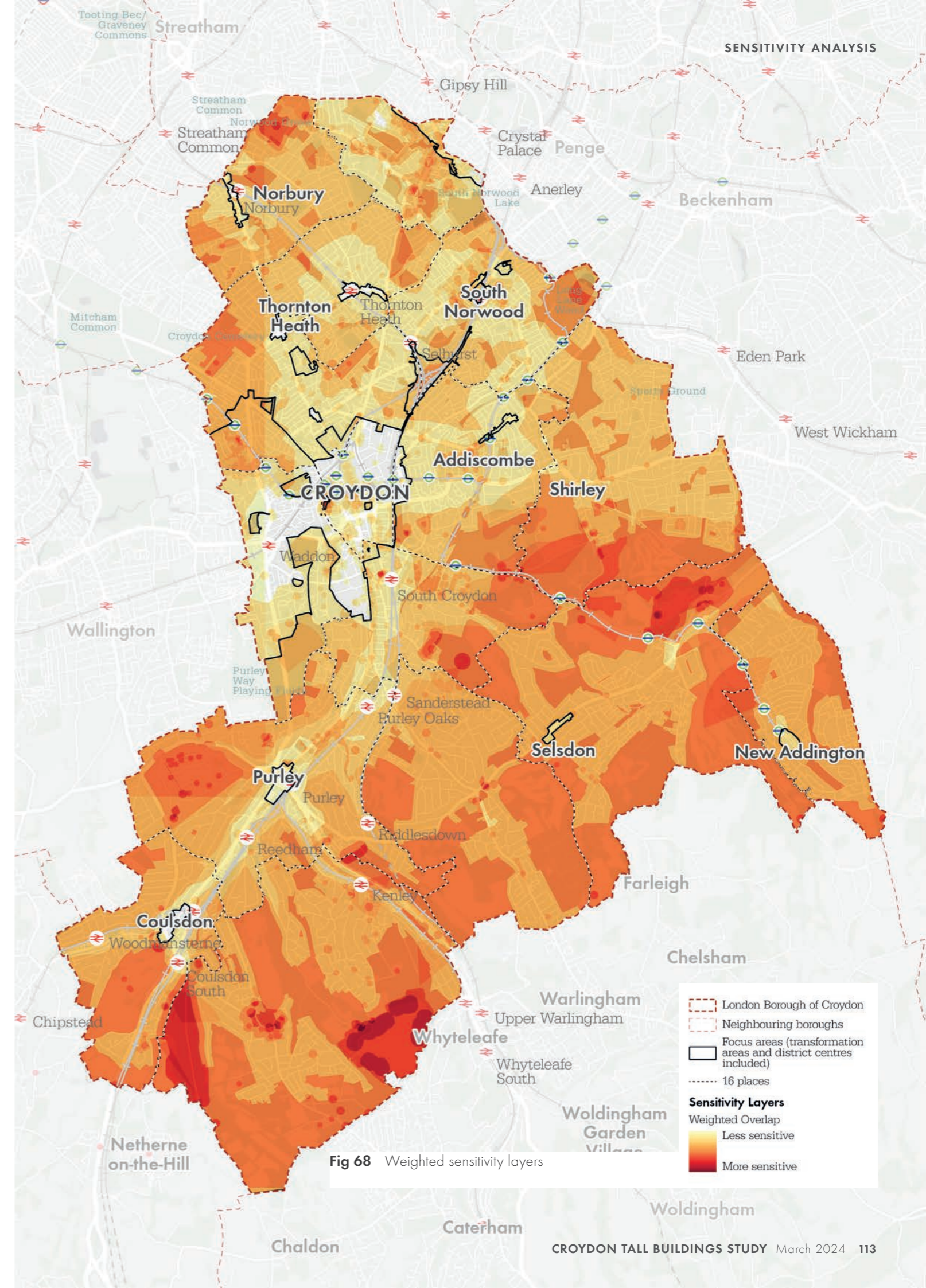


Plan showing number of overlapping sensitivity layers with weightings

- 8.1.2 Fig 68 shows all layers of sensitivity but with weightings applied. The darker tones are considered to be the areas most sensitive to the potentially adverse townscape impacts of new tall buildings.
- 8.1.3 It is clear from the plan that, whilst there are some heritage constraints within the centre of Croydon town centre, this location is generally not particularly sensitive to the introduction of new tall buildings.



Number of overlapping sensitivity layers clipped with the Area of Search

- 8.1.4 Fig 69 shows the number of overlapping sensitivity layers (excluding the absolute layers of green spaces, PTAL 0-2 and areas of consistently low prevailing heights).
- 8.1.5 The data has been clipped to only show information within the areas of search.

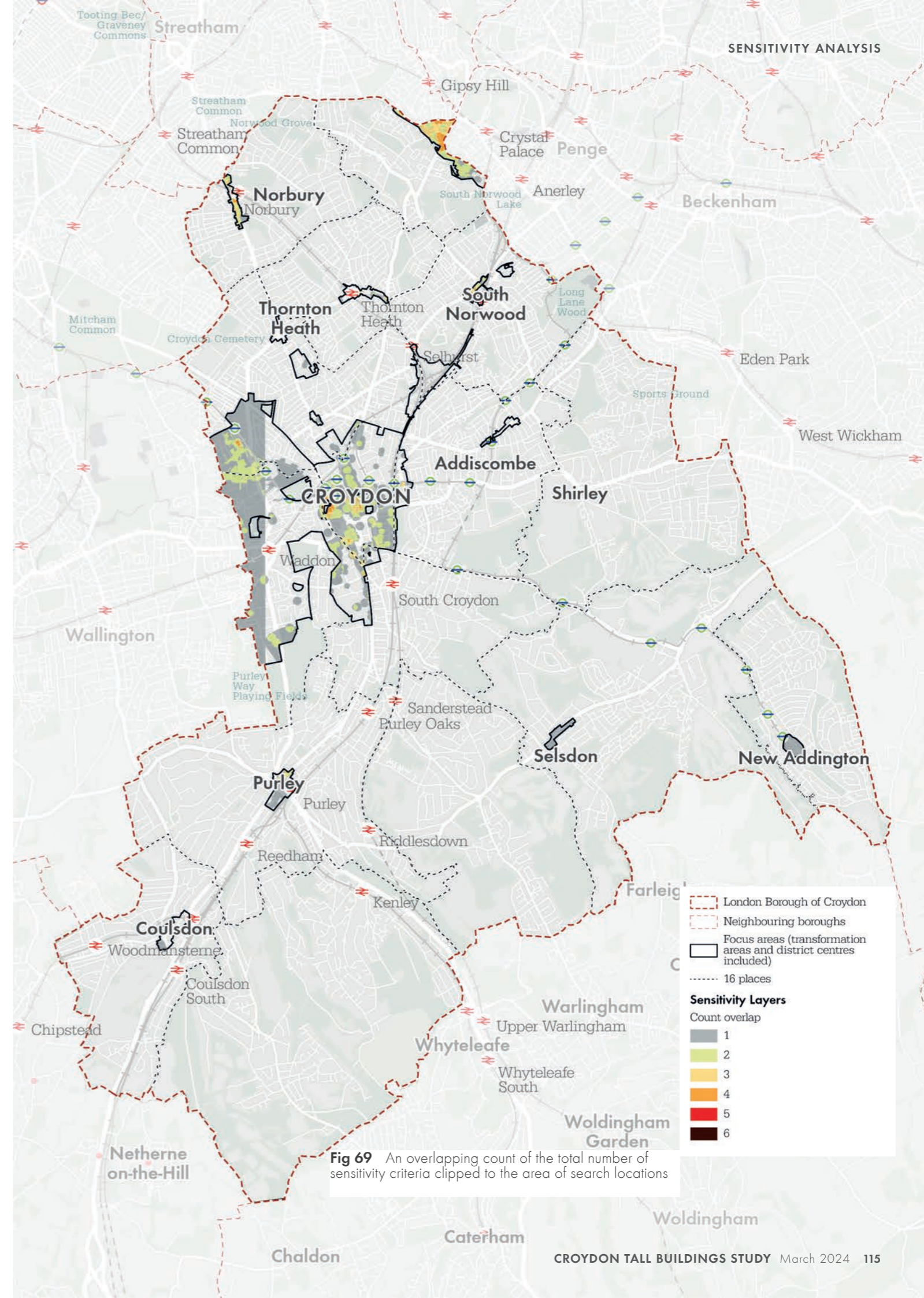
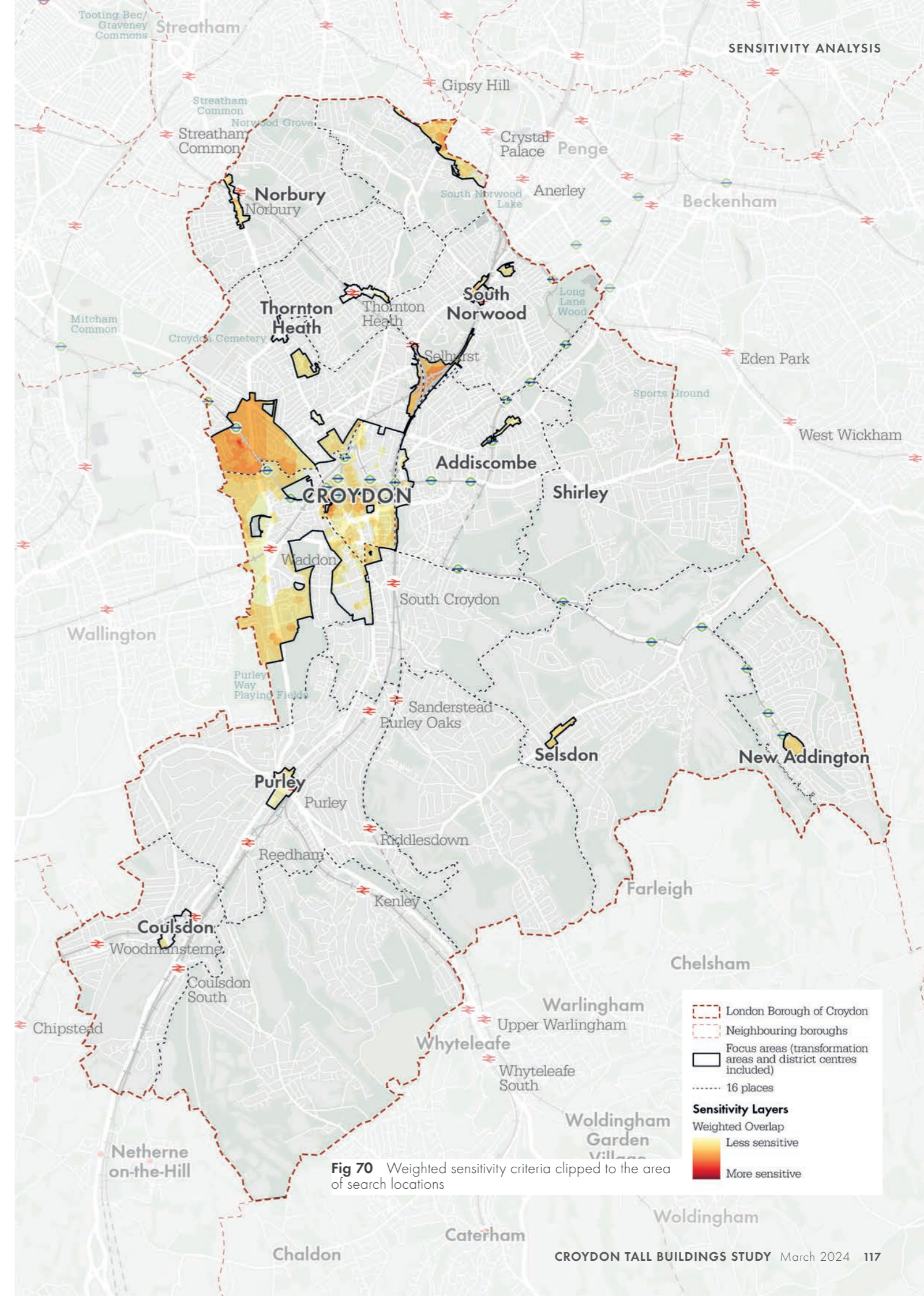


Fig 69 An overlapping count of the total number of sensitivity criteria clipped to the area of search locations

Areas of search overlaying plan showing number of overlapping sensitivity layers with weightings

8.1.6 Fig 70 shows the overlapping weighted sensitivity layers (excluding the absolute layers of green spaces, PTAL 0-2 and areas of consistently low prevailing heights).

8.1.7 The data has been clipped to only show information within the areas of search.





SUITABILITY ANALYSIS

9 INTRODUCTION	120
9.1 Assessing relative suitability.....	120
9.2 Access to amenities.....	122
9.3 Access to public transport.....	128
9.4 Access to cycle infrastructure.....	134
9.5 Areas already identified for tall buildings in current adopted policy.....	136
9.6 Areas of existing clusters of tall buildings.....	138
9.7 Opportunity and transformation areas.....	140
9.8 Access to green space.....	144
10 AGGREGATE SUITABILITY MAP	146
10.1 All suitability layers combined.....	146

9 INTRODUCTION

9.1 Assessing relative suitability

Suitability layers

9.1.1 As outlined in the GLA’s Characterisation and Growth Strategy LPG, the process of identifying and defining locations that may be appropriate for tall buildings should be informed by analysis of layers of information which combine to make locations more suitable for new tall buildings.

9.1.2 Most of these criteria relate to the extent to which any given location is considered to be a suitable location for new development. Levels of accessibility

9.1.3 This section presents analysis of suitability layers. The suitability criteria are split into two parts. The first layers are binary/absolute layers which, when combined, help to quickly narrow the area of search for areas that might be appropriate for new tall buildings. These have already been incorporated into the area of search work undertaken as outlined above - where larger commercial centres, Transformation Areas and the Croydon Opportunity Area were added to the area of search defined initially through the initially absolute layers of sensitivity.

9.1.4 The criteria that follow are more nuanced and therefore are weighted according to their relative importance.

9.1.5 Note that having ensured that some locations meeting particular criteria help to determine the area of search, some of the same criteria are also included in analysis of weighted criteria given that some highlight a location’s particular suitability for new tall buildings over another’s location.

Estate regeneration

9.1.6 The London Borough of Croydon has an ongoing estate regeneration programme. Some local authority housing estates will include existing tall buildings which might form part of this regeneration programme. Such regeneration programmes often have viability challenges and there will be a need to balance delivery and townscape considerations. Proposals for new tall buildings as part of these regeneration programmes will be considered on their merits. The presence of an existing tall building will be a material townscape consideration, but regeneration programmes may

Suitability		Buffer (m)	5 = High 1 = Low Weighting	Category
Metropolitan Centre	✓		–	Prox
District Centre	✓		–	
Transformation Areas (Purley Way, BML, NEQ)	✓		–	
Croydon Opportunity Area	✓		–	
Metropolitan Centre	✓		5	Prox
District Centre	✓		4	Prox
Local Centre + new Purley Way TA areas	✓		3	Prox
PTAL 4	✓		3	Trans
PTAL 5	✓		4	Trans
PTAL 6 & 6+	✓		5	Trans
CTAL (or propensity to travel data set)	✓		1	Trans
Areas identified for tall buildings (existing policy position on tall buildings)	✓		4	Pol
Areas with (clusters of = more than 1) existing or consented tall buildings (6+ storeys)	✓	100m	4	Town
Transformation Areas (Purley Way, BML, NEQ)	✓		4	Pol

Fig 71 Suitability layers included in the analysis

provide opportunities to improve local townscape and deliver new developments which respond positively to local townscape context.

9.1.7 It should be noted that estate regeneration sites have not formed part of the suitability or sensitivity mapping analysis during the production of this Tall Building Study.

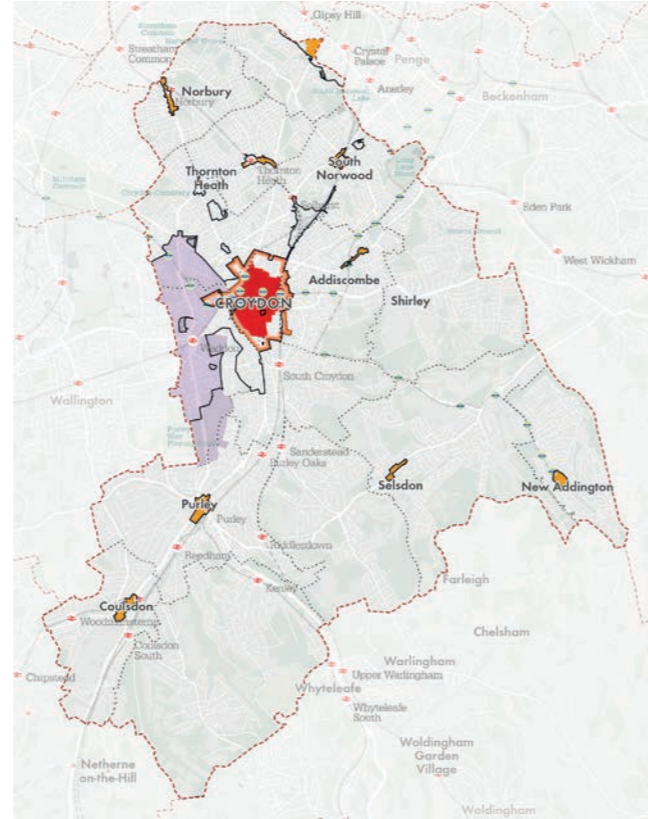
9.2 Access to amenities

Metropolitan centres

9.2.1 Croydon is a Metropolitan Centre which is London's highest status category of commercial centre.

9.2.2 This status recognises the concentration of shops, services and community infrastructure in the central area of Croydon playing a metropolitan role in London. It plays a fundamental role in recognising the central area of Croydon being a sustainable location for new development.

