



SITE CAPACITY FACTORS

SITE REF.	245
LOCATION	Mondial House, 102 George Street
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential, hotel and/or office above.
SITE DESCRIPTION	9-storey office building
AREA	0.21Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Tall buildings, with surrounding space (mostly commercial)
PTAL	High - Rate 4-6
HERITAGE	Likely to affect 2 Locally Designated Views of NLA Tower up and down George Street
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Croydon Metropolitan Centre, OAPF Area Located within a Tall Buildings Zone (TBZ) – Inner Core Zone.

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	Henley Hale Brown - Edith Summerskill House
HEIGHT	20 storeys
NON-RESI FLOOR AREA	105sqm
NO. COOKIES	1 cookie
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	133 units
OTHER CONSID.	Site sits within in area of proposed green network extension. Proposals should seek to include ecological, cycling and pedestrian corridors to enhance the green grid network.

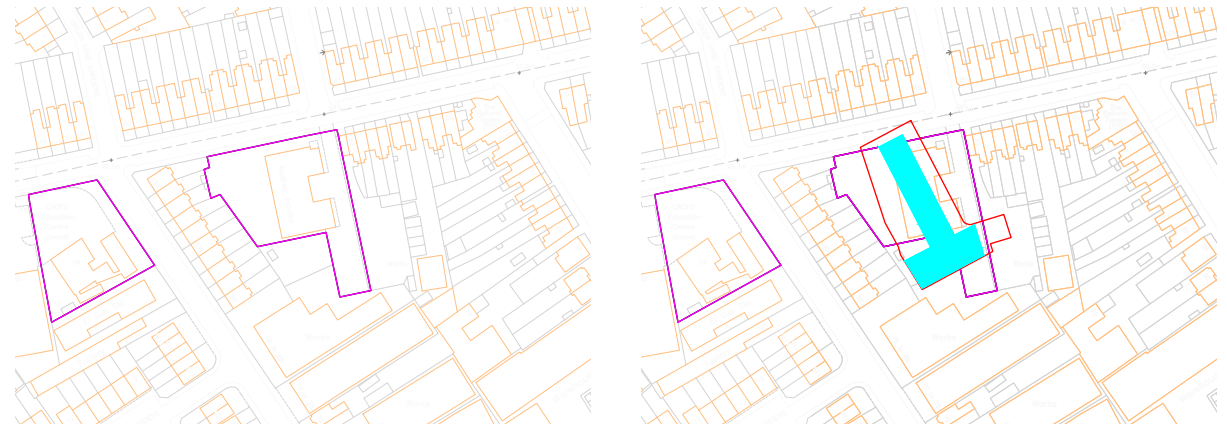


SITE CAPACITY FACTORS

SITE REF.	248
LOCATION	18-28 Thornton Road, CR7 6BA
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Car sales site
AREA	0.13Ha
PLACE	Thornton Heath (TH)
PLACE POLICIES	N/A
CHARACTER	4-storey surrounding context
PTAL	3
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Not located within a Tall Building Zone (TBZ)

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Hybrid
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Mandaville Street
HEIGHT	3 storeys
NON-RESI FLOOR AREA	N/A (residential only development)
NO. COOKIES	1 in total: Mandaville Street (11 unit)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	11 units
OTHER CONSID.	N/A

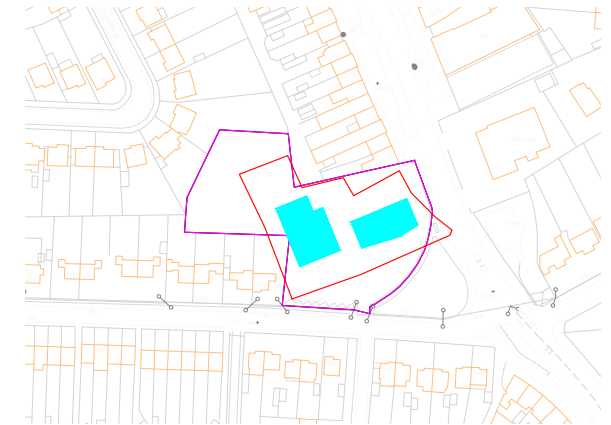
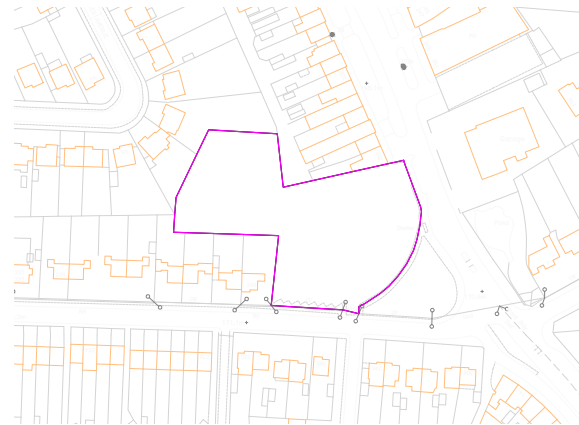


SITE CAPACITY FACTORS

SITE REF.	284
LOCATION	Asharia House, 50 Northwood Road
ALLOCATION DESCRIPTION	Residential development subject to the adequate reprovion of the existing community use.
SITE DESCRIPTION	Offices, gymnasium and car park.
AREA	0.2Ha
PLACE	Thornton Heath (TH)
PLACE POLICIES	N/A
CHARACTER	Cottages & terraces
PTAL	Medium - Rate 2-3
HERITAGE	None
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Not located within a Tall Building Zone (TBZ)

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	None
ADJUSTMENTS	None
CAPACITY	18 units
OTHER CONSID.	Site is located within the Great North Wood area. Proposals should seek to include and improve woodland habitats.

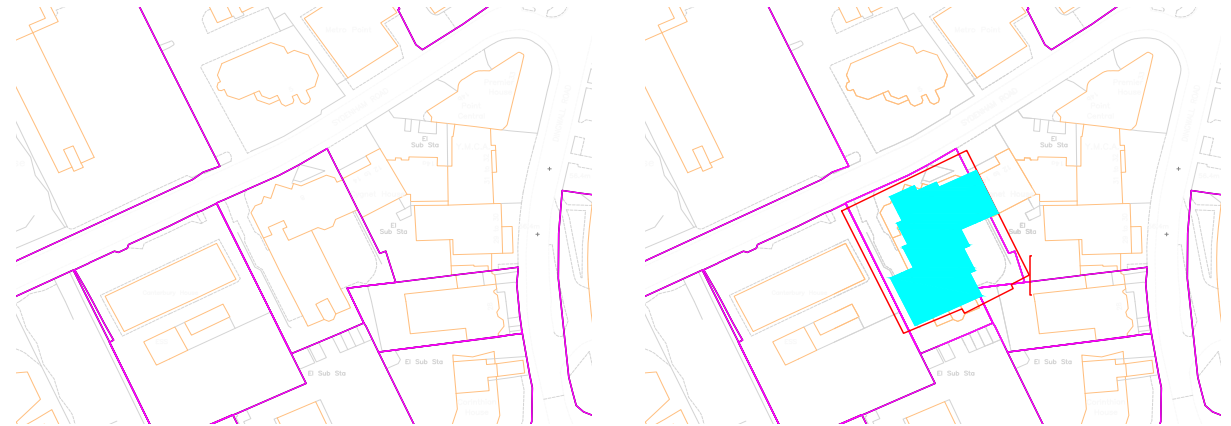


SITE CAPACITY FACTORS

SITE REF.	306
LOCATION	The Good Companions Public House site, 251 Tithe Pit Shaw Lane
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Cleared site
AREA	0.52Ha
PLACE	Sanderstead
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM43 (Sanderstead)
CHARACTER	Planned estates of semi detached houses
PTAL	Low - Rate 0-1
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Hamsey Green Local Centre Not located within a Tall Building Zone (TBZ)

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	1 cookie
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	41 units
OTHER CONSID.	Site is located on Croydon's east/west strategic green grid corridor and in between two areas of biodiversity value. Proposals should seek to include and improve ecological, cycling and pedestrian networks.



