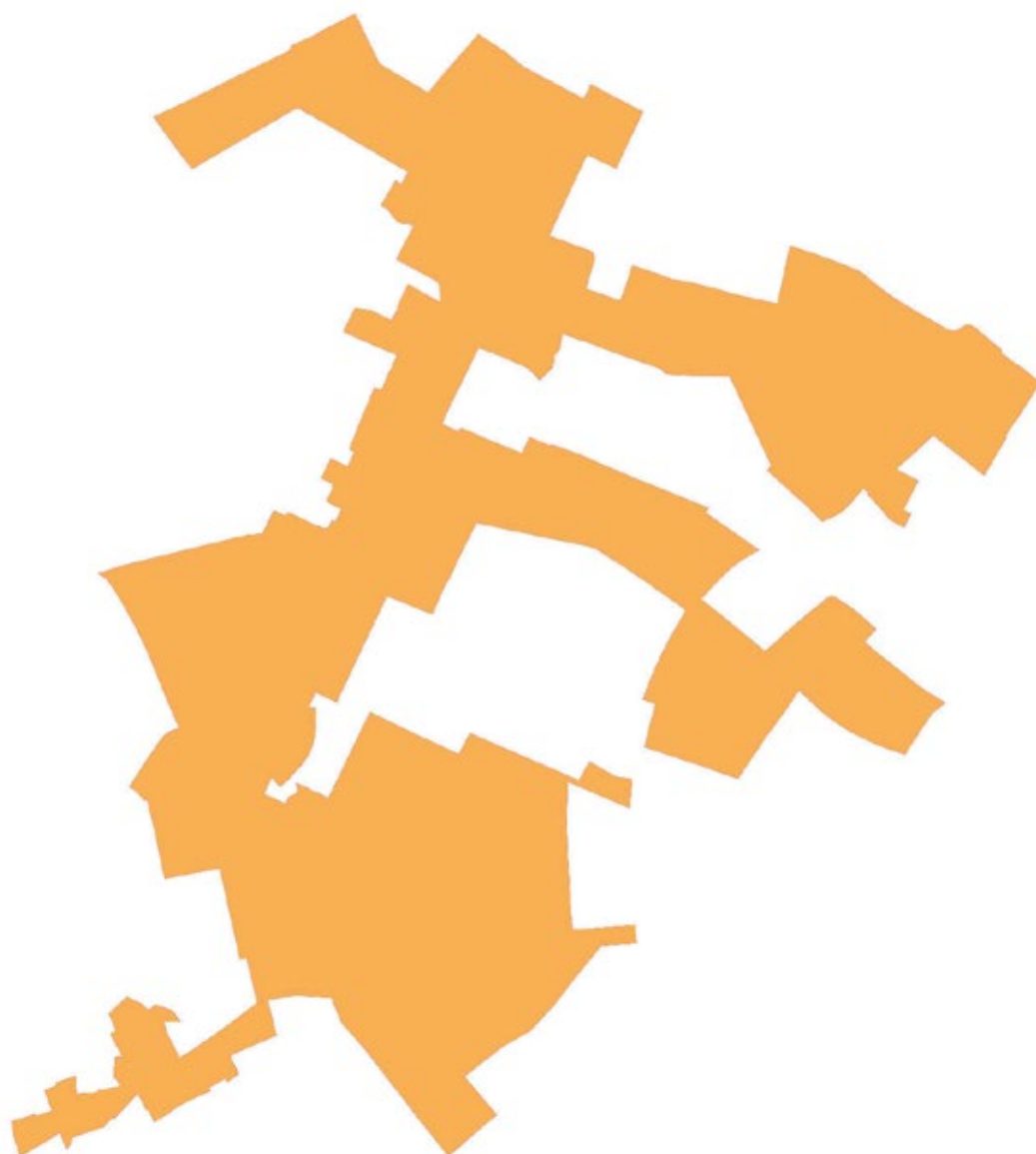


# CHURCH ROAD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



SUPPLEMENTARY PLANNING DOCUMENT

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CROYDON COUNCIL

# ISSUE

Draft Supplementary Planning Document (SPD) endorsed for adoption by Cabinet 22 June 2015 and adopted as a Supplementary Planning Document at full Council 13 July 2015.

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# PUBLISHED BY

CROYDON COUNCIL  
Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA  
[www.croydon.gov.uk](http://www.croydon.gov.uk)

Email: [spatial.planning@croydon.gov.uk](mailto:spatial.planning@croydon.gov.uk)  
Tel: 0208 4071385

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# CONSERVATION AREA DESIGNATION

The Church Road Conservation Area was originally designated in January 1974. It was later extended in February 1982, March 1986, August 1992, October 2008, and July 2015.

# CONSERVATION AREA GENERAL GUIDANCE

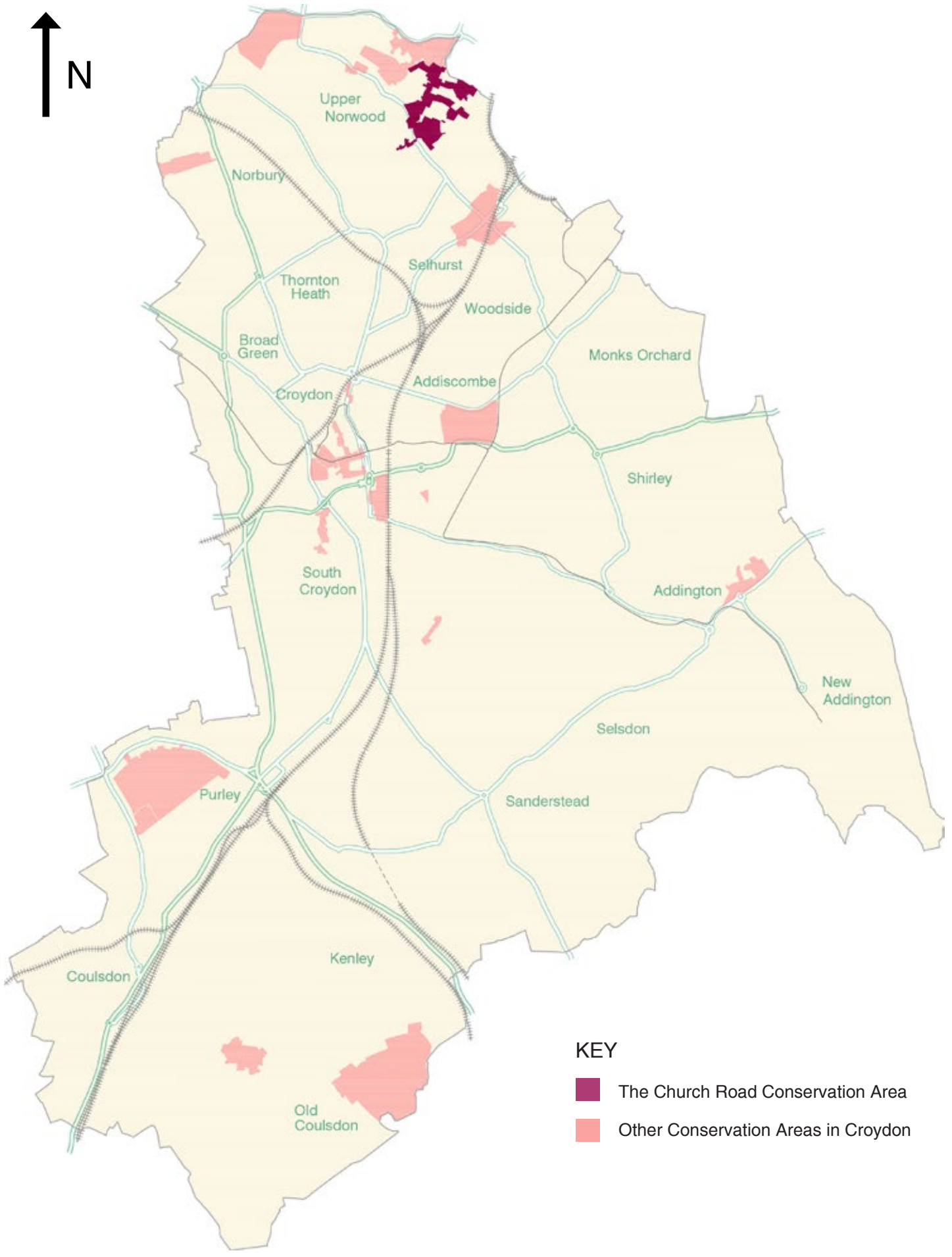
Please read this document alongside the *Croydon Conservation Area General Guidance document*, available online at: [www.croydon.gov.uk/conservation](http://www.croydon.gov.uk/conservation)  
Other supplementary planning documents are also available online via the Croydon Council website Planning pages: <http://www.croydon.gov.uk/planningandregeneration>

# CROYDON LOCAL PLAN

The Croydon Local Plan and other Supplementary Planning Documents are available online at: <http://www.croydon.gov.uk/planningandregeneration/framework/localplan/>

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Map 1: The location of the Church Road Conservation Area and other Conservation Areas in Croydon

# INTRODUCTION





Above: Map 2: The boundary of the Church Road Conservation Area  
Previous Page: Numbers 140-142 Church Road, with plaque commemorating Lord FitzRoy

# 1.0 INTRODUCTION

## 1.1 WHAT IS A CONSERVATION AREA?

1.1.1 A conservation area is an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Please see section 1.3 of Croydon's *Conservation Area General Guidance SPD* for further information.

## 1.2 WHAT IS A CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN?

1.2.1 A Conservation Area Appraisal and Management Plan is a document produced to supplement Croydon's Local Plan, the London Plan, and Croydon's *Conservation Area General Guidance SPD* (adopted April 2013).

1.2.2 This document is structured in two parts, an Appraisal of the conservation area and an associated Management Plan. The Appraisal defines the principal qualities that constitute the conservation area's special character and identifies threats to this character. The Appraisal is not necessarily exhaustive and other elements of architectural or historic interest may be present within the area to those described in this document.

1.2.3 The Management Plan addresses issues raised in the Appraisal and provides area-specific development and maintenance guidelines to supplement those provided in Croydon's *Conservation Area General Guidance SPD*. Potential enhancement of the area is also considered. For further information please see section 1.4 of the *Conservation Area General Guidance SPD*.

## 1.3 WHAT IS THE STATUS OF THIS DOCUMENT?

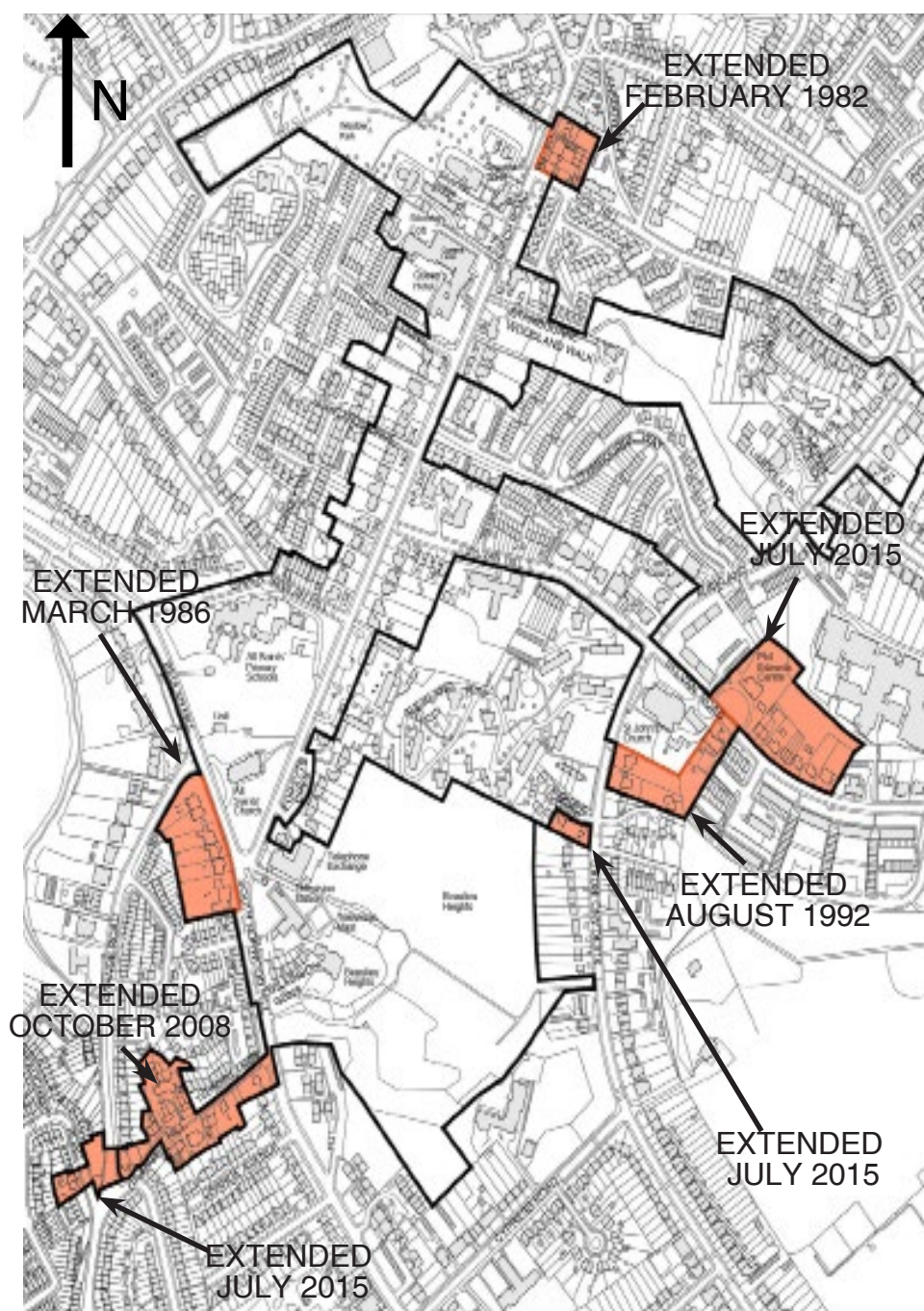
1.3.1 This document is a Supplementary Planning Document (SPD) to the Croydon Local Plan: Strategic Policies (adopted April 2013) and is a material consideration when planning applications affecting the conservation area are assessed.

1.3.2 All planning applications for sites within the Church Road

Conservation Area should be informed by both this SPD and the Croydon Conservation Area General Guidance SPD.

## 1.4 COMMUNITY INVOLVEMENT

1.4.1 The North Croydon Conservation Area Advisory Panel (see section 1.4 of the Conservation Area General Guidance SPD), supplied material to inform this Church Road Conservation Area Appraisal and Manage-



Map 3: Boundary extensions to the Church Road Conservation Area

ment Plan prior to formal consultation.

1.4.2 Public consultation on this document ran from 26 January - 9 March. The Church Road Conservation Area Appraisal and Management Plan was available to view and download on the Council's website and hard copies were available from local libraries. Site notices were placed in the conservation area, letters were sent to all properties located within its boundary, and an article was published in the Croydon Guardian. A public event and exhibition was held at the Living Water Satisfies Cafe in Crystal Palace on 12 February 2015.

1.4.3 Following the consultation period, all responses were considered and, where appropriate, the document was amended prior to a recommendation to full Council for adoption.

## 1.5 DESIGNATION BACKGROUND

1.5.1 The Church Road Conservation Area was originally designated in January 1974 due to its considerable architectural interest, strong historical associations and the risks posed to the area's character as a result of redevelopment pressures. The conservation area boundary has since been extended on several occasions (please see Map 3 on p.3).

## 1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Church Road Conservation Area is characterised by the concentration of high-quality Victorian buildings, many of which are statutory or locally listed. Although the area was beginning to develop in the first half of the 19th Century, the arrival of The Crystal Palace to

the area in 1854 and railways resulted in the development of high-class suburban Victorian housing along Church Road, helping to establish the area as a fashionable Victorian neighbourhood for the wealthy. This conservation area also contains two statutory listed Victorian churches, All Saints Beulah Hill (Grade II) and St John the Evangelist (Grade II\*), which is also indicative of the increasing eminence of the area throughout the 19th century.

