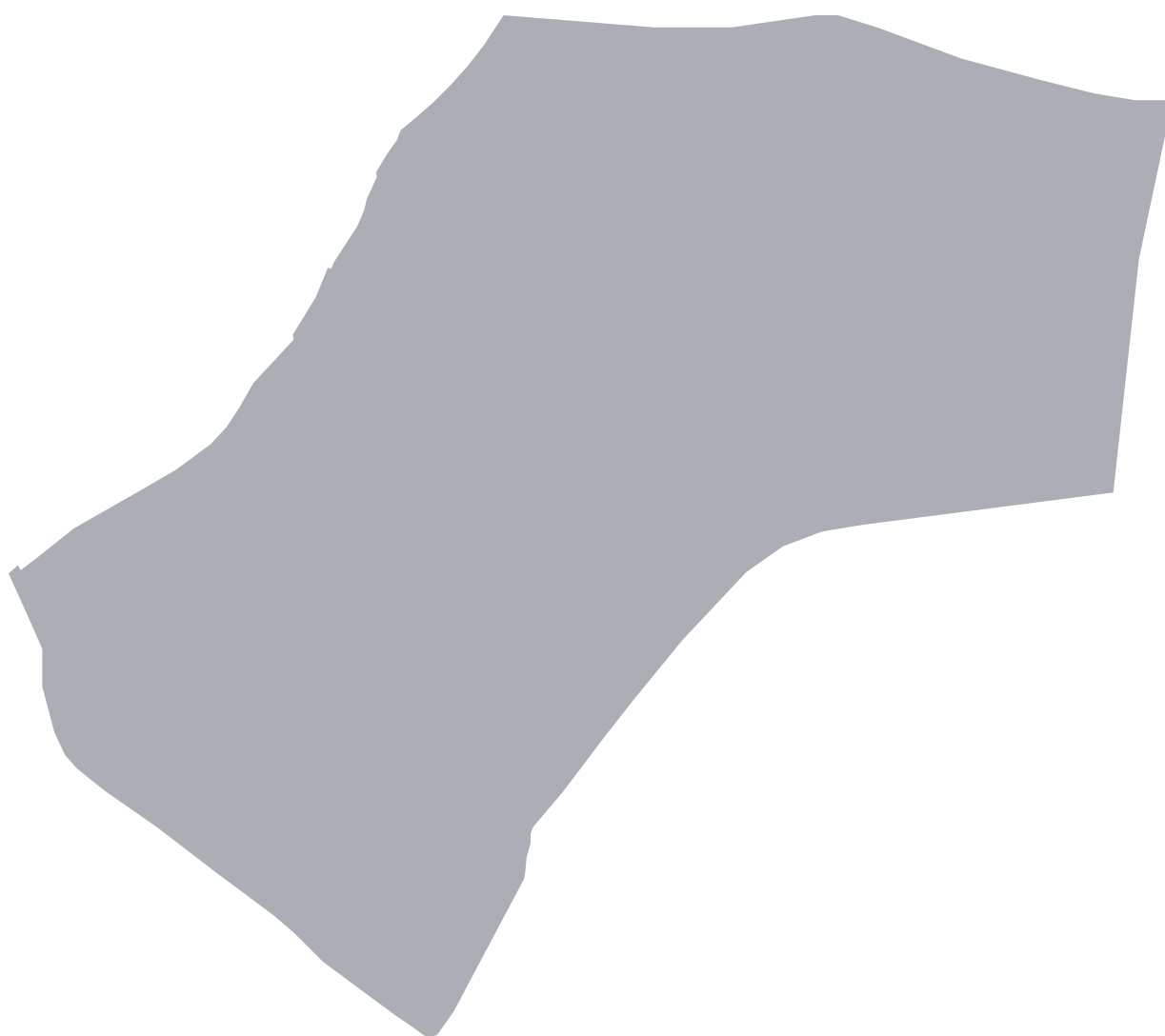


APPENDIX 3:

Draft Norwood Grove Conservation
Area Appraisal and Management Plan

NORWOOD GROVE 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 Norwood Grove Conservation Area was designated on 10 October 2008

CONSERVATION AREA GENERAL GUIDANCE

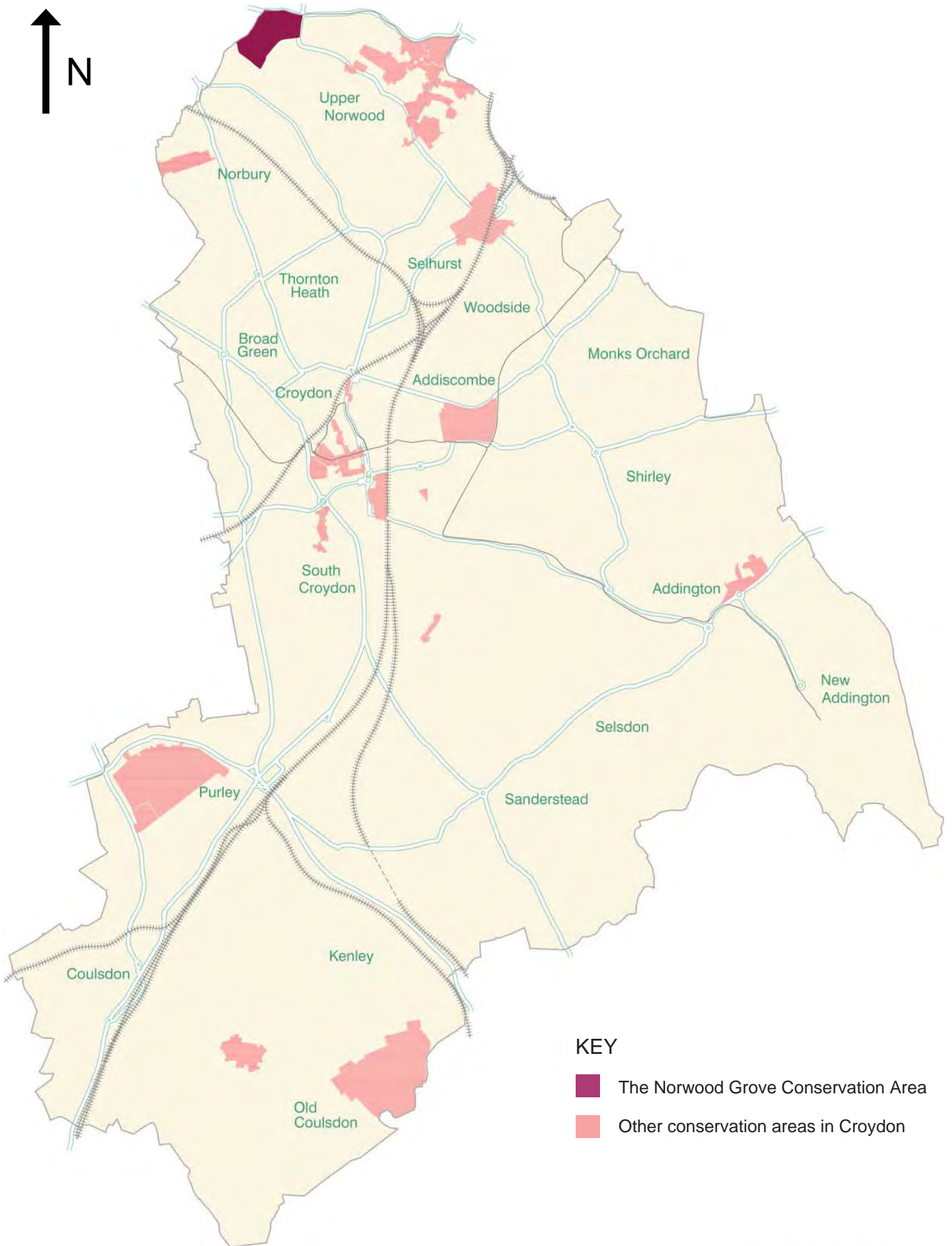
Please read this document alongside the *Croydon Conservation Area General Guidance document* (adopted April 2013).

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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Map 1. The location of the Norwood Grove Conservation Area and other conservation areas in Croydon

INTRODUCTION





Above: Map 2. The boundary of the Norwood Grove Conservation Area
 Previous Page: Norwood Grove Mansion, also known locally as the White House

1.0 INTRODUCTION

1.1 WHAT IS A CONSERVATION AREA?

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

1.2 WHAT IS A CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN?

1.2.1 A *Conservation Area Appraisal and Management Plan* is a document produced to supplement Croydon's Local Plan, the London Plan, and Croydon's *Conservation Area General Guidance 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*; potential ideas for enhancement are also explored. For further information please see section 1.5 of the *Conservation Area General Guidance*.

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. It is expected that all planning applications for sites within the Norwood Grove Conservation Area are informed by both this document and the Croydon



The curve in the road at the southern tip of Ryecroft Road with high quality buildings, trees and grass verges contributing to the high quality streetscape

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*) has supplied information to inform this draft *Norwood Grove 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 responses will be considered and responded to. Where

appropriate, the document will be amended before it is recommended for formal adoption.

1.5 DESIGNATION BACKGROUND

1.5.1 The Norwood Grove Conservation Area was designated in October 2008 as part of the 2007-2008 Borough-wide review of conservation areas and local areas of special character (LASCs).

1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Norwood Grove Conservation Area is focussed around the Grade II listed Norwood Grove Mansion and its surrounding formally landscaped Norwood Grove Park. Other buildings of historic and architectural interest in the conservation area include the pocket of Georgian and Victorian houses located on Arnall's Road and Gibson's Hill, the 18th century villa that was later adapted to form St Joseph's College, and other Victorian and Edwardian buildings. Almost all other buildings in the Norwood

Grove Conservation Area are houses dating from the interwar and post war periods.

1.6.2 The topography and aspect of the area provide panoramic and long views to the west, south and east. The general quality of the streetscape and townscape is good, reinforced by the close proximity of surrounding roads to Norwood Grove Park. Almost all buildings in the area are situated in generous plots, well set back from the road and have attractive front gardens.

1.7 CHARACTER AREAS

1.7.1 This Appraisal identifies three discernible character areas in the Norwood Grove Conservation Area:

1. Norwood Grove
2. St Joseph's College
3. Ryecroft Road

1. NORWOOD GROVE

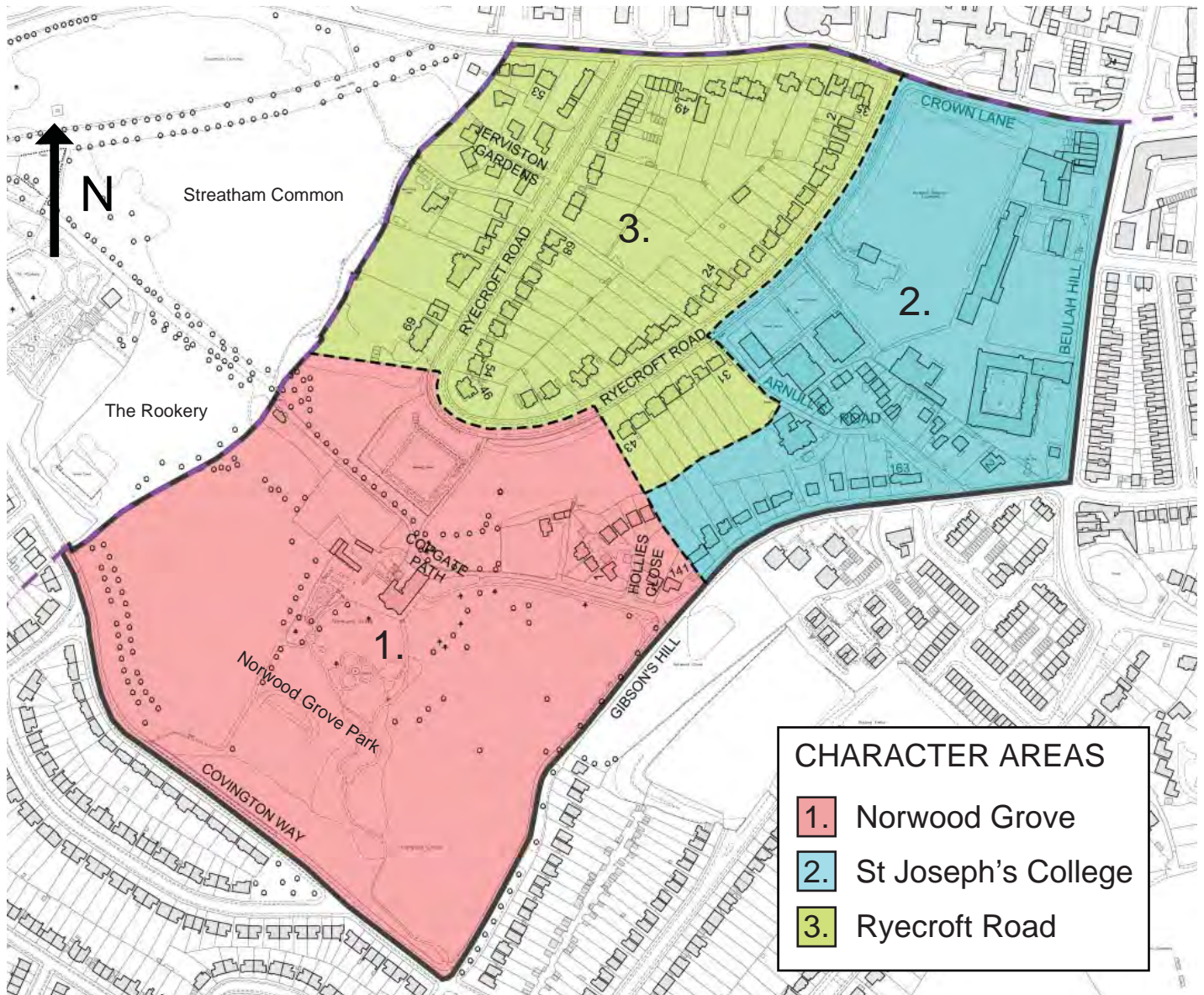
1.7.2 This character area comprises the Norwood Grove Mansion and Park, including the Lodge on Copgate Path, The Cottage and Hollies Close. Copgate Path leads to Streatham Common and the Rookery in the Borough of Lambeth to the west with Nettlefold Field to the east.