SITE CAPACITY FACTORS

SITE REF.	311
LOCATION	Mott Macdonald House, 8 Sydenham Road
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential, hotel, and/or office above.
SITE DESCRIPTION	Office building
AREA	0.24Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Tall buildings, with surrounding space (mostly commercial)
PTAL	High - Rate 4-6
HERITAGE	Near Locally Listed Building (Corinthian House)
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> 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	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

311



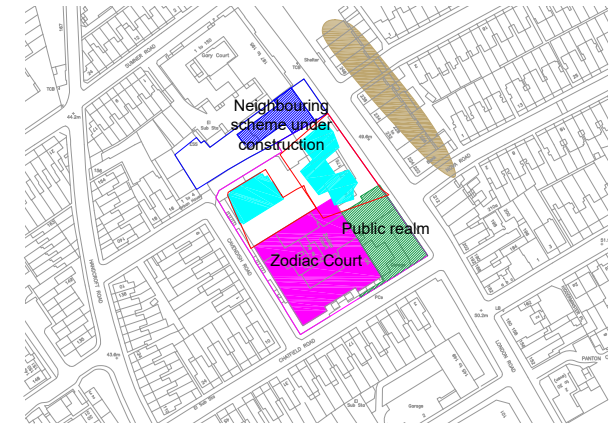
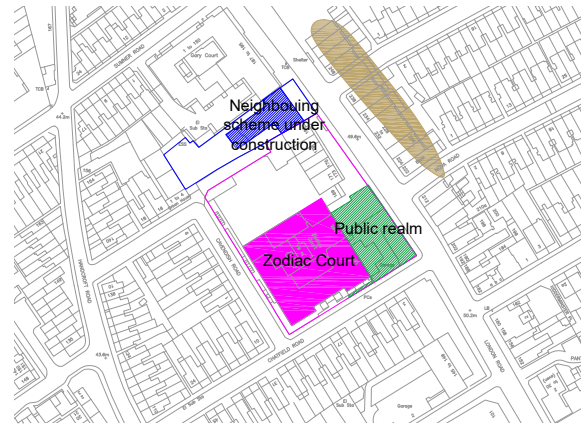
SITE CAPACITY FACTORS

SITE REF.	326
LOCATION	Ambassador House, 3-17 Brigstock Road
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential above.
SITE DESCRIPTION	Various retail units at ground level and offices above (with some community use).
AREA	0.37Ha
PLACE	Thornton Heath
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM48 (TH)
CHARACTER	Urban Shopping Area
PTAL	High - Rate 4 - 6
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Main Retail Frontage Located within a Tall Buildings Zone (TBZ) – Thornton Heath.

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	N/A
ADJUSTMENTS	N/A
CAPACITY	66 units
OTHER CONSID.	Site is located within the Great North Wood area as well as a part of Croydon's north/south strategic green grid corridor. Proposals should seek to include and improve woodland habitats, pedestrian and cycling corridors.

326



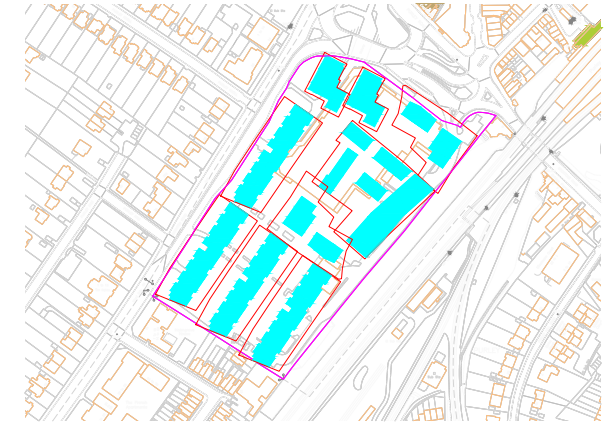
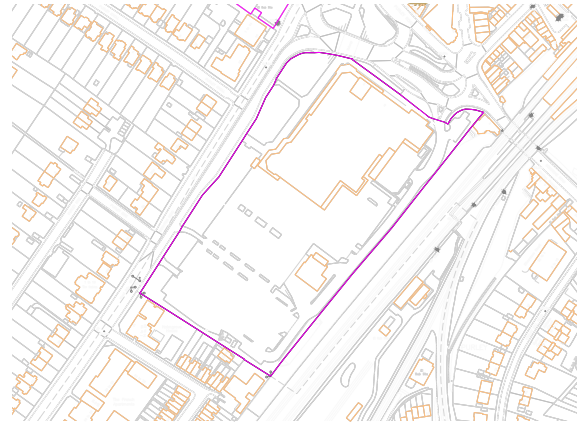
SITE CAPACITY FACTORS

SITE REF.	337
LOCATION	Zodiac Court, 161-183 London Road, CR0 2RJ
ALLOCATION DESCRIPTION	Mixed use development comprising community use at ground floor with residential above.
SITE DESCRIPTION	Several buildings are on the site, including a residential tower (Zodiac Court), an office building, a former car showroom, a car park, a nightclub building (now vacant), and retail units fronting onto London Road.
AREA	0.69Ha
PLACE	Broad Green & Selhurst
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM36 (BG&S)
CHARACTER	Varied.
PTAL	6a
HERITAGE	Opposite a Local Heritage Area
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Local listing process has commenced for Zodiac Court. / Area at risk from surface/ground water flooding. / In the vicinity of a Neighbourhood Centre. Located within a Tall Buildings Zone (TBZ) – Broad Green

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Mixed-use (Horizontal and Vertical)
PRECEDENT COOKIE	COMBINATION Vaughan Road and A House for Artists
HEIGHT	4-6 storeys
NON-RESI FLOOR AREA	242sqm + 232sqm = 474 sqm
NO. COOKIES	2 in total: Vaughan Road (33 unit) / A House for Artists (12 unit)
ASSUMPTIONS	<ul style="list-style-type: none"> The Zodiac Court (tower) building will be retained (shown in magenta) and the region in front of Zodiac Court is demarcated as a community-led landscape and public realm region (shown in green hatch) - refer to 23/00820/FUL for further details. / The nightclub building will be demolished and there is no re-provision.
ADJUSTMENTS	N/A
CAPACITY	45 units
OTHER CONSID.	16/05414/FUL is under construction on the adjacent site (north boundary) - 8-9 storey building (shown in blue).

337



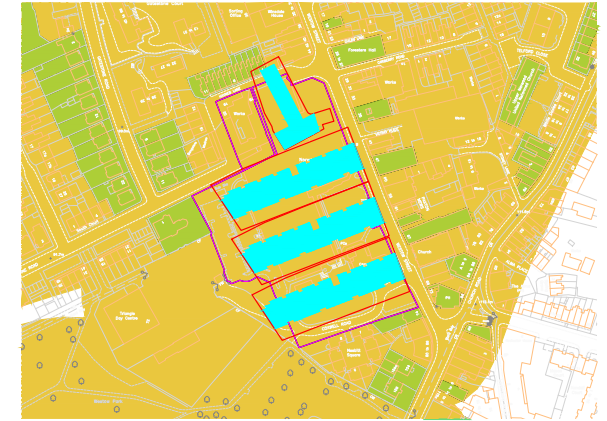
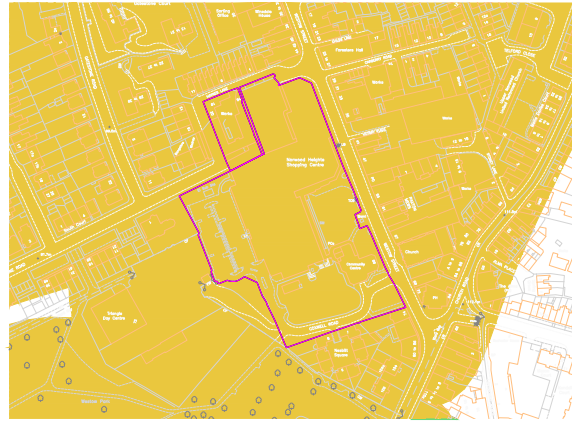
SITE CAPACITY FACTORS

SITE REF.	347
LOCATION	Tesco, 2 Purley Road
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential above.
SITE DESCRIPTION	Tesco store & associated car park
AREA	3.80Ha
PLACE	Purley
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM42 (Purley)
CHARACTER	Mixed Use Urban shopping area bordering suburban housing
PTAL	High - Rate 4 - 6
HERITAGE	Near Purley Centre Local Heritage Area
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Within Flood Zone 2&3 Located within a Tall Buildings Zone (TBZ) – Purley

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High/Medium
SIMPLIFIED TYPOLOGY	Mixed use - Vertical; Residential
PRECEDENT COOKIE	COMBINATION Prowse Court Foxley Lane Berkshire Road Westbourne Park Baptist Church
HEIGHT	2-8 storeys
NON-RESI FLOOR AREA	35,000sqm
NO. COOKIES	1x Prowse Court; 2x Foxley Lane; 4x Berkshire Road; 2x Westbourne Park Baptist Church
ASSUMPTIONS	Within Purley District Centre AFI, therefore taller massing acceptable.
ADJUSTMENTS	Non-resi floor area estimate not based on precedents
CAPACITY	420 units
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. Proposals should include nature-led SuDS schemes.