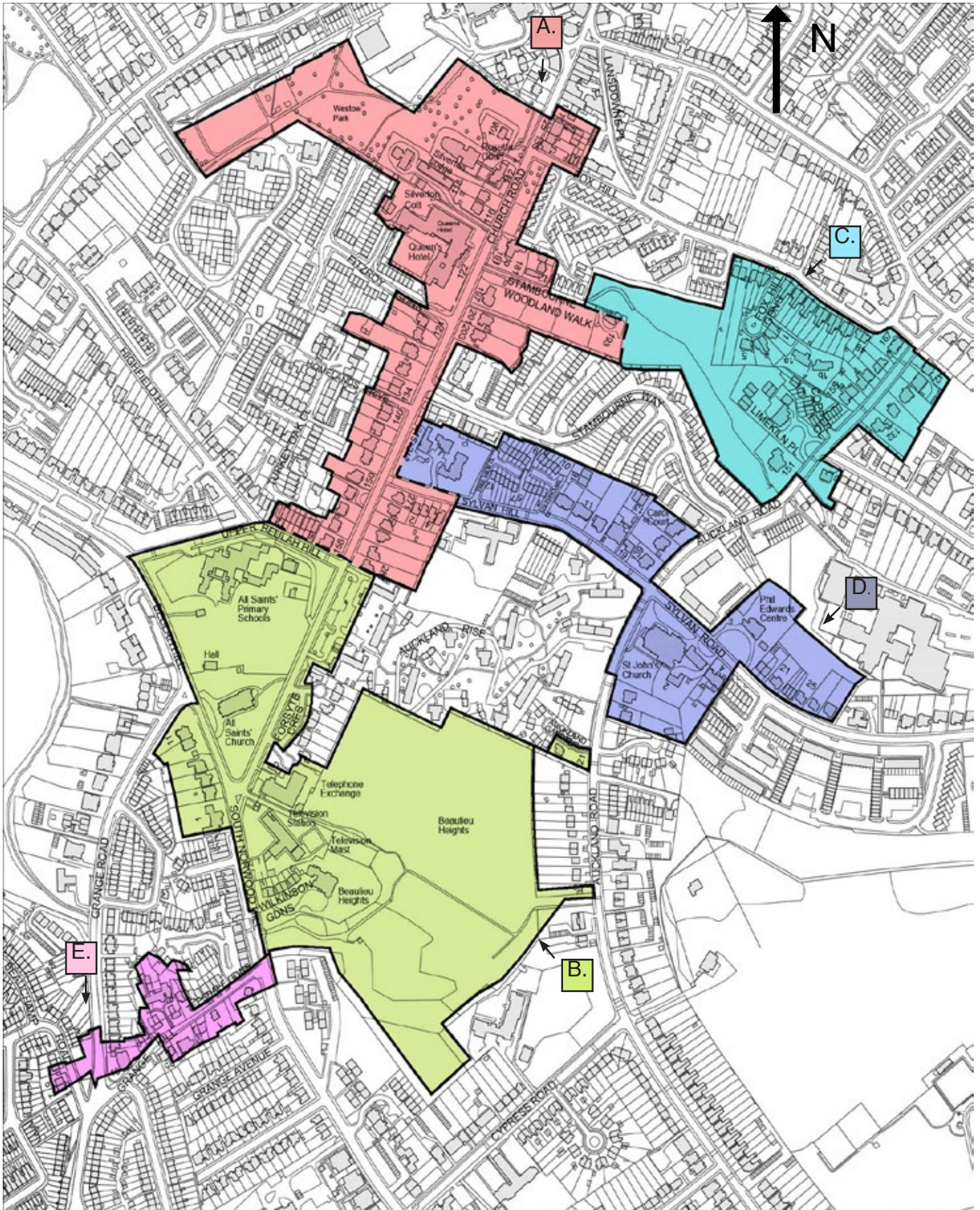
1.6.2 Today the conservation area's special character is further enriched by the mature landscaping and many trees present. The conservation area also has a very spacious character, largely as a result of the generous plot layout, but also enhanced by the long views available to the east, south and west as a result of the area's dramatic topography.

## 1.7 CHARACTER AREAS

1.7.1 This appraisal identifies five character areas within the Church Road Conservation Area, the boundaries of which are shown on Map 4. The character areas are also referred to in Sections 3, 4 and 5 of this document, with further analysis of their distinctive characteristics provided in Section 6.

1.7.2 The five character areas identified in this Appraisal demonstrate that there is variety in character across the conservation area. This is largely due to the different phases of development of the area. Factors such as the high quality Victorian architecture, predominately generous plot layout and mature landscaping help to unite the conservation area's character as a whole.





- A.** Church Road Character Area
- B.** Beaulieu Heights Character Area
- C.** Fox Hill Character Area
- D.** Sylvan Hill Character Area
- E.** Grange Hill Character Area

Map 4: Character Areas in the Church Road Conservation Area

# APPRAISAL



## 2.0 CONTEXT

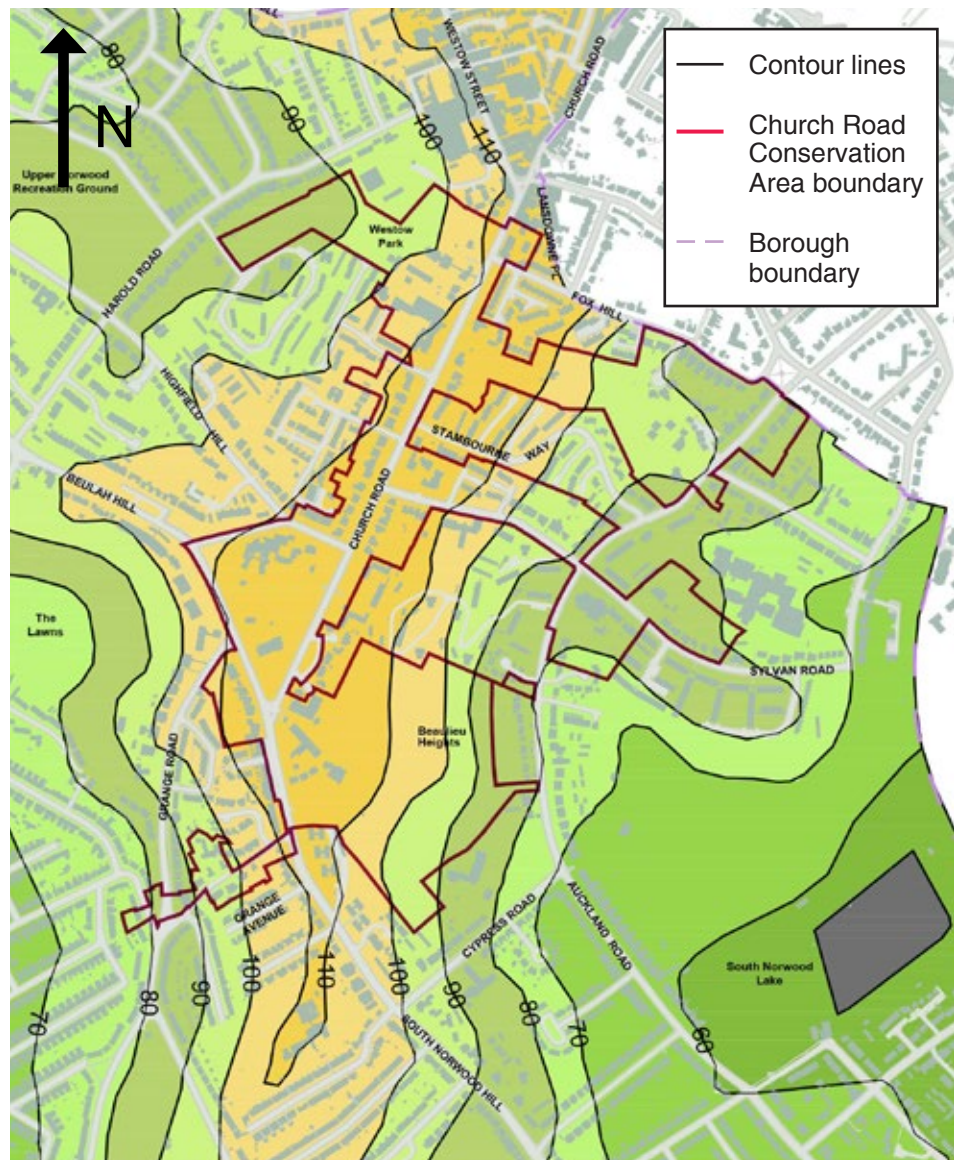
This Appraisal examines the characteristics of the Church Road Conservation Area, including its context, historic development, townscape, streetscape and architecture. It identifies qualities that make the area special and assesses its current condition.

### 2.1 LOCATION, TOPOGRAPHY AND SETTING

2.1.1 The Church Road Conservation Area is located in the north of the borough of Croydon. It is located in one of the sixteen Places of the Croydon Local Plan, namely Crystal Palace & Upper Norwood. It lies almost completely within the ward of South Norwood, with some small areas within the wards of Upper Norwood and Thornton Heath. Church Road links the Crystal Palace District Centre (immediately to the north of the

conservation area) to South Norwood to the south-east and Thornton Heath to the south-west.

2.1.2 Church Road runs along the Norwood Ridge, a geological formation shaped by grey silt deposits of London Clay, capped in places with the gravel of the Claygate Beds. The Norwood Ridge is approximately two miles long, 110m above sea level at its highest part and marks the southern edge of the Thames Basin (see Map 5). The



Map 5: Topography around the Church Road Conservation Area. Measurement in metres

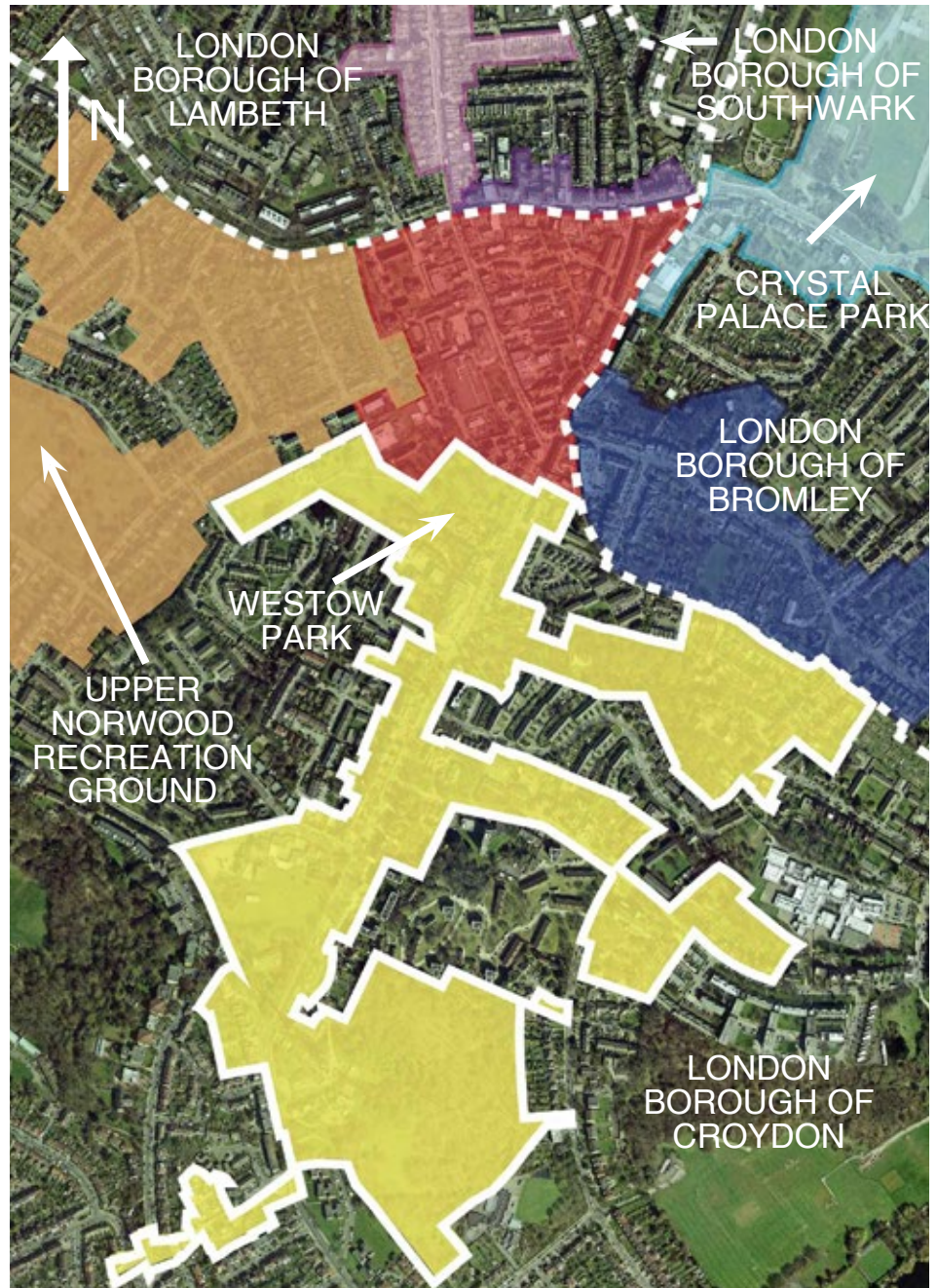
Previous page: Westow Park Arch, fronting Church Road (see also historic photo on p.12). The Westow Park Arch is now on the Council's Local List of Buildings of Historic or Architectural Interest (see section 10.2)

spurs of the ridge form a series of watersheds. Roads leading off Church Road and South Norwood Hill, including Fox Hill, Sylvan Hill and Grange Hill, are all located on slopes leading off from the ridge and are of varying gradients.

2.1.3 With Church Road located along the Norwood Ridge, there are many long views to the east and west which contribute to the quality of the conservation area's setting. Several other conservation areas located close to the Church Road Conservation Area, including the Harold Road, Upper Norwood Triangle and Beulah Hill Conservation Areas in Croydon (see Map 6). The Belvedere Road Conservation Area, in the London Borough of Bromley, has a close relationship with the Church Road Conservation Area as the boundary between the two runs down the middle of Fox Hill.

2.1.4 The immediate setting of the conservation area largely consists of 20th Century residential development that surrounds the conservation area. Some of the cul-de-sacs close to Church Road, including Braybrooke Gardens and Stambourne Way, are of a higher density and finer grain than development within the conservation area. Generally, 20th Century residential development in the setting of the Church Road Conservation Area, including Forsyte Crescent on Church Road and Auckland Rise, do not detract from its character.

2.1.5 However some development has had a negative impact on the setting of the Church Road Conservation Area, such as the construction of the YMCA building on Sylvan Hill. The building is 10 storeys in height,



KEY:  
CONSERVATION AREAS IN THE LONDON BOROUGH OF CROYDON

- Church Road
- Upper Norwood Triangle
- Harold Road

CONSERVATION AREAS IN THE LONDON BOROUGH OF BROMLEY

- Crystal Palace Park
- Belvedere Road

CONSERVATION AREAS IN THE LONDON BOROUGH OF LAMBETH

- Gipsy Hill
- Westow Hill

Map 6: Aerial photograph showing surrounding context of the Church Road Conservation Area and its relationship with adjacent and nearby London boroughs and conservation areas

with a long continuous frontage which is not in keeping with the conservation area's townscape character (see Section 3).

## 2.2 HISTORIC DEVELOPMENT

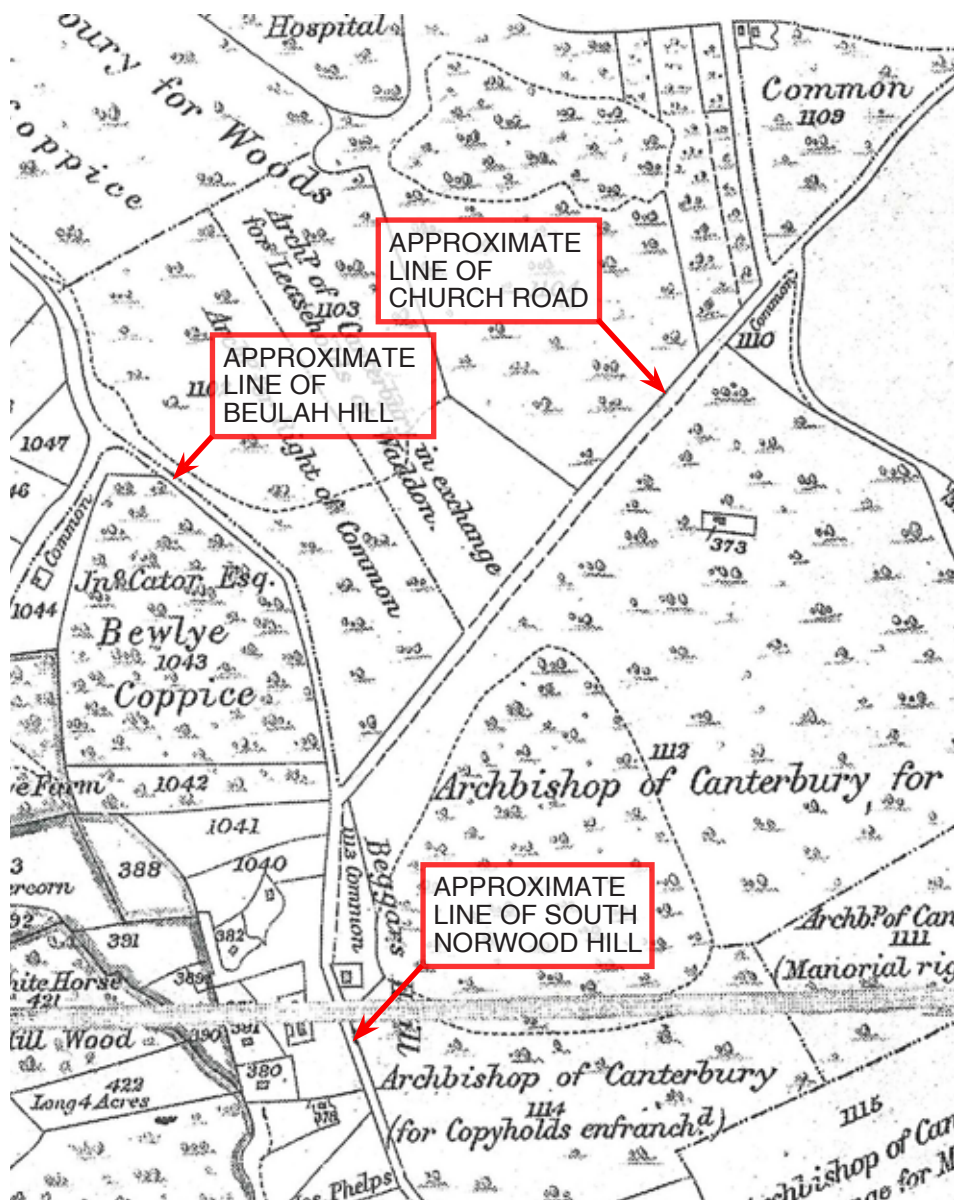
2.2.1 The Upper Norwood area has been a site of human activity for thousands of years. The Great North Wood, from which 'Norwood' is a contraction, was the name of a large wooded area that stretched from the present-day Croydon Town Centre to Camberwell. It was named during the Anglo-Saxon period to distinguish it from the Great South Wood in the Weald of Kent and Surrey. The part of the Great North Wood within the parish of Croydon is recorded in the 11th Century in the Domesday Book as belonging to the Archbishop of Canterbury.