9.2.3 Metropolitan Centre status of the central Croydon area is given a weighting of 5/5 and is shown in Fig 73.



- Neighbouring boroughs
- London Borough of Croydon
- 16 places
- Croydon Metropolitan Centre
- District centre
- Opportunity area
- Focus of areas

Fig 72 Croydon's town centre hierarchy

WEIGHTING = 5 out of 5

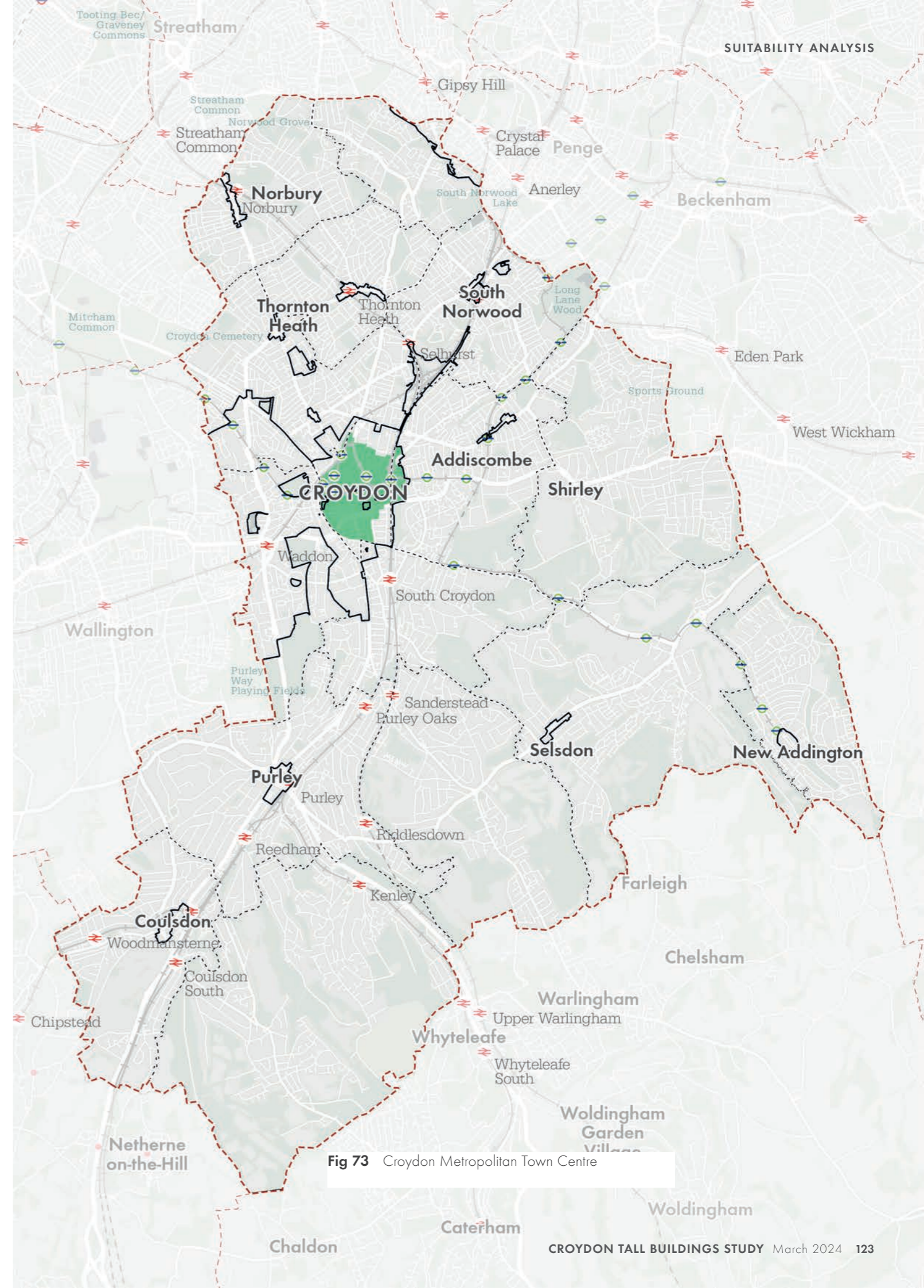
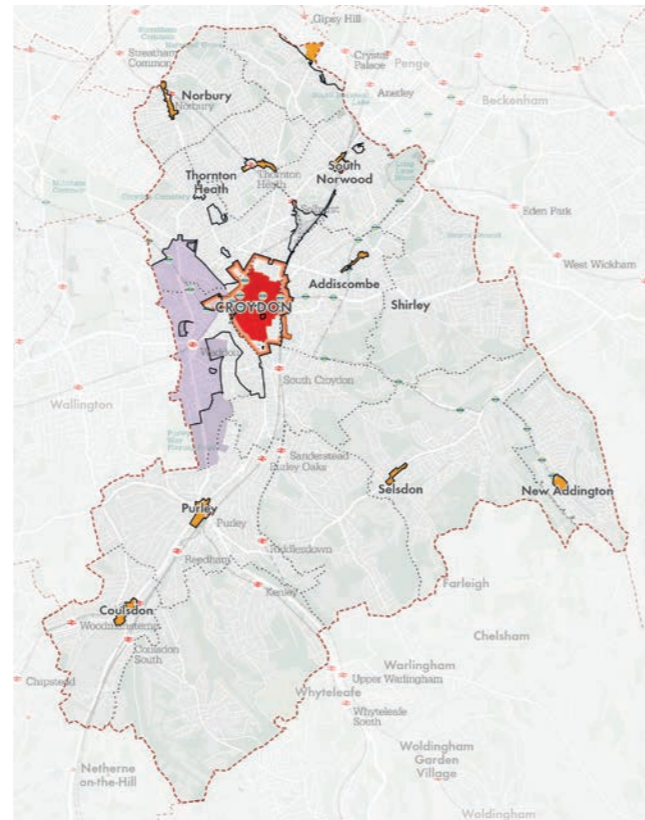


Fig 73 Croydon Metropolitan Town Centre

District centres

9.2.4 Croydon benefits from a network of district centres distributed across the borough. These are smaller commercial and community centres but still play an important role in supporting sustainable patterns of movements for those living in more suburban locations.

9.2.5 District centres status has been given a weighting of 4/5 and is shown in Fig 75.



- Neighbouring boroughs
- London Borough of Croydon
- 16 places
- Croydon Metropolitan Centre
- District centre
- Opportunity area
- Purley Way Transformation Area
- Focus of areas

Fig 74 Croydon's town centre hierarchy

WEIGHTING = 4 out of 5

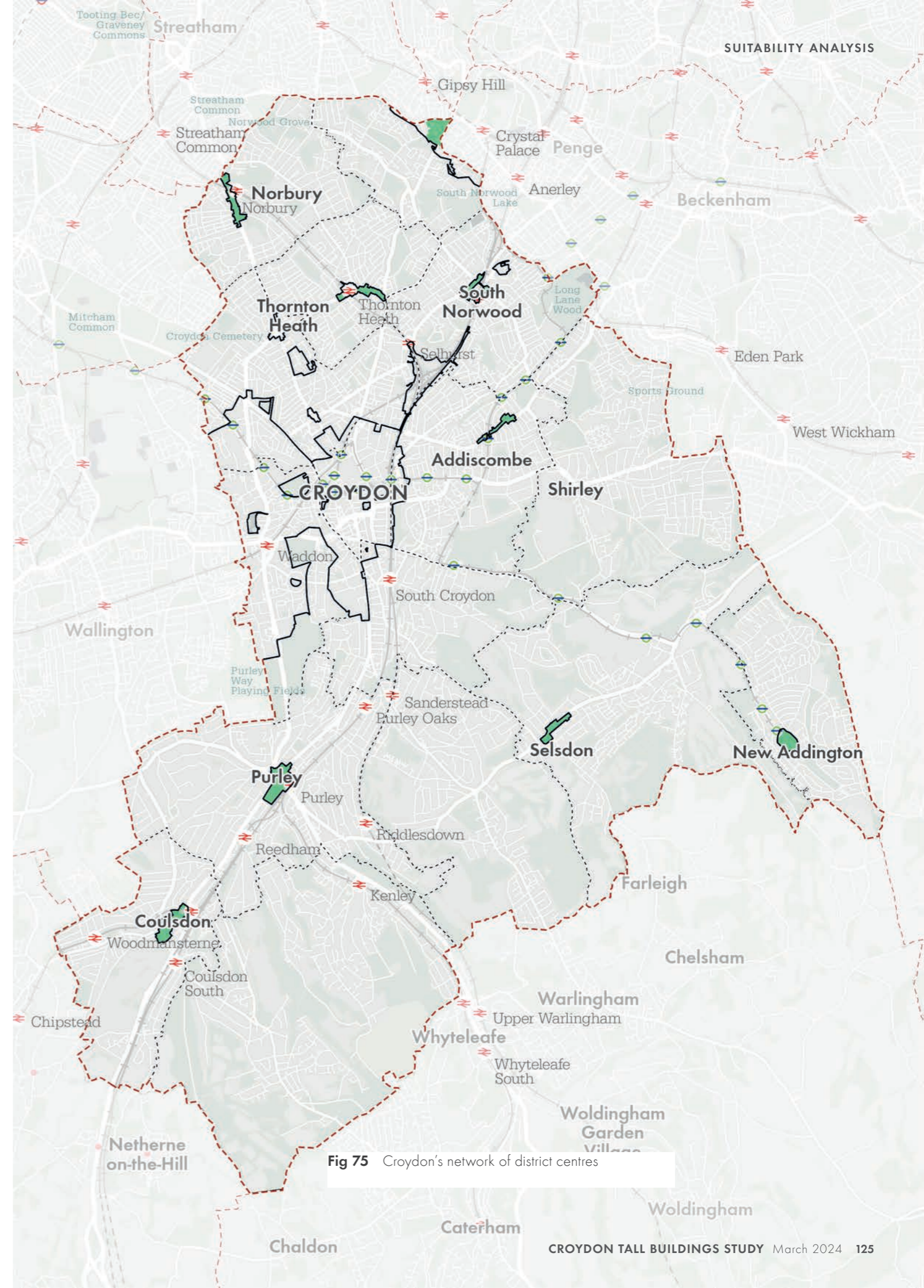


Fig 75 Croydon's network of district centres

9.3 Access to public transport

PTAL 4

- 9.3.1 Alongside the various categories of commercial centre across the borough, relative levels of public transport accessibility will play an important role in supporting sustainable and higher density patterns of development, including new tall buildings.
- 9.3.2 The better the level of public transport accessibility in any given location, the more potentially appropriate that location will be for new tall buildings.
- 9.3.3 Areas with a PTAL level of 4 are identified in the suitability analysis and given a weighting of 3/5, as shown in Fig 79.

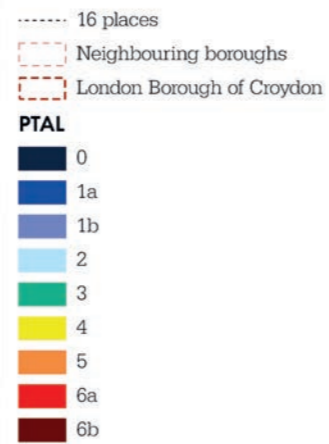
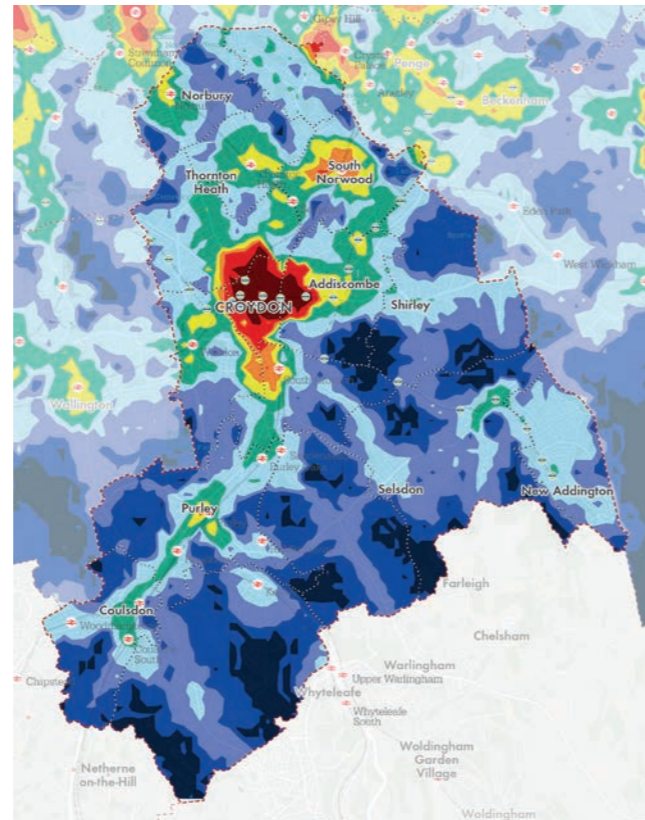


Fig 78 PTAL levels across the LB Croydon

WEIGHTING = 3 out of 5

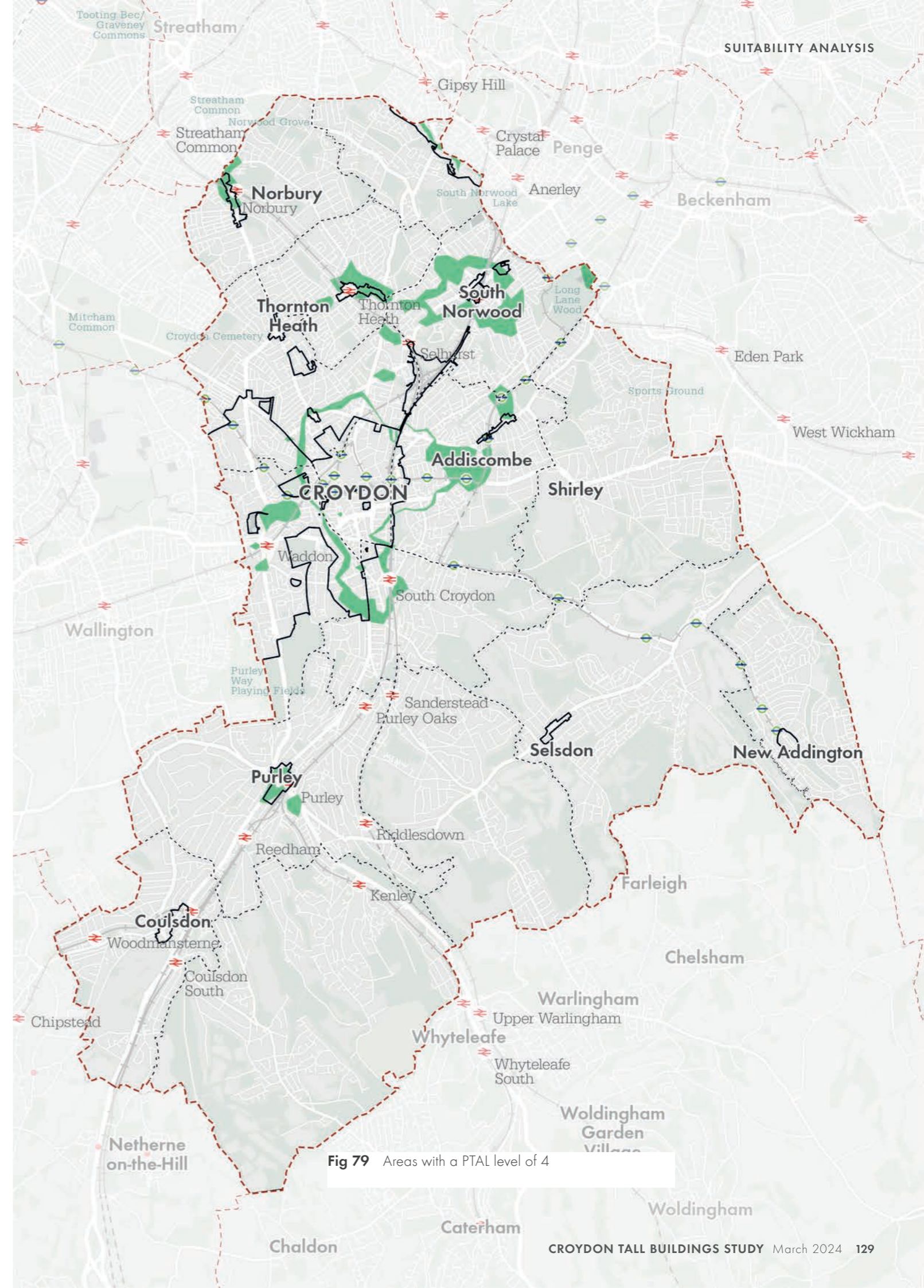


Fig 79 Areas with a PTAL level of 4

PTAL 5

9.3.4 Areas with a PTAL level of 5 are identified in the suitability analysis and given a weighting of 4/5, as shown in Fig 81.