347



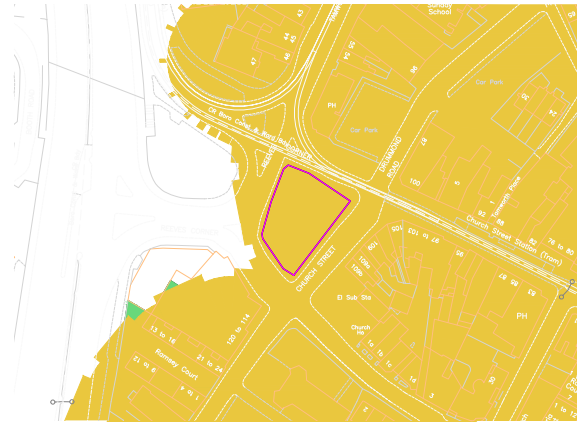
SITE CAPACITY FACTORS

SITE REF.	357
LOCATION	Norwood Heights Shopping Centre, Westow Street
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre use with residential and/ or office above subject to the adequate reversion of the existing community use.
SITE DESCRIPTION	Sainsbury's supermarket and smaller retail units
AREA	1.45Ha
PLACE	Crystal Palace & Upper Norwood
PLACE POLICIES	N/A
CHARACTER	Estates and tower buildings
PTAL	High - Rate 4 - 6
HERITAGE	Within Upper Norwood Triangle Conservation Area AND
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> District Centre & Primary Shopping Area and Main Retail Frontage. Not located within a Tall Building Zone (TBZ).

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
DENSITY CAT. (H/M/L)	Medium
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	COMBINATION Mikhail Riches - Berkshire Road & Karakusevic Carson - Great Eastern Buildings
HEIGHT	2-5 storeys
NON-RESI FLOOR AREA	4,998sqm
NO. COOKIES	3 x Mikhail Riches - Berkshire Road & 1 x Karakusevic Carson - Great Eastern Buildings
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	135 units
OTHER CONSID.	Site is located within the Great North Wood area as well as a part of Croydon's north/south strategic green grid corridor. Proposals should seek to include and improve woodland habitats, pedestrian and cycling corridors.

357



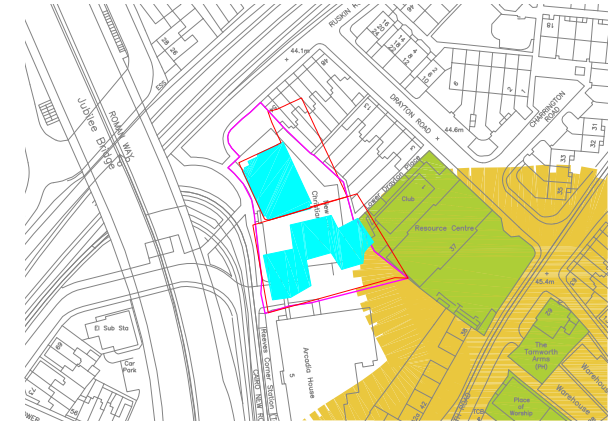
SITE CAPACITY FACTORS

SITE REF.	374
LOCATION	Reeves Corner former buildings, 104-112 Church Street
ALLOCATION DESCRIPTION	Mixed use with residential to upper storeys and retail on ground floor.
SITE DESCRIPTION	Vacant land with designated Secondary Retail Frontage
AREA	0.08Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Low rise, low density, historic character
PTAL	High - Rate 4-6
HERITAGE	Within Croydon Minster Conservation Area. A series of very important Listed Buildings surround the site, including the Grade I Listed Minster. Highly sensitive area.
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Self-contained residential basements and bedrooms at basement level are not permitted due to a high risk of surface water flooding. Not located within a Tall Building Zone (TBZ).

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	7x21=147sqm
NO. COOKIES	7
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	7x3=21 units
OTHER CONSID.	N/A

374



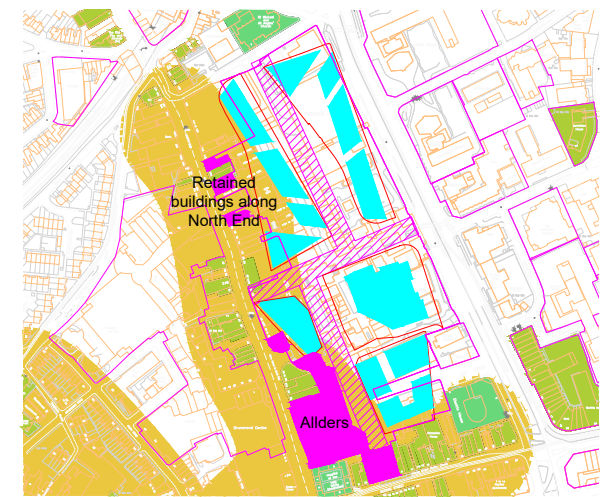
SITE CAPACITY FACTORS

SITE REF.	375
LOCATION	Northern part of 5 Cairo New Road, CR0 1XP
ALLOCATION DESCRIPTION	Residential development subject to the adequate reprovion of the existing community use.
SITE DESCRIPTION	Existing church in factory building, and two other buildings (46 and 47 Tamworth Road)
AREA	0.26Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Urban location; Institutions with associated grounds; linear infrastructure.
PTAL	6b
HERITAGE	Adjacent to Church Street CA and locally listed buildings.
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> The surrounding areas of Cairo New Road and Roman Way are shown to be at a high risk of surface water flooding. Not located within a Tall Building Zone (TBZ).

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Mixed-Use Vertical - Mid Density
PRECEDENT COOKIE	COMBINATION (Vaughan Road and House for Artists)
HEIGHT	4-6 storeys
NON-RESI FLOOR AREA	242sqm + 232sqm = <u>474sqm</u>
NO. COOKIES	2 in total: Vaughan Road (33 unit) / House for Artists (12 unit)
ASSUMPTIONS	<ul style="list-style-type: none"> The upper 6-storey threshold of the cookie used to capacitise this site is assumed to be less than 21m in height.
ADJUSTMENTS	N/A
CAPACITY	45 units
OTHER CONSID.	N/A

375

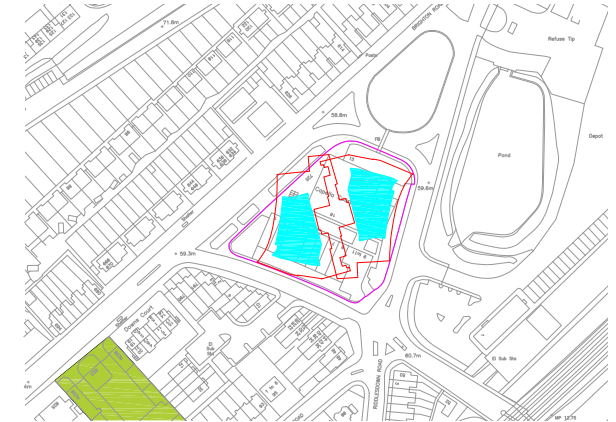


SITE CAPACITY FACTORS

SITE REF.	347
LOCATION	Whitgift Centre
ALLOCATION DESCRIPTION	Masterplanned redevelopment to create an improved primary shopping area for Croydon Metropolitan Centre, as set out in Policy SP13.
SITE DESCRIPTION	Shopping Centre
AREA	7.75 ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Historic town centre shopping area with shopping centres and commercial towers, with Wellesely Road to the east
PTAL	High - Rate 4-6
HERITAGE	Central Croydon Conservation Area; Whitgift Almshouses; Electric House; Various locally listed buildings
TOPOGRAPHY	N/A
OTHER CONSID.	Located within Tall Buildings Zones (TBZ) – Central Croydon Outer, Inner and Core.

