

APPENDIX 1:

Draft East India Estate Conservation
Area Appraisal and Management Plan

EAST INDIA ESTATE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



DRAFT SUPPLEMENTARY PLANNING DOCUMENT

CROYDON COUNCIL

ISSUE

Draft Supplementary Planning Document (SPD) issued for Cabinet 15 July 2013 to go out to public consultation in September 2013

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CONSERVATION AREA DESIGNATION

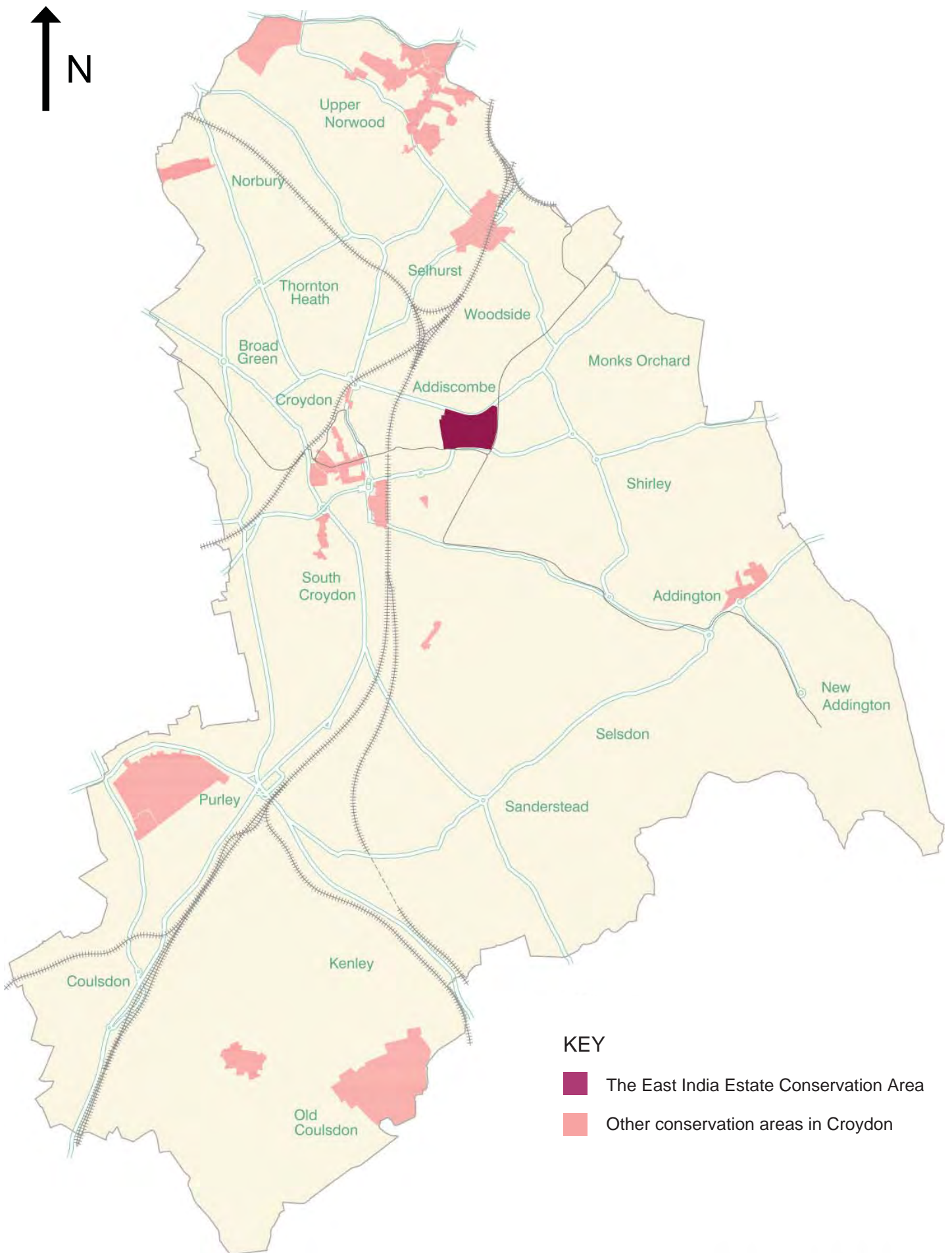
The East India Estate Conservation Area was designated in March 2008

CONSERVATION AREA GENERAL GUIDANCE

Please read this document alongside the *Croydon Conservation Area General Guidance document* (adopted April 2013).

This document is available online at: www.croydon.gov.uk/environment/conservation

Other supplementary planning documents are also available online via the Croydon Council website Planning pages: <http://www.croydon.gov.uk/planningandregeneration>



Map 1. The location of the East India Estate Conservation Area and other conservation areas in Croydon

INTRODUCTION





Above: Map 2. The boundary of the East India Estate Conservation Area

Previous Page: Houses on Ashburton Road

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*.

1.2.2 An Appraisal defines the principal qualities that constitute the conservation area's special character, also identifying threats to this character. It is important to note that assessments made in this document are non-exhaustive, and further elements of architectural or historic interest may be present

1.2.3 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. For further information please see section 1.5 of the *Conservation Area General Guidance SPD*.

1.3 WHAT IS THE STATUS OF THIS DOCUMENT?

1.3.1 After public consultation this document will be adopted as a Supplementary Planning Document (SPD) to Croydon's Local Plan – Strategic Policies (adopted April 2013) and be a material consideration when

assessing planning applications that affect the conservation area.

1.3.2 It is expected that all planning applications for sites within the East India Estate Conservation Area are informed by both this document and the *Croydon Conservation Area General Guidance SPD*.

1.4 COMMUNITY INVOLVEMENT

1.4.1 The Mid Croydon Conservation Area Advisory Panel (see section 1.4 of the *Conservation Area General Guidance*), as well as the Canning & Clyde Road and HOME Resident's Associations have supplied information to inform this draft *East India Estate Conservation Area Appraisal and Management Plan*.

1.4.2 Following its publication there will be a six week public consultation. The draft document will be available to view on the Council's website (see Appendix) and hard copies will be available from local libraries. Letters will be sent to all properties within the conservation area and an article will be published in *Your Croydon* to inform residents of the consultation and invite comment.

1.4.3 Following the completion of the consultation period, all public responses will be considered and, where appropriate, the document will be amended before being formally adopted.

1.5 DESIGNATION BACKGROUND

1.5.1 The East India Estate Conservation Area was designated in March 2008 as part of a borough-wide review of conservation areas and local areas of special character in recognition of its architectural and historic significance.



Houses on Clyde Road, typical of the architectural character of the East India Estate Conservation Area



Terraced houses on Elgin Road with bay windows and architectural mouldings around windows and doorways



Historic entrance piers and doorway to 89 Outram Road

1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The special character of the East India Estate Conservation Area is defined by three main factors:

- The concentration of historic buildings of a high architectural quality, of which three are statutorily listed at Grade II and fifty-seven are locally listed. Some of these buildings form attractive groupings.
- The spatial quality and formal layout of the estate, in particular the strong urban 'ladder' structure made up of six parallel roads. The strong structure provides a framework for architectural variation, but maintains a distinctive local character within the wider Addiscombe area.
- The historical associations with the East India Military Academy, of which the Grade II listed Havelock Hall, a former gymnasium, survives.

1.7 STREETS WITHIN THE CONSERVATION AREA

1.7.1 All or part (as specified) of the following streets are located within the East India Estate Conservation Area:

- Canning Road (all)
- Clyde Road (all)
- Elgin Road (all)
- Havelock Road (all)
- Mulberry Lane (all)
- Outram Road (all)
- Ashburton Road (all)
- Lower Addiscombe Road (part)
- Addiscombe Road (part)

1.7.2 Please see section 6 of this document for detailed assessment and analysis of the character of each street.

APPRAISAL



The following Appraisal defines the characteristics that make the East India Estate Conservation Area special, including its wider context, historic development, townscape, streetscape and architectural character. It also describes its current condition.

2.0 CONTEXT

2.1 LOCATION AND SETTING

2.1.1 The East India Estate Conservation Area is located to the east of Croydon's town centre in the Addiscombe Ward. East Croydon station lies approximately half a mile to the west of the conservation area. The Croydon Tramlink follows Addiscombe Road with local stops at Lebanon Road, Sandilands and Addiscombe. To the north east of the conservation area lies the Addiscombe District Centre and a shopping parade along Lower Addiscombe Road.

2.1.2 Some buildings on the north side of Lower Addiscombe Road were constructed around the same time as buildings in the East India Estate Conservation Area and make a positive contribution to its setting - in particular the group of villas between numbers 173 and 183 (see photo), included in the Inglis Road Local Area of Special Character. The Bingham Road Local Area of Special Character lies to the west of Ashburton Road (see map 3). The Alma Tavern Public House (see photo), 127-129 Lower Addiscombe Road, dates to before 1868. Both the public house and the adjacent terrace make a positive contribution to the setting of the conservation area.

2.1.3 There are several statutorily listed buildings in the close vicinity of the conservation area. The grade II listed Addiscombe Farm (see photo) is located to the south east of the conservation area at 281 Addiscombe Road. Its construction date of 1767 is inscribed in red bricks between the first floor windows. Number 96 Addiscombe Road (Heron's Croft) is also a grade II listed building, thought to be one of the oldest buildings

in Croydon, originally dating to 1493. The grade II listed Leslie Arms Public House is located on the junction of Lower Addiscombe Road and Cherry Orchard Road.



Numbers 179-183 Lower Addiscombe Road, within the Inglis Road LASC



The Alma Tavern Public House and adjacent terrace



Grade II listed Addiscombe Farm, 281 Addiscombe Road



Grade II listed Heron's Croft, 96 Addiscombe Road

Previous page: Detail of Outram Court, Outram Road, with a prominent feature dormer window part of the house's original design



KEY

■ East India Estate Conservation Area	■ Inglis Road Local Area of Special Character (LASC)	★ Statutorily Listed Buildings (for those contained with the East India Estate Conservation Area Please see section 5.2)
	■ Bingham Road LASC	

Map 3. Aerial photograph showing surrounding context of the East India Estate Conservation Area with the two nearby local areas of special character and statutorily listed buildings

2.2 HISTORIC DEVELOPMENT

2.2.1 Addiscombe was originally one of the seven boroughs of Croydon. A theory as to the origins of its name is that it referred to an area located on the edge of ‘Coombe’, supported by the fact that it was referred to in the 17th century as ‘Edgecombe’.

THE ADDISCOMBE ESTATE

2.2.2 In the 16th century the Addiscombe Estate was owned by the Heron family, giving the name ‘Heron’s Croft’ to the grade II listed building to the immediate south east corner of the conservation area (see p.6). There is evidence that a mansion existed on the estate at least as early as the 15th century. In 1516 Thomas Heron

rebuilt the mansion on a much grander scale. The estate passed through several owners until 1650 when it was sold to Sir Purbeck Temple, a member of the Privy Council in the time of Charles II. The flint-faced Addiscombe Farmhouse, which still survives today (see photo on p.6), was built in 1676, but was later to form part of the Ashburton Estate (see below).

2.2.3 After the death of Sir Temple in 1695 and his wife Dame Sarah Temple in 1700, the estate passed to Dame Sarah’s nephew, William Draper, who was married to the daughter of the famous diarist John Evelyn. Shortly after in 1702 he demolished the old mansion and built a



18th century etching of Addiscombe House

new residence in an English Baroque style, to a design attributed to Sir John Vanbrugh, architect of Blenheim Palace and Castle Howard. This mansion stood on the area that is now Havelock Road and Outram Road.

2.2.4 When William Draper died in 1718, he left his estate to his

son of the same name. It was then passed to his nephew, Charles Clark who lived there until 1778. In 1808, its then owner, Henry Delme Radcliff, sold the estate to the East India Company for £15,500.

ASHBURTON ESTATE

2.2.5 The land now bounded by Ashburton Road, Lower Addiscombe Road, Addiscombe Road and Shirley Road once comprised the Ashburton Estate. The Estate is labelled as 'Addiscombe Farm' on 19th century maps (see maps 5 and 7). Ashburton House (see photo), located where Northampton Road now meets Addiscombe Road, was a grand Georgian house built in the late 18th century by the Whig politician John Dunning. The Ashburton Estate acquired its name when Alexander Baring, who inherited the estate from Elizabeth Baring, the wife of John Dunning, took over the barony of Ashburton in Devon. Lord Ashburton married Anne Louise Bingham, hence the naming of the nearby Bingham Road.

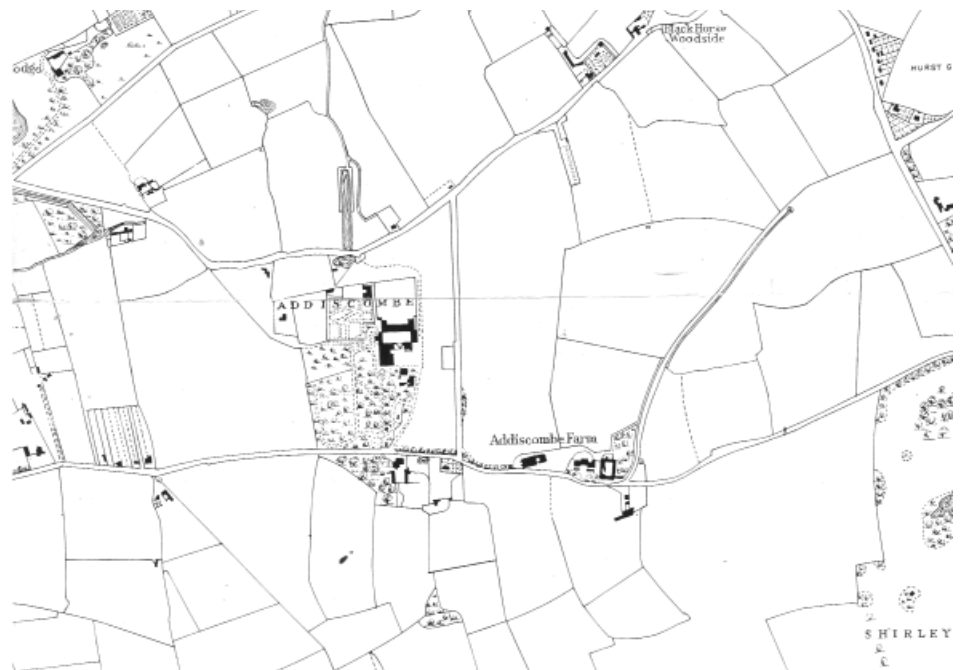
THE EAST INDIA COMPANY MILITARY ACADEMY

2.2.6 The East India Company was established as a trading company by Royal Charter in 1600. It has been described as the largest multinational business in history. At its peak, the Company controlled half the world's trade and a quarter of its population. It ran its own army and navy, minted its own currency and traded across the world. The East India Company ran a military academy at Addiscombe House between 1809 and 1858.

2.2.7 The first entrants of the East India Cadets were in residence at Addiscombe by 1809. Initially everyone was crowded into the



Map 4: 1745 Rocque's Map of Croydon, with 'Adscomb' and 'Adscomb House' highlighted in red



Map 5: 1847 Robert's Map of Croydon, showing Addiscombe and Addiscombe Farm



Ashburton House in the late 19th century



19th century photograph of Addiscombe House, when it was in use by the East India Company

mansion, but work soon started on the erection of barrack blocks, classrooms, hospital, laundry, bakehouse, brewhouse and other necessary buildings. All of these were completed by 1828 at an accumulated cost of £21,397.

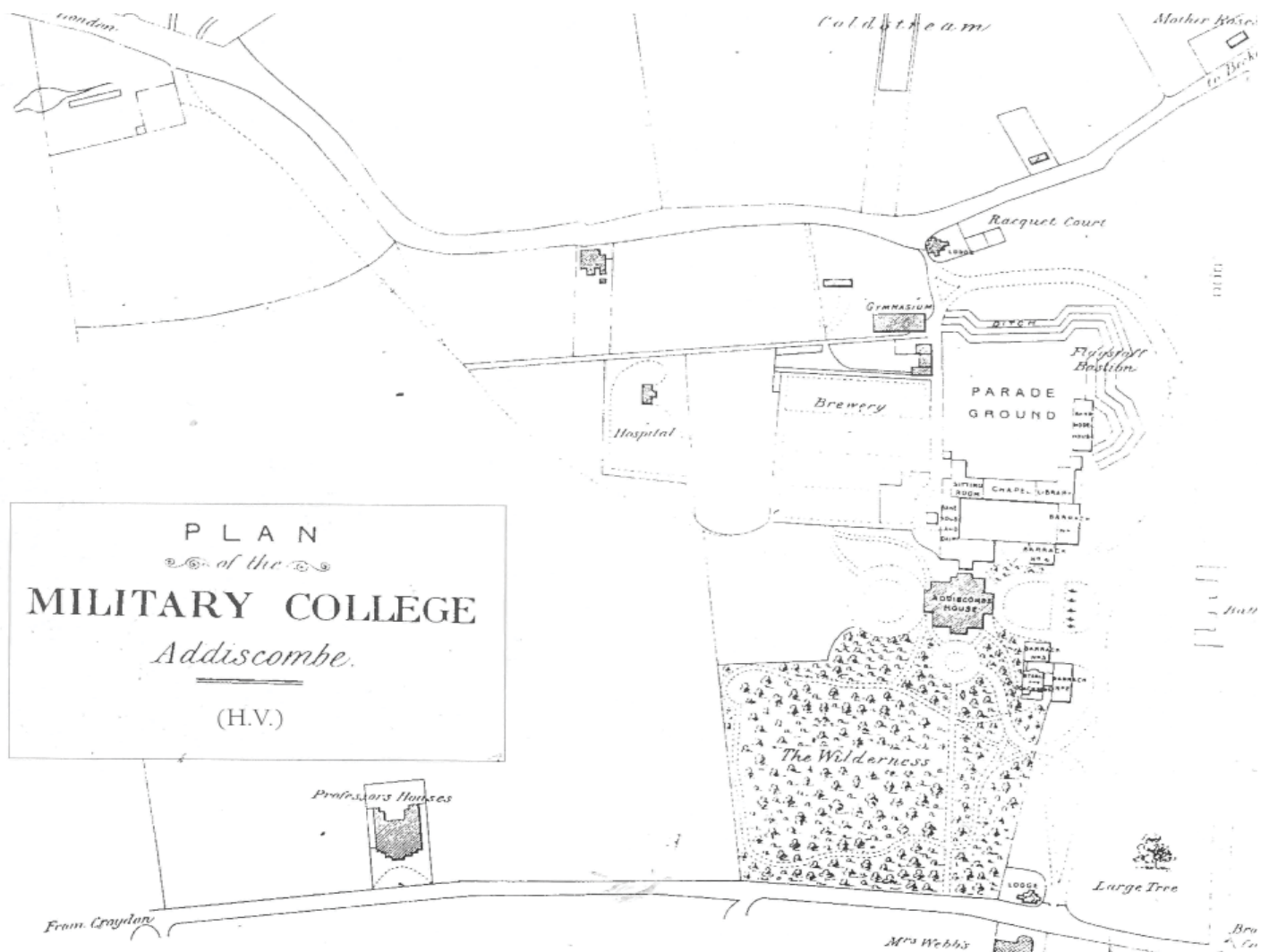
2.2.8 About two thirds of the grounds were used as a farm, with a large area to the south of the college buildings laid out as woodland known as 'The Wilderness', including elm, lime, oak, walnut, ash, beech chestnut, fir, hornbeam and sycamore trees. The remaining 30 acres of land formed the grounds of the college, including a parade ground surrounded by the flagstaff bastion and ditches. Another area of land to the north, now

contained by Grant Road and Inglis Road, was also formerly part of the estate, and was initially two meadows leased from a neighbouring farmer for the site of the 'coldstream', which the college cadets used for swimming.

2.2.9 The last building at the College was erected in 1851 - the large gymnasium which still stands today in Havelock Road (see photos on p.20 and 30), now converted into flats. The other remaining buildings that still exist from the days of the East India Company are the semi-detached houses, labelled on a Plan of the College (see map 6) as the 'Professors Houses'.

2.2.10 Cadets at Addiscombe College, aged between 14 and 18, were given a wide education, with a focus on science and engineering including practical work. Over the fifty-two years of existence, the college took about 3600 cadets who were later commissioned for service in India.

2.2.11 Following the Indian Mutiny of 1857, the British Government took control of India from The Company and appointed Lord Stanley as the Secretary of State for India. In 1861 the Royal and Indian services were amalgamated and the military academy at Addiscombe was closed, being of no further use. The remaining cadets transferred to the Royal Military Academy at Sandhurst.



Map 6: Extract from a plan of c.1850 of the East India Company Military College, showing the layout of the college including Gymnasium and the Professor's Houses on the Addiscombe Road that still survive today. From Vibart

THE EAST INDIA ESTATE

2.2.12 In 1861 the buildings and 88 acres of land that formed the East India Company Estate were sold at auction to the British Land Company for a total sale value of £33,600. The British Land Company initially acted as freeholder, as individuals and developers began to lease and build incrementally on parcels of land.