2.2.2 Rocque's map of the Great North Wood of c.1745 (Map 7) shows the area still largely covered in forest. The line of Church Road is also shown on this map; it was an ancient route through the woodland leading south-west from the historic Vicar's Oak. This was the most famous of the boundary oaks located at the point where the parishes of Croydon, Lambeth and Camberwell (as well as a detached portion of Battersea Parish) met, now marked by the crossroads of Anerley Hill, Church Road, Westow Hill and Crystal Palace Parade. Boundary oaks were planted to help parish authorities navigate the wooded area on the annual 'beatings of the bounds'.

2.2.3 Although the Lords of the Manor held the rights for hunting and felling trees for timber and allowed local tenants to graze pigs in the woodland, evidence of permanent settle-



Map 7: Extract from the 1745 John Rocque Map of the Great North Wood



Map 8: Extract from the 1800 Croydon Enclosures Map, showing the basis of today's road layout. The approximate lines of Church Road, South Norwood Hill and Beulah Hill are evident from this map

ment in the area is virtually non-existent before the 18th Century. This lack of development can be explained by the geology. The heavy London clay of the Norwood Ridge (see Section 2.1) was a relatively poor environment for agriculture, and building. However it was ideally suited to the growth of deep rooted trees, including the English Oak.

2.2.4 In the 17th and 18th Centuries the area was famous for its gypsies, which is referenced in several local street names present today. The woodland also served as refuge for those fleeing the Great Plague of 1665-6 and was notorious for providing cover for outlaws and smugglers. The diarist John Evelyn recorded an encounter near the present Crystal Palace District Centre where he was dragged from his horse and mugged.

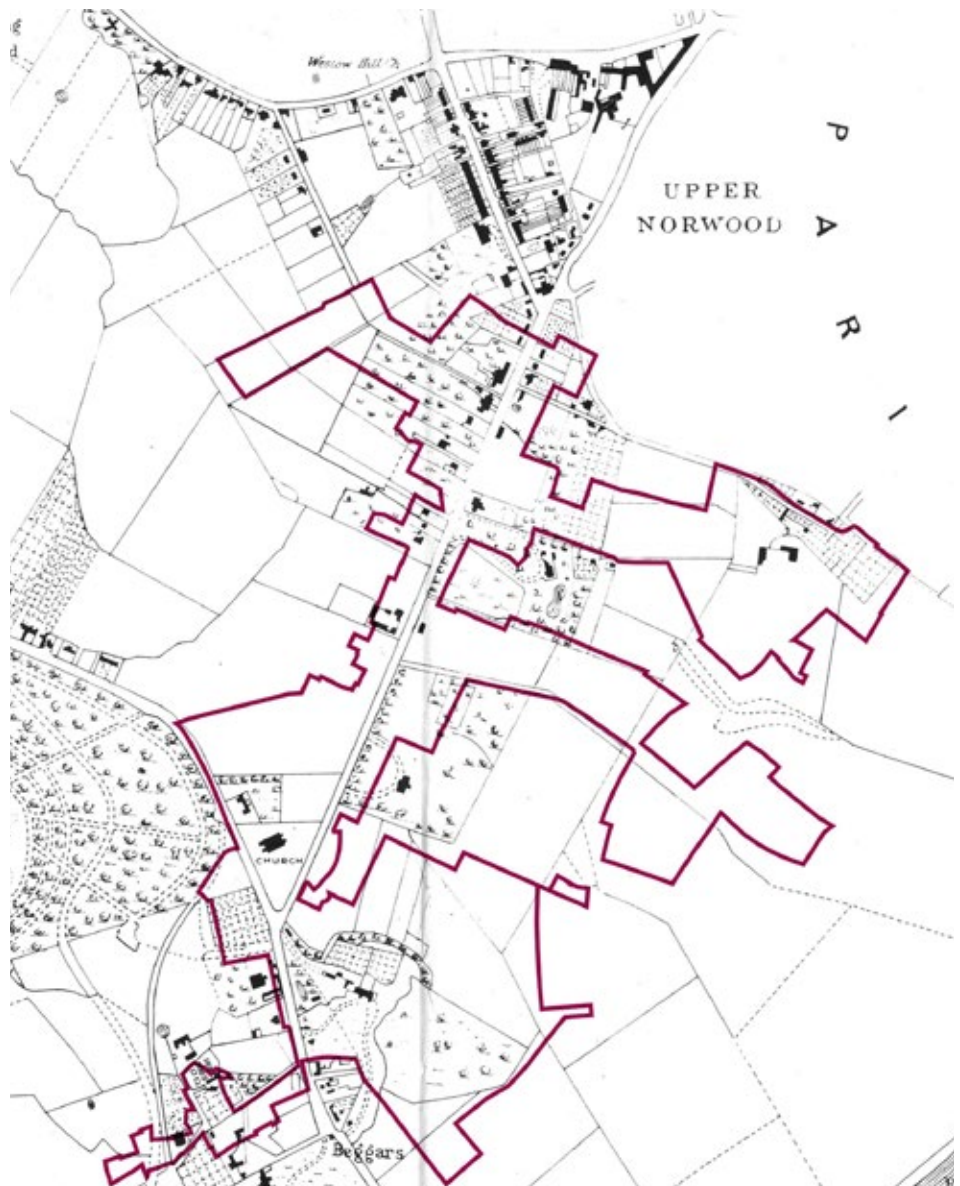
2.2.5 By the start of the 19th Century much of the area's dense woodland had been cleared, and the area was regarded as a more respectable. In 1815 the gypsies of Norwood were ordered to leave the area, having been apprehended as vagrants. The 'Norwood Heights' became well known as a place of refreshment and recreation, particularly to travellers on the road to and from London. As the population of London rapidly grew, the overcrowding and unsanitary

conditions of central London encouraged well-off residents to move further out of the city for the clean air and dramatic views.

2.2.6 Around the time of the Croydon Enclosures Act of c.1800 (see Map 8 on p.8), Church Road was known as Dulwich Road. It was renamed Church Road after the construction of All Saints, the Parish Church of Upper Norwood, at its southern end in 1827-9, built to serve the growing population.



Historic photo of All Saints, Beulah Hill, showing the intricate historic railings, most of which have now been lost



Map 9: Extract from the 1847 Roberts Map of the Croydon Parish, showing some development springing up along Church Road, Beulah Hill and South Norwood Hill; the Beulah Spa Gardens are shown to the west of Beulah Hill. Estimate boundary of the Church Road Conservation Area is marked in pink

This church (now Grade II listed) was designed by James Savage, who is also thought to have designed the former All Saints' School that was opened in 1829 on the same site as the present primary school, opened in 1976.

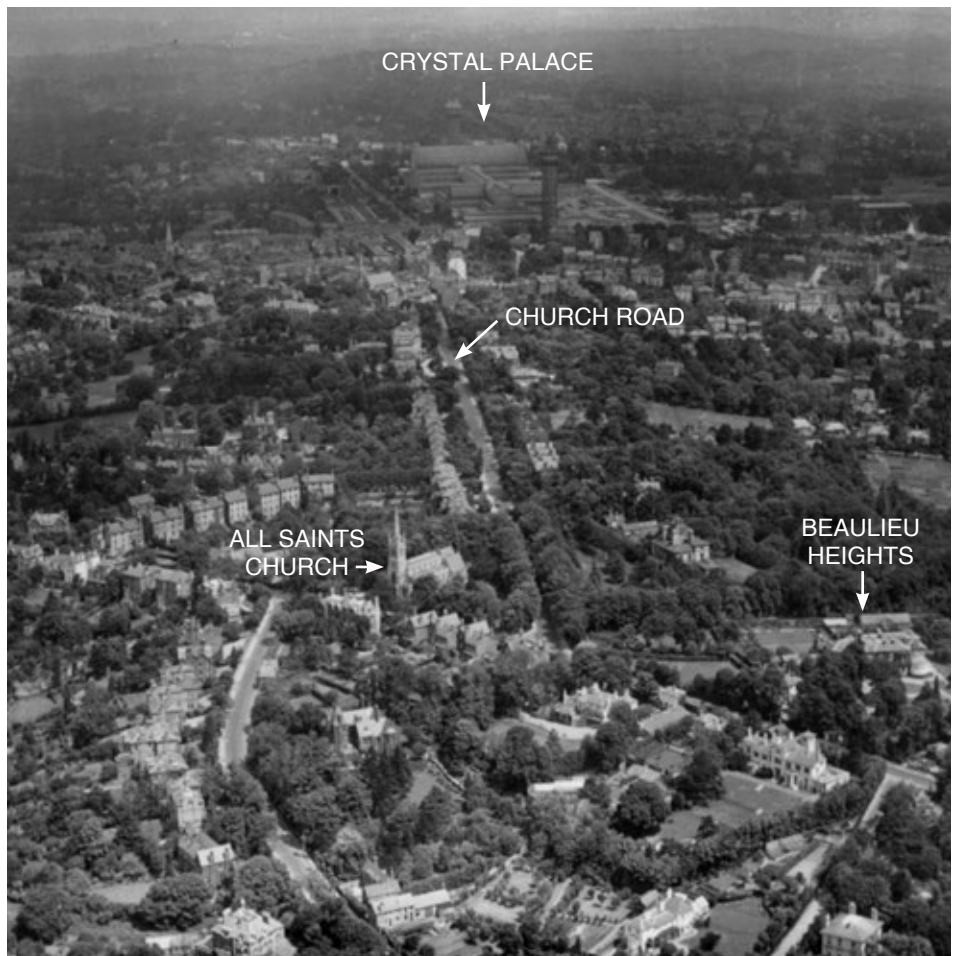
2.2.7 In the 1830s the popularity of the area was increased by the opening of the Beulah Spa Gardens in 1831 to the east of Church Road. These fashionable pleasure gardens, which closed in 1856, helped to attract visitors to the area and to raise its profile in London society. The official Beulah Spa guide described Norwood as 'a village situated on the outskirts of an extensive wood, and long famed for the salubrity of its air, and the beauty of its surrounding scenery with smiling villas'. The London to Croydon Railway had opened in 1839 with a station at nearby Annerley (now Anerley Station). This was later amalgamated with the London and Brighton Railway in 1846 to form part of the London, Brighton and South Coast Railway.

2.2.8 Only sparse development had occurred on Church Road by the 1840s, shown by the 1847 Roberts map (Map 9 on p.9). Beaulieu Heights House had been constructed by this time, as had Westow Villa (112 Church Road) and a sprinkling of other houses along Church Road. A cluster of buildings at the top of South Norwood Hill were built near to the junction with Beulah Hill and Church Road. This also included The Grange (no. 10 Grange Hill), after which Grange Hill is named.

2.2.9 The arrival of The Crystal Palace in 1854 brought massive change to Upper Norwood



Historic photograph of Church Road in the 19th century, showing the Queens Hotel (without the large extension now located to the north). From *Victorian Croydon Illustrated*



Historic aerial photo of Church Road from the early 20th century, showing a much lower density of development than that which exists today



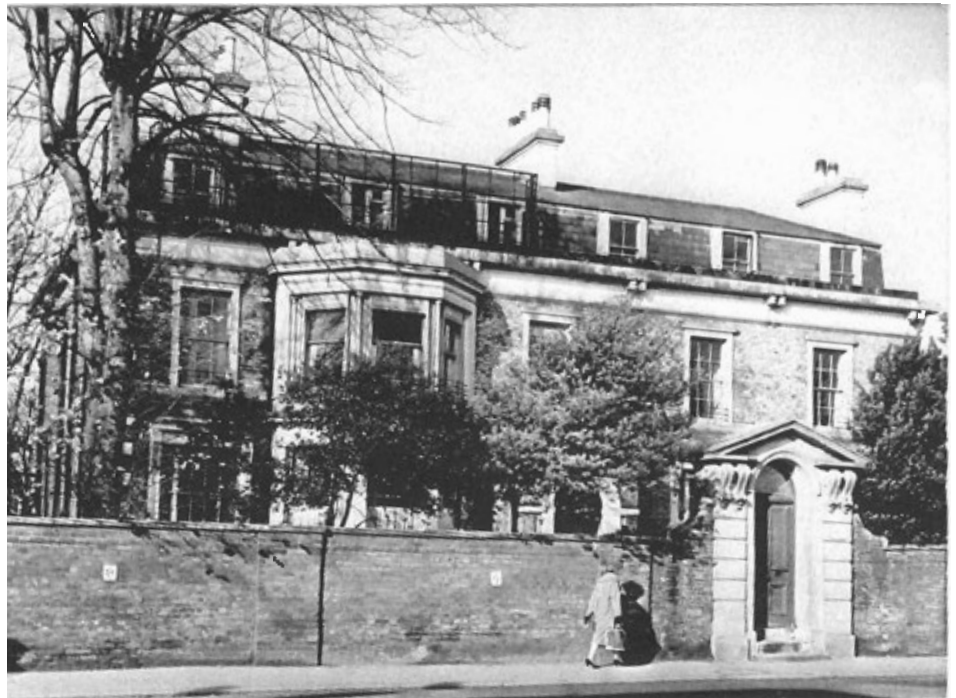
Map 10: Extract from the 1868 first series Ordnance Survey Map. Estimate boundary of the Church Road Conservation Area is marked in pink



and encouraged a significant amount of development on and around Church Road in the 1850s and 1860s (see Map 10 on p.11). The immense glass exhibition hall, which had originally been designed for the 1851 Great Exhibition in Hyde Park, was rebuilt, altered and enlarged with expansive pleasure gardens laid out to the south, complete with attractions such as artificial lead mines and model dinosaurs.

2.2.10 The Crystal Palace Low Level Station opened in 1854 (now operating as Crystal Palace Station) and the Upper Level Station opened in 1865 (demolished 1961). Along with the Palace, these new stations inevitably had a significant impact on the character and development of the wider area, including increasing the numbers of visitors, local businesses and residents, many of whom were commuters into central London. At this time homes in Crystal Palace were soon the most sought-after residential areas in South London.

2.2.11 Many grand Victorian villas were constructed along Church Road in the 1850s and 60s. The Queens Hotel, the largest and most successful of several hotels in the area, was established during the first wave of enthusiasm to cater for the visiting masses. It was built concurrently with the relocating of the Crystal Palace in 1853-4 to designs by the architect Francis Pouget. The Hotel attracted numerous fashionable and important guests, including Emperor Frederick of Germany, Florence Nightingale, John Bright, and Emile Zola, whose 1898-99 visit is commemorated in a blue plaque placed on the building. Another famous



Gladswood House in the early 20th century, incorporating the entrance arch that now forms part of the frontage on Church Road to Westow Park

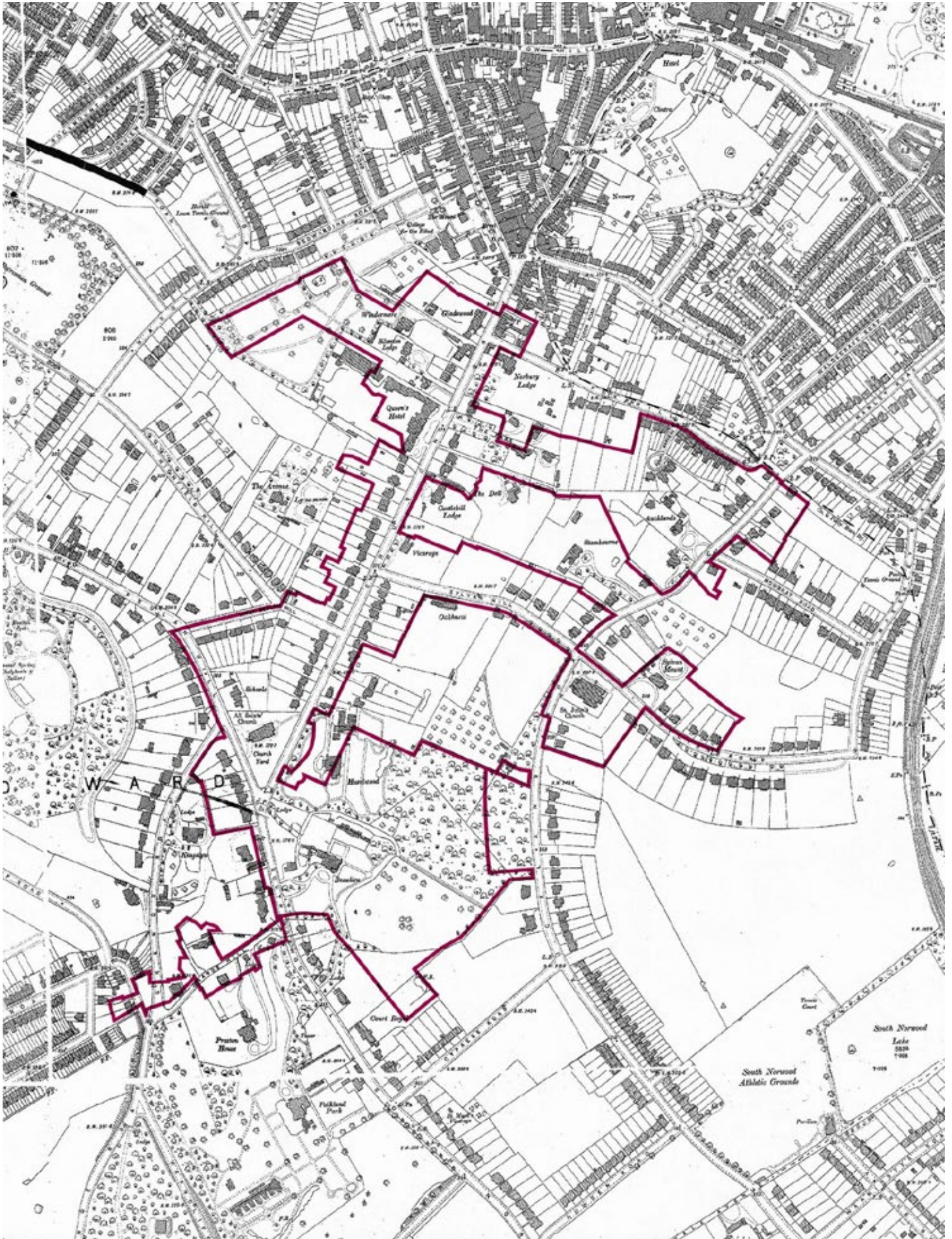
French national who visited the area during the second half of the 19th Century was Camille Pissarro, whose 1870 painting of Fox Hill now resides in the National Gallery, London.

