

The Waldrons Conservation Area Appraisal and Management Plan SPD

Please note that the Council has now confirmed an [Article 4 Direction](#) relating to numbers 5-23 (inclusive) The Waldrons, in line with section 8.2 of this document. The Article 4 Direction took effect on 21 January 2016.

As a result of the Direction, planning permission is now required for the following types of development:

- The provision within the curtilage of a dwellinghouse of hard surfaces
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

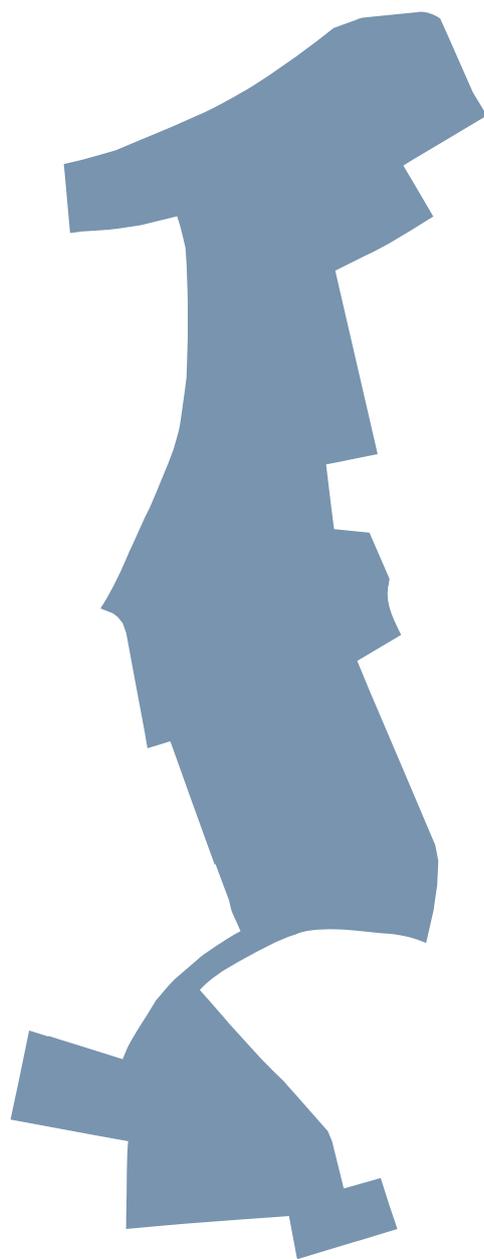
The Article 4 Direction has been served to protect the special character of the conservation area following the assessment of the condition of and threats to the conservation area, recorded in section 7 of this document.

For further information please see the following webpage:

<https://www.croydon.gov.uk/article4>

If you have any queries please email: spatial.planning@croydon.gov.uk

THE WALDRONS CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



SUPPLEMENTARY PLANNING DOCUMENT

CROYDON COUNCIL

CONSERVATION AREA DESIGNATION

May 1973

ISSUE

Draft Supplementary Planning Document (SPD) endorsed for adoption by Cabinet 11 February 2013 and recommended to be adopted as a Supplementary Planning Document at Full Council 22 April 2013

This document is available to view and download online at:

www.croydon.gov.uk/environment/conservation/conservationareas

IMAGE CREDITS

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CONSERVATION AREA GENERAL GUIDANCE

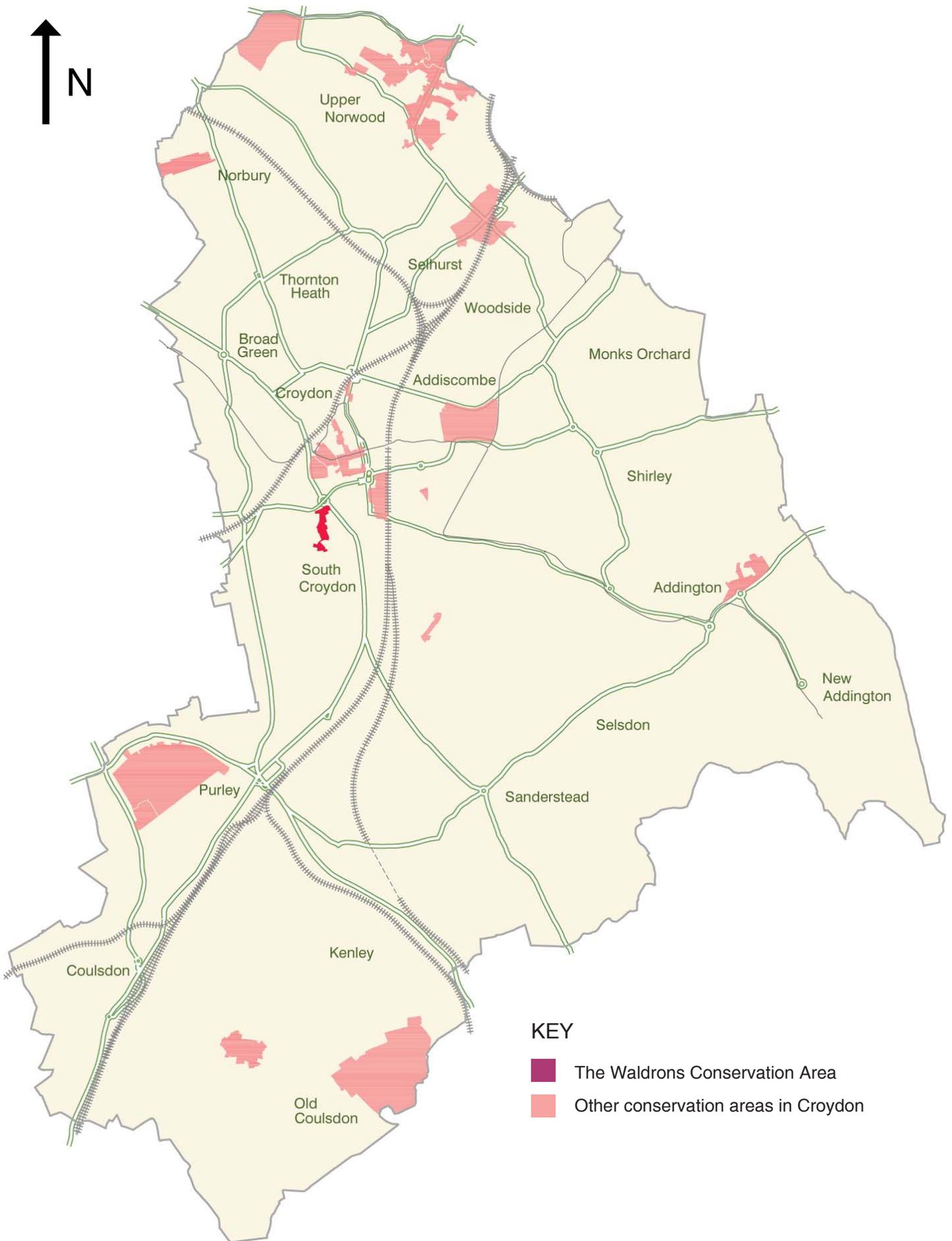
Please read this document alongside the *Croydon Conservation Area General Guidance* SPD, available online at:
www.croydon.gov.uk/environment/conservation/conservationareas

Other Supplementary Planning Documents are also available online via the Croydon Council website:
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Map 1. The location of The Waldrons Conservation Area and other conservation areas in Croydon.



INTRODUCTION



Above: Map 2. The boundary of The Waldrons Conservation Area
 Previous Page: Numbers 15 and 16 The Waldrons

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* 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*. An Appraisal defines the principal qualities that constitute the conservation area's special character and identifies its current condition and threats. A Management Plan addresses the issues raised in the Appraisal and provides area-specific development guidelines to supplement those provided in Croydon's *Conservation Area General Guidance*; potential enhancement schemes are also

explored. Please see section 1.5 of the *Conservation Area General Guidance*, for further information.

1.3 WHAT IS THE STATUS OF THIS DOCUMENT?

1.3.1 This document is a Supplementary Planning Document (SPD) to Croydon's Local Plan and is a material consideration when planning applications are assessed. All planning applications for sites within The Waldrons Conservation Area should be informed by both this SPD and the *Croydon Conservation Area General Guidance* SPD.

1.4 COMMUNITY INVOLVEMENT

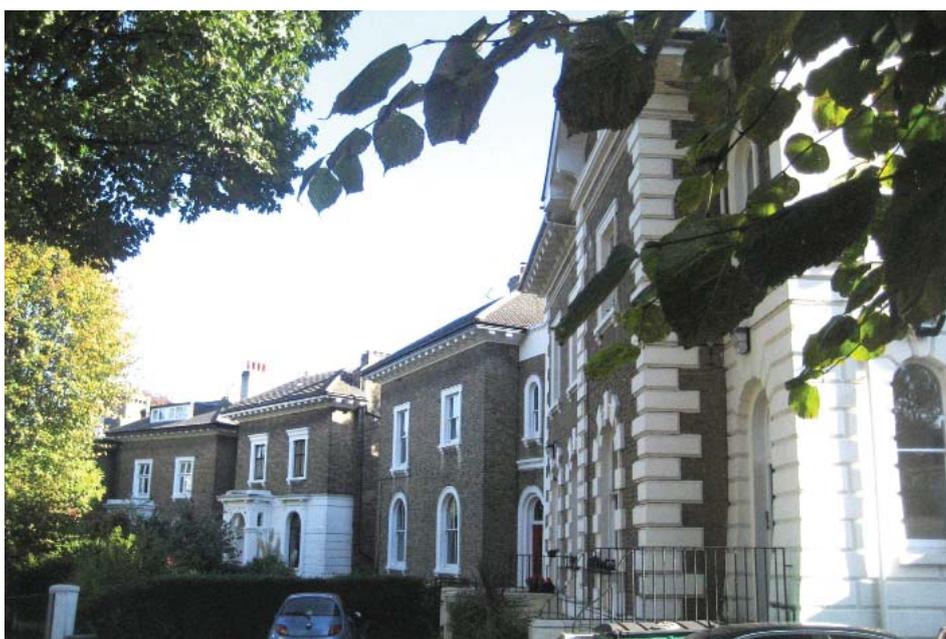
1.4.1 The Mid Croydon Conservation Area Advisory Panel (see section 1.5 of the *Conservation Area General Guidance*) supplied information to inform this document prior to public consultation, which ran from 1 August to the 28 September 2012. The draft SPD on the Council's website and hard copies were available from local libraries. Site notices were placed in the conservation area,

letters were sent to all properties located within its boundary, an article was published in the Croydon Guardian and an event was held at the Town Hall on 6 September 2012.

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

1.5 DESIGNATION BACKGROUND

1.5.1 Due to its considerable architectural and historic significance The Waldrons Conservation Area was designated in May 1973. At the time a number of Victorian villas on the western side of The Waldrons had recently been demolished and replaced with three tower blocks. The Cabinet report from 13 July 1972 states that 'It is felt that this is an area that should be conserved, that the quality of its present environment and character is such that it should be enhanced by rehabilitation of existing properties.' This statement is still relevant today.



Crescent of houses in The Waldrons Conservation Area, showing the strong architectural character and layout of the group of houses



22 The Waldrons

1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Waldrons Conservation Area was once part of the Haling Park Estate, developed in the 1850's as a private enclosed residential estate of predominantly classical-style villas. This secluded character has persisted and the area still evokes a rustic feeling of privacy from the bustle of central Croydon. The conservation area's character is defined by the mix of large detached and semi-detached Victorian houses of a high architectural quality, including the cluster of nineteen stylistically consistent Classical-style Victorian villas, and attractive buildings of a more modest scale. Many important historic architectural features survive throughout the area. Wide streets, a considerable presence of mature trees and other planting, a central open space, grass verges, varied topography and urban grain all contribute to a high quality and interesting townscape.