2.2.13 The roads were named after military individuals with a prominent role in the 1857 Indian Mutiny. Sir Henry Havelock and Sir James Outram were commanders in the British army and Sir Charles Canning was Commander-General of India.

2.2.14 Ashburton Road had already existed as a lane on the boundary of the Addiscombe and Ashburton Estates. In 1862 Elgin Road was the first new road to be laid out into building plots for sale by auction. It was stipulated in the sale agreement that no land should be used for any manufacturing purposes and there was a minimum value of between £300 and £400 for each house, which ensured quality of construction. Shortly after, in excess of 118 lots were put up for auction on the new Canning and Clyde Roads. Meanwhile demolition work began at the college, with the chapel, barracks and domestic buildings demolished first. Between June 1862 and August 1863 there were many auctions of reusable materials from the demolition work, including over one million stock bricks, Portland and York stone, doors, window frames, floor boards and timbers. It is possible that some of these materials were used in the construction of the new villas that were springing up in the area. Addiscombe House,



Map 7: 1868 Ordnance Survey Map of the area - on the seam of four map sheets - showing the formal road layout and initial redevelopment of the East India Estate site



Map 8: 1894 Ordnance Survey Map of the area, showing the further residential development of the area within the established formal road layout

the new Havelock and Outram Roads and the western side of Ashburton Road were put up for auction on 25 May 1863.

2.2.15 Much development on the newly created building plots on the former East India College estate occurred in the following decades after 1862. From the offset there was a demand for a size and quality of house from middle class families. As well as its proximity to Croydon's Town Centre, which was enjoying continued prosperity in the late nineteenth century, housing in the area was promoted for its convenient access into central London by train with East Croydon station located nearby. It was thus highly practical for the first generation of middle class commuters.

2.2.16 From the 1890s the Ashburton Estate was gradually sold off for residential building plots (see map 8). Ashburton House, labelled as Addiscombe Farm in maps 7 and 8, was demolished in c.1911-2.

2.2.17 Several places of worship were also constructed in the area in the late 1860s including the the temporary Church of St Mary Magdalene, built at the southern end of Elgin Road, known as the tin hut as it was constructed from galvanised

iron, and the large stone Church of St Paul on Canning Road, now known as the Parish Church of St Mary Magdalene, its tower constructed in 1928. Clyde Hall was constructed as a Sunday School to the now demolished Christ Church that fronted Canning Road, now

replaced by the Chequers Courts flats.

2.2.18 The East India Estate continued to develop into the 20th century, with much infill development occurring. This has not, however, significantly harmed the character of the



Map 9: 1910 Ordnance Survey Map of the area



St. Mary Magdalene pre 1929, without its prominent tower



Canning Road in 1967

formal estate layout of the 1860s with its villa-lined roads.

2.2.19 Important residents of the East India Estate include Frederick George Creed (1871-1957), electrical engineer and inventor of the Teleprinter who lived at 20 Outram Road and is commemorated by an English Heritage Blue Plaque. For a thorough and detailed record of the area's social history please refer to *The Book of Addiscombe*, a copy of which is stored in the Central Croydon Library.

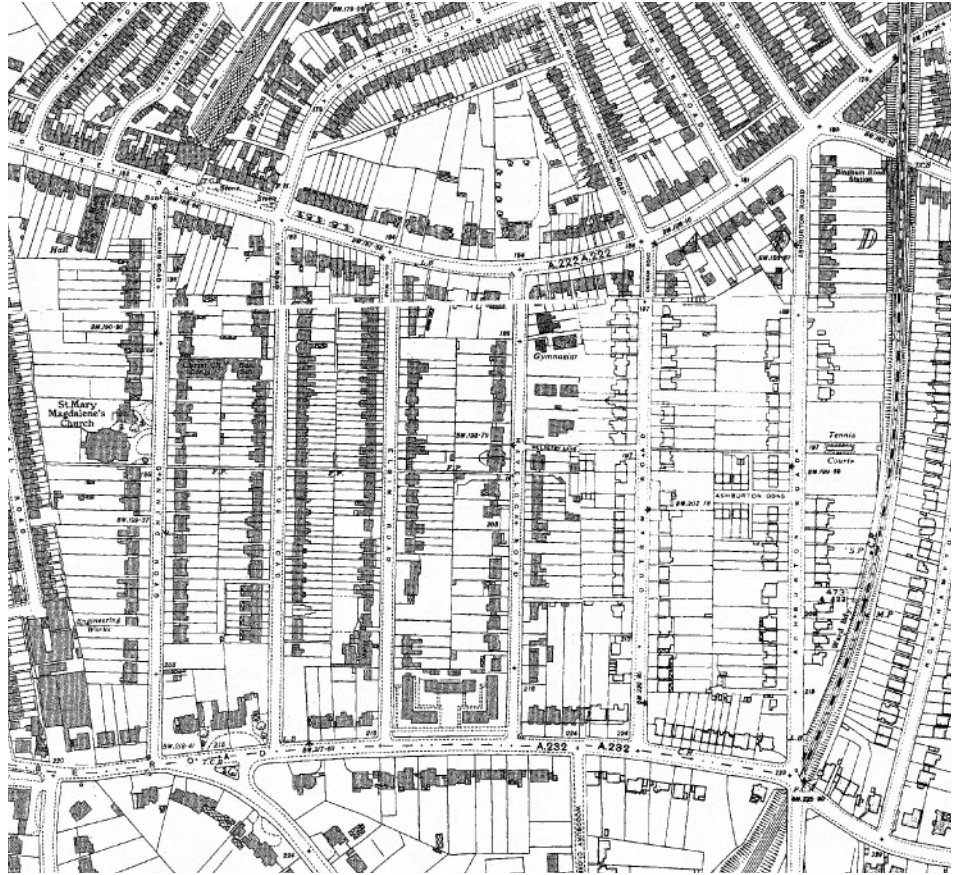
SELECTED REFERENCES:

- Canning & Clyde Road Residents Association and Friends, *The Book of Addiscombe*, 2000
- C. Paget, *Croydon Homes of the Past*, 1971
- Vibart, 1894

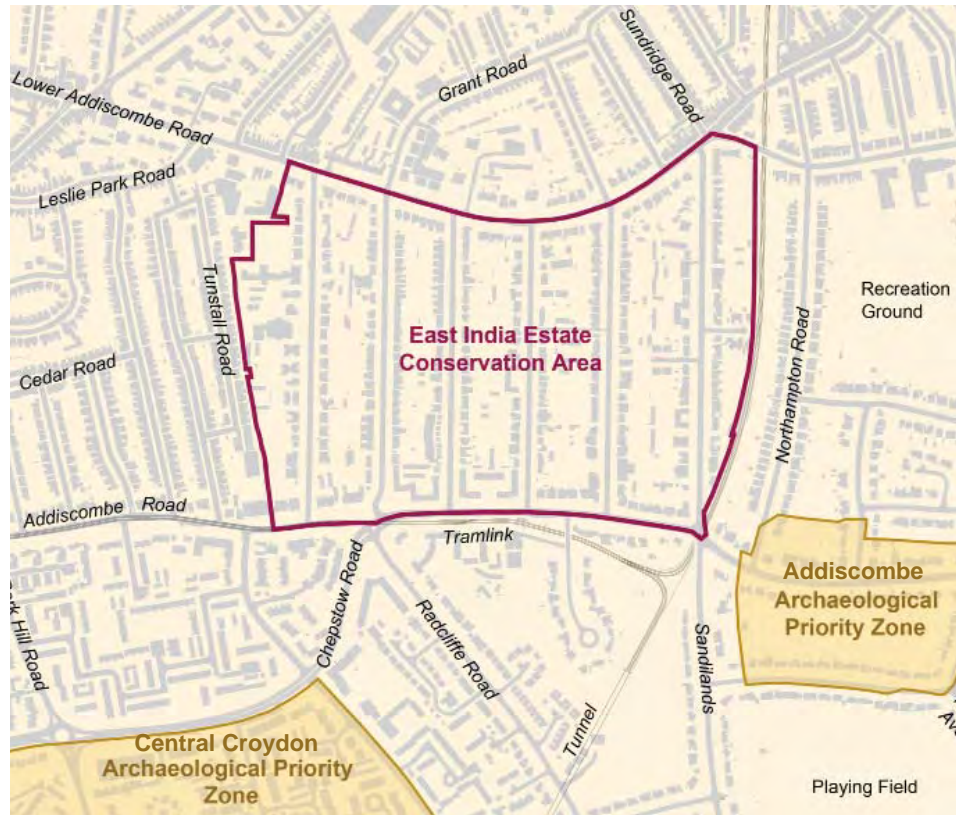
2.3 ARCHEAOLOGICAL SIGNIFICANCE

2.3.1 The East India Estate Conservation Area is located outside of but in close proximity to the Central Croydon and Addiscombe Archaeological Priority Zones (see map 11), indicating a high likelihood of archaeological interest below ground in these areas. Please see section 4.5 of *Croydon's Conservation Area General Guidance* for further information.

2.3.2 There is no record of archaeological surveys carried out within the East India Estate and therefore no recorded finds. Evidence of Mesolithic activity in the wider area has been suggested by the discovery of a blade dating to this period, located on Addiscombe Road to east of the East India Estate Conservation Area.



Map 10: 1940 Ordnance Survey Map of the area



Map 11. The relationship of the East India Estate Conservation Area with the Central Croydon and Addiscombe Archaeological Priority Zones

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 East India Estate has a spacious and distinctive formal layout of a ladder of six parallel roads running north-south, bounded by Addiscombe Road to the south and Lower Addiscombe Road to the north. The layout of the area continues to be dictated by the 1860s plan form, with the depths of plots and the set back of buildings remaining consistent with the original pattern of development. The regular perimeter blocks within the conservation area are defined by street-facing terraces and buildings with consistent building lines, set back from the road by between 5-7m behind front gardens. Buildings on Addiscombe Road and Lower Addiscombe Road are further set back from the street between 7-15m, which create a physical spacing that helps to delineate the edge of the East India Estate.

3.1.2 The Narrows is a pedestrian and cycle path that cuts through the East India Estate from east-west, permeating the perimeter blocks of buildings created by the formal road layout (see maps 3 and 12). Outram and Havelock Roads are joined by Mulberry Lane, which runs in line with part of the east-west path and has terraces of street facing buildings built on the gardens of historic plots.

3.1.3 The cul-se-sacs of Ashburton Close and Ashburton Gardens were created in the 20th century and are considered to be detrimental to the established layout of the area, as they have resulted in an



KEY:

 Vehicular and pedestrian routes	 Pedestrian only routes
 Conservation area boundary	

Map 12: Pedestrian and vehicular routes in the East India Estate Conservation Area



Consistent building lines on Addiscombe Road, set further back from the road than those within the East India Estate



Consistent building lines on the west side of Outram Road



The Narrows pathway that cuts across the East India Estate from east to west

increase in density, loss of gardens and erosion of the original layout of the area.

3.1.4 Generally building plots are rectangular with a width to depth ratio of approximately 1:5 or 1:6. Plots have a depth ranging from 40-50m. Plot width varies depending on the type and age of development. Of the original estate layout, detached town houses have a plot width of approximately 15m, semi-detached buildings have a plot width of approximately 10m wide and fine grain terraces have an approximate plot width of 5m. Larger developments built in the 20th century are usually built on several consolidated plots and are therefore out of keeping with the layout of the estate.

3.2 DENSITY AND LAND USES

3.2.1 The streets and houses of the East India Estate are of a generous size and are of a lower density than the residential areas which surround it, due to the wide road, deep gardens and layout of buildings in the area. Street widths are fairly consistent at approximately 12.5m, including footways which are between 2.2-2.7m wide.

3.2.2 Spacing between buildings when viewed from the street is tight and varies from 1.5m to 3.5m depending on the type and age of development. In many instances buildings have extensions or garages present, which further reduces gaps between buildings.

3.2.3 Back gardens provide spacing between the terraces of tightly packed street facing buildings, which is particularly visible from The Narrows. There has been no significant backland



Elgin Nursery, 2 Elgin Road

development in the East India Area, which has helped to preserve the quality of the area in terms of amenity space.

3.2.4 Land uses are predominantly residential. There are a number of buildings with a public or community use present in the conservation area, including the Church of St Mary Magdalene on Canning Road and Clyde Hall on Clyde Road, which currently operates as a private community hall with associated facilities. The Ashwood Mental Health Centre (Outram Lodge), 6-10 Outram Road, and the Elgin Nursery, 2 Elgin Road, are located in converted buildings that were originally residential in use.

3.3 MASSING

3.3.1 Building heights in the East

India Conservation Area vary from 1 to 4 storeys (see map 13). The tall tower of the Church of St Mary Magdalene on Canning Road is an important local landmark, visible from a distance. 3-4 storey buildings are located predominantly along Addiscombe Road and on the western part of the Estate on Canning, Clyde and Elgin Roads. Lower Addiscombe Road contains buildings that are predominantly two stories in height with roof accommodation. Single storey bungalows are located on Ashburton Close.

3.3.2 The depth of buildings is consistent along each street in the case of original East India Estate buildings whilst later, 20th century insertions tend to be different. As a result the regular grid has been distorted in a number of instances, along Ashburton Road, Addiscombe Road and Havelock Road in particular.

3.3.3 There is a variety in the massing of buildings, depending on their height (see map 13) and the size of their footprint. The 20th century blocks of flats have a much larger footprint than the original Estate houses, and therefore a much larger overall massing, which is out of scale in the context of the area's character.



Typical sequence of three storey pairs of semis on Outram Road



KEY: Building Heights	
 Single storey	 Three storeys
 Two storeys	 Four storeys (or three storeys with raised ground floors and basement levels)

Map 13: Building heights in the East India Estate Conservation Area

3.4 TOPOGRAPHY AND VIEWS

3.4.1 The East India Conservation Area is located on a slope descending to the north, from 65.7m above sea level at Addiscombe Road, down to 55.7m on Lower Addiscombe Road (see map 14). Vistas closing south-north roads are prominent components of its setting.

3.4.2 Views along north-south running roads are uninterrupted within the conservation area, and there are east-west views along The Narrows. The NLA Tower in Central Croydon is a prominent landmark when looking west along Addiscombe Road. There are views from the southern end of Outram Road

towards South Norwood and the slopes of Upper Norwood. Views south are terminated by the large buildings immediately north of Lower Addiscombe Road.



View of the NLA Tower from Addiscombe Road



View north down Outram Road towards Upper Norwood



Map 14: Topography and views within and without the East India Estate Conservation Area

4.0 STREETSCAPE CHARACTER

4.0.1 Streetscape is the outward visual appearance and character of a street or locality. For information on standards set for Croydon's public realm please see the *Croydon Public Realm Design Guide* (2012).

4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 The public realm in the East India Estate Conservation Area is generally of a high quality, and is characterised by a sense of spaciousness as a result of the wide tree lined roads and footways and the presence of many landscaped front gardens. Although the physical parameters of the ladder of streets are identical, the character of individual streets varies depending on front gardens, boundary treatments and the presence of trees.

4.1.2 There is little usable public realm beyond that of the roads and footways, apart from the triangles of open space present at the junction of Clyde Road and Addiscombe Road and the junction of Lower Addiscombe Road and Ashburton Road. These triangles consist of soft landscaping with large mature trees, sometimes with seating present.

4.1.3 As a result of the lack of public open space, private footways and front gardens make an important contribution to the quality of the streetscape as they are highly visible from the street. The general standard of maintenance of front gardens varies. Front gardens with a combination of soft landscaping and planting enhance the area's overall character and have a positive impact on the public realm. However some areas have been subject to change, including hard-surfacing for parking and the removal of soft

landscaping, and are poorly maintained, which has a negative impact on the overall appearance of the conservation area.

4.1.4 Parking arrangements include on street places and off road parking in front gardens. Where front gardens have been hard-surfaced and solely dedicated to parking this has had a negative impact on the character of the conservation area.

4.1.5 Footways are surfaced with asphalt with granite kerbs and are in a reasonable condition. The Narrows is also surfaced in asphalt.

4.1.6 The Addiscombe District Centre underwent a series of public realm improvements in 2011-12. This extended to the north-east of the conservation area (see photo), and included the creation of new public spaces, footway widening and resurfacing, tree planting and public art.

4.2 STREET FURNITURE

4.2.1 The streetscape of the East India is uncluttered due to the presence of a relatively small amount of street furniture on its wide footways. Street furniture includes parking meters, street lights, road signage and telecommunications cabinets, which are generally well sited adjacent to property boundaries. There is a free-standing cast iron post box on Havelock Road and a cast iron Queen Elizabeth II post box, wall mounted and set into a brick pier, on Lower Addiscombe Road (see photo).

4.2.2 Most roads in the conservation area have telegraph poles with cables running from them to properties in the area. These cause clutter to the streetscene



Green triangle at the junction of Clyde Road and Addiscombe Road



Cast iron wall mounted post box on Lower Addiscombe Road



Asphalt surfaced footways on Outram Road



Newly improved public realm on the edge of the Addiscombe District Centre

and have a negative impact on the appearance of the area.

4.3 BOUNDARY TREATMENTS

4.3.1 All street-facing properties in the conservation area have front gardens, many of which retain their original boundary treatments, often consisting of attractive low brick walls, sometimes with iron railings or timber fencing and / or hedges. Front gardens that have no boundary treatments demarcating the public and private realms have a negative impact on the appearance of the area as they are not consistent with the original street layout.

4.3.2 A characteristic feature of the boundary treatment walls in the area is that they are often accompanied by brick or stone piers to mark gates and property boundaries (see photo of properties on Canning Road on p.19). Where a row of piers is present this creates a sense of rhythm and has a positive impact on the quality of the streetscape.

4.3.3 Boundary treatments between back gardens and The Narrows are typically made up of brick walls or timber fences approximately 1.8m in height.

4.4 GREENERY AND TREES

4.4.1 There are a variety of street trees forming avenues of planting along the streets. This, along with trees and planting in private front gardens makes a positive contribution to the area's attractive streetscape character. There are several mature trees in rear gardens present, either visible from The Narrows or from gaps in street-facing buildings, which contributes to the suburban character of the area. Where trees and soft landscaping have been removed from front gardens this

has had a negative impact on the character and appearance of the conservation area.

4.4.2 Where street trees are established and well maintained, for example on Clyde Road (see section 6.2 below), the quality of the area is high. Distinctive tree species, for example the cherry trees on Havelock Road, also contribute to the quality of the area.

4.4.3 Conservation area status gives protection to trees within its boundary. For further information please see sections 5.14 and 7.3 of the *Conservation Area General Guidance SPD*.



Low walling boundary treatments



Low walling boundary treatment with brick piers topped with stone coping



Evergreen tree on Outram Road



Trees and greenery along The Narrows (replace with picture of Cherry Trees on Havelock Road)



Street tree lines on Clyde Road

5.0 ARCHITECTURAL CHARACTER

5.1 ARCHITECTURAL CHARACTER

5.1.1 The area's architectural character is primarily defined by the concentration of well detailed Victorian and Edwardian houses built on the formal layout of the East India Estate. Buildings vary from modest detached villas to imposing semi-detached three storey town houses.

5.1.2 Most town houses built in the East India Estate in the 1860s and 1870s were relatively restrained in their design and were influenced by the Italian Classical style. Italianate proportions and detailing, such as stucco cornices or pediments over windows or stucco quoins, are present on many of the earlier buildings in the East India Estate. House design in the second half of the nineteenth century was eclectic, and many architects and builders mixed and matched decorative elements. From the 1880s Gothic Revival style became popular. There are some examples of buildings with Gothic and Arts and Crafts inspired detailing, including pointed windows and doors and steeply pitched roofs.

5.1.3 Despite the variety of architectural character, there are many attractive groupings of buildings with a consistent character, which helps to provide a cohesive character throughout the area. Please see section 5.4 for an assessment of some of these significant groupings. There are also many examples of 20th century infill development, which has resulted in a mix in the architectural character.

5.1.4 There are many high quality architectural features present on Victorian and Edwardian buildings in the area (see section 5.3 below). These details and embellishments are invaluable to the area's special character and reveal the exceptionally high quality of craftsmanship displayed in this collection of Victorian and Edwardian houses.



Three storey semi-detached buildings on Canning Road with additional lower ground floors



Group of three storey semi-detached buildings with basements and raised ground floors on Canning Road



Detached villas on Havelock Road in contrasting styles

5.1.5 In addition to the collection of formally laid out houses there are several local landmark buildings of architectural and historic significance present:

HAVELOCK HALL, HAVELOCK ROAD (GRADE II LISTED)

5.1.6 This is the only surviving building of the East India Estate Military Academy, and was formerly its gymnasium. It has brick walls with stone dressings and a pitched roof with stone coped gables with kneelers. Windows on north and south elevations sit within blind arcades divided by brick pilasters with stone cills resting on dentilled brick bands. The west front containing the entrance has three bays divided by pilaster strips.