2.2.12 Auckland Road was laid out in the 1870s to the south-east of Church Road, named after the lessee of the former estate that covered the area before 1827. Large houses were constructed on Auckland Road in the 1880s, alongside the construction of the Gothic Revival Church of St John the Evangelist, designed by John Loughborough Pearson and constructed from 1878-87. During the 1880s and 1890s houses were also built on Fox Hill (at this time called Fox Lane) and Sylvan Hill.

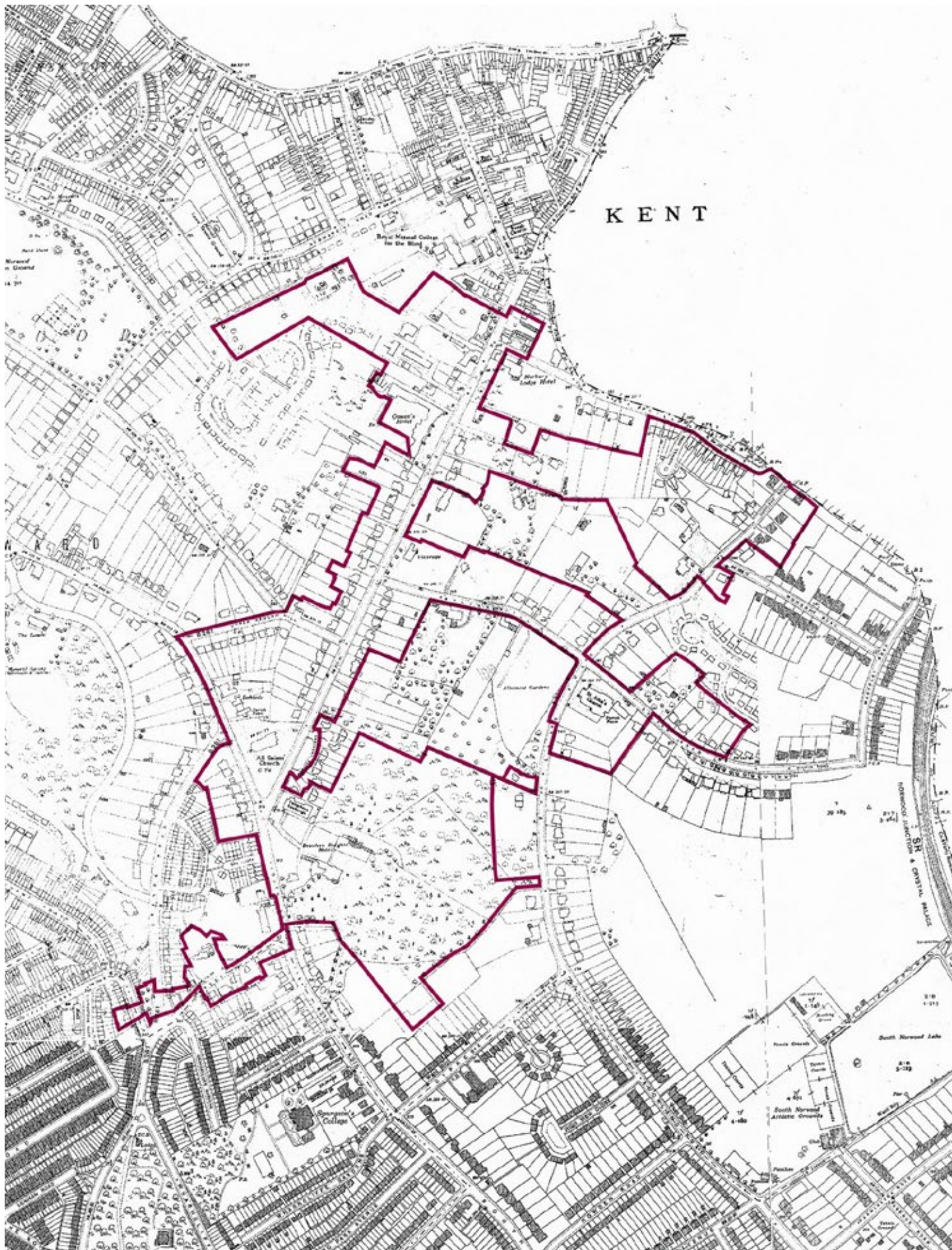
2.2.13 The Royal Normal College for the Blind took up residence from 1873 in Windermere House, which had previously been a private house. In the 1890s the Croydon Corporation acquired a small portion of land to the west of the Royal Normal

College to create a small recreation ground. Following the demolition of Windermere and Walmer Houses this recreation ground was extended between 1963-1972 taking over the former grounds of these houses to form the present day Westow Park. Similarly Beaulieu Heights Park was formed by the acquisition of land formerly associated with private houses, Hazlewood and Beaulieu Lodge (now Beaulieu Heights Mansion - see historic picture on p.15). The land was purchased from Church Commissioners in 1938, however the park was not opened until after the Second World War. A fire in 1976 destroyed much of the ancient oak woodland in Beaulieu Heights.

2.2.14 By the time The Crystal Palace burnt down in 1936, it had fallen into decline and following the fire the site was left derelict. The loss of the Palace's economic influence in the Upper Norwood area meant that no major changes occurred within it during the



Map 11: Extract from the 1890 Ordnance Survey Map. Estimate boundary of the Church Road Conservation Area is marked in pink



Map 12: Extract from the 1940 Ordnance Survey Map. Very little development has occurred in the area since 1890-



Historic aerial photograph of Beaulieu Heights in the mid 20th Century

following decades. In the 1950s the southern wing of the Queens Hotel was demolished to create access to the Fitzroy Gardens housing estate to the west of Church Road. The hotel acquired number 120 Church Road and demolished the historic building to construct a large new northern wing in the 1970s.

2.2.15 The Crystal Palace Transmitting Station was constructed in the mid-1950s on the site of the former Crystal Palace Aquarium. Construction of the mast which is over 200m in height, began in 1954. The smaller Croydon Transmitting Station located on Beulah Hill in Croydon was established in 1955, and the current mast, around 150m in height, was constructed in 1962. Both towers are visible from long distances across London.

2.2.16 From the 1970s onwards there has been much development in the conservation area,

as well as within the setting of the conservation area in the wider area, on land that was formerly part of large historic plots.

#### SELECTED REFERENCES

- John Coulter, *Norwood Past*, 1996
- *Victorian Croydon Illustrated*, Croydon Natural History and Scientific Society, 1990
- John Gent, *Norwood Past*,
- John Gent, *Croydon Past*, 2002
- Nikolaus Pevsner and Bridget Cherry, *Buildings of England, London 2: South London*, 1980
- Alan Warwick, *The Phoenix Suburb*, 2008
- J. B. Wilson, *The Story of Norwood*, Norwood Society, 1973

## 2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 At present the Church Road Conservation Area is not located within or in close proximity to any Archaeological Priority Zones (please see Section 4.5 of Croydon's Conservation Area General Guidance SPD for further information). There are no scheduled monuments in the immediate area.

2.3.2 Further details of finds in the area are held by the Greater London Historic Environment Record, managed by Historic England (please see Appendix 2 for details).

# 3.0 TOWNSCAPE CHARACTER

3.0.1 This section provides an overview of the townscape character of the Church Road Conservation Area where townscape is defined as the arrangement and appearance of buildings, spaces and other physical features in the built and natural environment. Further detail on individual elements within each character area is provided in section 6.

## 3.1 LAYOUT AND PLAN FORM

3.1.1 The distinctive topography of the conservation area (see Section 3.4) has played an important part in the way that this area has developed. The form of the conservation area is broadly linear, following the historic north-south route along Church Road and South Norwood Hill that runs along the Norwood Ridge. Fox Hill, Sylvan Hill and Grange Road are located on steep slopes descending from Church Road and South Norwood Hill. Due to the layout and topography of the area the rear of some properties are very visible from public areas. There is a dramatic opening at the top of South Norwood Hill marked by a number of connected open spaces centred on the triangular plot of the Church of All Saints.

3.2.2 The conservation area also incorporates Stambourne Woodland, which has a public path through it, and two public parks that were formed from the estates of historic properties: Westow Park is located at the north of the conservation area and Beaulieu Heights Park to the south.

3.1.3 Street widths are relatively consistent throughout the conservation area, ranging from approximately 11 to 13m between property boundaries

with the exception of Grange Hill which is narrow at approximately 7m at its western end. This is also where there is no footway to one side of the road.

3.1.4 There is some variety in plot sizes, building lines, building footprints and spacing between buildings throughout the conservation area, with more consistency of these elements within the Church Road, Fox Hill and Sylvan Hill Character Areas than the Beaulieu Heights and Grange Hill Character Areas (see Section 6). However this diversity of layout is governed by the following overarching composition patterns:

- Plots are predominantly rectangular, with the shorter side forming the street frontage.
- Buildings' footprints are generally rectangular, with the longer side facing the street
- Street frontages are defined by the regular rhythm created by buildings and the spaces between them
- Development not directly facing the street has an organic layout that is well integrated with the surrounding natural landscaping

3.1.5 There have been changes to the layout of the Church Road Conservation Area in the late 20th Century as a result of development on land that was originally part of gardens associated with large houses. In some instances this type of development has been integrated more successfully with the area's character than others. For example the redevelopment of the former hotel at 153 Auckland Road in the late 1990s to form Limekiln Place, which involved converting the main building and coach house to residential use and the erection of six semi-detached houses, was



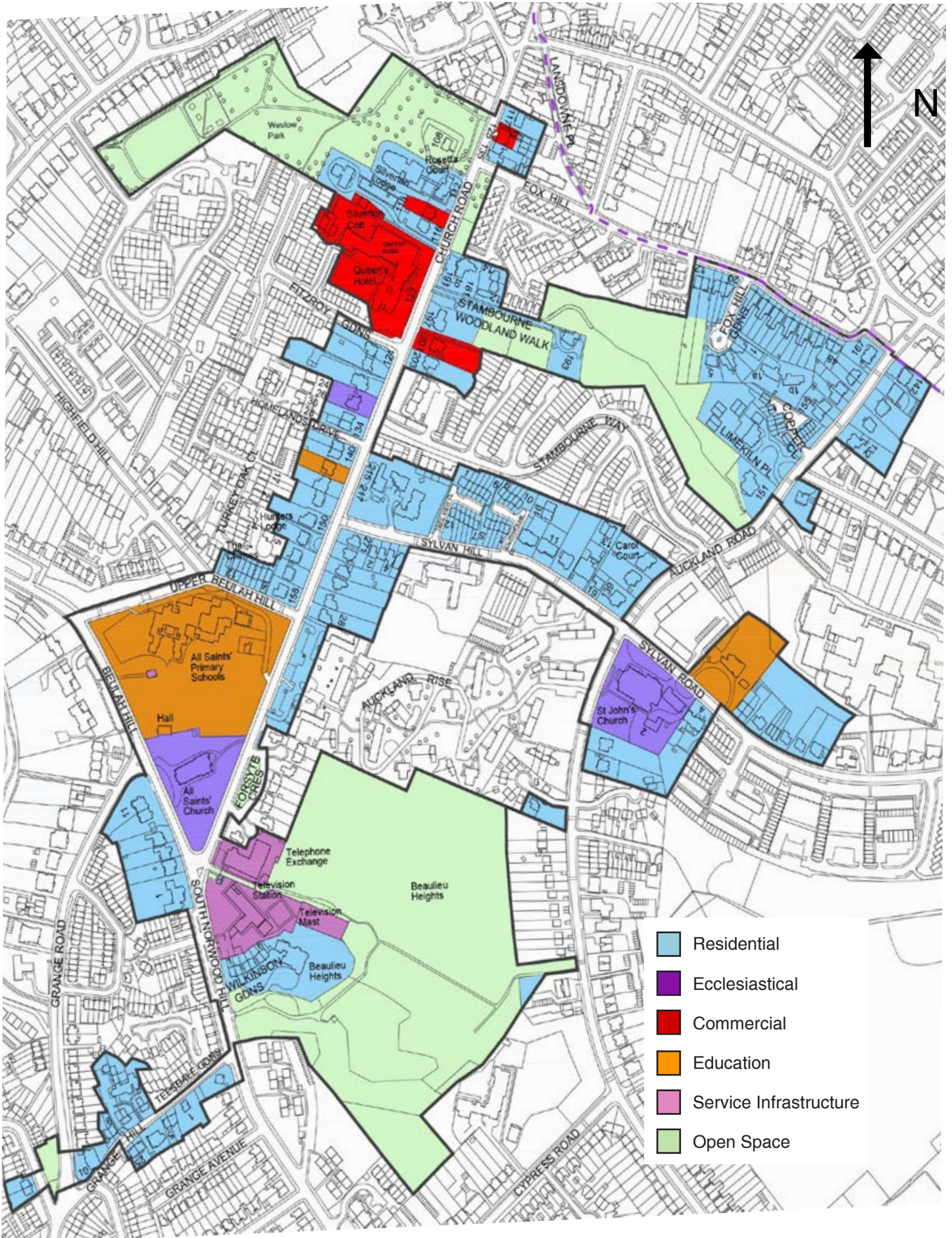
Consistent building lines on Church Road



High visibility of the rear elevations of properties on Church Road



Modern development at Limekiln Place (above) on the former garden of the historic building at 153 Auckland Road



Map 13: Current land uses in the Church Road Conservation Area - please note that this map indicates use of premises at ground floor level

successful. It was integrated within the established mature landscaping and respected the area's historic layout. In contrast, a development such as the adjacent Copper Close, comprising fifteen houses very densely laid out on small inward facing plots, isolated from the surrounding open space, represents overdevelopment that does not respect the generous layout of buildings set within landscaped gardens. (See picture on p.42).

### 3.2 DENSITY AND LAND USES

3.2.1 The density of development varies throughout the conservation area, generally relating to the pattern of historic development. The lowest density group of properties are the late Georgian and Victorian properties in Church Road with approximately 10 buildings per hectare. Development on Auckland Road and Sylvan Hill has a slightly higher density of approximately 12 buildings per hectare, although modern infill development has increased this in places. Later Victorian development on Fox Hill, and Grange Hill is of an even higher density, up to 20 buildings per hectare with the row of semi-detached detached houses on Fox Hill

being of the highest density of this phase of development.

3.2.2 In the second half of the 20th Century further development has occurred on land previously associated with large historic plots. This development is generally of a much higher density compared with the area's historic development, for example at Tree View Close, Southolme Close, Copper Close and Turkey Oak Close.

3.2.3 Westow Park, Beaulieu Heights Park and Stambourne Woods are important areas of open space given the context of the increasing density of development within the conservation area.

3.2.4 Land uses in the conservation area (see Map 13) are predominantly residential, with many large historic properties having been divided into flats. In addition there are some buildings in commercial use on Church Road located towards the Crystal Palace District Centre including hotels (Queens Hotel, Crystal Palace Tower Hotel, Church Road Hostel), offices at 125 Church Road, a medical practice at number 130 Church Road and the St Andrew's Language

School at 144 Church Road. There are two churches, All Saints and St John the Evangelist which has an associated church hall and vicarage, as well as All Saints' Primary School. Land to the east of South Norwood Hill is used for the Croydon Transmitting station.

### 3.3 BUILDING HEIGHTS AND MASSING

3.3.1 Building heights in the Church Road Conservation Area vary according to the age, distribution and type of buildings (see Map 14).

3.3.2 It is notable that building heights and massing of residential buildings are generally consistent throughout the conservation area, predominantly two-three storeys in height sometimes with roof accommodation, and their massing is broken up by their often varied skylines. There is some variety in the height and massing of buildings between different character areas (see Section 6).

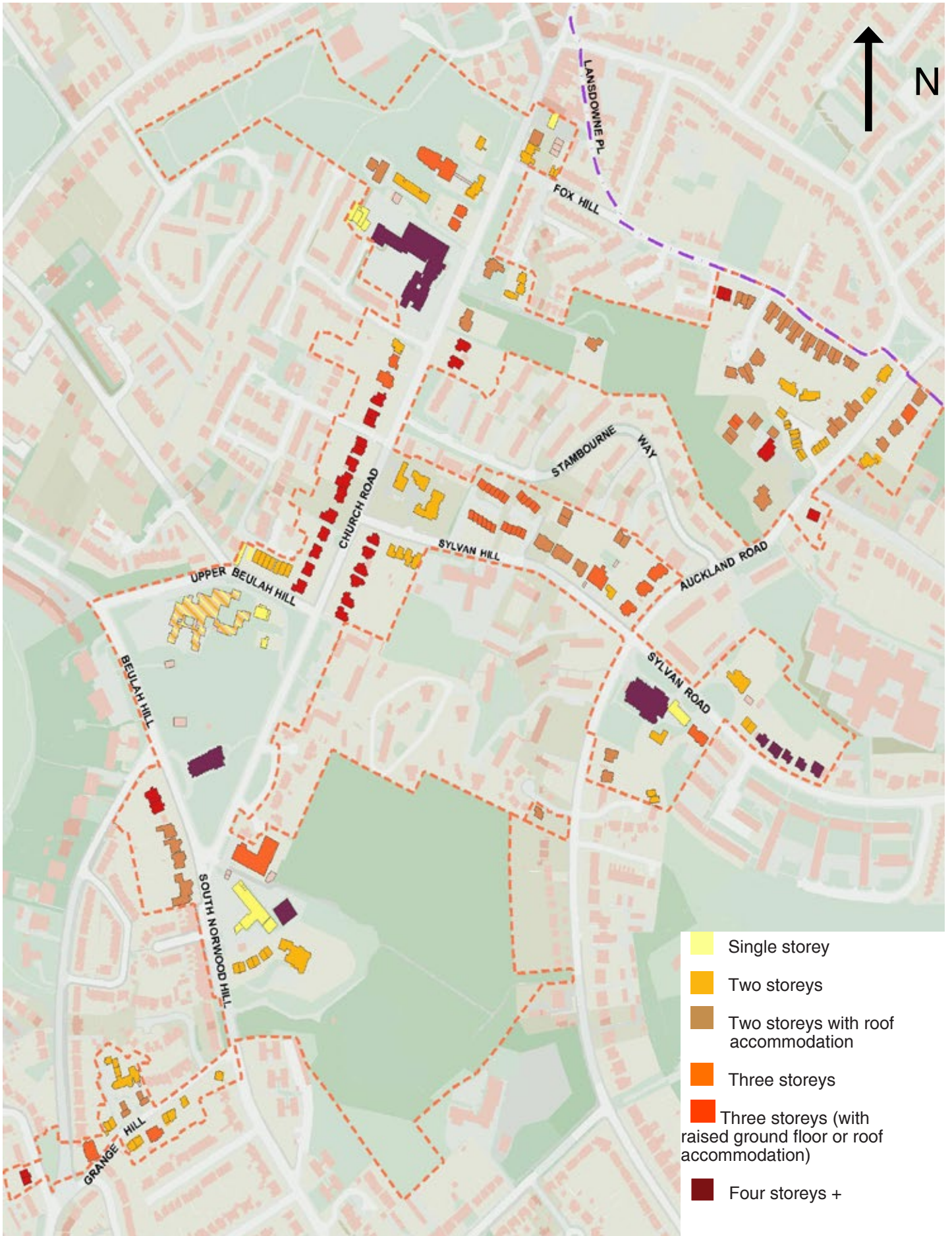
3.3.3 In contrast, non-residential buildings in the Church Road Conservation Area display a variety of height and massing.



