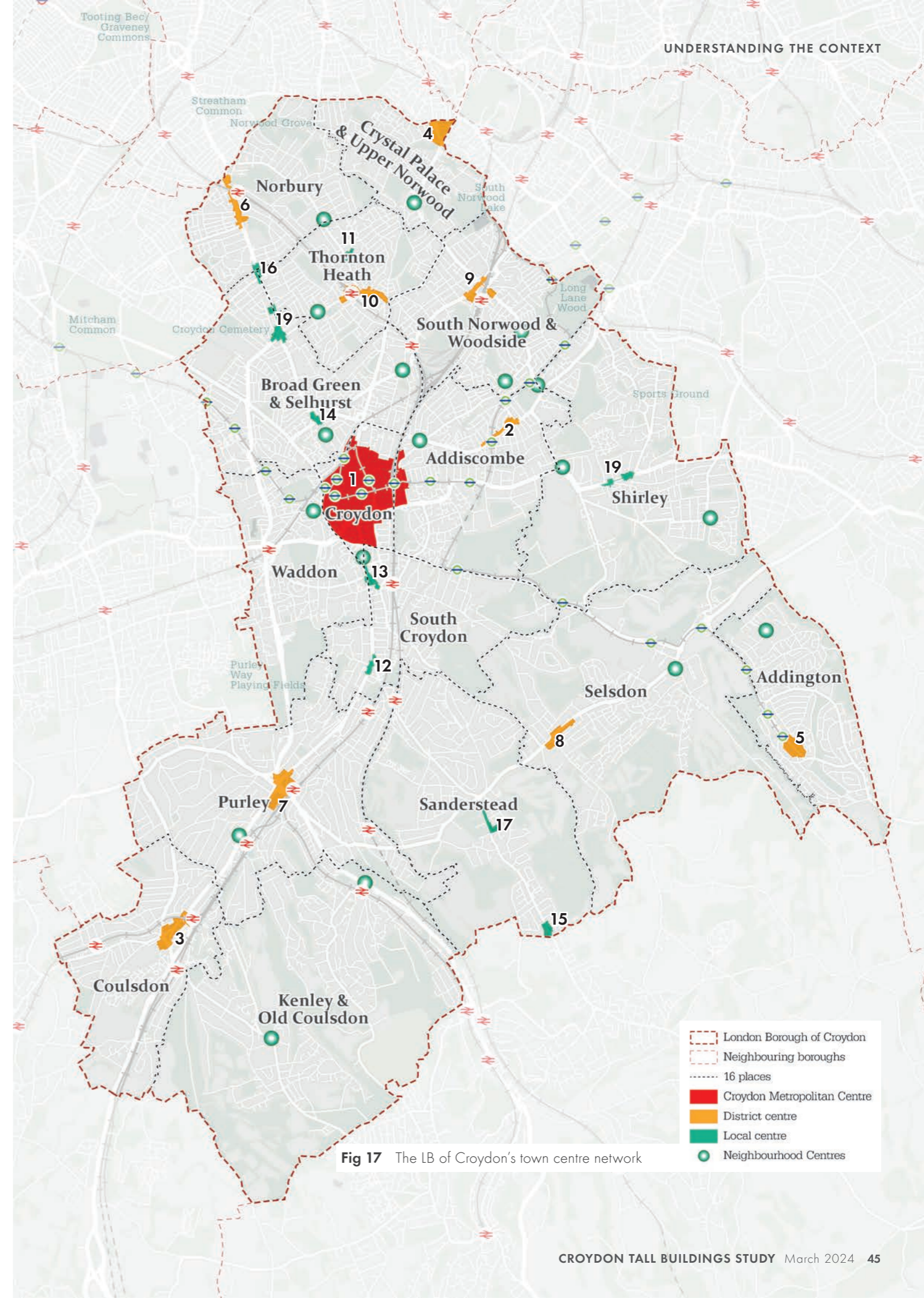


Fig 17 The LB of Croydon's town centre network

4.9 Connectivity and accessibility

Public transport

- 4.9.1 Croydon is one of the most well connected outer London boroughs, with Croydon's main rail artery passing through East Croydon to Victoria and London Bridge.
- 4.9.2 The Croydon Tramlink network passes through the heart of the centre, terminating at New Addington to the south and extending Norwood Junction to the north-east towards its Beckenham terminus. To the west, the line extends to Wimbledon and passes through the Purley Way Transformation Area.
- 4.9.3 The borough is served by a very extensive bus network which plays a very important role in supporting high PTAL values in central areas. These services tend to interchange well with rail and tram services and facilities.