1.7 CHARACTER AREAS

1.7.1 There are three distinguishable character areas within The Waldrons Conservation Area:

1. The Waldrons Villas
2. Southbridge Place
3. Bramley Hill

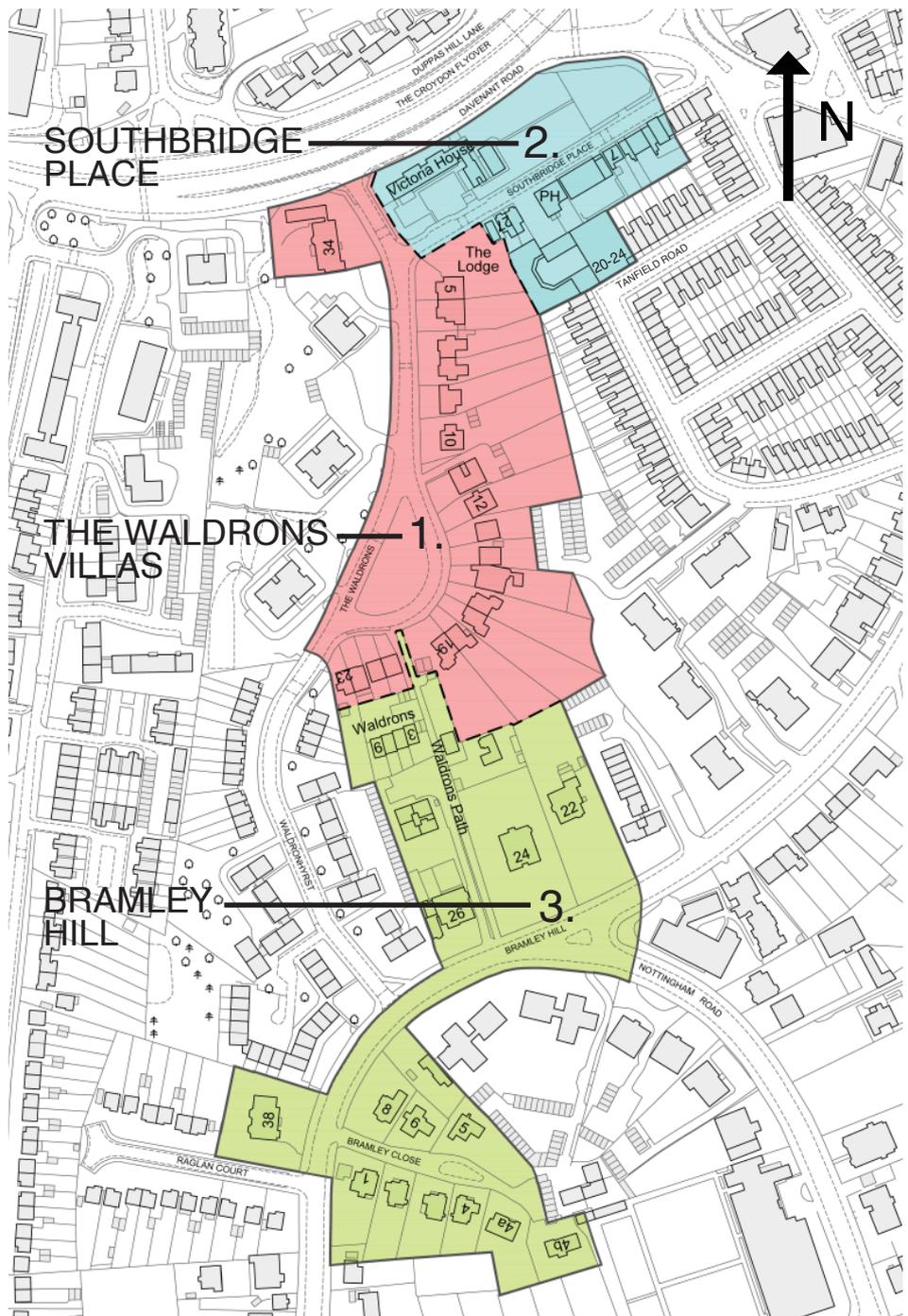


38 Bramley Hill

1.7.2 The Waldrons Villas character area contains a crescent of houses around a central open space. Southbridge Place acts as a sweeping entrance to the Waldrons Villas character area, although it also contains some buildings of architectural and historic interest. The Bramley Hill character area, connected to The Waldrons Villas via the Waldrons Path, consists of larger detached mansions and cottages of a significant

architectural quality and also contains Bramley Close, a cul-de-sac on a private road.

1.7.3 Section 6 of this document provides further assessment and analysis of the significance of each character area. It is important to note that the assessments made in this document are non-exhaustive and further elements of architectural or historic interest may be present.



Map 3. Character areas in The Waldrons Conservation Area



APPRAISAL

This Appraisal defines the characteristics that make the conservation area special, including its wider context, historic development, townscape, streetscape and architectural character. It also describes the conservation area's current condition.

2.0 CONTEXT

2.1 LOCATION AND SETTING

2.1.1 The Waldrons Conservation Area is located in the Waddon Ward, approximately 1 mile south-east of Croydon's town centre. The area is bounded by the A232 Flyover and Davenant Road to the north, with Duppas Hill lying to the west and Haling Park to the south. The conservation area is situated in a residential area, though it is distinguishable from its surroundings by the grain of development, wide and varied road layout and large plot sizes.

2.1.2 There are several statutorily and locally listed buildings nearby. On Southbridge Road lies the flint and stone St. Andrew's Church, built in 1857 to the designs of Benjamin Ferrey, and the mid C18th two-storey red brick house at number 88, both Grade II listed, as well as the locally listed Victorian Gothic-style lodge at number 86. See section 4.5 of the *Conservation Area General Guidance* for further information on statutorily listed buildings.

2.2 HISTORICAL DEVELOPMENT

2.2.1 A C19th guide book entitled 'The Waldrons' described the area as a 'wild valley'. This indicates the origins of the name 'Waldrons', developed from the Saxon words 'weald', meaning 'wild' and 'dene', meaning 'valley'.

2.2.2 The land where The Waldrons is now situated once formed part of the medieval Haling Estate or Manor. Prior to the development of the area for residential use in the 1850's this parkland was known as 'The Walden's'. The Haling Estate was large, bounded by Duppas Hill Lane to the north, Violet Lane and Waddon fields to the west, Taintfield (a field lying off Southbridge Road) to the east and the Brighton Road to the south.

2.2.3 The earliest record of the Haling Estate is from the year 1202, when it was leased from the manor of Waddon to Ralph De Halinge. The next record



Grade II listed St Andrew's Church, Southbridge Road

Previous page: Gothic style house in Bramley Close



Aerial photograph of The Waldrons Conservation Area and the surrounding area

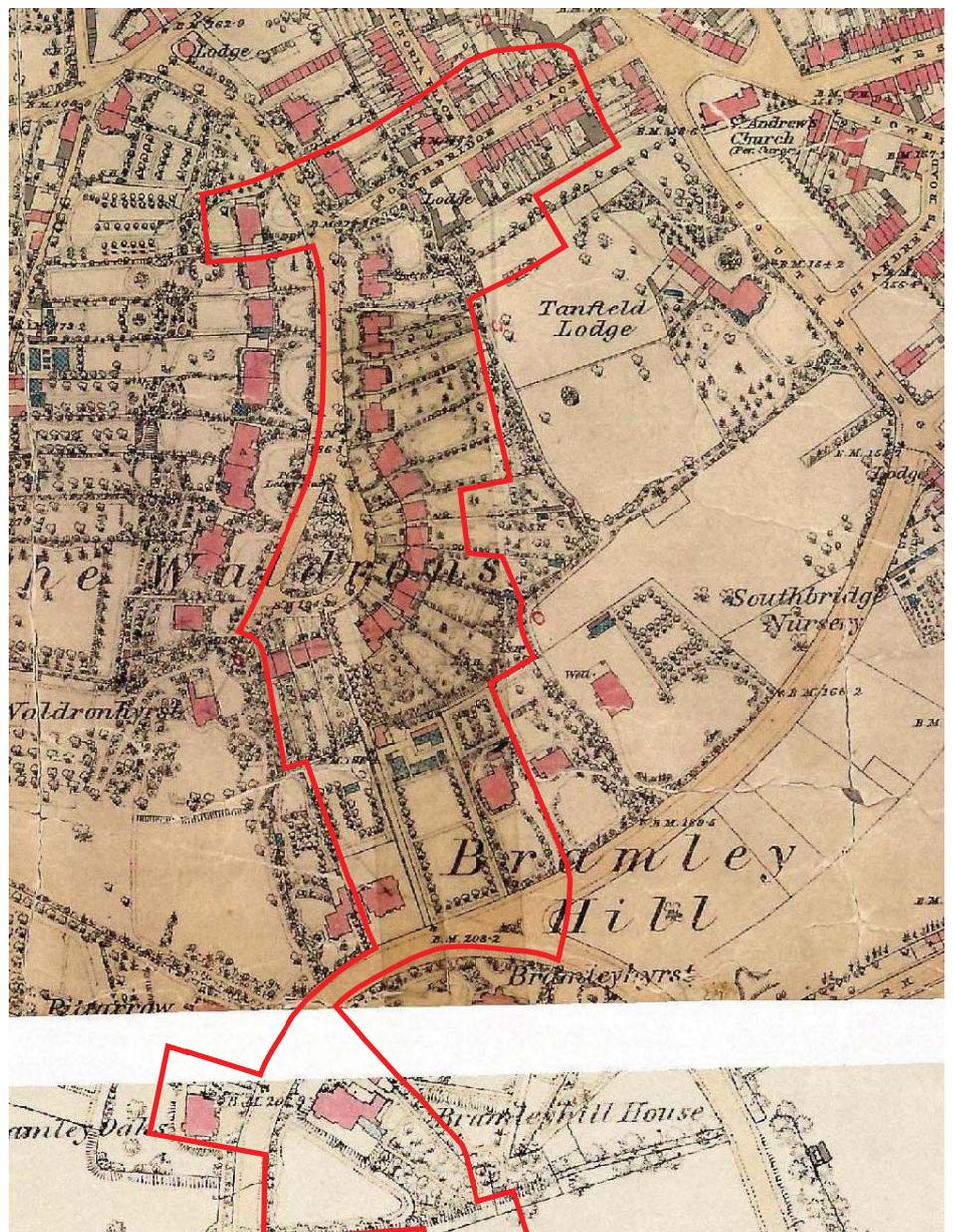
is not until 1475, when John Barowe inherited from his father Thomas Barowe the manors of 'Halyng and Salars [Selhurst].' The estate's ownership changed hands numerous times over the following centuries, including being owned in the early C16th by Hugh Warham, brother of the Archbishop of Canterbury, who sold it to Henry VIII in 1536. Around this time part of the estate was leased to the diplomat and courtier Sir Nicholas Carew of Beddington Hall, once a royal favourite who was eventually executed for treason. Later in the C16th the estate was leased to Lord [Charles] Howard of Effingham, High Admiral of England in command of the English fleet at the time of the Spanish Armada. The demolition of Haling House in the 1920's, built in the C16th and developed much throughout the C17th and C18th with many successive owners, was announced and lamented in 1926 in the Croydon Advertiser.

2.2.4 The area's varied topography is partly due to the streams that were once a key feature of Croydon's landscape. A stream flowed down from the Waldrons joining to other streams on the West side of Old Town to form an island called 'Bog Island'. All these streams were culverted in by the Local Board of Health in the mid C19th.

2.2.5 By the 1850's the estate was owned by a Mr. Parker Hammond, who began to sell off sites for development. The portion on which The Waldrons Conservation Area is now situated was bought by Edward Vigers, who later sold on the land as thirty-two individual plots. This was the first part of the historic Haling Estate to be developed and it was at this time that the area became



Early C20th photograph of Haling House



Map 4. 1868 Ordnance Survey, on the join of two map sheets, showing many of the Victorian Houses in the area - the red line indicates the current conservation area boundary

known as 'The Waldrons'. The houses on the west side of the road, most of which are now demolished, were slightly greater in size and situated in larger plots that those on the road's eastern side. The private estate included two closed off entrances, one by the Duppas Hill-lane entrance, the original posts of which are still present, and the other at the top of Southbridge Place, where the original posts have been restored. The Victorian residents of The Waldrons employed a watchman, dressed in a uniform of long coat and top hat, who lived in a Lodge on Southbridge Place.

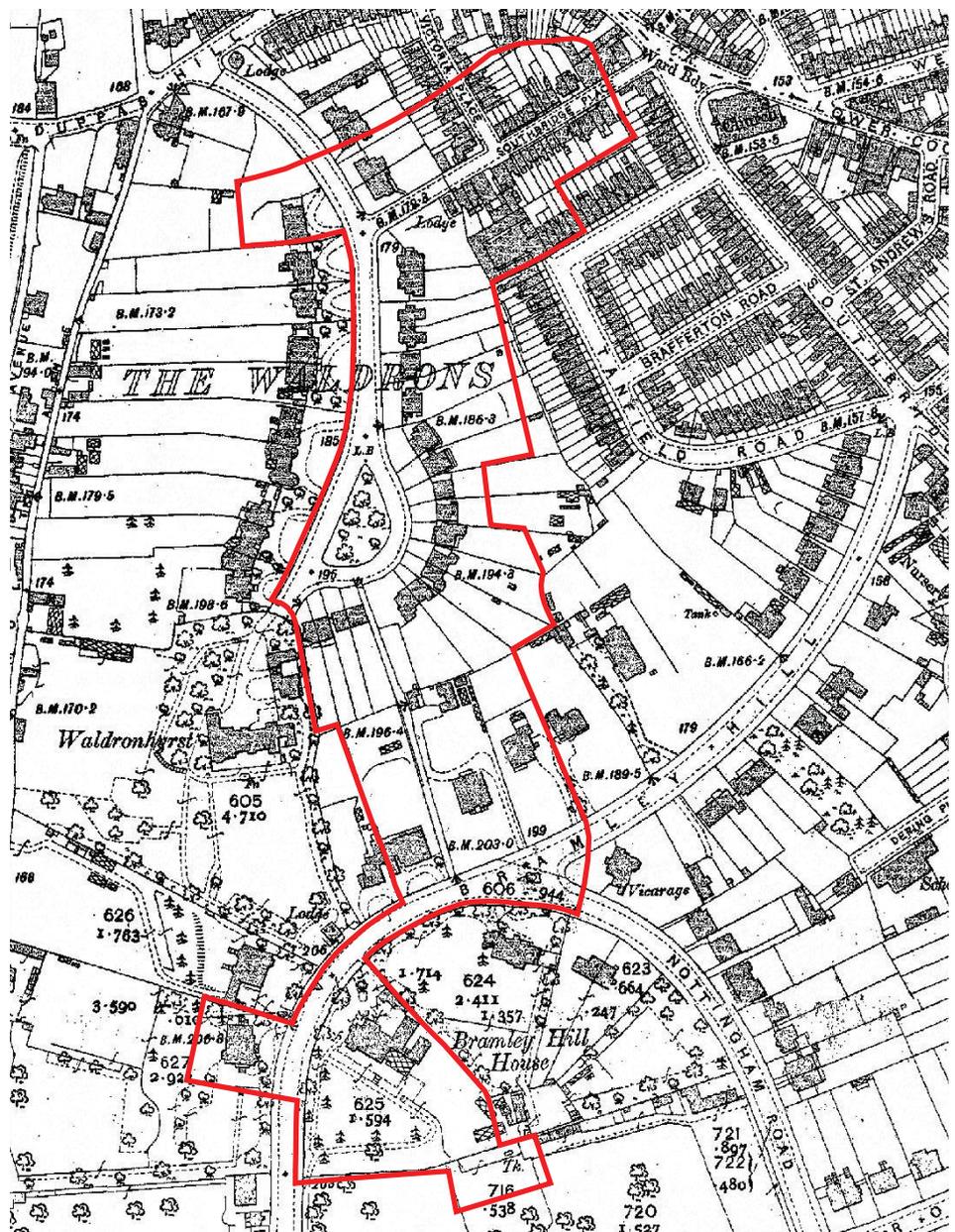


Historic photograph from the top of Southbridge Place, date unknown

2.2.6 From the 1860's larger mansion blocks developed south of The Waldrons in Bramley Hill. Bramley Hill House, now demolished, was also situated in this area, with a stable and coach house nearby (see map 4). Further change occurred throughout the C19th, most notably with the construction of much terraced housing to the east of The Waldrons (see map 5).