Typical height and massing of buildings on Church Road, and space between buildings which allows for views between buildings and contributes towards the streetscene



Large massing of the Queens Hotel extension which has a detrimental impact on the conservation area



Map 14: Building heights in the Church Road Conservation Area



For example, All Saints' Primary School is between one and two storeys in height, with a large massing as a result of the spread of accommodation over a wide area. Whereas the Queens Hotel (see picture on p.18) is of four to six storeys in height with a bulky massing as a result of its large footprint.

3.3.3 There are also several landmark buildings which contribute to the special character of the conservation area. The buildings are much taller than other buildings, these include the Church of St John the Evangelist, the spire of All Saints Church and the NTL television mast (see photo below and on pp. 25 and 33).

### 3.4 KEY VIEWS

3.4.1 The height of much of the land within the Church Road Conservation Area offers a series of spectacular long views (see Map 15 on p.21). These include panoramic views from Westow Park and Beaulieu Heights Park (views 1 and 4 on Map 15), long views to the east from Fox Hill and Sylvan Hill (views 2 and 3 on Map 15). Long views to the east down Sylvan Hill are partly obscured by the rich mature vegetation and trees along the street. The long views from Westow Park are partly restricted by two tower blocks located to the south of the park. Grange Hill offers dramatic panoramic views to the west (View 5 on Map 14); St Helier Hospital in Sutton is a prominent landmark

in this view. There are also southern views towards Croydon along South Norwood Hill.

3.4.3 In addition to views from within the conservation area, the NTL television mast on Beulah Hill is a landmark visible from across London. Church spires of All Saints, St John the Evangelist and St Constantine and St Helen (in the Upper Norwood Triangle Conservation Area) are also local landmarks. Some development at the northern end of Church Road is visible from areas to the west of the conservation area. The bulky massing of the 1970s extension to the Queens Hotel dominates and harms the view of Church Road from the Harold Road Conservation Area.



Panoramic view south-west from Grange Hill (View 5 on Map 15), with St Helier's Hospital in Sutton visible



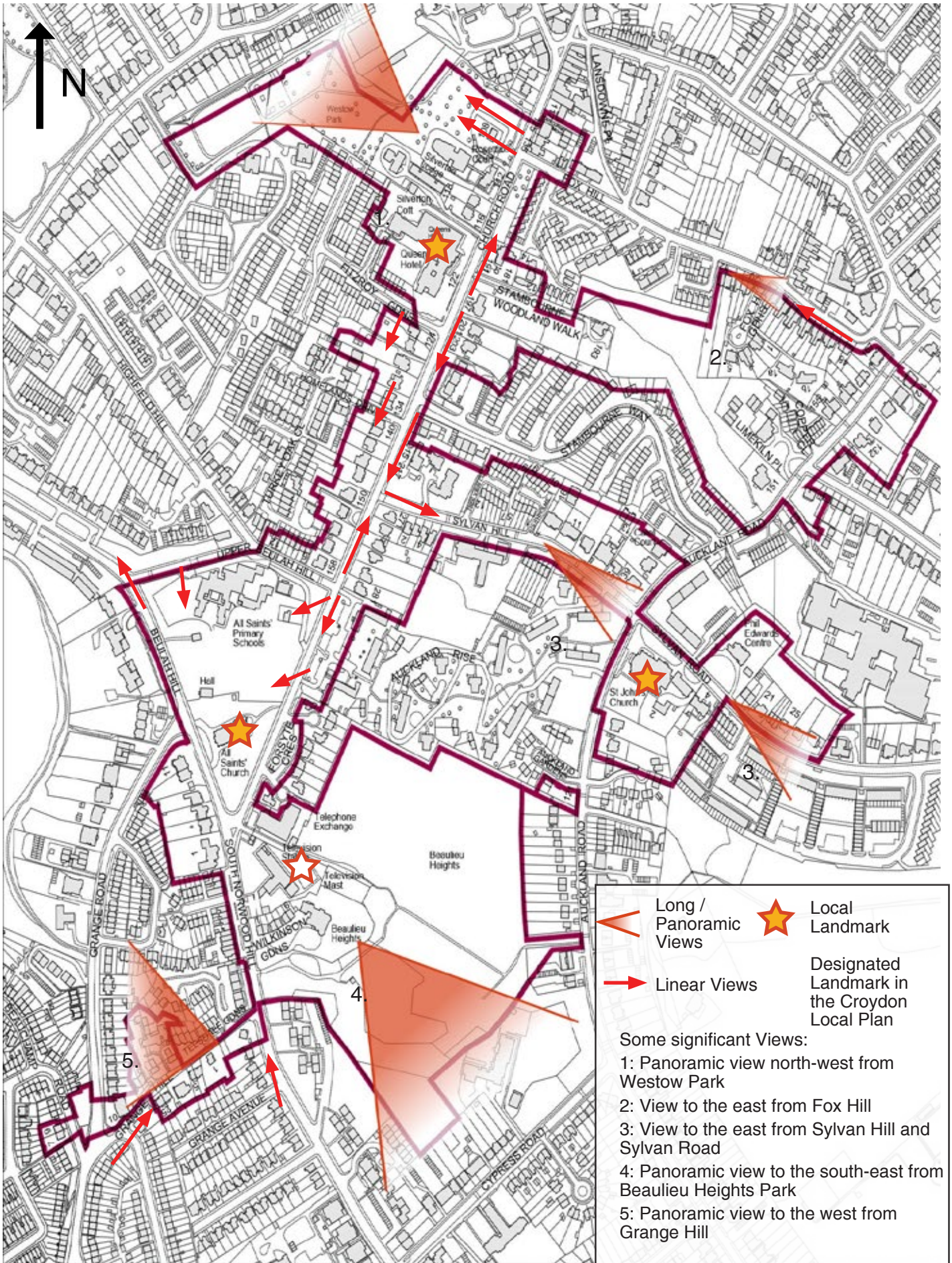
View east from Fox Hill (View 2 on Map 15) -



Panoramic view north-west from Westow Park (View 1 on Map 15)



View of the landmark NTL mast from the bottom of Grange Hill



Map 15: Landmarks and some significant views within and out of the Church Road Conservation Area

# 4.0 STREETSCAPE CHARACTER

4.0.1 This section provides an overview of the streetscape character of the Church Road Conservation Area where streetscape is defined as the outward visual appearance and character of a street or locality. Further detail on individual elements within each character area is provided in Section 6.

## 4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 The public realm of the Church Road Conservation Area is predominantly comprised of simple residential streets. Church Road and Beulah Hill are busy vehicular through-routes although they retain a residential character despite this. There are also generous public open spaces of Westow Park and Beaulieu Heights.

4.1.2 Roads and footways are surfaced with bitumen macadam and edged with granite kerbs. Church Road has formal pedestrian crossings, whereas the other streets in the conservation area do not. Side streets have minimal road markings.

4.1.3 Along the southern end of Church Road and South Norwood Hill there are several forecourt areas within the conservation area boundary, including the grassed areas in front of Forsyte Crescent and the hard surfaced area in front of the parade of shops on South Norwood Hill. These provide a buffer zone to the busy roads and allow for vehicular pick-ups and drop-offs.

4.1.4 Typical street frontages in the conservation area are defined by the regular rhythms created by buildings and the spaces between them, set back from the road behind front gardens often containing mature trees. There are some instances where front gardens have been hard-surfaced and / or boundary treatments removed, which has had a negative impact on the quality of the street-scene. The two churchyards make a positive contribution to the streetscene through their low-level boundary treatments, open space, landscaping and mature trees and have a semi-public character.

4.1.5 There is a high proportion of open and green space



Typical Church Road street frontage



Simple uncluttered streetscape on Fox Hill



Open space in Westow Park



Typical streetscape on Church Road

in the conservation area, which makes an important contribution to the quality of the public realm in the Church Road Conservation Area. This includes open space in private gardens, in the churchyards of All Saints and St John the Evangelist, in the playing fields of All Saints' Primary School, the green space around the Croydon Transmitting Station, Stambourne Woods and the public parks of Westow Park and Beaulieu Heights Park. There is a strip of green space at the top of Church Road opposite the entrance to Westow Park. Although this strip of green land is an anomaly to the predominant layout of the conservation area, enhances the special character of the area.

#### 4.2 BOUNDARY TREATMENTS

4.2.1 Front property boundaries in the Church Road Conservation Area are generally well defined by low to medium level brick walls with stone coping, timber fences or iron railings, often accompanied by shrubs and planting. There are generally no formal gates. Instead, openings of frontages are often flanked by brick piers. Where boundary treatments have been removed this has had a negative impact on the quality of the street-scene, and breaks in an otherwise consistent building treatment lines.

#### 4.3 STREET FURNITURE

4.3.1 The footways of the Church Road Conservation Area generally do not appear cluttered due to well designed and sited street furniture. Street furniture present includes lamp-posts, bus stops, road signs, post boxes, telecommunication cabinets, which are generally unobtrusively sited to the rear of footways. Pedestrian crossings



Historic high quality boundary treatment on Church Road



Mid level brick boundary treatment on Church Road



Typical street frontage opening between brick piers



Well sited telecommunication cabinet to the rear of the footway



historic cast iron Queen Victoria Type B post box on Sylvan Hill



Historic cast iron King George V Type B post box on Auckland Road



Historic street name plate

are marked by median islands supported by illuminated signs.

4.3.2 However there is some unattractive visual clutter created at the road junction of Church Road, Beulah Hill and South Norwood Hill, as a result of guard rails, traffic lights, and road signage.

4.3.3 Historic street furniture present includes cast iron street name plates, a cast iron Queen Victoria Type B post box at the top of Sylvan Hill and two cast iron King George V Type B post boxes on Auckland Road and at the top of South Norwood Hill.

#### 4.4 GREENERY AND TREES

4.4.1 There is a high proportion of mature trees and greenery in the Church Road Conservation Area and buildings are often well integrated with their surrounding landscaping. Many trees in the conservation area are located on private land and there are relatively few street trees present. Trees, shrubs and hedges often serve as a definition of boundaries to the street and between front gardens of properties. They provide a visual and noise buffer for properties from the road.

4.4.2 Trees and greenery in front and rear gardens make an important positive contribution to the quality of the public realm. There are particularly fine examples of mature trees in front gardens on Church Road and Auckland Road and a high concentration of mature trees at the western end of Sylvan Hill, named after its wooded character. There are also many mature trees located in public parks, churchyards and Stambourne Wood.

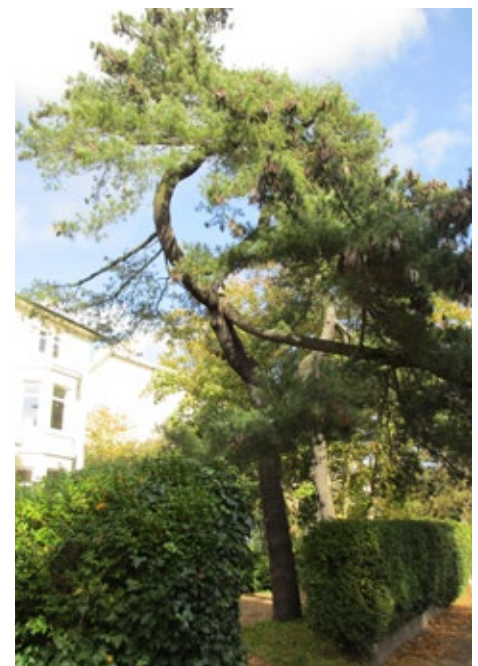


Trees and hedges serving as definition of boundaries to the street and between front gardens of properties on Church Road



Horse-chestnut trees in Westow Park

4.4.3 There are many Tree Preservation Orders within the conservation area. For further information please contact the Council's Tree Officers (please see Appendix 2 for contact details).



Large cedar tree on Church Road

## 5.0 ARCHITECTURAL CHARACTER

5.0.1 This section provides an overview of the architectural character of the Church Road Character Area, including key features and building materials. It also provides assessment of the significance of individual buildings and individual descriptions of the listed buildings in the conservation area. Further detail relating to other individual buildings is also provided in Section 6.



Grouping of large red-brick villas on Church Road - numbers 273-281

### 5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 The Church Road Conservation Area contains a wide variety of high quality late-Georgian and Victorian suburban housing, built as part of an exclusive residential area. The conservation area boasts streets lined with large villas either of individual character or laid out in notable groupings. Houses are designed in a variety of styles, including Classical, Italianate and Gothic Revival. There are also eclectic buildings containing a range of stylistic influences.



10 Grange Hill, late Georgian mansion now divided into flats



Gothic villa, 142 Auckland Road

5.1.2 In addition to the large number of houses present, there are several hotels (some of which are in converted Victorian houses), two Victorian churches and other unique structures and buildings present, including the NTL television mast and the BT telephone exchange.



Red brick villa, 9 Sylvan Hill

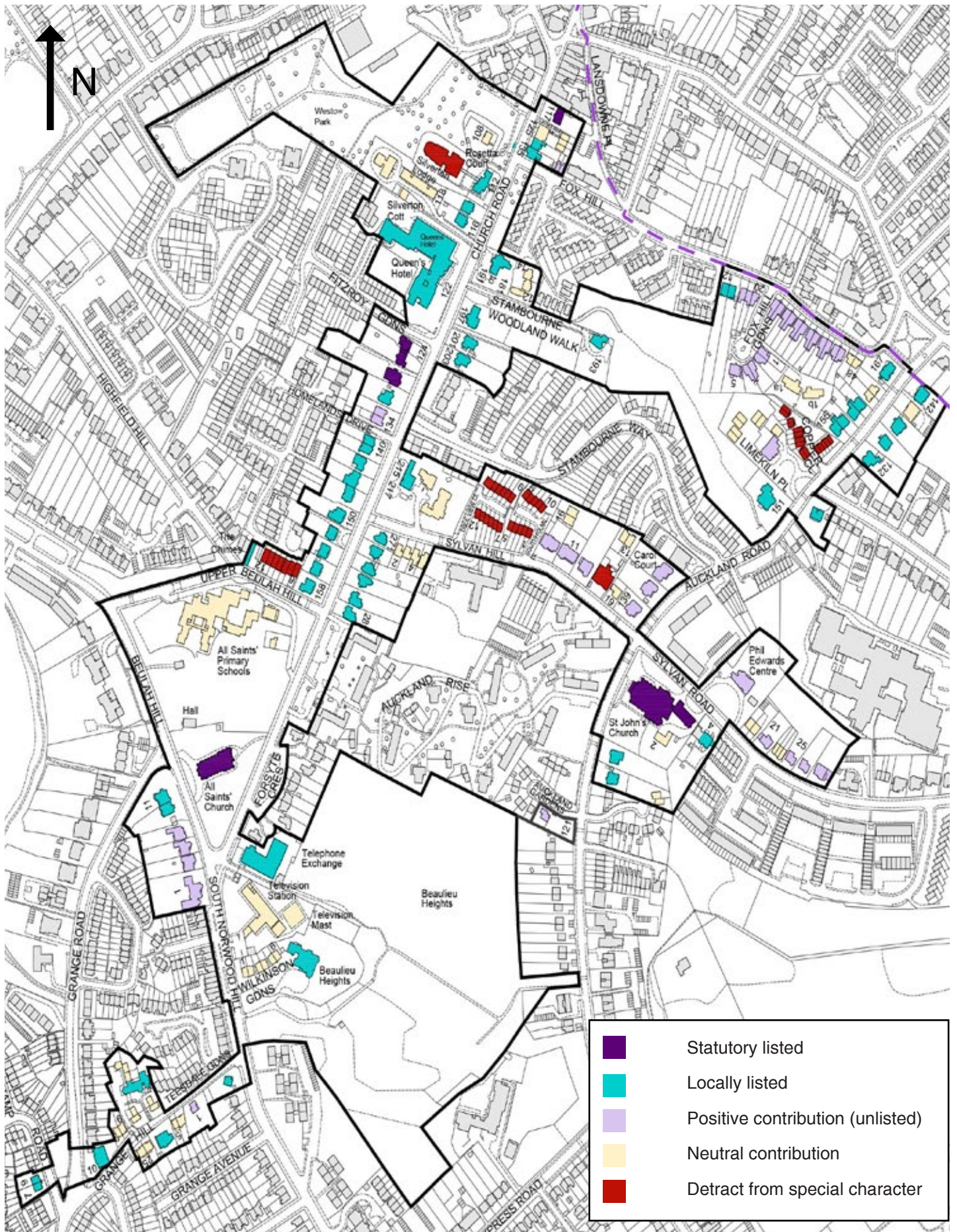


Numbers 114-116 Church Road

5.1.3 Many buildings have distinctive architectural features, including elaborate entrances, bay windows, stone dressing and other decorative treatments (see Section 5.3), which, along with the quality and durability of traditional building materials, make an important contribution to the character and appearance of the conservation area.