PROFESSOR'S HOUSES, ADDISCOMBE ROAD (LOCALLY LISTED)

5.1.7 Two mid 19th century stucco-faced villas of two stories in height, also known as Ashleigh and India Houses, the only two buildings aside from Havelock Hall that date to the time of the East India Company. They were built as lodgings for college professors.

CHURCH OF ST MARY MAGDALENE AND FORMER VICARAGE, CANNING ROAD (SEPARATELY GRADE II LISTED)

5.1.8 Both buildings were designed by architect Edward Buckton Lamb in 1868-70, and built of sandstone rubble with ashlar dressings. The plan of the church is described as 'idiosyncratic' in its list description and the relatively conventional façade to Canning Road belies an extraordinary interior with spectacular timber roof structure. The former vicarage to St. Mary's, is of matching materials with some striking

Gothic features, and together the buildings form an important group.

CLYDE HALL, CLYDE ROAD (LOCALLY LISTED)

5.1.9 Clyde Hall is a substantial late Victorian building of red brick with sandstone dressings. It has a symmetrical design with lancet windows and the remains of a bell-cote on the ridge.

5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 Please see map 15, which is colour coded to illustrate the different levels of contribution buildings make to the character and appearance of the conservation area.

A) LISTED BUILDINGS

5.3.1 There are three statutorily listed buildings within the East India Estate Conservation Area, Havelock Hall, St. Mary Magdalene and its adjacent vicarage. For further information please see section 7.1.

B) LOCALLY LISTED BUILDINGS

5.3.2 At present there are fifty-seven buildings within the East India Estate Conservation Area that 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. For further information please see section 7.2.

C) POSITIVE UNLISTED BUILDINGS

5.3.4 Many other buildings in the East India Estate Conservation area make a positive contribution to its character and appearance. These buildings are considered to have significant heritage value and collectively



Havelock Hall, Havelock Road



The Professor's Houses on Addiscombe Road



Church of St Mary Magdalene and adjacent former Vicarage








Clyde Hall





KEY: Designations and Level of Contribution Buildings make to the Character and Appearance of the East India Estate Conservation Area

	Statutory Listed		Neutral
	Locally Listed		Detract from Special Character
	Positive Unlisted		

Map 15: The level of contribution buildings make to the special character of the East India Estate Conservation Area

constitute the conservation area's special character.

D) NEUTRAL BUILDINGS

5.3.5 There are several buildings in the conservation area that do not positively contribute nor actively detract from the area's special character.

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

5.3.6 There are some buildings in the conservation area that have a negative impact on its character and appearance.

5.3 KEY ARCHITECTURAL FEATURES AND BUILDING MATERIALS

5.3.1 Many historic architectural features and common materials are found throughout the conservation area and make an important contribution to the character and appearance of the conservation area. Brick walls, either red or yellow London Stock, are a characteristic feature of this area. However, some exposed brick walls have been rendered or painted, which has had a negative impact on their appearance and that of the wider streetscape. In a few cases pebbledash render has been applied, which has considerably detracted from the appearance of the building.

5.3.2 Please see the adjacent box for a list of architectural features and common building materials found in the East India Estate Conservation Area. Buildings generally contain a selection of the characteristic key features and materials features listed.

KEY ARCHITECTURAL FEATURES¹

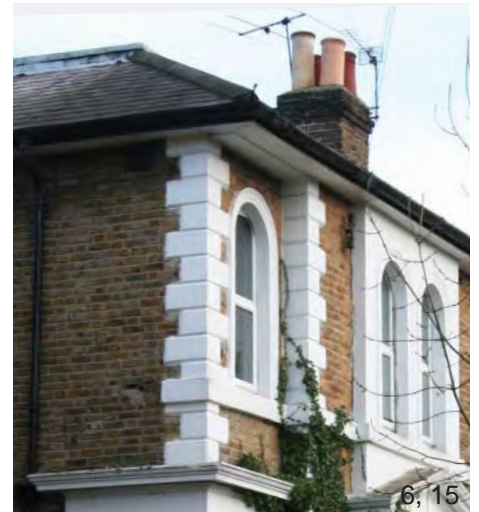
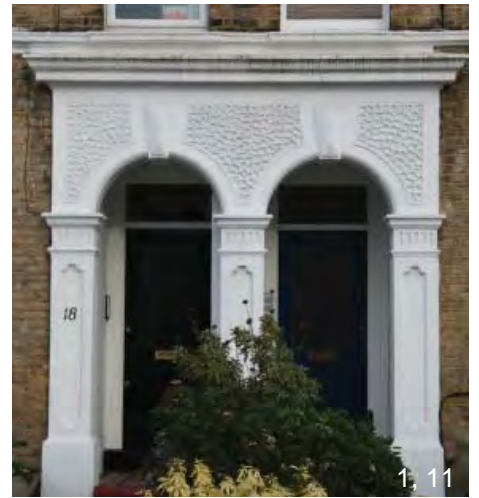
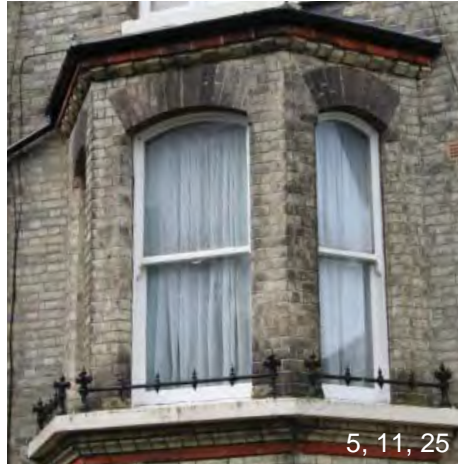
1. Arched entrances, often recessed and raised with steps leading up to the doorway
2. Brick piers to boundary walls
3. Timber porches
4. Brick chimney stacks
5. Bay windows
6. Round arched windows
7. Timber sliding sash windows
8. Brackets supporting projecting window boxes or eaves
9. Pediments above windows or doors
10. Architraves around windows or doors
11. Soldier brick courses above windows or doors
12. Stucco or stone lintels, often with decorative key stones
13. String courses or banding
14. Cornices above windows or doors
15. Quoins
16. Pilasters
17. Patterned brickwork
18. Decorative glazed tiles

COMMON BUILDING MATERIALS:

19. Yellow London stock bricks
20. Red bricks
21. Render as part of original house design
22. Stucco or stone dressings
23. Natural slate tiles
24. Hand-made clay tiles
25. Ironwork columns or window boxes

5.4 BUILDING TYPES

¹ Please see glossary of relevant terms in the *Conservation Area General Guidance*



5.4.1 There are a number of different house types in the East India Estate, which sometimes form significant groupings. Some of these types and groupings are outlined below.

A) VILLAS

5.4.2 Detached villas are found throughout the area, usually two storeys in height. Villas are commonly of an Italianate design, often symmetrical. Common features include bay windows, shallow pitched roofs with projecting eaves and contrasting brickwork or stone or stucco dressings.

5.4.3 There is also a collection of red brick Arts and Crafts style gable-fronted villas present on Havelock and Elgin Roads, with some Gothic architectural features also present including steeply pitched roofs and pointed arched doorways.

B) SEMI-DETACHED PAIRS

5.4.4 There are many pairs of semi-detached houses in the conservation area of a variety of designs, almost always symmetrical in design. The most common type are three-storeys in height with lower ground floors and either hipped or gable ended roofs. Bay windows either extend from the lower ground floor to the upper ground or first floors. The most distinguished of this type is the group of four pairs on Canning Road (see photo) built of stock brick with contrasting brick bands. Either side of double-height bay windows are deeply recessed entrances with steps leading up to them, marked by pilasters with decorative capitals. Window openings have arched heads with lintels of contrasting brick and chimney stacks with clay pots are located centrally.

5.4.6 There are also examples



Detached villa on Outram Road with stucco detailing in an Italianate style



Asymmetric pair of villas on Havelock Road with a projecting bay window



Villa on Havelock Road with Gothic pointed doorway



Villa on Havelock Road



Numbers 23-28 Canning Road, an important grouping of four pairs of three storey semi-detached buildings with raised ground floors and basements



Pair of houses on Havelock Road



Pair of houses on Canning Road

of two storey semi-detached houses present, for example the pair of houses on Clyde Road with bay windows, round headed windows at first floor level and a feature dormer window. Another example is the pair on Havelock Road, which are of a more simple design with feature bay windows and contrasting lintels above windows at first floor level.



Two storey pair of houses on Clyde Road with central dormer windows



Two storey pair on Havelock Road

C) TERRACES

5.4.7 There are several different types of terraces present in the area, ranging from short terraces of three or four houses to longer sequences. Examples of short terraces include those of a simple repeating design, for example at 31-35 Elgin Road where the raised doorway and upper ground floor window are picked out with decorative treatments. Another example of a short terrace is the group of four on Elgin Road, of a symmetrical design with pairs of recessed entrances and gable fronted end buildings and central chimney stack with clay pots. All windows are picked out with stucco architraves.



Terrace of houses at 76-82 Clyde Road with an elaborate timber porch

5.4.8 Continuous terraces of sequences of houses are also present on Elgin and Clyde Roads. An example of these are the group on Clyde Road that have a relatively simple design with an elaborate timber porch running along the elevation at upper ground floor level.



Short symmetrical terrace of four houses at 37-43 Elgin Road

5.4.9 There are also Edwardian terraces present in the conservation area.



Three storey terrace on Clyde Road with attractive contrasting brickwork



Short terrace of three houses at 31-35 Elgin Road

6.0 STREET ASSESSMENT

6.1 CANNING ROAD

Statutorily listed buildings:

Church of St Mary Magdalene and number 17, former vicarage (both Grade II)

Unlisted positive buildings: 6-9, 12, 23-32, 34-36, 38-40, 42-51, 54-59

6.1.1 Canning Road forms the western boundary of the East India Estate Conservation Area and its spacious character is in marked contrast with the tight-knit terraced houses further to the west outside of the conservation area. Although there are only four street trees present, located outside numbers 34-36, there are many trees and much greenery located on private land, which contributes to the quality of the streetscape. The historic architecture is of a high quality, with unifying features and materials. However there are also several examples of 20th century blocks of flats, which reduces the uniformity of character in the street.

6.1.2 Canning Road is dominated by the local landmark building of the Church of St Mary Magdalene and the adjacent former vicarage, both constructed of sandstone rubble with ashlar dressings and separately listed at Grade II (please see photos and description on p.20). The church is set in a large plot, set back from the established building lines. A new vicarage and hall have been constructed to the rear of the church.

6.1.3 There are several pairs of three storey semi-detached buildings with basements, built of stock brick and lintel detailing. Numbers 23-27 are striking and well preserved examples of this type (see photo on p.24). Number 28 is of the same design but is detached, missing its semi-detached pair that was never

constructed. Numbers 44-51 and 54-59 are also interesting examples of this type. Numbers 6, 29 and 38 were originally semi-detached properties, of which the other half has been demolished. Prominent features on these buildings include deep bracketed eaves, bay windows at the upper ground floor and sometimes first floors, recessed main entrances with steps leading up to them, flanked by pilasters with decorative capitals. Front gardens generally have low level boundary walls, although several of these have been lost. Some groups have lost their unity due to a range of alterations, including the application of render and the hard surfacing of front gardens.



38 Canning Road - the surviving half of a semi-detached pair



56-59 Canning Road



Street tree outside numbers 26-29 Canning Road

6.1.4 There are also several examples of two storey semi-detached buildings on Canning Road, including numbers 39-40, 42-43 and 8-9, with a similar composition of facades to the three-storey variety: stock brick walls, bay windows, set back and well articulated main door with stair access. Numbers 39-40 are particularly well preserved examples of this type. There is also one short terrace at numbers 30-32, originally design to be symmetrical.



Architectural detailing of London brick elevations



8-9 Canning Road

6.1.5 Several two storey Victorian villas are present, numbers 7, 12, 34 and 36, which are generally of a high architectural quality, detailing and materials and well proportioned scale and massing. Number 32B is a new build detached house that respects the layout and scale of the area.



36 Canning Road



34 Canning Road

6.1.6 The 20th century blocks vary in terms of their architectural quality and sensitivity to their surrounding context. Edward Jobson Court, Princess Court, Hereford Court and Tierney Court Key are all over-sized in their massing and Chequers Court and Alpha House are out of keeping with the established layout and building lines. On Canning Road the most sensitively designed blocks of flats are Park Court and Neville Court, in terms of their siting, massing and simplicity of symmetrical design of facades and Fourways and Cheyene Court, with their interesting brick facades and reduced massing. However the design, materials and detailing of these blocks does not match the quality of existing historic buildings in the East India Estate.

6.2 CLYDE ROAD

Locally listed buildings: Clyde Hall

Unlisted positive buildings: 17-45 (odd), 18, 26-98 (even), 53-67 (odd), 87-93 (odd), 102-110 (even)

6.2.1 Clyde Road has the highest density of historic development in the conservation area with many terraced houses and small gaps between buildings on both sides of the road. Continuous tree lines of pollarded lime trees, low walled boundary treatments and greenery and planting in front gardens contribute to the quality of the streetscape.

6.2.2 Clyde Hall is a local landmark building of red brick with sandstone dressings that contributes to the character and interest of the street (please see photos and description on



View north down Clyde Road showing avenues of lime trees



Consistent building lines on Clyde Road

p.20). The siting of Clyde Hall marks the only break in building lines, which are otherwise consistent along the east and west sides of Clyde Road.

6.2.3 Numbers 87-93 (odd) and 102-110 (even) form a group of two storey detached houses, with square floor plans and pyramid hip roofs, distinctly smaller in scale than other detached properties in the area. The group is of a plain yet attractive design with yellow London stock brick facades, white detailing around windows and a projection at ground floor level.

6.3.4 There are lots of large Victorian semi-detached buildings on Clyde Road (many of which share characteristics with those on Canning Road). These are grouped mostly on the eastern side of the road (numbers 18, 30-32, 34-36, 38-40, 42-44, 60-62, 64-66 and 98-100), though there are some on the western side also (numbers 57-59 and 65-67). Each pair of semis has experienced some alterations and simplifications, such as rendered and painted podiums and bay windows, simplified window frames and roof structures. There are also examples of two or three storey semi-detached houses with bay windows (numbers 33-35, 43-45 and 37-39).

6.2.5 Numbers 68-96 (even) form a terrace of buildings that correspond in their proportions to the large semi-detached properties. They are also of three storeys with basements, bay windows to ground and basement level, and the remains of a continuous wooden veranda at the ground floor of 82-86.

6.2.6 Numbers 46-58 form another group of terraces with a

rhythm of gabled frontages and dormer windows. A symmetrical terrace with rendered elevations has distinctive window surrounds, barge boards and dormer windows. A similar, yet incomplete, composition exists in Canning Road 30-32.

6.2.7 An Edwardian terrace is located to the south of the road at numbers 17-31, of two storeys with a continuous projecting bay/veranda along the front. Small pane casement windows, front boundary fences and other arts and crafts details contribute to their particular character.

6.2.8 Development pressures of the 20th century resulted in the re-development of a number of sites on Clyde Road, including the small terrace (numbers 47-51). Sets of pairs of maisonettes were erected along the western side of the street (numbers 1-15, 79-85 and 95-109). Carlton House is the only post-War block of flats present on Clyde Road. All those later interventions stand out from the original character of the conservation area, however respect the layout, scale and massing of the street.



Numbers 106-110 Clyde Road



Numbers 86-90 Clyde Road



Numbers 17-31 Clyde Road



Numbers 46-58 Clyde Road

6.3 ELGIN ROAD

Locally listed buildings: 12-22 (even), 27-49 (odd), 40-44 (even)
Unlisted positive buildings: 1, 2-8 (even), 10, 11-21(odd), 51-87 (odd), 48-50 (even), 24-30 (even)

6.3.1 Elgin Road holds the largest collection of buildings of historic and architectural significance, many of which are locally listed (see map 15 on p.21), representing the spectrum of residential building types present in the East India Estate Conservation Area. However, the overall condition of the streetscape could be significantly improved. Alterations and poor maintenance of buildings and front gardens, lack of street trees and planting in front gardens has had a detrimental impact on its appearance. Several properties on Elgin Road have been subject to unsympathetic alterations, including roof extensions, rendering and relocation of main entrances. The street is bereft of greenery exposing telephone poles, refuse collection bins, cabling and cabinets.

6.3.2 Numbers 40, 42 and 44 are late Victorian detached houses with cross-gabled roofs, red brick facades and simple detailing, all of which are locally listed. Their design is similar to that of numbers 29 and 31 Havelock Road and 89 Outram Road.

6.3.3 Numbers 2, 8 and 10 are three Victorian detached houses with brick facades, bay windows and stone or stucco detailing. Generally they are in good condition, however they have all been subject to some unsympathetic alterations. Number 10 stands out as a substantial double fronted dwelling with a hipped roof that has been host to a poor quality

roof extension which substantially changes the appearance of front elevation - consisting of a long dormer window that cuts through the eaves.

6.3.4 There are numerous examples of two and three storey semi-detached buildings on Elgin Road, many of which share attributes with properties on other streets in the conservation area. Numbers 12-14 (even), 16-18 (even) and 20-22 (even), all of which are locally listed, are the most distinguished examples of this type, with well preserved original architectural detailing, layout and setting. Numbers 12-14 (even) and 16-18 (even) both have double height bay windows and numbers 20-22 (even) have rusticated round headed windows and entrances. Numbers 4-6 are designed in an Italianate style with stock brick facades and stucco quoins, pediments, window surrounds and other architectural details.

6.3.6 The northern end of the street is flanked by a two storey inter-War terrace on



40-42 Elgin Road



Number 10 Elgin Road



4-6 Elgin Road



Number 12-30 Elgin Road

the eastern side and a two storey Edwardian terrace at numbers 65 - 87 (odd) on the western side, with Arts and Crafts features including leaded windows timber framed dormers.

6.3.5 Numbers 31-35 (odd) and 45-49 (odd) are locally listed small terraces of three houses, of stock brick with simple detailing. The terrace of numbers 37-43 (odd) is of a similar type to those nearby to the rear at 48-58 (even) Elgin Road.

6.3.7 Cedars Cottage is a small late nineteenth century cottage that has rendered walls, decorative barge boards and chimney stacks. Wavell Court dominates the southern end of the road and is out of keeping with the character of the conservation area due to its fine grain, large proportion of built up area, low height and inactive street frontage dominated by the row of garages.

6.3.8 There are only two examples of block of flats on Elgin Road. In both instances the height remains in keeping with the properties on adjacent plots, however due to extensive massing, lack of sympathetic architectural detailing and front garden arrangements they are considered to be detrimental to the conservation area's special character.



Terraces at the north of Elgin Road



Architectural detailing of glazed tiles at 87 Elgin Road



Decorative window framing at 87 Elgin Road

6. 4 HAVELOCK ROAD (INCLUDING MULBERRY LANE)

Statutorily listed buildings
Havelock Hall (Grade II)
Locally listed buildings
5, 7, 27, 29, 31.
Unlisted positive buildings 9,
16, 22, 25, 38-40, 35-39, 70-72

6.4.1 Havelock Road has a mixed character, with buildings of a range of heights, scale and designs present. Historic architecture is interspersed with neutral post-War buildings and blocks of flats. The Victorian houses on Havelock Road are mostly detached and of two storeys in height, occupying wider plots than the tall terraces and semi-detached buildings of streets to the west. With the exception of Havelock Hall and Bolney Grange which are sited



22 Havelock Road, a large Victorian London stock villa

perpendicularly to the street, building lines are consistent. There are some street trees, unevenly dispersed. The condition of the streetscape could be improved through better maintenance of properties and front gardens, and the re-instatement of soft landscaping and boundary treatments in front gardens.

6.4.2 The grade II listed Havelock Hall is the only surviving remnant of the original East India Military Academy, originally built as a gymnasium of brick with stone dressings (please see photos and description on p.20). The building is not immediately visible from the street, as it pre-dates the street's formal layout and is set back from the road behind a street-facing Victorian building. Havelock Hall was converted into flats.

6.4.3 There are several Victorian villas present on Havelock Road, broadly similar in scale and massing. Numbers 29 and 31 (both locally listed) form a pair of cross gabled red brick villas, similar in character to 89 Outram Road but of a simpler design. Numbers 25 and 27 (locally listed) are stock brick villas with simple stone or plaster dressings and projecting bays with single storey bay windows. Numbers 5 (locally listed), 9 and 41 are villas broadly symmetrical in design. Number 10 has been substantially extended to the side, which has altered its appearance and character.

6.4.4 There are very several pairs of historic semi-detached houses on Havelock Road. No 38-40 is an example of a typical three storey pair of semis, similar to examples found on other streets in the conservation

area. Numbers 35-37 and 70-72 are two storey pairs present in the northern section of the street. Numbers 35-37 retain much of their original character despite some alterations, but number 70-72 have suffered from inappropriate roof and side extensions that have upset the character and symmetry of the building.