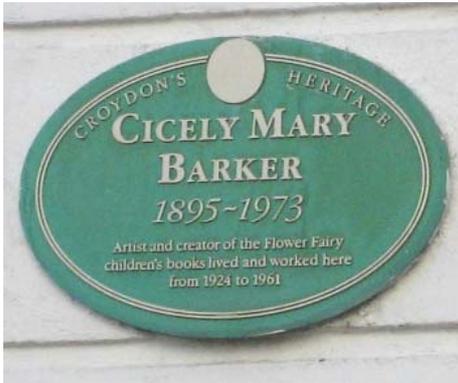
2.2.7 In the 1930's Bramley Close was developed as an enclosed cul-de-sac of modest detached houses set on a private road (see map 6). In 1970s the west side of The Waldrons were redeveloped with the exception of number 34, which is the only surviving Victorian building on this side of the road.

2.2.8 The area is associated with several notable individuals. Cicely Mary Barker (1895-1973), the artist and creator of the Flower Fairy children's books, lived and worked in 17 and later 23 The Waldrons. Cicely attended the Croydon School of Art and was living in The Waldrons when she began



Map 5. 1910 Ordnance Survey, showing the development of the area, in particular to the east of The Waldrons - the red line indicates the current conservation area boundary

to create the Flower Fairies. A plaque outside 23 The Waldrons commemorates her time in the area.



Plaque for Cicely Mary Barker located at 23 The Waldrons

2.2.9 The area is also associated with Mr William Cuthbert Johnson, who was one of the earliest members of the Local Board of Health and an advocate of the Health Act. He lived in a now demolished house to the south entrance of The Waldrons called Waldronhyrst, after which the current road is named.

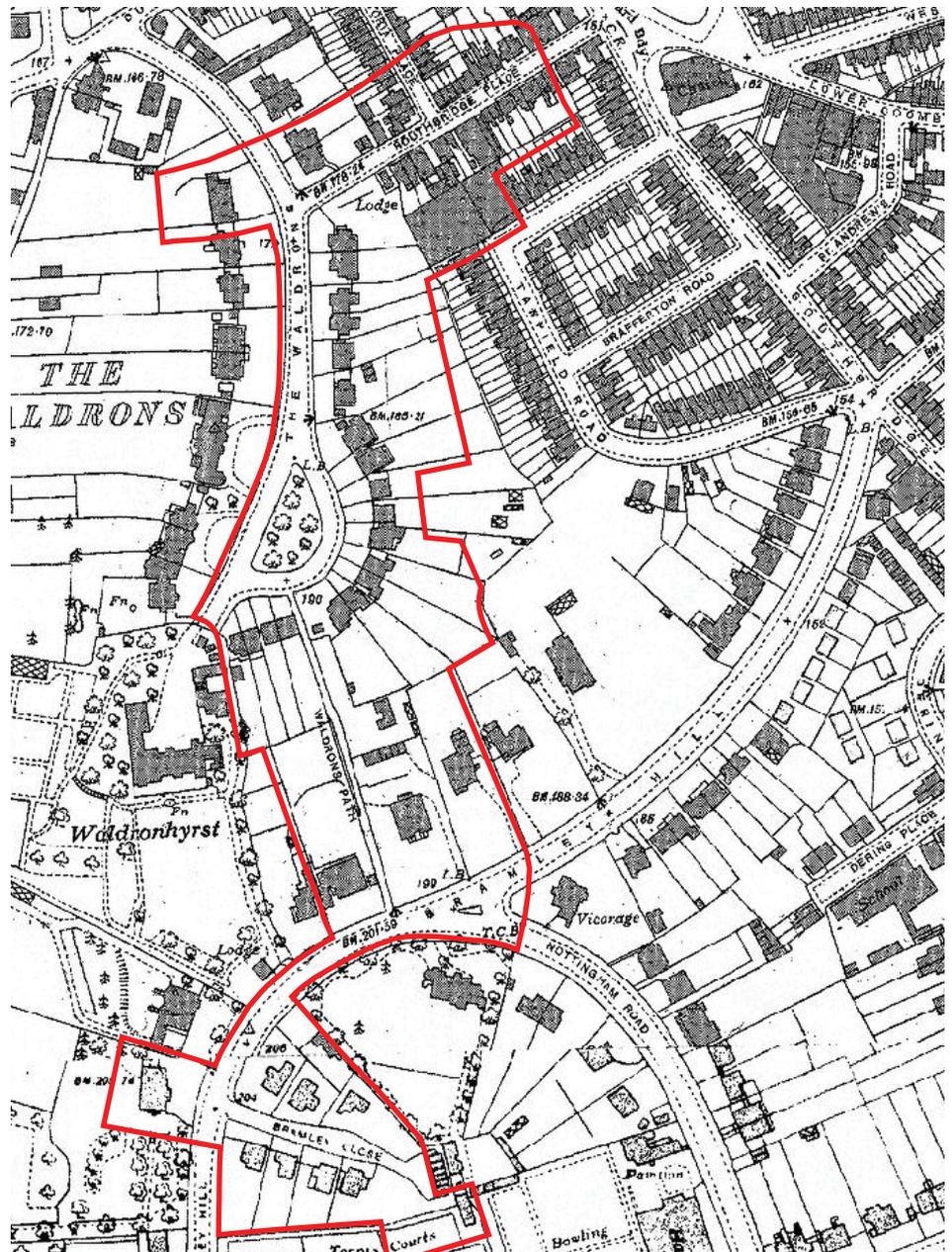
2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 The conservation area is located within the South End Archaeology Priority Zone (APZ) indicating a high likelihood of archaeological interest below ground (see map 7). APZs are designated to help protect archaeological remains that might be affected by development. Please see section 4.5 of the *Conservation Area General Guidance* for further information.

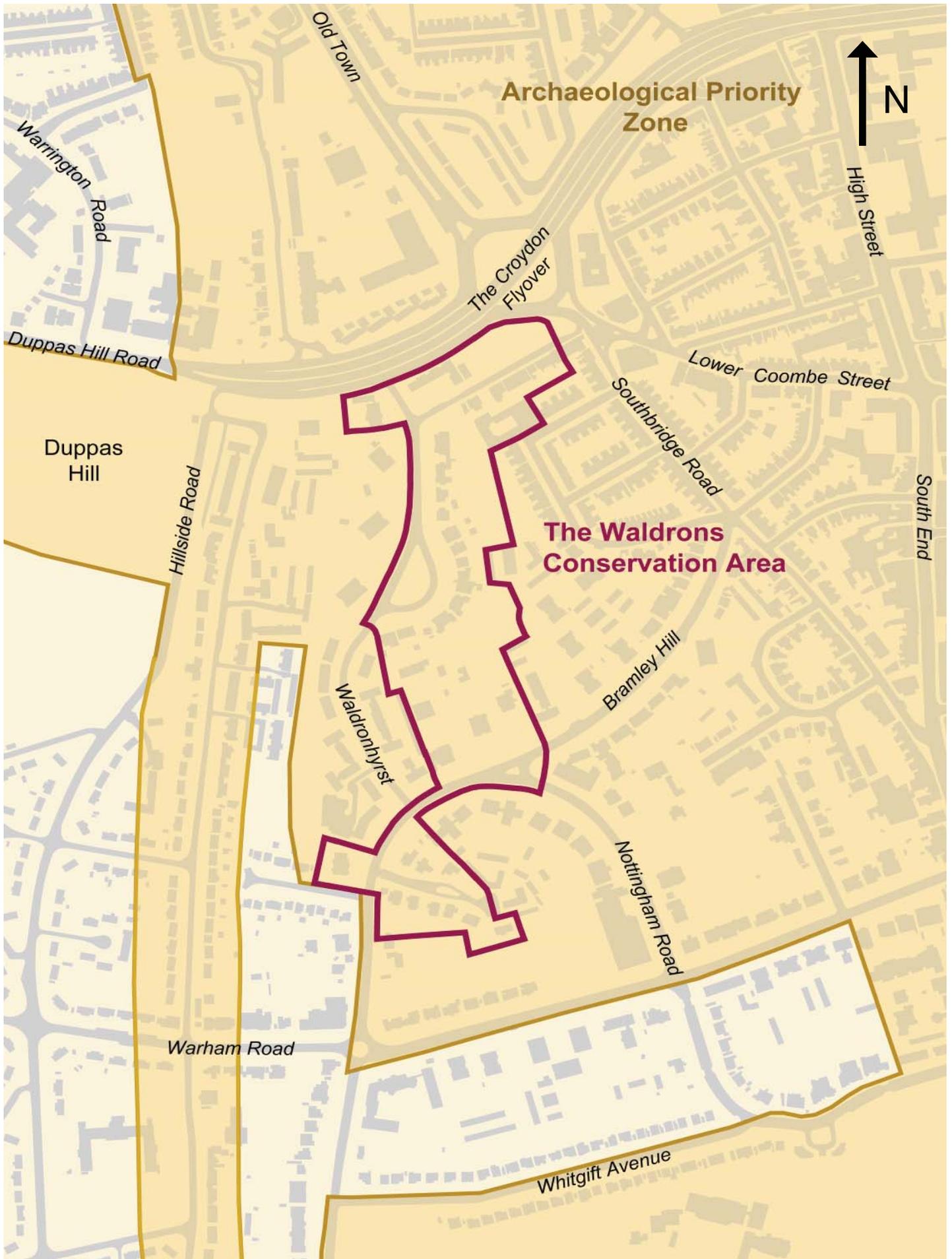
2.3.2 Details of archaeological finds in the area, including grid references of their location, are held by the Greater London Historic Environment Record, managed by English Heritage (see Appendix for details).



Historic photograph looking south from the top of The Waldrons



Map 6: 1940 Ordnance Survey - the red line indicates the current conservation area boundary



Map 7. The location of the conservation area boundary within the South End Archeological Priority Zone

3.0 TOWNSCAPE CHARACTER

3.0.1 Townscape is the arrangement and appearance of buildings, spaces and other physical features in the built and natural environments.

3.1 LAYOUT AND PLAN FORM

3.1.1 The conservation area's polymorphous shape and layout is largely defined by the survival of Victorian buildings and the curved roads of The Waldrons and Bramley Hill. The streets have a mixed character and appearance as a result of the varied architecture and winding street layout that emphasises the area's spacious character. Other than the central grassed open space in The Waldrons and the wide road side verges there is no usable public space in the conservation area.

3.1.2 The concurrent development of The Waldrons Villas has resulted in the attractive uniform appearance of this part of the conservation area. Other areas have developed in a number of distinct phases, apparent in the modern-day townscape. Houses are generally set back from the road within their plots, though the distance of this set back varies between character areas (see map 1). Houses in The Waldrons Villas character area are set back on average between 9-13m.

3.1.3 Street widths vary between character areas: Southbridge Place is a narrow road and pavement. Waldrons Path is a pedestrianised pathway between 3-4m in width and Bramley Close is a relatively narrow private cul-de-sac. The Waldrons Villas and Bramley Hill character areas have a more spacious feel, with wide pavements and houses generally set back from the road with large front and rear gardens.

3.2 DENSITY AND LAND USES

3.2.1 Compared to the surrounding area, the density of housing in the conservation area is generally low. Due to the nature of historic development the average plot size in The Waldrons Villas and Bramley Hill character areas is much larger than that in the Southbridge Place character area. In The Waldrons Villas character area houses occupy almost the complete width of the plots but with large back gardens extending at an approximate ratio of between 1:4 to 1:8. Plots in the Bramley Hill character area are generally more spacious on all sides, with houses set in the centre of their plots. In the Southbridge Place character area buildings occupy either all or almost all of the complete plot width with small back gardens.

3.2.2 As of 2012 land uses in the conservation area are predominantly residential. Most of the large houses, originally single family dwellings, have since been divided up into flats. A wider variety of land uses exists in the Southbridge Place character area: although buildings are mostly in residential use, the Victoria House Educational Psychology Service is a special needs educational unit, Southbridge House is a contemporary office building and the large plot around Rathbone Square contains a warehouse used, in 2012, for light industrial purposes, an auction house and offices. The former Cricketers Arms Public House has been converted into flats.