Red brick villas on Auckland Road, numbers 157-159, with parts of numbers 155 and 161 visible either side



Map 16. Designations and level of contribution buildings within the Church Road Conservation Area make to its special character

## 5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 An assessment of the designations and level of contribution individual buildings make to the special character of the Church Road Conservation Area is shown on Map 16 on p.26. There are high concentrations of listed and locally listed buildings present.

### A) LISTED BUILDINGS

5.2.2 The Church Road Conservation Area contains the Grade II\* and Grade II listed buildings discussed below. Please see Section 10.1 for further information about the planning implications of this designation. Full list descriptions are available from Historic England (see Appendix 1).

#### CHURCH OF ST JOHN THE EVANGELIST, SYLVAN ROAD (GRADE II\*)

5.2.3 This church was constructed in 1878-87 and, designed by J. L. Pearson in the Early English style. The building is of red brick, with stone dressings. The tall west front has grouped lancets, flanked by square turrets with pyramidal stone roofs. The church has a lean-to round-arch narthex, four-bay nave with double aisles, transepts, a straight-ended chancel and south chapel. The south transept was intended to carry a tower which was never built. The building was restored after bomb damage by Carol and Partners, 1946-51.

#### CHURCH OF ALL SAINTS, BEULAH HILL (GRADE II)

5.2.4 This church was originally constructed in 1827-29, and designed by James Savage. The tower and spire were added in 1841 and the chancel added in 1861, by Edwin Nash.



Church of St John the Evangelist



Church of All Saints Beulah Hill



Monument to Admiral FitzRoy, churchyard of All Saints Beulah Hill

Following bomb damage the north and south galleries were removed and the south porch was converted into a baptistery in 1952. The building is of white brick and the nave and aisles are in the lancet style with 'Y' tracery in some windows. The west tower has pinnacles and a recessed spire.

#### MONUMENT TO VICE ADMIRAL FITZROY, CHURCHYARD OF ALL SAINTS BEULAH HILL (GRADE II)

5.2.5 A railed monument with

headstone and footstone erected c.1865 to Vice-Admiral Robert FitzRoy (1805-1865). His wife Maria Isabella (d.1889) and daughter Laura Maria Elizabeth FitzRoy (d.1913) were also buried here. Vice-Admiral FitzRoy was captain of the 'Beagle' during Charles Darwin's first voyage (1831-36) and was Governor of New Zealand 1843-1845. The monument comprises a cast-iron railed enclosure with spear railings and dog railings on a stone plinth. The headstone with a curved



top incorporates a roundel with cross held by an anchor. The 1985 footstone commemorates the fact that FitzRoy was also the first head of the Meteorological Office in 1854.

**ROSEBANK, 117 CHURCH ROAD (GRADE II)**

5.2.6 A rare example of a modest early Victorian suburban villa, this building is of three bays, constructed of yellow stock brick with slate tiled roof to the shallow pitched roof. It is a single storey building with a semi basement and raised ground storey with stone steps leading up to a central entrance. The front elevation has a cast iron canopied porch and sash windows either side of the entrance.

**BEULAH VILLA, 124 CHURCH ROAD (GRADE II)**

5.2.7 An early 19th Century stucco two-storey cottage with two casement French windows on the ground floor, and a double band between storeys. The building is topped with a pedimented slate roof with iron trellis cresting, an oval panel in a tympanum and ornamented barge-boards. There is a cast iron balcony railing to the first floor.

**WESTOW LODGE, 126 CHURCH ROAD (GRADE II)**

5.2.8 An early 19th century stucco two-storey cottage with a three storey centrepiece crowned with an open pediment. There is a central semi-circular fluted Doric porch topped with a trellis verandah with cast iron valance and cresting. Windows above are set in an open pediment on paired modillions with cast-iron window-box guards.

**ROCKMOUNT, 128 CHURCH ROAD (GRADE II)**

5.2.9 A large and elaborate asymmetrical villa of 1880, designed by the architect Sextus Dyball. It is of two and a half storeys and constructed of yellow stock brick with red and blue brick dressings. The left-hand section has a wooden canted bay window to the ground floor with three sash windows, keystones and the outer corners in chamfered brickwork. The right-hand section is lower, narrower and slightly set back. There is a striking two storey projecting wooden bay with brick nogging and demi-octagonal roofs to both ground and first floors. The steeply pitched roofs have an irregular outline with ornamental tile bands and tall brick stacks with strapwork and oversailing upper courses. The entrance is to the side under an elaborate wooden porch. A wall over the porch rises one clear storey above the front eavesline.

**B) LOCALLY LISTED BUILDINGS**

5.2.10 There are many buildings in the conservation area that are on Croydon's Local List of Buildings of Architectural or Historic Interest, shown on Map 15 on p.24 and listed below:

- 112-116 Church Road (even)
- Queens Hotel, 122 Church Road
- 130 Church Road
- 133-135 (even) Church Road
- 140-158 (even) Church Road
- 181-191 Church Road
- 193 Church Road
- 197 Church Road
- 201-203 (odd) Church Road
- 215 Church Road
- 271-281 Church Road
- 12-14 (even) Fox Hill
- 108-110 (even) Auckland Road



Rosebank, 117 Church Road, Grade II listed



Beulah Villa 124 Church Road, Grade II listed



Westow Lodge, Grade II listed



Rockmount, 128 Church Road, Grade II listed

- 132-136 (even) Auckland Road
- 142 Auckland Road
- 155-161 (odd) Auckland Road
- 167 Auckland Road
- 4 Sylvan Road
- 2 Mowbray Road
- Cintra House, 9-11 Beulah Hill
- BT Telephone Exchange, Church Road
- 7-17 Beaulieu Heights, 264 South Norwood Hill
- The Chimes, Upper Beulah Hill
- 217 South Norwood Hill
- 17-21 Grange Hill
- Gayfere, 2-4 Grange Hill
- 10 Grange Hill

5.2.11 These buildings have a significant level of local value and make a positive contribution to the conservation area's special character. Please see Section 6 for further information on individual buildings within each character area.

### C) BUILDINGS THAT MAKE A POSITIVE CONTRIBUTION (UNLISTED)

5.2.12 Many other buildings in the Church Road Conservation Area make a positive contribution to its special character (please see Map 16 on p.26). These buildings are considered to have local heritage value and are a key part of the conservation area's special interest. Please see Section 6 of this document for further information on individual buildings within each character area.

### D) BUILDINGS THAT MAKE A NEUTRAL CONTRIBUTION

5.2.13 There are several buildings in the conservation area that do not positively contribute or actively detract from the conservation area's special character (please see Map 16 on p.26). These buildings may have merit in their own right.

### E) BUILDINGS THAT DETRACT FROM THE CONSERVATION AREA'S SPECIAL CHARACTER

5.2.14 There are some buildings within the conservation area that detract from its special character (please see Map 16 on p.26). These buildings may have merit in their own right.

5.2.15 Buildings on Copper Close, Turkey Oak Close, Tree View Close and Southholme Close are all considered to detract from the area's special character due to the fact that they are laid out at a much higher density, than the historic buildings in the area, and have a very plain architectural design that does not respect the established character of the conservation area. The large development to the rear of Rosetta Court is considered to detract from the character of the conservation area primarily due to its large massing and impact on views from Westow Park. It also impacts on views of Church Road from the wider area. Number 15 Sylvan Hill is also considered to detract from the character of the conservation area, as explained in paragraph 6.4.4.

### 5.3 KEY ARCHITECTURAL FEATURES AND MATERIALS

5.3.1 Despite the diversity in the character a large number of buildings contained within this conservation area, many buildings share design characteristics and many key architectural features and common building materials are found throughout the conservation area. Architectural features and building materials that are highly characteristic of the Church Road Conservation Area and that contribute to its special interest are listed overleaf.



Numbers 17-21 Grange Hill, locally listed



Cintra House, 9-11 Beulah Hill, locally listed



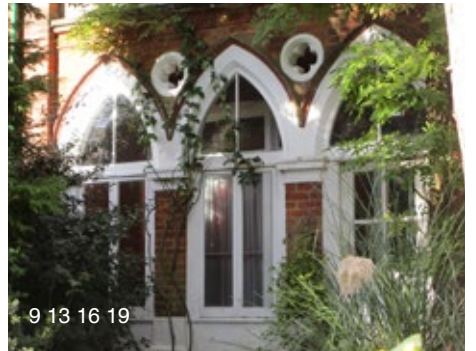
133-135 Church Road, locally listed

## KEY ARCHITECTURAL FEATURES

1. Pitched roofs, often with projecting gables
2. Prominent porches, often with recessed entrances and columns or pilasters
3. Projecting gables
4. Prominent chimney stacks, often with moulding detailing
5. Feature dormer windows
6. Barge boards, often topped with finials
7. Gablets
8. Bay windows (many of which are double-height)
9. Arched (pointed or rounded) window openings
10. Sliding sash windows
11. Gothic tracery windows
12. Decorative keystones
13. Architraves around doors and windows
14. Soldier brick courses above windows
15. Decorative window boxes
16. Cornices above windows or doors
17. Decorative brackets
18. Decorative motifs or panels
19. String courses or banding
20. Date plaques
21. Quoins
22. Patterned brickwork
23. Decorative ceramic tiles

## TRADITIONAL BUILDING MATERIALS

24. London stock brick
25. White brick
26. Red brick
27. Stucco (render and moulding)
28. Timber (windows, doors, barge-boards and porches)
29. Ironwork (balconies and railings)
30. Natural slate (roof tiles)
31. Stone (dressings)
32. Terracotta (decorative panels)
33. Ceramic (decorative tiles)



## 6.0 CHARACTER AREA DESCRIPTIONS

6.0.1 This section provides a detailed analysis of the distinctive characteristics of each character area and supplements the information provided relating to the Church Road Conservation Area in Sections 3-5 of this document.

### 6.1 CHURCH ROAD CHARACTER AREA

6.1.1 Church Road is a straight road that runs north-south along the Norwood Ridge acting as the spine of the conservation area. It is primarily characterised by the regular rhythm of late Georgian and Victorian street-facing buildings of a high architectural quality complemented by the presence of many mature trees. Its character reflects that of a prestigious Victorian neighbourhood in terms of the scale of development, generous spacing between properties, massing of buildings and their individual architectural design. There has been some modern redevelopment on the eastern side of Church Road, resulting in some parts of the street being excluded from the conservation area boundary.

6.1.2 There is an average of just over 13m between property boundaries with footways between 2.5-2.7m wide. The layout of development generally consists of large, detached street-facing buildings spaced about 5-7m apart on plots between approximately 13 and 20m wide. Building lines are generally parallel to each other and are set back from front boundaries by between 14-15 m on the western side of the street and 11-13m on the eastern side. Buildings are generally three storeys in height with roof accommodation. The Queens Hotel has a distinctive character from the rest of the

street with a large 'L'-shaped footprint of over 2600m<sup>2</sup> and is between 4 to 6 storeys in height, which creates a dominant massing in the streetscene. As a result the Queens Hotel is a local landmark.

6.1.3 At the northern end of the conservation area the street opens to Westow Park with the street frontage of Church Road around 63m set behind an elaborate boundary treatment of brick piers enclosing geometrically shaped decorative iron railings and an historic arched gateway, which is locally listed. Westow Park is designated as a site of nature

conservation importance, with a total area of 2.58 hectares set over a sloped gradient with a series of well-connected paths that link Church Road to Coxwell Road and streets to the east significantly increasing the pedestrian links through the area. The parkland has scattered trees, grassland, wild grasses, shrubs and coarse grassland. Tree species include horse-chestnut, cypress, beech, yew, field maple, ash and silver birch. The park has strongly defined boundaries as a result



Church Road looking north



Westow Park street frontage at the northern end of Church Road (see also historic photo on p.12)

of buildings surrounding the park, including those to the rear of properties on the west of Church Road.

6.1.4 Most buildings on Church Road are statutory or locally listed (see Section 5.2) and most are still in residential use. While many of these buildings share common design features, including double height bay windows, prominent decorative entrances, brick chimney stacks and sash windows, most buildings or groups of buildings have striking individual characteristics that contribute towards the conservation area's special character.

6.1.5 Numbers 133-135 are a pair of late-Georgian stucco-faced cottages of attractive proportions and simple detailing see photo on p.30). Number 112 (Rosetta Court) is a large

villa that has been converted to provide sheltered housing accommodation, with a large extension to the rear which results in a dominant massing, visible from Westow Park. The historic part of Rosetta Court has lead canopies and decorative garlands to window frames, as well as a prominent porch to the street frontage with decorative ironwork. Numbers 114-116 (see photo on p.26) are a pair of Victorian villas of white brick with stone dressings; they have identical, asymmetrical designs with a central tower and variety of window treatments.

6.1.6 The Queens Hotel (see photo on p.19) occupies a prominent position on the street due to its large scale and massing set on a variety of planes. It is faced with stucco and decorative treatments include a projecting cornice

supported by brackets, quoins and open balustrading. Unfortunately, the building includes a poorly designed extension (see 3.4.3 and photo p19). Across the road numbers 195 and 197 are 'Swiss chalet' style houses that share features with number 193 set back from the road. All have gable frontages with timber barge boards and finials as well as very prominent chimney stacks; entrance porches are contained within projecting single storey wings also with steeply pitched roofs.

6.1.7 Numbers 201 and 203 are detached double-fronted buildings with coloured brickwork, two-storey bay windows and interesting arched dormers set into the roofscape alongside projecting gables. Number 130 is also double fronted, and shares characteristics with the grouping of 148-158. Numbers 132-134



Rosetta Court, 112 Church Road



144 Church Road



130 Church Road



133-135 Church Road



195 Church Road



197 Church Road

and 140-142 are pairs of semi-detached brick-faced buildings with bay windows and stucco dressings. Numbers 144 and 146 are detached double fronted brick-faced buildings; number 144 has a particularly striking pointed arched entrance porch.

6.1.8 The section of Church Road to the south of the junction with Sylvan Hill is dominated by two distinctive groupings of buildings facing one another as if in dialogue. The group in the western side (numbers 148-158 even) is made up of detached Italianate stucco-faced symmetrical double-fronted buildings of identical designs with shallow-pitched slate roofs. They have double-height bay windows with two small arched windows above and prominent central entrance porches supported by free-standing columns. The group opposite (numbers 271-281 odd) are a stark visual contrast of red brick with stone dressings, loosely Gothic in style of asymmetric designs with pointed arched windows and steeply pitched tiled roofs.

6.1.9 Although little can be seen of the locally listed building 'The Chimes' from Upper Beulah Hill, it is of some architectural significance. It is a converted stable block with an iron wind-vane supporting a horse and carriage above a scrolled weathervane.

## 6.2 BEAULIEU HEIGHTS CHARACTER AREA

6.2.1 This character area is dominated by open space, mature trees and landscaping, enriched by landmark buildings set in generous grounds. The age, massing and layout of buildings varies, but they visually interact with each other in order to frame the public and private open spaces present.



201 Church Road



158 Church Road



277 Church Road



The roofscape of The Chimes, Upper Beulah Hill



BT Telephone Exchange

6.2.2 The Beaulieu Heights Character Area is centred on the triangular space of the junction of Church Road, Beulah Hill and South Norwood Hill, marked by the spire of the Grade II listed All Saints Church (see Section 5.2), a local landmark, and open spaces related to All Saints' Primary School and the NTL television mast. The churchyard of All Saints Church contains tall, slender conifer trees, which allow a high level of transparency through the space, and deciduous trees lie along the boundary with the street. Very little survives of the historic decorative ironwork railings that once surrounded the churchyard of All Saints Church (see historic picture on p.9). The Croydon Transmitting Station, including the elegant 150m high steel framed NTL television mast, a landmark visible from long distances, is surrounded by associated service buildings. The locally listed BT Telephone Exchange is an early 20th Century brick building, Neo-Georgian in style.

6.2.3 Beaulieu Heights Park is the largest area of open space. It is designated as a site of nature conservation importance and is on Croydon's Local List of Historic Parks and Gardens. It covers a large area of 6.87 hectares, with a 46m frontage to Upper Norwood Hill and 11m to Auckland Road and has restricted access with only two entrances. The parkland contains woodland and amenity grassland and is rich in mature trees with a variety of natural habitats. Tree species include oak, horse-chestnut, beech, lime and ash.

6.2.4 Beaulieu Heights Mansion, with which the parkland was



Junction of Church Road, South Norwood Hill and Beulah Hill



Beaulieu Heights Mansion. The NTL television mast in the background has a detrimental visual impact



Mature trees and informal landscaping in Beaulieu Heights Park looking north-east



historically associated, is a particularly fine locally listed Victorian mansion of two storeys in white brick with stone dressings set in generous grounds to the west of the park. The garden elevation has French windows framed between pilasters with capitals. Detailing includes decorative brackets to windows and eaves, a cornice and decorative keystones. There is an associated row of modern houses (1-6 Beaulieu Heights) constructed on the approach. To the corner of this parkland is a charming lodge, 121 Sylvan Lodge. The building has three rhythmical pitched gables, decorative timbers and is predominantly made with clay hanging tiles. Modern additions have occurred which has affected the architectural character of this building, predominantly the oversized dormer window to the rear which disrupted the catslide roof.

6.2.5 Street widths between property boundaries are between approximately 10m (Beulah Hill) and 13.8m wide with footways between 2.1-2.7m wide. Secondary roads and their associated public realm, such as to the front of Forsyte Crescent and numbers 283 – 425 Church Road, add to the

character of openness, and positively contribute to the streetscene.