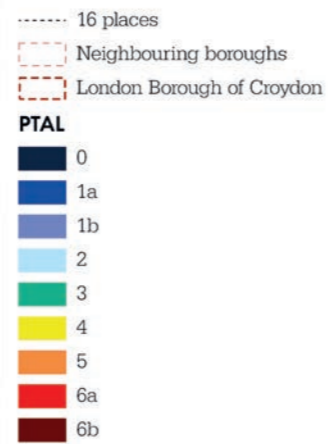
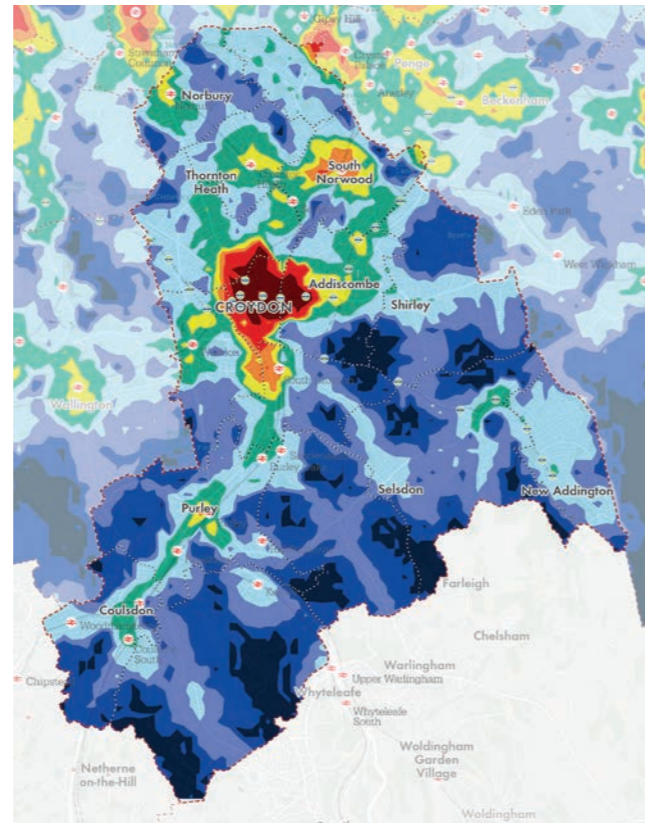


Fig 80 PTAL levels across the LB Croydon

WEIGHTING = 4 out of 5

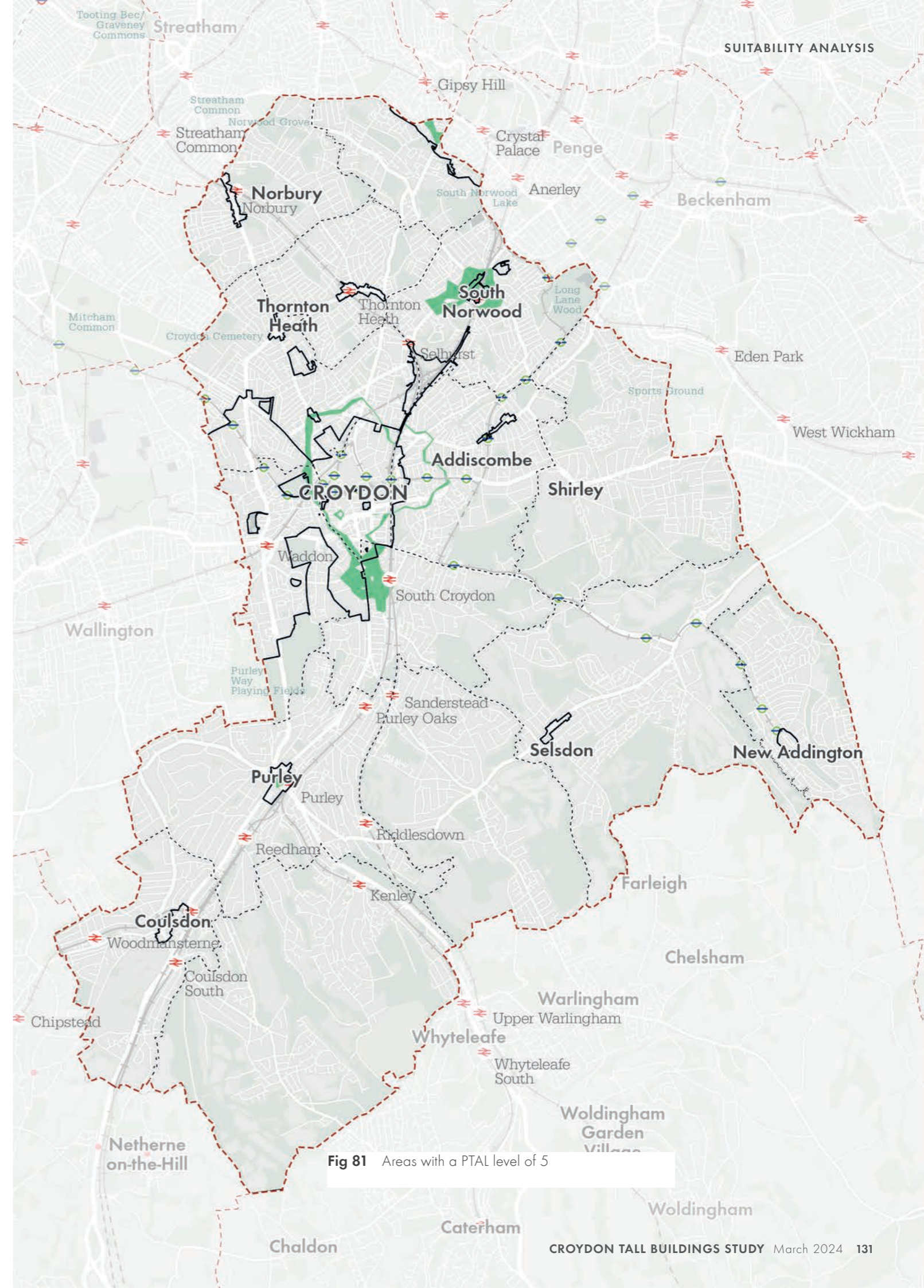


Fig 81 Areas with a PTAL level of 5

PTAL 6 & 6+

9.3.5 Areas with the highest PTAL level of 6 and 6+ are identified in the suitability analysis and given a weighting of 5/5, as shown in Fig 83.

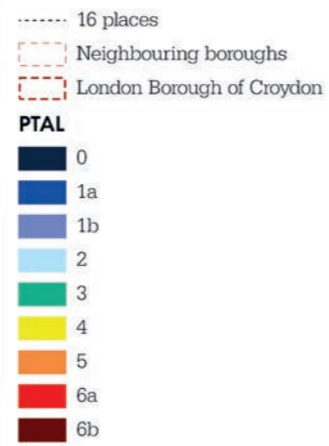
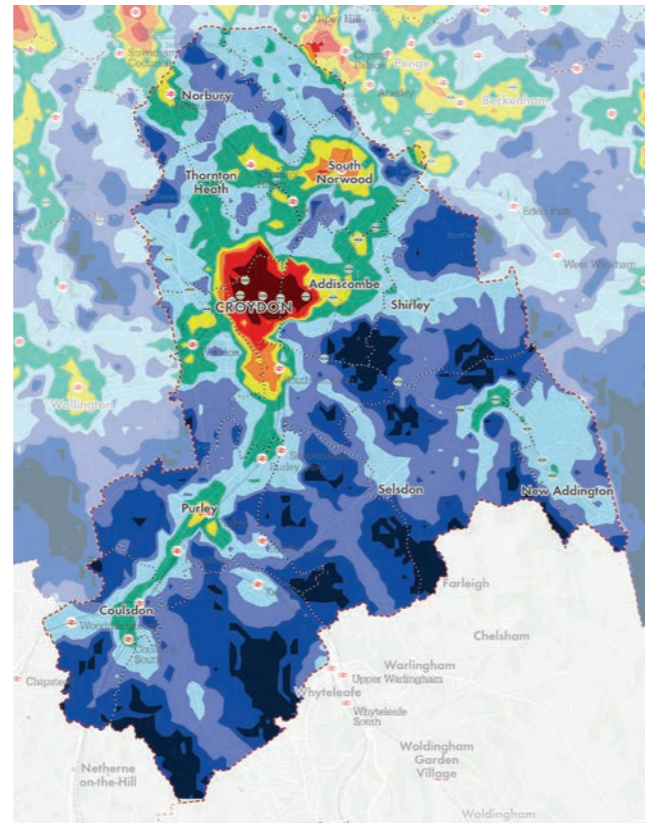


Fig 82 PTAL levels across the LB Croydon

WEIGHTING = 5 out of 5

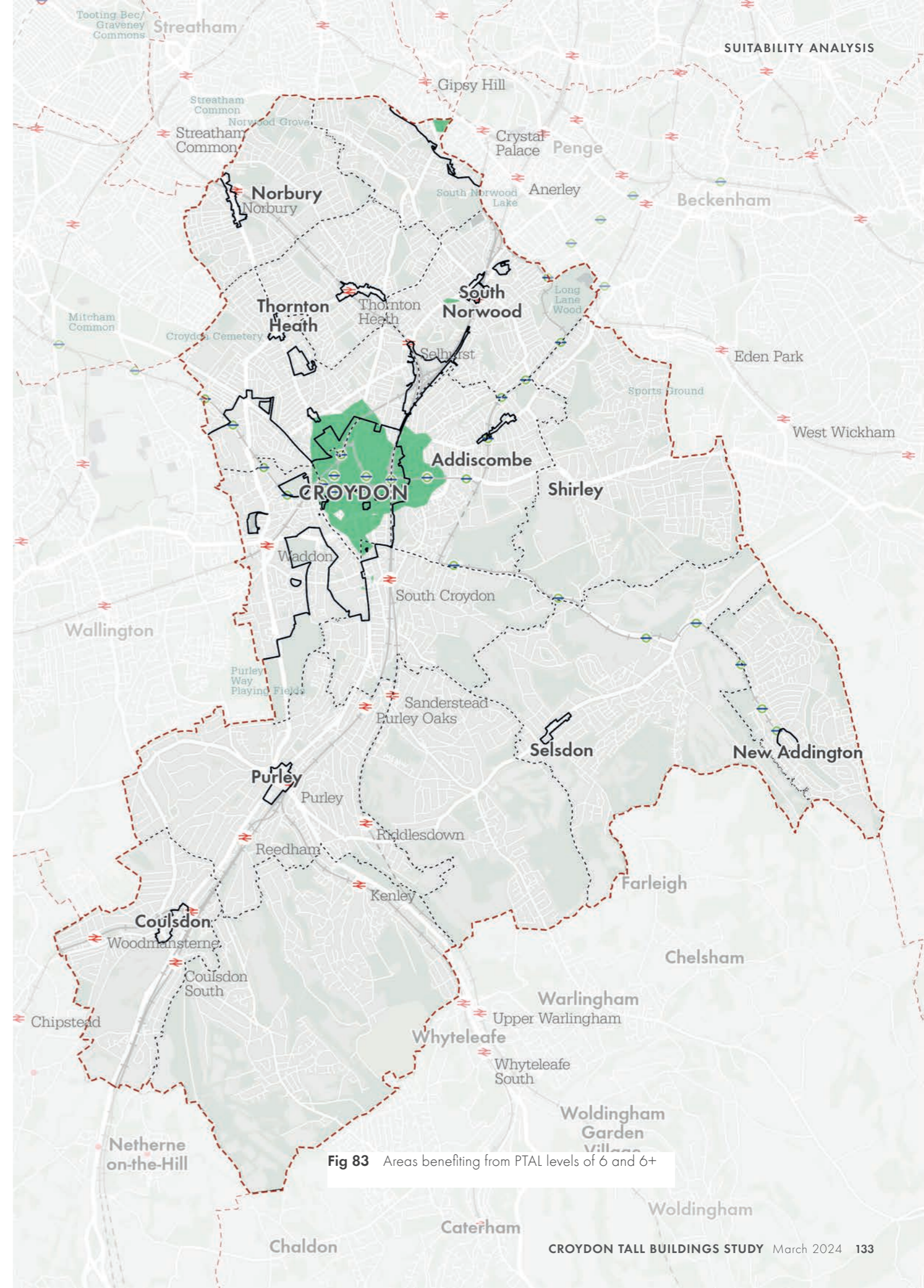


Fig 83 Areas benefiting from PTAL levels of 6 and 6+

9.4 Access to cycle infrastructure

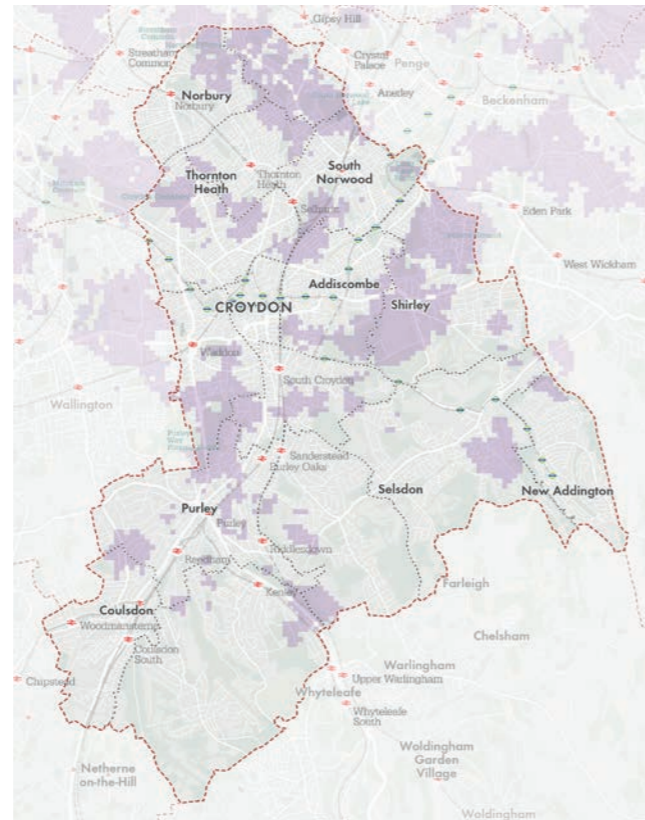
CTAL

9.36 CTAL is a new and developing tool being developed by TfL to help identify where investments in cycle infrastructure would help to improve the accessibility of an area to the existing public transport network.

9.37 A higher CTAL level indicates that an area with improved cycle infrastructure could potentially help to encourage more sustainable patterns of movement than might otherwise be the case without that cycle infrastructure.

9.38 Good CTAL levels will make an area more sustainable, but given that it does not reflect a measure of actual good access to public transport it is only assigned a 1/5 weighting.

9.39 Fig 85 shows areas within potential access by cycle to at least 5 stations.



--- Neighbouring boroughs
 = London Borough of Croydon
 - - - - 16 places
Cycling Transport Accessibility Level (CTAL)
 Where there is no access to Rail by Walking:
 Access to at least 5 stations by cycling

Fig 84 CTAL levels in Croydon, showing areas accessible by cycle to at least 5 stations.

