

22 SELSDON

22.1 Appreciation of context

- 22.1.1 Selsdon is a street-based small district centre. The commercial high street buildings are generally of a domestic scale and character, typically three storeys.
- 22.1.2 The immediate residential neighbourhoods around the centre are located tightly adjacent to the commercial uses.
- 22.1.3 Local trees are currently the tallest structures in the local townscape.
- 22.1.4 This small centre is not considered appropriate for tall buildings.



Fig 208 Area of search

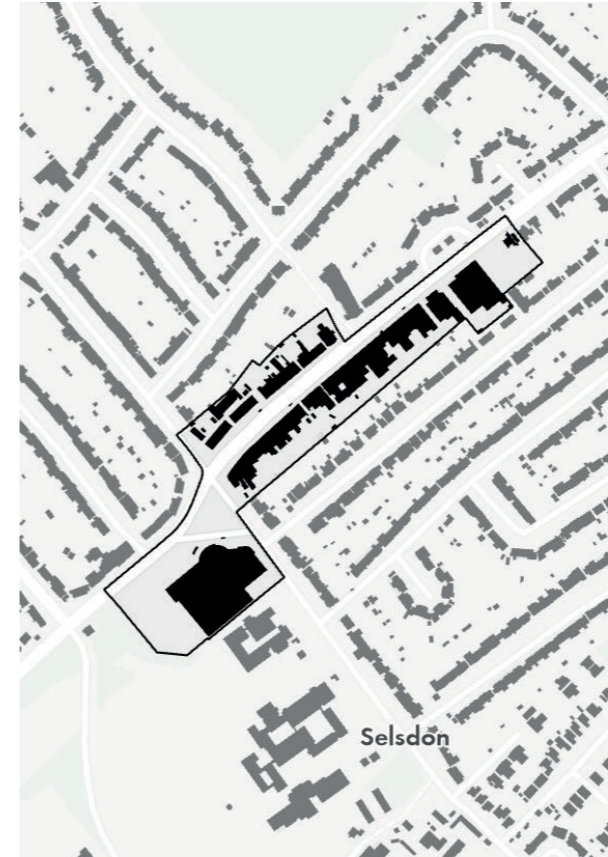


Fig 210 Figure ground, urban grain



Fig 211 Existing building heights



Fig 207 Axo aerial view

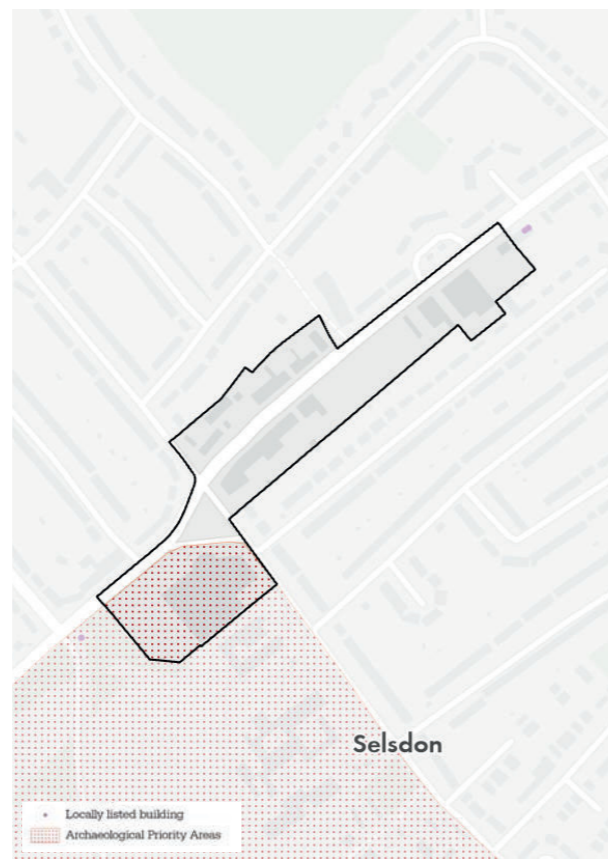


Fig 209 Heritage assets

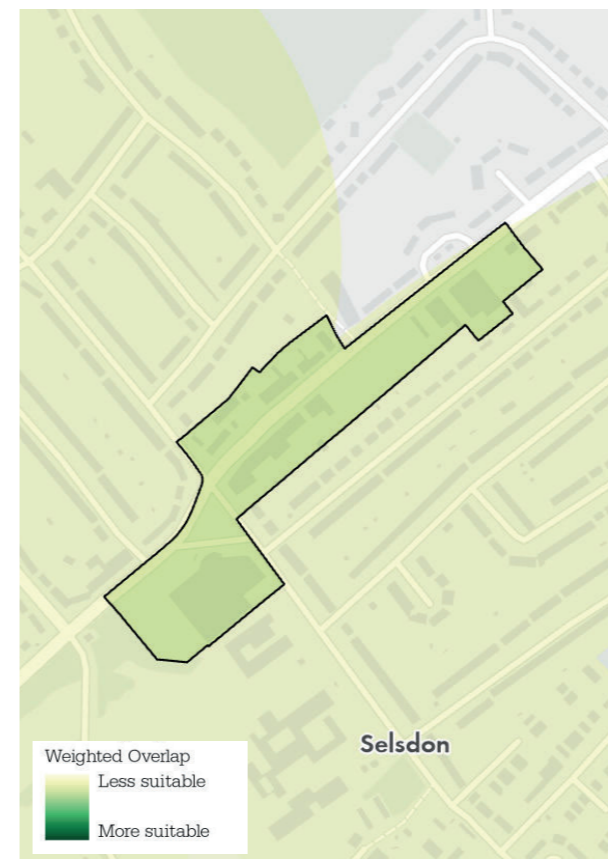


Fig 212 Weighted sensitivity

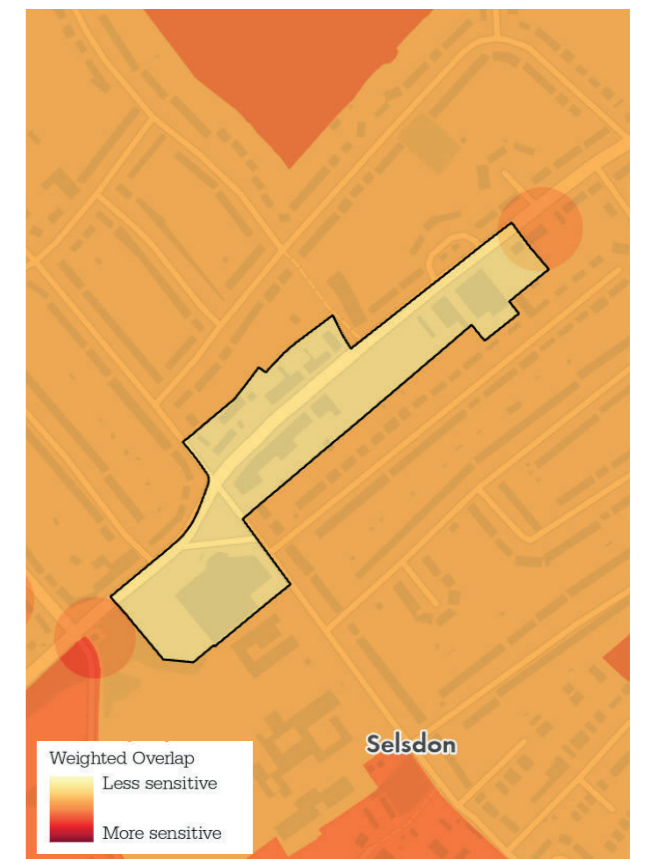


Fig 213 Weighted suitability

Is this area appropriate for tall buildings?	NO
Definition of tall building* in Selsdon	21 metres measured from the ground to the top of the building
*threshold above which a building will be considered tall	

23 SOUTH NORWOOD

23.1 Appreciation of context

- 23.1.1 South Norwood district centre falls entirely within the South Norwood Conservation Area.
- 23.1.2 Tall buildings are not therefore considered an appropriate form of development under the tall building policy.
- 23.1.3 There are some tall buildings within South Norwood which might be considered a precedent. However, any such proposal would need to be considered on its merits, including the potential impact on the special character of the South Norwood Conservation Area.