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High/Medium
SIMPLIFIED TYPOLOGY	Mixed use - Vertical
PRECEDENT COOKIE	The Ray; Greenwich Creekside; Orchard Gardens; Dace Road
HEIGHT	2-17 storeys
NON-RESI FLOOR AREA	65,245 sqm (23,773 sqm in existing buildings) Town centre: 20,886sqm (7,555sqm in existing buildings) Commercial: 44,359sqm (16,218sqm in existing buildings)
NO. COOKIES	1x The Ray; 2x Greenwich Creekside; 1x Orchard Gardens; 1x Dace Road
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	1080 units
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. Proposals should include nature-led SuDS schemes.



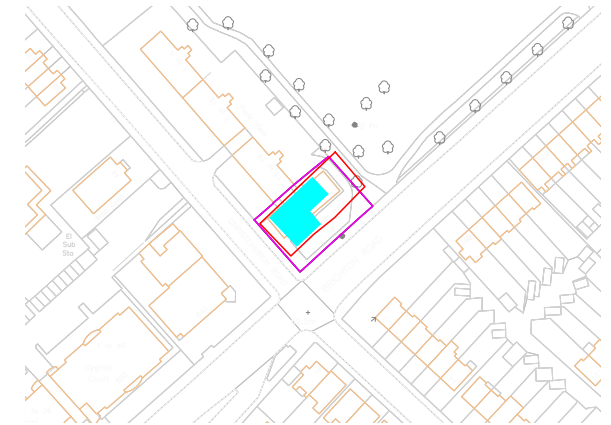
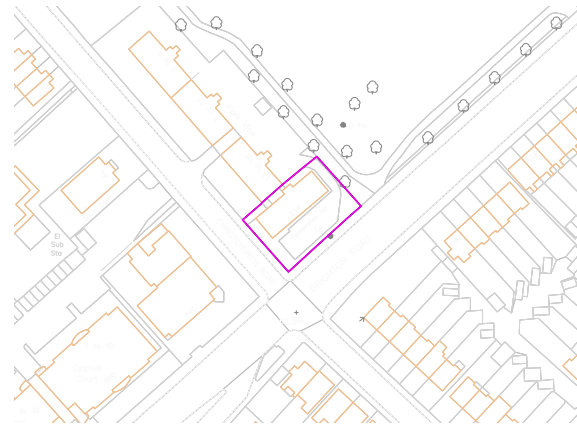
SITE CAPACITY FACTORS

SITE REF.	405
LOCATION	Royal Oak Centre, CR8 2PG
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Single storey block with leisure and other uses
AREA	0.5Ha
PLACE	Purley
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM42 (Purley)
CHARACTER	Industrial Estates, Large Buildings with surrounding space
PTAL	2
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Located in Flood Zone 3 Not within a Tall Building Zone (TBZ)

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Wilmott Court
HEIGHT	4-5 storeys
NON-RESI FLOOR AREA	N/A (residential only development)
NO. COOKIES	2 in total: Wilmott Court (25 unit) x 2
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	50 units
OTHER CONSID.	N/A

405



SITE CAPACITY FACTORS

SITE REF.	411
LOCATION	Palmerston House, 814 Brighton Road
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Office building
AREA	0.07Ha
PLACE	Purley
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM42 (Purley)
CHARACTER	Larger flatted blocks
PTAL	High - Rate 4 - 6
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Flood Zone 2 & 3 Not within a Tall Building Zone (TBZ)

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.	Site is located on Croydon's north/south strategic green. Proposals should seek to include and improve ecological, cycling and pedestrian networks.

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SITE CAPACITY FACTORS

SITE REF.	417
LOCATION	Stonemead House, 95 London Road
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Vacant office building
AREA	0.14Ha
PLACE	Croydon Opportunity Area
PLACE POLICIES	• LP Policy DM38 (COA)
CHARACTER	3-4 storey context
PTAL	6b
HERITAGE	Locally listed buildings nearby.
TOPOGRAPHY	N/A
OTHER CONSID.	• Not within a Tall Building Zone (TBZ)

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Mandaville Street
HEIGHT	3 storeys
NON-RESI FLOOR AREA	N/A (residential only development)
NO. COOKIES	1 in total: Mandaville Street (11 unit)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	11 units
OTHER CONSID.	N/A

417



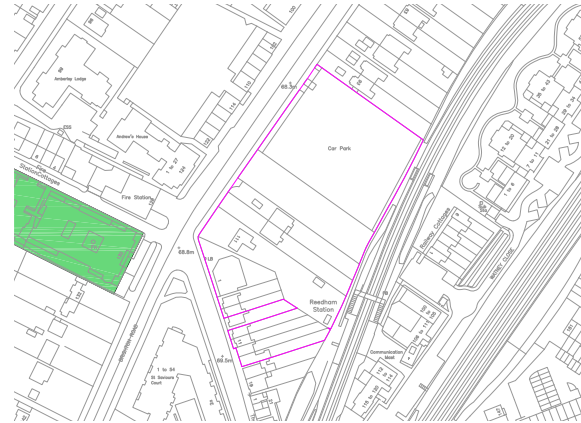
SITE CAPACITY FACTORS

SITE REF.	471
LOCATION	Masonic Hall Car Park, 1- 1B Stanton Road, CR0 2UN
ALLOCATION DESCRIPTION	Residential development
SITE DESCRIPTION	Private car park between 1 and 1B Stanton Road, called Masonic Hall car park
AREA	0.16Ha
PLACE	Broad Green & Selhurst
PLACE POLICIES	N/A
CHARACTER	Two-storey pitched roof context
PTAL	6b
HERITAGE	Site backs onto a locally listed buildings.
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Not within a Tall Building Zone (TBZ).

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Suburban
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	Mandaville Street
HEIGHT	3 storeys
NON-RESI FLOOR AREA	N/A (residential only development)
NO. COOKIES	1 in total: Mandaville Street (11 unit)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	11 units
OTHER CONSID.	N/A

471



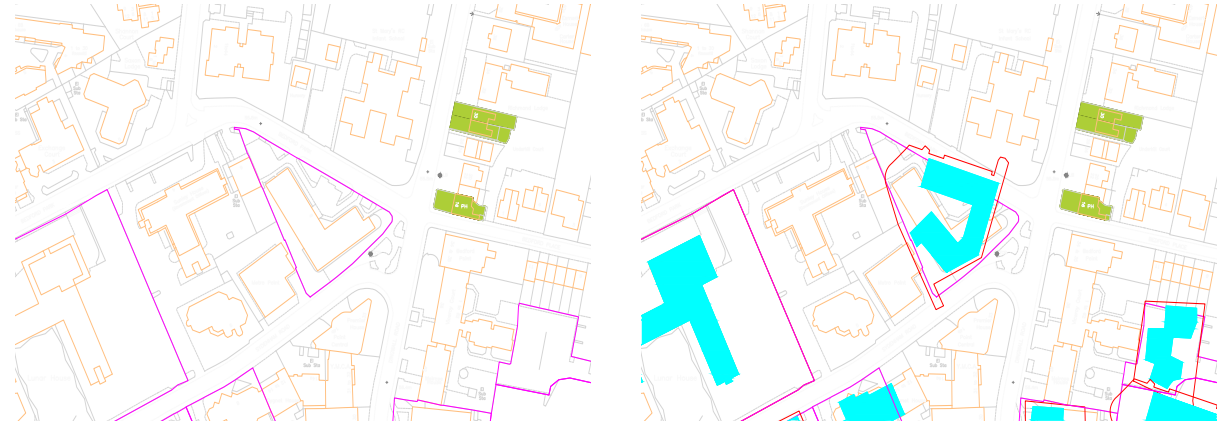
SITE CAPACITY FACTORS

SITE REF.	490
LOCATION	95-111 Brighton Road and 1-5, 9-15 and 19 Old Lodge Lane, CR8 4HD
ALLOCATION DESCRIPTION	New primary school and residential development.
SITE DESCRIPTION	Public car park, demolished houses, and retail units with residential units above.
AREA	1.07Ha
PLACE	Purley
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM42 (Purley)
CHARACTER	Semi-detached and terraced houses, flatted blocks (up to 6-storeys), and larger civic buildings
PTAL	3
HERITAGE	Opposite Grade II Statutory Listed Building (Purley Town Hall)
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Neighbourhood centre / Adjacent to site reference 64. Not within a Tall Building Zone (TBZ).