2. ST JOSEPH'S COLLEGE

1.7.4 This character area comprises Arnull's Road, the north side of Gibson's Hill, including the Gibson's Lodge Nursing Home and sections of Beulah Hill and Crown Lane. Georgian and Victorian houses on Arnull's Road are the remnants of the historic village of Copgate (see section 2.2)

3. RYECROFT ROAD

1.7.5 This character area contains residential development on Ryecroft Road, Jerviston Gardens and the south side of Crown Lane, dating from the Edwardian, Inter-War and Post-War periods.



Map 3. Character Areas in the Norwood Grove Conservation Area

APPRAISAL



The following Appraisal defines the characteristics make the Norwood Grove 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 Norwood Grove Conservation Area is located in Norbury Ward in the north of the Croydon borough at the meeting point with the London Borough of Lambeth.

2.2.2 Covington Way marks the conservation area's south-west boundary (see map 4). The distinctive group of 157-187 Covington Way forms a local area of special character (LASC). Notable features of the group includes their intact roofline, with original tiles and chimney stacks, the diamond patterning in the render at first floor level, and projecting entrance canopies over the central doorways (see photo).

2.2.3 The south-eastern boundary is marked by Gibsons Hill, on the other side of which lies Nettlefold Field. Further south lies 1930s housing facing onto Norwood Grove, well screened by mature trees. The 1960s and 1970s housing estates of Averil Grove and Leafield Close (see photo) lie to the east of the conservation area, north of Nettlefold Field.

2.2.4 South-east of the cross-roads of Beulah Hill, Gibsons Road and Grecian Crescent lies an attractive group of late 19th / early 20th century buildings, including the Conquering Hero Public House (see photo). This area also features the historic Beulah Hill Pond, which is now a locally listed park (see p.33).

2.1.5 Beulah Hill lies to the north-east of the conservation area. The Victorian terrace at 270-304 Beulah Hill (see photo) is of a high architectural quality and enhances the setting of the conservation area. To the rear of this terrace lies the Preston Road LASC (see photo),



Covington Way LASC



Houses in the Preston Road LASC



1960s housing south of Gibsons Hill



270-204 Beulah Hill



Conquering Hero Public House and group of Victorian and Edwardian buildings

another group of a high quality and well detailed late Victorian terrace built in 1904. For more information on LASCs please see section 4.5 of the *Conservation Area General Guidance*.

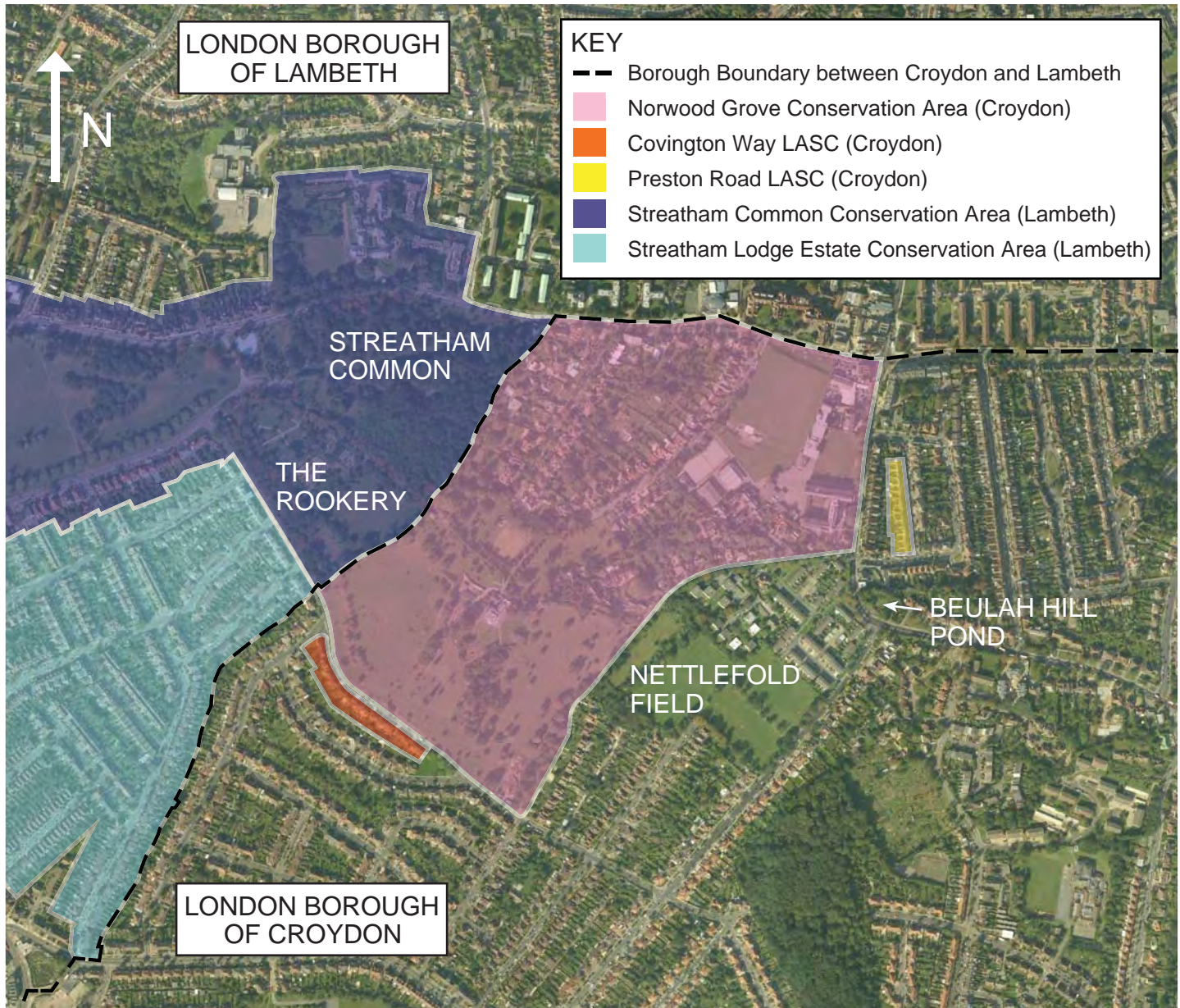
2.2.6 Crown Lane marks the conservation area’s northern boundary and also the borough boundary between Croydon and Lambeth. Prominent buildings in the borough of Lambeth, immediately adjacent to the boundary of the Norwood Grove Conservation Area, include the Crown Lane primary school and the British Home and Hospital

for Incurables, the Chapel of which is Grade II Listed.

2.1.2 The north-west boundary of the Norwood Grove Conservation Area also marks the borough boundary, across which lies The Rookery (another mansion house and park similar to Norwood Grove) and Streatham Common in the borough of Lambeth, both of which are contained within the Streatham Common Conservation Area that was designated by Lambeth Council in 1994 (see map 4). To the west of the Norwood Grove Conservation

Area, also in the borough of Lambeth, lies the Streatham Lodge Estate Conservation Area that was designated by Lambeth Council in 2009 (see map 4).

2.1.7 The wider area lying to the south and east of the Norwood Grove Conservation Area in the borough of Croydon is largely residential in character with much 1930s and 1950s housing present. Norwood Grove Park is also part of a green chain of open spaces that runs from Streatham Common to Nettlefold Field.



Map 4. Aerial photograph showing surrounding context of the Norwood Grove Conservation Area and its relationship with the London Borough of Lambeth

2.2 HISTORIC DEVELOPMENT

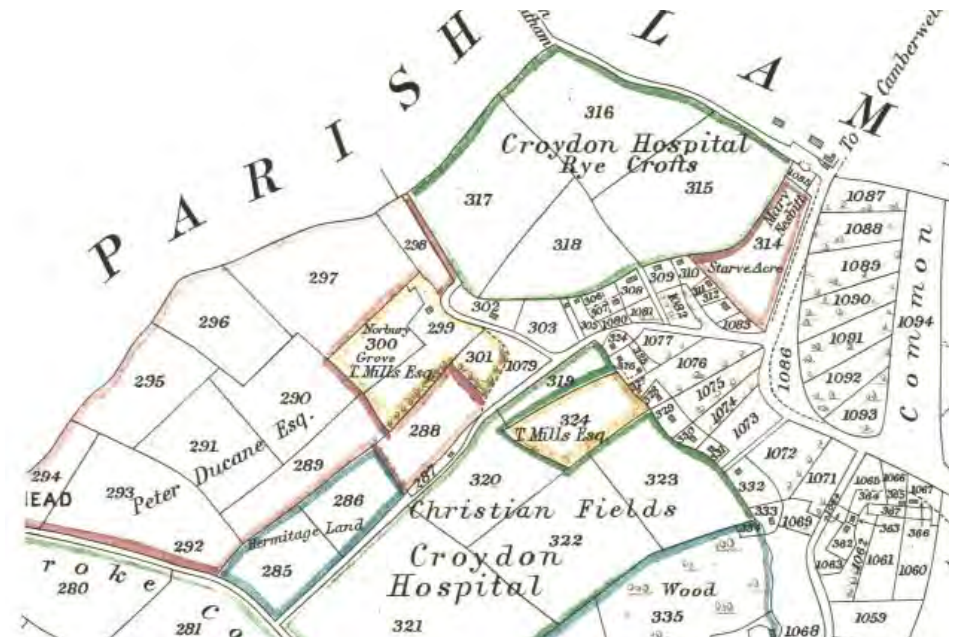
2.2.1 The Great North Wood, from which 'Norwood' is a contraction, formerly covered the narrow ridge of the Thames Basin on which the land where the conservation area is now situated. The Great North Wood was named during the Anglo-Saxon period to distinguish the large wooded area, which stretched from the present-day Croydon town centre to Camberwell, from the Great South Wood in the Weald of Kent and Surrey. The part of the Great North Wood within the parish of Croydon is recorded in the Domesday Book (1085-6) as belonging to the Archbishop of Canterbury and used for 'pleasure hunting, fuel and pannage for 200 swine'.

2.2.2 The Great North Wood was mapped by John Rocque in 1745, showing a settlement of around fifteen houses called 'Copgate' approximately where Gibson's Hill and Arnall's Road are now located. This is also evident in the 1800 Croydon Enclosures Map (map 6). Numbers 4 and 10 Arnall's Road (see photo) both appear on the 1800 Enclosures map and therefore date from the 17th century. Other surviving Georgian properties built between 1800 and 1830 include Beech Cottage (165 Gibson's Hill) and Grecian Villa, which later became engulfed by St. Joseph's College (see below).

2.2.3 The land that now forms Norwood Grove Park was enclosed in 1635 to form a shooting estate. It was bought in 1781 by the merchant Thomas Mills, recorded as the owner of the renamed Seven Acre Grove estate in the 1800 Enclosures map. Although it was leased to several interesting individuals, the estate



Map 5. Extract from John Rocque's map of the Great North Wood, 1745



Map 6. Extract from the 1800 Croydon Enclosures Map



Historic photo of 10 Arnall's Road

remained in the ownership of the Mills family until Thomas Mills' great grandson Thomas Richard Mills the younger sold it to Frederick Nettlefold in 1885.

2.2.4 There is historic evidence that there was a cottage on the site of the present-day Norwood Grove Mansion from at least 1718. A larger house was built for John Ambler, a hop merchant, in 1760-61. From 1781 it was renamed 'Grove House' and was significantly enlarged or possibly entirely rebuilt in the 1790s. The house is labelled 'Norbury Grove' on the 1800 Enclosures map. It was depicted in an etching by John Hassel of 1804 (see right), showing the house largely as it is today, two stories with a central curved and domed bay with flanking bays.

2.2.5 In 1839 Grove House was leased to William Henry Cavendish-Scott-Bentinck, the fourth Duke of Portland, the son of the Prime Minister William Henry Cavendish-Bentinck, the third Duke of Portland. Although the fourth Duke had several Cabinet posts, he was well known for being reclusive and out of the public eye. The Duke had a large family, and in 1843 he spent £5,000 on refurbishing the house that practically doubled its size, adding a whole west wing and conservatory (see photo).