6.4.5 Several plots on Havelock Road were redeveloped in

the second half of the 20th century and replaced with either terraces with brick and render facades and bay windows or blocks of flats. June Rose House is a modern development designed to respond to the character of the conservation area through the use of stock-coloured brick with red brick detailing. However, due to its size it is out of scale and detracts from the conservation area's special character.



Number 5 Havelock Road



40-42 Havelock Road



38-40 Havelock Road



70-72 Havelock Road



Numbers 25 and 27 Havelock Road

6.5 OUTRAM ROAD

Locally listed buildings
20, 30, 32, 41-47 (odd), 75, 77,
84-90 (even), 89-97 (odd)
Unlisted positive buildings
18, 22, 28, 102-104 (even), 19,
21-37 (odd), 34, 53-59 (odd),
69-71

6.5.1 Outram Road has a range of building types of a high architectural quality, consistent building lines and low wall front boundary treatments. There are numerous important historic buildings, many of which are locally listed. However the street has experienced a certain amount of 20th century redevelopment of an inappropriate scale, design and massing, concentrated around the middle of the street on the east side of the road, and to the south of the road near the junction with Addiscombe Road. Street tree lines are present, but not continuous; however there are large trees in front gardens, which adds to the quality of the public realm.

6.5.2 Numbers 33-47 is a significant grouping of buildings, originally four pairs of semi-detached buildings. Numbers 41-43 and 45-47 are locally listed buildings that preserve much of their original character. Numbers 33-39 (odd) have been sympathetically joined together in the late 1930s to form a large mansion block (Outram Court). As a whole the group represents consistent architecture with deep bracketed eaves, stucco detailing and substantial brick dormers. The front garden of Outram Court preserves the characteristic low level boundary treatments with inserts of iron artistic fencing, a mature tree and two large shrubs.

6.5.3 Numbers 91-97 (odd) are a group of matching build-

ings, constructed of coursed rubble with stucco dressings and features. Number 99 is one of a pair with 180 Lower Addiscombe Road, originally named 'Helston Lodge' and 'Huelva'. They share some characteristics with numbers 91-97 in terms of features and red coloured rubble faced walls, described in the 1877 sales particulars as 'red tiles attached to the brickwork'.

6.5.4 Numbers 84-90 (need photo) are two pairs Edwardian houses in a distinctive style identical to a collection on Ashburton Road. They have casement windows with stained glass lights, and large original dormers.

6.5.5 There are several semi-detached buildings of a high



84-90 Outram Road (change photo)



The joining of numbers 33-39 Outram Road to form Outram Court



Numbers 33-47 (odd) Outram Road



Numbers 91-97 (odd) Outram Road

quality present, including numbers 57-59, 69-71, and 75-77 (locally listed). Number 77 has a well preserved low level brick wall to the front garden with planting.

6.5.6 Numbers 18-34 are a grouping of villas, three of which are locally listed (20, 30 and 32). Though the details of the architectural language of this grouping vary, there is a consistent scale, massing, height, and approach to articulation of eaves, fenestration and doorways, front garden and boundary arrangements. Some villas have been converted into flats.

6.5.7 Number 89 is identical to 31 Havelock Road, sharing the same distinctive red brick detailing, as well as retaining its original Gothic arched front door, and brick boundary wall and gate piers.

6.5.8 Mulberry Lane is the only street within the Conservation Area which connects streets in an east-west direction. It was delineated on the original plans of the East India Estate. Together with the Narrows it was designed to enable connectivity across the estate and was not intended to become a street with a frontage. The development pressure in the middle of 20th century resulted in the construction of two small terraces that make a neutral contribution to the character and appearance of the conservation area with pitched roofs and small windows.



24-26 Outram Road



57-59 Outram Road

6.6 ASHBURTON ROAD
Unlisted positive buildings: 1-7, 4, 6, 18-22, 50-64, Appletree Cottage

6.6.1 Ashburton Road is the widest of the East India Estate streets and marks the eastern boundary of the conservation area. Due to its slightly later and less consistent development it has a more varied character than other streets within the conservation area with building heights that range from bungalows to four-storey blocks of flats. The street trees and wealth of greenery, as well as consistent low level boundary treatments, many of which are iron railings, contribute to the quality of the streetscape.



Signature tree at the front of Victorian villa: Ashburton Road

6.6.2 Numbers 18-22 Ashburton Road are a particularly well preserved group of houses, dating from approximately 1900. Their consistent design creates a regular rhythm, complete with original timber sash windows and doors, as well as tall chimney stacks with a full set of matching pots.

6.6.3 There are several groupings of detached or semi-detached Edwardian houses of a similar design and character along Ashburton Road, numbers 1-7, 40 and 50-64. They share common features and were presumably built in a single phase. The houses have a red brick ground floor, rendered upper storey, red tiled roof with pairs of dormers, rectangular bay windows, some of which retain stained glass inserts, and recessed doorways within open arched porches. Numbers 19-23 are also Edwardian buildings of a simpler design

6.6.4 Numbers 4 and 6 are a pair of identical Edwardian detached houses with cross-gabled roofs with white painted timber bargeboards and rectangular bay windows at ground floor level, as well as well maintained front gardens. Appletree Cottage is a small early 20th century cottage that has rendered walls, timber cladding at first floor level and feature chimney stacks and dormers.

6.6.5 The original, linear layout of the street has been distorted by an introduction of two perpendicular cul-de-sacs in the middle section of east and west sides of the street. Ashburton Close and Ashburton Gardens, constructed in the 1930s and 1950s respectively, contain clusters of single and two storey detached and semi-detached houses.



Numbers 18-22 Ashburton Road



Numbers 1-7 Ashburton Road



Number 6 Ashburton Road

6.7 LOWER ADDISCOMBE ROAD

Locally listed buildings: 168, 170, 173, 184, 190, 192
Unlisted positive buildings: 116-122, 128-134, 138-154, 158, 164-166, 172-180, 188, 192

6.7.1 The Lower Addiscombe Road marks the northern boundary of the East India Estate and curves on its route from east-west. The character of the southern side of the road is generally consistent in terms of building lines and regular spacing of detached and semi-detached houses. Some of the grandest historic buildings in the conservation area are located on the south side of Lower Addiscombe Road, discussed below. There are also some infill and redevelopments of the 20th century present

(numbers 124-126, Bellmore Court, 136A-136C, 160, 160A-B, 162, 168-168A and 168C-168E), relatively discreet in their impact on the streetscape due to their scale and landscaping of front gardens. Boundary treatments vary and some houses are well hidden behind brick walls and mature planting, while others are very exposed due to the hard-surfacing of front gardens for parking.

6.7.2 Number 192 Lower Addiscombe Road, Bernard House is a prominent building that marks the corner with Ashburton Road. The locally listed building dates to pre-1868 and has a unique design, with distinctive features including cast iron barge boards over very deep eaves, fretted

window hoods, and a decorative entrance.

6.7.3 Numbers 182, 184, 188 and 190 are a grouping of large symmetrical two and three storey villas with a range of features including imposing central doorways and entrance steps. 182 and 190 are of a virtually identical design with imposing stone entrance arches and other detailing.

6.7.4 Number 180 is one of a pair of Victorian houses with 99 Outram Road, originally named 'Helston Lodge' and 'Huelva', faced with red coloured rubble, described in the 1877 sales particulars as 'red tiles attached to the brickwork'. The houses have suffered from a number of additions and alterations.

6.7.5 Numbers 164-178 are an Edwardian grouping of buildings of a similar design, with distinctive features including barge boards, hanging tiles and prominent chimney stacks. Numbers 164-176 are three pairs of semi-detached buildings. Number 178 is of the same design but is detached, missing its semi-detached pair that was never constructed. Of particular note is the plasterwork detailing within the gables of numbers 168-170.

6.7.6 Number 158 is a prominent large symmetrical villa with bay windows and stucco quoins, currently in a poor state of repair.

6.7.7 Numbers 138-154 (even) are a group of late Victorian / Edwardian buildings arranged in a staggered formation. 138-142

are two storey villas of yellow London stock bricks walls with bay windows, projecting bracketed eaves and detailing picked out in white. 142-154 are a terrace with interesting features, the character of which is degraded by the hard-surfacing to most of the front gardens.

6.7.8 Numbers 128-134 and 116-118 are pairs of three storey Victorian semi-detached properties with attractive detailing, of a similar character to those found on Canning and Clyde Roads.

6.7.9 120-122 is a large red brick building, with particular features such as the stone finials to the roof, and was formerly used as a bank.



Number 192 Lower Addiscombe Road



Number 184 Lower Addiscombe Road



Number 182 Lower Addiscombe Road



Number 180 Lower Addiscombe Road and number 99 Outram Road



128-134 Lower Addiscombe Road (better photo)



Plasterwork detailing at number 170



Numbers 116-118 Lower Addiscombe Road (rendered) and 120-122 (red brick)

6.8 ADDISCOMBE ROAD

Locally listed buildings: 137, 139

Unlisted positive buildings:

231-233, 235-243, 203-209

6.8.1 Addiscombe Road marks the conservation area's southern boundary and is distinctive due to the large scale of buildings, mostly three or four storeys in height and of substantial massing. Buildings are insulated from the busy traffic route by wide footways, significant set backs behind mature greenery and trees in front gardens. The road culminates in a major junction with Chepstow and Radcliffe Roads, abutted by small triangles of green space and trees.

6.8.2 Addiscombe Road is dominated by a number of large blocks of flats with continuous frontages, including Sinclair Court, Beverley Hyrst and Cecil Court on the north side, and Lynden Hyrst on the south side, outside of the conservation area boundary.

8.8.3 Numbers 235-243 are a terrace of three storey buildings, numbers 237-243 have a consistent character and features including bay windows and architraves. Number 235 has undergone alterations to windows and stripping of detailing that has had an adverse impact on the character and appearance of the East India Estate Conservation Area.

8.8.4 Numbers 203-209 are a group of identical large detached villas (see photo). Number 207 was substantially modified and extended to the rear to join numbers 205 and 209 into a single block of flats.

8.8.5 Numbers 231-233 are a semi-detached pair of Victorian houses. Number 231 has

undergone alterations including changes to windows, gables and dormers, which have changed its appearance and adversely the pair has lost its symmetry.

8.8.6 Numbers 137-139, also known as Ashleigh and India Houses, are semi-detached buildings of architectural and historic significance (please see p.20 for more photos and descriptions of these buildings).



139 Addiscombe Road



Long vistas towards Norbury



231-233 Addiscombe Road



235-243 Addiscombe Road



203-209 Addiscombe Road

7.0 CONDITION AND THREATS

7.1 GENERAL CONDITION

7.1.1 The overall condition of the conservation area is variable. The majority of buildings are occupied and maintained to a high standard. However some properties in the area suffer from a lack of maintenance, which, if it continues, could lead to further deterioration, removal and inappropriate replacement of historic features.

7.1.2 The East India Estate Conservation Area was included in the 2009 English Heritage at Risk Register.

7.2 KEY THREATS AND PROBLEMS

7.2.1 While insensitive redevelopment can instantly harm an area's special character, negative change to the East India Estate has often occurred incrementally through piecemeal 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 conservation area's character.

7.2.2 When buildings are converted from single dwelling houses to multiple occupancies changes can occur to the area's visual appearance through alterations to buildings and front gardens. There are several examples of conversions of properties that have involved harm to their original design and character, for example through the removal of landscaping in front gardens, the addition of extra doorways or the alteration of existing windows (see photos on the following page).

7.2.3 Due to the layout of the area, with groupings of buildings, there is a danger of disruption of the character of a whole group when a single

THREATS TO BUILDINGS

1. Partial or total demolition of historic buildings
2. New development of a poor quality design / materials or inappropriate siting, scale and massing
3. Alterations to individual buildings disrupting consistency of architectural groupings
4. Poor maintenance of buildings
5. Loss of historic architectural features
6. Poorly designed and / or oversized extensions
7. Multiple extensions to buildings
8. Replacement of timber windows with uPVC or aluminium alternatives
9. Rendering, painting or cladding of brick facades
10. Re-pointing of brick walls with cement mortar instead of a lime based mortar
11. The use of non-traditional roofing materials
12. Installation of satellite dishes visible from the street
13. Loss of chimneys
14. Installation of poorly sited renewable energy technologies and other building services

THREATS TO STREETScape

15. Hard-surfacing of front gardens
16. Estate agents signage cluttering building elevations and front gardens
17. Lack of screened storage for recycling and refuse bins
18. Graffiti
19. Litter
20. Fly tipping
21. Loss of trees
22. Loss of boundary treatments

building undergoes alteration. This has happened in several instances, for example where one house from a semi-detached pair has been rendered or painted and the other retains the originally exposed brickwork, or where a single house from a terrace has been rendered resulting in an incongruous appearance.



Loss of front gardens to properties on Clyde Road, leaving a stark and harsh appearance and negative impact on the streetscene



The original character of this building has been eroded by the introduction of render, the installation of uPVC windows at ground floor level and the installation of a dormer window to the front roofscape



Poor quality extensions to a building on Havelock Road - the side extension is not set back from the front wall of the house and does not respect the building's character and design and the roof extension is oversized and of an insensitive design.



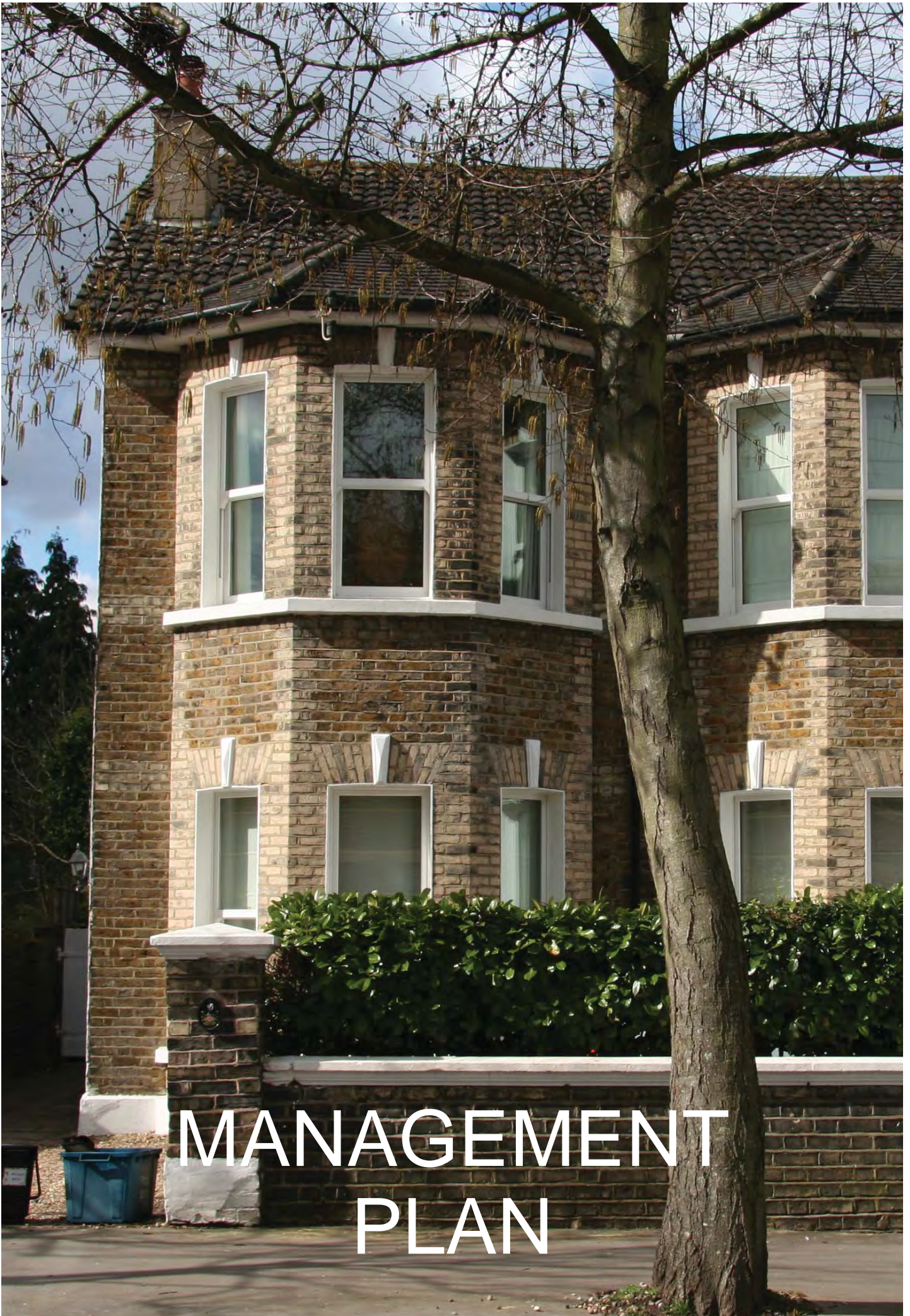
A poorly maintained front garden and bins with no storage or screening



Oversized extension (left) of a poor quality design and materials



Photograph illustrating a range of alterations that have harmed the appearance of two pairs of semi-detached buildings, including an oversized dormer, render and pebbledash application, uPVC windows, the loss of a chimney stack and car parking where there would have once been a front garden



MANAGEMENT PLAN

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

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 STATUTORY LISTED BUILDINGS

8.1.1 Three buildings in the East India Estate Conservation Area are statutorily listed (please see section 5.2). Listed building consent is required for all building works, both external and 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*.

8.2 LOCALLY LISTED BUILDINGS

8.2.1 Fifty-seven buildings in the East India Estate Conservation Area are currently locally listed (please see section 5.3). Demolition of these buildings are considered to cause substantial harm to the Upper Norwood Triangle Conservation Area. Careful consideration must be given towards protecting important features present. For further information please see Croydon's *Locally Listed Buildings SPD*.

8.3 ARTICLE 4 DIRECTIONS

8.3.1 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*.

8.4 BUILDING REGULATIONS

8.4.1 All building work must comply with Building Regulations. For further information and guidance please see section 8 of the *Conservation Area General Guidance SPD*.

8.5 ARCHAEOLOGICAL INVESTIGATIONS

8.5.1 Archeological investigations may be required for development affecting the setting of the conservation area located within an Archaeological Priority Zone that involves ground-works. Please see section 4.5 of the *Conservation Area General Guidance* for further information.

8.6 PLANNING ENFORCEMENT

8.6.1 If you feel that unauthorised development has occurred in the area, including the replacement of windows or installation of satellite dishes, please report this to the Council's planning enforcement team. For further information please see section 7 of the *Conservation Area General Guidance SPD*.

8.6.2 As part of this assessment a full photographic survey of the conservation area as visible from the street has been made, which will be used as evidence when reviewing any reports of unauthorised development.

8.7 TREES IN PRIVATE GARDENS

8.7.1 Please see sections 5.14 and 7.3 of the *Conservation Area General Guidance SPD*.

9.0 DEVELOPMENT GUIDELINES

9.0.1 General guidance for development in conservation areas is provided in the *Conservation Area General Guidance SPD*.

8.0.2 The development guidelines provided below supplement these general guidelines, providing area-specific principles that respond to the particular challenges for proposed development in the East India Estate Conservation Area.

9.1 DEMOLITION

9.1.1 The demolition of statutorily listed buildings, locally listed buildings and buildings that make a positive contribution to the special character of the East India Estate Conservation Area, as outlined in section 5.2 of this document, will not be considered acceptable.

9.1.2 Demolition of buildings will only be permitted where the building in question has been identified in section 5.2 of this document as making a neutral contribution to or detracting from the conservation area's special character and the proposed replacement scheme will be of a suitably high quality that will result in an enhancement to the character and appearance of the conservation area. For further advice please see section 5.1 of the *Conservation Area General Guidance SPD*.

9.2 NEW DEVELOPMENT

9.2.1 There are no vacant development sites of a significant size in the East India Estate Conservation Area. Opportunities for new development could only result from the redevelopment of sites containing buildings that either make a neutral contribution or detract from the area's special character.

9.2.2 All proposed development should respect the established

plot layout and building lines present, as well as the height, scale and massing of nearby buildings. For general guidance on new development in conservation areas please see section 5.2 of the *Conservation Area General Guidance SPD*.

9.2.3 The construction of new dwellings in small gaps between buildings will generally not be permitted due to the likelihood of resultant over-cramped development and incongruous plot size in the context of the area's formal layout, as well as the impact on reducing views between buildings that contributes to the spacious character of the area.

9.3 BACK GARDEN DEVELOPMENT

9.3.1 Where planning permission is required, development in back gardens will generally not be permitted due to the potential disruption to the area's spacious character and loss of green spaces. All small-scale outbuildings in back gardens should preserve views across gardens and not cause the removal of existing trees.