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Mixed Use - Horizontal
PRECEDENT COOKIE	COMBINATION Foxley Lane & Woodcote Drive, Mandaville Street, and Bellenden Primary School
HEIGHT	2-6 storeys
NON-RESI FLOOR AREA	2,200 sqm (primary school)
NO. COOKIES	3 in total: Foxley Lane & Woodcote Drive (41 unit), Mandaville Street (11 unit), and Bellenden Primary School
ASSUMPTIONS	<ul style="list-style-type: none"> The upper 6-storey threshold of the cookies used to capacitate this site is assumed to be less than 21m in height.
ADJUSTMENTS	N/A
CAPACITY	52 units
OTHER CONSID.	N/A

490

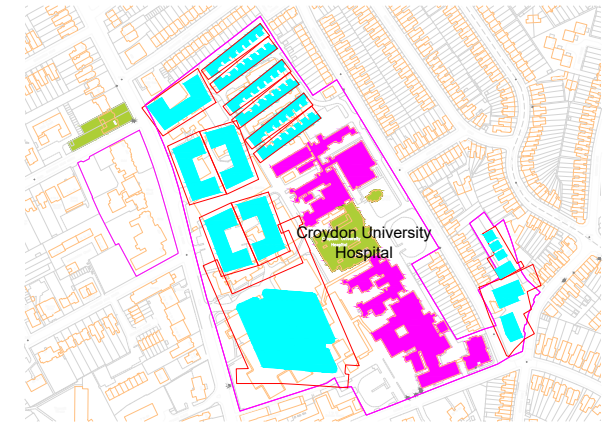
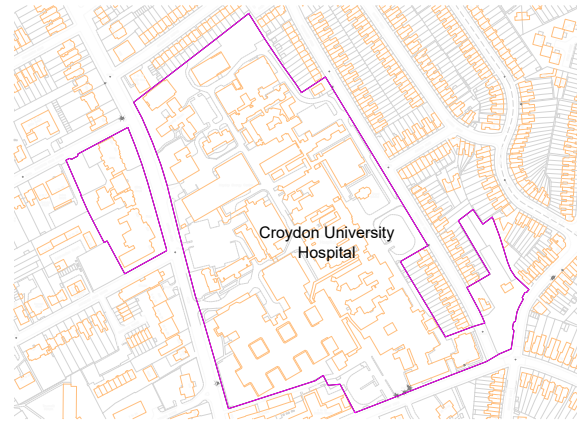


SITE CAPACITY FACTORS

SITE REF.	493
LOCATION	Pinnacle House, 8 Bedford Park
ALLOCATION DESCRIPTION	Mixed use development comprising employment ground floor use with residential and/or office above.
SITE DESCRIPTION	Office building
AREA	0.31Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Institutions with associated grounds, large buildings with surrounding space
PTAL	High - Rate 4 - 6
HERITAGE	Locally Listed Buildings opposite
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> 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 cookie
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	158 units
OTHER CONSID.	N/A



SITE CAPACITY FACTORS

SITE REF.	499
LOCATION	Croydon University Hospital Site, London Road
ALLOCATION DESCRIPTION	Residential development subject to the adequate reversion of the existing community use.
SITE DESCRIPTION	Various hospital and medical associated buildings along with a staff car park on Bensham Lane.
AREA	8.2Ha
PLACE	Broad Green & Selhurst
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM36 (BG&S)
CHARACTER	Large buildings and smaller terraced housing
PTAL	Medium - Rate 2 -3
HERITAGE	1 building on site is Locally Listed
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Located within a Tall Buildings Zone (TBZ) – Broad Green

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	Medium
SIMPLIFIED TYPOLOGY	Residential/Hospital
PRECEDENT COOKIE	COMBINATION Cosway Street Moray Mews Foxley Lane Mandaville Street Oriel
HEIGHT	1-9 storeys (residential up to 6 storeys)
NON-RESI FLOOR AREA	59,252sqm (46,468sqm in consolidated new hospital building and approx. 12,784sqm in retained structures)
NO. COOKIES	5x Cosway Street; 6x Moray Mews; 1x Foxley Lane; 1x Mandaville Street; 1x Oriel
ASSUMPTIONS	Within London Road AFI, therefore taller massing acceptable
ADJUSTMENTS	N/A
CAPACITY	345 units
OTHER CONSID.	Site is located on Croydon's north/south strategic green. Proposals should seek to include and improve ecological, cycling and pedestrian networks.

499



SITE CAPACITY FACTORS

SITE REF.	504
LOCATION	Stroud Green Pumping Station, 140 Primrose Lane
ALLOCATION DESCRIPTION	Residential development (including the conversion of the Locally Listed pumping station) if the site is no longer required for its current use in the future.
SITE DESCRIPTION	Thames Water pumping station (which is a Locally Listed Building) and surrounding land
AREA	0.72Ha
PLACE	Shirley
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM45 (Shirley)
CHARACTER	Low rise, semi-detached and detached dwellings
PTAL	Medium - Rate 2 -3
HERITAGE	Pumping Station is Locally Listed
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Ordinary watercourses have not been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. Large mature trees on site. Adjacent to Green Belt. Not within a Tall Building Zone (TBZ).



SITE ALLOCATION OUTPUT

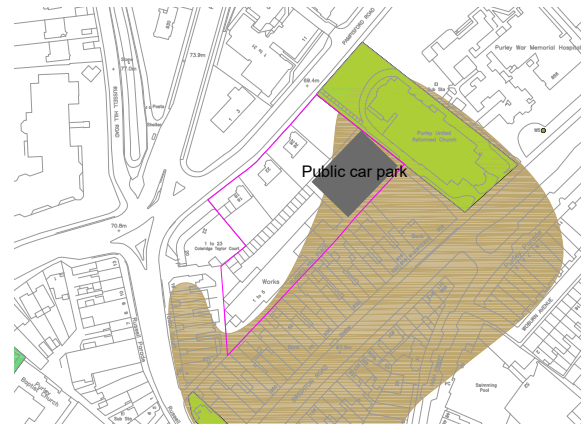
URBAN/SUBURBAN	Suburban
DENSITY CAT. (H/M/L)	Low
SIMPLIFIED TYPOLOGY	Residential
PRECEDENT COOKIE	COMBINATION Peter Barber - Moray Mews & OB Architecture - 10 Blunt Road
HEIGHT	2-4 storeys
NON-RESI FLOOR AREA	N/A
NO. COOKIES	1 (Moray Mews) + 2 (10 Blunt Road)
ASSUMPTIONS	Probably conversion and/or extension rather than demolition as it is a Locally Listed Building. The number does not account for conversion of the Pump House.
ADJUSTMENTS	N/A
CAPACITY	24 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.

504



SITE CAPACITY FACTORS

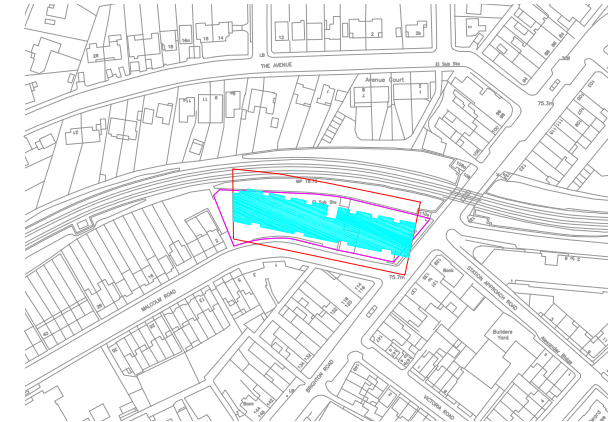
SITE REF.	683
LOCATION	Purley Back Lanes, 16-28 Pampisford Road, CR8 2LP
ALLOCATION DESCRIPTION	Replacement industrial floorspace, a new public car park, and residential development.
SITE DESCRIPTION	Single storey garage engineering works at Russell Hill Place, car park and domestic garages at rear of Tudor Place. Two four storey detached houses in use as D1 facilities on Pampisford Road.
AREA	0.62Ha
PLACE	Purley
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM42 (Purley)
CHARACTER	Large buildings with surrounding space / urban shopping area / 3-5 storey context.
PTAL	5
HERITAGE	The site is immediately adjacent to a Local Heritage Area and the locally listed Purley United Reformed Church; any new development on the site will have an impact on these NDHAs.
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> District centre Not within a Tall Buildings Zone (TBZ)



SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Hybrid
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	A House for Artists
HEIGHT	5 storeys
NON-RESI FLOOR AREA	1160sqm (232sqm per cookie)
NO. COOKIES	5 in total: A House for Artists (12 unit) x 5
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	60 units
OTHER CONSID.	Public car park region shown in grey.