2.2.6 In 1847 Grove House and the Seven Acre Grove estate was leased to Arthur Anderson, who remained there until it was sold in 1878. Arthur Anderson is famous for founding the company that became the Peninsular and Oriental Steam Navigation Company in 1840 (still in existence today as P&O Cruises) and for later becoming the MP for the Shetland



Etching of Norwood Grove Mansion and its grounds, John Hassel, 1804



Historic photograph of Norwood Grove Mansion, probably early 20th century, showing the now demolished Victorian west wing (the curved bay to the left hand side) constructed under the leasehold of the fourth Duke of Portland

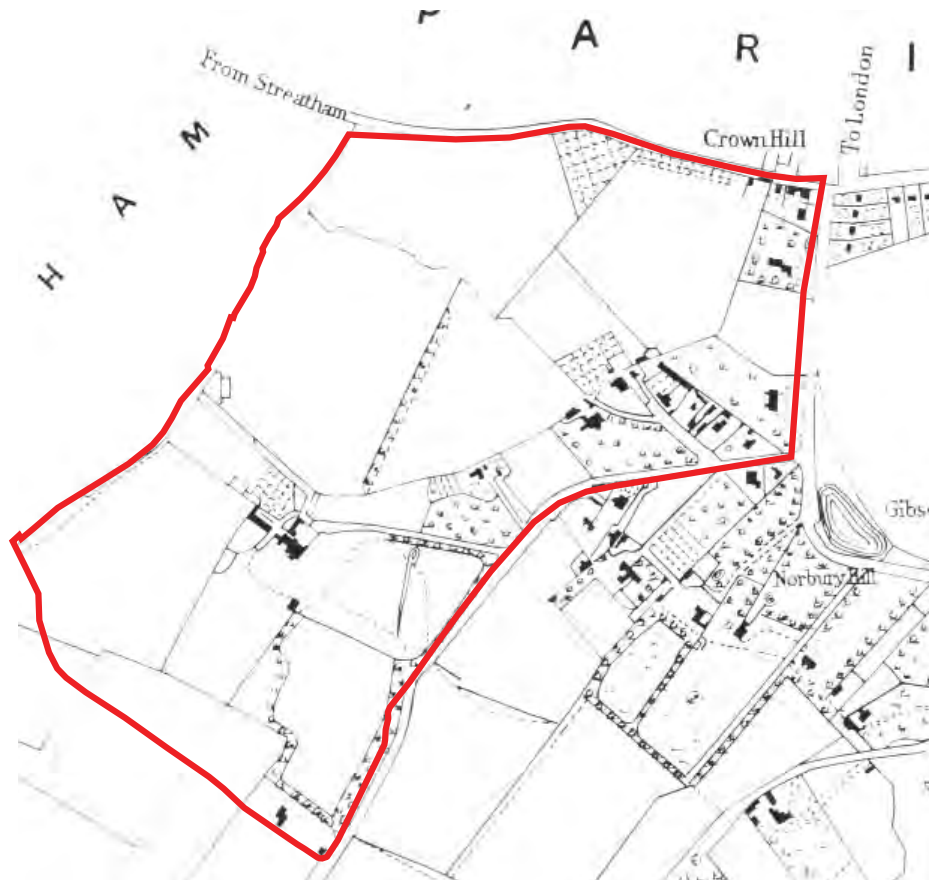
Islands. He is also credited with developing the Norwood Grove grounds into a Victorian landscaped park. The Victorian Lodge (see photo), bearing the date 1860 above the door, and The Cottage on Copgate Path were also constructed during Anderson's time as leaseholder, between 1847 and 1868 (see maps 7 and 8).

2.2.7 In 1878 the estate was sold to Frederick Nettlefold (1833-1913), after whom Nettlefold



Blue Plaque dedicated to Mr and Mrs Nettlefold, erected at Norwood Grove

Field is named. Frederick was the son of J. S. Nettlefold, who founded an iron and screws company with his wife's cousin Joseph Chamberlain, father of Prime Minister Neville Chamberlin. Joseph Chamberlain left the firm in 1874 to enter politics, leaving the company to the Nettlefolds (it was later acquired by Guest, Keen & Co. to form the still active Guest, Keen and Nettlefolds (GKN) group). Frederick Nettlefold was a partner in the firm until 1893. During his time in Norwood, Frederick was a local philanthropist, among other things providing the site for the West Norwood Library, Knights Hill, Lambeth, for which he laid the foundation stone in 1887. A blue plaque dedicated to Mr and Mrs Nettlefold was erected at Norwood Grove by their children.



Map 7. 1847 Roberts Map of the area - the red line indicates the current conservation area boundary

2.2.8 Up until the 19th century the wider area around Norwood Grove remained largely undeveloped, with only scattered cottages and the village of Copgate present. In the early 19th century more development occurred in the area (see map 7), including The Hollies (where Hollies Close is now situated), The Lodge (now Gibson's Lodge Nursing Home), the group of buildings on the corner of Crown Lane and Gibson's Hill and Ryecroft Lodge, which was situated at the end of Arnulf's Road. Between 1847 and 1868 a terrace of cottages were built at the end of Arnulf's Road, only 2 of which survive (numbers 12-14).



Map 8: 1868 Ordnance Survey map of the area, on the join of four map sheets, - the red line indicates the current conservation area boundary

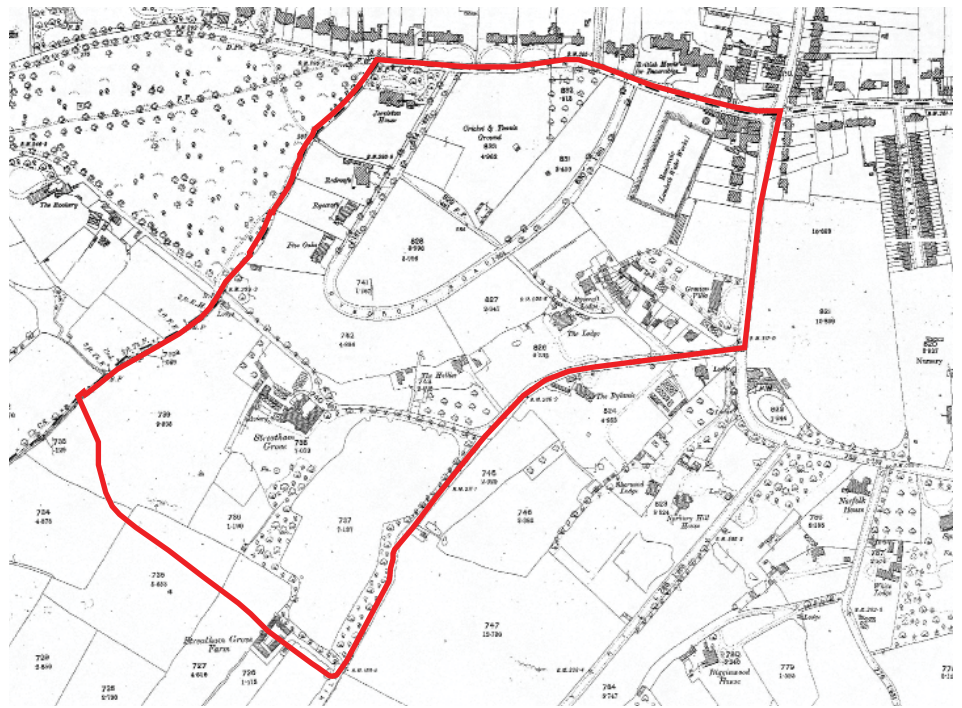
2.2.9 Between 1868 and 1890 (see maps) further change occurred: the Norwood Reservoir was constructed and Ryecroft Road was laid out, retaining the path that connected Arnulf's Road with

the woodland on what is now Streatham Common. Jerviston House, Redroofs, Ryecroft and Five Oaks were constructed on Ryecroft Road (see map 9). Ryecroft and Five Oaks survive today as 69, 69A and 71 Ryecroft Road.

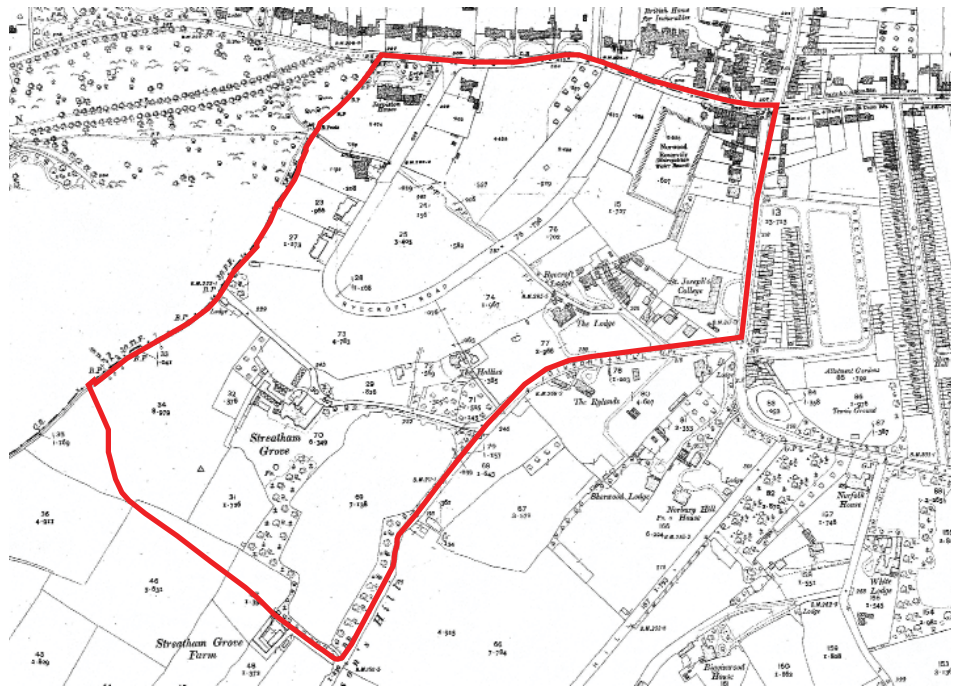
2.2.10 Little changed in the area between 1890 to 1910 (see maps 9 and 10) apart from the construction of terraced houses on Gibson's Hill and Preston Road to the east and the arrival of St Joseph's College. Grecian Villa, as it was originally known, was a grand Georgian house (see map 8). It had been extended from a five bay to a twelve bay house in the second half of the 19th century (see maps 8 and 9). In 1903 the Roman Catholic boys school moved from Denmark Hill to the Grecian Villa on Beulah Hill, bought from a local bookmaker Samuel Fry for £8,000. A mansard roof was constructed soon after to add another storey for a dormitory (see photos). The Chapel and the south wing were constructed before World War I and the north wing and former gymnasium in the interwar period. Other outbuildings and extensions have been added throughout the 20th century.

2.2.11 The Streatham Grove estate, as Norwood Grove was then called, was occupied from 1913-1936 by Mr and Mrs Martineau (eldest daughter of Frederick Nettlefold).

2.2.12 In 1910, Streatham Common's 'The Rookery' came on the market. A local figure, Stenton Covington, a prominent member of the National Trust who lived on Gibson's Hill, formed a preservation committee and raised £3,000 to purchase the estate and presented it to the London County Council. In 1924



Map 9: 1890 Ordnance Survey map of the area - the red line indicates the current conservation area boundary



Map 10: 1910 Ordnance Survey map of the area - the red line indicates the current conservation area boundary



Photograph of Grecian Villa (now St Joseph's College), pre 1903. From J. Coulter, *Norwood Past*, 1996



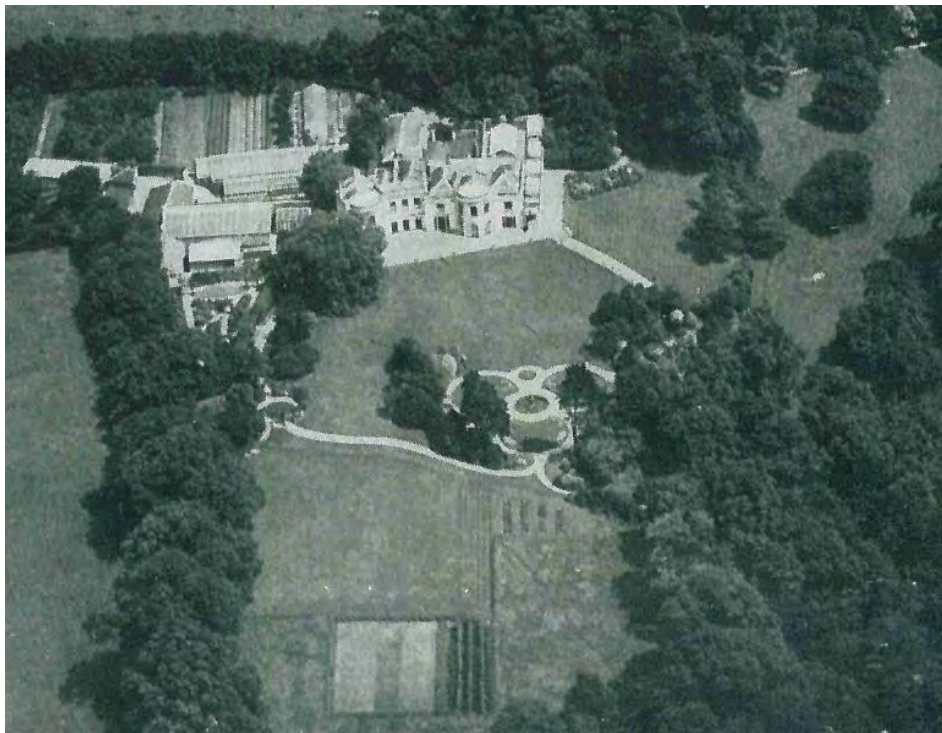
Photograph of St Joseph's College after 1903. From J. Coulter, *Norwood Past*, 1996

the Norwood Grove estate also came on the market and was threatened with redevelopment. Stenton Covington again formed a preservation committee, the Norwood Grove Acquisition Committee, which had the Archbishop of Canterbury as their patron and the Mayor of Croydon as president, and raised the money needed to secure the purchase of Norwood Grove and the land linking it to The Rookery. Lambeth, Wandsworth and Croydon Councils all contributed to the funds required for the purchase. Once purchased the estate was given to Croydon Corporation on the basis that it would remain open to the public. The Prince of Wales opened Norwood Grove Park at a special ceremony and planted a Cypress tree, which has since been replaced by a smaller Cypress tree further away from the mansion (see photo on p.23).

2.2.13 The west wing of Norwood Grove was bombed during World War II and the house was reduced in size to something parallel to its original pre-Victorian form.

2.2.14 From the 1920s the area began to change dramatically with numerous roads laid out in readiness for estates of 1920s / 30s housing planned in the area. Covington Way, named after Stenton Covington, was laid out on the site of the historic Streatham Grove Farm (photo), which was situated approximately where 155 Covington Way is now situated.

2.2.15 Further change occurred in the area in the post-war period (see maps 11 and 12). Jerviston House was demolished and Jerviston Gardens was laid out. The Ryelands was demolished to make way for three smaller



1920s newspaper cutting - caption reads 'London's new park: Norwood Grove and its beautiful Grounds which have just been opened to the public'



Norwood Grove and its public gardens after World War II



Historic photograph of Streatham Grove Farm, where Covington Way stands today

houses. Other cottages and houses were also demolished. In the 1960s and 1970s, high density housing was laid out to the south of Gibson's Hill.

2.2.16 The 1980s was the last period of major development in the area. The Victorian terraced houses on Arnull's Road were demolished to make way for a new higher density development (16-38 Arnull's Road). The Hollies was also demolished and replaced with the gated development of Hollies Close, which won a Croydon Design Award.