3.3 MASSING

3.3.1 The effect of the grouping of houses in The Waldrons Villas character area is distinctive, as a result of the angular building forms with a combination of pro-

jecting and recessing elements arranged in a harmonious formation around a crescent of open space.

3.3.2 General massing of character areas:

- The Waldrons Villas: three storey buildings, with an additional lower ground floor level.
- Southbridge Place: two to three storeys, smaller scale features.
- Bramley Hill: three, occasionally four, storey detached buildings, largest scale of housing types present in the area.



Building massing in the Southbridge Place character area



Building massing in The Waldrons Villas character area



Typical building massing in the Bramley Hill character area

3.4 TOPOGRAPHY

3.4.1 The topography and road layout work together to provide attractive views through and out of the conservation area (see map 8). There is a significant change in levels along Southbridge Road, where the road slopes down west to east). There is also a moderate drop in land levels along The Waldrons from south to north. There is also gentle sloping down to the east and west from the junction off Nottinghampoint of Bramley Road contained within The Waldrons Conservation Area.

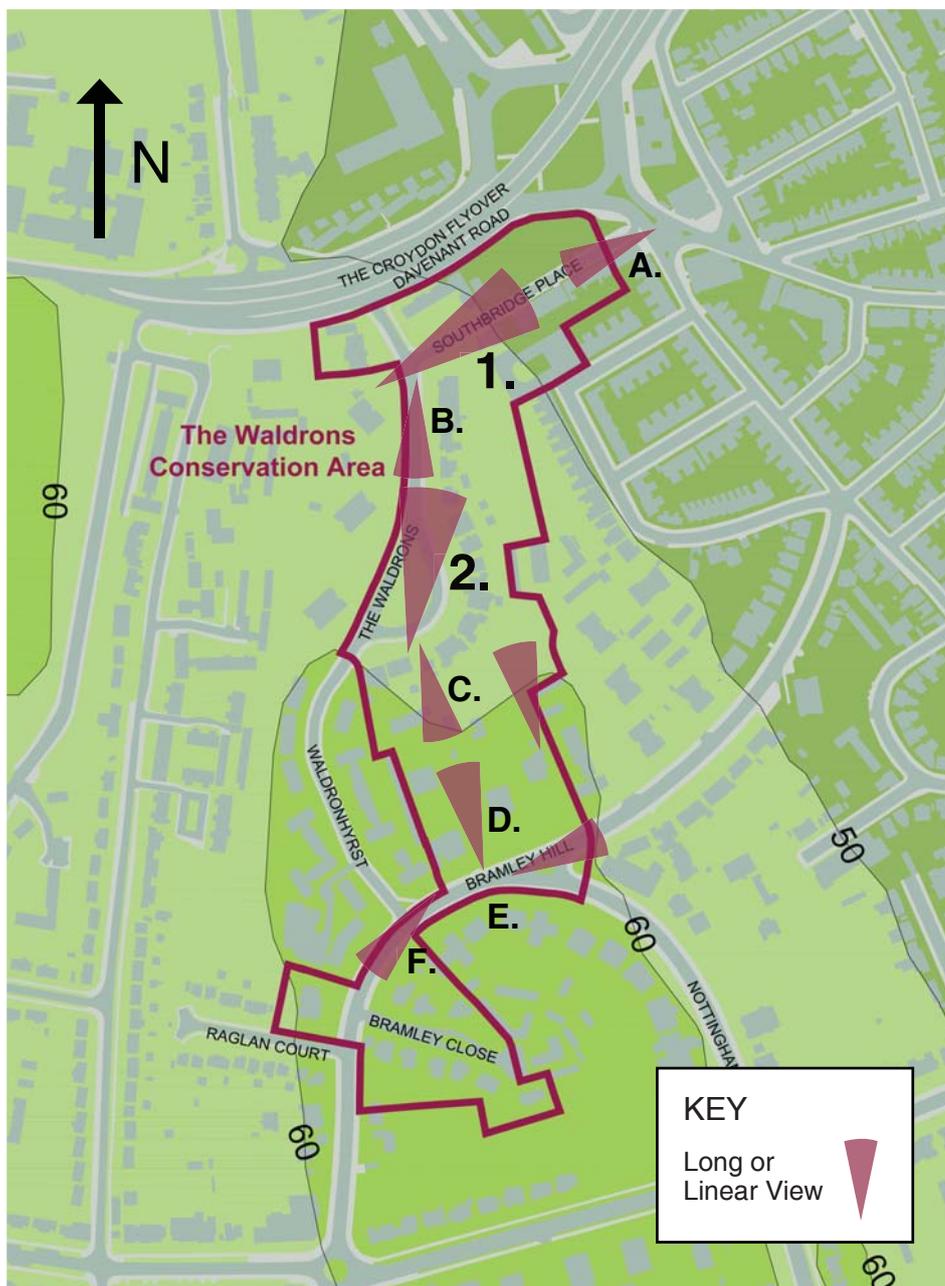
3.5 VIEWS

3.5.1 A variety of attractive views exist in the conservation area, largely due to the varied topography (see map 8). There are two key long views within the area: 1. At the top of Southbridge Place looking towards Croydon's town centre; 2. At the north entry point to The Waldrons Path looking down The Waldrons.

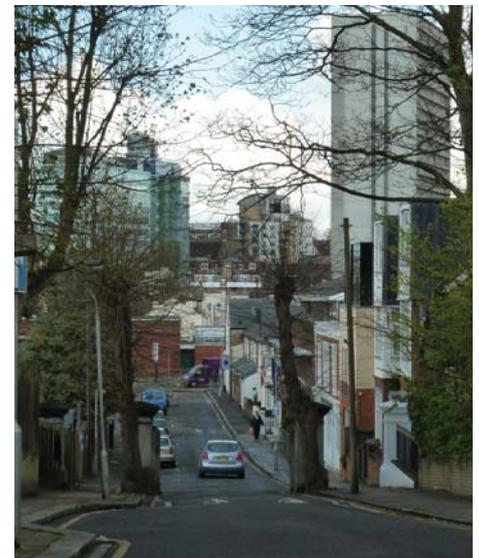
3.5.2 Sequential short views, which lead you from one place to another within the area, are

also present. For example: from the bottom of Southbridge Place you see through to the entrance of The Waldrons (A), on entering The Waldrons looking south you then see through to the central open space (B) and from the crescent you can see along Waldrons Path to Bramley Hill (C). This can be experienced in reverse (D-A).

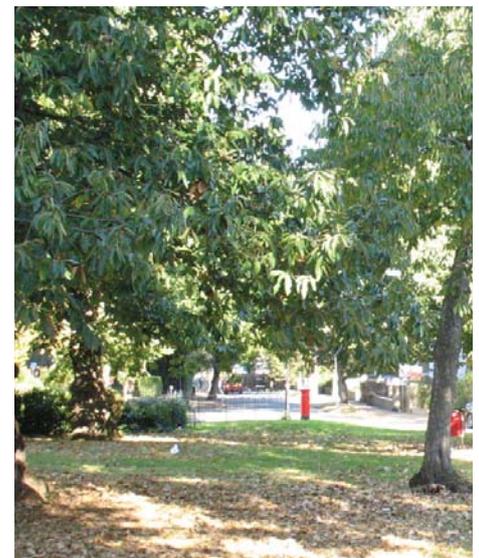
3.5.3 Mid-long views are also present on Bramley Hill, due to the area's topography (E and F).



Map 8. Topography and views within and without The Waldrons Conservation Area



View of Croydon's town centre from the junction of Southbridge Place and The Waldrons (View 1.)



View north from the junction of Waldrons Path and The Waldrons, partly blocked by vegetation in summer months (View 2.)

4.0 STREETScape CHARACTER

4.0.1 Streetscape is the outward facing visual appearance and character of a street or locality.

4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 The public realm in The Waldrons Conservation Area is generally of a high quality, with a semi-rural character as a result of the wide winding roads with houses well set back from the road combined with an abundance of planting and mature trees. The quality of the footways in the conservation area is generally good. The grass verges on The Waldrons make a valuable contribution to the area's character and should be retained. There are also attractive kerbs to the pavement in The Waldrons. Open spaces vary between character areas according to the road layout or pathway and positioning of houses within their plots. The central open space is the crescent shaped green island, bounded from the road on the west side by decorative wrought iron railings (introduced by the Council in the 1990's) and a double kerb pavement on the east side. This central open space has been present since the road and plots were laid out in the 1850's.

4.1.2 Private front gardens are present throughout the conservation area, apart from in the Southbridge Place character area, and contain much planting and many mature trees. Low-level walling with substantial moulded gate piers and other attractive boundary treatments are common features. Well kept front gardens with a good presence of landscaping and planting enhance the conservation area's overall character and streetscape quality and have a positive impact on the area's public realm.



Open space in The Waldrons Conservation Area



Wrought iron railing in The Waldrons Villas character area, the design of which is based on a fern uncurling, inspired by the work of Cicely Mary Barker



Ironwork boundary treatment in The Waldrons Villas character area

4.1.3 An historic brick and flint wall runs down the south side of Waldrons Path, which is in a mixed state of repair. The front gardens of two cottages, The Coach House and The Gables, face directly onto the path and directly impact on its character.



Stone balustrade low walling at Bramley Close

4.1.4 There is a more urban feel to the public realm of the Southbridge Place character area with less greenery and asphalt pavements.

4.1.5 For further information on standards and guidance set for Croydon's public realm please see the Croydon *Public Realm Design Guide* (see Appendix for details).



Historic flint wall on Waldrons Path

4.2 STREET FURNITURE

4.2.1 Some of the street signs in the area, notably on Southbridge Place, are currently in a poor state of repair. Some traditional style street furniture is present, including a free-standing red letter box on The Waldrons and one set into a brick wall on Bramley Hill (see photos). At the junction of Bramley Hill and Nottingham road there is a historic iron-work sewer ventilation shaft, concealed partly by a clump of trees. There are also several historic road signs present, for example at Bramley Close. The central open space is enclosed by decorative iron railings (see photo) which add interest to the conservation area.

4.3 GREENERY AND TREES

4.3.1 A significant number of mature trees on both public and private land are present, as well as soft landscaped pavement areas. Some tree pits on The Waldrons have attractive detailing present (see photo). Other areas of attractive vegetation include the overhanging trees and greenery from private residential gardens abutting Waldrons Path. Other smaller areas of planting also enhance the verdant character of the area, for example the small island of trees and shrubs at the junction of Nottingham Road and Bramley Hill. Within Bramley Close there is also a shrubbery historically known as 'The Spinney'. Southbridge Place contains little greenery or street trees apart from a few near the entrance posts to The Waldrons. Conservation Area status gives additional protection to trees contained within its boundary. For further information please see sections 5.14 and 7.3 of the *Conservation Area General Guidance*.



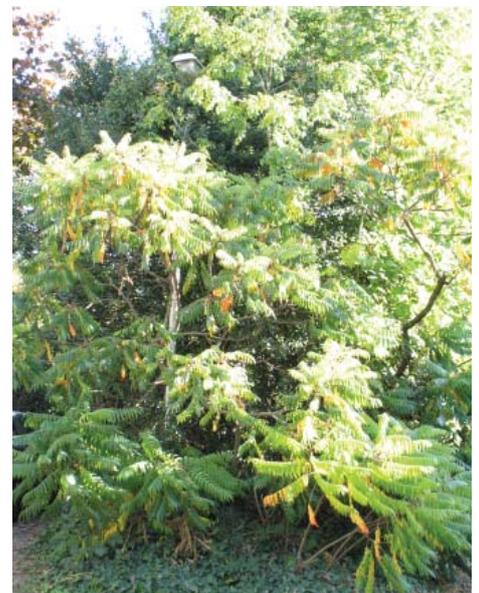
Traditional style post boxes on The Waldrons and Bramley Hill



Traditional style road sign



Attractive detailing to tree pit



Trees and planting in The Waldrons Conservation Area

5.0 ARCHITECTURAL CHARACTER

5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 The architectural character of the area is defined by its high quality Victorian architecture, and its buildings demonstrate a mixture of styles and typologies. Architectural character varies between each character area, although all contain buildings of a high architectural quality, described in Pevsner's Buildings of England series as 'broad-eaved, stucco trimmed Italianate mansions on the grandest scale'.¹

5.1.2 Architectural styles present in the area include neo-Classical, Gothic Revival and Vernacular styles. Most buildings within the conservation area are of a high architectural quality and many are locally listed. Typologies include villas, lodges, terraced houses and cottages. The predominant housing types in the area are large detached and semi-detached villas, with private rear and front gardens.

5.1.3 The Waldrons Villas character area is the most architecturally consistent. It contains houses of a broadly similar aesthetic all designed in the Classical style and almost all built at a similar time. Many corresponding design and decorative features are present, listed in section 5.3.

5.1.4 On Waldrons Path there are two attractive cottages, each distinctive in style and design. This path leads to Bramley Hill where larger mansions of a high architectural quality are present.

5.1.5 Houses in Bramley Close, developed in the 1930's, are more modest in terms of scale and design compared to those

in other character areas, with the exception of two locally listed C19th Gothic Revival style houses of a high architectural quality. Other high quality Victorian buildings are present in the conservation area on Bramley Hill.

5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 Please see map 9 on the following page.

A) LOCALLY LISTED BUILDINGS

5.2.2 Twenty-eight buildings in the conservation area are on Croydon's Local List of Buildings of Architectural or Historic Interest. These buildings have a significant level of local value and make a positive contribution to the special character of the conservation area. Demolition of these buildings is considered to constitute substantial harm and there is a presumption in favour of their retention.