WEIGHTING = 1 out of 5

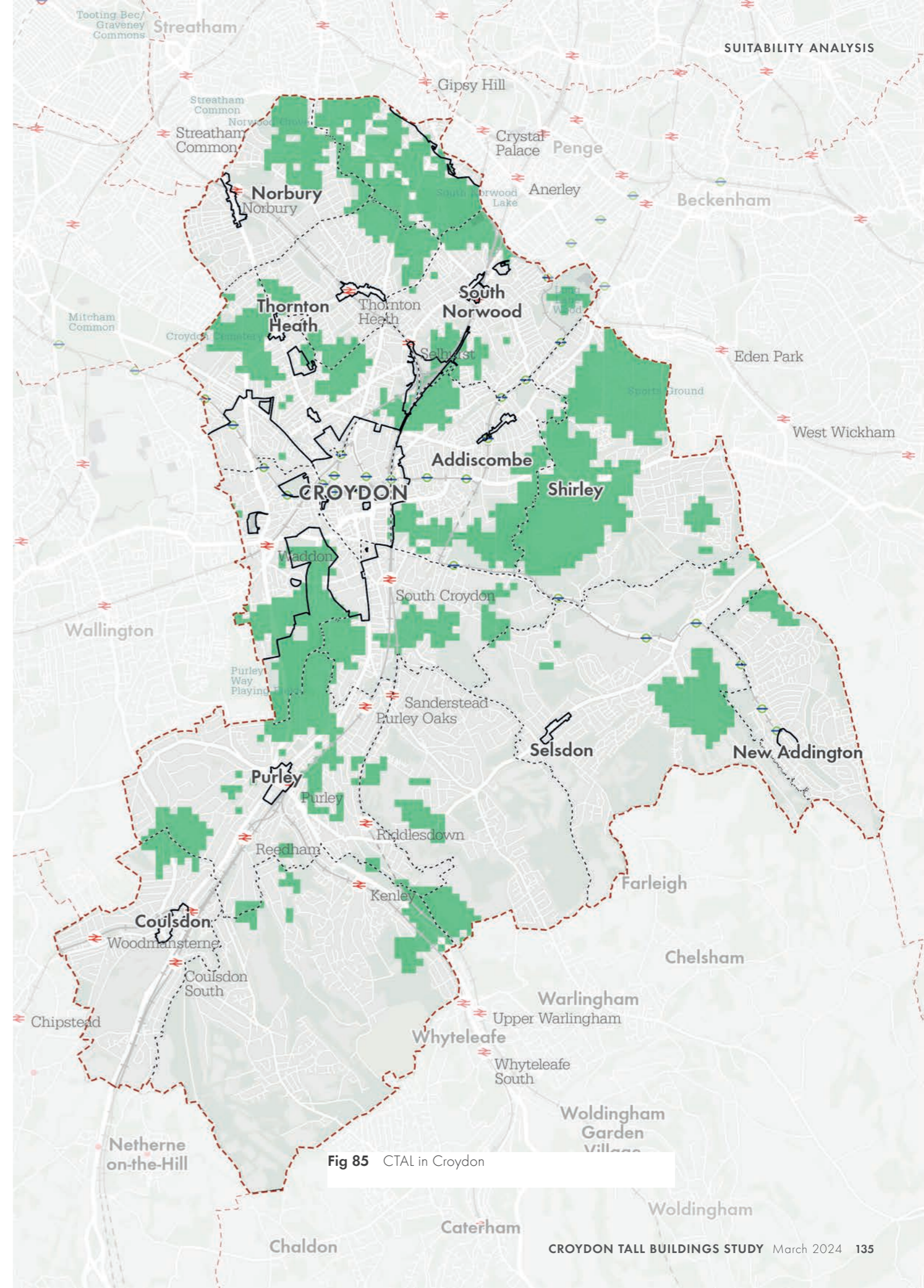


Fig 85 CTAL in Croydon

9.5 Areas already identified for tall buildings in current adopted policy

Existing tall buildings policy

9.5.1 The currently adopted Croydon Local Plan has a series of place-based policies which promote investment in particular locations.

9.5.2 Some of these policies contain guidance on potentially appropriate building heights. The green zones highlighted in Fig 86 highlights these locations.

9.5.3 In addition, detail boundaries for locations considered appropriate for tall buildings were established in the Croydon Opportunity Area Planning Framework, as shown in Fig 87.

9.5.4 Two central zones are included which are put forward as potentially appropriate, with the more central zone being promoted as the most potentially suitable location.

9.5.5 Both of these zones are included in the suitability analysis plan at Fig 88, combined with the green zones from the place-based policies.

9.5.6 Given the status of these currently extant policies, this criteria is given a weighting of 4/5 although it should be recognised that one of the principal purposes of this Croydon Tall Building Study is to produce evidence which will support the review of these designations.

- 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.

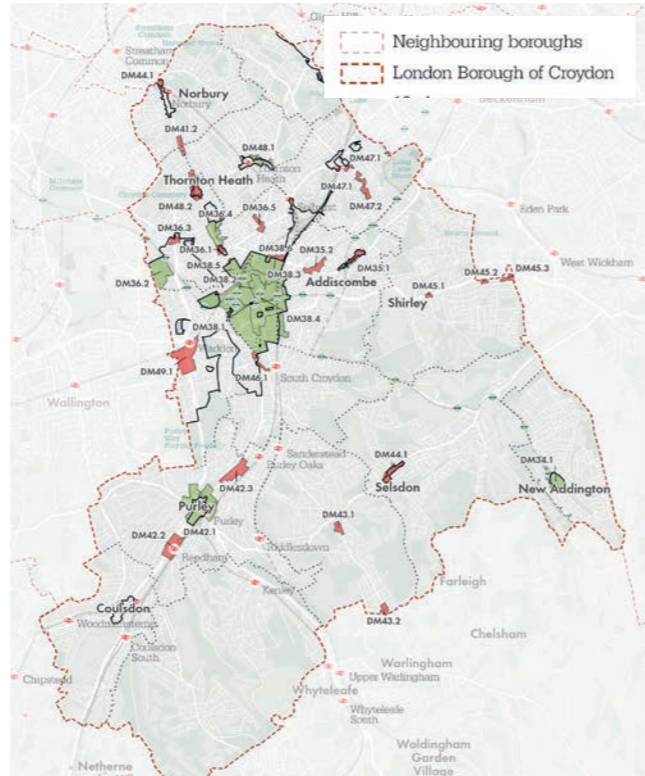


Fig 86 Croydon place-based policies, with green zones highlighting where existing policy might support taller development

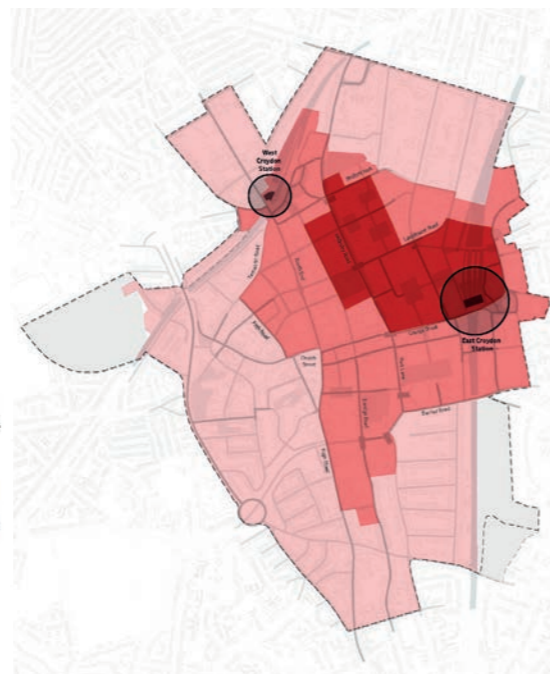


Fig 87 Croydon Opportunity Area tall building strategy

WEIGHTING = 4 out of 5

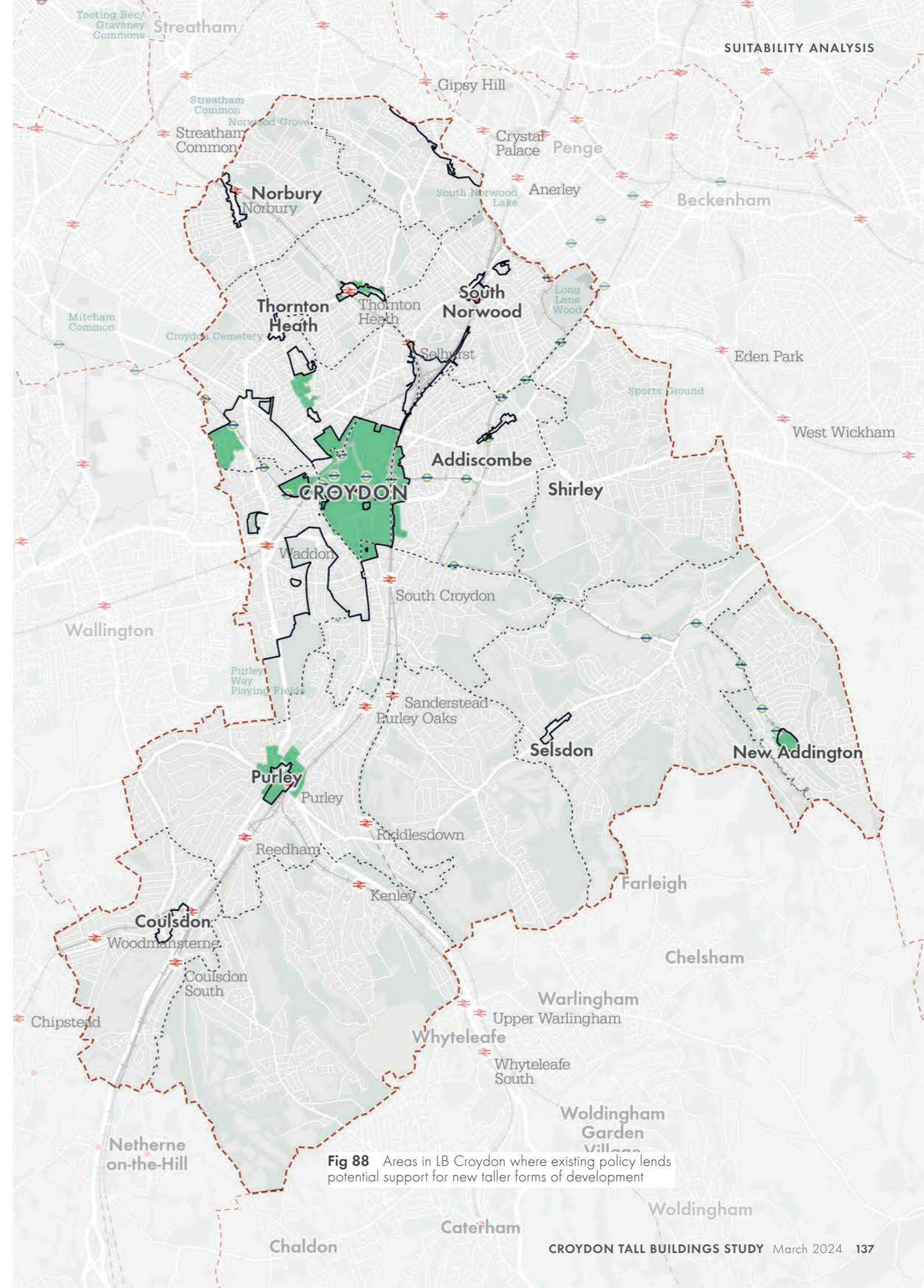


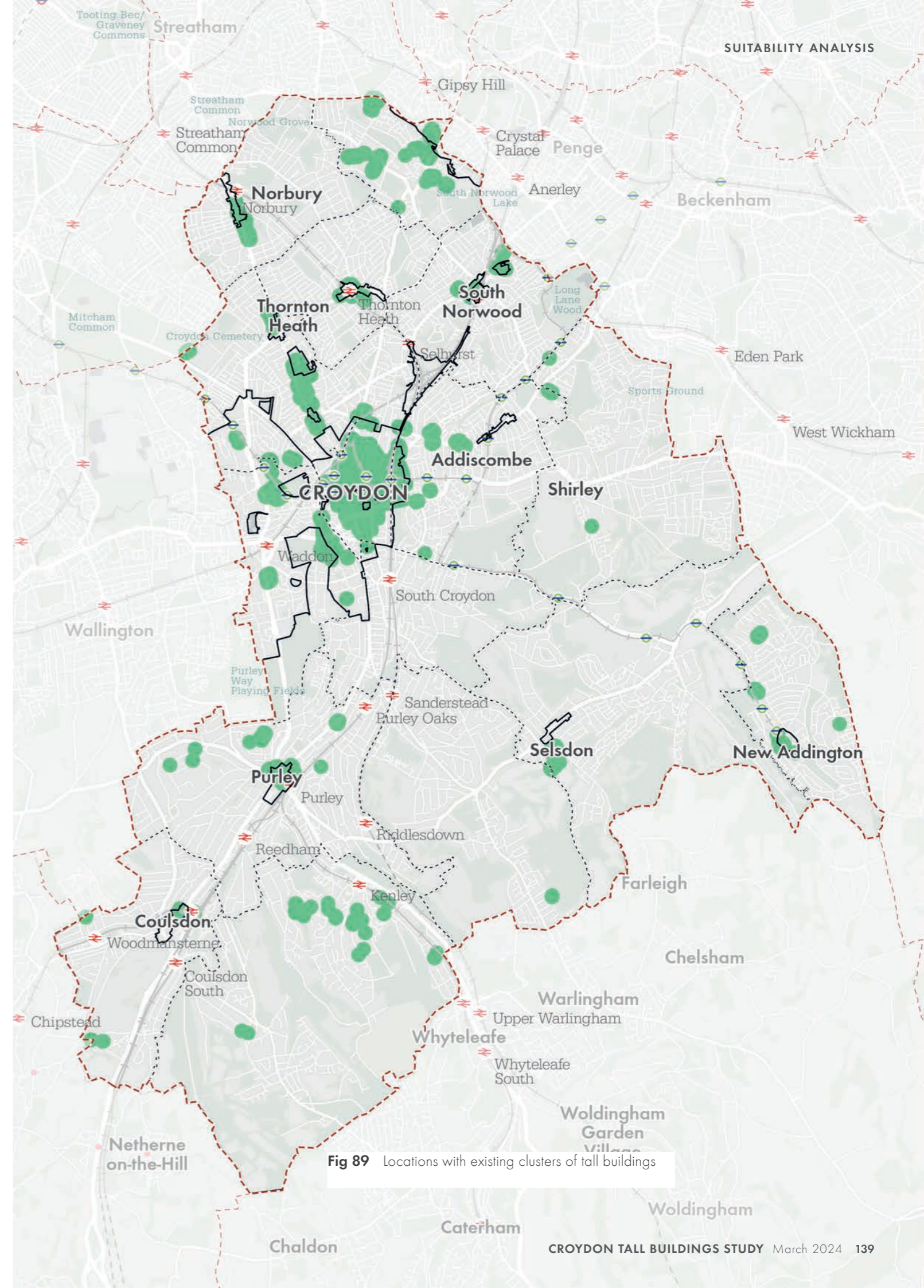
Fig 88 Areas in LB Croydon where existing policy lends potential support for new taller forms of development

9.6 Areas of existing clusters of tall buildings

Areas with 2 or more buildings taller than 6 storeys (with a 100m buffer)

- 9.6.1 Existing tall buildings, or more particularly existing clusters of tall buildings can be said to contribute to a place's potential suitability for additional tall buildings. The townscape impact of new tall buildings in locations which already have them will be considerably less than the potential townscape impact of a new tall building in an area where there is no such building type.
- 9.6.2 There are numerous locations across the borough where individual tall buildings exist as something of an anomaly in the local townscape. The analysis presented here in this suitability analysis tries to filter those isolated buildings out and maps locations where there are at least two existing tall buildings within 100m of each other.
- 9.6.3 Individually, these are small zones, but where there are larger clusters of tall buildings, these zones combine to create larger and more significant zones.
- 9.6.4 These are given a weighting of 5/5 in view of the fact that these clusters already exist.

WEIGHTING = 5 out of 5



9.7 Opportunity and transformation areas

Opportunity Areas

- 9.7.1 Opportunity Areas are designated by the London Plan and are London’s principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing with a mixed and intensive use of land and assisted by good public transport accessibility. The Mayor has designated an Opportunity Area in central Croydon known as Croydon Opportunity Area.
- 9.7.2 Policy SP4.4 of the Croydon Local Plan 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.
- 9.7.3 The Local Plan also highlights that the Croydon Opportunity Area will be an area of significant growth and renewal, and will require high density development and a number of tall buildings, all of high quality, in order to deliver successful places.
- 9.7.4 Previous stages of work have ensured that the entire Opportunity Area is included within the area of search for potentially appropriate locations for tall buildings.
- 9.7.5 The Opportunity Area itself is given a weighting of 4/5 given its relatively extensive coverage.