9.4 PROPERTY CONVERSION

9.4.1 Due to the generous proportions of many buildings in the area the conversion of single dwellings into flats is often desirable. There is no objection to this in principle, provided it complies with Croydon Local Plan - Strategic Policies and the appearance of the front elevation is not harmed by the proposed conversion. Additional parking and bin storage requirements should not result in harm to the appearance of the front garden.

9.4.2 Careful attention should be paid to entrance arrangements, and new doors should not be



Gap between buildings on Clyde Road with an attractive view of Church of St Mary on Canning Road



One of the historic Professor's Houses on Addiscombe Road was recently converted into flats, and the former Coach House was converted into two small houses. The work was carried out to a high quality and has resulted in an enhancement to the character and appearance of the conservation area.

installed to front elevations. Changes should not be made to window openings and original detailing on front elevations. External fixtures that will have an impact on the appearance of a building, including meter boxes, satellite dishes and solar panels, should not be located on street-facing elevations and front gardens should be retained.

9.4.3 There are some examples of the conjoining of pairs of semi-detached properties to form a block of flats. Any proposals for further development of this nature should not compromise the original character of buildings and should pay careful attention to the need for high quality detailing and workmanship.

9.5 EXTENSIONS

9.5.1 Front extensions of street-facing buildings will not be permitted due to the resultant disruption to the appearance of buildings and the established strong building lines which contribute to the character of the East India Estate Conservation Area.

9.5.2 There may be opportunities for side extensions to existing buildings. All proposed side extensions should be subservient to the main building, set back from the front building line (by at least 1.5m at first floor level) and preserve gaps and views between buildings as much as possible. Contrasting materials may help to achieve differentiation between the main building and extension. Any impacts on the symmetry of building groupings is also an important consideration, as is the proposed design and materials.

9.5.3 Roof extensions to buildings three or four storeys in height



Pairs of semi-detached buildings that have been conjoined.



Example of poorly executed conversion combined with conjunction of buildings



An examples where a property conversions has distorted the original symmetry of the building by creating an additional doorway

will generally not be permitted due to the resultant additional massing. Those to buildings one or two storeys in height will be considered on their own merits. All roof extensions to historic buildings visible from the street are likely to have a negative impact on the original design and are unlikely to be permitted.

9.6 WINDOW REPLACEMENT

9.6.1 Many historic buildings in the East India Estate Conservation Area have timber sliding sash or casement windows. Original or traditional style windows should be retained and repaired. If it is desired to improve the thermal performance of single glazed windows then draught proofing and internal secondary glazing can be installed without the need for planning permission.

9.6.2 If windows are beyond repair following advice from a professional joiner, then replacements should match the original window design and be of timber construction and should be double glazed. 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. Aluminium is also not considered to be an acceptable alternative to timber.

9.7 PORCHES

9.7.1 Where houses have open porticoes or recessed porches these are part of their original design and add interest to the character and appearance of the conservation area. Recessed entrances should not be enclosed by modern doors.

9.8 CLADDING, RENDERING OR PAINTING OF WALLS

9.8.1 As outlined in the Appraisal, exposed yellow stock or red brick walls are a characteristic feature of the original design of historic buildings in the East India Estate Conservation Area and their rich texture and colour contributes to its special character. Proposals to render or clad brick walls will not be permitted. It is also strongly recommended that brick walls are not painted due to the impact on the appearance of buildings and problems of damp that non-breathable paint can cause. The removal of existing paint, render and cladding is encouraged.



An examples of a replaced window (above bottom) that has significantly departed from its original design (above top)



Examples of render / cladding. Not acceptable

9.9 FRONT GARDENS AND BOUNDARY TREATMENTS

9.9.1 Landscaped gardens make an important contribution to the quality of the streetscape. All development proposals to properties where soft landscaping in front gardens has been removed in the past should involve its reinstatement. Trees in front gardens should be protected and retained if possible.

9.9.2 The planting of trees and greenery in front gardens is encouraged and the hard-surfacing of front gardens for car-parking is discouraged.

9.9.3 Existing boundary treatments should be retained. Where brick gate piers are present these should be retained due to the positive contribution they made to the streetscene. All development proposals to properties where boundary treatments have been removed in the past should involve their reinstatement.

9.9.4 All development proposals should include storage and screening for refuse and recycling bins.

9.10 EXTRANEIOUS FIXTURES

9.10.1 As most buildings in the conservation area are street facing with their front elevations prominently visible, the impact of extraneous fixtures on front elevations or roofscapes facing the street is significant. Extraneous fixtures, including satellite dishes, meter boxes, cabling and piping, should not be visible from the street. The removal of existing fixtures cluttering front elevations is encouraged.

9.10.2 There are several examples of satellite dishes located on front elevations that are either unauthorised or installed prior to conservation area designation, planning permission is now required for the installation of satellite dishes to front elevations or roofscapes visible from the street.

9.10.3 For further guidance on the installation of extraneous fixtures please see section 3 of the *Conservation Area General Guidance SPD*.

10.0 ENHANCEMENT

10.0.1 In principle the Council supports and welcomes schemes for enhancement of the area proposed by property owners and / or the local community. It is recognised that there is a strong sense of community in the East India Estate, which the Canning & Clyde Road and HOME Residents Associations play an important role in maintaining and promoting.

10.0.2 Property owners are strongly encouraged to maintain their properties and undertake minor works that would improve the condition and appearance of their properties, which will have a wider positive impact on the conservation area as a whole.

10.0.3 Much enhancement of buildings and the wider area does not require planning permission; for advice on what works require planning permission please either see the Planning Portal or contact the Council's Development Management service (see Appendix for details).

10.1 MAINTENANCE

10.1.1 It is important that buildings receive regular maintenance to ensure the long-term survival of important features and to prevent problems including damp and decay. Some minor works do not require planning permission but, if left unattended, may result in unnecessary decay and damage, which could lead to the need to conduct more complex and expensive repair works that may require planning permission at a later date.

10.1.2 Recommendations for basic maintenance 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
- The regular re-painting of timber features

Please see section 6 of the *Conservation Area General Guidance* SPD for further guidance.

10.1.3 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 called *A Stitch in Time*, which is available to view on the internet (see Appendix for details).

10.2 REPAIRING, RESTORING AND RE-INSTATING ARCHITECTURAL FEATURES

10.2.1 The East India Estate Conservation Area could be much enhanced through the repair, restoration or reinstatement of damaged or lost architectural features, including:

- Timber sash windows
- Brackets supporting projecting eaves or window boxes
- Decorative brick string courses
- Decorative window and door surrounds
- Plasterwork mouldings
- Ironwork railings

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

- The stripping of inappropriate paint or render using a non-damaging method to reveal originally exposed brickwork.
- The removal of in-filled porches
- The re-siting of satellite dishes and TV aerials where their location has a negative impact on the conservation area
- The replacement of non-traditional roofing materials with either hand-made clay or natural slate tiles
- The removal of architectural features that are out of keeping with the area's special character
- The removal of uPVC or aluminium windows and doors and replacement with timber alternatives that are in keeping with the conservation area's special character

10.3 FRONT GARDEN MANAGEMENT AND REFUSE STORAGE

10.3.1 Property owners and tenants should take responsibility for the management of front gardens and be aware that their treatment has a big impact on the quality of the wider area. Low boundary walls should be retained and additional tree and shrub planting is welcomed.

10.3.2 Property owners should consider the installation of screening for refuse bins that would 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 in front of the main building line. See also section 9.9.

10.4 PLAQUES FOR HISTORIC BUILDINGS

10.4.1 Some members of the community have recommended that plaques could be erected on listed or locally listed buildings within the conservation area to celebrate and inform passers-by of their locally listed designation. In principle the Council would consider proposals for the erection of plaques, subject to appropriate design and sensitive placement, but 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.

10.5 CONSERVATION AREA SIGNAGE

10.5.1 Existing and new way-finding schemes in Croydon's town centre, such as Legible London, may be extended in the future to cover the East India Estate Conservation Area. 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.

10.6 PUBLIC REALM IMPROVEMENTS

10.6.1 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.

10.6.2 All new street lighting will be implemented in the area according to the adopted Street Lighting PFI.

10.7 STREET TREES

10.7.1 Where predominant species are present and considered to be making a positive contribution to the conservation area – for example the cherry trees in Havelock Road – 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.

10.8 ENERGY EFFICIENCY IMPROVEMENTS

10.8.1 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.

10.8.2 There are some retrofitting measures that can be explored for buildings in this conservation area to improve their energy efficiency and thermal performance. Please see section 9 of the *Conservation Area General Guidance*.

10.8.3 Some retrofitting measures may require planning permission and if proposed to a statutorily listed building may also require listed building consent.

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
- The Planning Portal
www.planningportal.gov.uk
- 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
- Sustainable Traditional Buildings Alliance:
www.sdfoundation.org.uk/stba

B) RELEVANT CROYDON COUNCIL DOCUMENTS

(DOWNLOADABLE FROM ABOVE WEBLINK)

- *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*

C) RELEVANT NATIONAL GUIDANCE DOCUMENTS (WEBLINK ABOVE)

- *Archaeology and Planning in Greater London* (English Heritage 2011)
- *The Setting of Heritage Assets* (English Heritage 2012)
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (English Heritage 2011)
- *Understanding Place: Historic Area Assessments* (English Heritage 2011)
- *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
- *By Design: Urban Design in the Planning System* (CABE, 2000)
- *The Urban Design Compendium* (English Partnerships, 2000/2007)
- *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)

11.2 CONTACTS

Croydon Council, 18th Floor Taberner House, Park Lane,
Croydon CR9 1JT;
Tel/Email: 0208 7266000; 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 Georgian Group
Tel/Email: 0871 7502936; info@georgiangroup.org.uk
www.georgiangroup.org

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

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)

Croydon Natural History and Scientific Society
Contact: Brian Lancaster (Secretary):
Email: brian.lancaster1@btinternet.com

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 ਰੁਪਾ 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 caawiyo 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

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Turkish

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Urdu

APPENDIX 2:

Draft Norbury Estate Conservation
Area Appraisal and Management Plan

NORBURY ESTATE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



DRAFT SUPPLEMENTARY PLANNING DOCUMENT

CROYDON COUNCIL

ISSUE

Draft Supplementary Planning Document (SPD) issued for Cabinet 15 July 2013 to go out to public consultation in September 2013

This document is available to view and download online at: www.croydon.gov.uk/caamps

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CONSERVATION AREA DESIGNATION

The Norbury Estate Conservation Area was designated in December 2008

CONSERVATION AREA GENERAL GUIDANCE

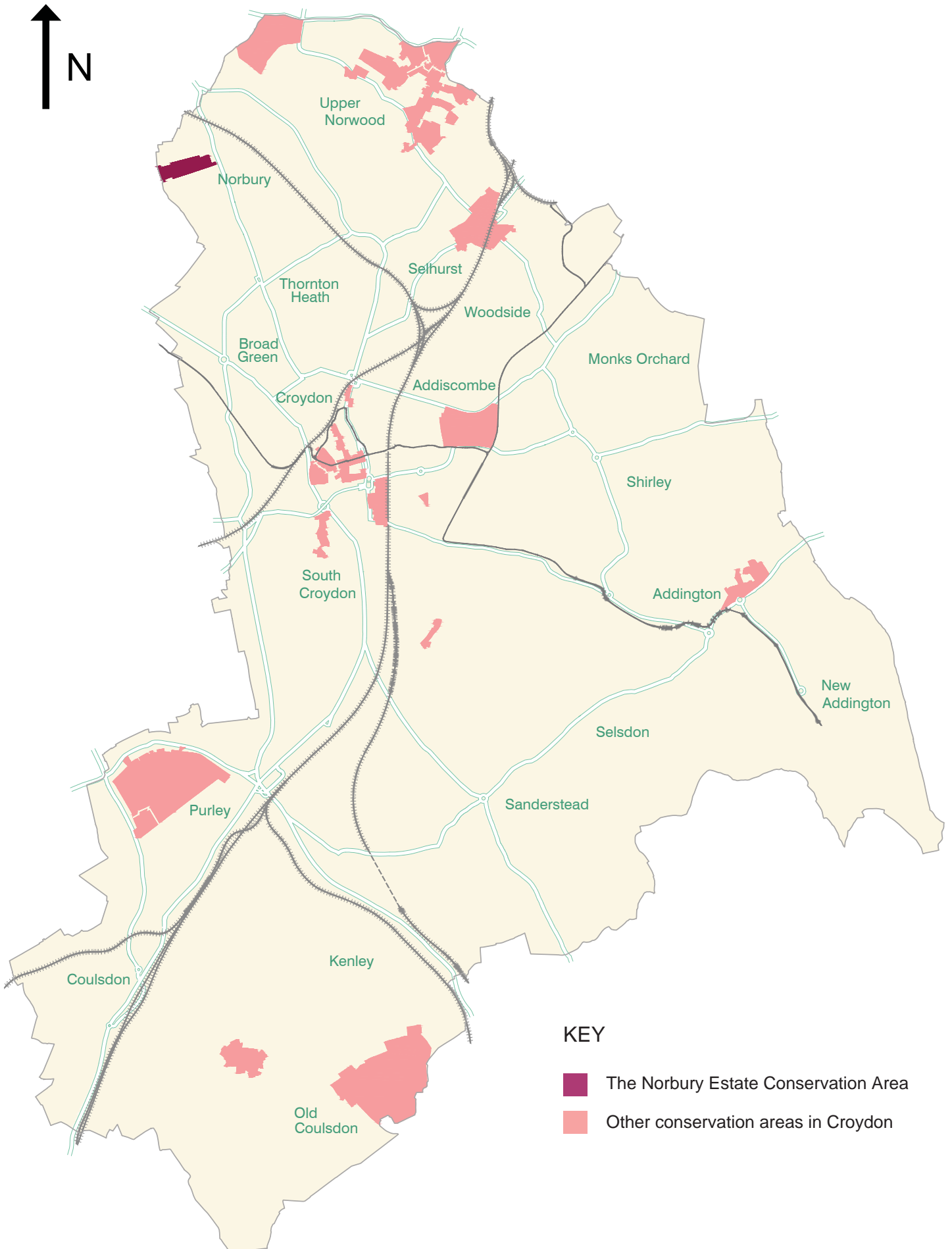
Please read this document alongside the *Croydon Conservation Area General Guidance document* (adopted April 2013).

This document is available online at: www.croydon.gov.uk/environment/conservation

Other supplementary planning documents are also available online via the Croydon Council website Planning pages: <http://www.croydon.gov.uk/planningandregeneration>

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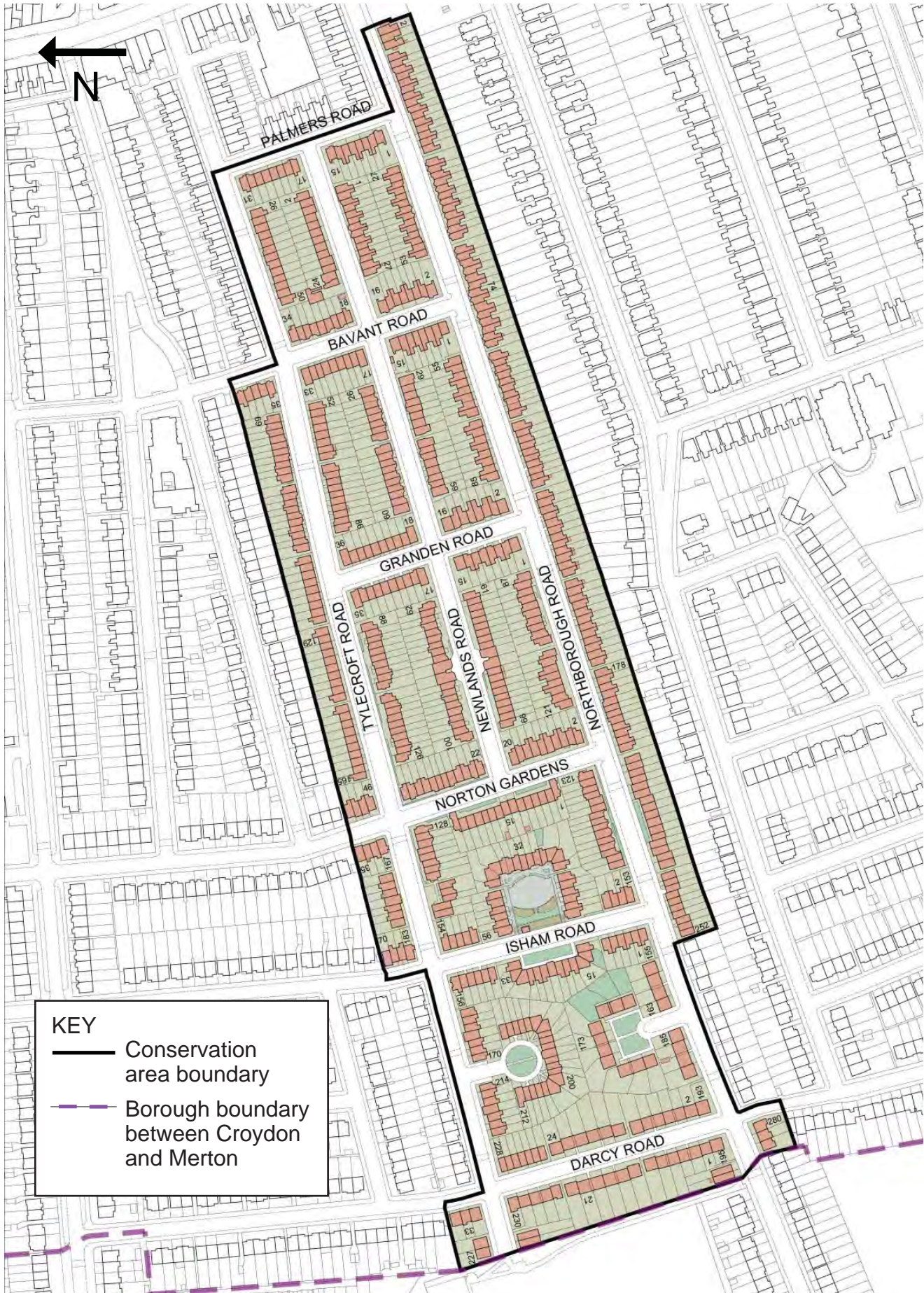
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Map 1. The location of the Norbury Estate Conservation Area and other conservation areas in Croydon

INTRODUCTION





KEY

- Conservation area boundary
- Borough boundary between Croydon and Merton

Above: Map 2. The boundary of the Norbury Estate Conservation Area

Previous Page: Terraced houses on the north side of Tylecroft Road - rhythm is created by the series of projections and recessions, chimneys and projecting gables

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*.

1.2.2 An Appraisal defines the principal qualities that constitute the conservation area's special character and identifies threats to this character. 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 SPD*; potential enhancement

schemes are also explored. For further information please see section 1.5 of the *Conservation Area General Guidance SPD*.

1.3 WHAT IS THE STATUS OF THIS DOCUMENT?

1.3.1 After public consultation this document will be adopted as a Supplementary Planning Document (SPD) to Croydon's Local Plan – Strategic Policies (adopted April 2013) and be a material consideration when assessing planning applications that affect the conservation area.

1.3.2 It is expected that all planning applications for sites within the Norbury Estate Conservation Area are informed by both this document 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*) has been consulted on this draft *Norbury Estate Conservation Area Appraisal and Management Plan*.

1.4.2 Following its publication there will be a six week public consultation. The draft document will be available to view on the Council's website (see Appendix) and hard copies will be available from local libraries. Letters will be sent to all properties within the conservation area and an article will be published in *Your Croydon* to inform residents of the consultation and invite comment.

1.4.3 Following the completion of the consultation period, all public responses will be considered and, where appropriate, the document will be amended before being formally adopted.

1.5 DESIGNATION BACKGROUND

1.5.1 The Norbury Estate was initially designated as a local area of special character (LASC) in the 1990s. Following a borough-wide review of conservation areas and LASCs the Norbury Estate was designated as a conservation area in December 2008 in recognition of its architectural and historic significance.



Characteristic terrace of houses in the Norbury Estate



Typical streetscene of Northborough Road

1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Norbury Estate Conservation Area is of historic significance as one of the earliest London County Council (L.C.C.) cottage estates and the first to be built outside of its County boundary. The site was purchased in 1901 and the estate was constructed in two stages, the eastern half (up to Norton Gardens) was largely completed by 1914 and the western half was finished after the first world war in 1919-21.

1.6.2 The Norbury Estate was designed and built in a distinctive Edwardian cottage style. The architects displayed great ingenuity in overcoming severe cost constraints and the architecture displays a wide variety of treatment, notable features, high-quality detailing and craftsmanship and a rich variety of traditional materials. Despite the some minor changes to gardens and buildings, the Norbury Estate retains a unified character and authenticity. Landscape features also contribute to the character of the area, including the squares around which houses are grouped in the west end of the estate and the low walling, brick stairways and red clay tile paths found throughout the estate.