683



SITE CAPACITY FACTORS

SITE REF.	945
LOCATION	Waitrose, 110-112 Brighton Road, CR5 2NB
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential above.
SITE DESCRIPTION	Waitrose supermarket
AREA	0.27Ha
PLACE	Coulsdon
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM37 (Coulsdon)
CHARACTER	Suburban shopping area
PTAL	4
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> District centre and main retail frontage Not within a Tall Buildings Zone (TBZ)

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Mixed Use - Horizontal
PRECEDENT COOKIE	Berkshire Road
HEIGHT	5 storeys
NON-RESI FLOOR AREA	1628sqm
NO. COOKIES	1 in total: Berkshire Road (39 unit)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	39 units
OTHER CONSID.	N/A

945



SITE CAPACITY FACTORS

SITE REF.	952
LOCATION	103-111A High Street
ALLOCATION DESCRIPTION	Mixed use residential and commercial floor space (.e.g. A, B & D class uses).
SITE DESCRIPTION	Three storey mixed use site comprising of town centre uses on ground floor (including retail) and commercial and residential on upper floors.
AREA	0.08Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Mid-rise high street structure
PTAL	High (4-6)
HERITAGE	-
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Secondary Retail Frontage Located within a Tall Buildings Zone (TBZ) – Inner Zone.

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Mixed Use - Vertical
PRECEDENT COOKIE	111 Upper Richmond Road
HEIGHT	11 storeys
NON-RESI FLOOR AREA	1,204sqm
NO. COOKIES	1x 111 Upper Richmond Road
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	37 units
OTHER CONSID.	N/A

952



SITE CAPACITY FACTORS

SITE REF.	NEW 2
LOCATION	Regina Road Estate, Regina Road, SE25 4TU
ALLOCATION DESCRIPTION	Estate renewal for residential development with retention of community facilities.
SITE DESCRIPTION	Towers and low rise buildings set in open space, with Regina Road passing through the site.
AREA	2.45Ha
PLACE	South Norwood & Woodside
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM47 (SN&W)
CHARACTER	Post-war estate with surrounding terraced housing, in proximity to urban shopping area
PTAL	High - Rate 4 - 6
HERITAGE	Proximity to South Norwood Conservation Area
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Located within a Tall Buildings Zone (TBZ) – Regina Road.

SITE ALLOCATION OUTPUT

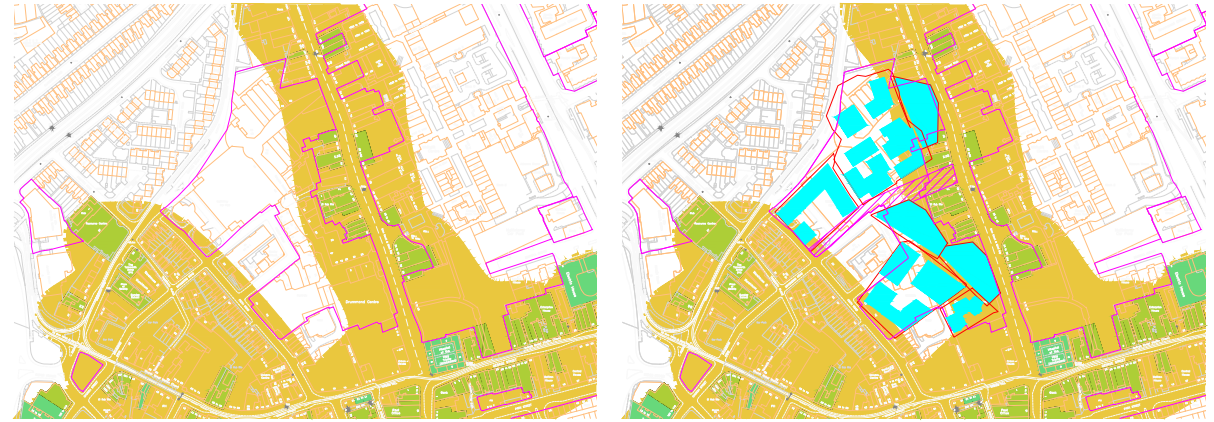
URBAN/SUBURBAN	Urban
SIMPLIFIED TYPOLOGY	Mixed Use - Horizontal
PRECEDENT COOKIE	COMBINATION Regina Road; Silchester Estate; Finsbury Park Villas; Foxley Lane
HEIGHT	2-9 storeys
NON-RESI FLOOR AREA	915sqm
NO. COOKIES	1x Regina Road (19 units); 1x Silchester Estate (112 units); 2x Finsbury Park Villas (44 units); 1x Foxley Lane (41 units)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	260 units
OTHER CONSID.	N/A

NEW 2



SITE CAPACITY FACTORS

SITE REF.	NEW 4
LOCATION	Centrale
ALLOCATION DESCRIPTION	Masterplanned redevelopment to create an improved primary shopping area for Croydon Metropolitan Centre, as set out in Policy SP13.
SITE DESCRIPTION	Shopping Centre with adjacent residential, commercial, hotel and retail buildings.
AREA	5.30Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Historic town centre shopping area with shopping centre, with residential areas to the west and high street shopping to the east and south.
PTAL	High - Rate 4 - 6
HERITAGE	Central Croydon Conservation Area to east; proximity to Grade I listed Almshouses and locally listed structures along North End.
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Located within a Tall Buildings Zone (TBZ) – Outer Zone.



SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	Urban
DENSITY CAT. (H/M/L)	High/Medium
SIMPLIFIED TYPOLOGY	Mixed use - Vertical; Commercial
PRECEDENT COOKIE	The Ray; Dace Road; Vaughan Road; Adelaide Wharf; Faircharm Estate
HEIGHT	2-12 storeys
NON-RESI FLOOR AREA	Total non-resi area: 48,894 sqm Town centre: 4,239 sqm Commercial: 44,655 sqm
NO. COOKIES	3x The Ray; 1x Dace Road (110 units); 1x Vaughan Road (33 units); 1x Adelaide Wharf (147 units); 1x Faircharm Estate (148 units)
ASSUMPTIONS	N/A
ADJUSTMENTS	N/A
CAPACITY	438 units
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. Proposals should include nature-led SuDS schemes.

NEW 4

CONVERSION CALCULATIONS

6. CONVERSION CALCULATION METHODOLOGY

Overview

- 6.1. A conversion calculation methodology is utilised when a site allocation involves the retention and conversion of an existing building. There are seven site allocations within the Croydon Opportunity Area (COA) that involve the retention of existing buildings: Law Courts (part of site 34) Suffolk House (192), Lunar House (218), Southern House (234), Apollo House (236), Corinthian House (489), and Norfolk House (950).
- 6.2. In these instances, the London Borough of Croydon (LBC) has applied a density per floor (units divided by square metre (m²)) precedent set by a completed office to residential permitted development scheme (Leon House). The density of this development has been applied to the Gross External Area (GEA) of retained building floor plans to determine their conversion unit capacity.

Assumptions

- 6.3. Leon House predominantly comprises 1-2 bed units with no family units provided. The accompanying drawing demonstrates how a typical floor plan could be altered to achieve a policy-compliant unit mix.
- 6.4. Leon House features large, full-height glazing spanning the entire length of each unit, contributing to a high quality of internal accommodation. Both Lunar House and Southern House have strip windows, which may result in lower quality, especially given that the internal layout strategy will likely involve double-loading corridors.