2.2.17 There were local proposals in the 1980s for the area to be designated as a conservation area; this did not come to fruition until 2008.

SELECTED REFERENCES

- John Coulter, *Norwood Past*, 1996
- Daphne Mojon, *Norwood Grove*, Streatham Society, 1980
- Pevsner & Cherry, *London 2: South*, 1983
- Lilian Thornhill, *Norwood Grove*, Surrey Domestic Buildings Research Group, 1982
- Alan Warwick, *The Phoenix Suburb*, 1982 (2nd edition)



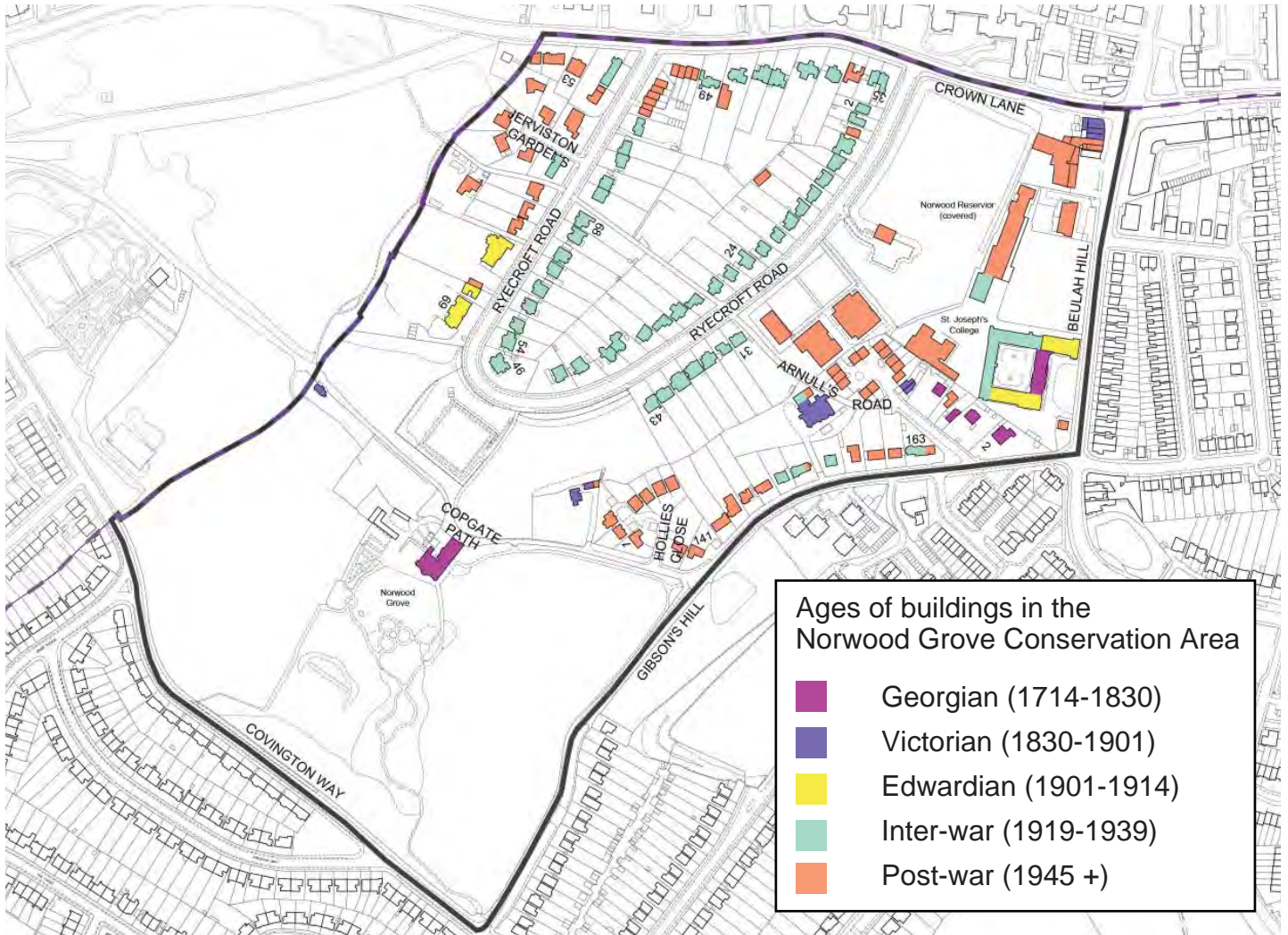
Maps 11 (top) and 12 (above): 1940 and 1965-71 Ordnance Survey Maps



Victorian terraced houses on Arnull's Road demolished in the 1980s



Part of the 1980s development at 16-38 Arnull's Road that replaced the demolished Victorian terraces, showing the retained number 14 to the right hand side



Map 13. Building ages in the Norwood Grove Conservation Area: from a wide range of periods

2.3 ARCHEAOLOGICAL SIGNIFICANCE

2.3.1 The Norwood Grove Conservation Area contains the Norwood Grove Archaeological Priority Zone (APZ), indicating a high probability of archaeological interest below ground (see map 14). Please see section 7.7 of this document and section 4.5 of *Croydon's Conservation Area General Guidance* for further information.

2.3.2 Archeological finds in the surrounding area include Paeolithic implements at The Rookery. 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).



Map 14. The Norwood Grove Archaeological Priority Zone

3.0 TOWNSCAPE CHARACTER

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

3.1 LAYOUT AND PLAN FORM A) NORWOOD GROVE CHARACTER AREA

3.1.1 The layout and plan form of this character area is shaped by the historic landscaped Norwood Grove Park. Access to the park is obtained from gates on Copgate Path, the gate at the junction of Gibsons Hill and Covington Way, the gate opposite 175 Covington Way and the gate from Ryecroft Road alongside the bowling green.

3.1.2 The park is formally laid out, with the lawns in front of the mansion accessed by a flight of steps. A tree-lined path leads south-east and meanders through shrubberies and a grove of trees. The path splits and merges, leading from the mansion to the lower, steeper slopes of the grounds. Ornamental gardens to the south-west and west of the central lawn focus on a 19th century fountain 60m to the south of the house. The fountain (see photo), which is set within three circular flower beds, has figures below the rim depicting the four seasons, and the rim is inscribed with appropriate months above them. The formal gardens are enclosed in low metal railings.

3.1.4 Approximately 20m to the north-west of the fountain is a stone bird bath dedicated to Stenton Covington (see photo), and a further 5m to the north-west is an iron rose arbour with a central rose bed and seats. To the north of the rose arbour (see photo), lie flower beds with stone setts and a rockery. A sunken shrubbery is also



View south from the mansion towards the formally laid out gardens and lawn



Entrance from Ryecroft Road



The rose arbour



The stone bird bath dedicated to Covington with the mansion behind



The Victorian fountain depicting the four seasons with the mansion behind

present to the south west of the mansion. South of the formal garden is an area of ornamental woodland and shrubs. The remainder of the park to the east and the west is open parkland (see photo), separated by mature trees from the more formally laid out grounds.

3.1.4 To the north of Copgate Path is a grassed area divided by a footpath leading to Ryecroft Road. Immediately to the west of the footpath is a mid-20th century public bowling green.

3.1.5 The Lodge on Copgate Path on the way to the Rookery and The Cottage are both isolated buildings set in large plots. In contrast to this Hollies Close is a clustered group of ten houses arranged in a gated development in small plots of a variety of shapes and sizes.

B) ST JOSEPH'S COLLEGE CHARACTER AREA

3.1.6 This character area has a varied layout and plan form. Development is located on Gibson's Hill and Arnall's Road. A footpath connects the latter to Ryecroft Road.

3.1.7 The Norwood Grove Reservoir occupies a large plot between Beulah Hill and Ryecroft Road, as does St Joseph's College with extensive outbuildings and playing fields. Glencar Court (405 Beulah Hill) and a car dealership are located to the north of St Joseph's College. On the corner of Beulah Hill and Crown Lane there is a small group of terraced buildings (413-421 Beulah Hill, see photo) directly abutting the footway.

3.1.8 Detached properties on Arnall's Road are set within generous plots and back from the road by approximately 20m,

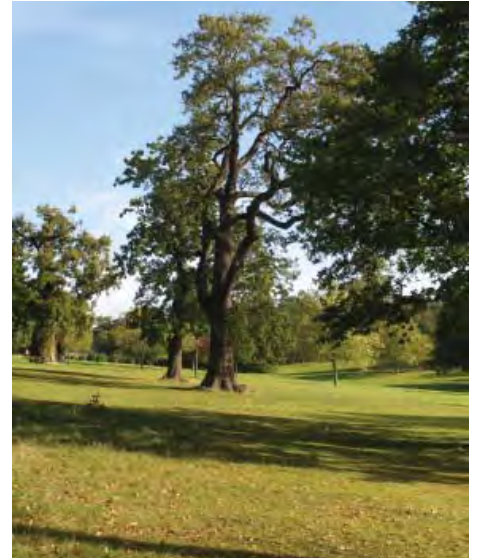
apart from no.6 which is set back by approximately 10m. The semi-detached properties of 12-14 Arnall's Road are set back from the road by approximately 4.5m. Numbers 16-38 are a close of semi-detached and terraced houses set in small plots.

3.1.9 Houses on Gibson's Hill are set within generous plots and building lines are uniform with houses at a consistent set back from the road of between 8-10m, apart from Gibson's Lodge Nursing Home which is set back from the road accessed from a long driveway.

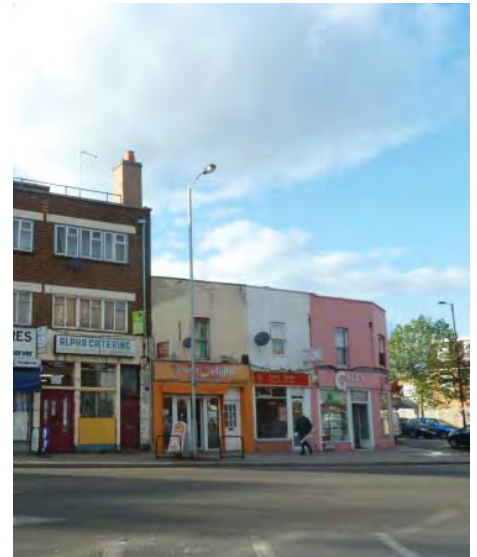
C) RYECROFT ROAD CHARACTER AREA

3.1.10 The shape and layout of this character area is dictated by the distribution of housing along Ryecroft Road, Jerviston Gardens and Crown Lane, which is generally set in plots of a similar size. Numbers 69 and 71, with 69A are the oldest properties on the road, set within much larger plots corresponding with their size. The later 20th century housing on the corner of Ryecroft Road and Crown Lane is not consistent with the urban grain and character of the rest of the Ryecroft Road Character Area. Jerviston Gardens is a close of detached properties leading off from Ryecroft Road.

3.1.11 Building lines are generally parallel to Ryecroft Road and houses are consistently set back by an average of 10m. Building lines in Jerviston Gardens and Crown Lane generally follow a linear layout established by the shape of the road, set at an angle.



An area of open parkland to the east of the formal gardens of Norwood Grove



Terraced buildings on the corner of Beulah Hill and Crown Lane



Housing on Ryecroft Road, with attractive front gardens

3.2 DENSITY AND LAND USES

A) NORWOOD GROVE CHARACTER AREA

3.2.1 This character area mostly consists of the public park with some scattered buildings present, including Norwood Grove Mansion, the Lodge and The Cottage. Hollies Close is a more compact group of houses. Copgate Path is approximately 3.7m in width, although it widens towards the junction with Gibson's Hill.

3.2.2 The park is used as public amenity space, with the exception of the bowling green. Norwood Grove Mansion has flats on the upper floors, and the lower floors are currently used for a nursery. All other buildings with the character are residential in use.

B) ST JOSEPH'S COLLEGE CHARACTER AREA

3.2.3 Density of development varies in this character area. The Norwood Reservoir and the playing fields of St Joseph's College are both large areas of open space, although not publicly accessible. Housing on Arnull's Road and Gibson's Hill consists of detached properties set in generous plots. The most dense areas of development in this character area are Glencar Court, the buildings at the corner of Beulah Hill and Crown Lane and 12-38 Arnull's Road.

3.2.4 Land use on Arnull's Road is residential, as is that on Gibson's Hill apart from the Gibson's Lodge Nursing Home. The school use of St Joseph's College occupies a prominent position on the road, adjoining Glencar Court. The corner of Beulah Hill and Crown Lane is predominantly commercial with a large car dealership, fast food outlet, estate agents and newsagents. Above the shops

the buildings are in residential use.

3.2.5 Gibson's Hill is approximately 12m wide between plot boundaries including footways. Arnull's Road is approximately 10-12m wide, reducing to 4.5m for the footpath. Beulah Hill is approximately 14m wide adjacent to St Joseph's College, but increases to approximately 18m wide towards the junction with Crown Lane and Crown Hill.

C) RYECROFT ROAD CHARACTER AREA

3.2.6 The density of housing is generally consistent, mainly comprising detached and semi-detached housing set in generous plots with large rear gardens. The street width, including footways, is on average 16m between plot boundaries. The land use is exclusively residential.

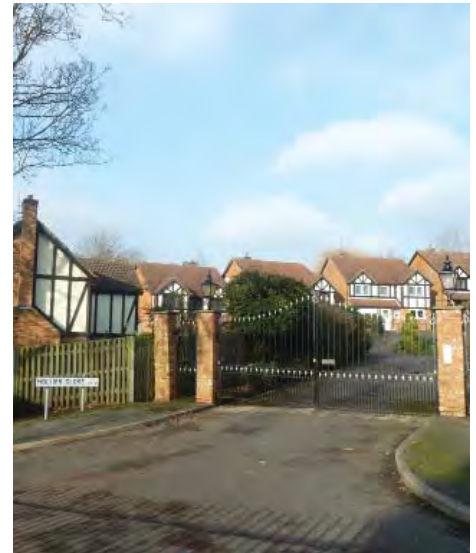
3.3 BUILDING HEIGHT AND MASSING

A) NORWOOD GROVE CHARACTER AREA

3.3.1 The buildings in this character area are predominantly two storeys in height. Apart from Norwood Grove, which is designed to be the centrepiece of the Park, the massing of buildings is well integrated with the landscape through the use of pitched roofs and natural materials.