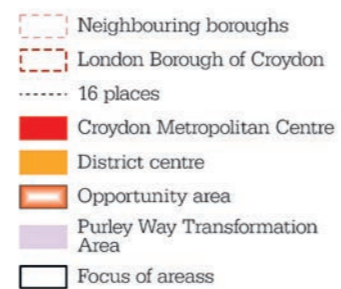
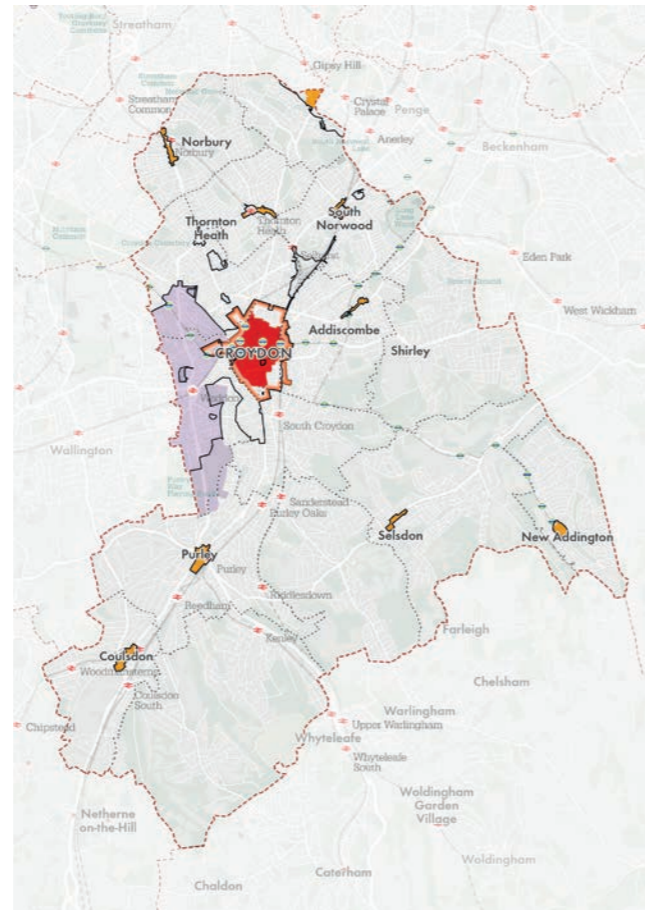


Fig 90 LB Croydon’s regeneration designations

WEIGHTING = 4 out of 5

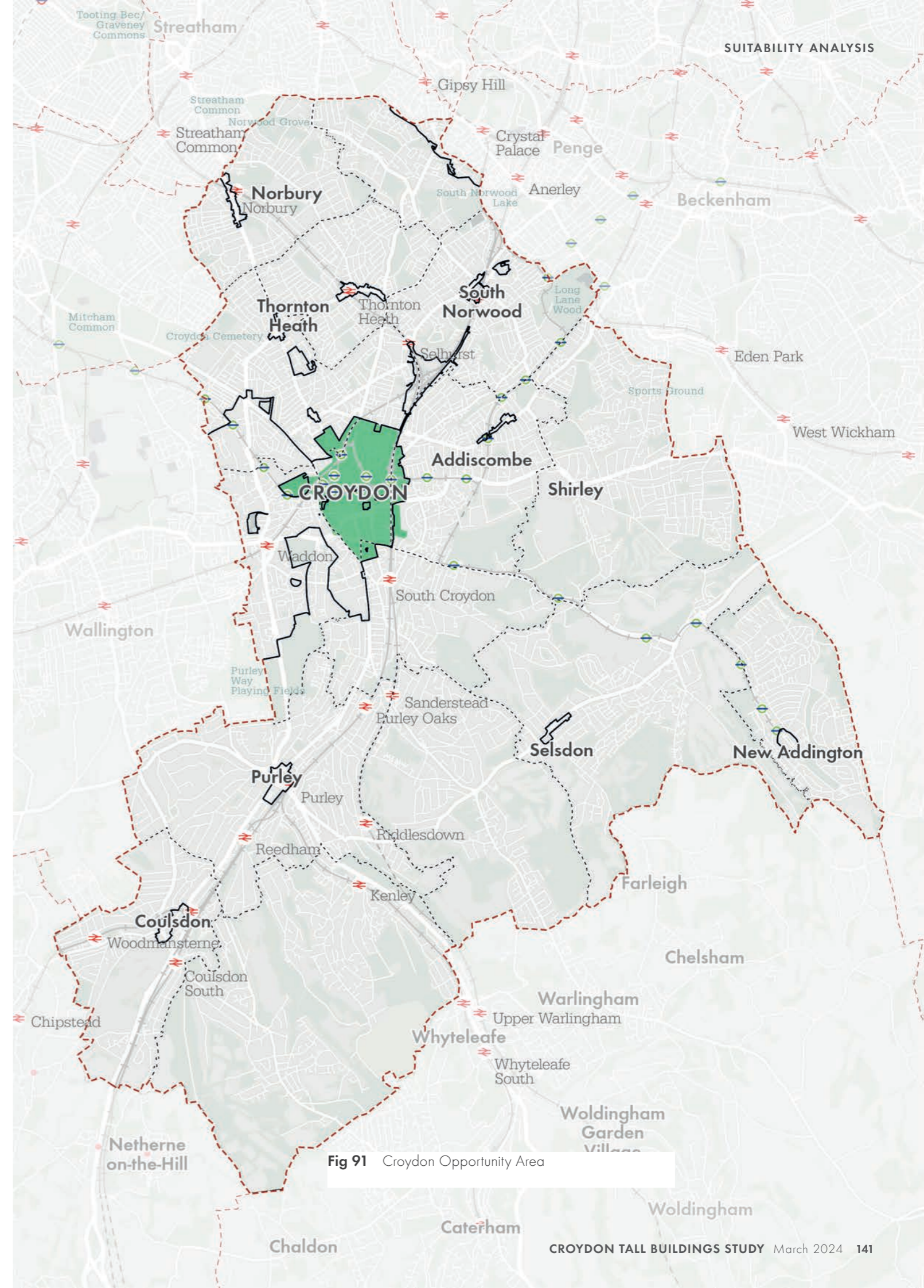


Fig 91 Croydon Opportunity Area

Transformation Areas

9.7.6 The London Borough of Croydon has identified a number of Transformation Areas including:

- Purley Way
- Brighton Mainline and East Croydon
- North End Quarter

9.7.7 These are areas where the Council is working with partners to bring forward transformational change in the medium to long terms.

9.7.8 The entirety of these areas is included in the areas of search for potentially appropriate locations, but this particular criteria, in view of the significant levels of change, investment and transformation that is envisaged in each, is given a weighting of 4/5.

9.7.9 The extents of the Transformation Areas included in the suitability analysis is presented in Fig 92.

WEIGHTING = 4 out of 5

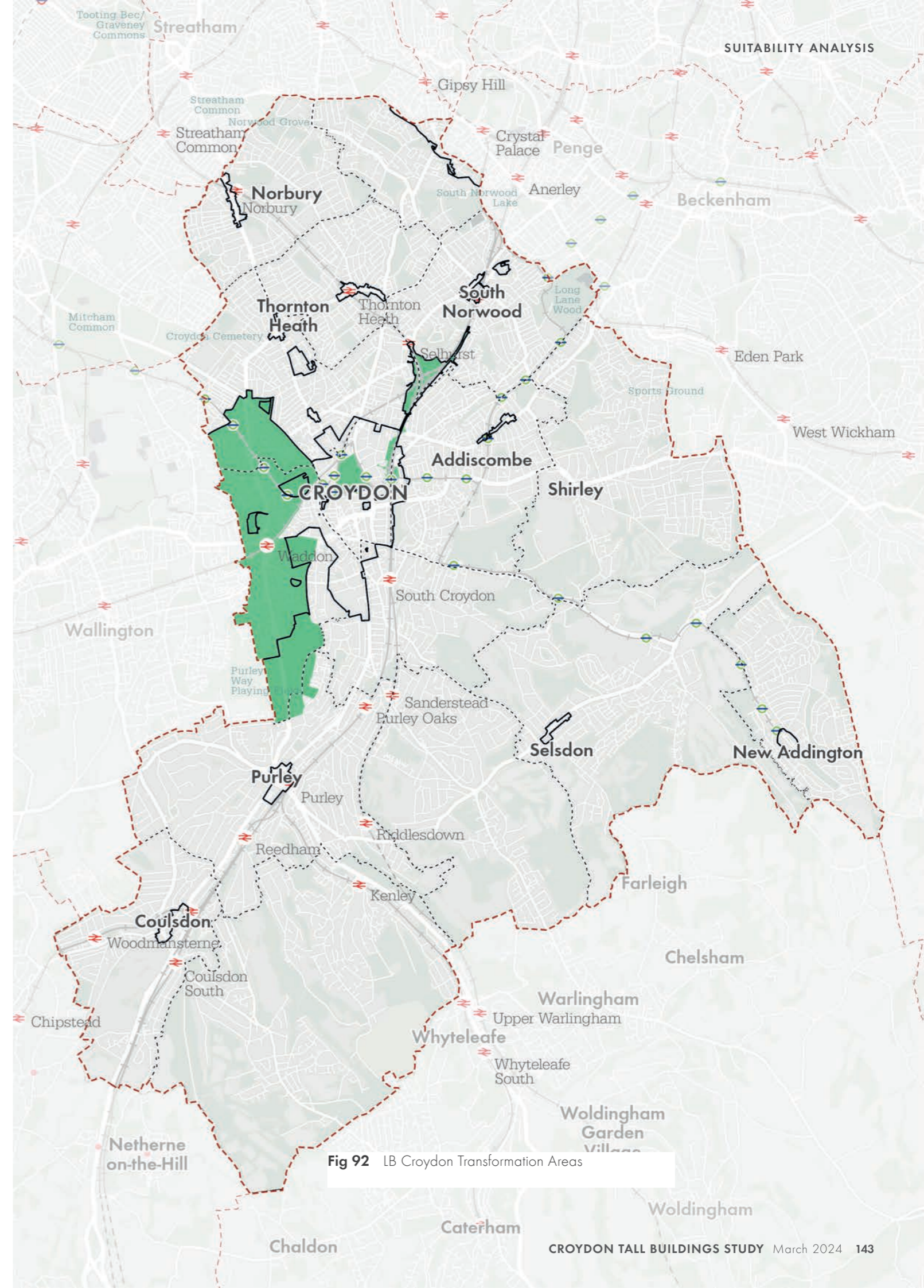


Fig 92 LB Croydon Transformation Areas

9.8 Access to green space

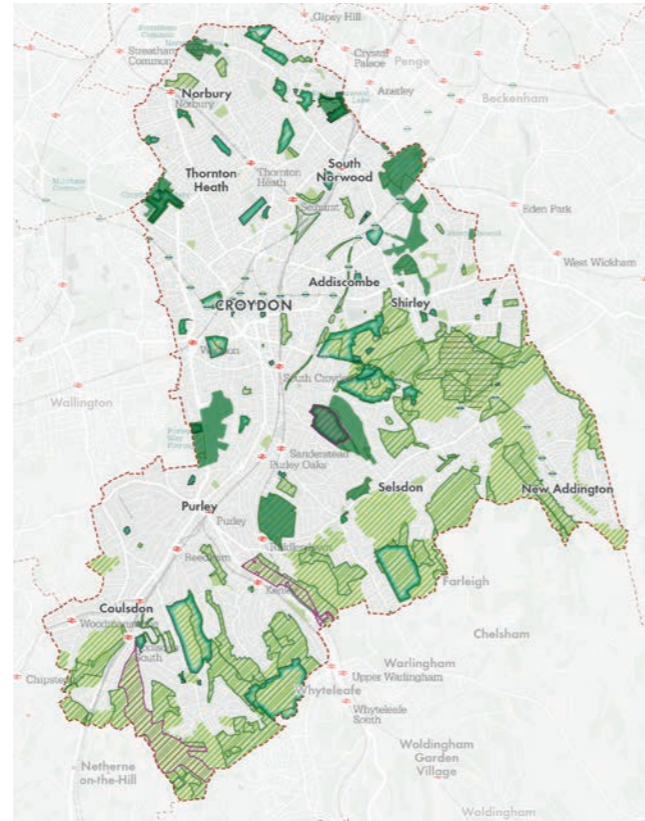
Access to parks within a 3 min walk (400m buffer)

9.8.1 The open space network has essentially been excluded from the area of search for potentially appropriate locations in light of the anticipated retention of this important biodiversity, recreation and leisure amenity.

9.8.2 However, good access to public open space can support high density development as it might minimise the need for the provision of private amenity space in new development.

9.8.3 Areas within walking distance of identified open spaces are therefore included in the suitability analysis as shown in Fig 94.

9.8.4 This is only attributed a weighting of 1/5 as it is considered that other more primary considerations play a more important role in determining locations that might potentially be appropriate for new tall buildings.



- Neighbouring boroughs
- London Borough of Croydon
- Sites of Special Scientific Interest
- Sites of nature conservation importance
- Registered Historic Parks and Gardens
- Metropolitan Open Land
- Locally Listed Historic Parks and Gardens
- Other undesignated open space protected by London Plan Policy 7.18
- Metropolitan Green Belt

Fig 93 The LB Croydon open space network

WEIGHTING = 1 out of 5

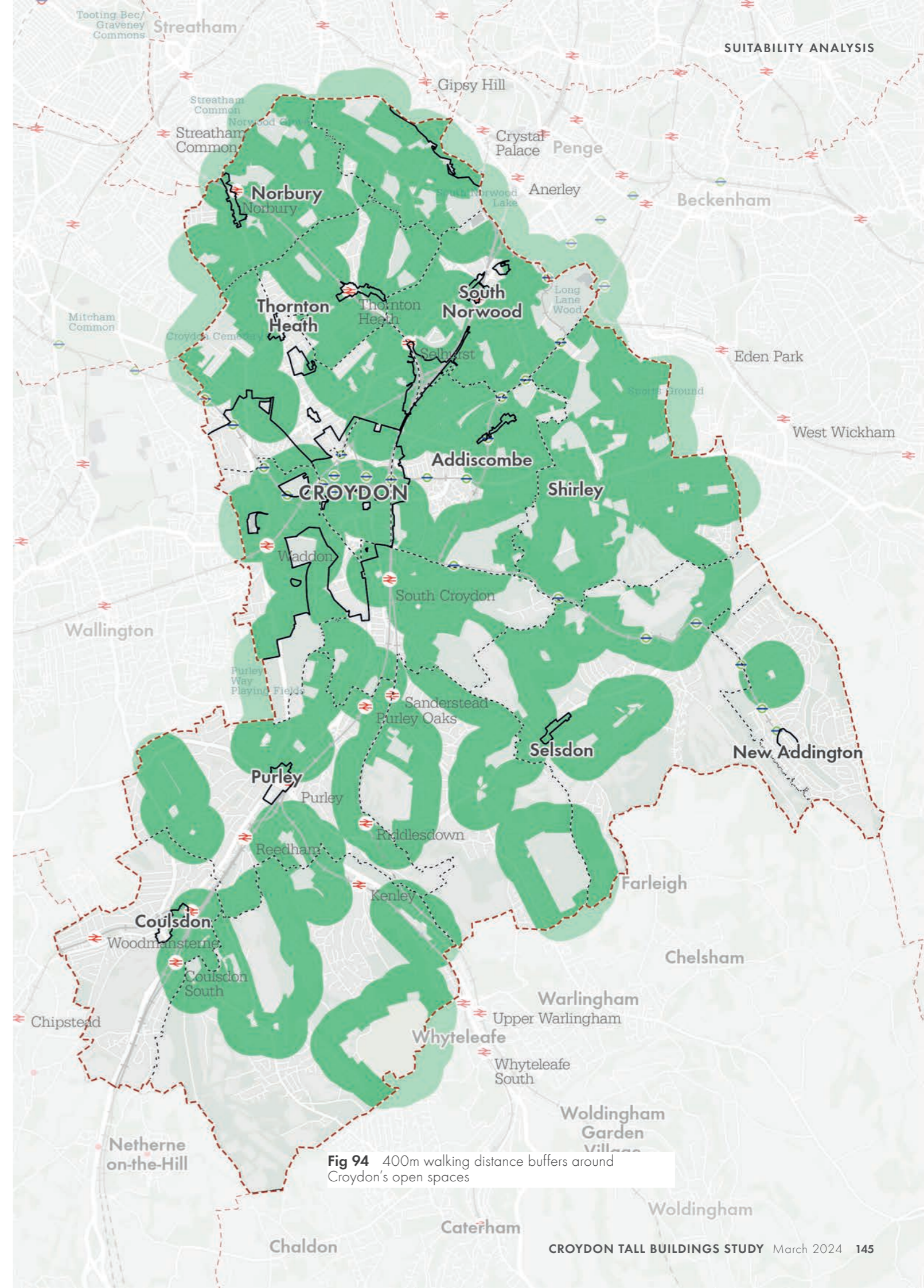


Fig 94 400m walking distance buffers around Croydon's open spaces



10 AGGREGATE SUITABILITY MAP

10.1 All suitability layers combined



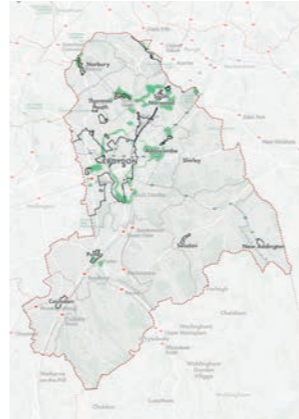
Metropolitan Centre



District Centres



Local Centres



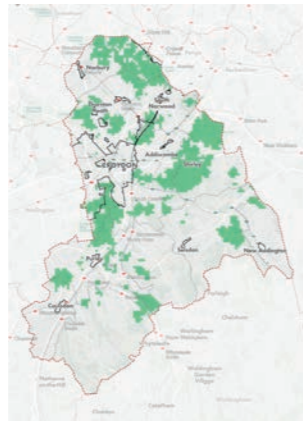
PTAL 4



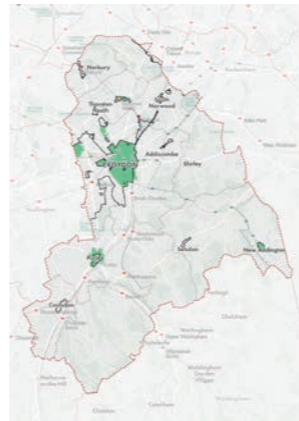
PTAL 5



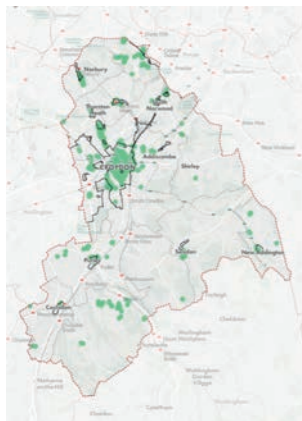
PTAL 6



CTAL



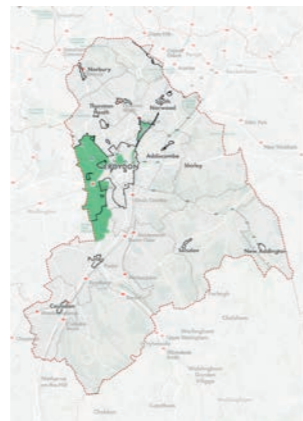
Tall building policy areas



Clusters of existing tall buildings



Opportunity areas



Purely Way Transformation Area



Access to green spaces (400m buffer)