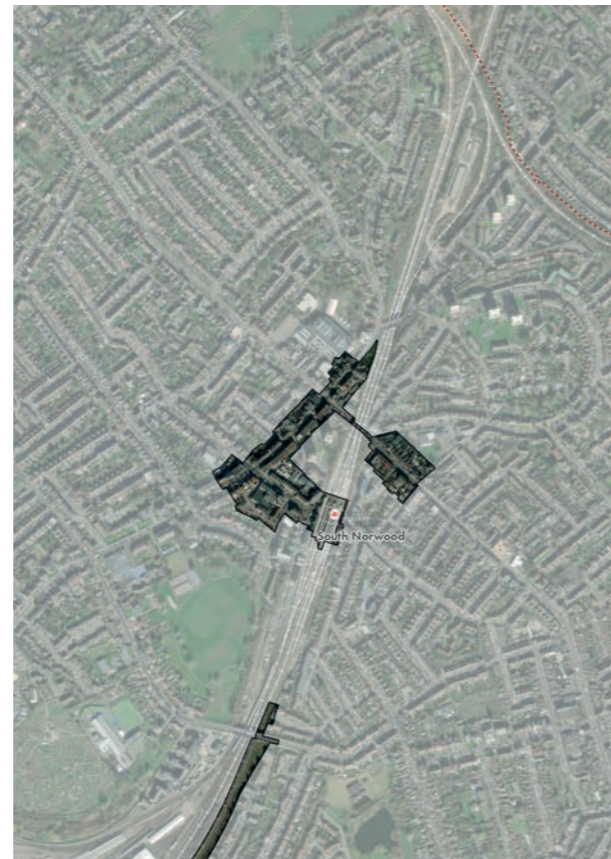


Fig 215 Area of search

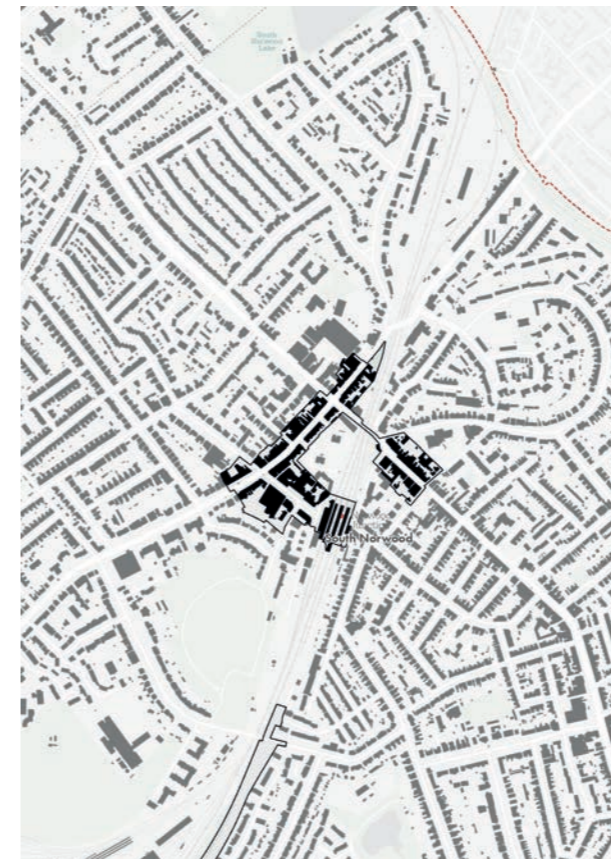


Fig 217 Figure ground, urban grain

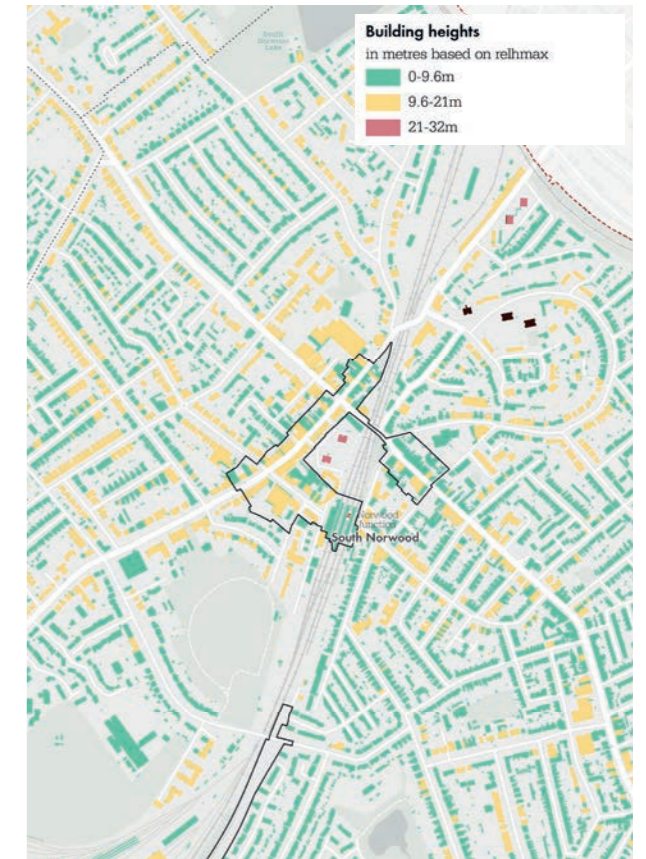


Fig 218 Existing building heights



Fig 214 Axo aerial view

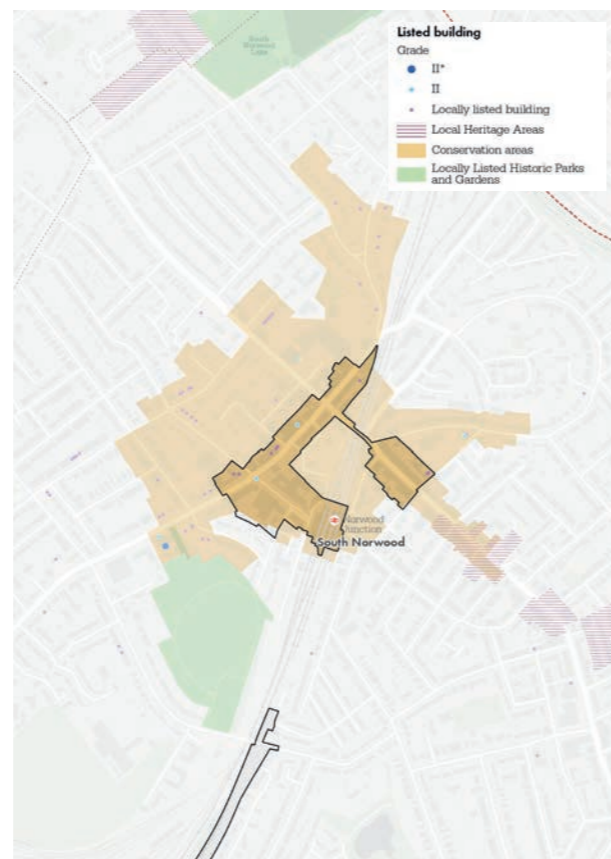


Fig 216 Heritage assets

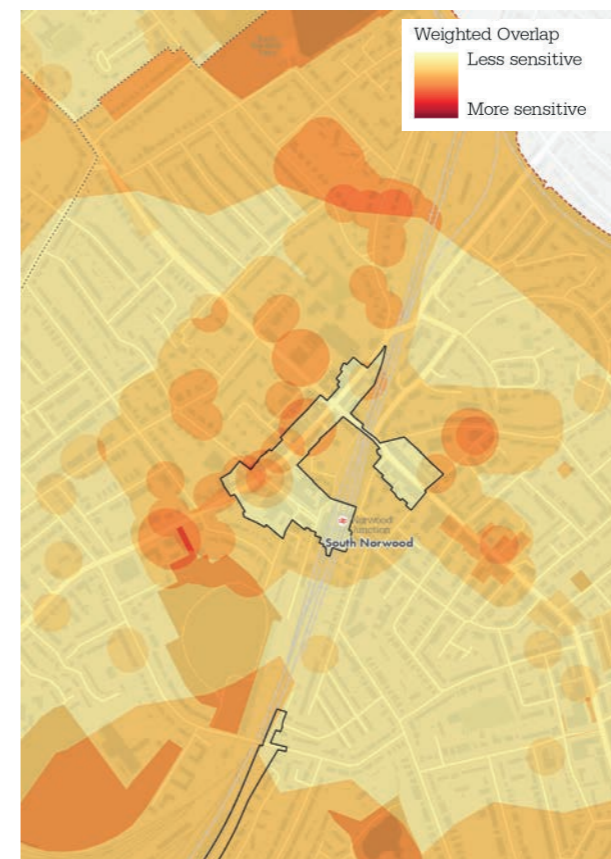


Fig 219 Weighted sensitivity

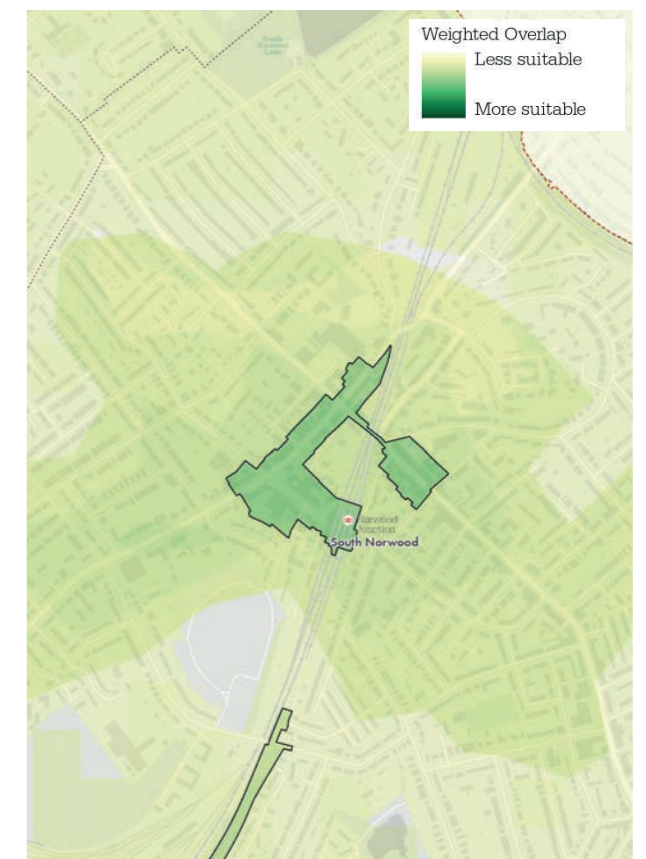


Fig 220 Weighted suitability

Is this area appropriate for tall buildings?	NO
Definition of tall building* in South Norwood:	21 metres measured from the ground to the top of the building
<small>*threshold above which a building will be considered tall</small>	

24 THORNTON HEATH

24.1 Appreciation of context

- 24.1.1 Sensitivity and suitability analysis undertaken reveals Thornton Heath District Centre as one of the most suitable of the district centres across the borough, whilst also being one of the least sensitive.
- 24.1.2 There are existing tall and large office and mixed used podium buildings in the immediate vicinity of the railway station. This area is therefore already characterised in part by coarse and bulky developments.
- 24.1.3 The central area around the railway station does not have any identified heritage constraints.