6.2.6 Numbers 1-11 Beulah Hill have more or less consistent building lines and spacing and are set back from the street by between 6-10m. Numbers 1-7 Beulah Hill are a row of two storey (with roof accommodation) Victorian red-brick buildings, of a similar design with subtle embellishments. Cintra House (numbers 9-11) is a locally listed building that was originally constructed as a semi-detached pair, and is now in use by a housing association. It has a distinctive Italianate style, characteristic of the period in which it was built. This striking building is constructed of white brick with stone dressings. It has two elaborate porches on the north and east sides, unusual dormers with segmented copings, decorated consoles to the sides and elaborate decoration to the windows.

### 6.3 FOX HILL CHARACTER AREA

6.3.1 Fox Hill was originally laid out as a track that led to the former Fox Farm from which the road derives its name.. It runs downhill eastwards from Church Road along the borough boundary with Bromley (see

Section 2.1). The layout of this character area is strongly related to its topography, with tighter boundary to street frontages and less spacing on the steep slope than on the level ground. The topography also offers dramatic long distance views across South-East London.

6.3.2 Development in this character area, which also contains Fox Hill Gardens and part of Auckland Road, consists mostly of two to three storey Victorian detached or semi-detached buildings set around Stambourne Woodland.

6.3.3 Stambourne Wood is a dense area of woodland over 1.5 hectares in size. Tree species include oak, lime, sycamore, sweet chestnut, holly and yew. The mature woodland is visible above and through gaps in properties on Fox Hill, Fox Hill Gardens and Auckland Road, as well as the 19m long frontage of the woodland to Auckland Road. It positively contributes to the streetscene, and serves as a reminder of the historic Great North Wood, previously located in this area. Stambourne Woodland Path, a public right of way through the densely wooded area, connects these two roads.



Side elevation of Cintra House



View east up Fox Hill

6.3.4 Fox Hill is approximately 10m wide between property boundaries on either side of the street, with footways on the western side approximately 2.3m wide. The road meanders slightly as it descends towards the junction with Auckland Road, which is marked by a grassed square containing mature trees in the borough of Bromley. Development on Fox Hill within the conservation area is generally on plots approximately 7-8m wide; buildings have regular spacing of between 2-3m and are set back consistently from property boundaries by 5-6m.

6.3.5 The selection of Victorian villas on Fox Hill in the conservation area is complemented by historic properties on the northern side of the road within Bromley's Belvedere Road Conservation Area. Numbers 1-3 Fox Hill are a pair of mid-19th century semi-detached stucco-faced cottages of a simple design with sash windows, pitched slate roofs and projecting porches. Numbers 12-14 are a locally listed pair of semi-detached three storey properties of yellow brick with rustication to the ground floor, brick quoins and timber sash windows, of which the ground floor are round headed. (The properties feature in a painting by Pissarro of Fox Hill on show in The National Gallery, 1870.) Numbers 16-20 are a terrace of three and 22-44 are a row of semi-detached buildings set close together, all of which are red-brick buildings with interesting detailing and distinctive porches. Numbers 46-48 date from the 1930s and make a neutral contribution to the character of the conservation area.



Numbers 22-28 Fox Hill



Fox Hill Gardens



Numbers 161-167 Auckland Road



143 Auckland Road

6.3.6 Fox Hill Gardens is an historic cul-de-sac accessed from Fox Hill and is a private road. Its layout consists of wedge-shaped plots containing detached or semi-detached Victorian properties with some modern backland development behind. Its organic character is complemented by a gravel surfaced road and mature trees which are both in surrounding gardens and on the edge of Stambourne Woodland.



132 Auckland Road



155-157 Auckland Road

6.3.7 The section of Auckland Road within this character area is approximately 12.5m wide with footways approximately 2.5-2.8m wide and contains building plots approximately 10m wide; buildings have regular spacing of between 4-6m and are set back from property boundaries by 7-9m behind more generous front gardens than those on Fox Hill.

6.3.8 There are many striking Gothic-Revival style detached and semi-detached late Victorian villas in this part of Auckland Road, most of which are locally listed (see Section 5.2). Number 132 is double fronted with a pointed arched recessed porch. 134, 136 and 142 are all of a similar asymmetric design with large Gothic pointed stone tracery windows with decorative crests or coats of arms and projecting gables. Numbers 136, 138 and 142 were designed by C J C Pawley between 1883-84. They feature dormer windows in the steeply pitched roofs. 155-161 (odd) are all of a similar, but not identical, design with gables, barge board, bespoke window designs. Numbers 157 and 159 have striking octagonal full height bay windows to numbers. Numbers 140 and 163-165



The northern side of Sylvan Hill, historic buildings integrated with rich vegetation and mature trees

are infill buildings of a simple design from the post-war period. 2 Mowbray Road is a striking building with Gothic-Revival detailing including pointed arches, lancet windows, stone tracery and fake-machicolations gables.

6.3.9 Copper Close is a 1980s infill development out of keeping with the conservation areas special character (see Section 5.2). Copper Close was constructed on land formerly associated with Limekiln Place number 153 Auckland Road.

Limekiln Place was converted in the late 1990s into a gated development of high quality traditional style architecture, the layout of which preserves the area's open character.

## 6.4 SYLVAN HILL CHARACTER AREA

6.4.1 Sylvan Hill runs downhill eastwards from Church Road to join Mowbray Road, with large Victorian detached houses with tree avenue boundary treatments. The junction of Auckland Road is marked by the prominent Grade II\*

listed Church of St John the Evangelist (see Section 5.2) and the surrounding open space of the landscaped churchyard predominantly consisting of simple grassed areas. The landmark NTL television mast in the Beaulieu Heights Character Area is visible from the cross-roads, towering over the mature trees to the west of Sylvan Hill.

6.4.2 Sylvan Hill is approximately 13m wide between property boundaries with wide footways of between 2.3-3.3m. There is a mix of historic buildings and modern infill development in this character area, which also contains part of Auckland Road. Sylvan Hill contains large detached historic buildings set on relatively large plots approximately 20-24m wide, set back from the street behind generous front gardens. Backland development has significantly reduced the length of some plots and led to over-development of these plots. Properties have roughly consistent building lines set back from the street by between 10-14m. Typical spacing between buildings varies between 4-8m.

6.4.3 At the western end of Sylvan Hill there is a flatted development formed from conversion of the former All Saints Vicarage (Vicarage Court) and the construction of two other blocks (Cloisters and Saint Courts). There is also a cluster of terraced housing (Tree View Close and Southolme Close), built on the gardens of the former Vicarage, which consists of buildings on much smaller plots at a higher density than the historic properties in the rest of the conservation area. These buildings have a detrimental impact on the streetscene with their stepped rear elevations

facing the street, set back by approximately 15-22m behind a high level historic brick retaining wall and mature trees and landscaping.

6.4.4 Sylvan Hill contains three two storey Victorian villas with roof accommodation (numbers 9-13 odd) of similar design with bay windows and central entrances behind a timber porch. Number 15 is a new build development (see picture on p.42), the design of which has taken inspiration from its historic neighbours. However, as a result of its substantial footprint it has a negative impact on the character and appearance of the street due to its overly bulky and dominant massing.

6.4.5 The eastern end of Sylvan Hill continues the trend of historic buildings with infill development. The Phil Edwards Centre is set around dense trees, which result in the property not being visible from the street. This large Victorian detached villa, has four prominent chimney stacks with clay pots and simple bricking detailing. The property has had modern additions which have altered its appearance, such as modern uPVC windows, side



Number 11 Sylvan Hill



Tree View and Southolme Place



View west down Grange Hill, terminating on number 10 Grange Hill with long views above the rooftop



Numbers 108 and 110 Auckland Road

fire exit stairs and side extension. It is interesting to note that 139-143 (odd) share a lot of similarities with 9-13 (odd) Sylvan Hill.

Toward the very eastern end of Sylvan Hill, is a grouping of historic Victorian villas, with modern additions which have had a detrimental impact on the special character of these properties, predominantly the loss of original windows for uPVC and extensions. Many original features do still remain such as terracotta decoration, brick soldier courses and coloured lead lights.

6.4.6 Houses on Auckland Road share characteristics with those on the same road in the Fox Hill Character Area (see above). It is likely that number 139-143 (odd) Auckland Road were all constructed by the same builder along with number 153 as they are all of a similar design with many shared design features. Numbers 108 and 110 are locally listed detached buildings of a striking design. The latter is of a similar design to numbers 134, 146 and 142 Auckland Road.

## 6.5 GRANGE HILL CHARACTER AREA

6.5.1 Grange Hill is a narrow street located on a steep slope running west from South Norwood Hill. Number 217 South Norwood, a former lodge, flanks the street's entrance by its diagonal siting in relation to both streets and funnels views (and movement) down Grange Hill. No 10 Grange Hill terminates views down the street, with the steep incline offering pleasing long views above the rooftops to the south-west. The NTL television mast in the Beaulieu Heights Character Area is visible in the view uphill

(see picture on p.21).

6.5.2 The street width ranges from approximately 9m wide between property boundaries including footways at the top of the hill to as narrow as 7.2m at the bottom, where there is no footway present alongside number 10 Grange Hill. Boundaries are a mixture of solid fences and planting spilling over the top.

6.5.3 Grange Hill largely consists of a variety of late Georgian and Victorian large houses with various phases of infill development. There is a wide variety in terms of layout, plot sizes and footprints of buildings, reflective of the informal subdivision of historic plot boundaries. As a result building lines are as a result loosely defined: Some properties are set at an angle to the street line and the layout of properties largely relates to the steep gradient of the hill. Therefore there is no consistency of building lines, with properties set back from the street by between 3-7m.

6.5.4 Number 1 Grange Hill is a Victorian former Lodge with attractive detailing and proportions. Numbers 2-4 (Gayfere), which has recently been reconfigured with two new buildings in

the front garden, is a Georgian building of an asymmetric design with an intricate iron porch with Greek key patterning. Number 10, also Georgian in origin, has a symmetrical three-storey front with lower wings (see photo p26). Number 17-21 is a mid-19th Century villa, now divided into flats. It has brick facing with stucco detailing and include heavy-set mouldings around windows and quoins. The building also has double height bay windows and deep eaves supported by brackets. Number 217 South Norwood Hill marks the entrance to Grange Hill, and is a locally listed small villa with interesting detailing and deeply set eaves. Other buildings on Grange Hill are infill developments from the Inter-War and Post-War periods and have a neutral impact on the character of the conservation area.

6.5.5 The new boundary treatments introduced to Gayfere on the northern side of Grange Hill are out of keeping with the area's special character. There are tall open iron railings fronting the street and a large number of tall solid timber fences that are prominently visible from the street, and dominate the streetscene.



Numbers 2-4 Grange Hill (Gayfere), showing the restored Georgian buildings set back from the street behind high railings that are out of keeping with the character of the street

## 7.0 CONDITION AND THREATS

### 7.1 CURRENT CONDITION

7.1.1 The general condition of buildings in the Church Road Conservation Area is good with buildings well maintained with no obvious signs of decay. Exceptions to this include the Grade II\* listed Church of St John the Evangelist, which is currently suffering from subsidence due to its position on uneven ground. This issue is currently being investigated by the Church and the building is on The Heritage at Risk Register produced by English Heritage. The Grade II listed Beulah Villa at number 124 Church Road (see picture on p.28), is also in a poor condition and in need of maintenance.

7.1.2 Although some minor development, including side and roof extensions, has occurred in parts of the conservation area, notably on Sylvan Hill and Grange Hill, the collective significance of the historic buildings has been largely maintained.

7.1.3 The distinctive townscape character of the Church Road Conservation Area (see section 3) has been largely maintained. However there are a few exceptions to this, for example, through some instances of back-land development, such as Turkey Close, Tree View Close

and Copper Close. These have not respected the area's established layout and have diluted the integrity of some parts of the conservation area.

7.1.4 The public realm is generally well maintained (see Section 4.1) and in a good condition. However front gardens to some properties have been hard-surfaced and / or boundary treatments removed which has had a negative impact on the quality of the public realm.

7.1.5 Westow Park is in good condition with landscaping and trees being subject to regular maintenance, supported by the Friends of Westow Park. Beaulieu Heights Park and Stambourne Woods have a more informal and wild character with a lower level of maintenance taking place.

### 7.2 KEY THREATS AND NEGATIVE ISSUES

7.2.1 The Church Road Conservation Area is at risk from inappropriate subdivisions of land, changes or damage to buildings, as well as changes to the public realm that can affect its special interest and appearance. Major threats include the loss of historic buildings and

unsympathetic new development. Smaller streetchanges can also have a cumulative detrimental impact on the conservation area's character and appearance.

7.2.2 Due to the large size of buildings in the area there can be development pressure for their conversion to flats. This can result in negative impacts to the conservation area such as hard-surfacing of front gardens for parking, poor siting of services on building elevations and an increase in the number of bins in front gardens without screening.

7.2.3 There is also pressure for backland development in some parts of the conservation area due to the varied spacing and large plot sizes. When this is poorly sited, overscaled and/or poorly designed, it can have a negative impact on the character of the area, interrupting the integrity of the area's layout and spacing, blocking views and resulting in the removal of mature trees.

7.2.4 Please see the list of existing and potential threats to the conservation area on p.42.



New development on Sylvan Hill, occupying the full width of the plot resulting in overly bulky and dominant massing (see section 6.4)



1980s development on Copper Close, a densely laid out development with poor pedestrian access and a lack of soft landscaping and trees

## SUMMARY OF THREATS AND CURRENT ISSUES TO BUILDINGS:

1. Demolition of historic buildings
2. New development that disregards the layout, scale and character of surrounding buildings
3. Oversized or poorly designed extensions
4. Installation of dormer windows and/or rooflights in roofscapes that are visible from the street.
5. Loss of historic architectural features and detailing
6. Introduction of new building materials that do not respect the area's character
7. Unsympathetic rendering or painting of buildings, including pebbledash render
8. Infilling of recessed or open porches
9. Replacement of doors and windows with inappropriate modern materials, including uPVC
10. Replacement of doors and windows with units of an inappropriate design and proportions
11. Loss of chimney stacks and pots
12. Poorly sited building services including renewable energy technologies
13. Satellite dishes located on front/side elevations
14. Inappropriate or oversized advertising placed on buildings converted to commercial use
15. Poor maintenance of buildings

## SUMMARY OF THREATS TO THE WIDER TOWNSCAPE AND CHARACTER:

1. Back land development of an unsympathetic or overly dense nature
2. Development encroaching on open spaces
3. Development outside of the conservation area negatively affecting its setting
4. Loss of trees and planting on both public and private land
5. Loss of low to medium level boundary treatments
6. New boundary treatments of an inappropriate scale, design and /or materials
7. Hard-surfacing of front gardens
8. Lack of screened bin storage
9. Oversized and poorly designed commercial advertisements in front gardens
10. Street clutter created by a proliferation and poor siting of street furniture, including CCTV cameras and telecommunication cabinets



Satellite dishes on street-facing elevations



Pebbledash render over brickwork



Originally an open porch with free standing columns and infill that has been enclosed, harming the appearance of the property





# MANAGEMENT PLAN

This Management Plan provides area-specific guidelines for development, maintenance and enhancement of the Church Road Conservation Area. It should be read in conjunction with Croydon's *Conservation Area General Guidance SPD*.

Please note that it is the responsibility of the property owner to be aware of the designations that apply to their building, and the area within which it is situated.

## 8.0 DEVELOPMENT GUIDELINES

8.0.1 The information below provides area-specific principles that respond to the particular challenges and opportunities for proposed development in the Church Road Conservation Area.

8.0.2 All development proposals should preserve or enhance the conservation area's character and appearance and conform to the Croydon Local Plan.

8.0.3 For advice on whether planning permission is required for works please contact the Council (see Appendix 2).

### 8.1 DEMOLITION

8.1.1 Planning permission from the Council is required for the demolition of buildings larger than 115 cubic metres within the conservation area.

8.1.2 The Council will resist the demolition of statutory listed buildings, locally listed buildings and buildings that are considered to make a positive contribution to the special character of the Church Road Conservation Area.

8.1.3 Demolition of buildings identified in this document as making a neutral contribution to, or detracting from, the conservation area's special character will only be supported where there are acceptable plans for the site following demolition. For further advice please see section 5.1 of the *Conservation Area General Guidance SPD*.

### 8.2 NEW DEVELOPMENT

8.2.1 Opportunities for new development in the Church Road Conservation Area could arise from the redevelopment of sites that make either a neutral contribution to or detract from the conservation area's special character (see Map 16 on p.27). All new development in each character area of the Church Road Conservation Area, should respect the established layout, siting, height, scale and massing of buildings, as well as distinctive landscape features of the area. All development proposals should also carefully consider the relationship with nearby listed and locally listed buildings.



Modern cul-de-sac development at Limekiln Place on the former garden of the historic building at 153 Auckland Road, well spaced, integrated with landscaping and set around a gravel surfaced drive that contributes to the organic character of the development

Previous page: front elevation of Rockmount, 126 Church Road as viewed from the street

8.2.2 There are some instances where further development may be proposed on sites currently used as large gardens. Important considerations for this type of backland development will include the impacts on and subservience of the new development to the character of the conservation area as a whole. There are generally two forms of development behind main street frontages that could be considered acceptable:

- Compact cul-de-sacs with courtyard-like layouts which are well integrated with the adjacent natural open spaces
- Individual or small groups of buildings, located on rear gardens, which preserve the established character and openness of the conservation area.

8.2.3 All Saints' Primary School could use the existing site more efficiently. This could potentially include rationalisation of vehicular spaces and an increase in height of some elements of the site. However, any proposals would need to be carefully considered against any potential impacts on the open character and appearance of the conservation area, and should be considered as part of a holistic approach in the context of the Beaulieu Heights Character Area. Additional classroom building on the site to the existing school building, are unlikely to be considered acceptable due to the resultant loss of the playing field, impacts on the setting of the Grade II All Saints Church and harm to the character of the conservation area through the loss of open space.