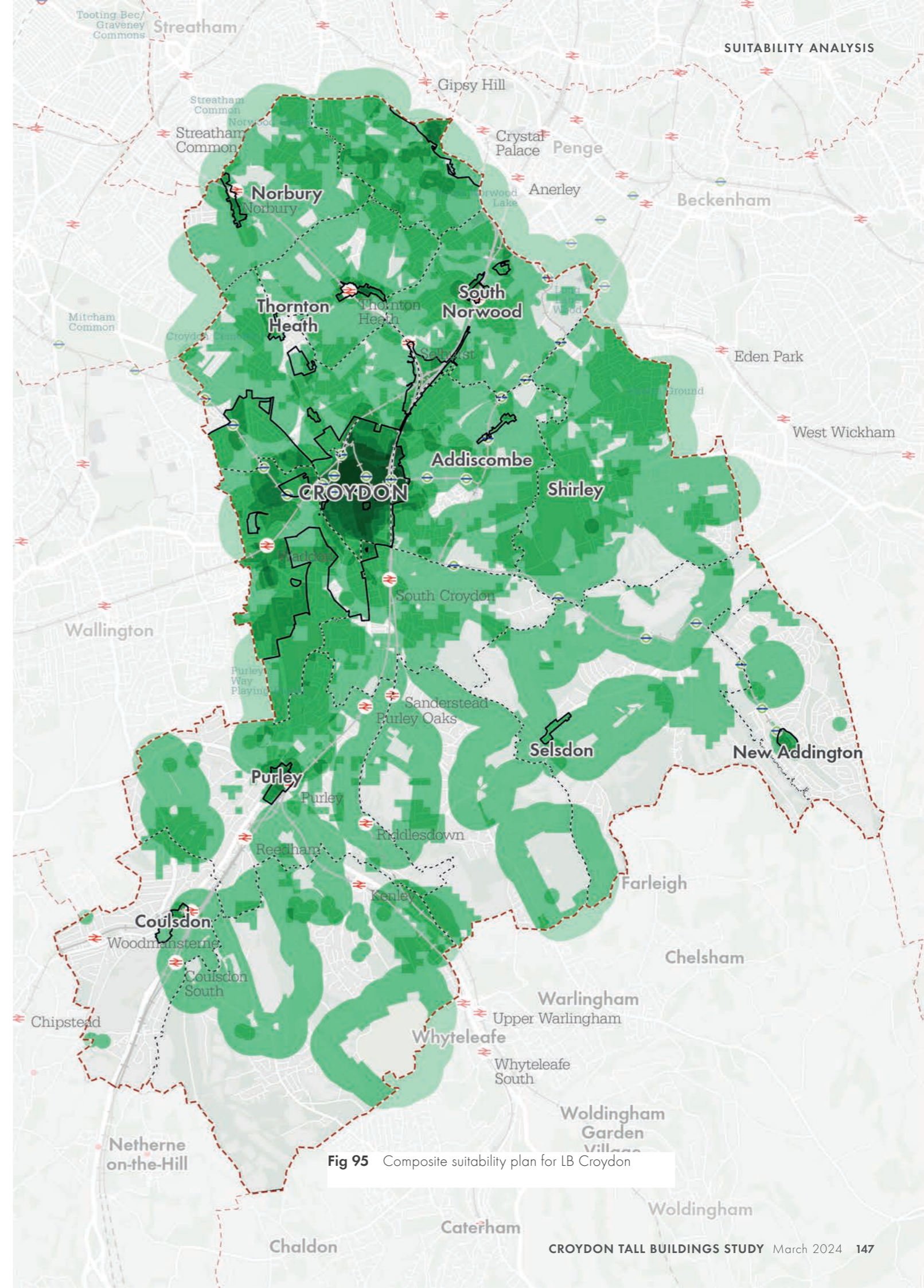
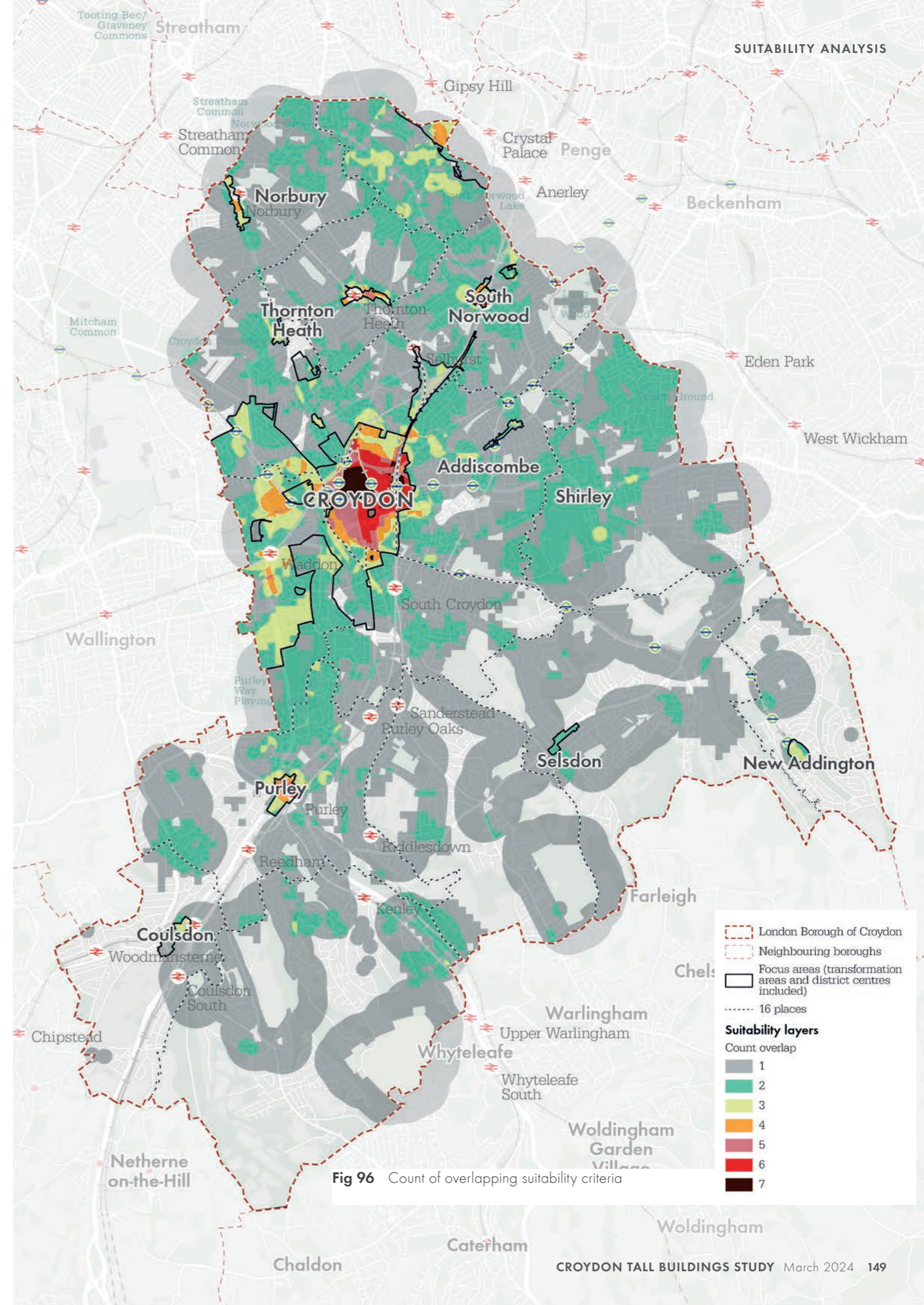


Fig 95 Composite suitability plan for LB Croydon

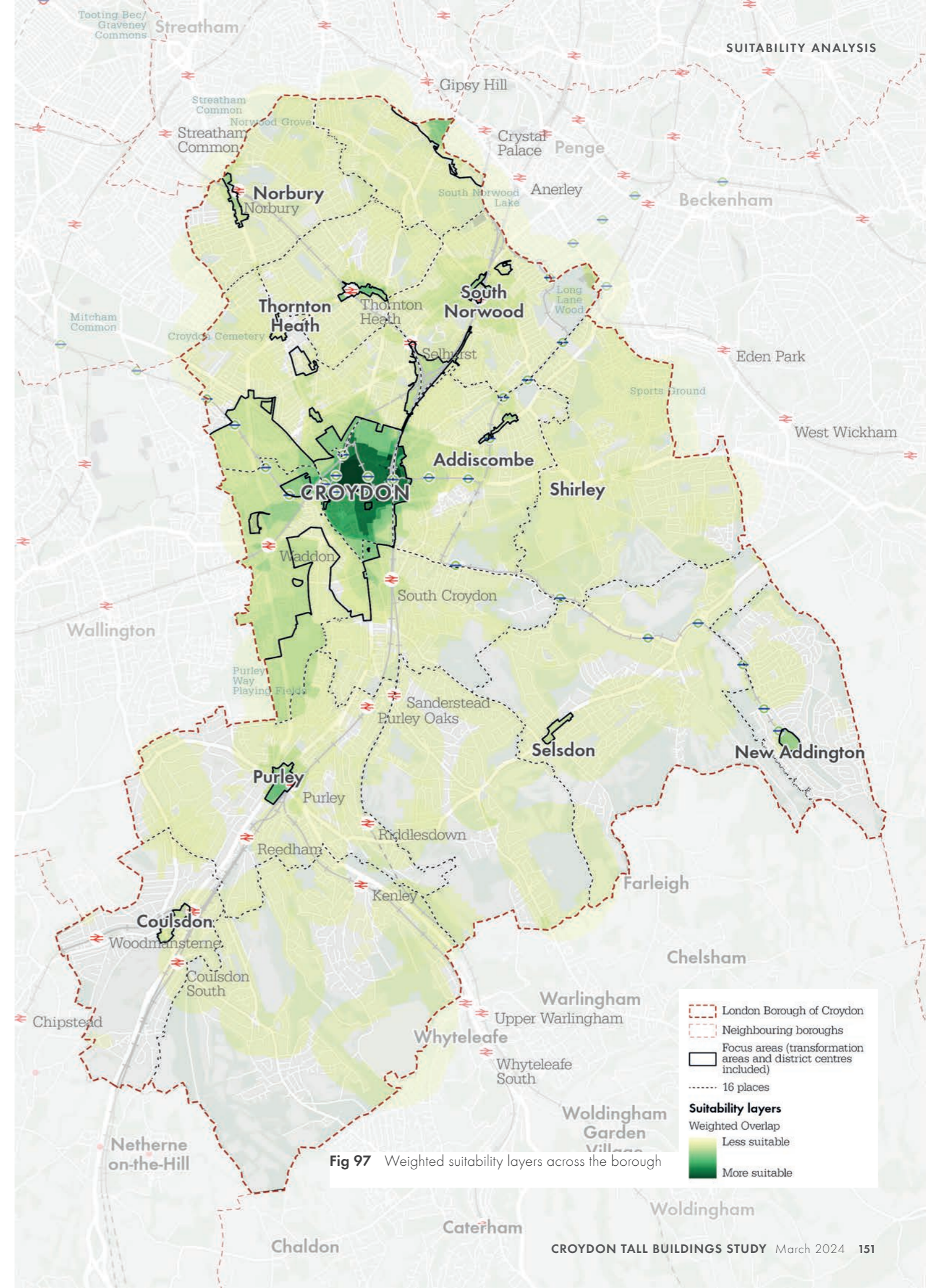
Plan showing number of overlapping suitability layers

- 10.1.1 The plan presented in Fig 96 provides a borough-wide overview of the extent to which the suitability criteria explored in the preceding pages overlap with one another.
- 10.1.2 The more overlapping, the more suitable any given location might be considered to be.
- 10.1.3 The plan does not however factor in the relative weighting given to any particular layer.
- 10.1.4 The central area of Croydon is revealed as the most suitable location for tall buildings in terms of the number of suitability criteria met in that location. Purley, Thornton Heath, South Norwood, Crystal Palace and Norbury along with accessible locations in the Purley Way Transformation Area are also shown to have notable levels of suitability.



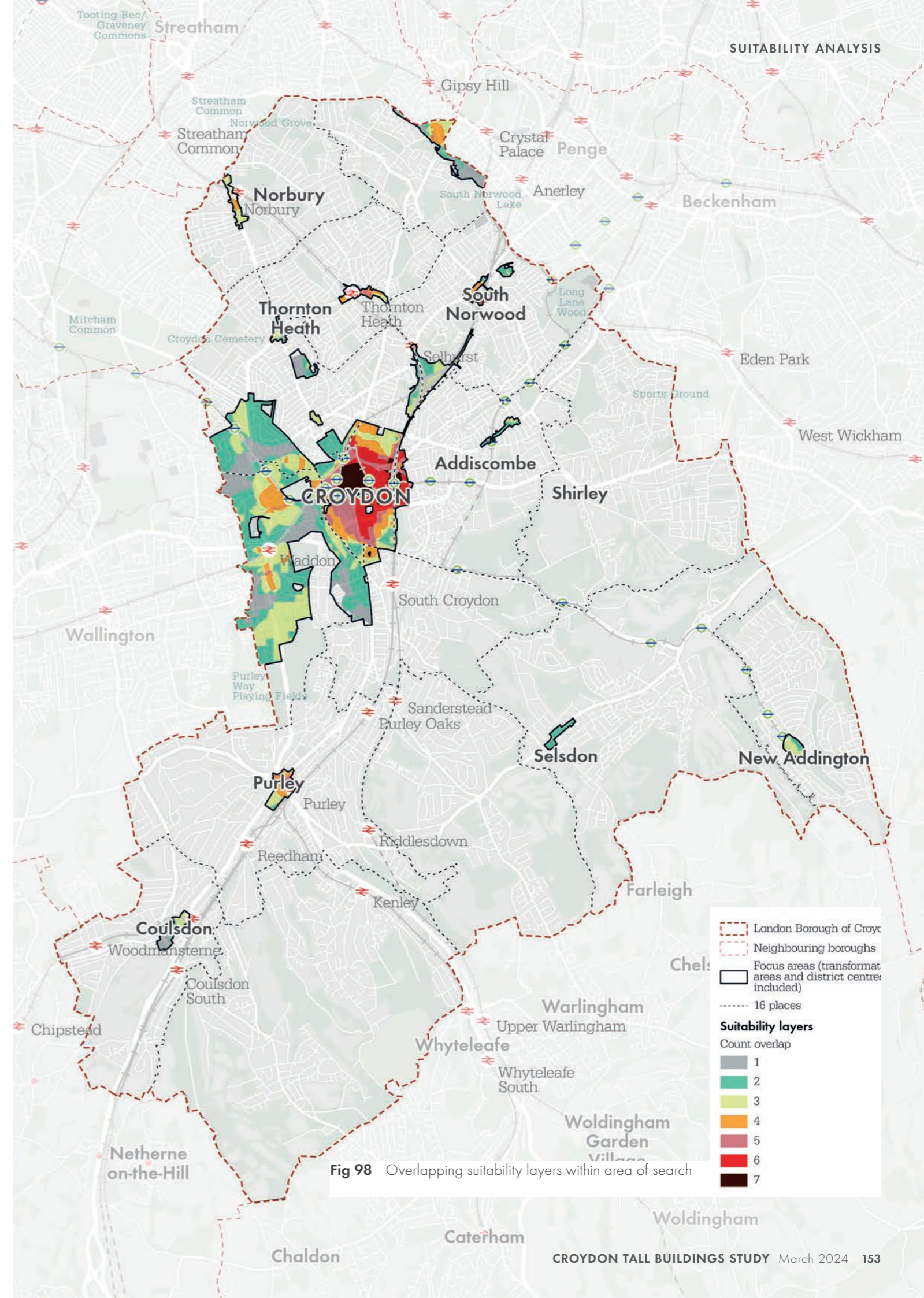
Plan showing number of overlapping suitability layers with weightings

10.1.5 A slightly more refined picture of relative levels of suitability across the borough is presented in Fig 97 which takes account of relative weighting of all suitability layers.