Fig 221 Area of search



Fig 223 Figure ground, urban grain

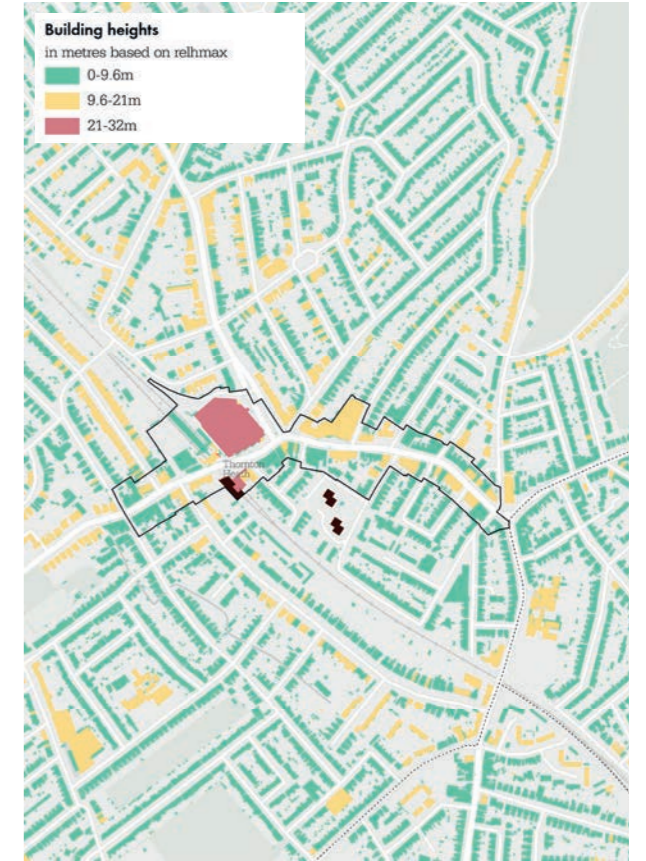


Fig 224 Existing building heights

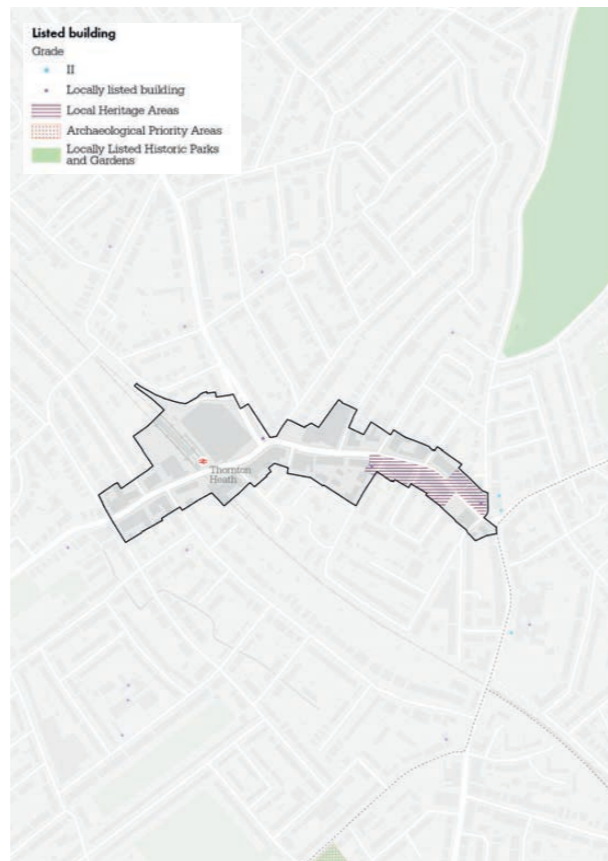


Fig 222 Heritage assets

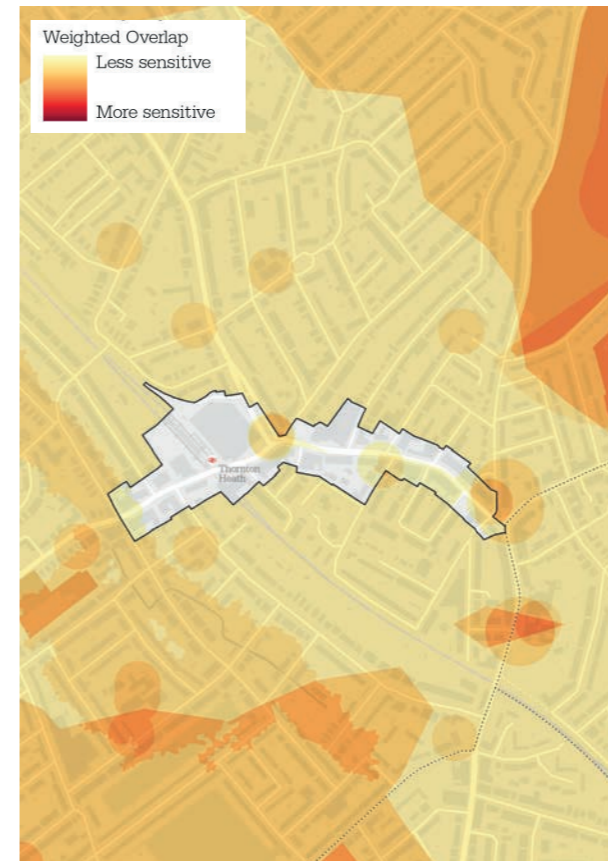


Fig 225 Weighted sensitivity

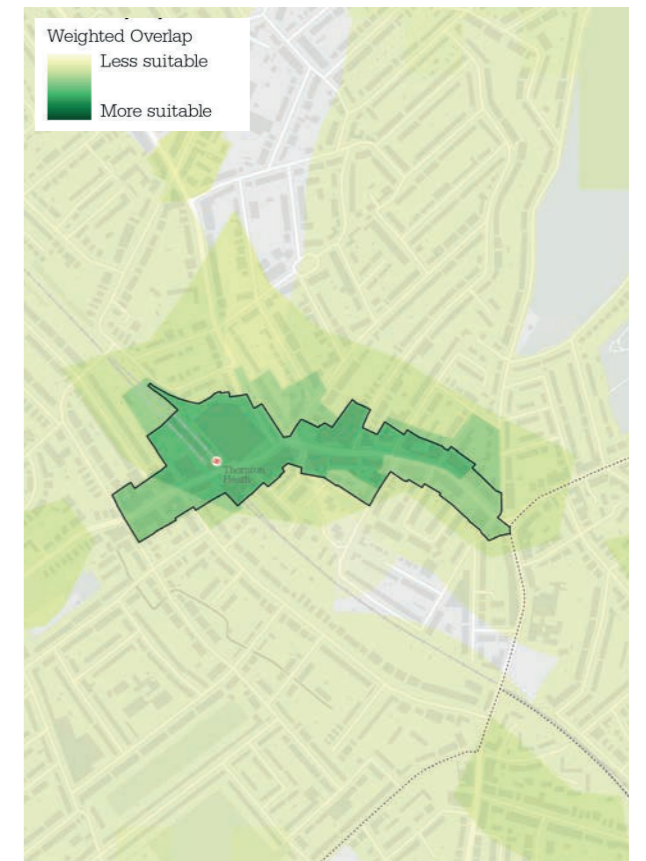


Fig 226 Weighted suitability

24.2 Thornton Heath tall building thresholds

24.2.1 The Thornton Heath area south of the centre is identified as a location considered potentially appropriate for tall buildings.

Threshold of tall in Thornton Heath

24.2.2 Casting a VuCity laser beam at the equivalent height of 6 residential storeys demonstrates that only existing large and bulky buildings in the vicinity of the station are taller than that threshold, and these are substantially taller than other buildings in the Thornton Heath area.

24.2.3 The definition of tall for Thornton Heath is the London Plan default definition of 21 metres measured from the ground to the top of the building (Growth and Characterization LPG). See Fig 227.

Upper threshold heights for tall buildings in Thornton Heath

24.2.4 The upper threshold for tall buildings within the area potentially appropriate for tall buildings in Thornton Heath is 39 metres measured from the ground to the top of the building. This takes account of taller developments in the immediate vicinity of the railway station, some of which are site allocations and present major regeneration opportunity. See Fig 228.

Is this area appropriate for tall buildings?	YES
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Minimum threshold	Upper threshold
21 metres measured from the ground to the top of the building	39 metres measured from the ground to the top of the building



Fig 227 View demonstrating the minimum threshold with green datum line set at approximately 21m (equivalent to 6 storeys)



Fig 228 View demonstrating the upper threshold with green datum line set at approximately 39m (equivalent to 12 storeys)



Fig 229 Area potentially appropriate for tall buildings



Fig 230 Area potentially appropriate for tall buildings

24.3 Thornton Heath tall buildings zone

- 24.3.1 The mixed use Tesco block is a large development right in the heart of Thornton Heath centre. The development incorporate a tall housing element in Kettering Court immediately adjacent to the station entrance.
- 24.3.2 On the opposite side of Brigstock Road, Ambassador House is a large office building with a housing component on the site's western Bensham Manor Road address.
- 24.3.3 The Iceland site and its rear car park also presents a major development opportunity on the western side of the railway station.
- 24.3.4 Together, these three sites contrast with the generally Victorian domestic scale streets that surround them. They form the basis of the zone considered potentially appropriate for tall buildings in Thornton Heath, as shown in Fig 231.