B) ST JOSEPH'S COLLEGE CHARACTER AREA

3.3.2 The massing varies significantly in this character area from larger buildings such as the predominantly three storey school buildings for St Joseph's College and the four storey Glencar Court to the smaller two and three storey houses on Arnull's Road.



Hollies Close viewed from Copgate Path



Playing fields at St Joseph's College



Ryecroft Road, showing the wide road and footways

RYECROFT ROAD CHARACTER AREA

3.3.3 Most buildings in this character area are two storey semi-detached or detached houses of a similar size, often with additional roof accommodation. There are some exceptions to this, numbers 69 and 71 Ryecroft Road are of a much larger scale than other houses on the road being three storeys in height. The late 20th century development on the corner of Ryecroft Road and Crown Lane is also three storeys in part.

3.3.4 Housing on Crown Lane is generally larger, but follows the style of the two storey houses on Ryecroft Road. The houses on the east side of Ryecroft Road facing onto the covered reservoir vary in style and size, but are generally two storeys, often with additional roof accommodation.



Typical scale and massing of two storey buildings on Ryecroft Road



Number 69 Ryecroft Road, larger in scale and bulk than most other buildings on the road

3.4 TOPOGRAPHY AND VIEWS

3.4.1 The Norwood Grove Conservation Area lies on land between 40-90m above sea level (see map 15), part of the Norwood Ridge, on a band of London Clay which runs through the north of the borough of Croydon.

3.4.2 Historic maps indicate that there was once a stream that ran southwards from a pond located close to Copgate Path in the eastern parkland, borne out by the topography of the site. There is a ditch running along the eastern side of the park that does collect water after heavy rainfall and this may have been an extension of the stream that is shown on historic maps.

3.4.3 The scenic qualities and panoramic views make an important contribution to the character and appearance of the Norwood Grove Conservation Area. Norwood Grove Mansion and the surrounding parkland, enjoy spectacular panoramic views to the west, south and east (views 1 and 2) over the Wandle Valley and Croydon to elevated land at Banstead and Purley with the Downs beyond. There are also views from the top of Norwood Grove Park (views A and B)



View west from Norwood Grove Park (Panoramic View 1 on map 15)

and downhill on Ryecroft Road (views C and D) and Gibson's Hill (view E). In addition there are views east from the cross-roads of Beulah Hill and Crown Lane (view F) and views south east from the corner of Beulah Hill and Gibsons Hill (view G). In summer months several views are obscured by mature trees and planting.

3.4.4 The panoramic view from Norwood Grove Park is an identified 'Croydon Panorama' in Croydon's Local Plan.



View south west from Ryecroft Road (View D on map 15)



Map 15: Topography and views within and without the Norwood Grove Conservation Area



Long View from Gibsons Hill (View E on map 15)



View south from Norwood Grove Park (Panoramic View 1 on map 15)

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 PERMEABILITY

4.1.1 There is a high level of permeability in the conservation area. Although several roads in the area are 'no-through-roads', there are several signposted paths cross-cutting the road layout to link Nettlefold Field to Streatham Common that improve legibility and the quality of the pedestrian experience. It is also possible to access Norwood Grove Park from the southern tip of Ryecroft Road, adding to the permeability and providing a direct link for housing on Ryecroft Road.

4.2 PUBLIC REALM AND OPEN SPACE

A) NORWOOD GROVE CHARACTER AREA

4.2.1 Almost all of this character area is publicly accessibly open space. The mature landscaping of the park and gardens are generally well kept and in good condition. However the poor condition of the Norwood Grove Mansion and some landscape features impacts on the quality of the public realm of the park. Paths in the park are surfaced with asphalt with no edging treatment. They are mostly in a good condition.

4.2.2 Some gardens in Hollies Close are visible from Copgate Path through the gated entrance and impact on the public realm. These are generally well kept.

4.2.3 Copgate Path is surfaced in asphalt and is generally in good condition, although some areas have suffered from cracking caused by tree roots.

B) ST JOSEPHS COLLEGE CHARACTER AREA

4.2.4 There is limited public open space in this character area, apart from the small grassed triangle on the corner of Arnull's Road and Gibson's Hill surrounded by a low chain fence. Front gardens with soft landscaping, mainly on Gibson's Hill, make an important contribution to the quality of the streetscape. Front gardens on Arnull's Road are generally not visible due to the high walls or fences, which creates a less open and inviting public realm.



Path cutting across Ryecroft Road, facing west; boundaries are marked by attractive brick walling to the left and trees and planting to the right

4.2.5 Footways are generally asphalt with granite kerbs. On one side of Arnull's Road there is a grass verge with a granite kerb. The footpath that extends from Arnull's Road cutting through to Ryecroft Road is asphalt.

4.2.6 There are few road markings on Gibson's Hill and Arnull's Road. This creates less visual clutter in the streetscene and a better quality environment.

4.2.7 The covered reservoir is not visible due to changes in



Path leading from Ryecroft Road to Arnull's Road, facing east; the left hand boundary is marked by poor quality palisade fencing



Attractive triangle of open space on the corner of Arnull's Road and Gibson's Hill, with post and chain fencing and a public bench

land levels. A few trees are present along the boundary with Ryecroft Road and Crown Lane, and a unattractive palisade fence is present all around the perimeter of the reservoir, which detracts from the public realm.

C) RYECROFT ROAD CHARACTER AREA

4.2.8 The public realm of Ryecroft Road is generally in good condition and the quality of the streetscape is high. The roads are wide with asphalt footways, grass verges and granite kerbs. The presence of regularly spaced mature trees contributes to the quality of the streetscape. There are little or no road markings on Ryecroft Road and Jerviston Gardens, which adds to the quality of the streetscene.

4.2.9 There is no public open space in this character area beyond the roads and footways, however the southern end of Ryecroft Road has access to Norwood Grove Park. The open fencing strengthens the relationship of the park with Ryecroft Road, which strongly contributes to the quality of the streetscape. Almost all properties in this character area have front gardens that are visible from the street. Well maintained front gardens with soft landscaping make an important contribution to the quality of the streetscape.

4.3 BOUNDARY TREATMENTS A) NORWOOD GROVE CHARACTER AREA

4.3.1 Norwood Grove Park contains a variety of attractive boundary treatments to demarcate paths and enclose the park, including iron railings, wooden fencing and brick walls. Some iron railings to the park's southern boundary have been replaced but not

Painted to match other railings, which detracts from the park's appearance. The condition of some boundary treatments in Norwood Grove Park could be improved.

4.3.2 Elsewhere in the character area hedging is used as an additional boundary treatment, including around the boundary of Hollies Close and along the north side of Copgate Path. This additional greenery contributes to the parkland feel.

B) ST JOSEPH'S COLLEGE CHARACTER AREA

4.4.3 Boundary Treatments vary in this character area. On Gibson's Hill there is a variety of attractive boundary treatments on each individual house of low to mid level height walling and hedges and planting. On Arnull's Road views into front gardens of numbers 2-10 are blocked by high fencing or hedges. On the south side of road there are high, well maintained hedges with no openings. 12-14 Arnull's Road have low boundary treatments and 16-38 are set in a cul-de-sac with no front gardens.

4.4.4 On Beulah Hill the boundary of St Joseph's College is marked by mid level wooden fencing and walls with entrances marked by attractive brick piers with stone coping.

4.4.5 On Crown Lane a tall, grey palisade fencing surrounds the reservoir, which detracts from the quality of the streetscape.

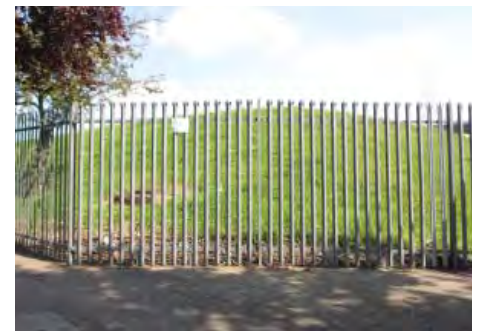
4.4.6 High fences, walls and hedges mark the boundaries of the path linking Arnull's Road to Ryecroft Road.

C) RYECROFT ROAD CHARACTER AREA

4.4.7 Boundary treatments in this character area are generally

low walling and hedges. The boundary between Norwood Grove Park and Ryecroft Road is marked by mid-height open slatted wooden fencing.

4.4.8 The boundary of the Norwood Reservoir, on the east of Ryecroft Road opposite numbers 2-16, is marked by tall, grey palisade fencing, which significantly detracts from the quality of the streetscape, although there are good views of the rear of St Joseph's College through the railings.



Unattractive palisade fencing marking the Norwood Reservoir boundary on Ryecroft Road



Mid-height open slatted wooden fencing between Ryecroft Road and Norwood Grove Park



Attractive low walling boundary treatment to a house on Ryecroft Road

4.4 STREET FURNITURE

A) NORWOOD GROVE CHARACTER AREA

4.2.1 Street furniture in Norwood Grove Park is in a variable condition and is often subject to vandalism and graffiti. The park is well supplied with timber benches of a variety of styles. There are dog litterbins within the park and at most entrances. There are lamp-posts on Copgate path.

4.2.2 A wide variety and large amount of signage is present within the park, including a wooden signpost located at the park entrance from Copgate Path and metal signposts located at the park entrances from Ryecroft Road and Streatham Common. Some signage is in a poor condition and the amount makes some parts of the park appear cluttered. There is also signage on Copgate Path highlighting the upcoming speed bumps.

B) ST JOSEPHS COLLEGE CHARACTER AREA

4.2.3 At present there is a wide variety of street furniture in this character area: a bench on the grass triangle on the corner of Arnull's Road and Gibson's Hill, and various litter and bollards throughout the area. Bus stops are located on Beulah Hill and Crown Lane and there are a variety of lamp-posts present.

4.2.4 There is traffic signage on Crown Lane and Beulah Hill and various historic and modern road signs present. There is signage present on Gibson's Hill for the Gibson's Lodge nursing home. There are various telecommunication cabinets located throughout the character area, which clutter the streetscape.

C) RYECROFT ROAD CHARACTER AREA

4.2.5 Ryecroft Road is generally uncluttered with street furniture. There are some historic road signs present and traffic signs are generally attached to lamp-posts. On Crown Lane there are standard traffic signs. Bollards are generally present to prevent vehicles going down the paths that cross cut the area from Streatham Common to Arnull's Road.

4.2.6 There are traditional style lamp-posts present on Ryecroft Road and Jerviston Gardens and modern style lamp-posts on Crown Lane. There are telecommunication boxes on Gibson's Hill and Crown Lane. There are also bus stops and a zebra crossing on Crown Lane.

4.2.7 An historic Type B George V cast iron post box is located on Ryecroft Road, which dates from between 1910-1936.

4.5 GREENERY AND TREES

A) NORWOOD GROVE CHARACTER AREA

4.5.1 The park contains many mature native and ornamental trees formally planted as individual specimens and in small groups. Some rows of trees mark early field boundaries. To the south of Norwood Grove Mansion lies an area of ornamental trees and shrub planting and this is linked to an area of mixed woodland with scrub beyond the garden.

4.5.2 There are also a number of trees present that have been planted relatively recently, either as individual trees or loose groups within areas of open grassland. Small areas of broad-leaved woodland and scrub are present around the park boundary. There are hedgerows around the park edges.



Graffitied and poorly located street furniture in Norwood Grove Park



Benches in Norwood Grove Park



Historic road sign on Ryecroft Road



Historic George V Post-box on Ryecroft Road, dating to between 1910-1936

4.5.3 The gardens to the south of Norwood Grove Mansion contain a number of beds with ornamental planting including roses and seasonal bedding. There is a rockery which no longer contains rockery planting, and a rose arbour with climbing roses. The bowling green has a strip of screen planting comprising established shrub and herbaceous plantings on three sides.

4.5.4 The remainder of the park consists of grassland or parkland. These grass areas are kept mown at a fairly uniform height with some areas of longer grass below the belt of trees on the eastern boundary.

4.5.5 In addition there are many mature trees on private land in the gardens of The Cottage and Hollies Close, which add to the character and appearance of the conservation area.

B) ST JOSEPHS COLLEGE CHARACTER AREA

4.5.6 There are many mature trees, hedges and shrubs marking property boundaries on Arnull's Road.

4.5.7 Front gardens of properties on Gibson's Hill generally contain a high level of greenery and planting and some trees and hedges in private areas.

C) RYECROFT ROAD CHARACTER AREA

4.5.7 The grass verges on both sides of Ryecroft Road and Gibson's Hill, the mature street trees and the quality of planting and trees in both public and private areas all make a positive contribution to the streetscene.