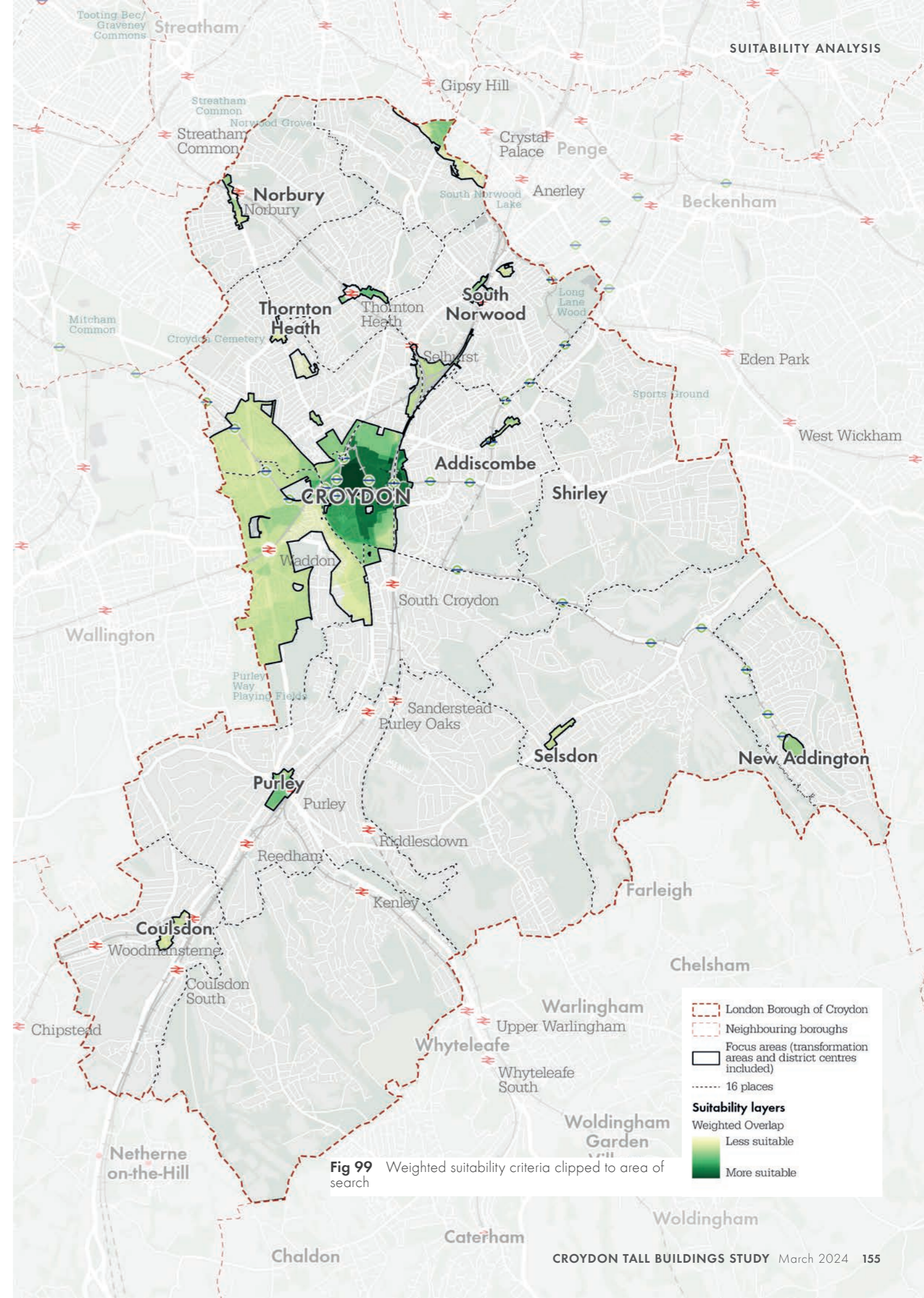
Areas of search overlaying overlapping suitability layers

10.1.6 Fig 98 presented the number of overlapping suitability criteria clipped to the area of search extents.



Areas of search overlaying plan showing number of overlapping suitability layers with weightings

10.1.7 Fig 99 presents analysis of the weighted suitability criteria but clipped to the extent of the area of search locations.





APPROPRIATE LOCATIONS FOR TALL BUILDINGS

11 INTRODUCTION TO DEFINING TALL BUILDING ZONES	160
11.1 Considerations for identifying boundaries	160
11.2 Locations	160
11.3 Summary	162
11.4 Croydon Opportunity Area	162
11.5 Heights in metres and storey heights	163
12 CROYDON CENTRAL	164
12.1 Appreciation of context	164
12.2 Existing building height areas	166
12.3 Pipeline site analysis considerations	168
12.4 Croydon Central tall buildings zone	170
12.5 Tall building thresholds: Outer Zone	172
12.6 Tall building thresholds: Inner Zone and Inner Zone Core	173
12.7 Key areas of change	174

13 ADDISCOMBE	178	20 PURLEY WAY TRANSFORMATION AREA	208
13.1 Appreciation of context	178	20.1 Appreciation of context	208
14 BRIGHTON MAINLINE TRANSFORMATION AREA *	180	20.2 Purley Way Transformation Area tall buildings zone	210
14.1 Appreciation of context	180	21 PURLEY	214
15 BROAD GREEN / LONDON ROAD	182	21.1 Appreciation of context	214
15.1 Appreciation of context	182	21.2 Purley tall building thresholds	216
15.2 Broad Green/London Road tall building thresholds	184	21.3 Purley tall buildings zone	218
15.3 Broad Green/London Road's tall building boundary	186	22 SELSDON	220
16 COULSDON	188	22.1 Appreciation of context	220
16.1 Appreciation of context	188	23 SOUTH NORWOOD	222
16.2 Coulsdon tall building thresholds	190	23.1 Appreciation of context	222
16.3 Coulsdon's tall building boundary	192	24 THORNTON HEATH	224
17 NEW ADDINGTON	194	24.1 Appreciation of context	224
17.1 Appreciation of context	194	24.2 Thornton Heath tall building thresholds	226
17.2 New Addington tall building thresholds	196	24.3 Thornton Heath tall buildings zone	228
17.3 New Addington's tall building boundary	198	25 REGINA ROAD	230
18 NORBURY	200	25.1 Appreciation of context	230
18.1 Appreciation of context	200	25.2 Regina Road tall building thresholds	232
18.2 Norbury tall building thresholds	202	25.3 Regina Road tall buildings zone	234
18.3 Norbury tall buildings zone	204	26 THORNTON HEATH POND	236
19 CRYSTAL PALACE	206	26.1 Appreciation of context	236

11 INTRODUCTION TO DEFINING TALL BUILDING ZONES

11.1 Considerations for identifying boundaries

- 11.2.1 Having undertaken extensive analysis of factors which make locations potentially more sensitive to, or suitable for, new tall buildings, the next stage of work is to reflect on these findings and other relevant factors to enable detailed boundaries to be drawn for areas considered to be potentially appropriate for tall buildings.
- 11.2.2 The areas of search revealed during the sensitivity and suitability analysis provides a helpful guide to help commence this process. A list of potential locations emerges, all of which warrant a closer look to help determine whether these are indeed appropriate locations.
- 11.2.3 Locations being included in the area of search does not in itself confirm these locations being appropriate. This is because these areas were revealed through analysis of only a small number of criteria.
- 11.2.4 Each potential location must be reviewed in turn and a view taken whether it is indeed an appropriate location for tall buildings and, if so, the detailed boundary for that location.
- 11.2.5 Many of the factors relevant to the determination of detailed boundaries in potentially appropriate locations have already been analysed, but this analysis was undertaken in a compound manner at a borough-wide scale.
- 11.2.6 Key considerations emerge however including (i) the distribution of heritage assets; (ii) urban grain; (ii) the pattern of land use; and (iv) existing building heights. These factors will be considered for all area of search locations.

11.2 Locations

- 11.2.7 The following table identifies the areas of search as presented in the adjacent plan, and provides a high level indication of whether their ability to support taller buildings based on the evidence as set out in the following pages for each area.
- 11.2.8 A more detailed explanation of each area, including an appropriate range of building heights suitable for each area, is also provided in the following pages with an enhanced table summarising this guidance provided at the end of this section.

AREA OF SEARCH	APPROPRIATE FOR TALLER BUILDINGS?
1 Croydon Central	YES
2 Addiscombe	NO
3 Brighton Mainline Transformation Area	NO
4 Broad Green/London Rd	YES
5 Coulsdon	YES
6 New Addington	YES
7 Norbury	YES
8 Crystal Palace	NO
9 Purley Way Transformation Area	YES
10 Purley	YES
11 Selsdon	NO
12 South Norwood	NO
13 Thornton Heath	YES
14 Regina Road	YES
15 Thornton Heath Pond	NO

Fig 100 List of locations identified in the area of search and summary of in-principle conclusion of appropriateness

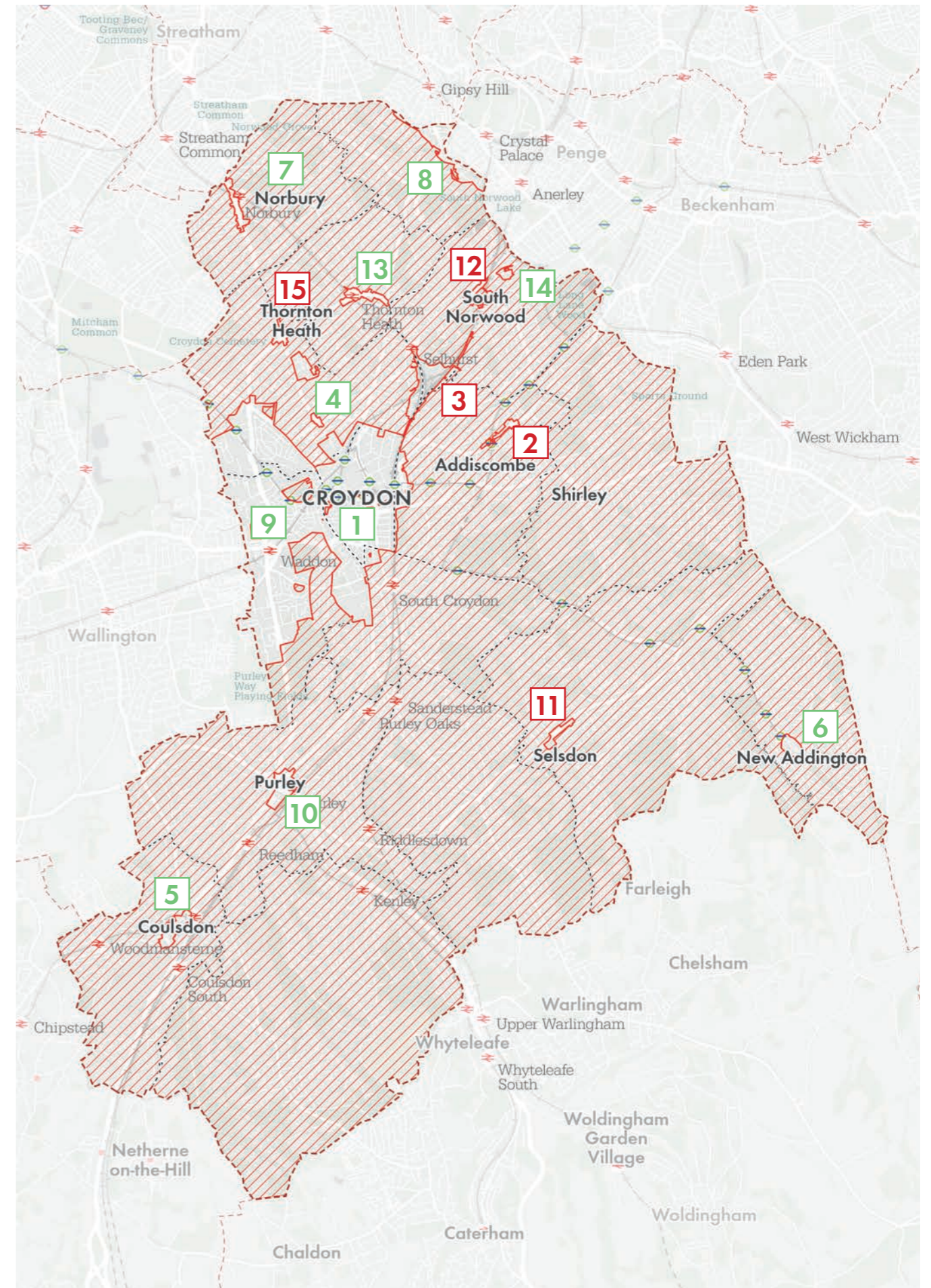


Fig 101 Locations emerging from initial analysis as areas of search and therefore worthy of further more detailed consideration

11.3 Summary

- 11.4.1 Fig 102 provides an overview of all potentially appropriate tall building locations and for each confirms the following:
- Whether the locations are found to be potentially appropriate;
 - The threshold height above which a building in that location would be considered tall; and
 - The approximate height range for new tall buildings within that defined potentially appropriate location.

11.4.2 Note that heights are expressed in metres rather than storeys. See 11.5 for more detail. As a guide, storeys can be considered to typically be 3 m each, with an allowance of an additional 3m given for roofs and plant.

11.4 Croydon Opportunity Area

11.4.3 The Croydon Opportunity Area is and will remain the primary regeneration area in the Borough. The Croydon Local Plan earmarks the Opportunity Area as having capacity to deliver around one third of the Plan's total housing growth across the current plan period. New tall buildings in the Opportunity Area are likely play an important role in meeting this delivery.

	Potentially appropriate location	Threshold above which buildings will be considered tall			Appropriate height range for taller buildings		
		Outer	Inner	Core	Outer	Inner	Core
Croydon Town Centre	Y	21 m*	33 m	33 m	21 m - 48 m	33 m - 93 m	33 m - 138 m
Addiscombe	N						
Brighton Main Line Transformation Area	N						
Broad Green / London Road	Y		21 m*			21 m - 33 m	
Coulsdon	Y		21 m*			21 m - 33 m	
New Addington	Y		21 m*			21 m - 33 m	
Norbury	Y		21 m*			21 m - 33 m	
Crystal Palace	N						
Purley Way Transformation Area	Y * 3		21 m*			21 m - 33 m	
Purley	Y		21 m*			21 m - 39 m	
Selsdon	N						
South Norwood	N						
Thornton Heath	Y		21 m*			21 m - 39 m	
Regina Road	Y		21 m*			21 m - 39 m	
Thornton Heath Pond	N						
All non-appropriate locations	N		21 m*			N/A	

* London Plan default definition of tall which is 6 storeys or 21 metres measured from the ground to the top of the building (Growth and Characterization LPG)

Fig 102 Croydon Tall Building Study - summary table

11.5 Heights in metres and storey heights

- 11.5.1 Expressing building heights in terms of the number of storeys is common parlance - for built environment professionals and the general public alike. However, it is problematic in the context of tall buildings strategies and tall building policy formulation. This is because storey heights are not standardised and will vary between buildings of different ages and uses (see Fig 103).
- 11.5.2 For clarity and to avoid ambiguity, building height is generally expressed in metres, measured from the ground in front of the building entrance to its top.
- 11.5.3 The table in Fig 104 shows a range of potential typical storey heights and demonstrates how defining tall simply in terms of number of storeys could result buildings of significantly different heights being defined as tall or not tall depending on their design and use.

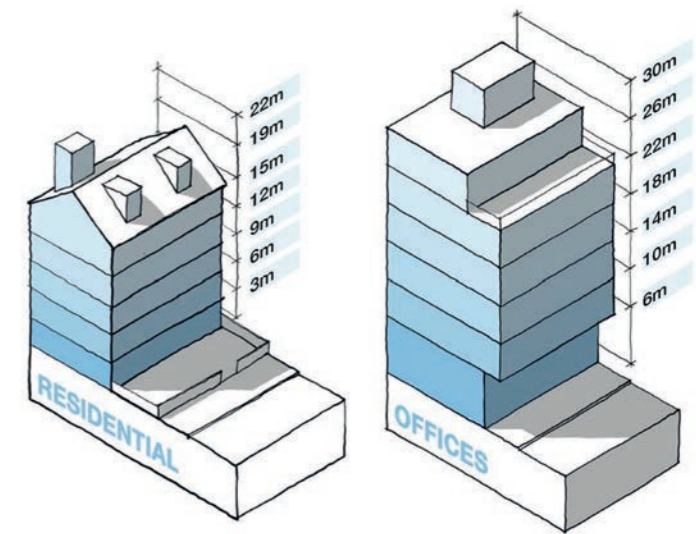


Fig 103 Diagram demonstrating the differing design standards and design of residential and office buildings. Illustration taken from MHCLG's Guidance Notes for Design Codes.

- 11.5.4 5 scenarios are presented as follows:
- A:** Shows all storey heights as 3.00m which is generally considered to be the minimum viable floor to floor height for new residential development.
 - B:** Shows all storeys as 3.15m which is considered to be more realistic and appropriate.
 - C:** Envisages a mixed use building with a taller commercial ground floor.
 - D:** Shows blended storeys of 3.3m which might accommodate different uses.
 - E:** Shows typical office storey heights, although the ground floor might be a little higher still.