B) POSITIVE UNLISTED BUILDINGS

5.2.3 Other buildings positively contribute to the conservation

area's overall character and appearance. Demolition of these buildings is also considered to constitute substantial harm. Special attention should be paid towards preserving important historic features present on these buildings.

C) NEUTRAL BUILDINGS

5.2.4 Several buildings in the area do not positively contribute nor actively detract from the area's special character. In principle, redevelopment of these sites will not be resisted, provided the proposed replacement building is in line with relevant planning policy and of a high quality design consistent with the area's special character.

D) BUILDINGS THAT DETRACT FROM THE AREA'S SPECIAL CHARACTER

5.2.5 Some development detracts from the character and appearance of the conservation area. In principle, redevelopment of these sites will not be resisted, provided replacement proposals are of a high quality design that will make a positive contribution to the conservation area.

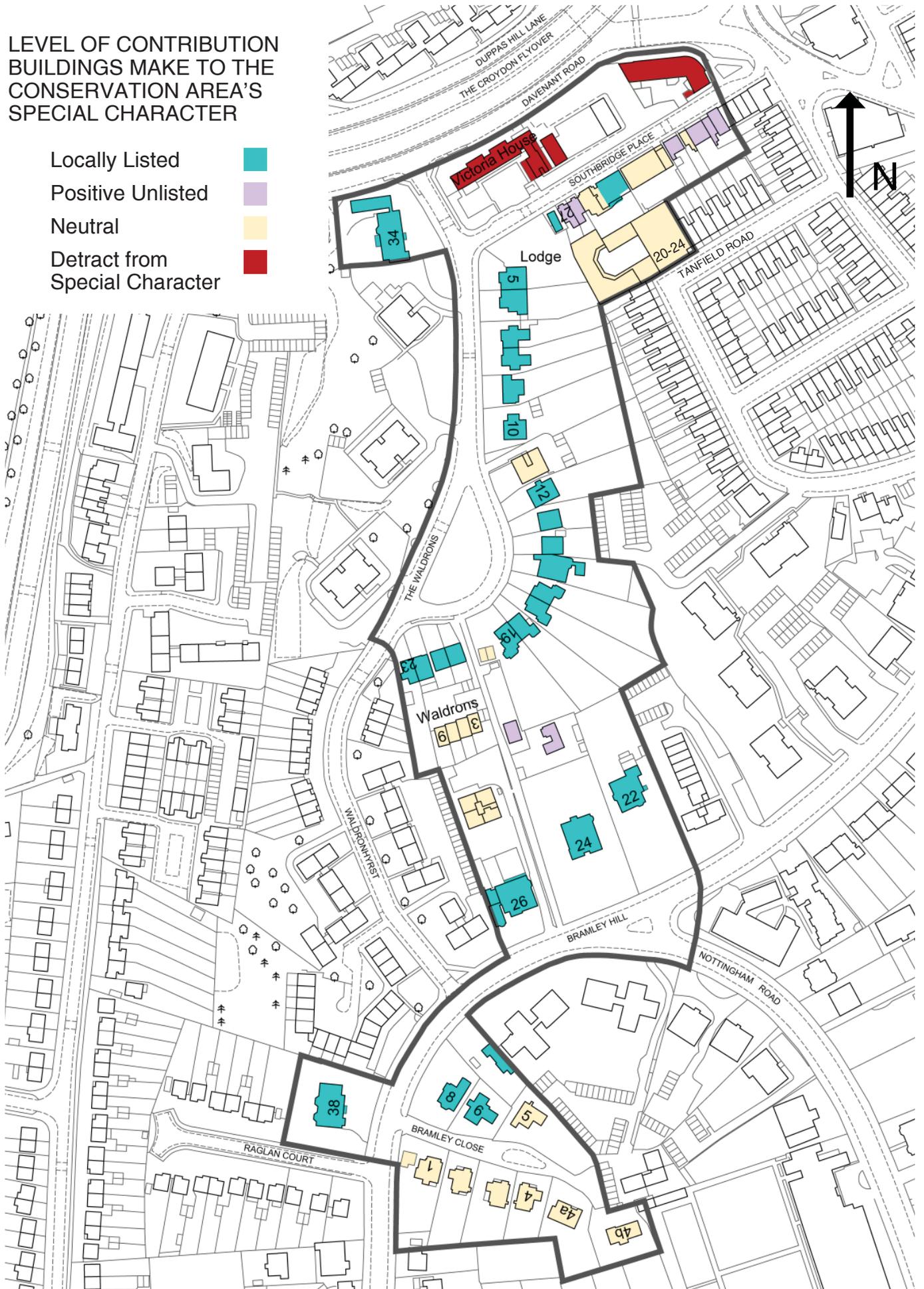


Buildings in The Waldrons Villas character area

1. Cherry and Pevsner, *London 2: South*, 1983

**LEVEL OF CONTRIBUTION
BUILDINGS MAKE TO THE
CONSERVATION AREA'S
SPECIAL CHARACTER**

- Locally Listed
- Positive Unlisted
- Neutral
- Detract from Special Character



Map 9. The contribution of buildings to the special character of The Waldrons Conservation Area

5.3 KEY ARCHITECTURAL FEATURES AND MATERIALS

5.3.1 Though there is variation in style, form and layout of buildings throughout the conservation area, there are discernible groupings of buildings displaying similar key architectural features and common building materials. This is most obvious in The Waldrons Villas character

area. These key features and materials are listed in the boxes below with a separate box for the Waldrons Villas character area due to its uniform character and consistent features.

5.3.2 The table below lists general key architectural features and building materials found in the conservation area:

THE WALDRONS VILLAS

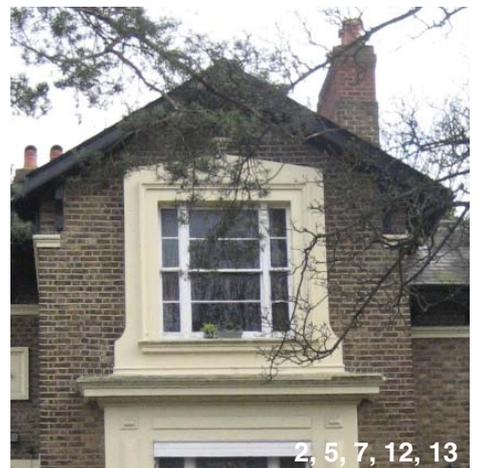
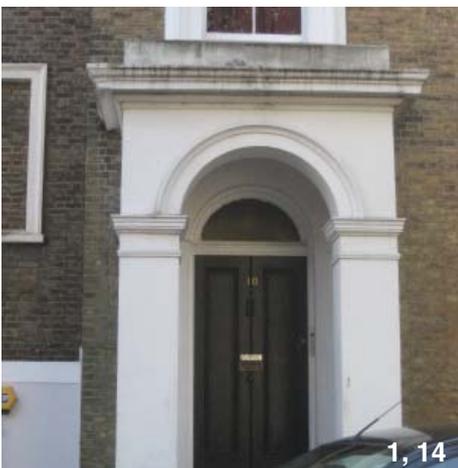
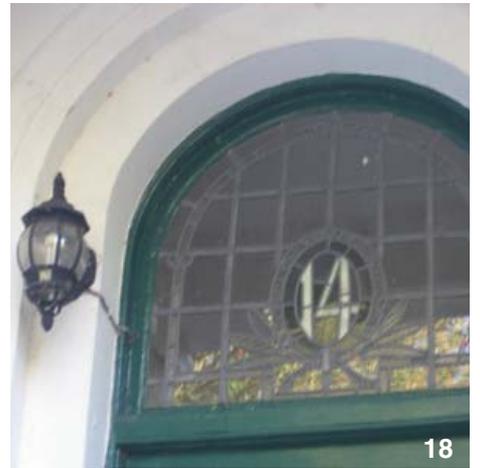
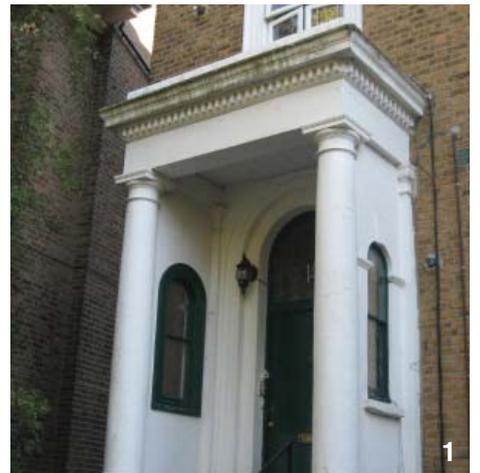
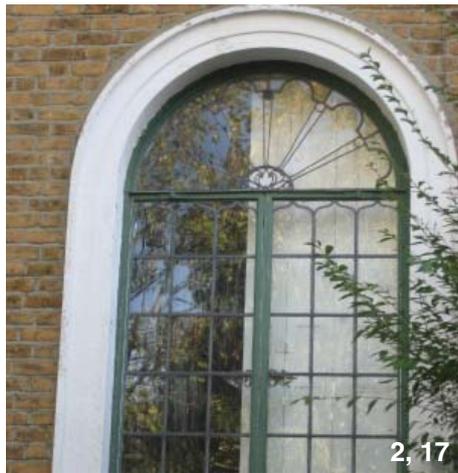
KEY ARCHITECTURAL FEATURES²

1. Bold entrance arches and recessed porches, often with steps leading up to them
2. Heavy set decorative mouldings around windows and doors
3. Decorative keystones
4. Decorative window boxes
5. Prominent chimney stacks
6. Sash windows, sometimes with arched window openings
7. Multi-pane windows with mullions
8. Brackets
9. Quoins
10. Voussoirs
11. Stucco rustication

COMMON BUILDING MATERIALS

12. London stock bricks
13. Stone / Stucco detailing and dressings
14. Timber window frames / doors
15. Slate tiles
16. Render as part of original house designs
17. Iron work for window boxes and railings
18. Leaded details in windows

2. Please see the glossary of relevant terms in *Conservation Area General Guidance*



SOUTHBRIDGE PLACE / BRAMLEY HILL

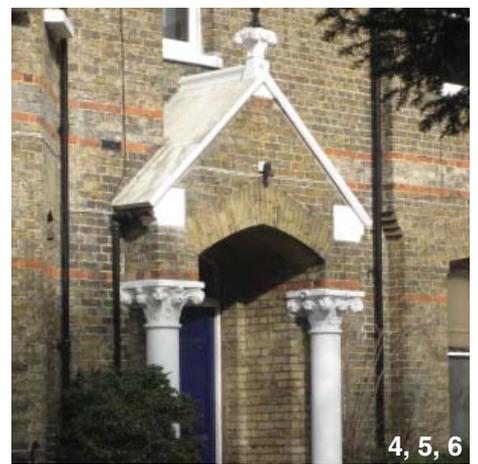
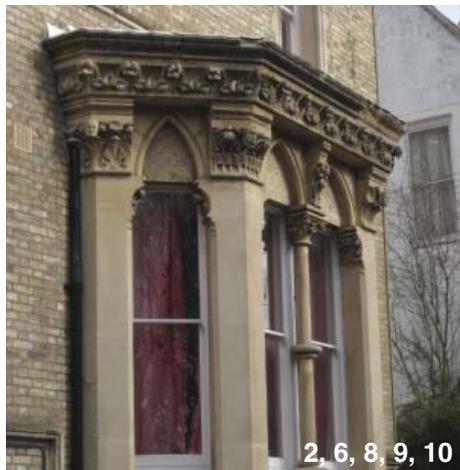
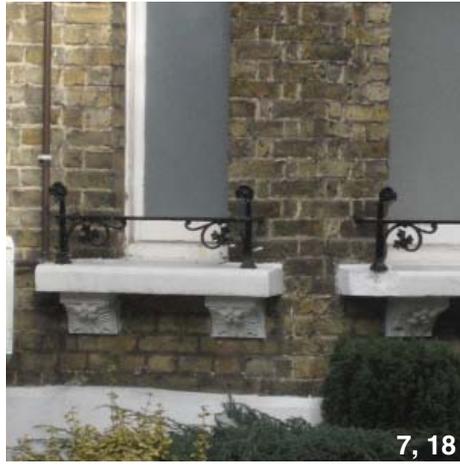
KEY ARCHITECTURAL FEATURES³

1. Prominent chimney stacks
2. Sculptural detailing
3. Quoins
4. Decorative bands and string courses
5. Prominant porches
6. Decorative mouldings around windows and doors, often including columns or pilasters and capitals
7. Projecting window sills supported by brackets
8. Bay windows
9. Sash windows
10. Pointed Gothic-style arches

COMMON BUILDING MATERIALS

11. London stock bricks
12. Weatherboarding
13. Flint
14. Clay chimney tiles / chimney pots
15. Slate / clay roof tiles
16. Timber windows / doors
17. Stone / Stucco detailing and dressings
18. Iron work - window boxes and railings

3. Please see the glossary of relevant terms in *Conservation Area General Guidance*



6.0 CHARACTER AREAS

6.0.1 The purpose of this section is to expand on the statement of special interest in section 1.6 and to assess and analyse individual characteristics and prominent features of each character area, as identified in section 1.7, that particularly contribute towards the area's special character.

6.1 THE WALDRONS

Locally listed: 5-10, 12-23 and 34 The Waldrons

6.1.1 The Waldrons consists of a visually consistent cluster of detached and semi detached Victorian villas of a high architectural quality arranged in a picturesque setting. Most of the houses (11-23) are set in a crescent formation around the central open space that acts as the heart of the conservation area. As a group the buildings are of significant heritage value. With the exception of number 11, all the buildings in the character area are locally listed (see map 6).

