

# **Croydon Local Plan: Detailed Policies & Proposals Evidence Base**

Site Allocations: Cookie Cutter and Conversion Calculations

July 2024

# 1. TECHNICAL NOTE

## Overview

- 1.1. This technical note aims to set out how the capacity and uses on sites allocated for development within the Proposed Submission draft of the Croydon Local Plan (the Plan) was developed. The site allocations form part of the strategic policy and are delivered through the 16 places of Croydon under the following policies (where there are site allocations) : DM36 (Addington), DM37 (Addiscombe), DM38 (Broad Green and Selhurst), DM39 (Coulsdon), DM40 (Croydon Opportunity Area), DM41 (Crystal Palace and Upper Norwood), DM42 (Kenley and Old Coulsdon), DM43 (Norbury), DM44 (Purley), DM45 (Sanderstead), DM46 (Selsdon), DM47 (Shirley), DM48 (South Croydon), DM49 (South Norwood and Woodside), DM50 (Thornton Health), and DM51 (Waddon). The site allocations are also set out in Appendix 7 of the Proposed Submission draft of the Croydon Local Plan.
- 1.2. Please note that this is a strategic document providing evidence, alongside other studies, to inform the allocation of land through the Plan. The information on a site allocation is an indication of the contribution the site can make to the overall development forecast in the Plan. This does not indicate that planning permission will be automatically granted for housing or any other form of development on these sites. All future planning applications will be considered on their merits against policies in the development plan and the National Planning Policy Framework.

## Background

### 1.3. National and London Planning Policy Housing Supply:

- The National Planning Policy Framework (NPPF) states that local planning authorities should deliver a wide choice of high-quality homes. Paragraph 60, in relation to boosting the supply of housing, reads: “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community”.
- To achieve an ongoing supply of housing, local planning authorities should have a clear understanding of the land supply in their area and through planning policies identify a sufficient supply and mix of sites to meet the identified need (which, in the case of London Boroughs is the London Plan requirement) over the Plan period. One of the most effective policy approaches to provide deliverable sites is to secure these as site allocations. The five-year housing land supply published on the monitoring pages uses deliverable allocated sites as a significant part of the housing supply. The Local Plan also uses these allocated sites to deliver a consistent supply of sites to meet the needs for the Plan period.

### 1.4. New Strategic Housing Land Availability Assessment (SHLAA):

- Previous use of the Density Matrix to calculate capacity no longer fits with the GLA’s emerging Design Led Capacity approach, which demands that a wider range of design factors are considered to inform site capacity and deliver Good Growth. The density matrix was only meant to be a conceptual and indicative tool of what could be developed on a site, and not to be used prescriptively. However, its apparent numeric simplicity led to it dominating the policy approach to density.

### 1.5. London Plan:

- The London Plan promotes the use of site allocations to deliver the growth needed in a planned approach. Site allocations are specifically mentioned in most policies for delivering growth. Policy D3 seeks to optimise site capacity through a design led approach and specifically mentions site allocations. This methodology reflects the approach of policy D3 by taking a design led approach, positively responding local distinctiveness through form and layout, experience such as ground floor uses and public realm, quality and character.

# 2. COOKIE CUTTER METHODOLOGY

## 2.1. Calculating Development Capacity for Site Allocations

- The following methodology has been developed by the London Borough of Croydon taking account of the NPPF, London Plan. The methodology uses exemplar precedent schemes to allow a design focused approach to calculating development capacity. The site allocations were taken and laid over these precedent schemes and used as a “cookie cutter” to adapt the existing scheme to the site allocation.

## 2.2. Steps to Using the Cookie Cutter Methodology

- a. Choose a range of existing examples of exemplary precedents of delivered schemes that positively respond to local distinctiveness, resonate with conditions and character of the range of site allocations (including precedents that are particularly sensitive to heritage).
- b. Establish the number of residential units provided by each of the selected precedents (note that other land uses were required not have floorspace estimates).
- c. The footprint of each precedent is applied at scale in CAD resulting in the site allocation ‘cookie cutter’.
- d. For each site allocation, evaluate relevant site capacity factors such as place specific policies, impacts on heritage, PTAL, and environmental considerations.
- e. For each site allocation, pick a suitable precedent ‘cookie cutter’ (according to context and use).
- f. Use the chosen ‘cookie cutter’ to test how many of the chosen precedent schemes can roughly fit on the site allocation. In some instances, a selection of ‘cookies’ can be combined.
- g. Cross-check appropriateness of ‘cookie’ against surrounding heritage sensitivities.
- h. The amount of ‘cookies’ determines the quantum of residential units.

## 2.3. Assumptions

- a. Where mixed-use precedents are used, consideration for capacity factors such as servicing, access, communal amenity are resolved and built into the spatial layouts and arrangements.
- b. A good fit has been sought to align the geometric parameters of cookies to site boundaries. Some flexibility has been allowed if some minor spatial tolerance is needed, i.e. small overlaps.
- c. No precedent cookie has been altered.
- d. Reference cookies should be interpreted solely based on their unit numbers. All other details are subject to the policies and statutory regulations specified in the Revised Croydon Local Plan (2024) and the most recent Building Regulations. In the event of any conflict between this document and the applicable policies or statutory regulations, the latter shall prevail.

# 3. SITE CATEGORISATION

Each site allocation has been filtered through a simple process of categorisation to assist with the selection of an appropriate precedent cookie.

USE  
TYPOLOGIES

RESIDENTIAL ONLY  
HORIZONTAL MIXED USE  
VERTICAL MIXED USE

CHARACTER

URBAN  
SUBURBAN

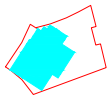
**URBAN COOKIES**

# 4. PRECEDENT COOKIES

## URBAN - RESIDENTIAL



SCHEME	Scarbrook House
ARCHITECT	WCEC
LOCATION	Central Croydon, Croydon
NO. UNITS	42
HEIGHT	11 storeys
NON RESI FLOOR AREA	N/A



SCHEME	Cosway Street
ARCHITECT	Bell Phillips
LOCATION	LB Westminster
NO. UNITS	49
HEIGHT	4-5 storeys
NON RESI FLOOR AREA	N/A



# URBAN - RESIDENTIAL



SCHEME	Taylor Court & Chatto Court (2013-21)
ARCHITECT	Henley Halebrown
LOCATION	Well Street, Hackney, E9 7NU
NO. UNITS	20
HEIGHT	5 storeys
NON RESI FLOOR AREA	N/A (residential only)



SCHEME	Wilmott Court (2013-21)
ARCHITECT	Henley Halebrown
LOCATION	Well Street, Hackney, E9 7NN
NO. UNITS	25
HEIGHT	4-5 storeys
NON RESI FLOOR AREA	N/A (residential only)



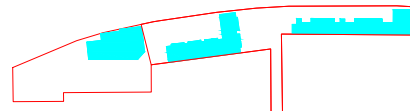
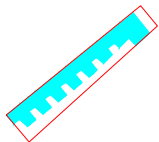
# URBAN - RESIDENTIAL



SCHEME	Moray Mews
ARCHITECT	Peter Barber
LOCATION	LB Islington
NO. UNITS	8
HEIGHT	1-2 storeys
NON RESI FLOOR AREA	n/a



SCHEME	Regina Road
ARCHITECT	Stitch (BxB)
LOCATION	LB Croydon
NO. UNITS	19
HEIGHT	2 storeys
NON RESI FLOOR AREA	n/a





# URBAN - MIXED USE HORIZONTAL



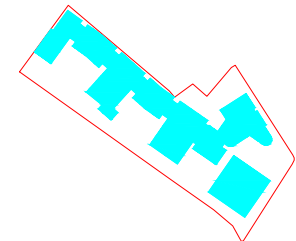
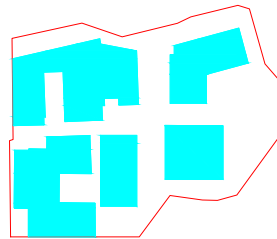
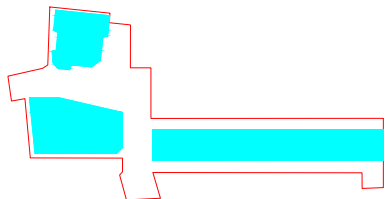
SCHEME	Liddel Road, Phase 2
ARCHITECT	Maccreeanor Lavington
LOCATION	West Hampstead, LB Camden
NO. UNITS	106
HEIGHT	5-11 storeys
NON RESI FLOOR AREA	4000sqm Commercial Space



SCHEME	Faircharm Estate
ARCHITECT	Karakusevic Carson
LOCATION	LB Lewisham
NO. UNITS	148
HEIGHT	6-12 storeys
NON RESI FLOOR AREA	600sqm Light & Heavy Industrial Units



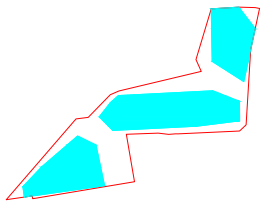
SCHEME	Purley Baptist Church
ARCHITECT	Proctor & Matthews Architects
LOCATION	LB Croydon
NO. UNITS	114
HEIGHT	3-17 storeys
NON RESI FLOOR AREA	5000sqm Community Use



# URBAN - MIXED USE VERTICAL



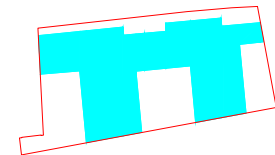
SCHEME	Lock Keepers
ARCHITECT	Allies & Morrison
LOCATION	LB Tower Hamlets
NO. UNITS	109
HEIGHT	6-12 storeys
NON RESI FLOOR AREA	1400sqm Commercial Use



SCHEME	Edith Summerskill House
ARCHITECT	Henley Hale Brown
LOCATION	LB Hammersmith & Fulham
NO. UNITS	133
HEIGHT	20 storeys
NON RESI FLOOR AREA	105sqm Community Use



SCHEME	Tiger Way
ARCHITECT	Hawkins Brown
LOCATION	LB Hackney
NO. UNITS	89
HEIGHT	4-14 storeys
NON RESI FLOOR AREA	3,496sqm Educational Use



# URBAN - MIXED USE VERTICAL



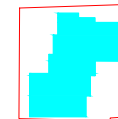
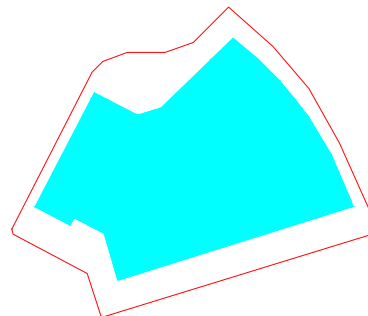
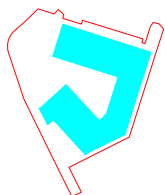
SCHEME	Cadence, Kings Cross
ARCHITECT	Allison Brooks
LOCATION	Kings Cross, LB Camden
NO. UNITS	158
HEIGHT	4-14 storeys
NON RESI FLOOR AREA	643sqm Commercial Use



SCHEME	Porters Edge
ARCHITECT	Maccreeanor Lavington
LOCATION	LB Southwark
NO. UNITS	235
HEIGHT	3-17 storeys
NON RESI FLOOR AREA	9290sqm Retail, Warehouse, Cafe & Gym Use



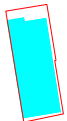
SCHEME	121 Upper Richmond Road
ARCHITECT	AHMM
LOCATION	LB Wandsworth
NO. UNITS	76
HEIGHT	6-12 storeys
NON RESI FLOOR AREA	1823sqm Commercial & Retail



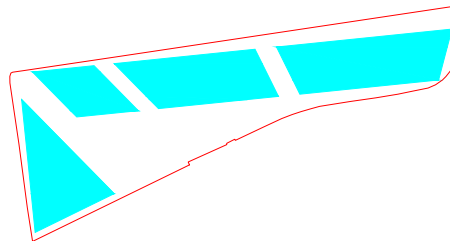
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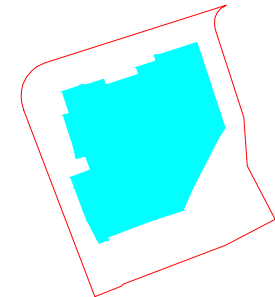
SCHEME	111 Upper Richmond Road
ARCHITECT	AHMM
LOCATION	LB Wandsworth
NO. UNITS	37
HEIGHT	11 storeys
NON RESI FLOOR AREA	1,204sqm commercial use



