

LOCAL HERITAGE AREAS

2016

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This information should be used as evidence base for the Croydon Local Plan

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SECTION 1:
INTRODUCTION

This information should be used as evidence base for the Urban Design & Local Character and Heritage Assets and Conservation and Places of Croydon policies within the Croydon Local Plan – Detailed Policies and Proposals.

I AIMS OF THE DOCUMENT

The purpose of this document is to:

1. Provide a robust and transparent criteria for the designation of Local Heritage Areas that meets National Planning Policy Framework requirements and represents a comprehensive and sound basis for designation.
2. Provide an explanation for the transition from Local Areas of Special Character to Local Heritage Areas.
3. Assess existing Local Areas of Special Character and those proposed in the course of consultation of the Croydon Local Plan: Detailed Planning Policies against the new set of designation criteria.
4. Recommend designations to enable the management of development in the assessed areas.
5. Make information about local heritage areas, including descriptions and reasons for designation, publicly accessible.

II BACKGROUND INFORMATION

Croydon Replacement Unitary Development Plan (UDP) 2006 recognised historic areas of the borough which, although unlikely to meet the criteria for designation as a conservation area, possessed sufficient architectural, townscape and/or environmental quality to be of significant local value. They were defined by Croydon Council in 1995 as Local Areas of Special Character (LASC) and the first group of 24 were designated in 1997. A further 19 LASCs were identified after a borough-wide review of conservation areas and LASCs in 2007-2008 and were adopted with the Croydon Local Plan: Strategic Policies in 2013.

These designations were assessed on the following criteria:

- an area or group of buildings possessing an overall character with identifiable or distinctive features (e.g details, decoration and materials) that are worthy of preservation
- an area or group of buildings which can be considered as a good and well preserved example of a particular style of architecture
- an area or group of buildings of particular character, built as a single development over a short period of time
- an area or group of buildings representative of a good example of a particular style or age of housing
- an urban area that is distinguished by the quality or extent of its landscape
- an area that is distinguished from the surrounding area by the planned layout of its road pattern combined with a consistent style of architecture

Whilst conservation areas represent a special architectural or historic interest, considered to be of national significance, LASCs recognised distinctive and

particularly high quality examples of more familiar types of local historic development. The UDP policy emphasised the importance of retaining and restoring buildings that contribute to the special character of the area and encourages alterations that respect the quality, setting and character of neighbouring buildings in the LASC.

III CRITERIA FOR LOCAL HERITAGE AREA DESIGNATION

A comprehensive set of designation criteria has been developed to reflect the change of status from LASC to Local Heritage Areas. This change ensured that the new designation aligns with the policy framework introduced by the National Planning Policy Framework (2012) and the Croydon Local Plan: Strategic Policies with associated evidence base related to the Borough Character Appraisal (2013). The criteria is based upon the original LASC designation criteria outlined in the Croydon Unitary Development Plan (1992 and 2006) and the results of the public consultation on the Croydon Local Plan: Strategic Policies (Partial Review) and Croydon Local Plan: Detailed Policies and Proposals (2014).

In order to qualify for designation as a Local Heritage Area, an area must be of heritage significance; and meet one or more of the following three criteria:

ARCHITECTURE:

The architecture in the area must be of a high quality, distinctive and well preserved. This is because:

- The collective value of a group of historic buildings has a consistent architectural form, style, features, detailing or materials; and
- the group will often, but not always, have been built as a single development over a short period of time.

TOWNSCAPE:

The townscape of the area must be of a high quality, distinctive and well preserved. This is because:

- of the attractive and historic composition of the urban form; and
- the area will often, but not always, have been planned.

LANDSCAPE:

The landscape of the area must be of a high quality, distinctive and well preserved. This is because:

- of the distinguishing quality, extent or features of its historic landscape; and
- it will often, but not always, have been planned

IV REVIEW PROCESS

The report is a result of the detailed review conducted by the Council consisting of:

- Public consultation completed in autumn 2013 on the designation criteria and call for new areas to be considered for designation
- Re-engagement with the public completed in winter 2014 with those who proposed sites for LHA designation
- Desk top studies completed in winter 2014
- Historic research completed in spring – summer 2014
- Site visits completed in spring – summer 2014
- Internal workshops within Department of Development and Environment completed in summer 2014
- Consultations with Councillors through Members' Liaison Group completed in November 2014.
- Public consultation completed in autumn 2015

V SCOPE OF ASSESSMENT

The review of proposed areas set out in section 2 of this document includes a map showing the extent of each area's boundary and immediate surrounding local context. Each area has the following layout structure:

RECOMMENDATIONS

This section includes:

- Information about the current designation status of the area
- Summary of criteria conformity
- Recommendation for planning designation providing appropriate recognition and management guidance for the character of the area.