1.7 CHARACTER AREAS

1.7.1 The Norbury Estate has a strong sense of unified and consistent character. However there is some variety between the eastern and western portions of the estate in terms of layout and plot sizes, discussed in section 3.1. This is largely due to the two main phases of development before and after the First World War. This variety in character is minor and does not warrant character area division for the purpose of this analysis.



Regular rhythm of roofs and chimneys along Northborough Road, looking east

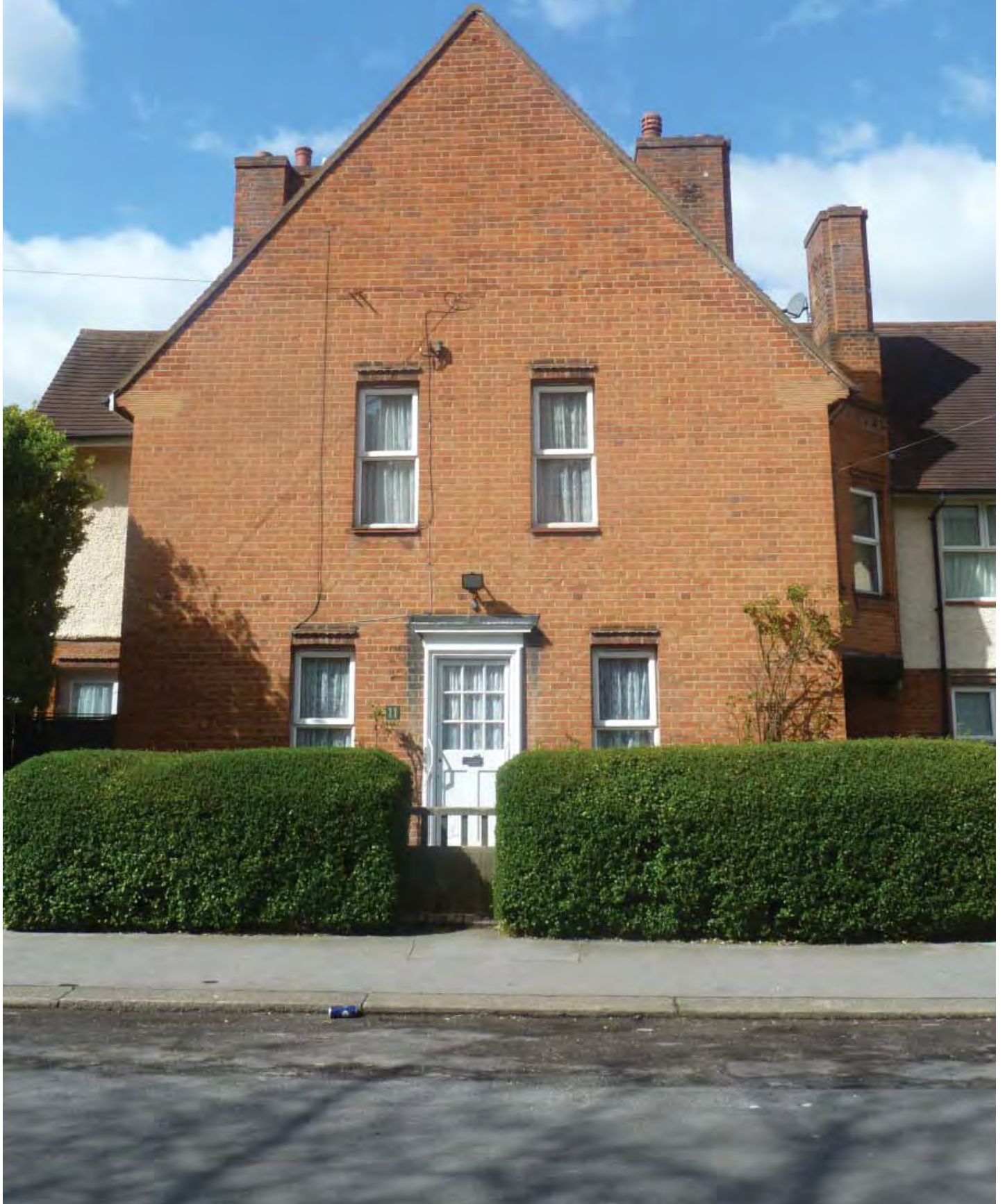


View north on Granden Road from the crossroads with Newlands Road with the closed vista of a double gable in a terrace on the north side of Northborough Road



Terrace on the west side of Norton Gardens

APPRAISAL



The following Appraisal defines the characteristics that make the Norbury Estate Conservation Area special, including its wider context, historic development, townscape, streetscape and architectural character. It also describes its current condition.

2.0 CONTEXT

2.1 LOCATION AND SETTING

2.1.1 The Norbury Estate Conservation Area is located in the north of the borough of Croydon, in the Norbury Ward. The conservation area is bounded by London Road to the east and the Croydon borough boundary with Merton to the west. London Road is a key transport route north from Croydon's town centre. Norbury Station lies a quarter of a mile to the north.

2.1.2 Immediately to the north of the conservation area, at the top of Bavant Road, lies the Norbury Baptist Church (see photo) with green open space in front of it at the junction of Semley and Hatch Roads. Numbers 1-67, 4-24, 185-221 Tylecroft Road, 2-18 Palmers Road, and 1-25 Northborough Road, constructed either around the start of the 20th century or in 1920s, all directly face the conservation area boundary and directly impact on its setting. Pollards Hill is located to the south.

2.1.3 To the south east of the Norbury Estate Conservation Area lies the St Helen's Road LASC (see photo), which contains part of the London Road. The rear of numbers 1327-1329 London Road and number 1341 are very visible in the eastern part of Northborough Road.

2.1.4 To the west of Darcy Road, in the borough of Merton, lies the Northborough Recreation Ground (see photo). The backs of houses on Darcy Road, within the Norbury Estate Conservation Area, are prominently visible from within the park.

Previous page: Gabled building at the end of the terrace on Isham Road, with original timber partly glazed door and traditional hedge



Norbury Baptist Church, located within the setting of the Norbury Estate to the north



View from the Norbury Estate Conservation Area, looking towards the St Helen's Road LASC with the rear of numbers 1327-1329 and 1341 London Road prominently visible



Rear of Darcy Road as seen from the Northborough Recreation Ground



Aerial photograph of the Norbury Estate Conservation Area and the surrounding area

2.2 HISTORIC DEVELOPMENT

2.2.1 The manor of Norbury is recorded in 1375 as being in the possession of Nicholas Carew of Beddington. The manor was held by the Carew family until it was sold off in 1859 in separate portions. By the start of the 20th century, Norbury was still largely rural, apart from a few large villas spread along the London Road and some roads laid out for prospective development. Norbury Station was constructed in 1878, following the construction of the London, Brighton & South Coast Railway in 1862. The station was rebuilt in 1903 when extra lines were added.

2.2.2 The London County Council (L.C.C.), set up in 1889, was the first London-wide civic authority to be directly elected. In 1890 the Housing of the Working Classes Act was passed to try to alleviate the poor living conditions of many city dwellers. The L.C.C. planned an enormous re-housing programme that started in 1893. The L.C.C. Architect's Department was set up as an expansion of the old Metropolitan Board of Works Architect's Department. Several new young architects were employed, many of which were influenced by the principles of the Arts and Crafts Movement and the political and social ideals promoted by William Morris and the architect Philip Webb. The work of the L.C.C. included housing estates, fire stations and from 1908 work for the London School Board. The first large housing scheme was the Boundary Road Estate (Arnold Circus), built from 1893 to house around 5000 people. Other city estates include the Millbank Estate, Pimlico and Webber Row Estate, Waterloo. The Totterdown-Fields Estate in Tooting was the first 'cottage-style' L.C.C. estate, built to



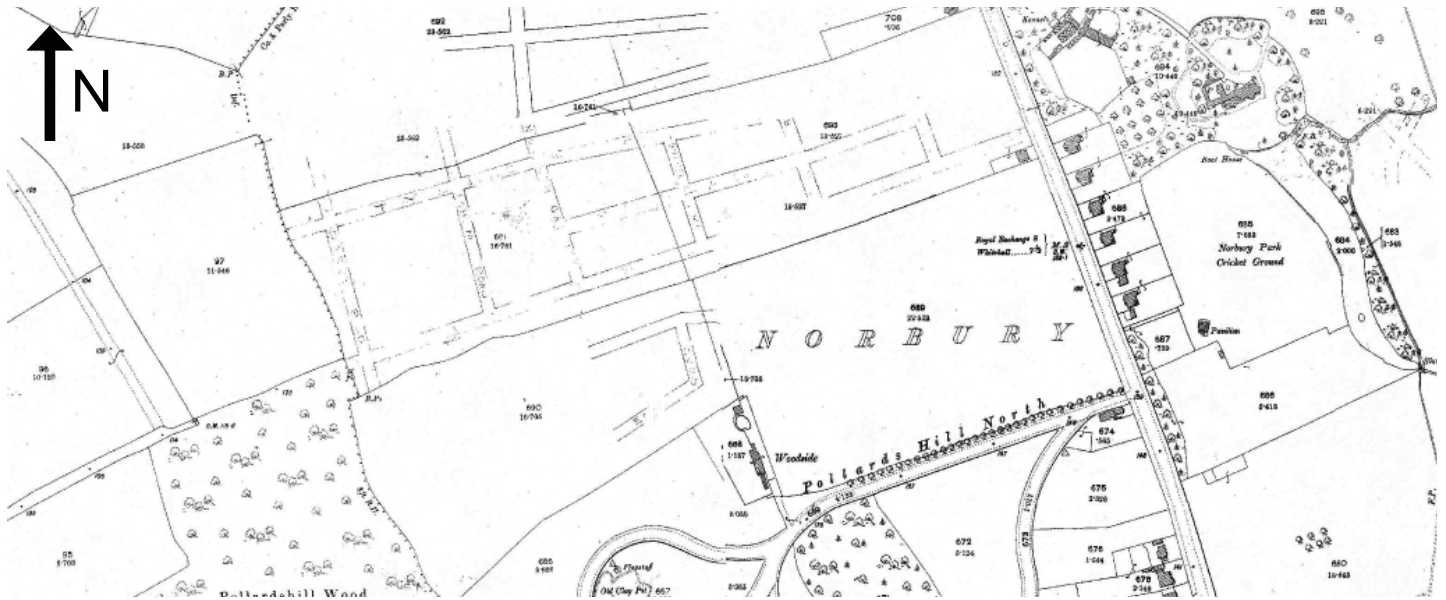
Northborough Road in 1907



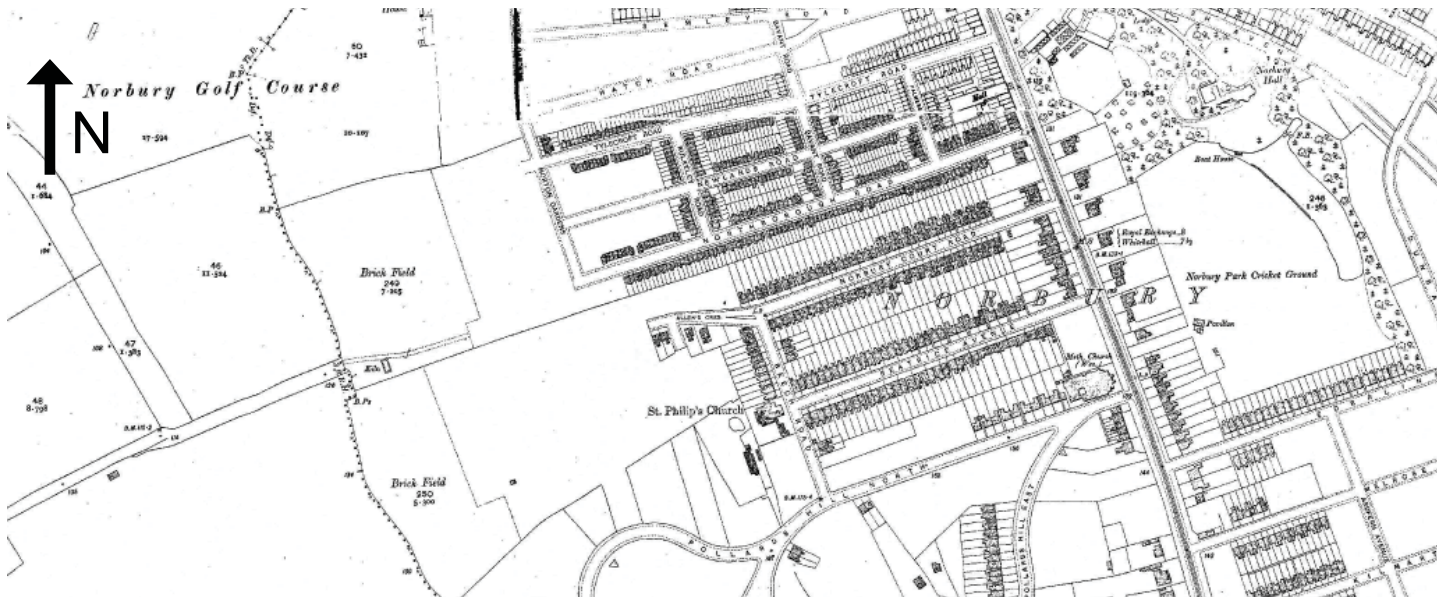
Tylecroft Road in 1911



Tylecroft Road in 1911



Map 3. 1890 Ordnance Survey Map



Map 4. 1910 Ordnance Survey Map



Map 5: 1933 Ordnance Survey Map

a high density but with self contained living with private gardens.

2.2.3 In 1900, an amendment to the 1890 Housing Act allowed counties to purchase land for development outside of their own district. The land on which the Norbury Estate was to be built was the first to be acquired by the L.C.C. under the new Act. Thirty acres were purchased in 1900 at a cost of £18,154. During this period the L.C.C. Architects Dept. was run by W. E. Riley. Three young architects appear to have been primarily responsible for the designs of the Norbury Estate: JR Stark, PF Binnie and George Weald. A report to the L.C.C. Finance Committee in December 1900 stated that the Norbury Estate was to be 'a new departure of an important character'.

2.2.4 The site at Norbury included an existing brickfield (see map 4). One of the conditions of the sale was that the brickmaking plant was to be taken over, to provide building materials. Bricks from the Norbury brickfield were used for the construction of many of the cottages in the Norbury Estate, as well as part of the Totterdown-Fields in Tooting. On 16 February 1907, the Streatham News, recorded that 'The total number of bricks manufactured on the Norbury Estate is about 11,000,000, of which 1,980,000 have been used in the erection of cottages on Section "A" [of the Estate].'

2.2.5 The Norbury Estate was constructed in two parts. The first phase of development in the eastern portion of the site was completed before the First World War and used approximately 17 acres of the site. The first sections of this phase were completed in 1906, although



Shops in Newlands Road (circa 1911)



Former shops in Newlands Road (numbers 80-82) as they are today



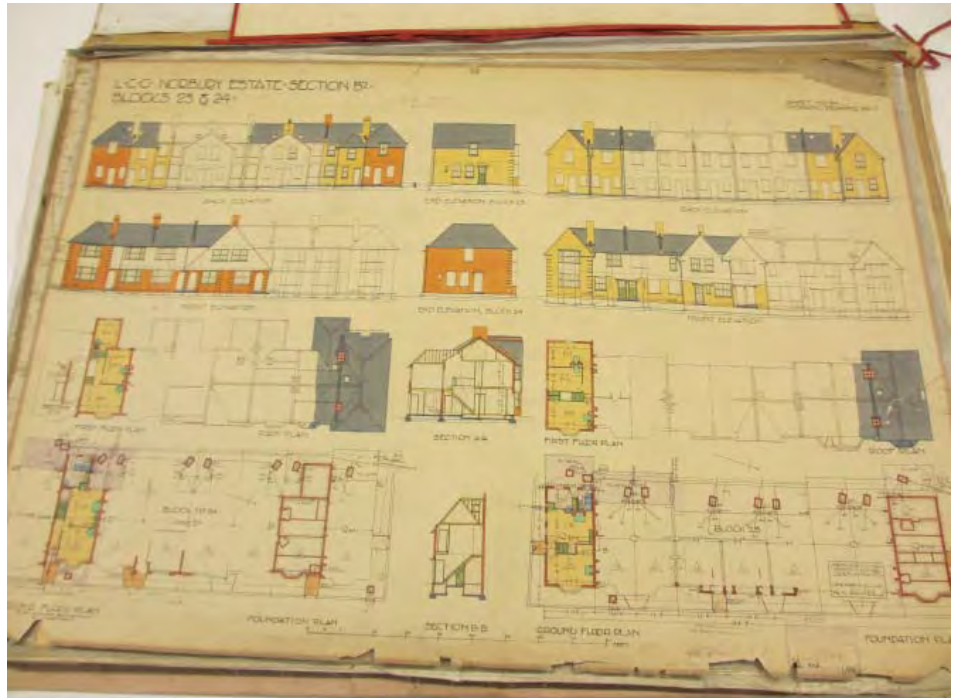
Open space at the front of Tylecroft Road in 1923

excavation work had started as early as 1901. Development progressed west away from London Road along a grid pattern of roads towards Norton Gardens. By January 1908 145 cottages were complete and 240 cottages by February 1910. In 1910 it was decided that four shops should be included in the development on Newlands Road (see photo). By the time war broke out 500 houses had been built on the estate and all were readily let.

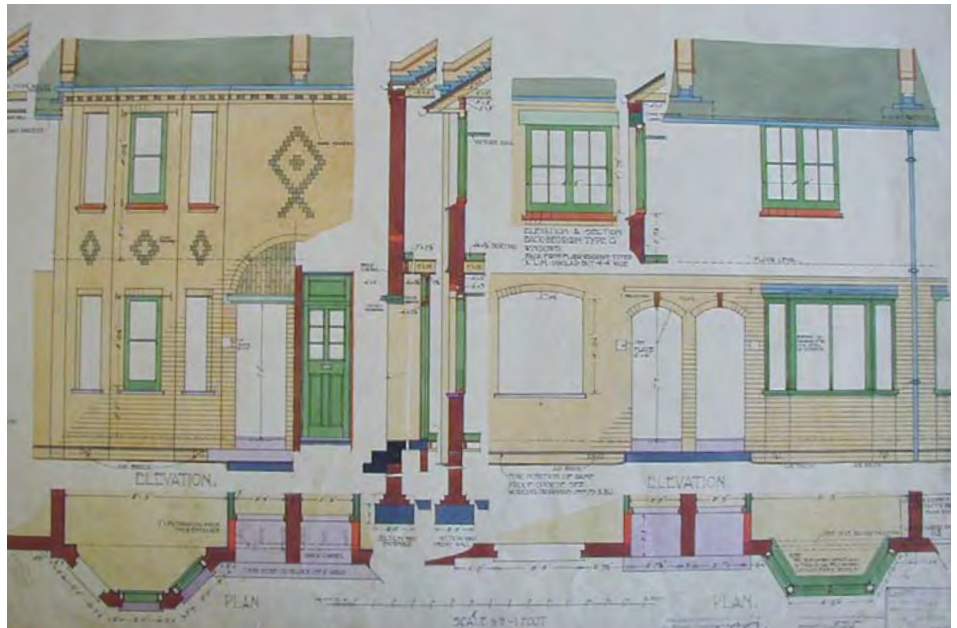
2.2.6 The second phase of development, in the remaining eleven acres of the site to the west of Norton Gardens, was taken up again in 1919 as a state aided housing scheme. There were many amendments made to the plans for the estate during this period - a public hall, further shops and recreation ground (on land to the north of Tylecroft Road between Darcy and Isham Roads, used at the time for allotments) were all proposed and rejected for various reasons. Due to a desire to increase the size of the houses and quality of accommodation the final section of development to the far west (Darcy Road and the southern tip of Northborough Road within the estate) was reduced from the originally proposed 116 cottages to 87, and the planned shops omitted. By March 1920 a total of 642 homes had been constructed on the Norbury Estate.

2.2.7 During these first decades of the 20th century the wider Norbury area surrounding the estate had seen a vast quantity of development, much of it private.