SCHEME	Greenwich Creekside
ARCHITECT	Squire and Partners
LOCATION	Deptford, LB Greenwich
NO. UNITS	371
HEIGHT	8-17 storeys
NON RESI FLOOR AREA	9,548sqm



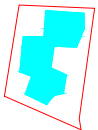
SCHEME	Orchard Gardens
ARCHITECT	Panter Hudspith
LOCATION	Elephant and Castle, LB Southwark
NO. UNITS	228
HEIGHT	5-19 storeys
NON RESI FLOOR AREA	2,370sqm



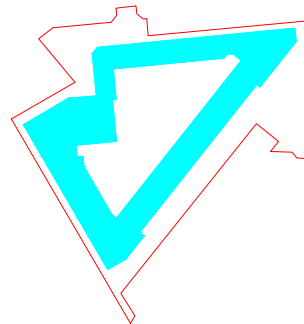
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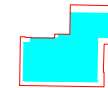
SCHEME	Vaughan Road
ARCHITECT	Adam Khan
LOCATION	LB Harrow
NO. UNITS	33
HEIGHT	4-6 storeys
NON RESI FLOOR AREA	242sqm Community, Commercial Workspace



SCHEME	Silchester Estate
ARCHITECT	Hayward Tompkins
LOCATION	Royal Borough of Kensington & Chelsea
NO. UNITS	112
HEIGHT	4-9 storeys
NON RESI FLOOR AREA	915sqm Commercial Use



SCHEME	Westbourne Park Baptist Church
ARCHITECT	Allies and Morrison
LOCATION	Paddington, LB Westminster
NO. UNITS	32
HEIGHT	2-8 storeys (inc lower ground floors)
NON RESI FLOOR AREA	1,401sqm



# URBAN - MIXED USE VERTICAL



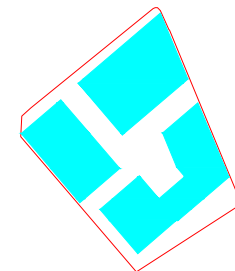
SCHEME	Woodgrange Road (2020-ongoing)
ARCHITECT	31/44 Architects
LOCATION	89-93 Woodgrange Road, Forest Gate, Newham, E7 0EP
NO. UNITS	9
HEIGHT	3-4 storeys
NON RESI FLOOR AREA	248sqm



SCHEME	House For Artists (2018-21)
ARCHITECT	Apparata Architects
LOCATION	36-40 Linton Road, Barking and Dagenham, IG11 8SE (LB Barking and Dagenham)
NO. UNITS	12
HEIGHT	5 storeys
NON RESI FLOOR AREA	232sqm



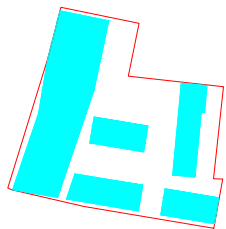
SCHEME	1-7 Dace Road
ARCHITECT	Buckley Gray Yeoman
LOCATION	Hackney Wick, Tower Hamlets (LLDC)
NO. UNITS	110
HEIGHT	5-6 storeys
NON RESI FLOOR AREA	6,308sqm



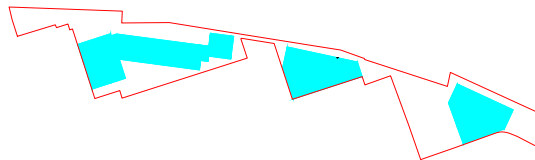
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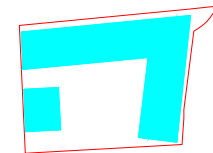
SCHEME	Prowse Court & Lord Graham Mews
ARCHITECT	Hawkins Brown
LOCATION	LB Enfield
NO. UNITS	118
HEIGHT	2-8 storeys
NON RESI FLOOR AREA	1037sqm Commercial & Community Use



SCHEME	Fenwick Estates
ARCHITECT	Karakusevic Carson
LOCATION	LB Lambeth
NO. UNITS	55
HEIGHT	3-7 storeys
NON RESI FLOOR AREA	294sqm Community Use



SCHEME	Adelaide Wharf
ARCHITECT	AHMM
LOCATION	Regents Park Canal, LB Hackney
NO. UNITS	147
HEIGHT	8 storeys
NON RESI FLOOR AREA	650sqm Workspace



## URBAN - MIXED USE VERTICAL



SCHEME	Doris's Place
ARCHITECT	Peter Barber
LOCATION	LB Hackney
NO. UNITS	3
HEIGHT	2-3 storeys
NON RESI FLOOR AREA	21sqm Retail Use

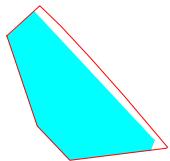




## URBAN - COMMERCIAL



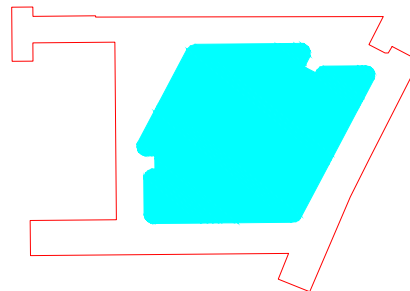
SCHEME	The Ray
ARCHITECT	AHMM
LOCATION	Farringdon, LB Islington
DENSITY	N/A
NO. UNITS	N/A
HEIGHT	2-8 storeys
NON RESI FLOOR AREA	13,698sqm (12,285sqm commercial, 1,413 sqm town centre use)



## URBAN - MEDICAL



SCHEME	Oriel
ARCHITECT	Penoyre & Prasad
LOCATION	King's Cross, LB Camden
DENSITY	N/A
NO. UNITS	N/A
HEIGHT	6-9 storeys
NON RESI FLOOR AREA	46,468sqm

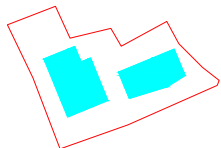


# SUBURBAN COOKIES

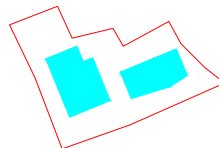
# SUBURBAN - RESIDENTIAL



SCHEME	Finsbury Park Villas
ARCHITECT	Sergison Bates
LOCATION	LB Hackney
NO. UNITS	44
HEIGHT	3-5 storeys
NON RESI FLOOR AREA	N/A



SCHEME	Foxley Lane & Woodcote Drive
ARCHITECT	OB Architecture
LOCATION	LB Croydon
NO. UNITS	41
HEIGHT	3-6 storeys
NON RESI FLOOR AREA	n/a



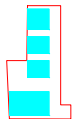
SCHEME	10 Blunt Road
ARCHITECT	OB Architecture
LOCATION	LB Croydon
NO. UNITS	8
HEIGHT	5 storeys
NON RESI FLOOR AREA	n/a



# SUBURBAN - RESIDENTIAL



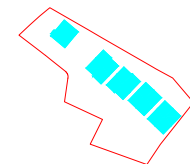
SCHEME	Mandaville Street
ARCHITECT	Jawad Pike
LOCATION	LB Hackney
NO. UNITS	11
HEIGHT	3 storeys
NON RESI FLOOR AREA	n/a



SCHEME	Chalkhurst Court
ARCHITECT	Tate Harmer
LOCATION	LB Croydon
NO. UNITS	8
HEIGHT	4 storeys
NON RESI FLOOR AREA	n/a



SCHEME	76-80 Waddington Avenue
ARCHITECT	Graham Rix
LOCATION	LB Croydon
NO. UNITS	9
HEIGHT	2 storeys
NON RESI FLOOR AREA	n/a



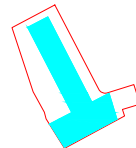
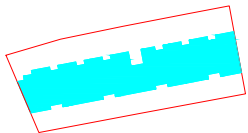
## SUBURBAN - MIXED USE VERTICAL



SCHEME	Berkshire Road
ARCHITECT	Mikhail Riches
LOCATION	LB Hackney
NO. UNITS	39
HEIGHT	5 storeys
NON RESI FLOORAREA	1628sqm Commercial Use



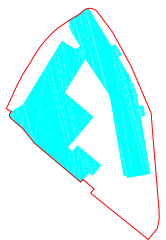
SCHEME	Great Eastern Buildings
ARCHITECT	Karakusevic Carson
LOCATION	LB Hackney
NO. UNITS	18
HEIGHT	2-4 storeys
NON RESI FLOORAREA	114sqm Retail, Commercial & Community Use



## SUBURBAN - EDUCATIONAL - LOW DENSITY



SCHEME	Bellenden Two-form Primary School (2014-18)
ARCHITECT	Cottrell & Vermeulen
LOCATION	Dewar Street, Southwark, SE15 4JP
NO. UNITS	N/A (educational only)
HEIGHT	2 storeys
NON RESI FLOOR AREA	2,200sqm











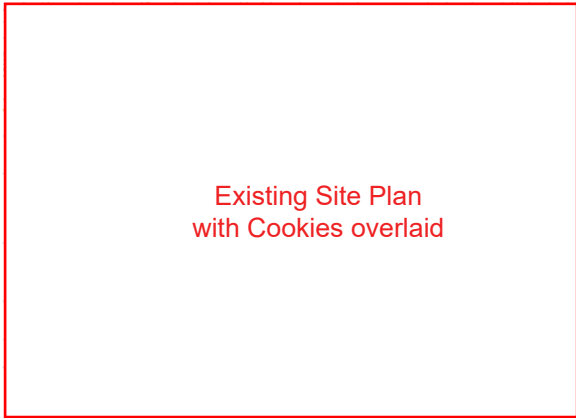
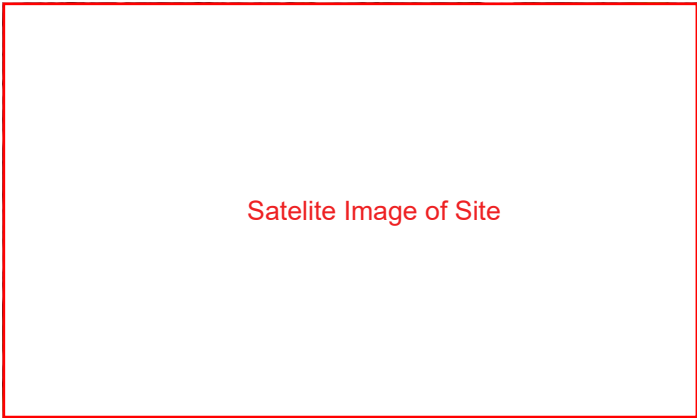
SCHEME	Katherine Johnson Building; Ralph Allen School Masterplan Phase 2 (2016-19)
ARCHITECT	Feilden Fowles
LOCATION	Ralph Allen School, Bath and NE Somerset, BA2 7AD
NO. UNITS	N/A (educational only)
HEIGHT	2 storeys
NON RESI FLOOR AREA	724sqm



# 5. SITE ALLOCATIONS

## KEY

-  Site Allocation Boundary
-  Cookie Site Boundary
-  Cookie Footprint
-  Listed Building
-  Locally Listed Building
-  Conservation Area
-  Local Heritage Area
-  Retained or Consented Buildings within Allocation Sites



SITE CAPACITY FACTORS

SITE REF.	XXX
LOCATION	XXX
ALLOCATION DESCRIPTION	XXX
SITE DESCRIPTION	XXX
AREA	XXX
PLACE	XXX
PLACE POLICIES	XXX
CHARACTER	XXX
PTAL	XXX
HERITAGE	XXX
TOPOGRAPHY	XXX
OTHER CONSID.	XXX

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	XXX
DENSITY CAT. (H/M/L)	XXX
SIMPLIFIED TYPOLOGY	XXX
PRECEDENT COOKIE	XXX
HEIGHT	XXX
NON-RESI FLOOR AREA	XXX
NO. COOKIES	XXX
ASSUMPTIONS	XXX
ADJUSTMENTS	XXX
CAPACITY	XXX
OTHER CONSID.	