	A	B	C	D	E	
Storeys	Minimum residential building storey heights (m)	Typical residential building storey heights (m)	Typical mixed-use building storey heights (m)	Blended prospective storey heights (m)	Typical office building storey heights (m)	Storeys
1	3.00	3.15	4.00	3.30	4.50	1
2	6.00	6.30	7.15	6.60	8.50	2
3	9.00	9.45	10.30	9.90	12.50	3
4	12.00	12.60	13.45	13.20	16.50	4
5	15.00	15.75	16.60	16.50	20.50	5
6	18.00	18.90	19.75	19.80	24.50	6
7	21.00	22.05	22.90	23.10	28.50	7
8	24.00	25.20	26.05	26.40	32.50	8
9	27.00	28.35	29.20	29.70	36.50	9
10	30.00	31.50	32.35	33.00	40.50	10

Building beneath the default London Plan tall building threshold of 21 m
 Default tall building threshold expressed in whole storeys across different building types
 Building above the default London Plan tall building threshold of 21 m

Fig 104 Table to be used as a guide showing the relationship between storey heights and building heights

- 11.5.5 The table shows that a five-storey commercial building might be the maximum height for it not be considered tall, whereas it might be possible to deliver a seven storey residential building for almost exactly the same absolute height.

12 CROYDON CENTRAL

12.1 Appreciation of context

12.1.1 The main issue to consider in reviewing the refining boundaries for tall buildings zones in Croydon Central is the tension between the factors that make the location highly sustainable and therefore highly suitable weighed against the sensitivities with this central locations.

12.1.2 The Old Croydon area to the west in particular is covered by a large conservation area and listed buildings and other heritage assets are distributed throughout the centre.

12.1.3 The urban grain of the centre reveals the coarse grain nature of town centre commercial developments and how this contrasts with finer grain character of the town's hinterland. The coarse grain character suggests these central areas would be better suited to accommodating taller forms of high density development.

12.1.4 The distribution and concentration of existing tall buildings in the centre also emphasises the appropriateness of this form of development in the central area. A review of existing building heights does however reveal that heights generally reduce to the western, more historic, side of the centre.

12.1.5 Weighted sensitivity mapping reveals a hotspot of sensitivity around Croydon Minster and the adjacent Old Palace School, both Grade 1 listed and within a conservation area. The Hospital of the Holt Trinity, similarly Grade 1 listed, at the south of North End and within the conservation area is also a highly sensitive, but more central, location.



Fig 105 Aerial photograph



Fig 107 Figure ground

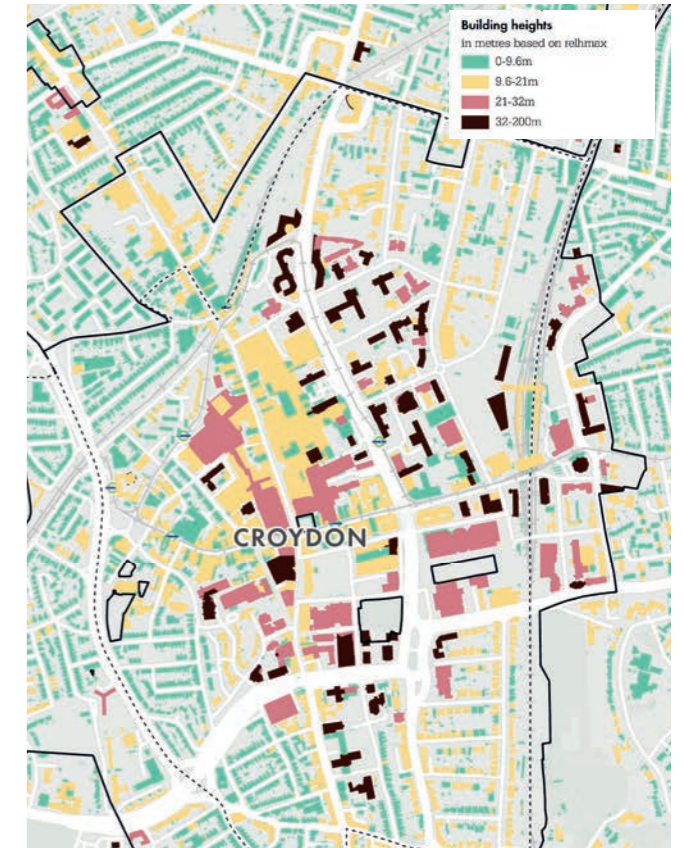


Fig 108 Existing building heights

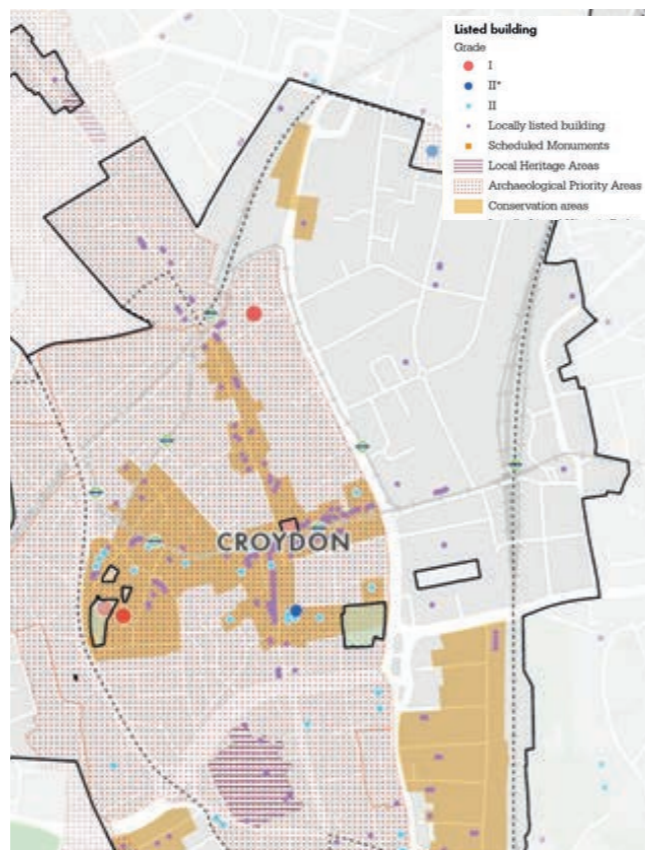


Fig 106 Heritage assets

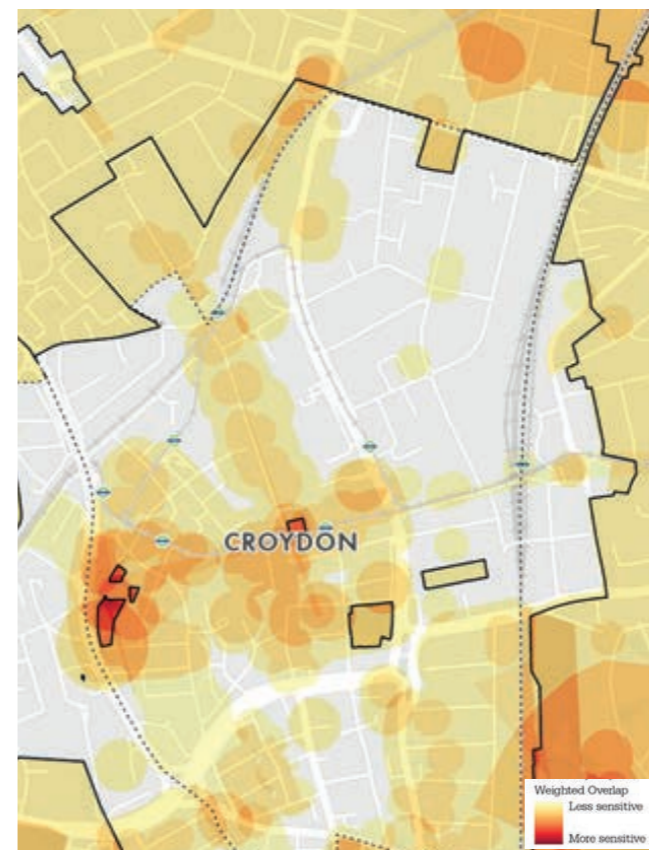


Fig 109 Weighted levels of sensitivity

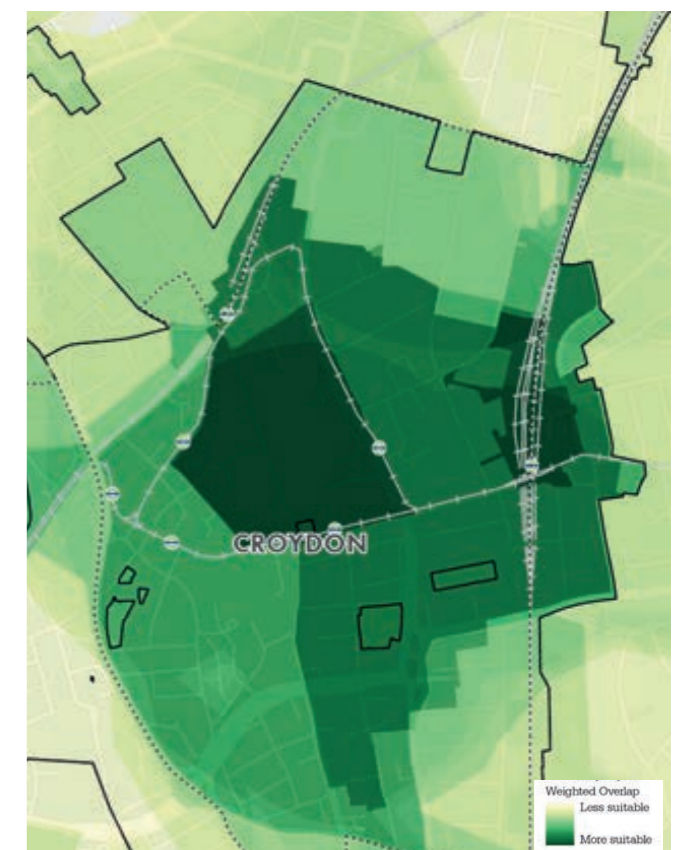


Fig 110 Weighted levels of suitability

12.2 Existing building height areas

- 12.2.1 The Croydon OAPF 2013 designates two zones there are considered to potentially be appropriate for tall buildings.
- 12.2.2 The Central Area north of George Street and centred on East Croydon Station, Dingswall Street and Wellesley Road is identified as the most appropriate location.
- 12.2.3 The Edge Area around that is suggested as potentially appropriate but perhaps for smaller scale buildings.
- 12.2.4 Since adoption of the OAPF, some significant tall developments have been delivered. The Pinnacle Apartment building on Wellesley Road, which falls just at within the northern-most extents of the OAPF's Central Area is very significantly taller than other buildings in the town.
- 12.2.5 Beyond the Central Area, developments near East Croydon Station on the south side of George Street have come forward recently. The Fold development of the site of LBC former Taberner House immediately south of Queen's Gardens comprises a number of tall buildings, the tallest of which rises to 35 storeys.
- 12.2.6 These recent development suggest that revisions to the tall buildings zone in the town centre should be considered.
- 12.2.7 The size of the centre suggests also that the two tier approach continues to have merit and that, in light of more recent exceptionally tall developments, the introduction of a third upper tier might also have merit.

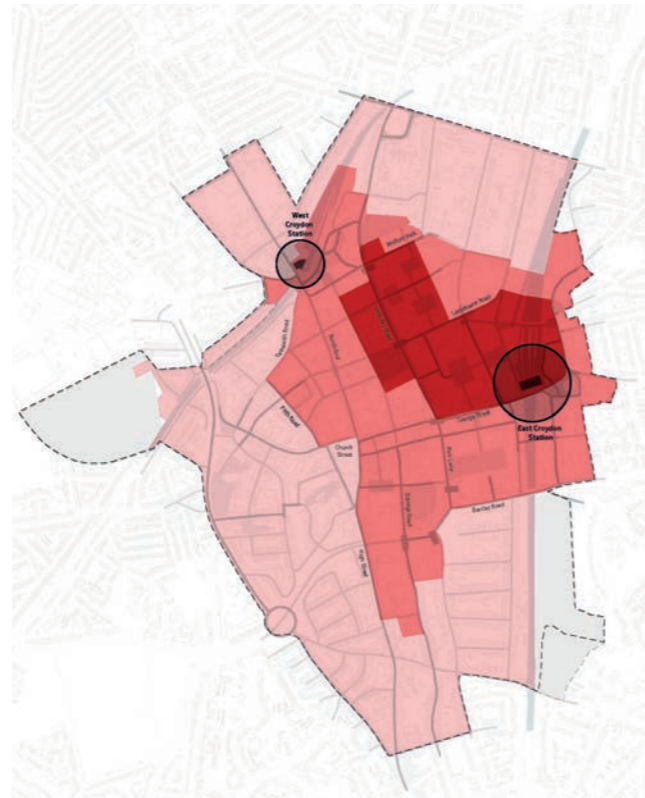


Fig 111 Building height areas plan extracted from Croydon OAPF

- 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.

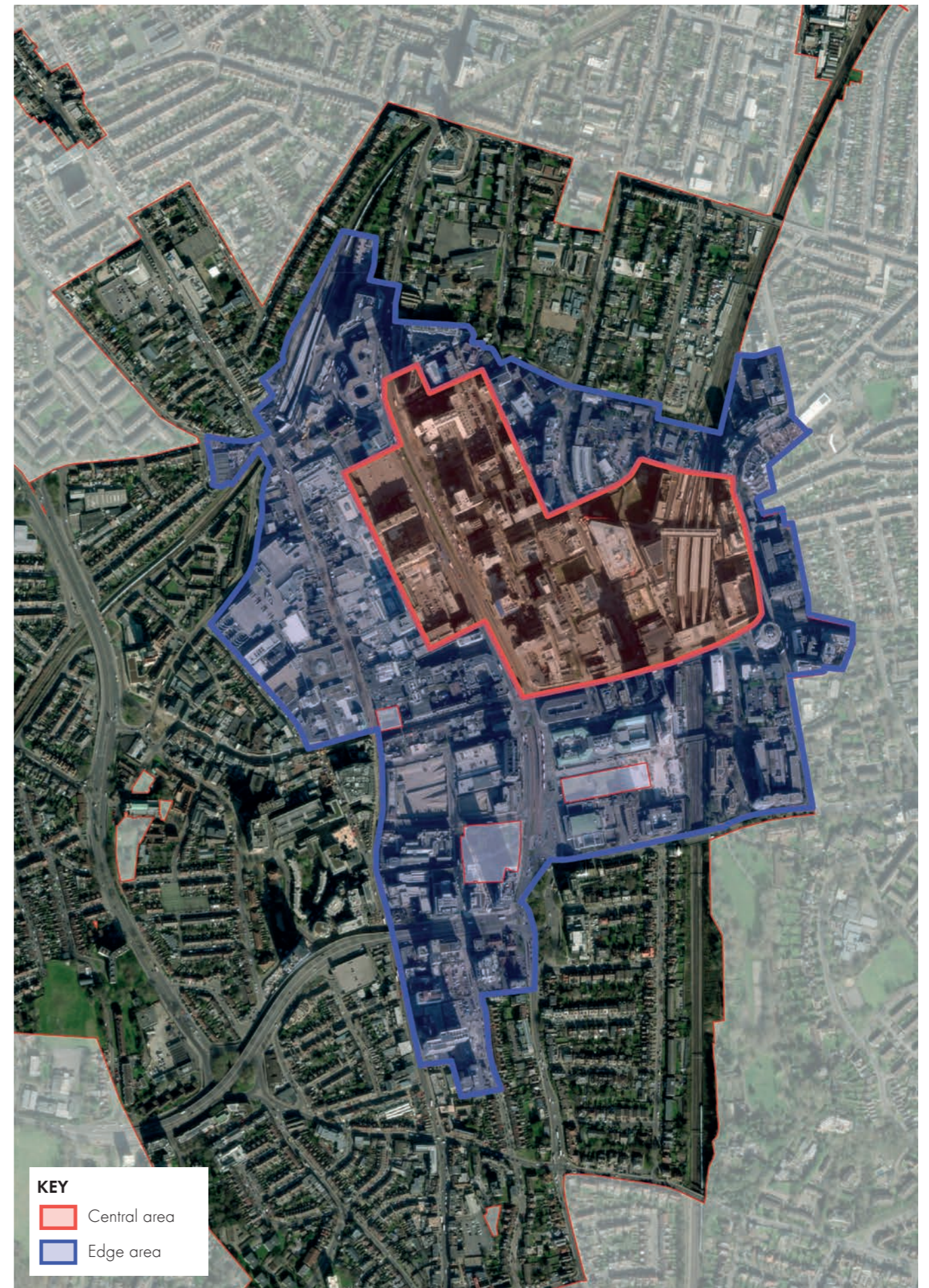


Fig 112 Existing building height areas from the Croydon Opportunity Area Planning Framework