### 8.3 DEVELOPMENT AFFECTING THE CONSERVATION AREA'S SETTING

8.3.1 All proposed development in close proximity to the Church Road Conservation Area should seek to preserve and enhance its setting. Development in the adjacent London Borough of Bromley has the potential to affect the immediate setting of the conservation area, particularly in Fox Hill. It should not unduly disrupt the key views identified in Section 3.4 of this document.

8.3.2 All development proposals affecting the setting of the conservation area will be assessed against the Historic England guidance document *The Setting of Heritage Assets*.

### 8.4 PROPERTY CONVERSION

8.4.1 Due to the generous size of many buildings in the conservation area, the conversion of dwellings to flats is often sought. There is no objection to this in principle, provided it complies with the Croydon Local Plan and the appearance of the building is not harmed by the proposed conversion.

8.4.2 Additional parking and bin storage requirements as a result of property conversions should not result in harm to the appearance of the front garden and street scene (see section 8.9). Careful attention should be paid to entrance arrangements to ensure that they are sensitively accommodated within the existing building's composition. Changes should not be made to window openings and original detailing on visible elevations. External fixtures (see section 8.10) should not be located on street-facing elevations and front gardens should be retained.

### 8.5 EXTENSIONS

8.5.1 Front extensions to street-facing buildings will generally not be permitted due to the disruption to the character and appearance of individual and groupings of buildings present.

8.5.2 There is a very limited scope for side extensions to buildings in the Church Road Conservation Area due to the potential loss of buildings. Spaces between buildings are often regular, part of the rhythm of the townscape and allow for pleasing views inbetween properties. All proposed side extensions should generally be single storey, set back from the main building line and should maintain spacing between properties to allow subservience to the main building, and to preserve views between buildings and the spacious character of the conservation area.

8.5.3 Rear extensions that are of a high quality design and materials that complement the existing building and are not oversized are generally acceptable in principle. However if the rear of a property is visible from the street, rear extensions may not be considered acceptable.

8.5.4 Large roof extensions, including dormer windows, are generally considered to be unacceptable where they will be visible from the street due to the resultant additional massing and impacts on the character of the main building. Where roof extensions are considered to be acceptable in principle, they should not overly dominate the host building, and should be set below the main ridge height of the building. They will be considered on the merits of their individual design.

8.5.4 All proposed extensions should be of a high quality design and materials to complement the area's historic character. Proposed extensions should not disrupt the balance and appearance of distinctive groupings of buildings. The guidance provided in this document and in section 5.3 of the *Conservation Area General Guidance SPD* supplements *Croydon's Residential Extensions and Alterations SPD*.

## 8.6 WINDOW REPLACEMENT

8.6.1 Most properties within the conservation area contain either timber sliding sash, casement windows or bespoke designed stone or stucco framed windows. If possible, original or replica windows should be retained and repaired. Following advice from a professional joiner, if windows are beyond reasonable repair, then replacements should match the original window design and materials. It is likely that planning permission will be required for proposed replacement windows not in a similar in style or materials.

8.6.2 The use of uPVC as a replacement material for original or traditional style timber windows will not be considered acceptable as their proportions, opening methods, shiny plastic appearance and light reflection are all at odds with the character of historic buildings. For similar reasons aluminium is also not considered to be an acceptable alternative material to timber.

8.6.3 To improve the thermal performance of windows the Council recommends that all replacement window units should be double glazed. Alternatively, internal secondary glazing could be installed, which does not require planning permission.

## 8.7 DOORS AND PORCHES

8.7.1 Historic timber doors should be retained as they are important features that contribute towards the character of the conservation area. All necessary replacements should be of timber and of a design that complements the building within which it is situated.

8.7.2 Open porches are often part of the original design of houses and add interest to the character and appearance of the conservation area. Open porches and recessed entrance arches should not be enclosed and original pebble dash should be reinstated.

## 8.8 CLADDING, RENDERING OR PAINTING OF WALLS

8.8.1 Originally exposed brick walls, often part of a building's original design, make an important contribution to the character of the conservation area and should not be clad, rendered or painted. External, rendering or painting can also cause problems with damp and condensation.

8.8.2 External cladding or rendering of buildings in conservation areas requires planning permission, which in most instances, is unlikely to be granted.

## 8.9 FRONT GARDENS AND BOUNDARY TREATMENTS

8.9.1 Large front gardens



An example of a two-storey side extension to the right hand side of a building on Sylvan Hill. This extension would have been less visually intrusive if it had been set back from the front building line and had been of a smaller scale to preserve spacing between buildings



Historic open porch

throughout the Church Road Conservation Area make an essential contribution to its character. It is important that an appropriate balance is maintained between soft landscaping and areas required for parking. All development proposals to properties where soft landscaping in front gardens or boundary treatments have been removed in the past should involve its re-instatement. The guidelines below should be followed in relation to the landscaping of front gardens:

- All areas for parking should be of permeable surfacing to allow for sustainable surface drainage.
- Trees and planting in front gardens should be retained and supplemented
- Provision should be made for the storage and screening of refuse and recycling bins.
- Brick walls and piers should be retained or repaired to match their original design as they complement the architectural character of the conservation area. Where stone coping is present this should also be retained.

#### 8.10 EXTERNAL FIXTURES (INCLUDING SATELLITE DISHES AND TV AERIALS)

8.10.1 Modern extraneous fixtures, including satellite dishes, boiler flues, meter boxes and cabling, should not be visible from the street. The removal of existing fixtures cluttering front elevations is encouraged; however care should be taken to ensure that surfaces affected are repaired.

8.10.2 There are specific permitted development rules relating to satellite dishes in conservation areas and other designated areas. The siting of a satellite dish on the chimney stack, roof



Large front garden on Church Road with mid-level boundary treatment and mature planting

slope or elevation fronting the road requires planning consent.

8.10.3 All fixtures should be located below the level of the roof eaves, ideally to the rear of a property, to minimise the visual impact within the conservation area.

#### 8.11 ADVERTISING AND SIGNAGE

8.11.1 Where buildings are in commercial or community use signage may be required. Where signage is located on the front boundary it should be integrated and should not have a dominant presence in the streetscene. Where signage is located on building elevations this should complement the composition of the building and not obscure architectural detailing. Unless in exceptional and temporary circumstances signage in the Church Road Conservation Area should not be illuminated as this area is located outside of a town or district centre.

#### 8.12 PUBLIC REALM WORKS

8.12.1 All proposals to enhance the conservation area's public realm must be in accordance with the Croydon Public Realm Design Guide. Historic street

furniture should be preserved.

8.12.2 The siting of street furniture, such as telecommunication cabinets, should be sited in the least visually obtrusive location at the rear of the pavement. If additional cabinets are proposed, redundant cabinets must be removed.

#### 8.13 TREES IN PRIVATE GARDENS

8.13.1 Most work to trees in the conservation area requires prior approval from the Council. For further information please see Sections 5.14 and 7.3 of the Conservation Area General Guidance SPD or contact one of the Council's Tree officers (see Appendix 2).

## 9.0 ADDITIONAL CONSIDERATIONS

### 9.1 STATUTORY LISTED BUILDINGS

9.1.1 There are several buildings in the Church Road Conservation Area are statutorily listed (see Section 5.2). Listed building Consent will be required for all building works to listed buildings, either external or internal, that affect the building's character. For more information on the implications of statutory listing please see Section 4.5 of the Conservation Area General Guidance SPD and/or contact the Council's Spatial Planning service (see Appendix 2).

### 9.2 LOCALLY LISTED BUILDINGS

9.2.1 There are many buildings in the Church Road Conservation Area that are currently on the Council's List of Historic and Architectural Significance. Please see Section 5.2 to check if a building in the conservation area is locally listed. Careful consideration must be given towards protecting locally listed buildings and any important features present. For further information please see Croydon's Local List SPD.

### 9.3 PLANNING ENFORCEMENT

9.3.1 If you feel that unauthorised development has occurred in the Church Road Conservation Area, including the replacement of windows or the installation of satellite dishes, please report this to the Council's planning enforcement team (please see Appendix 2 for contact details). For further information please also see Section 7 of the Conservation Area General Guidance SPD.

### 9.4 ARTICLE 4 DIRECTIONS

9.4.1 There is currently no Article 4 Direction in place that applies to this conservation area. The Council maintains the right to serve an Article 4 Direction, if deemed appropriate, to protect the special character of the conservation area. For further information please see Section 2.5 of the Conservation Area General Guidance SPD.

### 9.5 BUILDING REGULATIONS

9.5.1 In addition to planning regulations, all building work must comply with Building Regulations. For further information and guidance please see Section 8 of the Conservation Area General Guidance SPD and/or contact the Council's Building Control service (see Appendix 2).

# 10.0 MAINTENANCE, REPAIR AND IMPROVEMENTS

10.0.1 Property owners are encouraged to maintain their properties and undertake minor works to buildings that would improve their condition and appearance. This will have a wider positive impact on the conservation area.

## 10.1 MAINTENANCE AND REPAIR

10.1.1 Regular maintenance and repair is important to ensure the long term survival of valued architectural and landscaping features, to retain the collective value of the attractive features present in the area and to prevent future problems including damp and decay.

10.1.2 Buildings in a poor condition detract from the appearance of the conservation area. If repair and maintenance is left unattended, this may result in further unnecessary decay and damage, which could lead to the need to conduct more complex and expensive repair works at a later date.

10.1.3 Recommendations for basic maintenance include:

- The regular clearing of debris in gutters and rainwater pipes
- The regular cleaning and maintenance of front gardens
- The sensitive pruning of vegetation in close proximity to buildings
- the re-fixing of loose roof tiles or slates
- the regular painting of timber window, doors and porches

10.1.4 Brick walls should be regularly re-pointed. All re-pointing works to brick walls should be carried out using a lime-based mortar rather than cement, which can prevent buildings from 'breathing' and result in problems with damp.

10.1.5 Stucco render should

be regularly maintained; any repairs should be undertaken with appropriate materials.

10.1.6 Please see Section 6 of the Conservation Area General Guidance SPD for further guidance. Additional advice for homeowners is provided in a publication produced by the Institute of Historic Buildings Conservation and the Society for the Protection of Ancient Buildings entitled 'A Stitch in Time' (see Appendix 1 for details).

## 10.2 RESTORING AND RE-INSTATING FEATURES

10.2.1 The following works would result in enhancement of the conservation area:

- The stripping of inappropriate paint or render from originally exposed brickwork using a non-damaging method
- The restoration of lost or damaged architectural detailing with appropriate materials and design
- Removing the infilling of porches
- The re-siting of satellite dishes and TV aerials where visible from the street
- Replanting of hedges or landscape features in front gardens where they have been removed
- Restoring removed boundary treatments
- Reduction and / or removal of non-porous surface materials to driveways
- Re-instatement of timber windows where they have been unsympathetically replaced

## 10.3 PUBLIC REALM IMPROVEMENTS

10.3.1 Routine maintenance of the public realm occurs as part of the ongoing programme of maintenance within the borough. There may be poten-

tial for further enhancements in the future (see Section 8.12).

10.3.2 All new street lighting will be implemented in the area according to the Council's adopted Street Lighting Strategy. Replacement street lights on Church Road will be of a heritage-style to complement the area's historic character.

10.3.1 For information on standards set for Croydon's public realm please see the Croydon Public Realm Design Guide (2012).

## 10.4 ENERGY EFFICIENCY IMPROVEMENTS

10.4.1 The Council supports the principle of works to buildings to improve their energy efficiency, provided that the original character of the building is not harmed. There are some retrofitting measures that can be explored for buildings in this conservation area to improve their energy efficiency and thermal performance. Some retrofitting measures may require planning permission. Please see Section 9 of the Conservation Area General Guidance SPD for further information.

10.4.2 The installation of external wall insulation or photo-voltaic or solar thermal panels on roofscapes visible from the road in the Church Road Conservation Area is not considered to be appropriate measures due to the impacts on the character and appearance of buildings. It is recommended that less obtrusive measures, including internal wall and roof insulation, the draught proofing of windows and doors, internal secondary glazing, are considered instead.

# APPENDIX 1: OTHER RELEVANT INFORMATION

## A) USEFUL WEBSITES:

- Croydon Council Planning and Conservation web pages:  
[www.croydon.gov.uk/conservation](http://www.croydon.gov.uk/conservation)  
[www.croydon.gov.uk/planningandregeneration](http://www.croydon.gov.uk/planningandregeneration)
- **Historic England web pages:**  
[www.historicengland.org.uk](http://www.historicengland.org.uk)  
[www.historicengland.org.uk/advice/](http://www.historicengland.org.uk/advice/)  
[www.historicengland.org.uk/advice/your-home/saving-energy/](http://www.historicengland.org.uk/advice/your-home/saving-energy/)
- National Planning Policy Framework and associated guidance:  
[www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)
- The Planning Portal:  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)
- Greater London Historic Environment Record:  
[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) (managed by Historic England)
- Greater London Authority (for the London Plan):  
[www.london.gov.uk/thelondonplan](http://www.london.gov.uk/thelondonplan)
- Department for Communities and Local Government:  
[www.communities.gov.uk](http://www.communities.gov.uk)
- Building Conservation Directory:  
[www.buildingconservation.com](http://www.buildingconservation.com)
- Sustainable Traditional Buildings Alliance:  
[www.sdfoundation.org.uk/stba](http://www.sdfoundation.org.uk/stba)

## B) RELEVANT CROYDON COUNCIL POLICY AND GUIDANCE (DOWNLOADABLE FROM ABOVE WEBLINK)

- *Croydon Local Plan: Strategic Policies DPD*
- *Croydon Local Plan: Detailed Policies and Proposals DPD*
- *Borough Character Appraisal*
- *Croydon Conservation Area General Guidance SPD*
- *Planning Application Validation Checklist*
- *Local List of Buildings of Architectural or Historic Interest SPD*
- *Residential Extensions and Alterations SPD*
- *Shopfronts and Signage SPG*
- *Landscape Design SPG*
- *Public Realm Design Guide*
- *Review of Sites of Nature Conservation Importance*

## C) RELEVANT NATIONAL GUIDANCE DOCUMENTS (DOWNLOADABLE FROM ABOVE WEBLINKS)

- *Archaeology and Planning in Greater London* (Historic England, 2011)
- *The Setting of Heritage Assets* (Historic England, 2012)
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (Historic England, 2011)
- *Understanding Place: Historic Area Assessments* (Historic England, 2011)
- *Energy Efficiency and Historic Buildings*, which is a series of Historic England guidance documents available to view and download at [www.helm.org.uk/climatechange](http://www.helm.org.uk/climatechange)
- *By Design: Urban Design in the Planning System* (CABE, 2000)
- *The Urban Design Compendium* (English Partnerships, 2007)
- *Responsible Retrofit of Traditional Buildings* (Sustainable Traditional Buildings Alliance, 2012)
- *A Stitch in Time* (IHBC and the Society for the Protection of Ancient Buildings, 2002)



# APPENDIX 2: CONTACTS

## CROYDON COUNCIL

Bernard Weatherill House

8 Mint Walk

Croydon CR0 1RE

[www.croydon.gov.uk](http://www.croydon.gov.uk)

Phone: 0208 726 6000

Email: [contact.thecouncil@croydon.gov.uk](mailto:contact.thecouncil@croydon.gov.uk)

- Spatial Planning (including Conservation and Urban Design officers): Tel: 0208 4071385; Email: [spatial.planning@croydon.gov.uk](mailto:spatial.planning@croydon.gov.uk)
- Development Management (including Enforcement & Tree Officers): Email: [development.management@croydon.gov.uk](mailto:development.management@croydon.gov.uk)
- Building Control Team, Croydon Council: Email: [building.control@croydon.gov.uk](mailto:building.control@croydon.gov.uk)
- Waste Management Team, Community Services, Croydon Council: Tel: 0208 7266200
- Croydon Local Studies Library and Archives Centre: [www.croydon.gov.uk/libraries](http://www.croydon.gov.uk/libraries)  
Tel: 0208 7266900; Email: [local.studies@croydon.gov.uk](mailto:local.studies@croydon.gov.uk)

## Historic England London Region

1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST

Tel/Email: 0207 9733000; [london@HistoricEngland.org.uk](mailto:london@HistoricEngland.org.uk)

## The Victorian Society

Tel/Email: 0208 9941019; [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)

[www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

## The Georgian Group

Tel/Email: 0871 7502936; [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)

[www.georgiangroup.org](http://www.georgiangroup.org)

## The Society for the Protection of Ancient Buildings (SPAB)

Tel/Email: 0207 3771644; [info@spab.org.uk](mailto:info@spab.org.uk); [www.spab.org.uk](http://www.spab.org.uk)

## The Building Conservation Directory

Tel/Web: 01747 871717; [www.buildingconservation.com](http://www.buildingconservation.com)

## The Energy Saving Trust

Tel/Web: 0800 512012; [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

## Register of Building Conservation Accredited Architects

Tel/Web: 01625 523784; [www.aabc-register.co.uk](http://www.aabc-register.co.uk)

## Royal Institute of British Architects (RIBA)

Tel/Web: 0207 3073700; [www.architecture.com](http://www.architecture.com)

## Croydon Natural History and Scientific Society

Contact: John Greig (Secretary)

Email: [greig647@btinternet.com](mailto:greig647@btinternet.com)

## Norwood Society

Contact: Philip Goddard (Chairman of the Planning Sub-committee)

Email: [goddard.pj@btinternet.com](mailto:goddard.pj@btinternet.com)

## North Croydon Conservation Area Advisory Panel

(please contact the Spatial Planning Service)

IF YOU FIND IT EASIER TO READ LARGE PRINT, USE AN AUDIO TAPE, BRAILLE OR NEED TO COMMUNICATE IN A LANGUAGE OTHER THAN ENGLISH, PLEASE LET US KNOW.



020 8726 6000