DESCRIPTION

This section includes:

- A description of which of the Places of Croydon each area is located
- The predominant local character as described in the Borough Character Appraisal which forms a part of the evidence base to the Croydon Local Plan Strategic Policies, adopted by full Council in April 2013 and in Appendix 10 of the emerging Croydon Local Plan: Detailed Planning Policies
- A summary of the key physical characteristics and elements that contribute to its special character.

ASSESSMENT

This section provides a detailed assessment covers areas of designation criteria and includes:

- Heritage significance including age, authenticity and cultural links
- Architectural significance including architectural style, materials and features, notable buildings
- Townscape quality including townscape and streetscape character, spatial relations between buildings and landscape, distinctive high quality townscape features
- Landscape quality including topography, soft landscaping, external visual relations, distinctive high quality landscape features.

ISSUES & THREATS

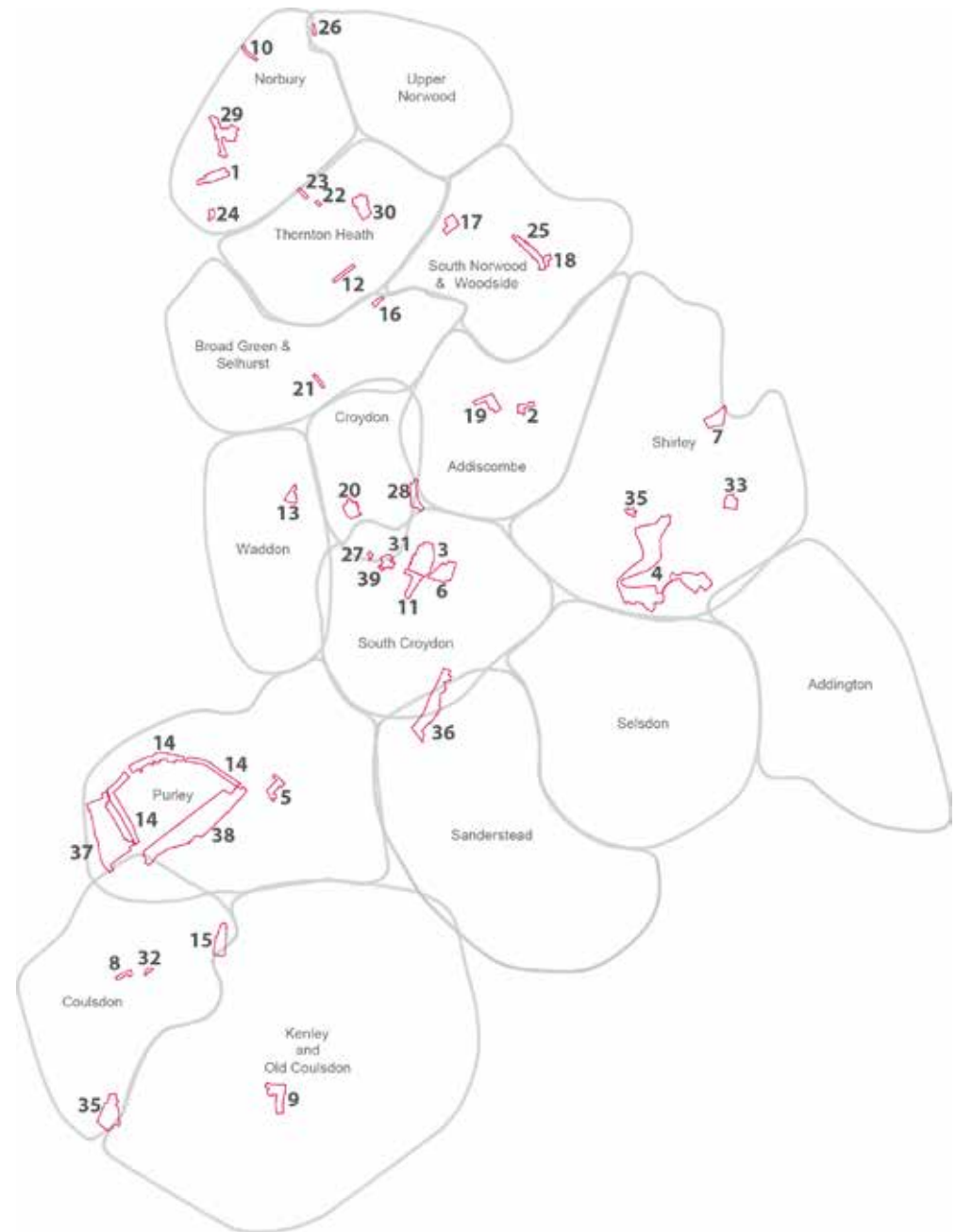
Existing issues and threats to the special character of local heritage areas were identified to be able to assess the need for an Article 4 direction to protect its distinctive qualities.