Site Categorisation

Precedent cookie information

Figure generated from adding together all the Non-Residential floor areas of precedent cookies shown

As shown in diagram

Figure generated from adding together the residential units of all precedent cookies shown.

Proposed Site Allocation Number

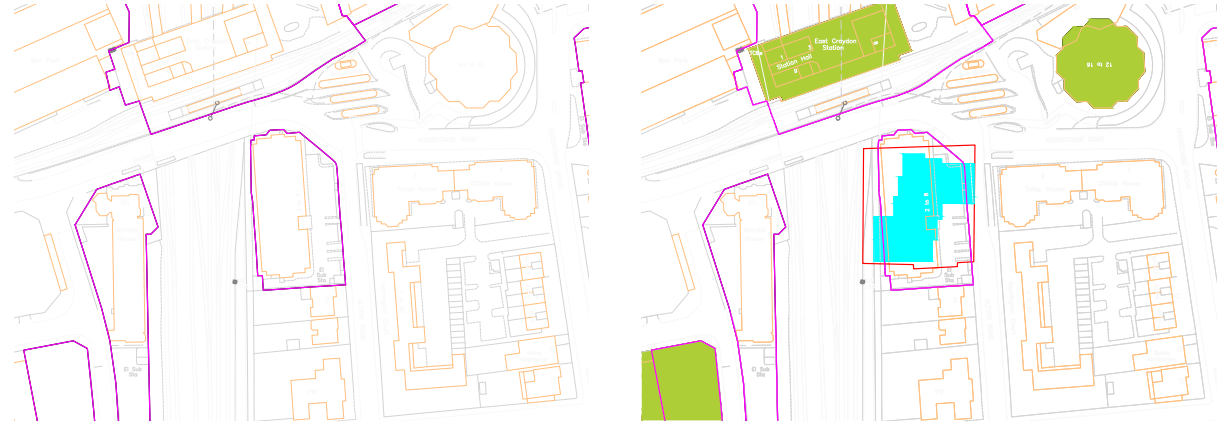
Site Specific Analysis

Site Allocation Reference Number

**XXX**

EXAMPLE



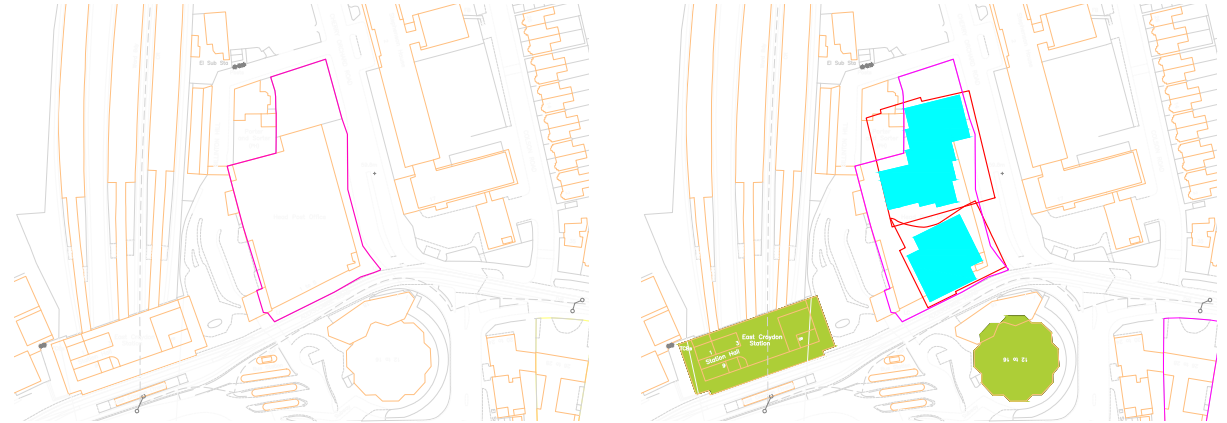


### SITE CAPACITY FACTORS

SITE REF.	5
LOCATION	AIG Building, 2-8 Altyre Road
ALLOCATION DESCRIPTION	Redevelopment including residential and non-retail town centre uses.
SITE DESCRIPTION	Office building
AREA	0.24Ha
PLACE	Croydon Opportunity Area
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM35 (Addiscombe)</li> <li>LP Policy DM28 (COA)</li> </ul>
CHARACTER	Large buildings with surrounding space
PTAL	High - Rate 4 - 6
HERITAGE	Likely to affect Locally Designated Views of NLA Tower. Several Locally Listed Buildings nearby.
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Outer Zone</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	AHMM - 121 Upper Richmond Road
HEIGHT	6-12 storeys
NON-RESI FLOOR AREA	1,823sqm
NO. COOKIES	1
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	76 units
OTHER CONSID.	N/A



### SITE CAPACITY FACTORS

SITE REF.	21
LOCATION	Former Royal Mail Sorting Office, 1-5 Addiscombe Road
ALLOCATION DESCRIPTION	Mixed use development comprising town centre uses at ground floor with hotel, office or residential above.
SITE DESCRIPTION	Vacant land
AREA	0.44Ha
PLACE	Croydon Opportunity Area
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM35 (Addiscombe)</li> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Large buildings in an urban setting; Tower Buildings; Transport Nodes
PTAL	High - Rate 4 - 6
HERITAGE	Adjacency to NLA Tower (24 storeys) and East Croydon Station
TOPOGRAPHY	Sloping downwards to north
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Inner Core</li> </ul>

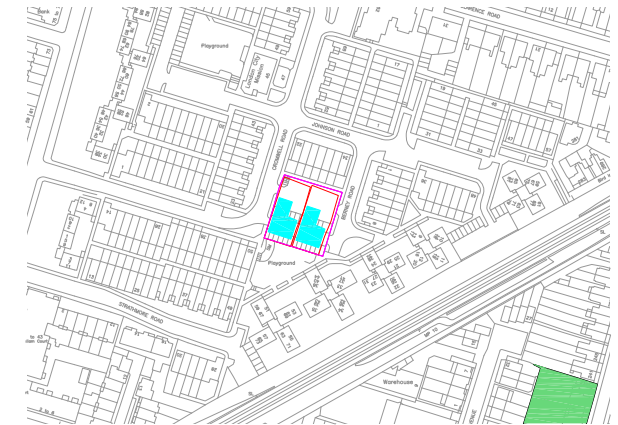
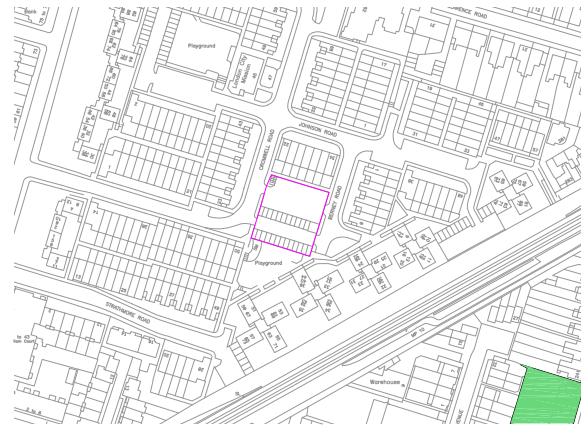
### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	COMBINATION Edith Summerskill House 121 Upper Richmond Road
HEIGHT	6-20 storeys
NON-RESI FLOOR AREA	1928sqm
NO. COOKIES	1x Edith Summerskill House; 1x 121 Upper Richmond Road
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	209 units
OTHER CONSID.	N/A



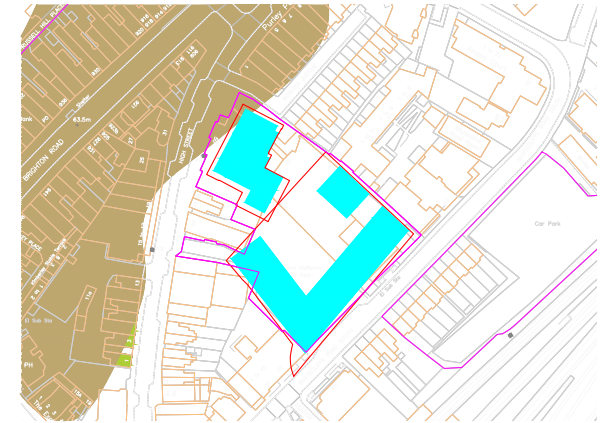
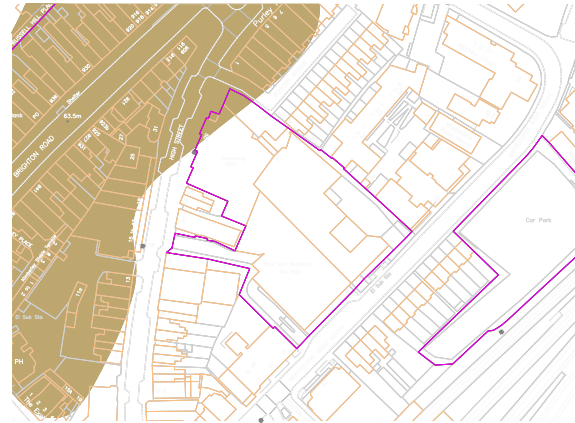
### SITE CAPACITY FACTORS

SITE REF.	22
LOCATION	Whitehorse Road garages and parking area; Johnson Road/Cromwell Road, CR0 2JR
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Garages and car park
AREA	0.11Ha
PLACE	Broad Green & Selhurst (BG&S)
PLACE POLICIES	N/A
CHARACTER	Predominantly 2-storey terraced housing / 3-storey X-plan blocks to the south.
PTAL	3
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>No overlooking to the east and south because of the site's orientation / 4-5 storey is reasonable along the southern edge due to a level change / playground located at the southern edge</li> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>



### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Hybrid
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Chalkhurst Court
HEIGHT	4 storeys
NON-RESI FLOOR AREA	N/A (residential only development)
NO. COOKIES	2 in total: Chalkhurst Court (8 unit) x 2
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	16 units
OTHER CONSID.	N/A



### SITE CAPACITY FACTORS

SITE REF.	30
LOCATION	Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street
ALLOCATION DESCRIPTION	Mixed use development comprising a new public swimming pool and town centre uses with residential above.
SITE DESCRIPTION	Swimming pool, multi-storey car park and former supermarket.
AREA	0.66Ha
PLACE	Purley
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM42 (Purley)</li> </ul>
CHARACTER	Terraced housing and larger buildings. Suburban shopping area
PTAL	High - Rate 4 -6
HERITAGE	Opposite Purley Local Heritage Area and several Locally Listed Buildings
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Purley</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	Medium
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	Westbourne Park Baptist Church; Adelaide Road
HEIGHT	2-8 storeys
NON-RESI FLOOR AREA	2,051sqm
NO. COOKIES	1x Westbourne Park Baptist Church; 1x Adelaide Road
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	179 units
OTHER CONSID.	<ul style="list-style-type: none"> <li>Site is located on Croydon's north/south green grid corridor.</li> <li>Proposals should seek to include and improve ecological, cycling and pedestrian networks.</li> <li>Proposals should include nature-led SuDS schemes.</li> </ul>



### SITE CAPACITY FACTORS

SITE REF.	33
LOCATION	26-28 Addiscombe Road (Go Ahead House)
ALLOCATION DESCRIPTION	Residential, office and/or hotel
SITE DESCRIPTION	Office Building
AREA	0.13Ha
PLACE	Croydon Opportunity Area
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM35 (Addiscombe)</li> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Large buildings with well-defined building line and adjacent to other buildings
PTAL	High - Rate 4 -6
HERITAGE	Will affect views and the setting of the Locally Listed, NLA Tower
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Outer Zone.</li> </ul>