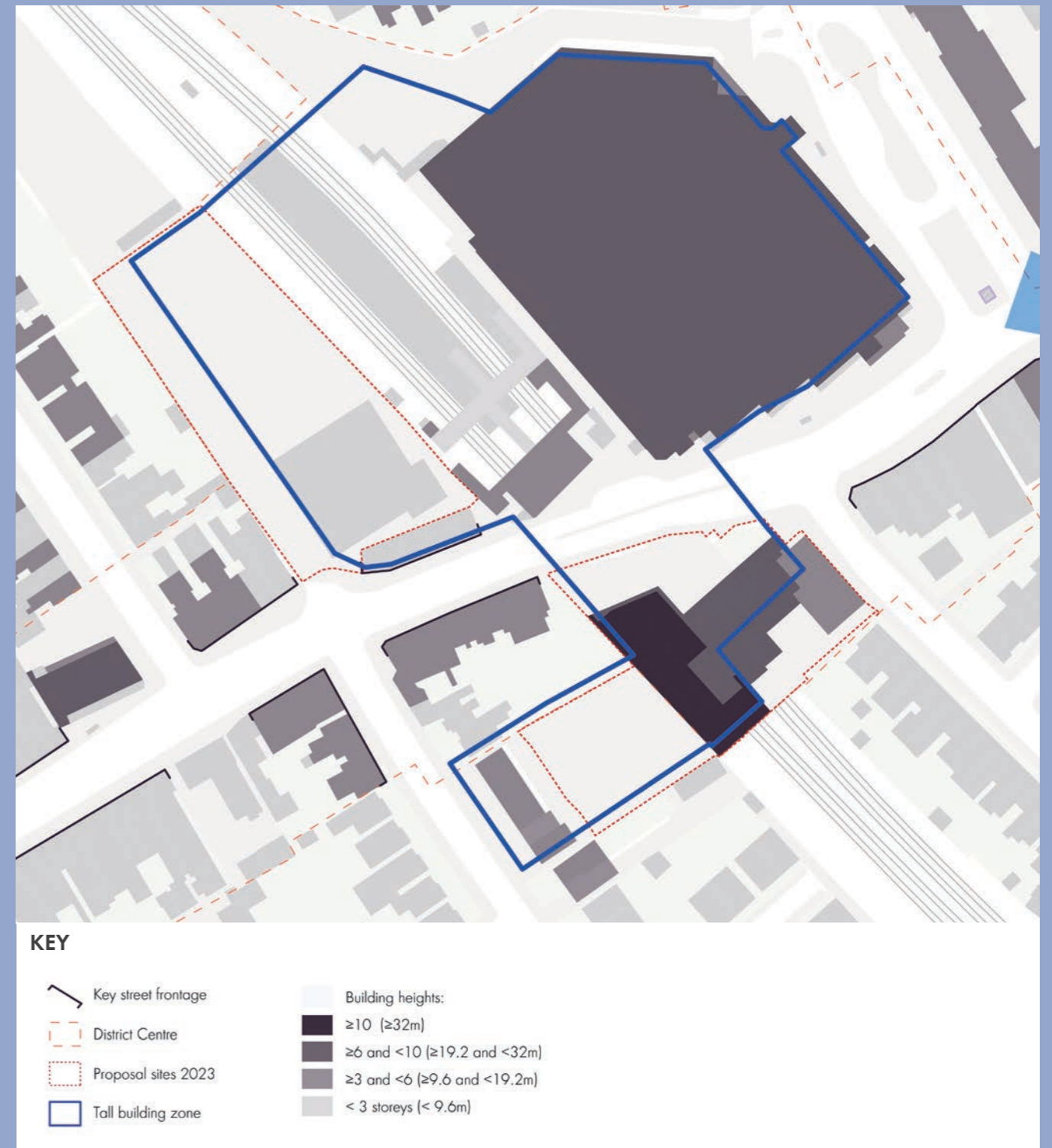


Fig 231 Townscape analysis plan informing tall building boundary

25 REGINA ROAD

25.1 Appreciation of context

- 25.1.1 Regina Road is a housing estate to the north-west of South Norwood centre along the crescent of Regina Road. Originally called Queen's Road, the crescent is characterised by two and three-storey Victorian and Edwardian houses.
- 25.1.2 There are a total of three tall apartment buildings, each twelve-storey tall on either side of Regina Road itself. There are a further two, which lie beyond the proposal site boundary, located to the north on Penge Road.
- 25.1.3 The Regina Road cluster is an eight-minute walk from Norwood Junction railway station.
- 25.1.4 The Regina Road has relatively good levels of public transport accessibility and, given the existing tall buildings, falls within an existing tall building cluster.
- 25.1.5 There are few specific relevant sensitivities. The area falls beyond the defined buffer zone of the nearest conservation area. The Regina Road area does however fall within the extended background vistas of the GLA's LVMF.