VI AREAS EXAMINED AGAINST THE LOCAL HERITAGE AREA DESIGNATION CRITERIA:

There are 39 LASCs currently designated in Croydon (see Map 1):

1. Beatrice Avenue
2. 10-49 Bingham Road
3. Birdhurst Road
4. Bishop's Walk
5. Brighton Road
6. Campden Road and Spencer Road
7. Cheston Avenue
8. Chipstead Valley Road 59-127
9. Court Avenue
10. Covington Way 157-187
11. Dornton Road
12. Ecclesbourne Road
13. Epsom Road
14. Foxley Lane, & Smitham Bottom Lane
15. Hartley Farm Area
16. Henderson Road

17. Huntly Road and Sangley Road
18. Ingatestone Road
19. Inglis Road area
20. Laud Street area
21. London Road
22. Melfort Road 140-158 (even)
23. Melfort Road 169-205 (odd)
24. Pollards Hill South
25. Portland Road
26. Preston Road
27. South End
28. 15-55 Stanhope Road, Park Hill
29. St Helen's Road
30. St Paul's Road
31. St Peter's Road
32. Station Approach
33. Stuart Crescent
34. The Netherlands and Wilhelmina Avenue
35. Upper Shirley Road
36. West Hill
37. Woodcote Estate
38. Woodcote Valley Road
39. Ye Market 1-12



Map 1. Location of existing Local Areas of Special Character (LASC) in the 16 Places of Croydon.

17 new proposals for LHAs were made during the course of the Croydon Local Plan: Detailed Policies and Proposals' consultations (see Map 2)

1. Addiscombe including area between Northampton Road and Shirley Road, Addiscombe Road and Lower Addiscombe Road, Ashburton Avenue, Carlyle Road and Cheyene Walk, Greecourt Gardens and vicinity
2. Ashburton Park and the Old Library
3. Auckland Road and Howley Road
4. Box Ridge
5. Denning Road area
6. East Hill and part of The Hook
7. Elstan Way Cottages
8. Oakwood Avenue
9. Peaks Hill
10. Penwortham Road
11. Purley Airport House and Gate House Hill
12. Stoats Nest Village
13. Thornton Heath High Street
14. Whitgift Estate including Grimwade Ave, Sandilands, Fitzjames Ave, Mapledale Ave, Harland Ave, Radcliffe Road (south of Harland Ave) Ranmore Ave, Deepden Ave (Except for No.2) Woodbury close, South side of Addiscombe Road between the Shirley Park Golf Club and Woodbury Close
15. Wickham Road cottages
16. Woodland Way