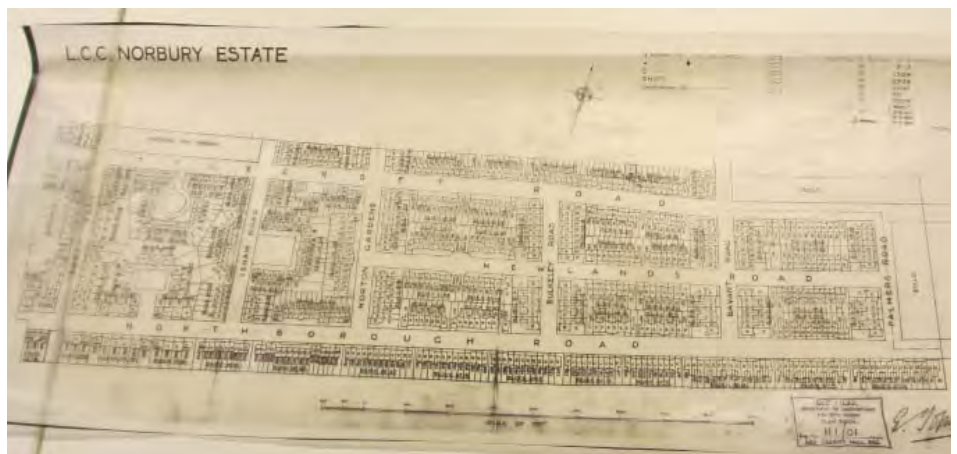
2.2.8 The Norbury Estate was strongly influenced by the ideals of the Garden City Movement, as set forward in Ebenezer



Architects drawings of the Norbury Estate from the London Metropolitan Archives



Architects drawings of the Norbury Estate from the London Metropolitan Archives



Historic plan of the Norbury Estate, c.1925

Howard's *Tomorrow: A Peaceful Path to Real Reform*, published in 1898. The phase of development built after WWI was influenced to a greater degree by these ideals and by the work at Hampstead Garden Suburb and Letchworth Garden City. The layout of the second phase took greater advantage of the topography of the area to create interest and variety in architecture. The quadrangle around Isham Road, located on sloped land, is a particularly picturesque example (see photo on p.16).



The square that opens out onto Tylecroft Road, taken in 1923

2.2.9 The Norbury Estate's main design principle was to build simple dignified cottages, each having the best outlook possible. Houses were laid out with their own gardens, and in the later phase of development were often grouped around squares of green space. The cottages had between three-five rooms. All but smallest types had baths, and a number were even given a separate bathroom. The four shops included in the first phase of development (numbers 80-82 and 79-81 Newlands Road) survived until at least the 1970s, their original design apparent today by glazed tiles and architectural treatment. During the 1970s major improvements and modernisation was undertaken on behalf of the Council to the houses (see photo).

2.2.10 The Norbury Estate is significant in being a radical departure from the repetitive terraces found in many other early 20th century developments. The quality of the Arts and Crafts inspired designs, craftsmanship and emphasis on village feel of the estate is still apparent today, despite some minor changes having

been made to buildings. Some houses have been sold to private owners, though many are still in Council ownership.

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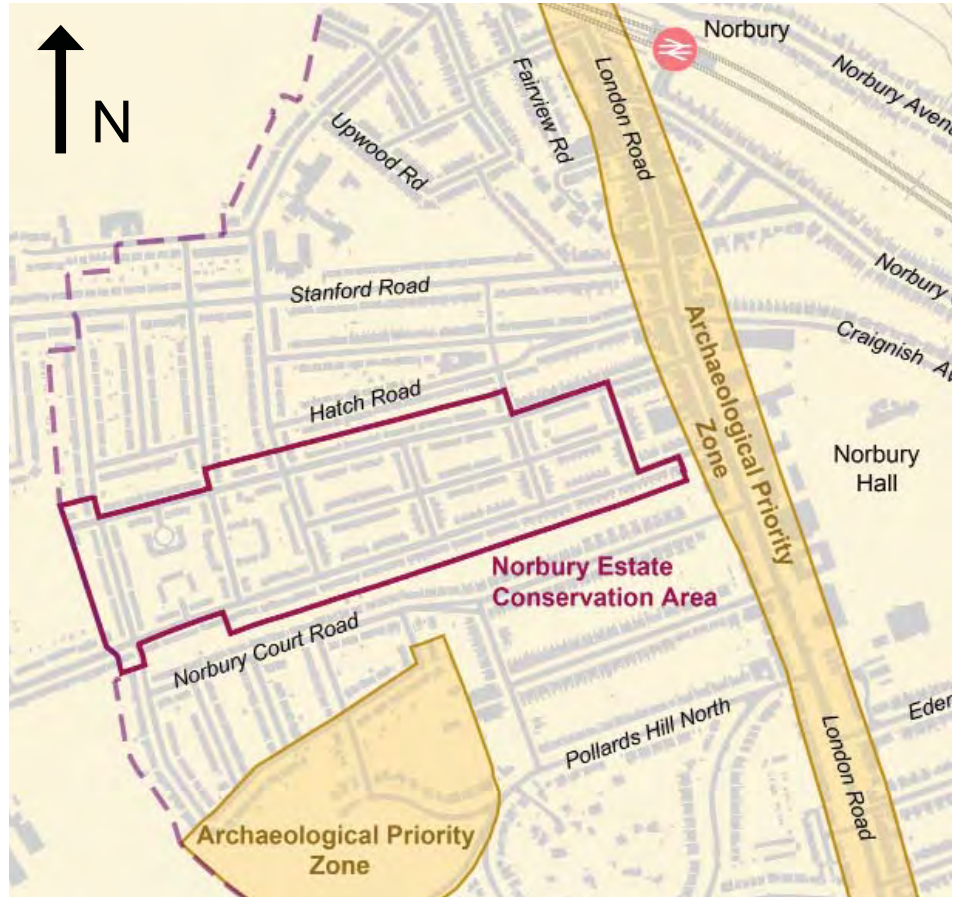


Modernisation of 1970s: rear extensions with toilet facilities

2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 The Norbury Estate is located in close proximity to the London-Brighton Road Archaeological Priority Zone, running along London Road, and the Pollards Hill Archaeological Priority Zone (see map 6). Please see section 7.5 of this document and section 4.5 of Croydon's *Conservation Area General Guidance SPD* for further information.

2.3.2 London Road is a Roman Road, therefore there is a high likelihood of archaeological interest below ground. 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 (please see Appendix for details). There are no scheduled monuments located in the immediate area.



Map 6: The Location of the conservation area in the context of surrounding Archaeological Priority Zones

3.0 TOWNSCAPE CHARACTER

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

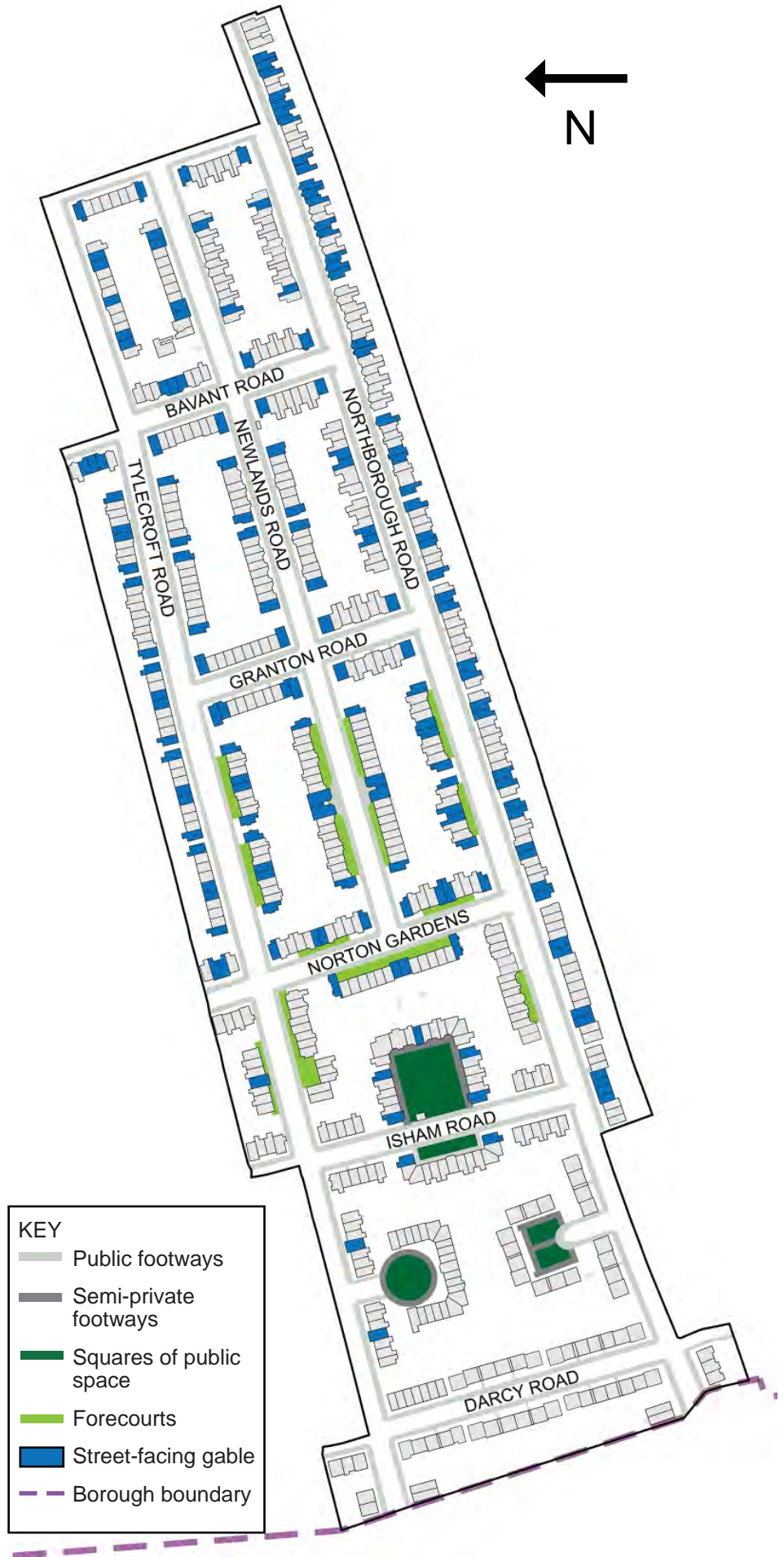
3.1 LAYOUT AND PLAN FORM

3.1.1 The street layout of the Norbury Estate is formed by a regular grid pattern within the rectangle formed by Tylecroft Road to the north, Palmers Road to the east, Northborough Road to the south and Darcy Road to the west. There are eight perimeter blocks within the estate created by the grid of parallel and perpendicular streets. Newlands Road, located parallel to and between Tylecroft Road and Northborough Road, constitutes the spine of the eastern section of the conservation area and divides six of the perimeter blocks.

3.1.2 Northborough Road and Tylecroft Road are slightly wider than other streets with a fairly consistent carriageway width of approximately 8.5m, with 2.8 m footways. Other streets within the conservation area are between 7 and 7.8m wide, with 2.2 to 2.5m footways.

3.1.3 Building lines consist of groups of eight, ten, fifteen or twenty symmetrical terraces with gaps of 2.5m to 3.5m gaps between aligned buildings and 12.5m to 14.5m between perpendicular sections. Larger gaps provide glimpses through the estate to rear gardens and longer views to the north, west and east, helping to provide a sense of space to the densely developed area.

3.1.4 Development in the eastern part of the estate is of a finer grain compared to some development located to the west of Norton Gardens, consisting



Map 7: Townscape assessment of the Norbury Estate

of a regular grid of perpendicular and parallel streets. The average building width is between 3.5m and 4m, although houses located either on corner plots or at the closing of vistas along streets are slightly wider, between 4.5m and 5.5m to make them more prominent. In the eastern part of the estate the distance between each perimeter block are similar and equate to approximately 20m. Buildings have small private rear gardens of an average depth of 14m.



Thirteen houses forming a terrace on Isham Road. An example of street-facing gables framing both ends of the terrace.

3.1.6 The western part of the estate contains three small squares. Some buildings in the western part of the estate are wider than those in the eastern part and can be as wide as 7m wide along Darcy Road, the western portions of Tylecroft Road and Northborough Road.



Seven houses that form a symmetrical terrace on Tylecroft Road. An example of a prominent gable in the symmetry line

3.1.7 The interiors of the three squares open out onto street frontages at Isham, Northborough and Tylecroft Roads. The width of these squares is consistent at approximately 30m. Houses facing onto the squares still retain private gardens, but the size and shape of these vary in accordance with the layout of the area.



Regular grid of streets: Bavant Road and Tylecroft Road intersection

3.1.8 The square that opens onto Isham Road has stepped pathways leading up to a raised grassed area. The square is mirrored on the west side of the road by the set back of houses behind a green space.

3.1.8 The square that opens onto Tylecroft Road is strongly defined by the 'C' shaped row of 21 terraced houses. The buildings in the middle of each wing are one of the smallest in the Estate at only 3.5m wide. The square is landscaped, framed with the path and hedged boundaries.



Regular grid of streets and closed vistas: Newlands Road

3.1.9 The square opening onto Northborough Road is of a rectangular shape created by a four-building terrace parallel to the road and two three-building terraces to the sides. Houses are some of the widest in the estate and equal 7m. Every house has a 2.4m deep landscaped front garden. The amenity space in the middle is of a rectangular shape with open corners, which increases its spacious character.

3.2 DENSITY AND LAND USES

3.2.1 Development in the Norbury Estate is densely laid out. The density of some development located to the far west of the estate is lower, a conscious design decision taken to improve the quality of accommodation. Street widths range from 12 to 14m including footways which are between 2.2 and 2.8m wide. House frontages vary from between 3.5m and 7m in width. Each house has a small front garden. Rear gardens are also relatively small with the distance between the rear elevations of buildings equating to approximately 20 m. Spacing between rows of terraces is also very tight and on varies between 2.5 and 4m. Corner plots have a bit more space where the perpendicular terraces meet. Street parking contributes to the overall perception of dense development.

3.2.2 The compositions of the terraces are designed in a way that hides the small size of individual units. For example some of prominent gables contain two and sometimes three houses, but from the distance it appears as a single house. Another examples is the shared use of bay windows, which are also used to create a symmetry line between two terraces. Due to the design approach the



Square opening out onto Isham Road, with sloped green open space



Square opening onto Tylecroft Road with brick paved path running through the grassed area



Square opening onto Northborough Road

sense of high density is reduced and the estate appears to be more spacious than it actually is.

3.2.3 The Norbury Estate is solely residential.

3.3 MASSING

3.3.1 Building heights in Norbury Estate are all of two storeys with pitched roofs. Each row of terraces has a symmetrical composition with some street fronting gables present, located either in the middle or on both sides of the row. The depth of buildings in the area varies from 7m to 8m.

3.3.2 Buildings between Isham Road and Granden Road are elevated in order to keep the ridge line of the whole row of terraces at one level. As a result, they are sited on raised walkways accessed by steps. This makes the buildings appear larger.

3.3.3 The massing of buildings is broken up by the varied treatments of rooflines, prominent chimney stacks and the various projections and recessions present on the elevations of buildings, for example bay windows and projecting gables.

3.4 TOPOGRAPHY AND VIEWS

3.4.1 Part of the Norbury Estate is located on the elevated Pollards Hill ridge between 50m-60m above sea level (see map 8). Northborough Road and Tylecroft Road provide long distance views in east and west directions. Long distance vistas to the east are closed with large and tall buildings along London Road such as Radnor House, Windsor House; and Crystal Palace hills with telecommunication mast (see photos). Long distance vistas to the west open toward large low rise residential



Gable containing three houses



Gable containing two houses



Bay windows shared between two houses



Recessed entrances located either side of a projecting gable



Typical spacing between the rows of terraces

and green open spaces in the London Borough of Merton.

3.4.2 Glimpses through perimeter blocks and gaps between perpendicular terraces also contribute to the townscape quality and sense of spaciousness. Vistas within the Norbury Estate are carefully designed. The vistas are always closed with gables of various shapes and forms (see photos).



View east



Gable closing vista within the Conservation Areas



View west up Tylecroft Road towards the ridge



Long view to the west from the crossroads of Tylecroft and Isham Roads



Map 8: Topography and views

4.0 STREETSCAPE CHARACTER

Streetscape is the outward visual appearance and character of a street or locality. For information on standards set for Croydon's public realm please see the Croydon Public Realm Design Guide (2012).

4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 The public realm differs in the eastern and western sections of the Norbury Estate. The western part of the estate includes areas of public open space around which squares are formed (see section 3.1), each with its own design, providing amenity space to the dense arrangement of houses. The spaces are public, however they have a private character due to the surrounding houses and would be most likely to be used by their residents.

4.1.2 The square that opens onto Tylecroft Road is circular and enclosed within c-shaped block of houses. The landscaped centre is elevated compared to the building and perimeter path. The square that opens onto Northborough Road is a square-shaped with a sense of openness created by its opened corners. The square formed either side of Isham Road is the most complex due to its topography: a steep east-west slope. The square has an elevated grassed area surrounded by blocks of houses arranged in a 'C' shape with a maze of paths and stairs enclosed by brick walls.

4.1.3 The eastern part of the estate has an enclosed character with public realm limited to streets and small front gardens. Terraces located on slopes and higher ground on Norton Gardens and nearby sections of Tylecroft and Northborough Roads have elevated common

front forecourts, with a single or double access point from the street usually accessed by steps.

4.1.4 Footways in the whole Conservation Area have granite kerbs and mastic asphalt surfaces. There are some pathways and steps in forecourts that have brick paving, stone paving or clay tiles.

4.2 BOUNDARY TREATMENTS

4.2.1 Boundaries in the conservation area are either marked by brick walls, timber fencing, iron railings or hedges. Timber fencing is often low level and

open, revealing planting in front gardens. In the lower-lying and flat parts of the estate, brick walls are generally low level, often accompanied by hedges and greenery. Most boundary treatments also include timber or ironwork gates.

4.2.2 Due to the topographical changes in the elevated and sloped areas, high brick retaining walls of up to 1.5m tall are present by the footways, with integrated staircases. Some of these walled arrangements are original design features and contain horizontally laid clay tiles within the brickwork.



Typical street surface treatments



Isham Road public realm



Boundaries of elevated forecourts on Newlands Road



Elevated forecourt on Norton Gardens

4.3 STREET FURNITURE

4.3.1 Norbury Estate is generally free from street clutter. Street furniture includes lamp posts, street signs, telecommunications cabinets and post boxes. Utility cabinets are located subtly, along property boundaries, so they do not visually dominate the footways. There are two historic George V post boxes located on the corner of Granden Road and Newlands Road and on the corner of Isham Road and Tylecroft Road.

4.4 GREENERY AND TREES

4.4.1 Northborough Road and Tylecroft Roads are tree lined with a variety of species, including cherry trees. Other streets also contain street trees, however these are more sparsely planted and regular. Tree pits are very small, some with granite sett edging. Many trees have been recently planted. Older trees are heavily pollarded.

4.4.2 Some front gardens are landscaped and have hedge fencing. Greenery in front gardens makes a positive contribution to the appearance of the area. Trees in front and back gardens also contribute to the quality of the streetscape.



George V Post box on Newlands Road



Utility cabinet and street nameplate sensitively located along the property boundary



Regular planting distance of pollarded trees with hedges on Tylecroft Road



Purple leafed plum tree on Newlands Road



Cherry tree in a back garden spilling out onto the street

5.0 ARCHITECTURAL CHARACTER

5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 The Norbury Estate has a strong Arts and Crafts architectural character consistent throughout. The estate has a village feel, despite the high density of development. This is due to the character of the architectural features present and careful breaking up of massing to reduce the visual appearance of the density of the houses, including gaps and views between buildings. The architecture displays a high quality of craftsmanship and, often subtle, detailing, for example diamond patterns created by different coloured bricks.



1-29 Norton Gardens

5.1.2 There is a playful variety of form within the different perimeter blocks, largely created through the interplay of architectural features, detailing and rich materials (see section 5.2). The design also carefully manipulates the varied topography to create several elevated terraces that benefit from improved outlook and privacy from the street.



158-170 Tylecroft Road

5.1.3 The houses are part of terraces, which form part of perimeter blocks (see section 3.1). Each terrace has a bespoke design and form attractive groupings. For example the prominent red brick terrace at 1-29 Norton Gardens (see photo) is framed by two projecting flank buildings that directly abut the footway. The rest of the houses in the terrace are recessed behind a paved area accessed by steps and a prominent projecting gable containing the two central houses is present. Prominent chimney stacks rise above the pitched roof creating a strong sense of rhythm. Another good example is the terrace at 158-170 Tylecroft Road, which



Subtle brickwork detailing



Part glazed timber doors - original design features

has a symmetrical composition with a prominent central gable flanked by buildings divided by recessed doorways containing two entrances and street facing brick chimney stacks.

5.1.3 The original design of the overall composition of the Norbury Estate, including the relationship of perimeter blocks and terraces to each other, was carefully considered. In addition all buildings that are situated at the end of a closed vistas are almost always marked by gable fronted buildings.

5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 All buildings in the Norbury Estate positively contribute to its special character as a unified estate of a high architectural quality. There are currently no statutorily listed or locally listed buildings present in the conservation area.

5.3 KEY FEATURES AND MATERIALS

5.3.1 Houses in the Norbury Estate Conservation Area display a range of Arts and Crafts inspired features and a rich use of traditional materials. The features, detailing and materials display a high quality of craftsmanship in their execution and make an important contribution to the area's architectural character. One of the most distinctive small scale details are the ceramic house number tiles, which survive at most properties within the Norbury Estate.

5.3.2 Houses generally contain a selection, as opposed to all, of the key features and materials listed in the adjacent box.