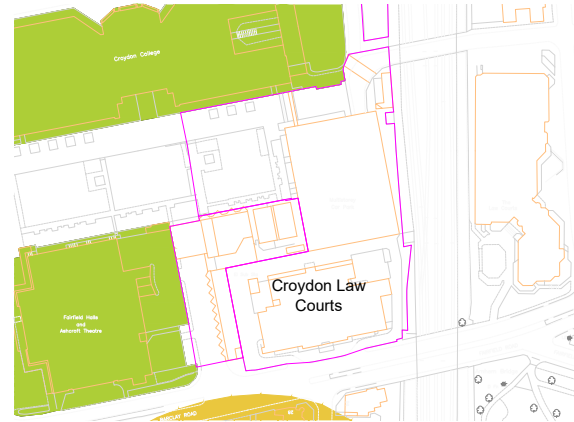
### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	AHMM - 121 Upper Richmod Road
HEIGHT	12 storeys
NON-RESI FLOOR AREA	1,823sqm
NO. COOKIES	1 cookie
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	76 units
OTHER CONSID.	N/A



SITE CAPACITY FACTORS

SITE REF.	34
LOCATION	Land Bounded By George Street, Park Lane, Barclay Road and Main London to Brighton Railway Line
ALLOCATION DESCRIPTION	Potential conversion of Law Court Building, creation of new open space, and mixed use development of the rest of the site, comprising town centre ground floor uses and residential above.
SITE DESCRIPTION	Law court, cleared site and public realm.
AREA	1.61Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Large buildings with surrounding space
PTAL	High - Rate 4-6
HERITAGE	Visible from Chatsworth Road Conservation Area. Near Locally Listed Fairfield Halls and Croydon College. Opposite Locally Listed Historic Park & Garden (Queens Gardens) Near statutory listed Segas House, Central Croydon Conservation Area and Local Heritage Area
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Outer and Inner Core Zones.</li> </ul>



SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	COMBINATION Cadence; 121 Upper Richmond Road
HEIGHT	4-14 storeys
NON-RESI FLOOR AREA	6,564sqm (2,275sqm in converted Law Courts)
NO. COOKIES	1x Cadence; 2x 121 Upper Richmond Road
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	352 units (42 units in converted Law Courts).
OTHER CONSID.	N/A



### SITE CAPACITY FACTORS

SITE REF.	40
LOCATION	West Croydon Bus Station
ALLOCATION DESCRIPTION	Retention and improvement of bus station alongside town centre uses at ground floor level with residential use above.
SITE DESCRIPTION	Bus station
AREA	0.32Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Midrise and Tall Buildings
PTAL	High - 4-6
HERITAGE	Several Locally Listed Buildings on Station Road & Statutory Listed St Michael's Church
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Inner Zone</li> </ul>



### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use Vertical
PRECEDENT COOKIE	AHMM - 121 Upper Richmond Road
HEIGHT	6-12 storeys
NON-RESI FLOOR AREA	1,823sqm
NO. COOKIES	1
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	76 units
OTHER CONSID.	N/A



**SITE CAPACITY FACTORS**

SITE REF.	41
LOCATION	Direct Line House, 3 Edridge Road
ALLOCATION DESCRIPTION	Residential and/or office development
SITE DESCRIPTION	Office building
AREA	0.28Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	• LP Policy DM38 (COA)
CHARACTER	Taller office buildings and adjacent to terraced housing.
PTAL	High - 4-6
HERITAGE	Friends Meeting House Locally Listed & the Adult School Hall is Statutory Listed. Tall building would impact views from Conservation Area. Likely to affect several designated views of COA
TOPOGRAPHY	N/A
OTHER CONSID.	• Located within a Tall Buildings Zone (TBZ) – Outer Zone

**SITE ALLOCATION OUTPUT**

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use Vertical
PRECEDENT COOKIE	Allison Brooks - Cadence, Kings Cross
HEIGHT	4-15 storeys
NON-RESI FLOOR AREA	350sqm
NO. COOKIES	1
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	158 units
OTHER CONSID.	N/A





SITE CAPACITY FACTORS

SITE REF.	42
LOCATION	The Lansdowne, 2 Lansdowne Road
ALLOCATION DESCRIPTION	Mixed use development comprising ground floor town centre uses and improved pedestrian environment on the Lansdowne Road frontage, with office or residential above.
SITE DESCRIPTION	Office building
AREA	0.25Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	• LP Policy DM38 (COA)
CHARACTER	Taller office buildings
PTAL	High - 4-6
HERITAGE	Near Locally Listed Corinthian House. Likely to affect Locally Designated Views
TOPOGRAPHY	N/A
OTHER CONSID.	• Located within a Tall Buildings Zone (TBZ) – Inner Zone



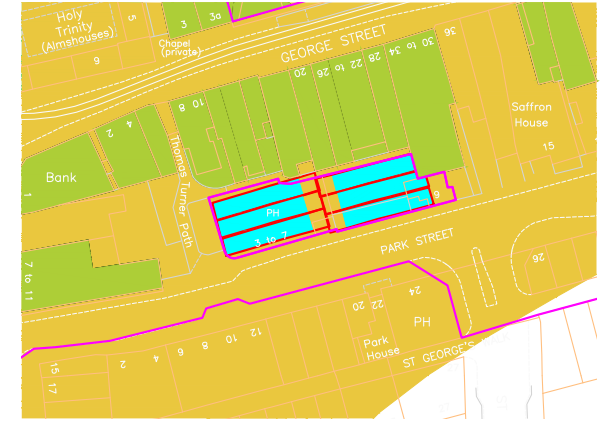
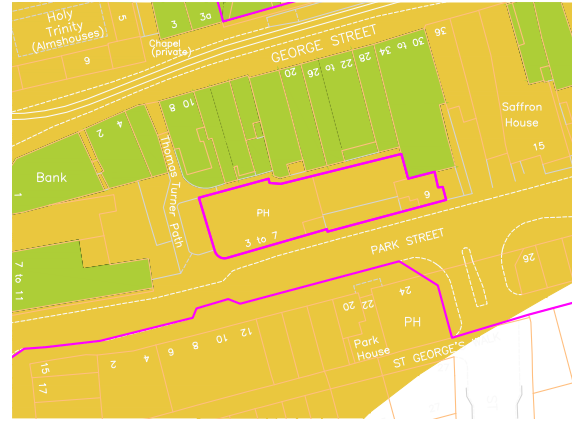
SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use Vertical
PRECEDENT COOKIE	Allison Brooks - Cadence, Kings Cross
HEIGHT	4-15 storeys
NON-RESI FLOOR AREA	350sqm
NO. COOKIES	1
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	158 units
OTHER CONSID.	Site sits within the green grid network. Proposals should seek to include ecological, cycling and pedestrian corridors.



### SITE CAPACITY FACTORS

SITE REF.	47
LOCATION	3-9 Park Street
ALLOCATION DESCRIPTION	Mixed use development comprising ground floor main town centre uses with office or residential above.
SITE DESCRIPTION	Vacant building previously used as a nightclub.
AREA	0.07 ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Urban Shopping Area
PTAL	High - 4-6
HERITAGE	In Central Croydon Conservation Area. Lots of Locally Listed Buildings on George Street. Potential to affect view of the Grade I Listed Almshouses.
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Outer Zone.</li> </ul>



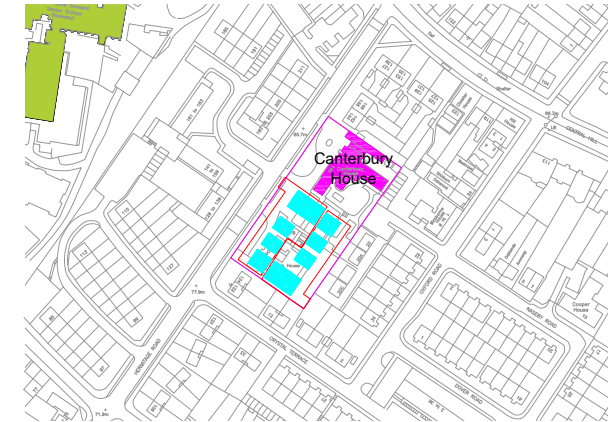
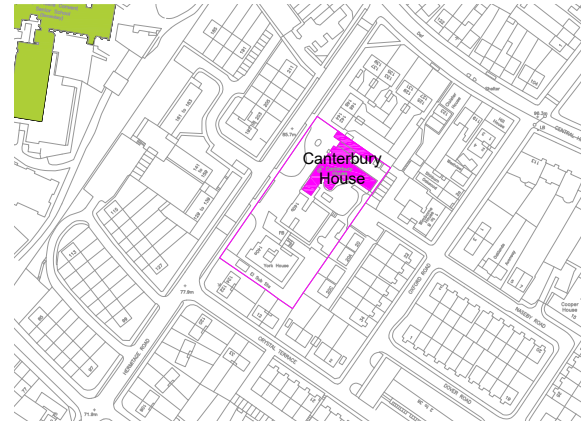
### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	Low
SIMPLIFIED TYPOLOGY	Mixed Use Vertical
PRECEDENT COOKIE	Peter Barber - Doris's Place
HEIGHT	2-3 storeys
NON-RESI FLOOR AREA	6x21=126sqm
NO. COOKIES	6
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	6x3=18 units
OTHER CONSID.	N/A



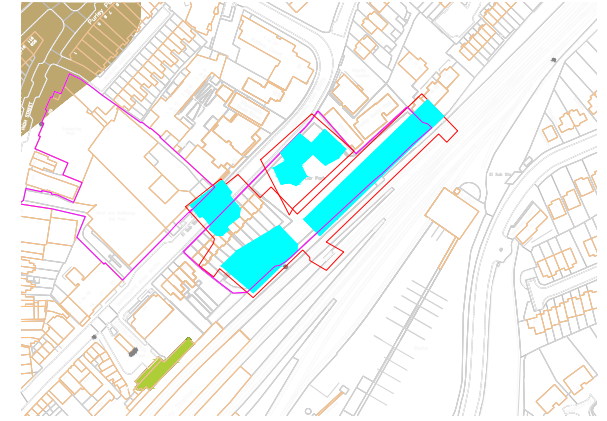
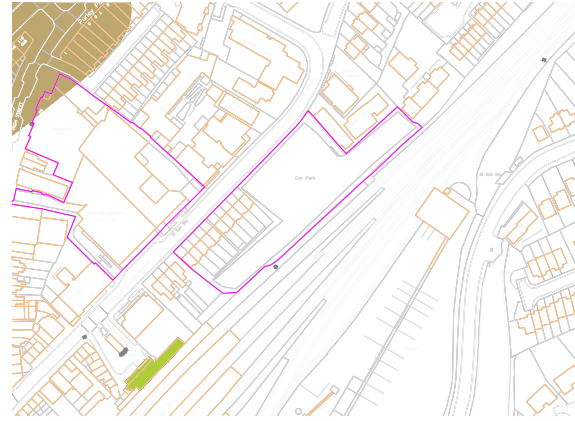
### SITE CAPACITY FACTORS

SITE REF.	58
LOCATION	140 & 140a Hermitage Road, Upper Norwood, SE19 3JU
ALLOCATION DESCRIPTION	Refurbishment of Canterbury House, with residential development on the remainder of the site.
SITE DESCRIPTION	Vacant former hospital / health facility
AREA	0.43Ha
PLACE	Crystal Palace & Upper Norwood (CP&UN)
PLACE POLICIES	N/A
CHARACTER	Semi detached housing and some 3-4 storey flatted blocks
PTAL	3
HERITAGE	Near Harold Road CA / Near the locally listed building (421) Virgo Fidelis Convent & School and locally listed historic park and garden. The top height of the locally listed building is 98.4 AOD, which is 14.6m above GFL (83.8 AOD) Over four storeys. / Retain C19th building on-site (Former Cottage Hospital, also a war memorial)
TOPOGRAPHY	Sloping down along Hermitage Road, north to south
OTHER CONSID.	<ul style="list-style-type: none"> <li>Local listing process has commenced for the war memorial on-site. For further information: <a href="https://ezitis.myzen.co.uk/norwood.html">https://ezitis.myzen.co.uk/norwood.html</a></li> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>



### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Mandaville Street
HEIGHT	3 storeys
NON-RESI FLOOR AREA	Approximately 1,100sqm within Canterbury House
NO. COOKIES	2 in total: Mandaville Street (11 unit) x 2
ASSUMPTIONS	Development will include the refurbishment of the existing nineteenth-century former hospital building (shown in magenta).
ADJUSTMENTS	N/A
CAPACITY	22 units
OTHER CONSID.	N/A



### SITE CAPACITY FACTORS

SITE REF.	61
LOCATION	Car park, 54-58 Whytecliffe Road South
ALLOCATION DESCRIPTION	Residential use
SITE DESCRIPTION	Car park and terraced residential homes
AREA	0.46Ha
PLACE	Purley
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM42 (Purley)</li> </ul>
CHARACTER	Flatted blocks of 4 storeys or more, with some smaller scale houses
PTAL	High - Rate 4-6
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Purley</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Horizontal
PRECEDENT COOKIE	COMBINATION Maccreeanor Lavington - Liddell Road, Phase 2 & Adam Khan - Vaughan Road
HEIGHT	4-11 storeys
NON-RESI FLOOR AREA	4,242sqm
NO. COOKIES	1 of each
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	139 units
OTHER CONSID.	<ul style="list-style-type: none"> <li>Site is located on Croydon's north/south green grid corridor.</li> <li>Proposals should seek to include and improve ecological, cycling and pedestrian networks.</li> <li>Proposals should include nature-led SuDS schemes.</li> </ul>



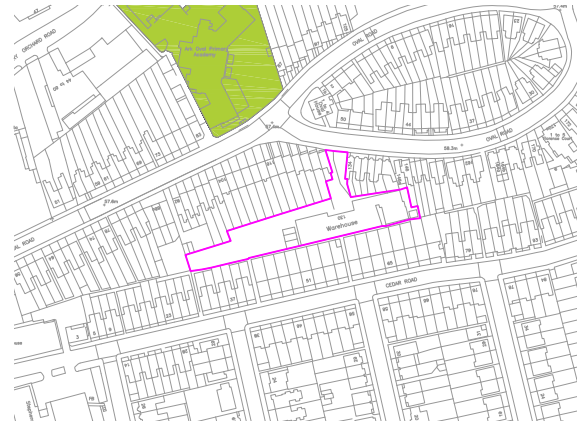
SITE CAPACITY FACTORS

SITE REF.	64
LOCATION	100, 112a and 112b Brighton Road, CR8 4DB
ALLOCATION DESCRIPTION	Comprehensive development for new residential.
SITE DESCRIPTION	100: Former co-operative funeralcare premises. 112a & 112b: located directly behind 102-122 Brighton Road. There is a large existing building on the site that previously operated as two separate units; a gym and a bowling alley. The building is now vacant.
AREA	0.48Ha
PLACE	Purley
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM42 (Purley)</li> </ul>
CHARACTER	Suburban Shopping Area
PTAL	3
HERITAGE	Near the Grade II listed Purley Council Offices including attached railings. For further information: <a href="https://historicengland.org.uk/listing/the-list/list-entry/1063902">https://historicengland.org.uk/listing/the-list/list-entry/1063902</a>
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Shopping parade and neighbourhood centre / Opposite site reference 490.</li> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>



SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	COMBINATION Mandaville Street and Chalkhurst Court
HEIGHT	3-4 storeys
NON-RESI FLOOR AREA	N/A (residential only development)
NO. COOKIES	5 in total: Mandaville Street (11 unit) x 4 / Chalkhurst Court (8 unit)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	52 units
OTHER CONSID.	The proposed plan shows a possible shared access route in a black dashed line. / The site is located on Croydon's north/south strategic green corridor - proposals should, therefore, seek to include and improve ecological, cycling and pedestrian networks.



### SITE CAPACITY FACTORS

SITE REF.	68
LOCATION	130 Oval Road
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Former warehouse/factory that has been vacant for more than five years. Hidden behind terraces of residential dwellings accessible through two alleyways.
AREA	0.22Ha
PLACE	Addiscombe
PLACE POLICIES	N/A
CHARACTER	Cottages & terraces
PTAL	High - Rate 4 - 6
HERITAGE	Near Locally Listed Oval Primary School
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	Low
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	COMBINATION Mandaville Street (11 units) and Moray Mews (8 units)
HEIGHT	2 storeys
NON-RESI FLOOR AREA	N/A
NO. COOKIES	2 cookies
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	11+8=19 units
OTHER CONSID.	N/A



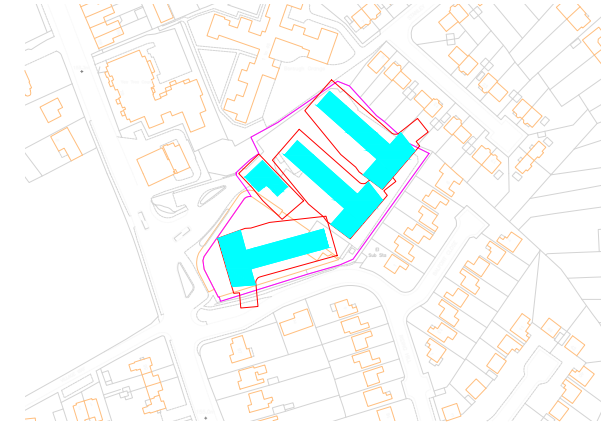
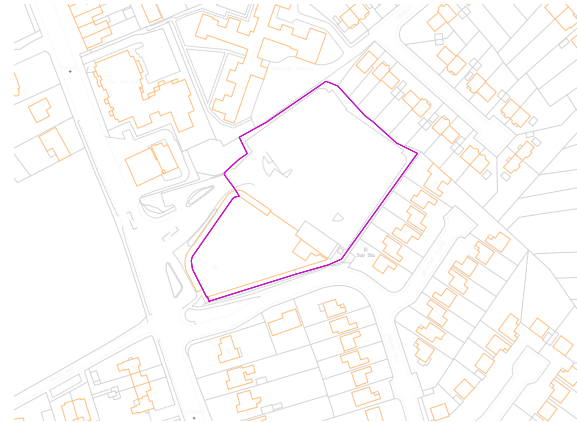
### SITE CAPACITY FACTORS

SITE REF.	78
LOCATION	114-118 Whitehorse Road
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential above.
SITE DESCRIPTION	Retail unit on ground floor & vacant offices set back from retail frontage over 2 floors.
AREA	0.04Ha
PLACE	Broad Green & Selhurst (BG&S)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM36 (BG&amp;S)</li> </ul>
CHARACTER	Cottages and terraces and some Urban Shopping Areas
PTAL	High - Rate 4 - 6
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>



### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
DENSITY CAT. (H/M/L)	Low
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Tate Harmer - Chalkhurst Court
HEIGHT	4 storeys
NON-RESI FLOOR AREA	N/A
NO. COOKIES	1 cookie
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	8 units
OTHER CONSID.	N/A



### SITE CAPACITY FACTORS

SITE REF.	79
LOCATION	Waitrose, Sanderstead
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential above.
SITE DESCRIPTION	Superstore and car park
AREA	0.74Ha
PLACE	Sanderstead
PLACE POLICIES	N/A
CHARACTER	Low rise 'Urban Shopping Area', 'Institutions With Associated Grounds', 'Retail Estates' and 'Terraced Houses And Cottages'.
PTAL	Low - Rate 0 - 1
HERITAGE	Likely to affect Locally Designated views. Near to the Locally listed Gresham School
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
DENSITY CAT. (H/M/L)	Low
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	COMBINATION Karakeusivic Carson - Great Eastern buildings & Tate Harmer - Chalkhurst Court
HEIGHT	2-4 storeys
NON-RESI FLOOR AREA	342sqm
NO. COOKIES	3 x Great Eastern Buildings & 1 x Chalkhurst Court
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	62 units
OTHER CONSID.	Site sits between two areas of biodiversity value. Proposals should seek to include ecological, cycling and pedestrian corridors to link the adjacent green spaces.





### SITE CAPACITY FACTORS

SITE REF.	87
LOCATION	Shirley Community Centre (28 Shrublands Ave, Croydon CR0 8JD)
ALLOCATION DESCRIPTION	Residential development subject to the adequate re-provision of the existing community use.
SITE DESCRIPTION	Community centre
AREA	0.1Ha
PLACE	Shirley
PLACE POLICIES	N/A
CHARACTER	A planned estate of two-storey terraced houses and three-storey flatted blocks / The site is adjacent to a shopping parade with a public house.
PTAL	2
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>The site is immediately adjacent to Metropolitan Green Belt land and Sites of Importance for Nature Conservation (SINCs).</li> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>



### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
SIMPLIFIED TYPOLOGY	Mixed Use - Horizontal
PRECEDENT COOKIE	Woodgrange Road
HEIGHT	3-4 storeys
NON-RESI FLOOR AREA	248sqm
NO. COOKIES	1 in total: Woodgrange Road (9 unit)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	9 units
OTHER CONSID.	Proposals should seek to include ecological, cycling and pedestrian corridors to link the adjacent green spaces.



### SITE CAPACITY FACTORS

SITE REF.	103
LOCATION	585-603 London Road
ALLOCATION DESCRIPTION	Mixed use development for residential and hotel (up to existing floor space).
SITE DESCRIPTION	Hotels and associated car parks
AREA	0.81 ha
PLACE	Broad Green & Selhurst (BG&S)
PLACE POLICIES	N/A
CHARACTER	Large houses on compact plots, and planned estates
PTAL	3
HERITAGE	Locally Listed Building at No. 639 London Road (to the north)
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	Medium
SIMPLIFIED TYPOLOGY	Mixed-Use Vertical - Mid Density
PRECEDENT COOKIE	COMBINATION (Dace Road and Vaughan Road)
HEIGHT	4-6 storeys
NON-RESI FLOOR AREA	6,308sqm + 242sqm = <u>6550sqm</u>
NO. COOKIES	2 in total: Dace Road (110 unit) / Vaughan Road (33 unit)
ASSUMPTIONS	<ul style="list-style-type: none"> <li>The upper 6-storey threshold of the cookie used to capacitate this site is assumed to be less than 21m in height.</li> </ul>
ADJUSTMENTS	N/A
CAPACITY	143 units
OTHER CONSID.	<ul style="list-style-type: none"> <li>Site is located along Croydon's North/South strategic Green Grid route.</li> <li>Proposals should seek to include and improve green and blue ecological, cycling and pedestrian corridors.</li> </ul>



### SITE CAPACITY FACTORS

SITE REF.	105
LOCATION	Strand House, Zion Road
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Former Adult Learning and Training Centre
AREA	0.25Ha
PLACE	Thornton Heath
PLACE POLICIES	N/A
CHARACTER	Terraces and larger buildings
PTAL	High - Rate 4-6
HERITAGE	Likely to affect a Locally Designated View
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	Low
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Jawad Pike - Mandaville Street
HEIGHT	3 storeys
NON-RESI FLOOR AREA	N/A
NO. COOKIES	2 cookies
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	22 units
OTHER CONSID.	Site is located within the Great North Wood area. Proposals should seek to include and improve woodland habitats.