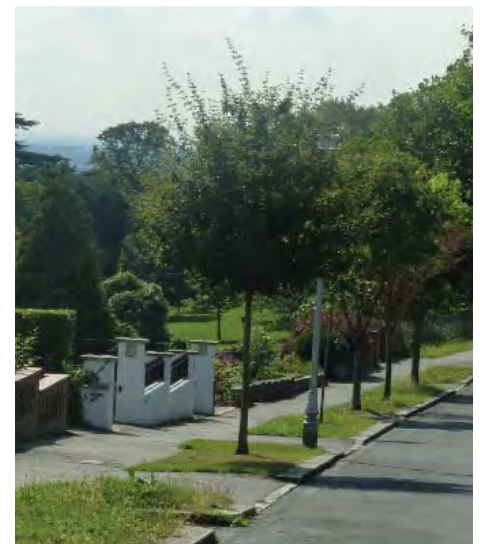
Douglas fir tree in Norwood Grove Park



The replacement ceremonial cypress tree in Norwood Grove Park (see p.12)



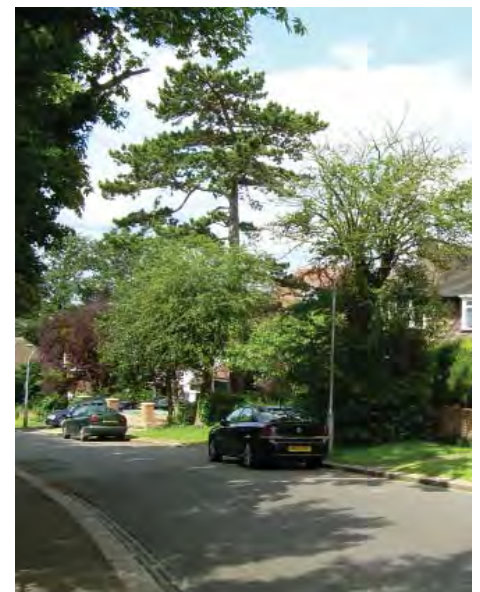
Mature London plane trees on Ryecroft Road



Grass verges and cherry trees on Ryecroft Road



Trees and greenery on Arnull's Road



Trees and greenery on Gibson's Hill

5.0 ARCHITECTURAL CHARACTER

5.1 ARCHITECTURAL CHARACTER

5.1.1 The architectural character of buildings in the Norwood Grove Conservation Area varies.

A) NORWOOD GROVE CHARACTER AREA

5.1.1 Norwood Grove Mansion is a Georgian Regency-style two storey stucco rendered house, featuring a large two storey bow window in the centre of the front elevation and a shallow lead domed roof. The domed conservatory and orangery also contribute to its character.



Front elevation of Norwood Grove Mansion

5.1.2 The Cottage and The Lodge are both brick lodge buildings associated with the mansion and are both of a similar style. The Lodge is much more visible from the public realm than The Cottage, and makes an important architectural contribution to the character and appearance of Norwood Grove Park, marking the entrance from Streatham Common. From Copgate Path The Lodge appears to be only a single storey, but extends to two storeys in height facing the park.



The Lodge viewed from Copgate Path



Norwood Grove Mansion from the south east showing the orangery

5.1.3 Hollies Close is a modern development of detached buildings designed in a Mock Tudor style with cladding and painted timber to the front elevations.



The locally listed St Joseph's College with the enlarged Georgian Villa to the right and Edwardian extensions to the left

B) ST JOSEPHS COLLEGE CHARACTER AREA

5.1.4 St Joseph's College is a Regency style villa that has been incrementally added to over time resulting in an interesting and unusual building with elements with a variety of buildings of different ages and architectural styles and high quality materials and detailing, including sculptural detailing. The original stucco-faced villa has a later added mansard roof with prominent chimneys. The Edwardian chapel and south wing are of



Chapel at St Joseph's College, viewed from the road



6 Arnulf's Road, Grade II listed

polycrome brick construction and follow the Classical proportions established by the original villa.

5.1.5 High quality Georgian and Victorian houses are present on Arnull's Road several of which are listed: numbers 12 and 14 are attractive semi-detached properties and numbers 16-38 are a late 20th century development of semi-detached houses.



12-14 Arnull's Road



Gibson's Lodge Nursing Home

5.1.6 The buildings on the corner of Beulah Hill and Crown Lane are historic and have a commercial character, though they have been much altered.

5.1.7 Interwar and post war housing on Gibson's Hill share architectural characteristics with most of the houses located in the Ryecroft Road Character Area (see below). Gibson's Lodge Nursing Home is an attractive Victorian Lodge with a range of interesting architectural features.



147 Gibson's Hill



Pair of houses on Ryecroft Road

C) RYECROFT ROAD CHARACTER AREA

5.1.3 Ryecroft Road and the section of Crown Lane within the conservation area are characterised by inter-war housing of a simple, but high quality original design. Many buildings in this character area have been subject to inappropriate changes, yet some retain their original character.



54 Ryecroft Road



55 Crown Lane

5.1.4 Numbers 69, 69A and 71 Ryecroft Road make a particular contribution to the area's special character. They are Victorian buildings of brick construction with a range of significant features and have a prominent presence on the streetscene.

5.2 KEY ARCHITECTURAL FEATURES AND BUILDING MATERIALS

5.2.1 There is a wide variety of architectural features and



69 Ryecroft Road, locally listed

building materials throughout the Norwood Grove Conservation Area. Key architectural features and materials vary between character areas and sometimes even within each character area. The adjacent table summarises architectural features and building materials present in the St Joseph's College and Ryecroft Road Character Areas. Numbers correspond to labelled pictures on p.27. The Norwood Grove Character Area is dealt with separately below.

NORWOOD GROVE CHARACTER AREA

5.2.2 It is not considered to be appropriate to provide a list common features and materials in this section for the Norwood Grove Character Area. This is due to its character being dominated by Norwood Grove Park with unique individual buildings.

5.2.3 Norwood Grove Mansion contains many features of interest and high quality materials, including bow windows, timber sash windows, timber and stone balustrades, domes, prominent chimneys. For further information please see the statutory list description (see Appendix for details).

5.2.4 The Cottage has stucco walls and prominent brick chimneys and The Lodge is brick faced with stone dressings and decorative barge boards. Both buildings have steeply pitched slate roofs with scalloped tile detailing.

5.2.5 Hollies Close is a modern development that makes a neutral contribution to the character and appearance of the conservation area. Features present include gables, leaded windows and mock Tudor timber facing.

KEY ARCHITECTURAL FEATURES¹ AND BUILDING MATERIALS

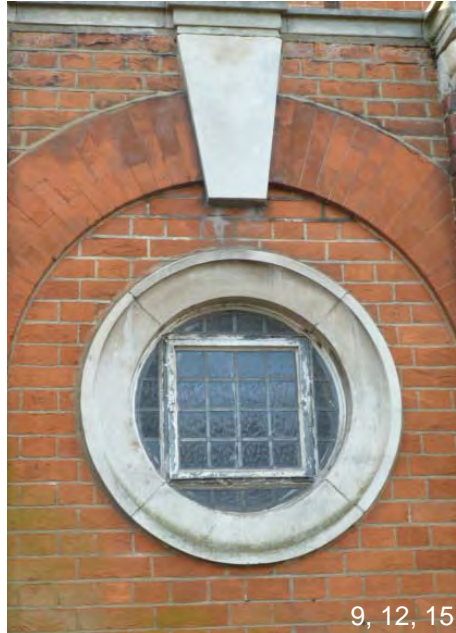
A) ST JOSEPH'S COLLEGE CHARACTER AREA (NOT INCLUDING 143-163 GIBSON'S HILL)

1. Prominent entrance porches
2. Low pitched roofs
3. Prominent chimney stacks
4. Timber sliding sash windows
5. Hood mouldings
6. Brick soldier courses above windows
7. String courses
8. Solid timber doors
9. Feature key stones
10. Florentine blind box covers
11. Stucco
12. Red or London stock bricks
13. Stone dressings
14. Slate or hand-made clay roof tiles
15. Clay chimney pots
16. Timber doors and windows

B) RYECROFT ROAD CHARACTER AREA (INCLUDING 143-163 GIBSON'S HILL)

17. Prominent, often recessed porches
18. Bay windows
19. Timber framed windows, often with leaded lights
20. Projecting gables
21. Dormer windows
22. Prominent chimney stacks
23. Gablet roof features
24. Clay hanging tiles, sometimes scalloped
25. London stock bricks
26. Render as part of original house design
27. White render and timber framed facing
28. Slate or hand-made clay roof tiles
29. Clay chimney pots

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



5.3 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.3.0 Please see the colour coded map on the p.28.

A) LISTED BUILDINGS

5.3.1 There are four statutorily listed buildings within the Norwood Grove Conservation Area, all listed at Grade II: Norwood Grove Mansion, 165 Gibson's Hill (Beech Cottage), 4 Arnall's Road and 10 Arnall's Road (The Old Cottage). For more information please see section 7.1.

B) LOCALLY LISTED BUILDINGS

5.3.3 Six buildings in the Norwood Grove Conservation Area are on Croydon's Local List of Buildings of Architectural or Historic Interest. These buildings have a significant level of local value and make a positive contribution to the special character of the conservation area. For further information please see section 7.2.

C) POSITIVE UNLISTED BUILDINGS

5.3.4 Many other buildings in the Norwood Grove Conservation Area make a positive contribution to its character and appearance.

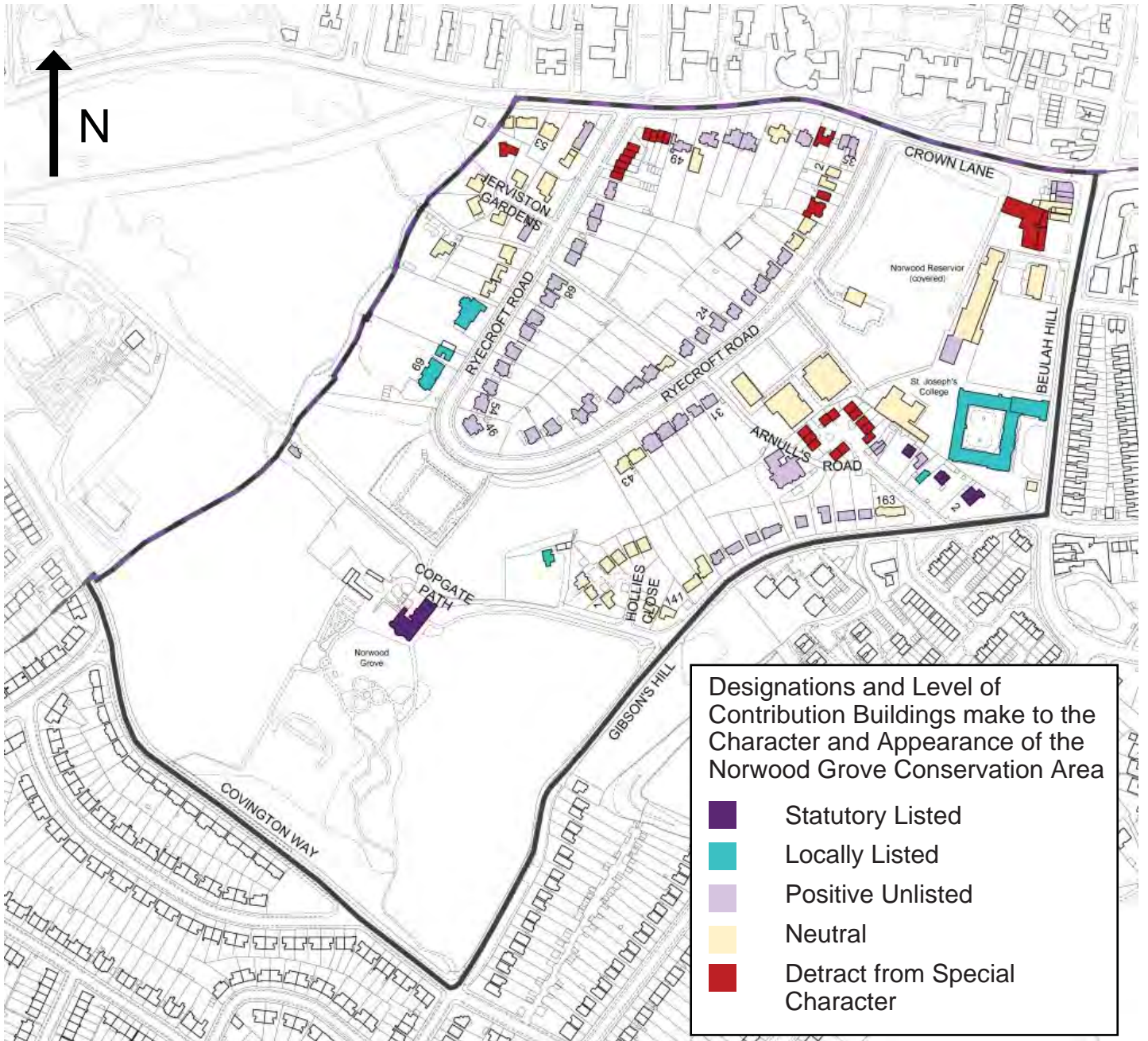
D) NEUTRAL BUILDINGS

5.3.5 There are several buildings in the conservation that area 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.

Key features and building materials in the St Joseph's College and Ryecroft Road Character Areas - numbers refer to the table on the previous page



Map 16. Level of contribution buildings make to the special character of the Norwood Grove Conservation Area..

6.0 CONDITION AND THREATS

6.1 GENERAL CONDITION

6.1.1 Buildings within the Norwood Grove Conservation Area are generally in good physical condition and there are currently no buildings identified as being 'at risk'. However many 20th century houses have been subject to inappropriate development undertaken prior to the designation of the Norwood Grove Conservation Area, which detracts from the character and quality of the area. This includes poor quality and oversized size and roof extensions and uPVC window replacements of original timber or steel casement windows with leaded lights.

6.1.2 The public realm is generally of a good standard. There is a fairly limited amount of excess street furniture. Generally bins for houses have adequate storage and are not visible from the highway. Park furniture is in a variable condition.

6.2 KEY THREATS

6.2.1 While insensitive development can instantly harm the conservation area's special character, negative change can often occur incrementally through alterations that do not require planning permission, or that occurred prior to the area's designation. The quality of the public realm also has a significant impact on quality of the area.