6.1.2 Many of The Waldrons villas display a high concentration of the key architectural features outlined above in Section 5.3, most notably stone or stucco quoins, arched ground floor windows and bold entrances with steps leading up to elaborate porches. While the group is unified by the use of Classical architectural vocabulary and proportions, most houses have an individual character, achieved through a variation in form, composition and architectural features. There is a striking visual contrast between the common exposed brick walling and stucco mouldings; other materials including decorative ironwork provide further interest. Many arched windows, mostly at ground floor level, also provide visual contrast and

further architectural interest to the villas.

6.1.3 Numbers 5-8 are two pairs of semi-detached houses, almost identical in appearance. Compositionally these buildings form an interesting line of projections and recessions, further articulated by the heavy mouldings present around windows and doors. Of particular interest are the decorative ironwork window box railings at upper ground floor level, present on all four houses, and the variety of windows present.

6.1.4 Numbers 9-10 and 12-13 are detached properties of either two or three storeys in height and are of a high architectural quality with characteristic features present. Number 11 is the only modern infill property in The Waldrons Villas and the conservation area's architectural character is referenced in its design.

6.1.5 The design of numbers 14 and 15 is similar to that of number 13, and it is likely that all were designed and built concurrently. 14 and 15 contain interesting green painted timber framed windows and leaded comes. All three properties have bold projecting entrance arches. Number 15 has unusual Art-Deco style iron railings installed between gate piers.

6.1.6 16-23 are four pairs of semi-detached properties. 16-17 are a symmetrical pair of a simple design both with arched windows and windows with lugged or eared architraves (also found on number 12, 14 and 18-19).

6.1.7 18-19 The Waldrons are the most visually distinctive pair of houses in this character area through the display of architectural features including



7-8 The Waldrons



11 The Waldrons



12 The Waldrons



16-18 The Waldrons

the blocked architraves around windows and doors (also known as 'Gibbs Surrounds', after the architect), rustication, dentilled eaves, arched windows and windows with lugged or eared architraves. No. 19 has a front projecting gable that resembles a pediment form and is distinguished by a prominent three storey tower topped by a weathervane.

6.1.7 20-23 are two symmetrical pairs of a similar character and composition of features. Both pairs of houses feature distinctive three light windows with decorative stucco moulding at ground and first floor level.

6.1.8 Number 34 is the only remaining, though badly damaged, Victorian building on the west side of The Waldrons. Originally built as a house, it has also been used as a school and as the headquarters of the Croydon Sea Cadets from 1947-2008 (see sections 7.2 and 9.2).

6.1.9 The impact of the large blocks of flats on the character of the conservation area is reduced to some extent by the planting and positioning of the blocks well set back from the road.



22 - 23 The Waldrons

6.2 SOUTHBRIDGE PLACE

Locally listed; 88 and 94 Southbridge Place, The Lodge and the former Cricketers Arms

Unlisted positive buildings: 1, 1a, 3, 7, 21-23 (odd), 25-27 (odd) Southbridge Place

6.2.1 The Southbridge Place character area acts as a gateway road leading up to The Waldrons Villas. The top of the road is distinguished by the gate piers in front of the Lodge, the entrance to the former private housing estate. The area consists of an eclectic mix of building types, ages and styles, including detached and semi-detached villas, as well as blocks of flats. A row of mostly terraced or closely spaced two or three story buildings runs along the road's southern edge. The road is shielded from the Croydon Flyover by the tree-lined northern pavement and the buildings behind, the Victoria House Educational Psychology School and a recently constructed block of fourteen flats on the corner of Davenant and Southbridge Roads.

6.2.2 Buildings on the south side of the road vary in character and appearance but are almost all of architectural merit and include several locally listed buildings and others that make a positive contribution to the character of the conservation area (see map 6, p.17). Of particular interest and significance is the flint faced Lodge.

6.2.3 The former Cricketers Arms public house, now converted for residential use, is a high quality building, with Classical-style detailing including an entablature and quoins. The building's original character was broadly retained when it was recently converted into flats with a large side extension built to fill



Flint Lodge



Attractive railings outside the Lodge



The former Cricketers Pub



Weatherboarded house on Southbridge Place

the former car park next to 25 Southbridge place.

6.2.4 Other buildings in the Southbridge Place character area display interesting architectural features that contribute to the overall character of the conservation area, including the bay windows on numbers 1 and 3 and decorative window surrounds on numbers 25 and 27. However the roof extensions to the latter properties are visually intrusive and detract from the character of the area.

6.2.5 Some boundary treatments provide interest to the streetscape, including the balustraded front garden wall at number 3 and the decorative ironwork gates and railings in front of the Lodge.

6.2.6 The conservation area also includes a commercial site at 20-24 Tanfield Road (Rathbone square), which is a historic entity, present on the current site since as early as 1890. As of 2012 the site is currently classed for use as a warehouse for light industrial purposes, offices and an auction house. The facade of the entrance building (20-24 Tanfield Road - see photo) is an attractive building that stands out from the surrounding Victorian terraced housing, built between 1933 and 1940 in an Art Deco style.

6.3 BRAMLEY HILL

Locally listed: 22-26 (even), 31 and 38 Bramley Hill, 6 and 8 Bramley Close

Unlisted positive buildings: The Coach House, The Gables, Hawthorn Cottage

6.3.1 Waldrons Path is a pathway that leads from The Waldrons to Bramley Hill; the rear of numbers 17-21 The Waldrons are clearly visible from this path.

Waldrons Path contains two cottages, The Gables and The Coach House. The Gables and the Coach House are different in style to the buildings along The Waldrons, but add variety and depth to the character of the conservation area; they contribute to its semi-rural character. There is also a row of garages along the western side of the path; these garages have a neutral impact on the conservation area.

6.3.2 The Bramley Hill character area contains several large scale buildings. Most houses in this area are Victorian apart from 1-5 Bramley Close, developed in the 1930's. Since the conservation area's designation some modern development has occurred behind 26 Bramley Hill. These developments have not had a significant impact on the conservation area's character and appearance as they are well hidden from the road.

6.3.3 Number 22, once a Vicarage, and 24 are set back further from the road than adjacent buildings, partly hidden behind mature trees, planting and high walling. Number 22 is of London stock brick in a Classical style with a Doric porch and a shallow hipped slated roof with wide eaves supported by wooden brackets and is hidden behind a high wall and trees. Number 24 is large and built of red London stock brick. Key features include the balustraded balcony at first floor level, running the full width of the house, and cast iron double flight of steps by the central entrance.

6.3.4 Number 26 (including Hawthorn Cottage) is also set back from the road and is of a high architectural quality. The main house has an imposing columned entrance.



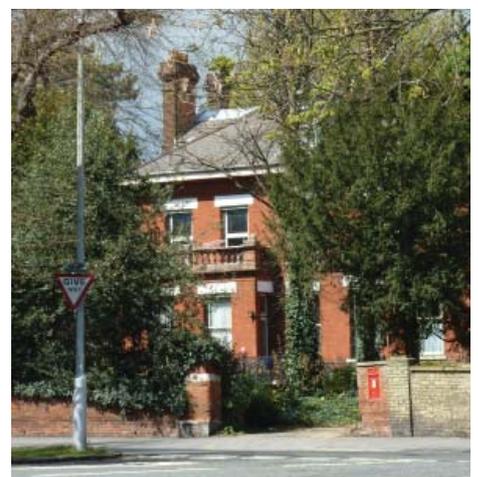
The Art Deco style entrance to 20-24 Tanfield Road (Rathbone Square)



The Coach House, Waldrons Path



26 Bramley Hill and Hawthorn Cottage



24 Bramley Hill

6.3.5 Numbers 31 and 38 Bramley Hill (see photos) are both of architectural significance. Number 38 is a large detached building that has been refurbished for use as flats. Number 31 is a more modest scale lodge house that was once the coach house to the now demolished Bramley Hill House. The property includes an attractive low walled front boundary treatment, with iron gates. The building itself includes a large chimney, quoin detailing, a pitched roof and timber sash windows.



31 Bramley Hill



38 Bramley Hill

6.3.6 Bramley Close is an enclosed private road with gravel surfacing. 6 and 8 are built in the Victorian Gothic style and are of exceptional architectural merit, unique in the context of the conservation area. Historic maps indicate that the original building was separated after 1910 into two dwellings. The house was built in the second half of the 19th century, by Charles Henman senior, the father of the architect of Croydon Town Hall. The design of these two large houses has strong composition, form and detailing, and comprise a number of architectural features and detailing, including pointed arches, figurative and non-figurative sculpture, finials, and roundels in the gable ends (see section 5.2) Number 6 includes a lion's head where rainwater from the roof drops into a drain in its mouth.

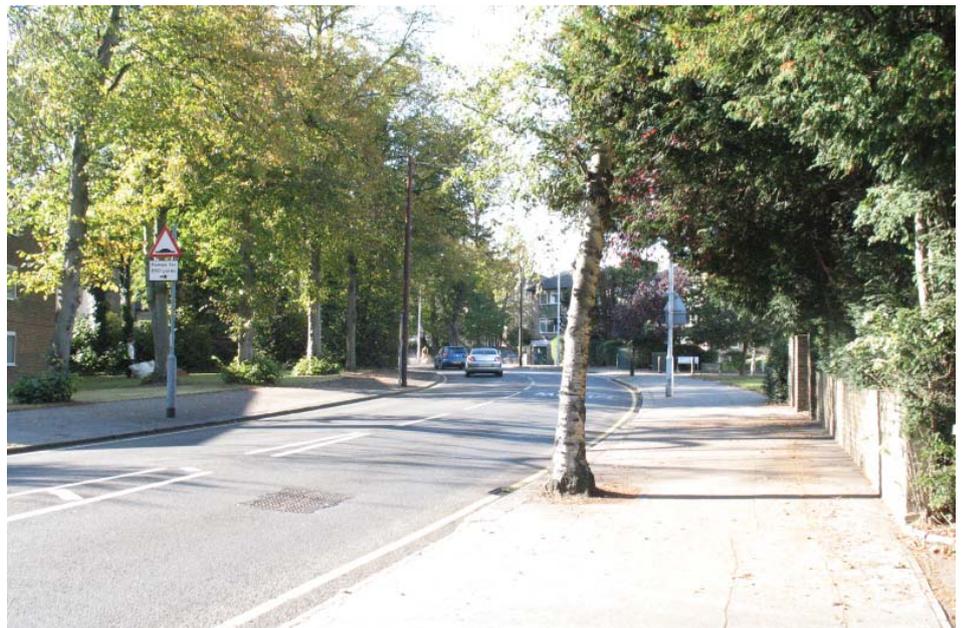


6-8 Bramley Close



Stone carved window 6 Bramley Close

6.3.7 The houses on the rest of Bramley Close are a more modest set of 1930s and later C20th buildings that make a neutral contribution to the conservation area's special character.



Bramley Hill streetscape, looking east

7.0 CONDITION AND THREATS

7.1 GENERAL CONDITION

7.1.1 Generally the conservation area is in a good physical condition. The public realm is of a good standard and most historic buildings retain their original character and many historic architectural features. Many larger properties in The Waldrons Conservation Area have been converted to flats or multiple occupancies, which has resulted in some unsympathetic changes made to buildings.

7.1.2 The residential tower blocks on the east of The Waldrons, outside of the conservation area boundary, detract from the its special character. The blocks of flats cannot be used as justification for future development proposals, either within the conservation area of affecting its setting, that do not respect the scale and character of The Waldrons Conservation Area.

7.1.3 Number 34 The Waldrons is currently in very poor condition (see sections 7.2 and 9.2). Other minor threats to the character and appearance of the conservation area include unsightly clutter in front gardens, for example several cars in a garden in The Waldrons Path that have been present for many years.

7.2 BUILDINGS AT RISK

7.2.1 Number 34 The Waldrons, a locally listed building, has been out of use since 2006. Following a serious fire at the end of 2010 and subsequent neglect the building is seriously at risk. The future of the site remains uncertain (see section 9.2).

7.3 KEY THREATS

7.3.1 While insensitive development can instantly harm the conservation area's special character, negative change can often occur incrementally

through alterations that do not require planning permission, or that occurred prior to the area's designation. The quality of the public realm also has an impact on the area.

7.3.2 The conservation area is under pressure from a number

of changes, which could result in threats to its special character and appearance. Existing and potential future threats are outlined in the box below, and are categorised as to whether they impact directly on buildings or the wider streetscape:

THREATS TO BUILDINGS

1. Partial or total demolition of historic buildings
2. Subdivision of historic building plots
3. Poor quality new development
4. Back-garden development, including outbuildings
5. Poorly designed and / or oversized roof, front, rear and side extensions
6. Loss of historic architectural features
7. Introduction of new features and materials that detract from area's character
8. The use of non-traditional roofing materials
9. Loss of ironwork from window boxes and railings
10. Rendering, cladding or painting of brick elevations
11. Re-pointing of walls with cement mortar
12. Installation of poorly-sited renewable energy technologies and other building services
13. Poor maintenance

THREATS TO STREETSCAPE

14. Loss of front gardens
15. Loss of low-walling boundary treatments and other attractive railings and fencing
16. Lack of screened bin storage
17. Poor maintenance of buildings and front gardens
18. Accumulation of litter
19. Loss of trees and planting
20. Poor siting and upkeep of street furniture
21. Poor maintenance of the Waldron's Path flint wall
22. Erosion of grass verges caused by parking
23. Impacts of tall buildings affecting the conservation area's setting

MANAGEMENT PLAN



This Management Plan provides area-specific guidance on development, maintenance and enhancement in The Waldrons Conservation Area. It supplements and should be read in conjunction with Croydon's *Conservation Area General Guidance*, which provides general guidance for all conservation areas.