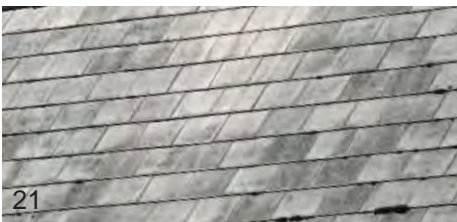
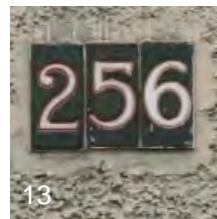
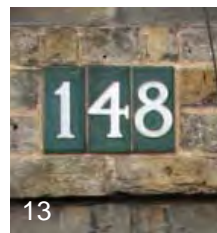
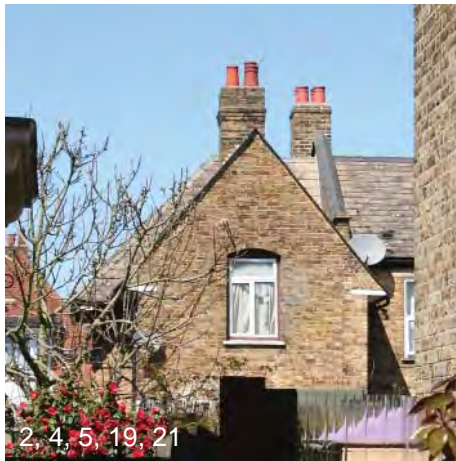
KEY ARCHITECTURAL FEATURES¹

1. Street facing gables
2. Gable ends to terraces
3. Steeply pitched roofs
4. Prominent chimney stacks
5. Clay chimney pots
6. Overhanging eaves
7. Bay windows
8. Corner windows
9. Round windows
10. Sash windows
11. Recessed porches
12. Partly glazed timber doors
13. Ceramic house number tiles
14. Original walls and fencing
15. Tiled paths
16. Stepped approaches to terraces
17. Decorative brickwork detailing

BUILDING MATERIALS

18. Red brick
19. Yellow London stock brick
20. Roughcast render
21. Natural slate (roof and hanging tiles)
22. Hand made clay (roof and hanging tiles)
23. Terracotta ridge and hip tiles
24. Brick pavers
25. Timber doors and windows
26. Glazed tiles
27. Cast iron downpipes and gutters

¹ Please see glossary of terms in the *Conservation Area General Guidance*



6.0 CONDITION AND THREATS

6.1 GENERAL CONDITION

6.1.1 The overall condition of the Norbury Estate is good. It has well preserved architectural integrity and public realm design features. The majority of houses are occupied and maintained to a good standard; however several properties within the area suffer from poor general maintenance and require repair work. Very few houses are considered to be at risk from dilapidation.

6.1.2 The original architecture and urban design of the estate has been well preserved. Due to the efficiency of the original design, the use of land was maximised upfront and the scheme constitutes a complete and finished piece. Terraces were designed as single compositions. Therefore any major interventions to any buildings in the Norbury Estate Conservation Area would have a detrimental impact on its special character. Changes made to an individual building may have a substantial impact on the collective character of a block or terrace of buildings, which has happened in some instances for example with piecemeal rendering of building elevations.

6.1.3 Streets are in a good condition, with a relatively low level of clutter. However poor maintenance of some front gardens results in litter spilling over the boundaries. There is little provision for the screening of refuse facilities, which results in many bins being visible and having a negative impact on the appearance of the area. Some boundary treatments are in need of repair.

6.1.4 The amenity spaces present in the three squares are in an acceptable condition. The



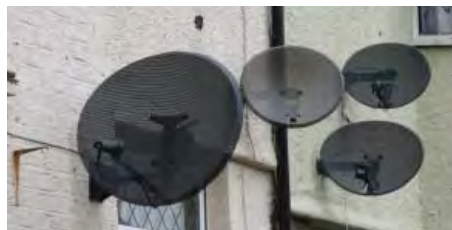
Well preserved recessed doorways



Infilled recessed porch



Rendering of originally exposed brick walls, disrupting the symmetry and character of the projecting gable



Clutter on elevation due to satellite antennas and lost features due to painting over and poor maintenance.

elevated semi-private forecourts on Norton Gardens and the surrounding area benefit from residents' care and attention. Generally front gardens are well maintained.

6.2 KEY THREATS

6.2.1 Very few major alterations have been made to buildings and no original buildings have been demolished. However some changes to buildings and properties that occurred prior to the designation of the area as a conservation area have impacted negatively on its character, including roof extensions, the construction of porches and garages and the installation of solid timber fences over 1.5m in height on corner plots.

6.2.2 Norbury Estate faces three main categories of threats:

- Alterations to the buildings
- Poor general maintenance and lack of repairs
- Gradual cluttering of the streetscape.

6.2.3 Existing and potential threats are outlined in the box overleaf, categorized as to whether they impact directly on buildings or on the wider streetscape.



Out-of-character cladding



Consistent high quality wall finish



Litter bins and rubbish dominating front gardens



THREATS TO BUILDINGS:

1. Poor maintenance of buildings
2. Loss of historic architectural features
3. The introduction poorly designed and / or oversized of dormer windows to roofs
4. Introduction of poor quality new features and materials
5. Erection of new porches to buildings
6. Unsympathetic alterations to the front elevations of buildings
7. Installation of satellite dishes to roofscapes or front elevations
8. Application of render / pebbledash render to exposed brick elevations
9. Loss of historic timber windows and replacement with uPVC or aluminium window units

THREATS TO STREETScape

10. Loss of low level walls, fences and hedges
11. Loss of trees and planting
12. Poor maintenance of front gardens
13. New closeboard fences over 1.5m in height
14. Lack of screened storage for refuse and recycling bins
15. Poor siting and inconsistency of street furniture
16. Accumulation of litter in front gardens



Poorly designed and dominant roof extension visible from the street



Uncoordinated window replacement that has harmed the collective character of the building



MANAGEMENT PLAN

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

7.0 ADDITIONAL CONSIDERATIONS

7.0.1 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.

7.1 ARTICLE 4 DIRECTIONS

7.1.1 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*.

7.2 BUILDING REGULATIONS

7.2.1 All building work must comply with Building Regulations. Please see section 8 of the *Conservation Area General Guidance SPD*.

7.3 PLANNING ENFORCEMENT

7.3.1 If you feel that unauthorised development has occurred in the area, including the replacement of windows or installation of satellite dishes, please report this to the Council's planning enforcement team. For further information please see section 7 of the *Conservation Area General Guidance SPD*.

7.3.2 As part of this assessment a full photographic survey of the conservation area as visible from the street has been made, which will be used as evidence when reviewing any reports of unauthorised development.

7.4 ENERGY EFFICIENCY

7.4.1 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.

7.4.2 In the Norbury Estate Conservation Area the installation of external wall insula-

tion 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 draught proofing of windows and doors, internal secondary glazing, are considered by property owners to improve the energy efficiency of their property.

7.5 ARCHAEOLOGICAL INVESTIGATIONS

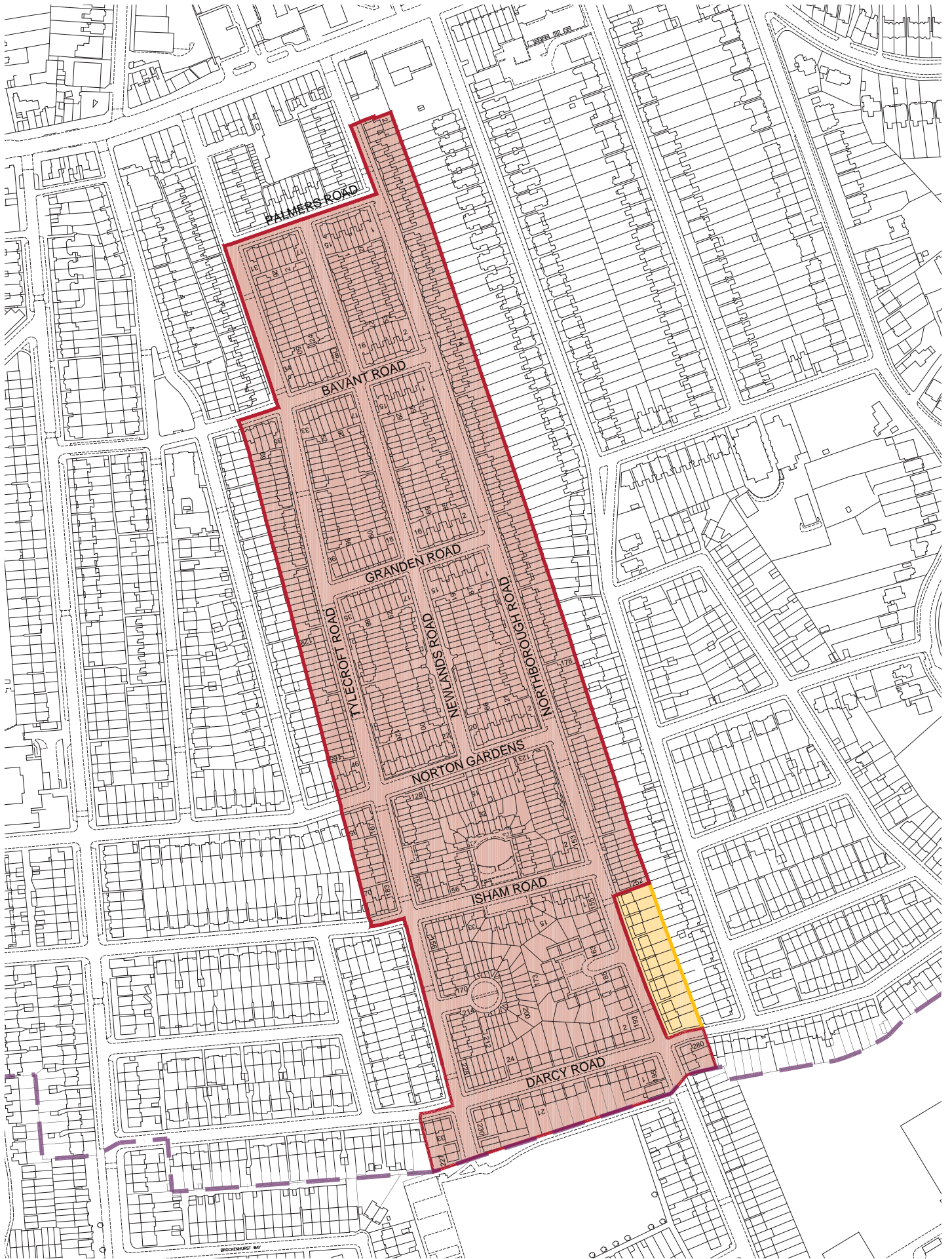
7.5.1 As the Norbury Estate is not located in an Archaeological Priority Zone (see section 2.3) it is unlikely that development would require archaeological investigations.

7.6 TREES IN PRIVATE GARDENS

7.6.1 Six weeks prior notice should be given to the Council for all proposed tree works in conservation areas. Please see section 5.14 of the *Conservation Area General Guidance* for further information. Please see sections 5.14 and 7.3 of the *Conservation Area General Guidance SPD*.

7.7 PROPOSED BOUNDARY EXTENSION

7.7.2 Numbers 254 – 278 Northborough Road were not included in the original conservation area boundary as designated in 2008. It has since been determined that these houses were part of the original estate as shown in the L.C.C. plan of the estate in the 1920s (see map X on p. X). The Council will consider extending the boundary of the conservation area to include these properties, to take effect with the adoption of this document.



Map 9: Proposed boundary extension of the Norbury Estate Conservation Area

8.0 DEVELOPMENT GUIDELINES

8.0.1 General guidance for development in conservation areas is provided in the *Conservation Area General Guidance SPD*. The development guidelines provided below supplement these general guidelines, providing area-specific principles that respond to the particular challenges for proposed development in the Norbury Estate Conservation Area.

8.1 DEMOLITION

8.1.1 The demolition of buildings in Norbury Estate Conservation Area will not be permitted due to the fact that all of the buildings make a positive contribution to its special character. For further advice please see section 5.1 of the *Conservation Area General Guidance SPD*.

8.1.2 Demolition of non-original structures or extensions may be considered acceptable, however all proposals will be considered on a case-by-case basis.

8.2 NEW DEVELOPMENT

8.2 There are no obvious opportunities for new development sites in the Norbury Estate Conservation area.

8.3 EXTENSIONS

8.3.1 Proposals for front, side and roof extensions will generally not be considered to be acceptable due to the potential impact on the character and appearance of individual buildings, the group value of terraces and the resultant disruption of the consistent pattern of roofscapes in the Norbury Estate Conservation Area.

8.3.2 Rear extensions may be considered to be acceptable, subject to careful consideration of the design and potential of overlooking and privacy due to the very dense pattern of development.



Historic timber sash window

8.3.3 Planning permission is required for most extensions to buildings. For further information please contact the Council (see Appendix for contact details).

8.4 CHANGES OF USE

8.4.1 Any proposals for changes of use should ensure that the original appearance of the building is not affected. Planning permission will be required.

8.5 WINDOW REPLACEMENT

8.5.1 Any surviving timber sash windows should be retained and repaired if possible. It is acknowledged that most original timber sash window frames have been replaced with uPVC or aluminium alternatives, however all further necessary window replacements should be of timber construction and of a design appropriate for the character of the buildings. Further advice can be sought from the Council (see Appendix for contact details).

8.6. ROOFS, CHIMNEYS AND GUTTERS

8.6.1 All re-roofing works should be carried out in either natural slate or plain clay tiles as appropriate. Original tiles and slates should be re-used on street-facing roofscapes and



Part-glazed timber door on Tylecroft Road

supplemented by matching materials to the rear. Concrete or other artificial materials are not considered to be acceptable replacement roofing materials.

8.6.2 The Council will seek to resist dormers and rooflights on roofscapes visible from the street due to the impact on the character and appearance of buildings. All extraneous fixtures should be carefully sited in the most unobtrusive location, not on street-facing walls or roofscapes.

8.6.3 As identified in the Appraisal, prominent chimney stacks are one of the most distinctive features of the Norbury estate. Chimney stacks should not be lowered or rendered and original clay pots should be retained or replaced to match existing.

8.6.4 Historic cast iron gutters and downpipes should be retained. All replacement gutters and downpipes should be of metal construction and black in colour.

8.7 DOORS AND PORCHES

8.7.1 Original part glazed timber doors, such as that at 97 Tylecroft Road (see photo) should be retained. Any necessary

replacements should be on a like-for-like basis in terms of design and materials.

8.7.2 As identified in the Appraisal, recessed porches are a key architectural feature of the estate. Recessed porches should not be in-filled due to the negative impact on the special character of individual buildings and whole terraces. If additional security is required, gates or railings that are designed to be in keeping with the special character of the area may be a suitable alternative.

8.7.3 Some houses have decorative projecting timber porches, which should be retained and repaired. The design and appropriateness of new porches should be carefully considered and should not have a negative impact on the character and appearance of the building.

8.8 CLADDING, RENDERING OR PAINTING OF WALLS

8.8.1 Originally exposed brick walls should not be clad, rendered or painted as the exposed brick contributes towards the special character of the Norbury Estate Conservation Area. Such changes may also result in the loss of features or changes to the visual integrity of buildings and whole terraces. Planning permission is required for the external cladding or rendering of walls on all properties in the conservation area. Further advice can be sought from the Council (see Appendix for details).

8.9 FRONT GARDENS AND BOUNDARY TREATMENTS

8.9.1 Front gardens in the Norbury Estate Conservation Area are very small. Their treatment is a particularly important issue due to the significant impact they have on the streetscape of the



Original brick boundary treatment with clay tile slips

conservation area and also on privacy and safety of residents. All existing attractive boundary treatments should be retained. Screened storage of refuse and recycling bins should be provided where there is a suitable and appropriate location.

8.9.2 Walls below 1m in height with integrated or spilling over shrub hedges contribute to the conservation area's appearance. New proposals for low fencing or walling are generally considered to be acceptable, provided they do not replace historic boundary treatments, which should be retained and preserved, are constructed from high quality materials and are integrated with hedges.

8.9.3 Closeboarded fences over 1.5m in height are generally not considered to be acceptable at the front of a property or on a boundary fronting a highway.

8.9.3 Original brick feature boundary treatments should be retained and repaired due to their architectural importance and contribution they make to the character of the area.

8.10 DEVELOPMENT AFFECTING THE CONSERVATION AREA'S SETTING

8.10.1 Some areas outside of the Norbury Estate Conservation Area may be visible from within its boundary, especially from key view lines of Northborough Road and Tylecroft Road, and therefore have an impact on its character. This concerns both the immediate setting of the conservation area and that at a further distance, including London Road. Development that affects the setting of the conservation area must respect its special character.

8.10.2 The immediate setting of the conservation area, with the exception of London Road generally consists of buildings that are of a similar domestic scale as those within the conservation area. All development proposals should maintain this existing character and should not result in a negative impact on the conservation area. Development proposals on London Road must carefully consider any impacts on the setting of the conservation area.

9.0 ENHANCEMENT

9.0.1 Property owners are strongly encouraged to maintain their properties and undertake minor works that would improve the condition and appearance of their properties, which will have a wider positive impact on the conservation area as a whole. The Council welcomes and supports enhancement schemes proposed by property owners or the local community.

9.0.2 Much enhancement of buildings and the wider area does not require planning permission; for advice on what works require planning permission please either see the Planning Portal or contact the Council's Development Management service (see Appendix for details).

9.1 MAINTENANCE

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

9.1.2 Buildings in poor condition detract from the appearance of the conservation area. Some minor works do not require planning permission but, if left unattended, may result in unnecessary decay and damage, which could lead to the need to conduct more complex and expensive repair works that may require planning permission at a later date.

9.1.3 Recommendations for basic maintenance include:

- The regular cleaning and maintenance of front gardens
- Regular fencing repairs and painting (if required)
- 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
 - The regular painting of timber
- Please see section 6 of the *Conservation Area General Guidance* SPD for further guidance.

9.1.3 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 titled *A Stitch in Time*, (see Appendix for details).

9.2 REPARING, RESTORING AND RE-INSTATING FEATURES

9.2.1 The following works would result in an enhancement to the area:

- The removal of uPVC or aluminium windows and doors and re-instatement of timber sash or casement windows
- The stripping of inappropriate paint or render from originally exposed brickwork using a non-damaging method
- The removal of in-filled porches
- The re-siting of satellite dishes and TV aerials where visible from the street
- The replacement of non-traditional roofing materials with either hand-made clay or natural slate tiles
- The removal of architectural features that are out of keeping with the area's special character
- Replanting of boundary fences or hedges where they have been removed
- Planting of landscape features in front gardens

9.3 FRONT GARDEN MANAGEMENT AND REFUSE STORAGE

9.3.1 Property owners and tenants should take responsibility for the management of front gardens and be aware that their treatment has a big impact on the quality of the wider area. Low boundary walls and fences should be retained and additional tree and shrub planting is welcomed.

9.3.2 Property owners should consider the installation of screening for refuse bins that would 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 in front of the main building line. See also section 9.9.

9.4 PUBLIC REALM IMPROVEMENTS

9.4.1 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.

9.4.2 All new street lighting will be implemented in the area according to the adopted Street Lighting PFI.

9.5 STREET TREES

9.5.1 The Council has recently undertaken a programme of

tree planting in the Norbury Estate Conservation Area, which has increased the number of trees and improved the quality of the streetscape. . For further information please see sections 5.14 and 7.3 of the *Conservation Area General Guidance*.

9.6 ENERGY EFFICIENCY IMPROVEMENTS

9.6.1 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* for further information.

10.0 APPENDIX

10.1 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
- The Planning Portal
www.planningportal.gov.uk
- 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
- Sustainable Traditional Buildings Alliance:
www.sdfoundation.org.uk/stba

B) RELEVANT CROYDON COUNCIL DOCUMENTS

(DOWNLOADABLE FROM ABOVE WEBLINK)

- *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*

C) RELEVANT NATIONAL GUIDANCE DOCUMENTS (WEBLINK ABOVE)

- *Archaeology and Planning in Greater London* (English Heritage 2011)
- *The Setting of Heritage Assets* (English Heritage 2012)
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (English Heritage 2011)
- *Understanding Place: Historic Area Assessments* (English Heritage 2011)
- *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
- *By Design: Urban Design in the Planning System* (CABE, 2000)
- *The Urban Design Compendium* (English Partnerships, 2000/2007)
- *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)

10.2 CONTACTS

Croydon Council, 18th Floor Taberner House, Park Lane,
Croydon CR9 1JT;
Tel/Email: 0208 7266000; 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 Georgian Group
Tel/Email: 0871 7502936; info@georgiangroup.org.uk
www.georgiangroup.org

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

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)

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

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 ਰੁਪਾ 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 caawiyo 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 சம்யப்ப(ம்).

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 انٹرپرائیٹنگ کی سروس کا انتظام کیا جائے گا۔

Urdu