6.2.2 The conservation area is at risk from threats to its special character and appearance. Existing and potential threats are outlined in the boxes below. The threats to St Joseph's College and Ryecroft Road character areas are categorised as to whether they impact directly on buildings or the wider streetscape:

A) NORWOOD GROVE CHARACTER AREA

1. Demolition of historic buildings
2. Deterioration of the Norwood Grove mansion
3. New development negatively affecting the setting of the conservation area
4. New development on existing open space
5. Oversized or poorly designed extensions
6. Installation of satellite dishes to roofscapes and / or front elevations
7. Installation of poorly-sited renewable energy technologies and other building services
8. Damage to historic park features
9. Lack of maintenance of street furniture and fences
10. Damage to fencing
11. Introduction of inappropriate new fencing
12. Vandalism and graffiti



Graffitied and damaged signage in Norwood Grove Park



Signage on Ryecroft Road



Graffitied and poorly located street furniture in Norwood Grove Park



Damaged fountain at Norwood Grove

B) ST JOSEPH'S COLLEGE AND RYECROFT ROAD CHARACTER AREAS

THREATS TO BUILDINGS

1. Partial or total demolition of historic buildings
2. Development affecting the setting of the conservation area
3. Loss of original and traditional-style architectural features and details, for example brick chimneys
4. Introduction of new architectural features and materials that detract from the area's character
5. Poorly designed or oversized roof, side and rear extensions
6. Back-garden development, including outbuildings
7. Infill of recessed porches
8. Poorly sited satellite dishes
9. Installation of poorly-sited renewable energy technologies and other building services

IMPACT ON STREETScape

10. Loss of trees and planting
11. Lack of screened bin storage
12. Loss of low-walling and attractive boundary treatments / installation of high boundaries
13. Poor designed new fencing, including the existing Norwood Reservoir palisade fencing
14. Hard-surfacing of front gardens
15. Unnecessary signage and street furniture
16. Vandalism and graffiti
17. Poor maintenance of street furniture
18. Excessive traffic road markings



(Above): Three houses built at the same time to the same original design. The top house retains the most of its character, having only extended a single storey bay window to the first floor. The middle house retains much of its character, but is harmed by the replacement of timber windows with uPVC alternatives and the oversized and poorly designed dormers. The bottom house retains the least amount of its character, with most windows replaced with uPVC and the walls rendered and part stripped.



Palisade fencing on Ryecroft Road

Solar panels visible from Ryecroft Road

Graffiti on Arnull's Road pathway

MANAGEMENT PLAN



This Management Plan provides area-specific guidance on development and maintenance in and enhancement of the Norwood Grove 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.

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 STATUTORILY LISTED BUILDINGS

7.1.1 Four buildings in the Norwood Grove Conservation Area are Grade II listed (see section 5.3A). Listed building consent is required for all building works, both external and internal, that affect the building's special character. For more information on the implications of statutory listing please see section 4.5 of the *Conservation Area General Guidance SPD*.

5.3.2 Unauthorised works to a listed building is a criminal offence. If there is any uncertainty it is important to contact the Council's Conservation Officer for clarification.

7.2 LOCALLY LISTED BUILDINGS

7.2.1 Several buildings in the Norwood Grove Conservation Area are locally listed (please see section 5.3). Demolition of these buildings are considered to cause substantial harm to the Norwood Grove Conservation Area. Careful consideration must be given towards protecting important features present. For further information please see Croydon's *Locally Listed Buildings SPD*.

7.3 REGISTERED PARK AND GARDEN: NORWOOD GROVE

7.3.1 Norwood Grove Park is listed at Grade II on the English Heritage Register of Historic Parks and Gardens (please see map 17). For further information please see section 4.5 of the *Conservation Area General Guidance*.

7.4 BUILDING REGULATIONS

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

7.5 ARTICLE 4 DIRECTIONS

7.5.1 The Council maintains the right to serve an Article 4 Direction if deemed appropriate to protect the conservation area's special character. For further information please see section 2.5 of the *Conservation Area General Guidance*.

7.6 ENERGY EFFICIENCY IMPROVEMENTS

7.6.1 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. Please see section 9 of the *Conservation Area General Guidance*.

7.6.2 Most retrofitting measures proposed to statutory listed buildings will require listed building consent (please see section 3 of the *Conservation Area General Guidance*).

7.7 ARCHAEOLOGICAL INVESTIGATIONS

7.5.1 Archeological investigations may be required for development located within the Archaeological Priority Zone involving groundworks. Please see section 4.5 of the *Conservation Area General Guidance* for further information.

7.8 PLANNING ENFORCEMENT

7.8.1 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*.

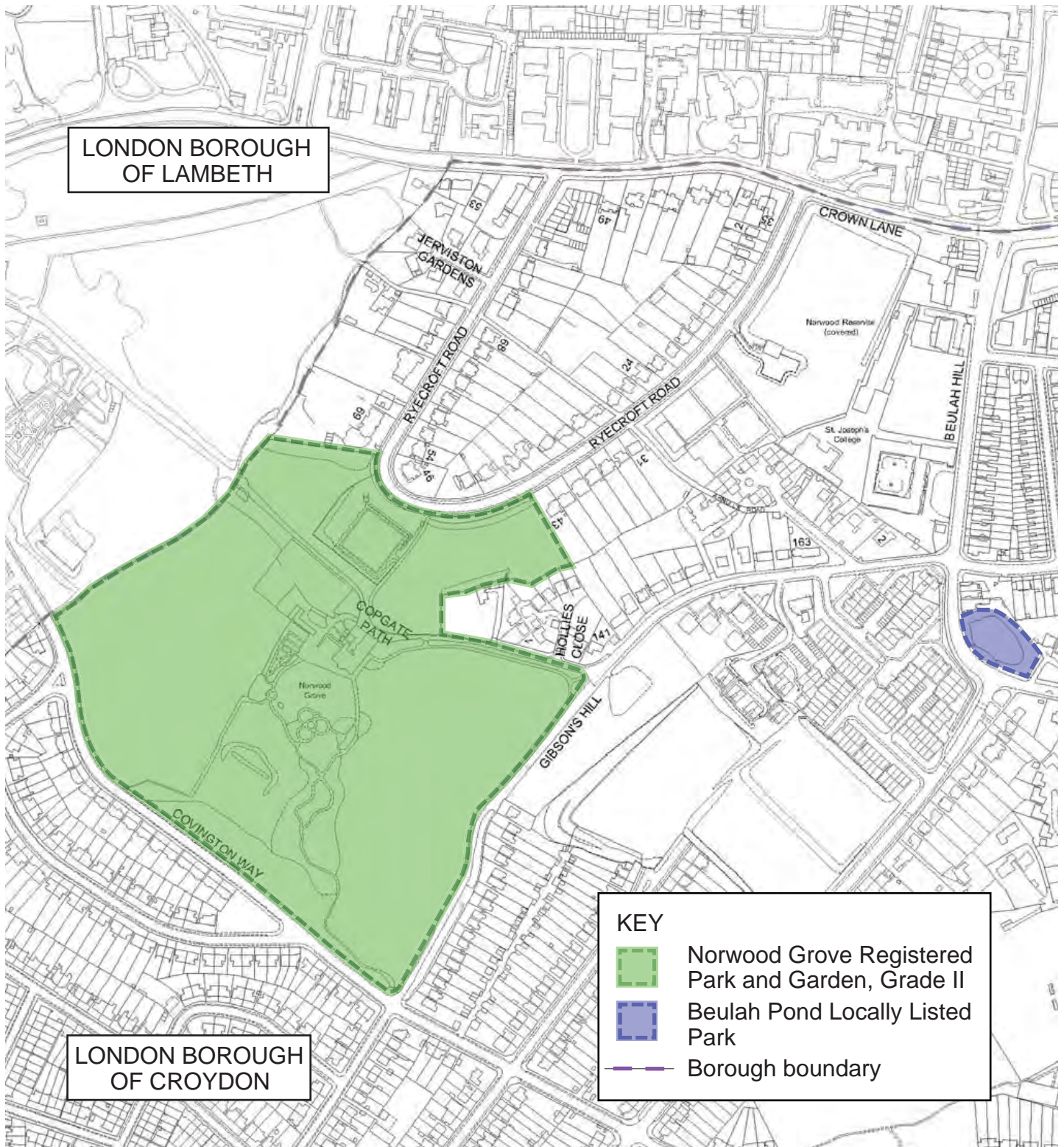
7.8.2 As part of this assessment a full photographic survey of the conservation area as visible from the street has been made, which will be used as evidence

when reviewing any reports of unauthorised development.

7.9 TREES IN PRIVATE GARDENS

7.9.1 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*.



Map 17: The boundary of the Norwood Grove Registered Park and Garden and the nearby locally listed park

8.0 DEVELOPMENT GUIDELINES

8.0.1 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 Norwood Grove Conservation Area.

8.1 DEMOLITION

8.1.1 The demolition of listed buildings, locally listed buildings and buildings that make a positive contribution to the special character of the Norwood Grove Conservation Area (see section 5.4) is considered to cause substantial harm to the conservation area's special character and will be resisted.

8.1.2 Demolition of buildings will only be permitted where the building is identified as making a neutral contribution to or detracting from the area's special character (see section 5.4) 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 information please see section 5.1 of the *Conservation Area General Guidance*.

8.2 NEW DEVELOPMENT

8.2.1 Opportunities for new development in the conservation area could result from the demolition of buildings that do not positively contribute to its special character and re-development of the site, the conversion of existing properties, or the extension of existing properties. Infill development may also be appropriate in certain locations in the conservation area, provided it has no

negative impact on adjacent buildings or landscaped areas and does not disrupt the established plot layout and building lines. Back garden development is generally not considered to be acceptable (please see section 5.5 of the *Conservation Area General Guidance*). Please also refer to section 5.2 of the *Conservation Area General Guidance*.

8.2.2 All proposed development should be of a high quality design that enhances the conservation area's character and appearance. Important aspects of urban design, including height, scale, massing, building lines, and situation within plots must be carefully considered.

8.2.3 All proposals for the conversion of buildings must demonstrate how potential adverse impacts on its external appearance have been mitigated.

8.2.4 It is acknowledged that some development has occurred prior to the conservation area designation. This should not be seen as a precedent for further inappropriate development or development of a poor quality.

8.2.5 All proposed new development must:

- Be of a high quality design that respects the area's character
- Follow the generally consistent building lines present in the area
- Respect the existing plot layout by siting new buildings back from road
- Apply high quality materials and detailing that respects the area's character

8.3 EXTENSIONS

8.3.1 Planning permission is required for all front, side and roof extensions and for some



Modern development on Ryecroft Road, out of keeping with the established character of the area

rear extensions. Further advice can be obtained from the Council's Development Management Team (please see Appendix for contact details).

8.3.2 Front extensions are generally not considered to be acceptable due to the negative impact they may have on the character of individual buildings and the wider conservation area. New porches may be considered to be acceptable, provided they do not detract from, and result in an enhancement to, the character of the host building.

8.3.3 Two storey side extensions may not be considered to be acceptable if they would result in a negative impact on the special character of the host building and the streetscape character of a collection of buildings. It is acknowledged that in the Ryecroft Road Character Area there are several existing examples of two storey side extensions, constructed prior to the conservation area designation, that have had a negative impact on the character and appearance of individual buildings and the wider conservation area. These existing two-storey side extensions should not be considered to be a precedent for further inappropriate development.

8.3.4 Where side extensions are considered to be acceptable in principle, the extension must be carefully designed so as to be subservient to the existing building. All side extensions should be set back by at least 1m from the front building line at ground floor level and at least 1.5m at first floor level.

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

8.3.6 Roofscapes make a significant contribution to the character of the Norwood Grove Conservation Area. Large roof extensions including dormer windows that are visible from a public highway are generally not considered to be appropriate due to the disruption of the predominant rhythm and proportions of the prominent roofscapes. Roof extensions must not unduly dominate the roof of the main building.

8.3.7 All proposals for extensions should be in line with the requirements of *Croydon's Residential Extensions and Alterations SPD*. Special care and attention must be paid to preserving and enhancing the special character of the conservation area. Additional considerations are outlined in section 5.3 of the *Conservation Area General Guidance*.

8.4 DEVELOPMENT AFFECTING SETTING OF THE CONSERVATION AREA

8.4.1 Some areas outside of the boundary of the Norwood Grove Conservation Area are visible from within its boundary and



Two storey extension to 60 Ryecroft Road, set back from the front wall

therefore have an impact on its setting, for example buildings on the east of Beulah Hill opposite St Joseph's College and the houses on Covington Way.

8.4.2 Development on sites affecting the conservation area's setting must carefully consider any resultant impacts on its character and must be sensitively designed to have no resultant harm.

8.5 WINDOW REPLACEMENT

8.6.1 Many properties in the conservation area contain timber sash windows or traditional steel or timber framed leaded windows. Original or traditional-style windows should be retained and repaired if at all possible due to their historic importance. If replacement of windows is the only viable option this should be on a like-for-like basis in terms of design and materials. Window replacements should also explore options for double glazing.

8.6.2 The Council recommends that secondary glazing is installed to improve thermal performance, which does not require planning permission.

8.6 CLADDING, RENDERING OR PAINTING OF WALLS

8.6.1 Planning permission is

required for the external cladding or rendering of walls. Originally exposed brick walls should not be clad, rendered or painted as the exposed brick walls of properties are often part of their original design and contribute towards the special character of the conservation area.

8.7 FRONT GARDENS

8.7.1 All residential development proposals must contain proposals for landscaping of front gardens including:

- The retention of existing attractive boundary treatments and original materials where possible
- A balance of soft and hard landscaping in keeping with the predominant character of the area
- Permeable surface for any car parking provision - non permeable surfaces require planning permission which is unlikely to be granted
- Provision for the storage and screening of refuse and recycling bins, which will require planning permission in front gardens

8.7.2 Non-permeable surfacing of landscaped areas requires planning permission, which is unlikely to be granted.

9.0 ENHANCEMENT

9.0.1 Property owners are encouraged to undertake minor works that will improve the condition and appearance of their properties, which will have a wider positive impact on the conservation area as a whole. Many works do 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).

9.0.2 The Council welcomes and supports enhancement schemes proposed for the wider conservation area by property owners or the local community.

9.0.3 Improvements made to the condition of Norwood Grove Park and the Norwood Grove Mansion will have a significant impact on the character and appearance of the Norwood Grove conservation area

9.1 NORWOOD GROVE PARK

9.1.1 In 2005 Croydon Council obtained a Project Development Grant from the Heritage Lottery Fund to develop a Conservation Management Plan for Norwood Grove Park. It was hoped that the Management Plan would support a further grant application for the whole site. Unfortunately the Council was unable to secure the necessary match funding for the grant application to go ahead. However the project did result in a well informed draft Management Plan, which includes an access survey, that could form a good basis for any future bid and inform future management of the park. Future restoration of landscaping features within the park would result in a significant enhancement of the character of the Norwood Grove Conservation Area.