8.0 ADDITIONAL CONSIDERATIONS

8.0.1 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.

8.1 LOCALLY LISTED BUILDINGS

8.1.1 At present twenty-nine buildings in the conservation area are locally listed. For more information on the implications of local listing please see section 4.5 of the *Conservation Area General Guidance* and the *Locally Listed Buildings SPD*

8.2 ARTICLE 4 DIRECTIONS

8.2.1 The Appraisal identifies changes to properties in the conservation area that have resulted in a negative impact on its character and appearance, some of which are the result of permitted development. The Council maintains the right to serve an Article 4 Direction if it is deemed appropriate to protect the special character of the conservation area. For more information on Article 4 Directions please see the *Conservation Area General Guidance*, section 2.5.

8.3 BUILDING REGULATIONS

8.3.1 Please see section 8 of the *Conservation Area General Guidance*.

8.4 ENERGY EFFICIENCY

8.4.1 There are some retrofitting measures that can be explored to improve a building's energy efficiency. Please see section 9 of the *Conservation Area General Guidance* for detailed guidance.

8.4.2 In The Waldrons Conservation Area the installation of external wall insulation or photo-voltaic or solar thermal panels on roofscapes visible from the road are not considered to be appropriate measures. It is recommended that less obtrusive measures, including internal wall and roof insulation, the draft proofing of windows and doors and internal secondary glazing, are considered by property owners to improve the energy efficiency of their property.

8.5 ARCHAEOLOGICAL INVESTIGATIONS

8.5.1 As the conservation area is located within the South End Archaeological Priority Zone, archaeological investigations may be required for development that involves groundworks. Please see section 4.5 of the *Conservation Area General Guidance* for further information.



34 The Waldrons in 2012

9.0 DEVELOPMENT GUIDELINES

9.0.1 All development within The Waldrons Conservation Area must be in line with Croydon's Local Plan Policies and should preserve or enhance its special character. The guidance below addresses key threats and issues particular to The Waldrons Conservation Area identified in the Appraisal. Some common subjects, such as the siting of satellite dishes, TV aerials and solar panels, affect conservation areas across the borough and guidance is provided in the *Conservation Area General Guidance* and not repeated here.

9.0.2 The Council will investigate reports of unauthorised development (see section 7 of the *Conservation Area General Guidance*). As part of this Appraisal Process a full survey of the area as visible from the street has been made, which will be used as evidence when reviewing any reports of unauthorised development.

9.1 DEMOLITION

9.1.1 The demolition of buildings that are considered to make a positive contribution to the special character of The Waldrons Conservation Area will be resisted. Demolition of buildings will only be permitted where the building in question is identified as making only a neutral contribution to or detracting from the area's special character and it is certain that the proposed replacement scheme will be of a suitably high quality that will enhance The Waldrons Conservation Area. For further information please see section 5.1 of the *Conservation Area General Guidance*.

9.2 NEW DEVELOPMENT

9.2.1 General requirements for new development in conservation areas are outlined in section 5.2 of the *Conservation Area General Guidance*. There are limited development sites of a significant size in this conservation area.

9.2.1 Opportunities for development could result from either demolition of buildings that make a neutral contribution or detract from the area's character and re-development, or the conversion of existing properties. Any proposed scheme will be expected to be of a high quality design that enhances the character and appearance of The Waldrons Conservation Area. Important aspects of urban design, including height, scale, massing, building lines, and situation within plots must be carefully considered in all new development.

9.2.2 All new development within the Waldrons Conservation Area should:

- Be of a high quality design that respects and complements the area's special character
- Follow the established massing of buildings in each character area (see section 3.3.2)
- Follow the building lines present in each particular character area
- Respect the existing plot layout
- Preserve the current level of spacing between properties by siting new buildings away from site boundaries
- Apply high quality materials and detailing that respects the area's special character

A) 34 THE WALDRONS

9.2.3 Though there was evidence of neglect of the locally listed building from 2008 onwards, it suffered significant damage during a fire on New Years Eve 2010. Damage to the structure is ongoing due to the lack of protection against the elements. If, at all possible, the building should be retained, or at least part retained, in recognition of the significant contribution it makes to the character of the conservation area as an important point of entry from the Croydon Flyover. Part retention would involve calculated decisions about what elements of the building are salvageable, which initially appear to be the south end of the site, including the 'turreted' tower, and could be potentially retained and part-reconstructed alongside some new build elements to allow for the site to be brought back into active use.

9.2.4 If it is justified to a satisfactory degree that the site must be re-developed then all proposals must be carefully designed to preserve and enhance the special character of the conservation area, including height, scale, mass, architectural detailing and materials.

9.3 SUB-DIVISION OF PLOTS

9.3.1 There is limited scope for the subdivision of plots and infill development within the conservation area.

9.3.2 Applications for new buildings in the gardens of existing properties in The Waldrons are unlikely to be acceptable because of the difficulty in providing access, the problems of overlooking adjacent buildings, the loss of amenity caused by the removal of trees and the loss of established garden areas.

9.4 DEVELOPMENT AFFECTING THE CONSERVATION AREA'S SETTING

9.4.1 The surrounding urban realm that is visible from within the conservation area has an impact on its character.

9.4.2 Any development within the immediate setting of the conservation area, which consists of buildings of a varied scale, must respect its special character. Whilst there are examples of buildings of a significantly larger scale (particularly the residential tower blocks in the Waldrons) any new development should aim to respect the proportions of those within the conservation area so as to not cause harm to its special character.

9.4.3 All development in close proximity to the boundary of the conservation area must respect its townscape, streetscape and architectural character and should not adversely affect its setting or views (see section 3.5).

9.4.4 Careful consideration will be given to the impact of future development in Croydon's town centre, some of which will inevitably be visible from within the conservation area. The Croydon Opportunity Area Planning Framework provides further guidance on scale and massing of development and how it must integrate with, respect and enhance the historic environment.

9.5 EXTENSIONS TO EXISTING BUILDINGS

9.5.1 Planning permission is required for front, side and roof extensions and for some rear extensions.

9.5.2 As defined in the Appraisal, the historic layout of buildings in The Waldrons Conservation

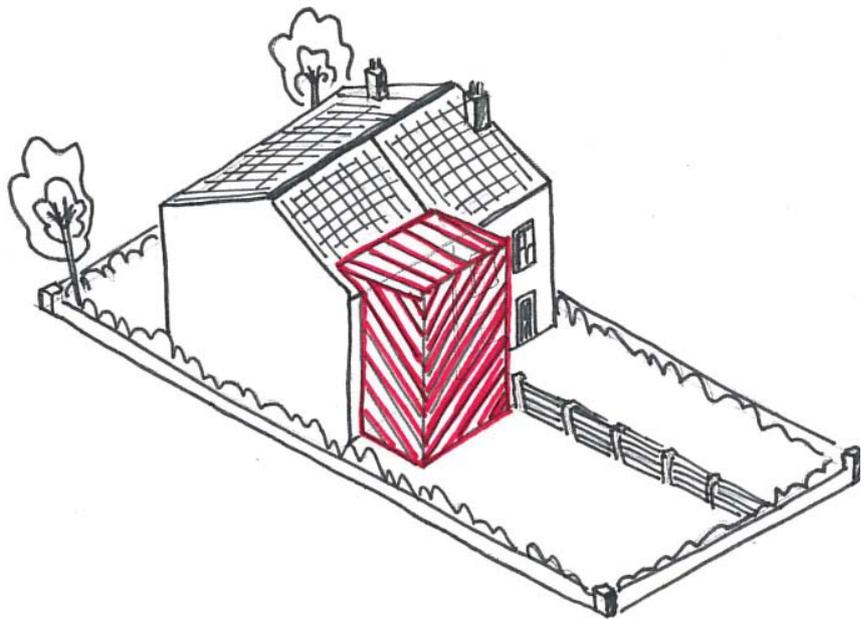


Diagram showing unsuitable height, scale and massing of a rear extension

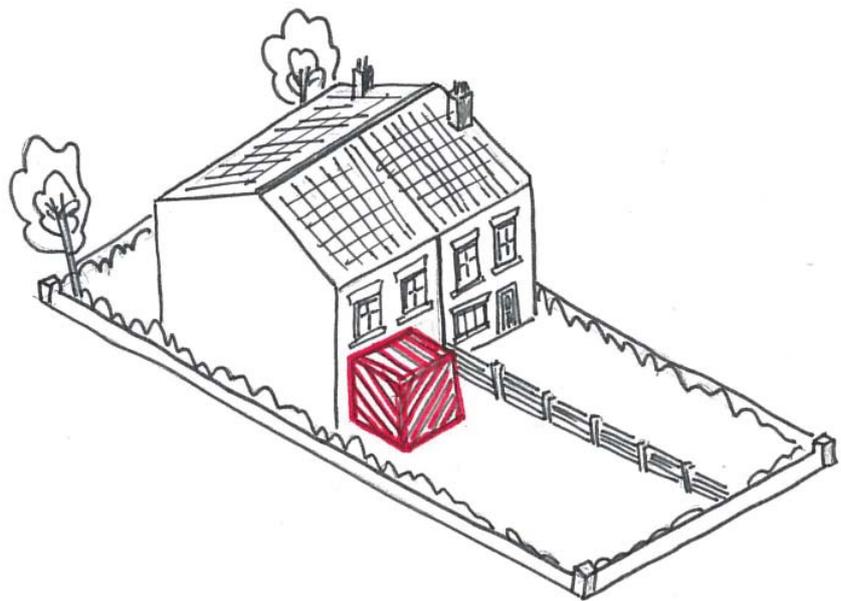


Diagram showing suitable height, scale and massing of a rear extension

Area contributes towards its special character. Front or large side extensions are generally not considered to be acceptable as they would have a negative impact on the special character of individual buildings and disrupt the architectural rhythm provided by the articulation of the existing groups of buildings. Where side extensions are considered to be acceptable in principle, the extension must be carefully designed so as to complement and be subservient to the existing building.

9.5.3 Single storey rear extensions are generally considered to be acceptable in principle so long as they are not oversized and are of an appropriate design. If the rear of the property is visible from the street any proposed rear extensions will need to be carefully designed so as to complement the existing building.

9.5.4 As generally there is a consistent pattern of roof lines in The Waldrons Conservation

Area, roof extensions or dormer windows that are visible from a public highway are not likely to be considered appropriate.

9.5.5 All proposals for extensions should be in line with the requirements of the Residential Extensions and Alterations SPD. Due to the sensitivity required in conservation areas, extra care and attention must be paid to preserving and enhancing its special character. Additional considerations to supplement the Residential Extensions and Alterations SPD are outlined in section 5.3 of the *Conservation Area General Guidance*. Advice should be sought from the Council prior to any work taking place (see Appendix for contact details).

9.6 CHANGES OF USE

9.6.1 Many houses in The Waldrons Conservation Area have been converted to flats or multiple occupancies and there is pressure for the remaining single family dwellings to be adapted also. This is acceptable in principle, as long as all potential negative impacts on the conservation area's special character (see section 7.3) have been considered and mitigated.

9.6.2 All proposals for change of use to flats or multiple occupancies should:

- Include adequate storage and screening for all refuse and recycling bins
- Include landscaping proposals for front gardens in line with the guidance provided in section 9.9 of this document
- Avoid the siting of meter boxes on any street-facing elevations
- Integrate all new doorbells and entry phones with the building and avoid a cluttered appearance

- Integrate and conceal where necessary all waste and ventilation pipes
- Avoid visually intrusive secondary entrances
- Avoid turning front gardens into car parks

9.6.3 An increase in demand for parking will not be considered as a justification for the loss of front gardens. Section 9.9 provides further guidance on front gardens.

9.6.4 As the character of the area is predominantly residential, proposals for changes of use from residential to commercial use are not likely to be considered acceptable.

9.7 WINDOW REPLACEMENT

9.7.1 As identified in the Appraisal, The Waldrons Conservation Area contains many traditional windows of interest, including a high number of historic Victorian sliding sash windows, but also a number of bespoke multi-light and arched windows. Historic and traditional style windows should be retained and refurbished due to the important contribution they make to the conservation area's special character. Secondary glazing can be installed to improve thermal performance. Planning permission is not required for the installation of secondary glazing. Replacements, if necessary, should be made on a like for like basis in terms of design and materials. Further advice can be sought from the Council (see Appendix for contact details).

9.8 CLADDING, RENDERING OR PAINTING OF WALLS

9.8.1 Originally exposed brick walls should not be clad, rendered or painted as the exposed brick walls of properties contribute towards the



Historic timber framed windows in The Waldrons Villas character area



Exposed brick wall in The Waldrons Villas character area

special character of The Waldrons Conservation Area. Planning permission is required for the external cladding or rendering of walls on all properties in the conservation area. Advice should be sought from the Council prior to any work taking place (see Appendix for contact details).