CONVERSION OF EXISTING OFFICE BUILDINGS

CONVERSIONS CALCULATIONS

Law Courts (part of Site 34)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
2365		Non-resi	1	0
2365	14.19	0.006	1	14.19
2273	13.638	0.006	1	13.638
1263	10.104	0.008	1	10.104
497	3.976	0.008	1	3.976
TOTAL				42

Current Site Allocation Capacity
n/a

Non resi floor area at GF
2365

Suffolk House (Site 192)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
2239		Non-resi	1	0
2244	17.952	0.008	3	53.856
	0	0.008		0
	0	0.008		0
TOTAL				54

Current Site Allocation Capacity
n/a

Non resi floor area at GF
2239

Lunar House (Site 218)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
3596.11		Non-resi	GF-3F	N/A
2263	18.104	0.008	19	343.976
888.61	7.10888	0.008	2	14.21776
	0			0
TOTAL				358

Current Site Allocation Capacity
188-542

Non-Resi Floor Area
3596.11

Southern House (Site 234)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
1555		Non-resi	1	0
1555	12.44	0.008	16	199.04
	0			0
	0			0
TOTAL				199

Current Site Allocation Capacity
82-234

Non resi floor area at GF
1555

Apollo House (Site 236)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
2321.53		Non-resi	GF-3F	N/A
989.32	7.91456	0.008	19	150.37664
605.93	4.84744	0.008	2	9.69488
TOTAL				160

Current Site Allocation Capacity
82-234

Non-Resi Floor Area
2321.53

Corinthian House (Site 489)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
608		Void	1	0
608	4.864	0.008	10	48.64
	0			0
	0			0
TOTAL				49

Current Site Allocation Capacity
30-85

Non resi floor area at GF
n/a

Norfolk House (Site 950)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
4518		Non-resi	1	
4518	36.144	0.008	1	36.144
2361	18.888	0.008	2	37.776
1628	13.024	0.008	3	39.072
676	5.408	0.008	4	21.632
TOTAL				135

Current Site Allocation Capacity
125-255

Non resi floor area at GF
4518



SITE CAPACITY FACTORS

SITE REF.	34 (part of site)
LOCATION	Law Courts
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.
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"> LP Policy DM38 (COA)
CHARACTER	Midrise and tall buildings
PTAL	High - 4-6
HERITAGE	-
TOPOGRAPHY	-
OTHER CONSID.	<ul style="list-style-type: none"> Located within a Tall Building Zone (TBZ) – Central Croydon Outer

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	N/A
DENSITY CAT. (H/M/L)	N/A
SIMPLIFIED TYPOLOGY	N/A
PRECEDENT COOKIE	N/A
HEIGHT	5 storeys
NON-RESI FLOOR AREA	2,365sqm
NO. COOKIES	N/A
ASSUMPTIONS	Applied density of Leon House PD scheme to GEA of existing building (see "Conversion" methodology)
ADJUSTMENTS	None
CAPACITY	42 units
OTHER CONSID.	N/A

34 (part of site)

Existing Leon House					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	14	0.01	20	280	n/a
Leon House (Modified Floor Plan to give Compliant Unit Mix and Provide Family Housing)					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	12	0.008	20	240	n/a

Law Courts (part of Site 34)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
2365		Non-resi	1	0
2365	14.19	0.006	1	14.19
2273	13.638	0.006	1	13.638
1263	10.104	0.008	1	10.104
497	3.976	0.008	1	3.976
TOTAL				42

Current Site Allocation Capacity
n/a

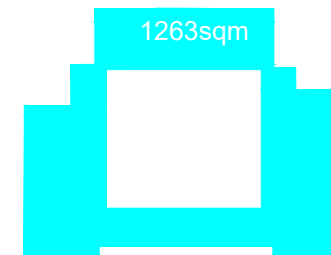
Non resi floor area at GF
2365



G-1FL



2FL



3FL



4FL

34 (part of site)



SITE CAPACITY FACTORS

SITE REF.	192
LOCATION	Suffolk House, George Street
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential and/or offices above.
SITE DESCRIPTION	Office building with retail units at ground level.
AREA	0.28Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Midrise and tall buildings
PTAL	High - 4-6
HERITAGE	-
TOPOGRAPHY	-
OTHER CONSID.	<ul style="list-style-type: none"> Located within a Tall Building Zone (TBZ) – Inner Zone.

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	N/A
DENSITY CAT. (H/M/L)	N/A
SIMPLIFIED TYPOLOGY	N/A
PRECEDENT COOKIE	N/A
HEIGHT	4 storeys
NON-RESI FLOOR AREA	2,239sqm
NO. COOKIES	N/A
ASSUMPTIONS	Applied density of Leon House PD scheme to GEA of existing building (see “Conversion” methodology)
ADJUSTMENTS	None
CAPACITY	54 units
OTHER CONSID.	N/A

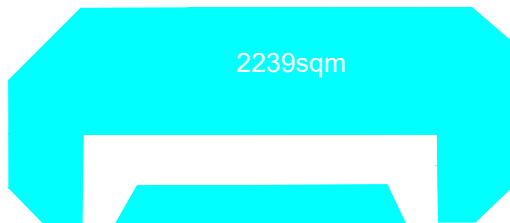
Existing Leon House					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	14	0.01	20	280	n/a
Leon House (Modified Floor Plan to give Compliant Unit Mix and Provide Family Housing)					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	12	0.008	20	240	n/a

Suffolk House (Site 192)

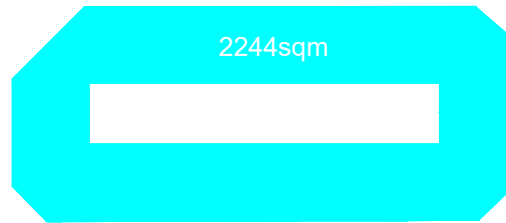
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
2239		Non-resi	1	0
2244	17.952	0.008	3	53.856
	0	0.008		0
	0	0.008		0
TOTAL				54

Current Site Allocation Capacity
n/a

Non resi floor area at GF
2239



GFL



1-4FL



SITE CAPACITY FACTORS

SITE REF.	218
LOCATION	Lunar House, Wellesley Road
ALLOCATION DESCRIPTION	Office and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office.
SITE DESCRIPTION	Office block
AREA	1.33Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA) Existing Site Allocation 218
CHARACTER	Midrise and Tall Buildings
PTAL	High - 4-6
HERITAGE	Nearby Locally Listed Buildings. May affect longer range Locally Designated Views of COA
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Located within a Tall Building Zone (TBZ) – Inner and Inner Core Zones.

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	N/A
DENSITY CAT. (H/M/L)	N/A
SIMPLIFIED TYPOLOGY	N/A
PRECEDENT COOKIE	N/A
HEIGHT	20 storeys
NON-RESI FLOOR AREA	2,115sqm
NO. COOKIES	N/A
ASSUMPTIONS	Applied density of Leon House PD scheme to GEA of existing building (see "Conversion" methodology)
ADJUSTMENTS	None
CAPACITY	358 units
OTHER CONSID.	N/A

Existing Leon House					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	14	0.01	20	280	n/a
Leon House (Modified Floor Plan to give Compliant Unit Mix and Provide Family Housing)					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	12	0.008	20	240	n/a

Lunar House (Site 218)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
3596.11		Non-resi	GF-3F	N/A
2263	18.104	0.008	19	343.976
888.61	7.10888	0.008	2	14.21776
	0			0
TOTAL				358

Current Site Allocation Capacity
188-542

Non-Resi Floor Area
3596.11



SITE CAPACITY FACTORS

SITE REF.	234
LOCATION	Southern House, Wellesley Grove
ALLOCATION DESCRIPTION	Mixed use development comprising main town centre ground floor use with residential and/or office above.
SITE DESCRIPTION	24-storey office building with undercroft straddling Wellesley Road and a two-storey period property converted to an office.
AREA	0.87Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Midrise and Tall Buildings
PTAL	High - 4-6
HERITAGE	Adjacent to Locally Listed Building - Norfolk House
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Located within a Tall Building Zone (TBZ) – Inner Zone.