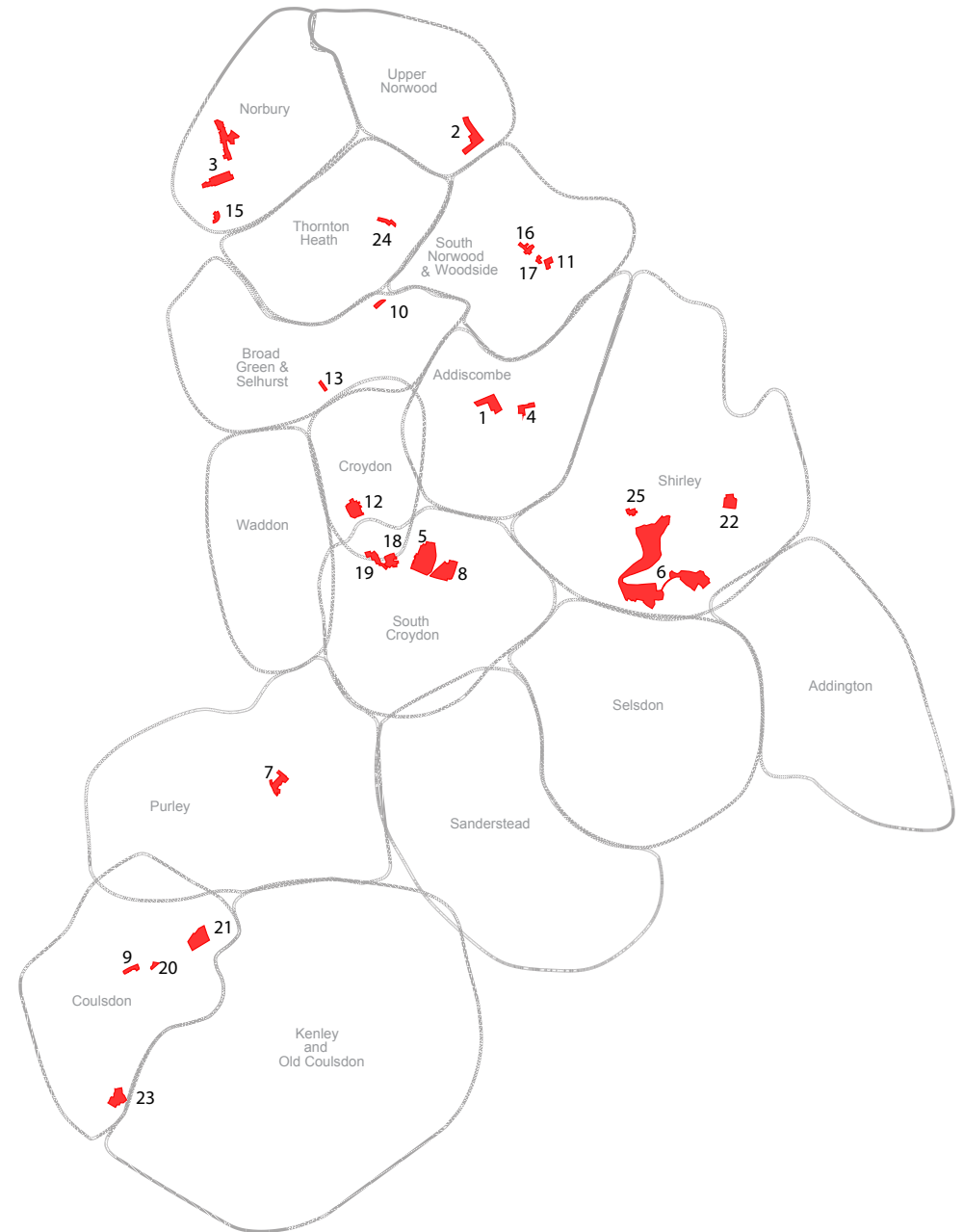


Map 2. Locations of additional areas considered for Local Heritage Area (LHA) designation

VII LIST OF RECOMMENDATIONS

The following areas are recommended for designation as Local Heritage Areas

1. Addiscombe College Estate
2. Auckland Road
3. Beatrice Avenue
4. Bingham Road
5. Birdhurst Road
6. Bishops Walk
7. Brighton Road area
8. Campden Road and Spencer Road
9. Chipstead Valley Road (St Dunstan's Cottages)
10. Henderson Road
11. Ingatestone Road area
12. Laud Street area
13. London Road (Broad Green)
14. London Road (Norbury)
15. Pollards Hill South
16. Portland Road Terrace
17. Portland Road Market Parade
18. St Peter's Road area
19. South End and Ye Market
20. Station Approach
21. Stoad Nest Village
22. Stuart Crescent
23. The Dutch Village
24. Thornton Heath District Centre
25. Upper Shirley Road



Map 3. Location of areas recommended for Local Heritage Area (LHA) designation.