9.9 FRONT GARDENS

9.9.1 Most of the buildings within The Waldrons Conservation Area have large front gardens. Their treatment is a particularly important issue due to the significant impact they have on the character of the area. All development proposals must contain proposals for landscaping of front gardens including:

- The retention of existing attractive boundary treatments and landscaping; provision of car parking may not be appropriate
- A balance of soft and hard landscaping including sufficient provision for new planting and trees
- Permeable surface for any car parking provision where appropriate; this should be integrated with landscaping and planting.
- Provision for the storage and screening of refuse and recycling bins
- Visibility splays



Trees and front garden with low boundary walling in The Waldrons Villa character area



Low boundary walling, front garden planting and permeable surface parking at number 9 The Waldrons

10.0 ENHANCEMENT

10.0.1 Property owners are encouraged to undertake minor works that will improve the condition and appearance of their properties, which will have a wider positive impact on the conservation area as a whole. Much enhancement of buildings and the wider area does not require planning permission; please contact the Council or consult the Building Conservation Directory (see Appendix for details) for further advice. The Council welcomes and supports enhancement schemes proposed by property owners or the local community.

10.1 MAINTENANCE

10.1.1 The regular maintenance and repair of buildings and front gardens makes an important contribution to the attractive appearance of the conservation area.

10.1.2 In order to ensure the long-term survival of valued architectural features (section 5.3) and attractive landscape features regular attention is required. The Council therefore recommends that regular maintenance is undertaken to retain the collective value of the attractive features present in the area. Some relatively minor works do not require planning permission but, if left unattended, may result in unnecessary decay and damage, which could ultimately lead to the need to conduct more complex and expensive repair works that may require planning permission. Basic maintenance recommendations include:

- The regular clearing of debris in gutters and rainwater pipes
- The pruning of vegetation in close proximity to buildings
- The re-fixing of loose roof tiles or slates, and
- The regular re-painting of timber.

10.2 REPAIRING, RESTORING AND RE-INSTATING DAMAGED, ALTERED OR LOST FEATURES

10.2.1 The area would be enhanced through the repair, restoration or reinstatement of damaged or lost architectural and landscape features. Advice from the Council should be sought for more substantial work than the above to determine whether planning permission or a certificate of lawful development is required (see Appendix for contact details).

10.2.2 In addition the following would also result in an enhancement to the area:

- The re-siting of highly visible satellite dishes, solar panels and TV aerials
- The replacement of uPVC or aluminium windows and doors with timber alternatives that are in keeping with the area's character
- The removal of new architectural features that detract from the area's character

10.3 MANAGEMENT OF FRONT GARDENS

10.3.1 Property owners (individual or Management Companies) and tenants should be aware that all are responsible for front gardens and should seek to preserve and enhance these areas. The retention of low boundary walls and additional planting is welcomed. Attention should be paid to ensure refuse and recycling areas are kept tidy. See also section 9.9.

10.4 RE-INSTATING FRONT GARDENS AND NEW PLANTING

10.4.1 Some front gardens in The Waldrons Conservation Area have been redeveloped, with original boundary treatments and soft landscaping stripped away and the area hard-

surfaced for off-street parking. This has resulted in a negative impact on the character and appearance of the conservation area. Property owners can enhance the special character and appearance of the conservation area by:

- Returning hard-surfaced areas to soft landscaping for front gardens
- Re-introducing low-walled boundary treatments or well-designed railings
- Planting of soft landscaping and trees

10.5 REFUSE STORAGE

10.5.1 The Appraisal identifies the unsightly presence of unscreened refuse and recycling bins as a threat to the conservation area's overall special character and appearance. Property owners should consider the installation of unobtrusive bin housings to screen refuse that may otherwise be visible from the street. This can be a relatively simple measure that can enhance not only the appearance of individual properties but also that of the wider conservation area. Any structure should be situated behind the main building line if possible. Planning permission is required for the erection of any permanent structure, including refuse storage, in front of the main building line.

10.6 CONSERVATION AREA SIGNAGE

10.6.1 The Council will consider any community-led projects to introduce signage to identify the conservation area, provided that it is of a design that would enhance the area's special character and that the cost of maintenance and management are fully considered.

10.7 PLAQUES FOR LOCALLY LISTED BUILDINGS

10.7.1 Some members of the community have recommended that plaques could be erected on locally listed buildings within the conservation area to inform passers-by of their locally listed designation. In principle the Council would consider proposals for the erection of plaques on locally listed buildings, subject to appropriate design and sensitive placement, however there is no capacity at present for the Council to supply plaques. The Council recommends that such a scheme could be led by a local heritage organisation, such as the *Croydon Natural History and Scientific Society*.

10.8 PUBLIC REALM IMPROVEMENTS

10.8.1 Routine maintenance of the public realm occurs as part of the ongoing cycle of maintenance within the borough. There may be potential for further enhancements in the future. All proposals to enhance the conservation area's public realm must be in accordance with the *Croydon Public Realm Design Guide*.

10.8.2 Historic street furniture should be preserved and all temporary signage removed after the relevant period of display. All new street lighting will be implemented in the area according to the adopted Street Lighting PFI requirements.

10.9 TREE MANAGEMENT

10.9.1 Where predominant species are present and considered to be making a positive contribution to the conservation area the Council will endeavour to ensure that its character is maintained in any new street planting. For further information please see sections 5.14 and 7.3 of the *Conservation Area General Guidance*.

11.0 APPENDIX

11.1 WEBSITES AND OTHER RELEVANT INFORMATION

USEFUL WEBSITES

A) USEFUL WEBSITES

- Croydon Council Planning and Conservation web pages:
www.croydon.gov.uk/environment/conservation
www.croydon.gov.uk/planningandregeneration
- English Heritage web pages:
www.english-heritage.org.uk
www.helm.org.uk - (for access to English Heritage documents
www.english-heritage.org.uk/your-property/saving-energy
- Greater London Historic Environment Record:
www.heritagegateway.org.uk (managed by English Heritage)
- Greater London Authority (for the London Plan):
www.london.gov.uk/thelondonplan
- Department for Communities and Local Government
www.communities.gov.uk
- Building Conservation Directory:
www.buildingconservation.com

B) RELEVANT CROYDON COUNCIL DOCUMENTS (WEBLINK ABOVE)

- Draft *Croydon Conservation Area General Guidance*, including a glossary of relevant architectural terms
- *Planning Application Validation Checklist*
- *Public Realm Design Guide (2012)*
- *Local List of Buildings of Architectural or Historic Interest SPD (2006)*
- *Residential Extensions and Alterations SPD (2006)*
- *Shopfronts and Signage SPD (1996)*
- *Landscape Design SPD (2004)*

C) RELEVANT NATIONAL GUIDANCE DOCUMENTS (WEBLINK ABOVE)

- *Energy Efficiency and Historic Buildings*, which is a series of English Heritage guidance documents available to view and download at www.helm.org.uk/climatechange
- *Good Practice Guide for Local Heritage Listing* (English Heritage 2012)
- *The London Plan* (Greater London Authority 2011)
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (English Heritage 2011)
- *Understanding Place: Historic Area Assessments* (English Heritage 2011)

11.2 CONTACTS

Croydon Council, 18th Floor Taberner House, Park Lane,
Croydon CR9 1JT;
Phone: 0208 7266000
Email: contact.thecouncil@croydon.gov.uk

- Spatial Planning (including Urban Design and Conservation officers): Tel: 0208 4071385;
Email: spatial.planning@croydon.gov.uk
- Development Management (including Enforcement & Tree Officers): Email: development.management@croydon.gov.uk
- Building Control Team, Croydon Council:
Email: 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 Tel: 0208 7266900;
Email: local.studies@croydon.gov.uk

English Heritage, London Region
1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST
Tel/Email: 0207 9733000; london@english-heritage.org.uk

The Victorian Society
Tel/Email: 0208 9941019; admin@victoriansociety.org.uk
www.victoriansociety.org.uk

The Society for the Protection of Ancient Buildings (SPAB)
Tel/Email: 0207 3771644; info@spab.org.uk; www.spab.org.uk
Technical helpline: 0207 456 0916

The Building Conservation Directory
Tel/Web: 01747 871717; www.buildingconservation.com

The Energy Saving Trust
Tel/Web: 0800 512012; www.energysavingtrust.org.uk

Croydon Natural History and Scientific Society
Contact: Brian Lancaster: Tel: 0208 6686909

Register of Building Conservation Accredited Architects
Tel/Web: 01625 523784; www.aabc-register.co.uk

Royal Institute of British Architects (RIBA)
Tel/Web: 0207 3073700; www.architecture.com

Mid Croydon Conservation Area Advisory Panel
(please contact the Spatial Planning Team for details)

COMMUNITY LANGUAGES

If English is not your first language and you need help to understand the information contained in this brochure, please contact Croydon Council on Tel: 020 8726 6400. We will then arrange for an interpreter to help you.

Nëse Anglishtja nuk është gjuha juaj e parë dhe ju keni nevojë për ndihmë për të kuptuar përmbajtjen e kësaj broshure, ju lutem telefononi Zyrën e Pranimeve (Admission Team) në Departamentin e Edukimit (Education Department) në numrin **0208 726 6400**.
Ne më pas do të gjejmë një perkthyes për t'ju ndihmuar.

Albanian

ইংরেজী যদি আপনার প্রথম বা মাতৃভাষা না হয় এবং এই পুস্তিকার বিষয়বস্তু বুঝবার জন্য আপনি সাহায্য চান, এডুকেশন ডিপার্টমেন্ট বা শিক্ষা বিভাগের অ্যাডমিশনস্ টীম (ভর্তির দায়িত্বপ্রাপ্ত দল)-কে 0208 726 6400 , এক্সটেনশন 1884 - এই নম্বরে টেলিফোন করবেন। আপনাকে সহায়তাদানের জন্য একজন দোভাষীর ব্যবস্থা করা হবে।

Bengali

Jestliže angličtina není Váš první jazyk a potřebovali byste pomoc s porozuměním obsahu této brožury, zatelefonojte, prosím, Příjímací skupinu (Admission Team) ve Školském oddělení (Education Department) na čísle **0208 726 6400**, S pomocí tlumočnicka Vám potom může být poskytnuta pomoc.

Czech

Si l'anglais n'est pas votre première langue et vous avez besoin d'aide afin de comprendre le contenu de cette brochure, téléphonez à l'Équipe des Admissions ("Admissions Team") au Service de l'Enseignement ("Education Department") au **0208 726 6400**.
On demandera ensuite à un interprète de venir vous aider.

French

જો અંગ્રેજી તમારી પ્રથમ ભાષા ન હોય અને આ પુસ્તિકાની વિગતો સમજવામાં તમને મદદની જરૂર હોય તો, કૃપયા એજ્યુકેશન ડિપાર્ટમેન્ટના એડમિશન્સ ટીમને, ટેલિફોન નંબર: **0208 726 6400** , એક્સ્ટેન્શન 1884 પર ફોન કરો. અમે તમારા માટે ગુજરાતી દુભાષિયાની વ્યવસ્થા કરી આપીશું જે તમને મદદ કરશે.

Gujerati

ਜੇਕਰ ਅੰਗਰੇਜ਼ੀ ਤੁਹਾਡੀ ਪਹਿਲੀ ਬੋਲੀ ਨਹੀਂ ਹੈ ਅਤੇ ਤੁਹਾਨੂੰ ਇਸ ਕਿਤਾਬਚੇ ਵਿਚ ਲਿਖੀ ਜਾਣਕਾਰੀ ਸਮਝਣ ਵਿਚ ਮਦਦ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਐਜੂਕੇਸ਼ਨ ਡਿਪਾਰਟਮੈਂਟ ਵਿਚ ਅਡਮਿਸ਼ਨ ਟੀਮ ਨੂੰ ਇਸ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੋ: **0208 726 6400** ਅਸੀਂ ਤੁਹਾਡੇ ਲਈ ਕਿਸੇ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰਾਂਗੇ।

Panjabi

Haddii af Ingiriisudu aanay ahayn luqadaada koowaad caawimana aad u baahantahay si aad u fahamto waxa uu ka koobanyahay buugyarahani, fadlan kala soo hadal kooxda ogolaanshaha ee qaybta waxbarashada telifoonka **0208 726 6400**. Intaa ka dib waxa lagu diyaarin doonaa inuu ku caawiyoo turjumaan.

Somali

ஆங்கிலம் உங்களுக்கு முதல் மொழியாக இல்லை எனில், மற்றும் இச்சிறு புத்தகத்தில் கொடுக்கப்பட்டுள்ளவற்றை விளங்கிக் கொள்ள உங்களுக்கு உதவி தேவை எனில், தயவு செய்து எஜுகேஷன் டிபார்ட்மென்டிலுள்ள அட்மிஷன்ஸ் டிபுடன் **0208 726 6400** என்ற தொலைபேசி எண்ணுடன் தொடர்பு கொள்ளவும். உங்களுக்கு உதவி செய்ய மொழி பெயர்ப்பாளருக்கு சம்யப்பம்.

Tamil

İngilizce ana diliniz değilse ve bu kitapçığın içeriğini anlamakta yardıma ihtiyacınız varsa lütfen Eğitim Dairesinden (Education Department) Kayıt Ekibine (Admission Team) **0208 726 6400** telefon ediniz. Böylelikle size yardımcı olması için bir tercüman sağlanacaktır.

Turkish

اگر انگریزی آپ کی پہلی زبان نہیں ہے اور اس کتابچے کو سمجھنے کے لئے آپ کو مدد کی ضرورت ہے تو براہ کرم ایجوکیشن ڈیپارٹمنٹ میں "ایڈمیشن ٹیم" کو اس نمبر پر فون کیجئے۔ **0208 726 6400** لئے انٹرپرائیمر کی سروس کا انتظام کیا جائے گا۔

Urdu