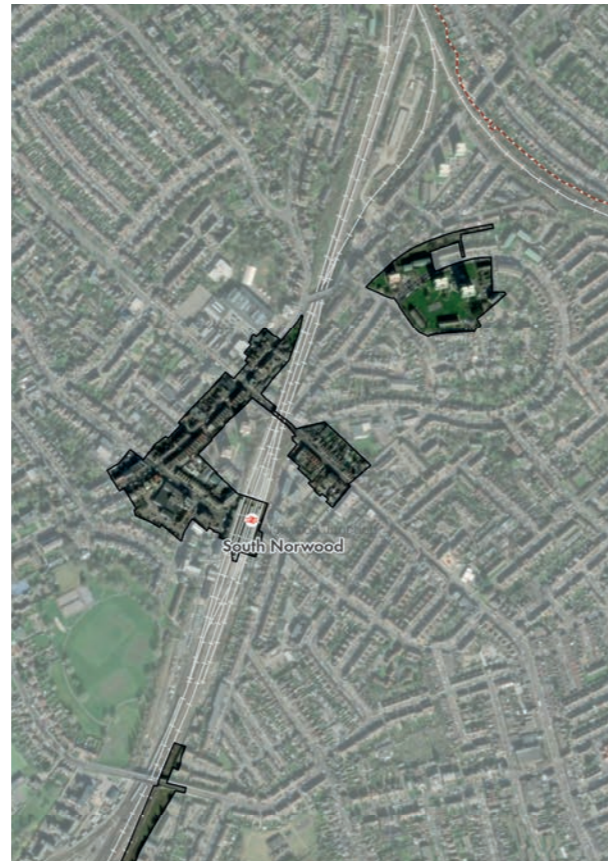


Fig 232 Area of search

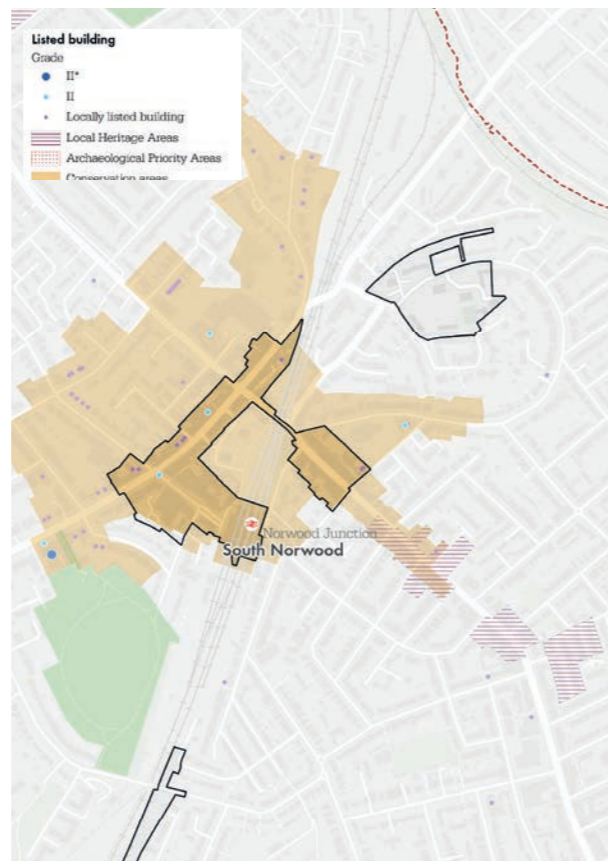


Fig 233 Heritage assets



Fig 234 Figure ground, urban grain

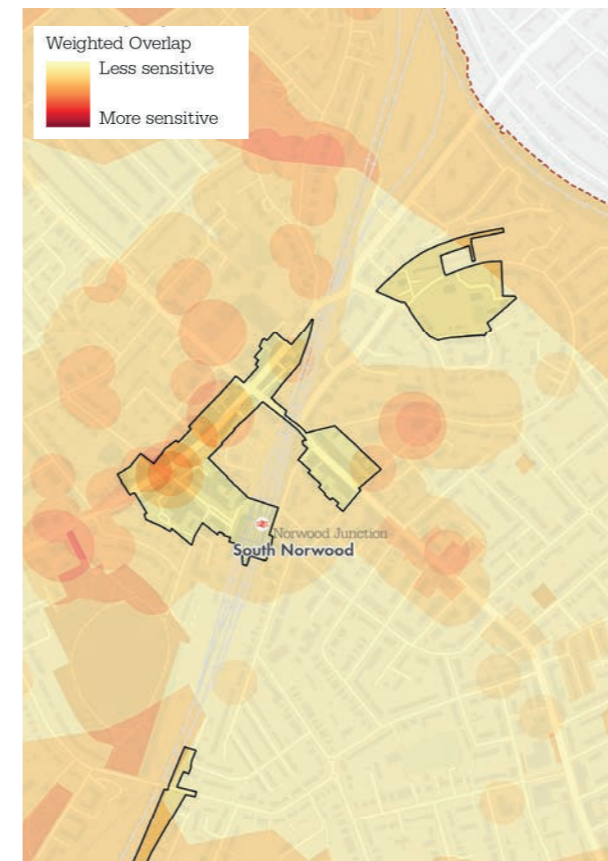


Fig 236 Weighted sensitivity

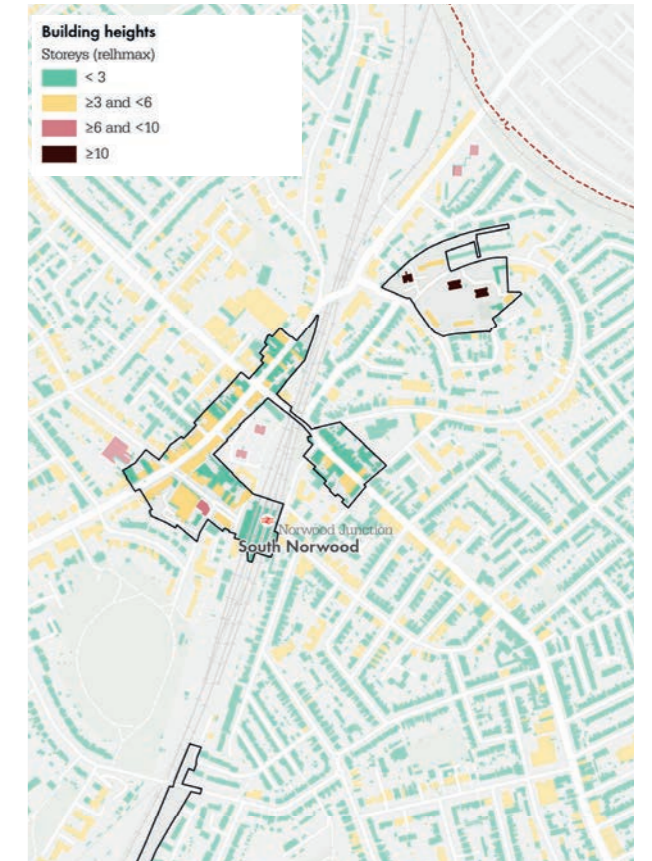


Fig 235 Existing building heights

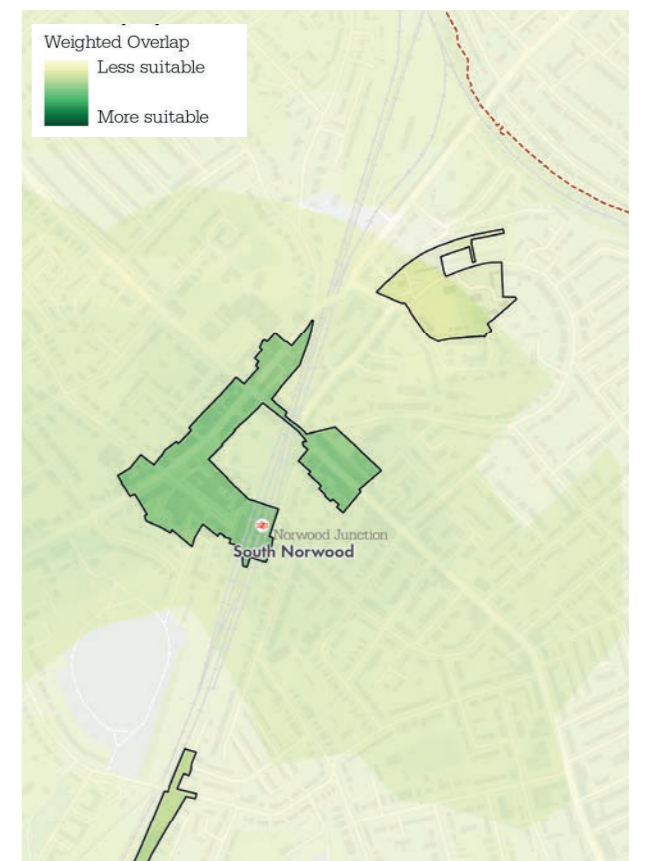


Fig 237 Weighted suitability

25.2 Regina Road tall building thresholds

25.2.1 The Regina Road area is identified as a location potentially appropriate for tall buildings.

Is this area appropriate for tall buildings?	YES
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Threshold of tall in Regina Road

25.2.2 Casting a VuCity laser beam at the equivalent height of 6 residential storeys demonstrates that almost no existing buildings within the area rise through that threshold - Fig 238. Only the existing tall apartment buildings break through that threshold.

Minimum threshold	Upper threshold
21 metres measured from the ground to the top of the building	39 metres measured from the ground to the top of the building