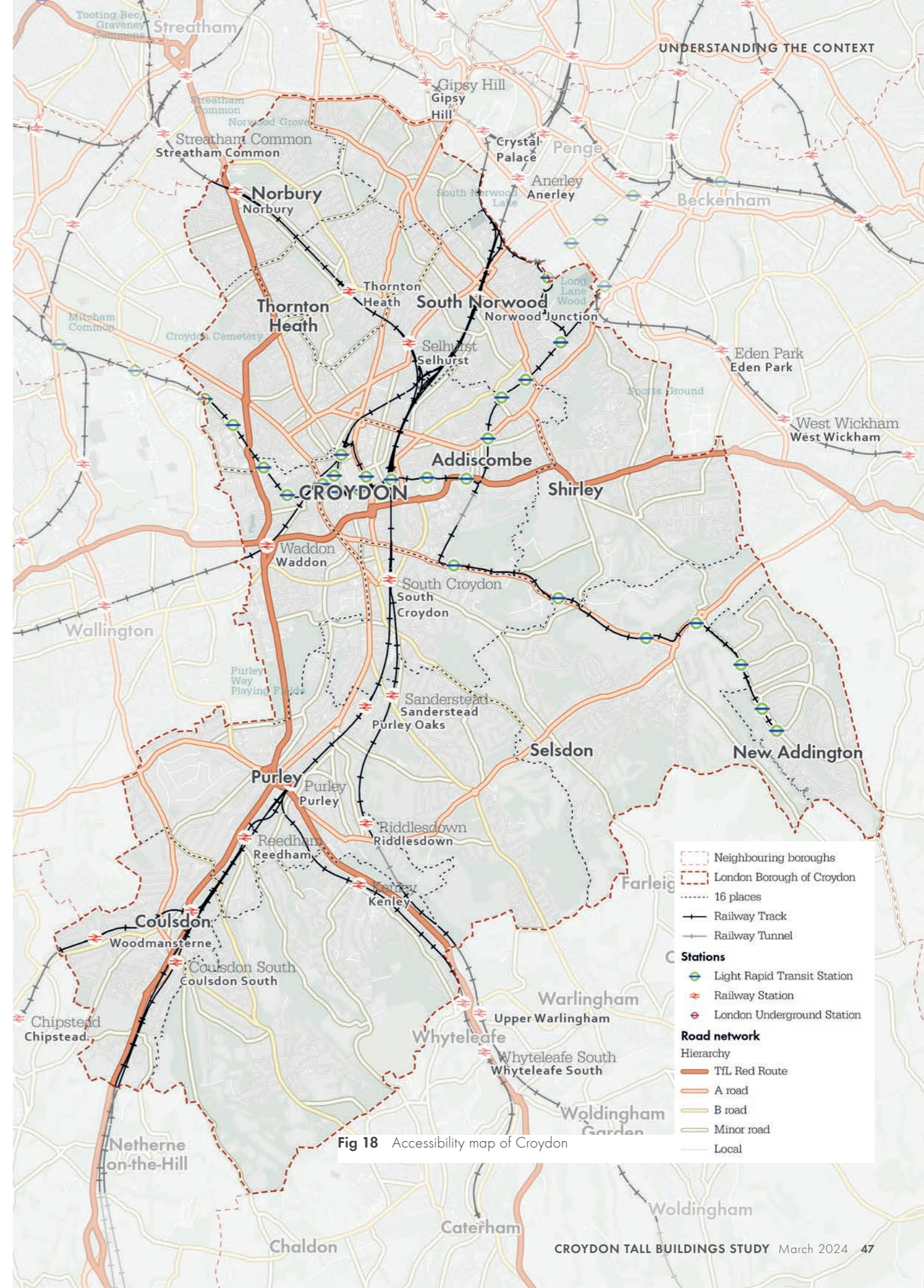


Fig 18 Accessibility map of Croydon