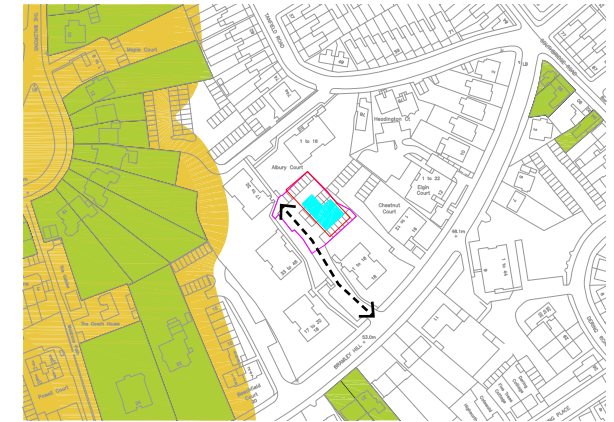


### SITE CAPACITY FACTORS

SITE REF.	106
LOCATION	CACFO, 40 Northwood Road
ALLOCATION DESCRIPTION	Mixed use residential and community use (to retain equivalent floor space or functionality of the community use)
SITE DESCRIPTION	Community centre
AREA	0.15Ha
PLACE	Thornton Heath (TH)
PLACE POLICIES	N/A
CHARACTER	Cottages and terraces
PTAL	Medium - Rate 2 -3
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Not located within a Tall Building Zone (TBZ).</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
DENSITY CAT. (H/M/L)	Low
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	Karakusevic Carson - Great Eastern Buildings
HEIGHT	2-4 storeys
NON-RESI FLOOR AREA	114sqm
NO. COOKIES	1 cookie
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	18 units
OTHER CONSID.	Site is located within the Great North Wood area. Proposals should seek to include and improve woodland habitats.



### SITE CAPACITY FACTORS

SITE REF.	114
LOCATION	Garage Courts at 18 Bramley Hill, South Croydon, CR2 6LZ
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Garages and amenity land
AREA	0.1Ha
PLACE	Waddon
PLACE POLICIES	N/A
CHARACTER	4-storey flatted estate surrounded by semi-detached houses
PTAL	3
HERITAGE	Adjoins Waldrons CA, with several nearby locally listed buildings
TOPOGRAPHY	N/A
OTHER CONSID.	N/A

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Chalkhurst Court
HEIGHT	4 storeys
NON-RESI FLOOR AREA	N/A (residential only development)
NO. COOKIES	1 in total: Chalkhurst Court (8 unit)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	8 units
OTHER CONSID.	Access rights of way maintained on Bramley Hill - access route shown in black dashed line on the proposed plan.



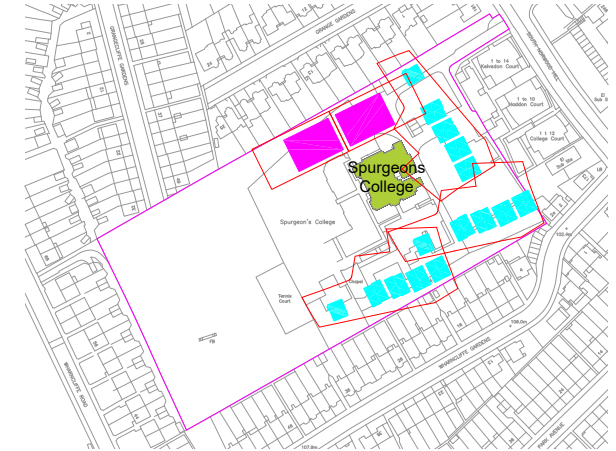
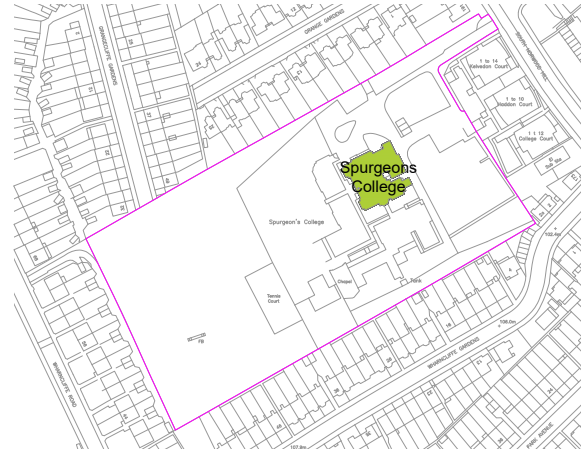
### SITE CAPACITY FACTORS

SITE REF.	123
LOCATION	Prospect West and car park to the rear of, 81-85 Station Road
ALLOCATION DESCRIPTION	Residential (with healthcare facility if required by NHS).
SITE DESCRIPTION	Car park at rear and office block
AREA	0.6Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Large buildings and Large Houses on Relatively Small Plots
PTAL	High - Rate 4-6
HERITAGE	Adjacent to the Wellesley Road Conservation Area. Opposite Locally Listed St Marys Church
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Basements not recommended. Further ground investigations would be required at this site to confirm the likelihood of groundwater occurrence. There is one historic record of surface water flooding in this location.</li> <li>Located within a Tall Buildings Zone (TBZ) – Inner Zone.</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	COMBINATION Allison Brooks - Cadence, Kings Cross & Henley Hale Brown - Edith Summerskill
HEIGHT	4-20 storeys
NON-RESI FLOOR AREA	455sqm
NO. COOKIES	1 cookie of each
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	291 units
OTHER CONSID.	N/A

# 123

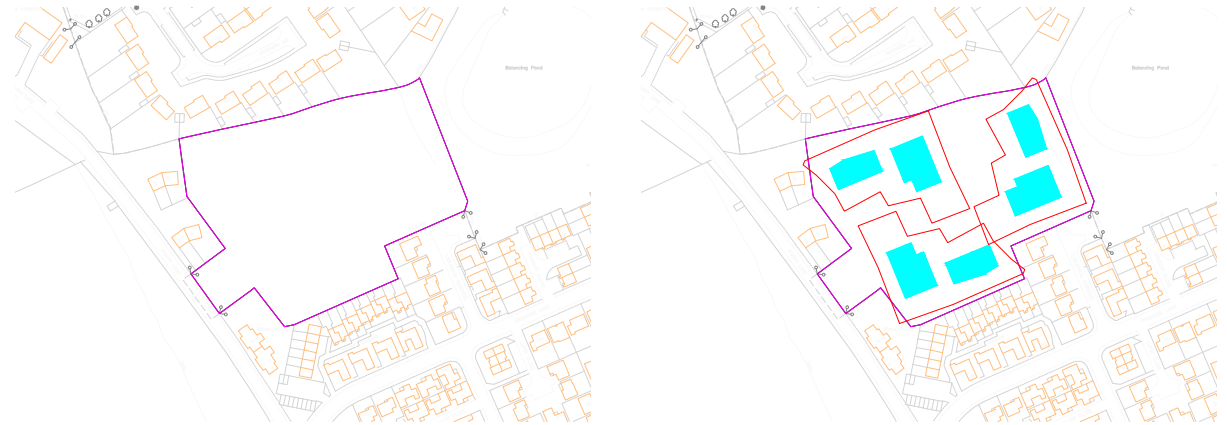


### SITE CAPACITY FACTORS

SITE REF.	126
LOCATION	Spurgeons College, South Norwood, SE25 6DJ
ALLOCATION DESCRIPTION	Residential development to enable improvement of education use.
SITE DESCRIPTION	Higher education facility and associated land
AREA	2.42Ha
PLACE	Thornton Heath (TH)
PLACE POLICIES	N/A
CHARACTER	Mixture of semi-detached houses, terraces and larger flatted blocks
PTAL	3
HERITAGE	Walker House (on-site) is locally listed
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
SIMPLIFIED TYPOLOGY	Horizontal
PRECEDENT COOKIE	COMBINATION Waddington Avenue and Katherine Johnson Building
HEIGHT	2 storeys
NON-RESI FLOOR AREA	1,448sqm (724sqm per new build cookie shown in magenta) + approx. 1466sqm (existing locally listed building refurbished) = approx. 3,094sqm
NO. COOKIES	5 in total: Waddington Avenue (9 unit) x 3 / Katherine Johnson Building x 2
ASSUMPTIONS	Development will include the refurbishment and extension of the Locally Listed building.
ADJUSTMENTS	N/A
CAPACITY	27 units
OTHER CONSID.	Site is located within the Great North Wood area. Proposals should seek to include and improve woodland habitats and to provide and enhance ecological, pedestrian and cycling corridors.



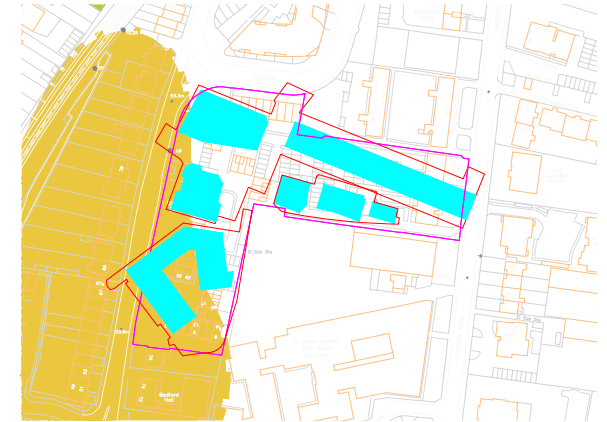
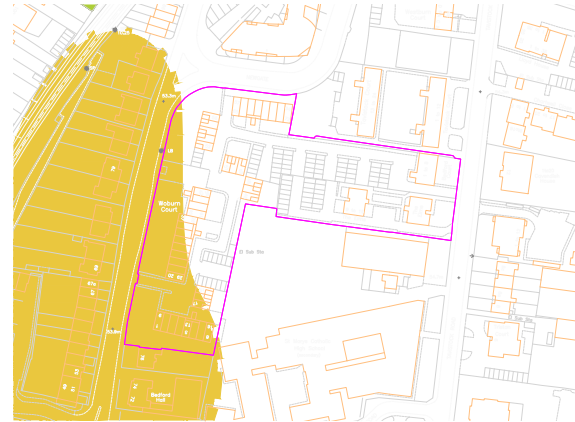
### SITE CAPACITY FACTORS

SITE REF.	128
LOCATION	Land at, Poppy Lane
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Cleared site
AREA	1.43Ha
PLACE	Shirley
PLACE POLICIES	N/A
CHARACTER	Compact houses on relatively small plots (Estates)
PTAL	Low - Rate 0-1
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>• Opposite Green Belt</li> <li>• Not located within a Tall Buildings Zone (TBZ)</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
DENSITY CAT. (H/M/L)	Medium
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	OB Architecture - Foxley Lane & Woodcote Drive
HEIGHT	3-5 storeys
NON-RESI FLOOR AREA	N/A
NO. COOKIES	3 cookies
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	123 units
OTHER CONSID.	Site sits between areas of of biodiversity value. Proposals should seek to include and improve green and blue ecological, cycling and pedestrian corridors as well as nature-led SuDS schemes.