25.2.3 The definition of tall in Regina Road is the London Plan default definition of 21 metres measured from the ground to the top of the building (Growth and Characterization LPG).

Upper threshold heights for tall buildings in Regina Road

25.2.4 The upper threshold for tall buildings within the area potentially appropriate for tall buildings in Regina Road is 39 metres measured from the ground to the top of the building. This can be seen to align with the heights of the tallest existing buildings in the locality.

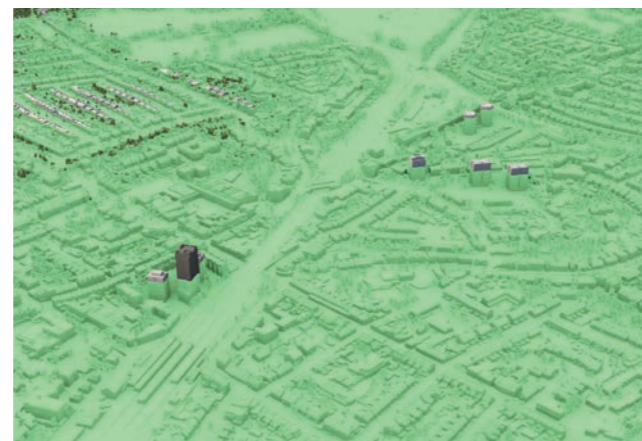


Fig 238 View demonstrating the minimum threshold with green datum line set at approximately 21m (equivalent to 6 storeys)

25.2.5 The VuCity laser beam test of 12 residential storeys shows just parts of the tallest buildings passing through that threshold - Fig 239.

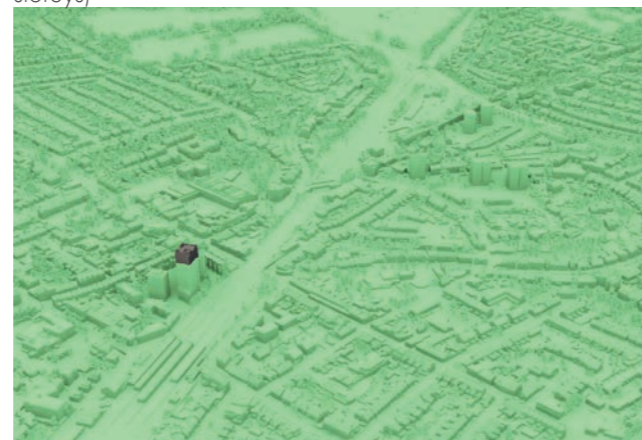


Fig 239 View demonstrating the upper threshold with green datum line set at approximately 39m (equivalent to 12 storeys)



Fig 240 Area potentially appropriate for tall buildings



Fig 241 Area potentially appropriate for tall buildings