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	N/A
DENSITY CAT. (H/M/L)	N/A
SIMPLIFIED TYPOLOGY	N/A
PRECEDENT COOKIE	N/A
HEIGHT	17 storeys
NON-RESI FLOOR AREA	1,555sqm
NO. COOKIES	N/A
ASSUMPTIONS	Applied density of Leon House PD scheme to GEA of existing building (see "Conversion" methodology)
ADJUSTMENTS	None
CAPACITY	199 units
OTHER CONSID.	N/A

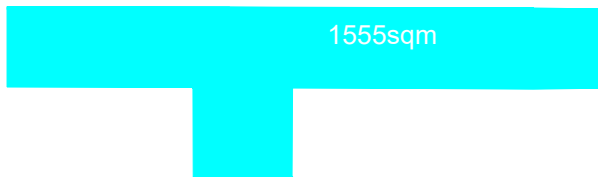
Existing Leon House					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	14	0.01	20	280	n/a
Leon House (Modified Floor Plan to give Compliant Unit Mix and Provide Family Housing)					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	12	0.008	20	240	n/a

Southern House (Site 234)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
1555		Non-resi	1	0
1555	12.44	0.008	16	199.04
	0			0
	0			0
TOTAL				199

Current Site Allocation Capacity
82-234

Non resi floor area at GF
1555



GFL-16FL



SITE CAPACITY FACTORS

SITE REF.	236
LOCATION	Apollo House, Wellesley Road
ALLOCATION DESCRIPTION	Retention and conversion to main town centre use with residential, office and/or hotel above.
SITE DESCRIPTION	Office building
AREA	0.57Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Large buildings with surrounding space
PTAL	High - 4-6
HERITAGE	N/A
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Located within a Tall Building Zone (TBZ) – Inner Core Zone.

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	N/A
DENSITY CAT. (H/M/L)	N/A
SIMPLIFIED TYPOLOGY	N/A
PRECEDENT COOKIE	N/A
HEIGHT	22 storeys
NON-RESI FLOOR AREA	197sqm
NO. COOKIES	N/A
ASSUMPTIONS	Applied density of Leon House PD scheme to GEA of existing building (see "Conversion" methodology)
ADJUSTMENTS	None
CAPACITY	160 units
OTHER CONSID.	N/A

Existing Leon House					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	14	0.01	20	280	n/a
Leon House (Modified Floor Plan to give Compliant Unit Mix and Provide Family Housing)					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	12	0.008	20	240	n/a

Apollo House (Site 236)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
2321.53		Non-resi	GF-3F	N/A
989.32	7.91456	0.008	19	150.37664
605.93	4.84744	0.008	2	9.69488
TOTAL				160

Current Site Allocation Capacity
82-234

Non-Resi Floor Area
2321.53



SITE CAPACITY FACTORS

SITE REF.	489
LOCATION	Corinthian House, 17 Lansdowne Road
ALLOCATION DESCRIPTION	Conversion to main town centre use with residential, office and/or hotel above.
SITE DESCRIPTION	Locally listed office building
AREA	0.22Ha
PLACE	Croydon Opportunity Area
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Tall Commercial Buildings
PTAL	High - 4-6
HERITAGE	Existing building is Locally Listed
TOPOGRAPHY	N/A
OTHER CONSID.	<ul style="list-style-type: none"> Located within a Tall Building Zone (TBZ) – Inner Zone.

SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	N/A
DENSITY CAT. (H/M/L)	N/A
SIMPLIFIED TYPOLOGY	N/A
PRECEDENT COOKIE	N/A
HEIGHT	11 storeys
NON-RESI FLOOR AREA	N/A
NO. COOKIES	N/A
ASSUMPTIONS	Applied density of Leon House PD scheme to GEA of existing building (see "Conversion" methodology)
ADJUSTMENTS	N/A
CAPACITY	49 units
OTHER CONSID.	Site sits within the green grid network. Proposals should seek to include ecological, cycling and pedestrian corridors.

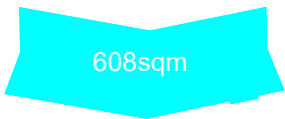
Existing Leon House					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	14	0.01	20	280	n/a
Leon House (Modified Floor Plan to give Compliant Unit Mix and Provide Family Housing)					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	12	0.008	20	240	n/a

Corinthian House (Site 489)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
608		Void	1	0
608	4.864	0.008	10	48.64
	0			0
	0			0
TOTAL				49

Current Site Allocation Capacity
30-85

Non resi floor area at GF
n/a



1FL - 10FL



SITE CAPACITY FACTORS

SITE REF.	950
LOCATION	Norfolk House, 1-28 Wellesley Road
ALLOCATION DESCRIPTION	Mixed use development comprising conversion of Norfolk House to create main town centre ground floor use with residential, hotel, and/or office above.
SITE DESCRIPTION	Retail/commercial and hotel uses of 2-11 storeys. Wellesley Road elevation is within a Main Retail Frontage and George Street elevation is within a Secondary Retail Frontage. Part of the site is Locally Listed.
AREA	0.68Ha
PLACE	Croydon Opportunity Area (COA)
PLACE POLICIES	<ul style="list-style-type: none"> LP Policy DM38 (COA)
CHARACTER	Large buildings with surrounding space
PTAL	High - Rate 4-6
HERITAGE	Opposite Central Croydon Conservation Area. Norfolk House Locally Listed. Likely to affect Locally Designated View of NLA Tower. Opposite Statutory Listed Segas House. Several Locally Listed Buildings nearby.
OTHER CONSID.	<ul style="list-style-type: none"> Croydon Metropolitan Centre & OAPF Area Primary Shopping Area Located within a Tall Building Zone (TBZ) – Inner Zone.



SITE ALLOCATION OUTPUT

URBAN/SUBURBAN	N/A
DENSITY CAT. (H/M/L)	N/A
SIMPLIFIED TYPOLOGY	N/A
PRECEDENT COOKIE	N/A
HEIGHT	2-11 storeys
NON-RESI FLOOR AREA	4518 sqm
NO. COOKIES	N/A
ASSUMPTIONS	Applied density of Leon House PD scheme to GEA of existing building (see “Conversion” methodology) Assumed Ground Floor use is non-residential
ADJUSTMENTS	None
CAPACITY	135 units
OTHER CONSID.	N/A

950

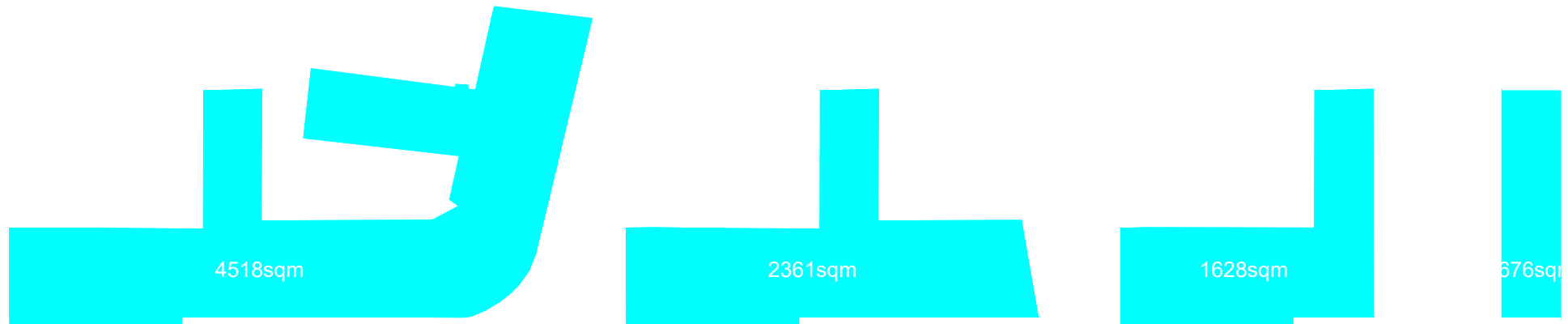
Existing Leon House					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	14	0.01	20	280	n/a
Leon House (Modified Floor Plan to give Compliant Unit Mix and Provide Family Housing)					
GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total No. Units	Current Site Allocation Capacity
1395	12	0.008	20	240	n/a

Norfolk House (Site 950)

GEA/Floor (m2)	No. Units per Floor	Density per Floor (units/m2)	No. of floors	Total no. Units
4518		Non-resi	1	
4518	36.144	0.008	1	36.144
2361	18.888	0.008	2	37.776
1628	13.024	0.008	3	39.072
676	5.408	0.008	4	21.632
TOTAL				135

Current Site Allocation Capacity
125-255

Non resi floor area at GF
4518



GFL - 1FL

2FL - 3FL

4FL - 6FL

7FL - 10FL