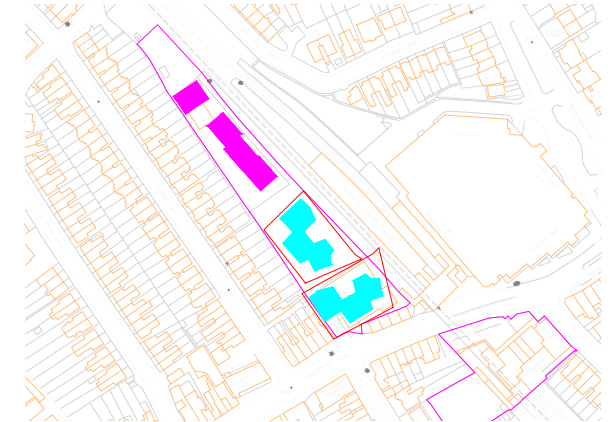
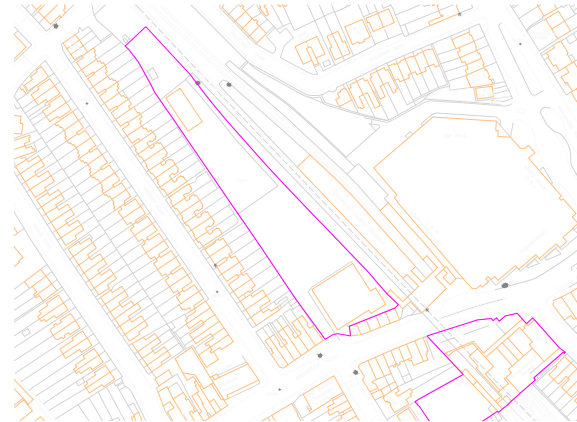


### SITE CAPACITY FACTORS

SITE REF.	133
LOCATION	Woburn and Bedford Court
ALLOCATION DESCRIPTION	Estate Renewal to increase and improve local housing stock.
SITE DESCRIPTION	Various low rise residential blocks and associated parking and amenity land.
AREA	0.92Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Low-rise, Semi detached buildings. Some taller buildings also nearby.
PTAL	High - Rate 4-6
HERITAGE	<ul style="list-style-type: none"> <li>Adjacent to the Wellesley Road Conservation Area.</li> <li>Near Locally Listed Church St Marys and Statutory Listed St James Church</li> </ul>
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Outer Zone.</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed use - horizontal and vertical
PRECEDENT COOKIE	COMBINATION Liddell Road, Phase 2 Taylor Court & Chatto Court Cadence
HEIGHT	5-14 storeys
NON-RESI FLOOR AREA	4,643sqm
NO. COOKIES	1x Liddell Road, Phase 2; 1x Cadence; 1x Taylor Court & Chatto Court
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	284 units
OTHER CONSID.	N/A

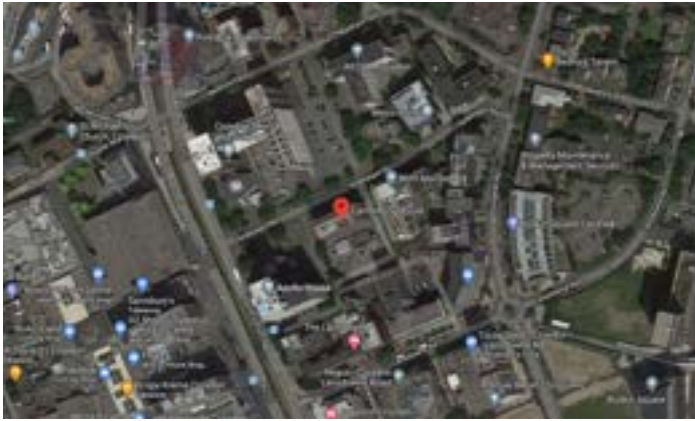


### SITE CAPACITY FACTORS

SITE REF.	136
LOCATION	Supermarket, car park, 54 Brigstock Road
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential above.
SITE DESCRIPTION	Iceland Freezer Centre store and car park and rail yard.
AREA	0.32Ha
PLACE	Thornton Heath (TH)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM48 (TH)</li> </ul>
CHARACTER	Urban Shopping Area
PTAL	High - Rate 4-6
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>District Centre &amp; Primary Shopping Area</li> <li>Located within a Tall Buildings Zone (TBZ) – Thornton Heath</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	Medium
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	Adam Khan - Vaughan Road
HEIGHT	4-6 storeys
NON-RESI FLOOR AREA	484sqm
NO. COOKIES	2 cookies
ASSUMPTIONS	Part of the site has permission for 6-9 storey development with 58 residential units – case ref. 18/05856/FUL.
ADJUSTMENTS	N/A
CAPACITY	124 units (33+33+58)
OTHER CONSID.	Site is located on Croydon's north/south strategic green grid corridor. Proposals should seek to include and improve ecological, cycling and pedestrian networks as well as nature-led SuDS schemes.



### SITE CAPACITY FACTORS

SITE REF.	148
LOCATION	Land to the rear of Canterbury House
ALLOCATION DESCRIPTION	Residential use to the rear of Canterbury House.
SITE DESCRIPTION	Office building.
AREA	0.38 ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Large buildings with surrounding space
PTAL	High - Rate 4-6
HERITAGE	Near Locally Listed Corinthian House
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Inner Zone.</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	Scarbrook House
HEIGHT	11 storeys
NON-RESI FLOOR AREA	N/A
NO. COOKIES	2x Scarbrook House
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	84 units
OTHER CONSID.	N/A



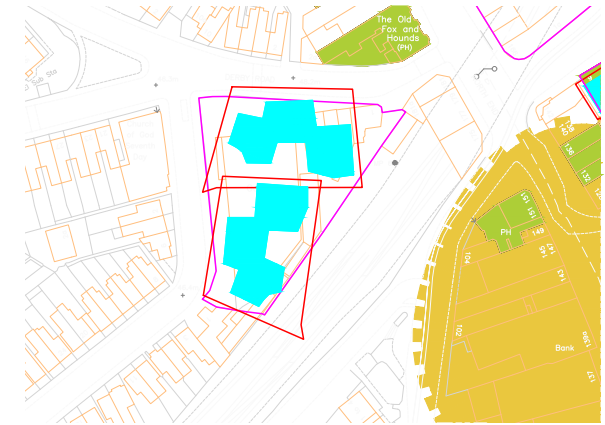
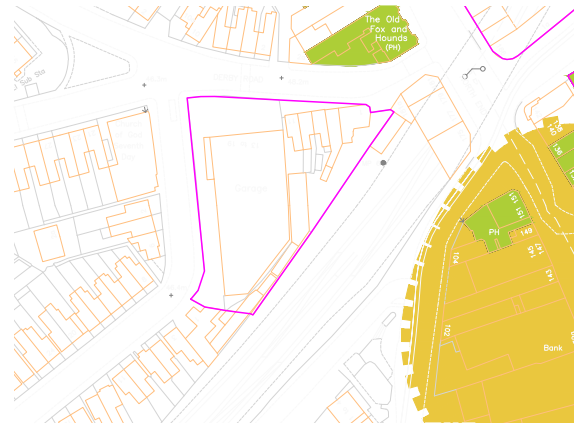
### SITE CAPACITY FACTORS

SITE REF.	172
LOCATION	North site, Ruskin Square
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential, hotel, and/or offices above.
SITE DESCRIPTION	Northern section of gateway site known as Ruskin Square
AREA	0.43 ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Industrial estates, large buildings with surrounding space, large buildings with well defined building line and adjacent to other buildings/transport nodes.
PTAL	High - Rate 4-6
HERITAGE	Near Locally Listed Corinthian House
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Outer Zone.</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	Allison Brooks - Cadence, Kings Cross
HEIGHT	4-15 storeys
NON-RESI FLOOR AREA	350sqm
NO. COOKIES	1 cookie
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	158 units
OTHER CONSID.	N/A

# 172



### SITE CAPACITY FACTORS

SITE REF.	184
LOCATION	1-19 Derby Road
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential above.
SITE DESCRIPTION	Shops and garage on triangular site beside railway line close to West Croydon station
AREA	0.31Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Terraced houses and cottages, Transport Nodes, Urban Shopping Areas
PTAL	High - Rate 4-6
HERITAGE	Opposite several Locally Listed Buildings. Near Central Croydon Conservation Area
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>

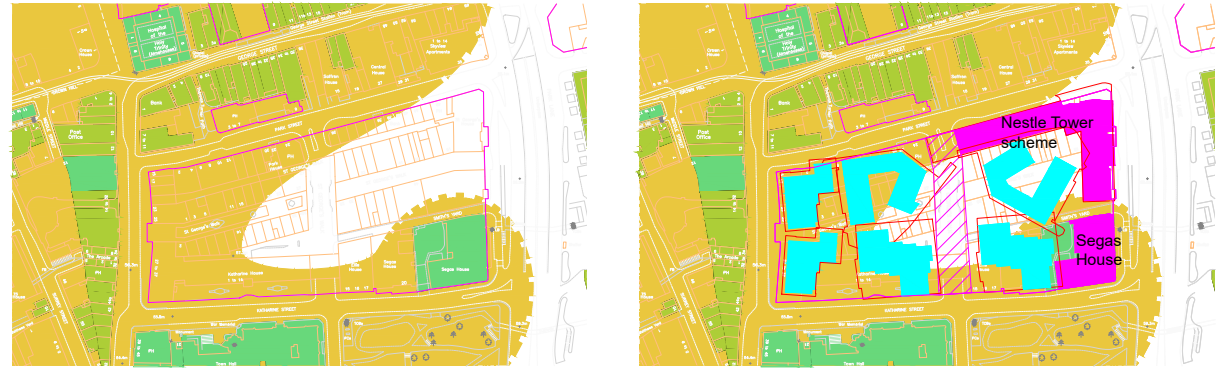
### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	Medium
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	Vaughan Road
HEIGHT	4-6 storeys
NON-RESI FLOOR AREA	484sqm
NO. COOKIES	2 cookies
ASSUMPTIONS	<ul style="list-style-type: none"> <li>The upper 6-storey threshold of the cookie used to capacitate this site is assumed to be less than 21m in height.</li> </ul>
ADJUSTMENTS	N/A
CAPACITY	66 units
OTHER CONSID.	N/A



SITE CAPACITY FACTORS

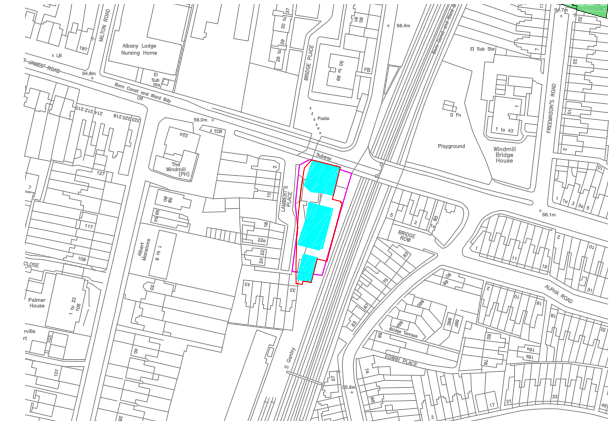
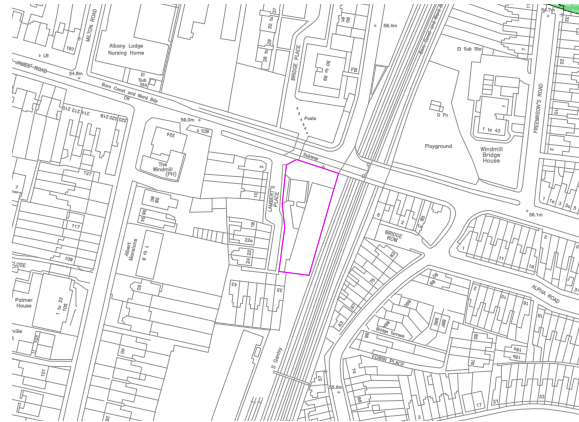
SITE REF.	194
LOCATION	St George's Walk, Katherine House & Segas House, Park Street
ALLOCATION DESCRIPTION	Conversion of Segas House for main town centre use. Conversion of St. George's house for main town centre use at ground floor with residential, office, and/or hotel use above. Complementary development of the rest of the site to provide mixed use development consisting of ground centre main town centre uses with residential above, including a new east-west route through the site.
SITE DESCRIPTION	Cleared site with previous use of office and retail, buildings between Katherine Street and Park Street and Listed Office Building
AREA	2.03Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Large buildings with well defined building line and adjacent to other buildings, Urban Shopping Area
PTAL	High - Rate 4-6
HERITAGE	Part of the site is within the Central Croydon Conservation Area. Segas House is a Grade II Listed Building. Opposite Listed Town Hall/ Clocktower.
OTHER CONSID.	<ul style="list-style-type: none"> <li>Secondary Retail Frontage / Primary Shopping Area</li> <li>Existing retained road passing through centre of site</li> <li>Located within a Tall Buildings Zone (TBZ) – Inner and Outer Zones.</li> </ul>



SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	COMBINATION Westbourne Park Baptist Church Cadence 121 Upper Richmond Road
HEIGHT	N/A
NON-RESI FLOOR AREA	11,702sqm (3,469sqm in Segas House and 499sqm in Nestle Tower scheme)
NO. COOKIES	2x Westbourne Park Baptist Church (32); 2x Cadence (158); 2x 121 Upper Richmond Road (76)
ASSUMPTIONS	Capacity of 194 calculated based on SHLAA methodology.
ADJUSTMENTS	N/A
CAPACITY	532 excluding Nestle Tower scheme – planning ref 12/03491/P (288 units) <u>Total across the site of 820 units</u>
OTHER CONSID.	N/A

194



### SITE CAPACITY FACTORS

SITE REF.	196
LOCATION	Stonewest House, 1 Lamberts Place, CR0 2BR
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Cleared site
AREA	0.13Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Fragmented context: 11-storey tower to the north, two-storey terraced houses to the west and south, and railway tracks to the east.
PTAL	3
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>This site is within the Croydon Area Remodelling Scheme (CARS) boundary. GB confirmed we should proceed with full site boundary.</li> <li>Not located within a Tall Buildings Zone (TBZ).</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Taylor Court & Chatto Court
HEIGHT	5 storeys
NON-RESI FLOOR AREA	N/A (residential only development)
NO. COOKIES	1 in total: Taylor Court & Chatto Court (20 unit)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	20 units
OTHER CONSID.	N/A



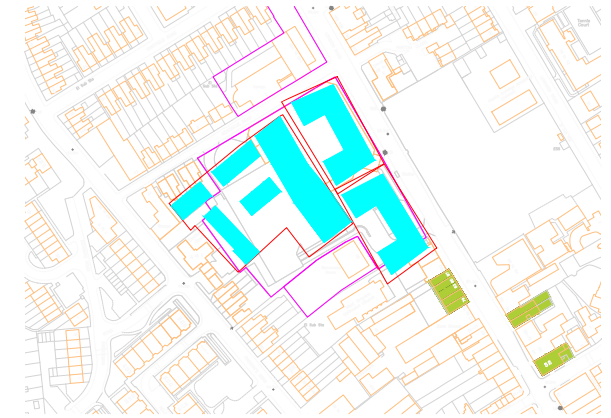
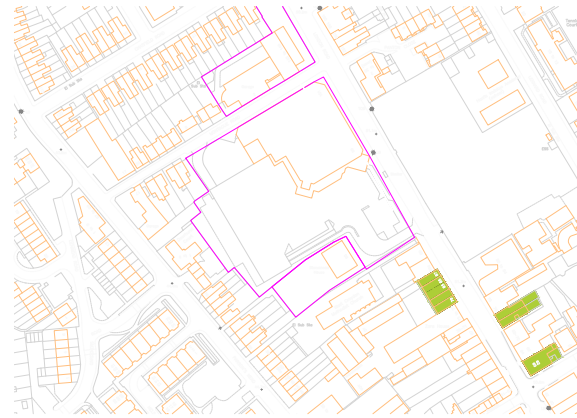
### SITE CAPACITY FACTORS

SITE REF.	199
LOCATION	20 Lansdowne Road
ALLOCATION DESCRIPTION	Mixed use development comprising employment ground floor use with residential above.
SITE DESCRIPTION	Builders yard between Lansdowne Road and the railway line into East Croydon.
AREA	0.775 ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Large buildings with surrounding space
PTAL	High - Rate 4 - 6
HERITAGE	Likely to affect Long Range Designated Views of COA.
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>OAPF Area</li> <li>Located within a Tall Buildings Zone (TBZ) – Outer Zone.</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	COMBINATION Hawkins Brown - Tiger Way & Karakusevic Carson - Great Eastern Buildings
HEIGHT	2-14 storeys
NON-RESI FLOOR AREA	3,496sqm + 114sqm = 3,610sqm
NO. COOKIES	1 cookie of each
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	107 units
OTHER CONSID.	Site sits within the green grid network. Proposals should seek to include ecological, cycling and pedestrian corridors.





### SITE CAPACITY FACTORS

SITE REF.	201
LOCATION	Lidl, Easy Gym and car park, 99-101 London Road
ALLOCATION DESCRIPTION	Primary school with residential development on upper floors.
SITE DESCRIPTION	Supermarket, gym and car park.
AREA	1.16 ha
PLACE	Croydon Opportunity Area
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM36 (BG&amp;S)</li> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Retail Estates & Business & Leisure Parks, Urban Shopping Areas
PTAL	High - Rate 4-6
HERITAGE	A few Locally Listed Buildings further along London Road
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Broad Green</li> </ul>

### SITE ALLOCATION OUTPUT

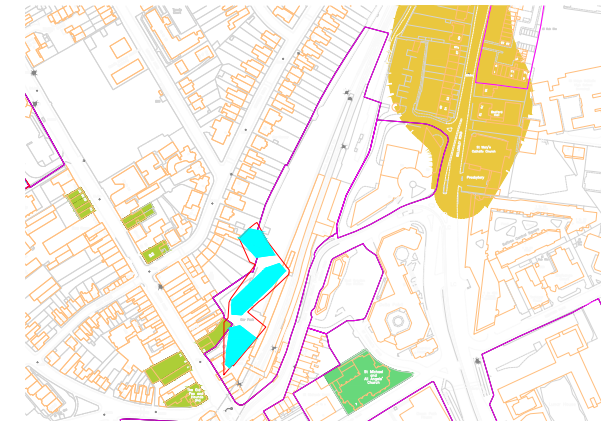
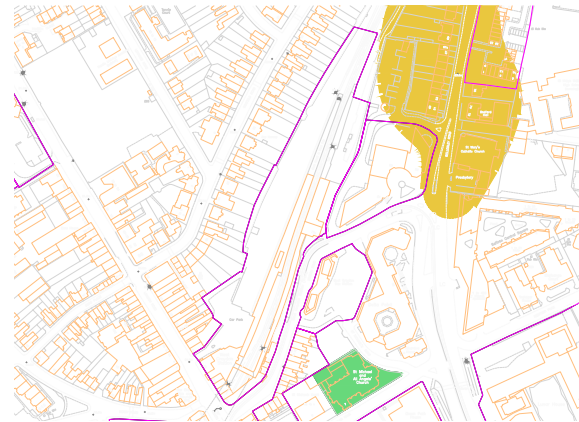
URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	Medium
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	COMBINATION Hawkins Brown - Prowse Court & Lord Graham Mews & Bell Phillips - Cosway Street
HEIGHT	2-8 storeys
NON-RESI FLOOR AREA	1037 sqm
NO. COOKIES	1 x Prowse Court & 2 x Cosway Street
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	216 units
OTHER CONSID.	N/A

# 201



### SITE CAPACITY FACTORS

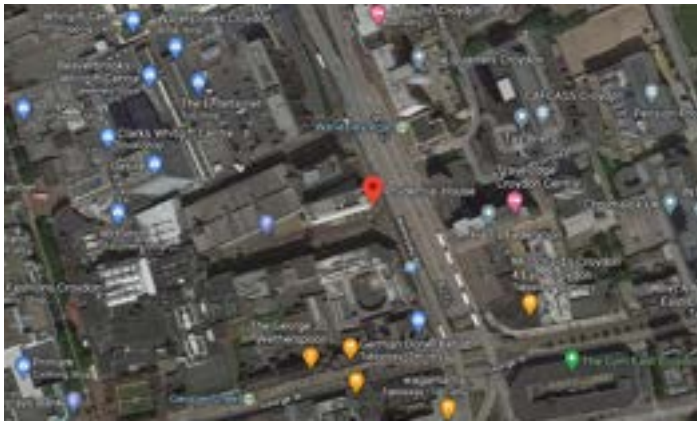
SITE REF.	203
LOCATION	West Croydon station and shops, 176 North End
ALLOCATION DESCRIPTION	Improvements to West Croydon Station, with complementary main town centre ground floor uses, with residential above.
SITE DESCRIPTION	West Croydon railway station, retail units on Station Road, London Road and North End, station car park and Network Rail yard.
AREA	1.86Ha
PLACE	Croydon Opportunity Area
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Midrise and Tall Buildings
PTAL	High - 4-6
HERITAGE	Near Central Croydon Conservation Area
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Station Road and the A212 have areas shown to be at high risk from surface water flooding. There are two historic records of surface water flooding in this area.</li> <li>Located within a Tall Buildings Zone (TBZ) – Outer Zone.</li> </ul>



### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use Vertical
PRECEDENT COOKIE	Allies & Morrison - Lock Keepers
HEIGHT	6-12 storeys
NON-RESI FLOOR AREA	1400sqm
NO. COOKIES	1
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	109 units
OTHER CONSID.	Site sits within the green grid network. Proposals should seek to include ecological, cycling and pedestrian corridors to enhance the green grid network.

# 203



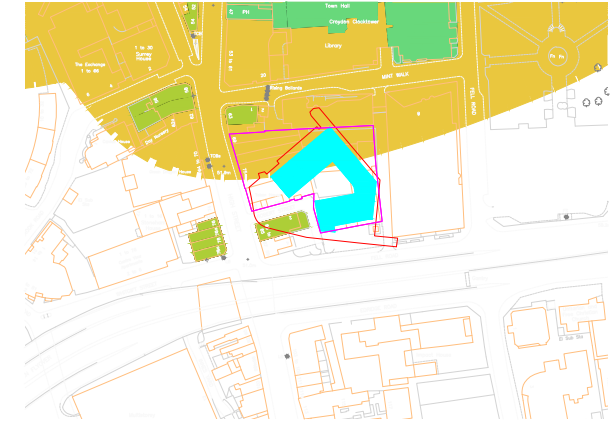
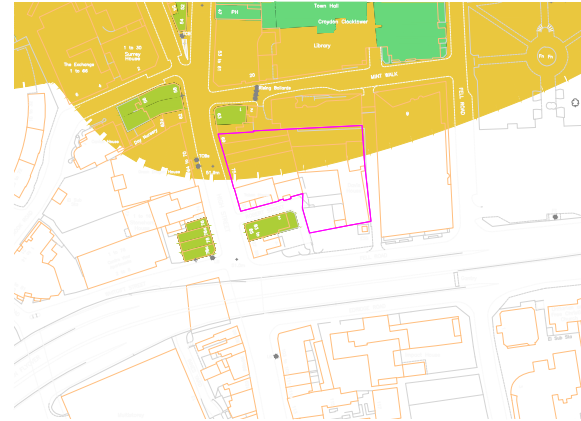
### SITE CAPACITY FACTORS

SITE REF.	220
LOCATION	9-11 Wellesley Road
ALLOCATION DESCRIPTION	Conversion to main town centre use ground floor use, with employment or educational use above.
SITE DESCRIPTION	Offices and bank
AREA	0.16Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Tall buildings, with surrounding space (mostly commercial)
PTAL	High - Rate 4-6
HERITAGE	Adjacent to Central Croydon Conservation Area and Listed Building (Electric House)
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> <li>Croydon Metropolitan Centre</li> <li>OAPF Area</li> <li>Located within a Tall Buildings Zone (TBZ) – Inner Zone.</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	AHMM - 121 Upper Richmond Road
HEIGHT	6-12 storeys
NON-RESI FLOOR AREA	1,823sqm
NO. COOKIES	1 cookie
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	76 units
OTHER CONSID.	N/A

# 220



### SITE CAPACITY FACTORS

SITE REF.	242
LOCATION	Davis House, Robert St, CR0 1QQ
ALLOCATION DESCRIPTION	Ground floor main town centre use with offices and residential and/ or hotel.
SITE DESCRIPTION	9 storey office building with retail units along High Street
AREA	0.33ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> <li>LP Policy DM38 (COA)</li> </ul>
CHARACTER	Urban high street with larger buildings
PTAL	3
HERITAGE	Adjacent to Central Croydon Conservation Area
TOPOGRAPHY	Sloping to the south
OTHER CONSID.	<ul style="list-style-type: none"> <li>Located within a Tall Buildings Zone (TBZ) – Outer Zone.</li> </ul>

### SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Mixed use- Vertical
PRECEDENT COOKIE	Cadence
HEIGHT	4-14 storeys
NON-RESI FLOOR AREA	643sqm
NO. COOKIES	1x Cadence
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	158 units
OTHER CONSID.	N/A