9.2 NORWOOD GROVE MANSION

9.2.1 It is acknowledged that Norwood Grove Mansion is currently in a poor state of repair. There is a Council funded project underway for the repair of the mansion. Regular maintenance of the mansion is important to ensure its future.

9.3 MAINTENANCE OF PRIVATELY OWNED PROPERTIES

9.3.2 Regular maintenance and repair is required to ensure the survival of valued architectural features and attractive landscape features in the conservation area. Basic maintenance recommendations include:

- The regular clearing of debris in gutters and rainwater pipes
 - The pruning of vegetation in close proximity to buildings
 - The re-fixing of loose roof tiles or slates
 - The regular painting of timber
- Please see section 6 of the *Conservation Area General Guidance* for further information.

9.4 REPAIRING, RESTORING AND RE-INSTATING FEATURES

9.4.1 The area could be enhanced through the repair, restoration or reinstatement of any damaged or lost architectural and landscape features.

9.4.2 Advice from the Council should be sought for more substantial work than the above to determine whether planning permission or a certificate of lawful development is required.

9.5 PLAQUES FOR HISTORIC BUILDINGS

9.5.1 In principle the Council has no objective to the erection of plaques on buildings in the conservation area, subject to appropriate design and sensitive placement, however there

is no capacity at present for the Council to supply plaques. The Council suggests that any desired scheme could be led by a local organisation, such as the *Croydon Natural History and Scientific Society* or the *Norwood Society*.

9.6 CONSERVATION AREA SIGNAGE

9.6.1 The Council will consider any community-led projects to introduce signage to identify the conservation area, provided that it is designed so as to enhance the area and that the cost of maintenance and management are fully considered.

9.7 PUBLIC REALM IMPROVEMENTS

9.7.1 Routine maintenance of the public realm occurs as part of the Council's programme for 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*, available to download at www.croydon.gov.uk.

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

9.8 STREET TREES

9.8.1 Where predominant tree species are present and considered to be making a positive contribution to the conservation area, the Council will endeavour to ensure that this 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*.

10.0 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

North 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

Norwood Society
Contact: Philip Goddard (Chairman of the Planning Sub-committee)
Email: goddard.pj@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

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

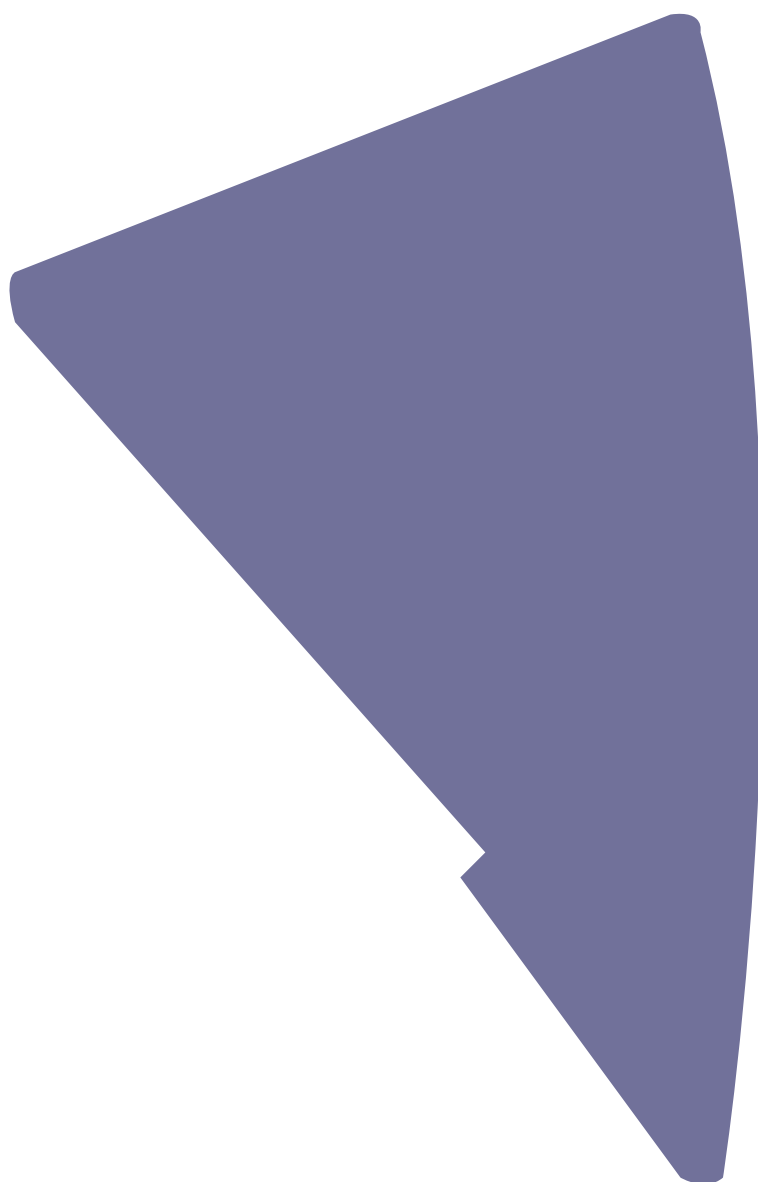
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Urdu

APPENDIX 4:

Draft St Bernards Conservation Area
Appraisal and Management Plan

ST BERNARDS 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 St Bernards Conservation Area was designated on 10 October 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

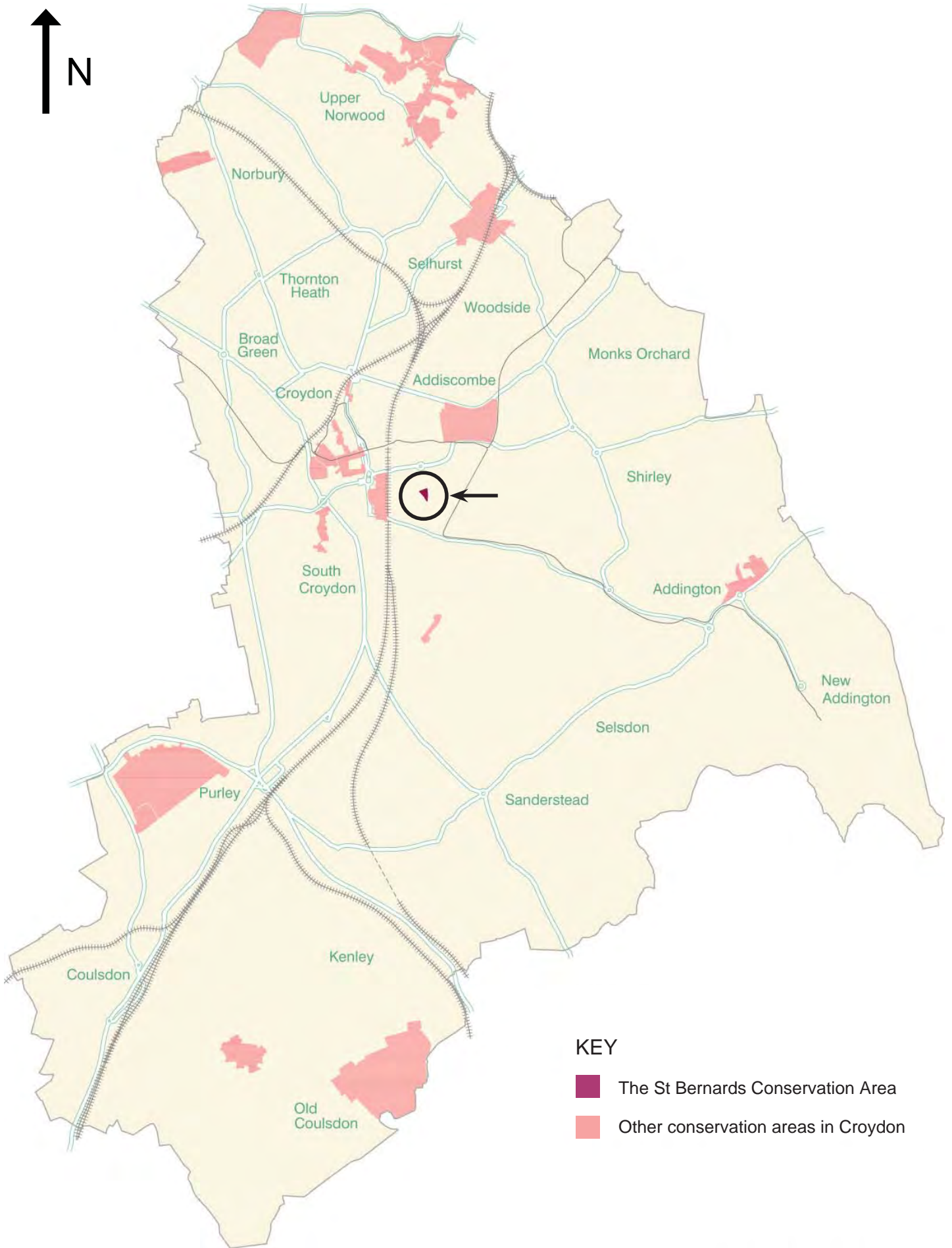
Other supplementary planning documents are also available online via the Croydon Council website Planning pages: <http://www.croydon.gov.uk/planningandregeneration>

CROYDON
www.croydon.gov.uk

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Map 1. The location of the St Bernards Conservation Area and other conservation areas in Croydon.

INTRODUCTION





Above: Map 2. The boundary of the St Bernards Conservation Area
Previous Page: South facing balconies and window boxes at St Bernards

1.0 INTRODUCTION

1.1 WHAT IS A CONSERVATION AREA?

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

1.2 WHAT IS A CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN?

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

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

1.4 COMMUNITY INVOLVEMENT

1.4.1 Anatole Management (see section 7) and the Mid Croydon Conservation Area Advisory Panel (see section 1.5 of the *Conservation Area General Guidance*) have supplied information to inform this draft *St Bernards 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. Following the completion of the consultation period, all responses will be considered and responded to. Where appropriate, the document will be amended before it is recommended for formal adoption.



South facing elevations of a St Bernards terrace, viewed from the Piazza (see map 8 on p.15)



Entrance to St Bernards from the west

1.5 DESIGNATION BACKGROUND

1.5.1 The St Bernards Conservation Area was designated in October 2008, as part of the 2007-2008 Borough-wide review of conservation areas and local areas of special character. The St Bernards Conservation Area was designated to assert its historic and architectural significance as an outstanding example of Modernist housing in Croydon and protect it from development that could harm its special character.



Detail of window box and balconies, important original architectural features

1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 St Bernards is a distinctive group of twenty-one locally listed Modernist house built from 1969-71 by Wates Company as part of their extensive re-development of the Park Hill Area. St Bernards was designed by the Swiss architects Atelier 5, inspired by their earlier project at Siedlung Halen, Berne, Switzerland. The actual design of the St Bernards houses is relatively simple, yet coherent. They are constructed largely from brick and timber. As a group they are of a high architectural quality and are an outstanding example of Modernist housing, described by Nikolaus Pevsner as 'a group with few equals in Britain' (1973).



North-east end of a St Bernards terrace adjacent to the communal gardens

1.6.3 Houses are arranged in a series of terraces over a slope in a good quality landscape. All traffic is segregated from housing and areas of communal open space. Despite the development's high density, each house has a sense of privacy and all are orientated downhill, separated from the road, while retaining a strong sense of community through the pedestrianised nature of the area and the shared areas of communal open space.



View of St Bernards from Chichester Road

APPRAISAL



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

Previous page: Steps leading to a St Bernards pathway from Chichester Road



The nearby Park Hill Water Tower in Park Hill



Shops in the Park Hill area

2.0 CONTEXT

2.1 LOCATION AND SETTING

2.1.1 The St Bernards Conservation Area is situated in the Fairfield Ward and lies within the Park Hill Village, a large housing estate developed by the Wates Company in the 1960s and 70s. The St Bernards Conservation Area is approximately one mile south east of Croydon's town centre.

2.1.2 Park Hill Village is a series of neighbourhoods conceived as a group focussed around a nucleus including shops, schools and a parish church. The area is suburban in character, with many mature trees and much planting present. St Bernards is distinct from other groupings of houses in the Park Hill Village due to its high quality architectural conception and unusual and coherent Modernist design.

2.1.3 The St Bernards estate is laid out in a triangular formation, bounded by Chichester Road to the north and the busy Park Hill Road to the east. Chichester Road is approximately 11.5m wide; playing fields opposite give an open, leafy feel to the conservation area's setting. St Bernards Road is a quiet cul-de-sac that connects to Chichester Road. Fairfield Path is a walkway that joins up St Bernards Road with Park Hill Road.

2.1.5 Park Hill Recreation Ground, an historic area of parkland on the Council's Local List of Historic Parks and Gardens (See Section 4.5 of the *Croydon Conservation Area General Guidance*), is also in close proximity. Situated on Park Hill are the Grade II Listed Water Tower, designed by Baldwin Latham, Borough Engineer, and built in 1867 of intricate brick construction, and

the locally listed Coombe Cliff house, built for John Horniman, the tea trader and public benefactor, currently used as an educational centre. Horniman's spectacular ironwork conservatory, originally constructed at Coombe Cliffe in 1894, was removed from the building in 1984, and re-erected at the Horniman museum in Forest Hill in the 1990s.

2.1.6 St Matthew's Parish Church (locally listed), built from 1965-72, is located nearby on Park Hill Road. Designed by the architect David Bush to be an integral component of the Park Hill community, it contains windows by John Hayward that incorporate pieces of Victorian stained glass from the demolished St Matthew, George Street, which St Matthew's was constructed to replace.



Stained glass window at St Matthew's Parish Church

2.2 HISTORIC DEVELOPMENT

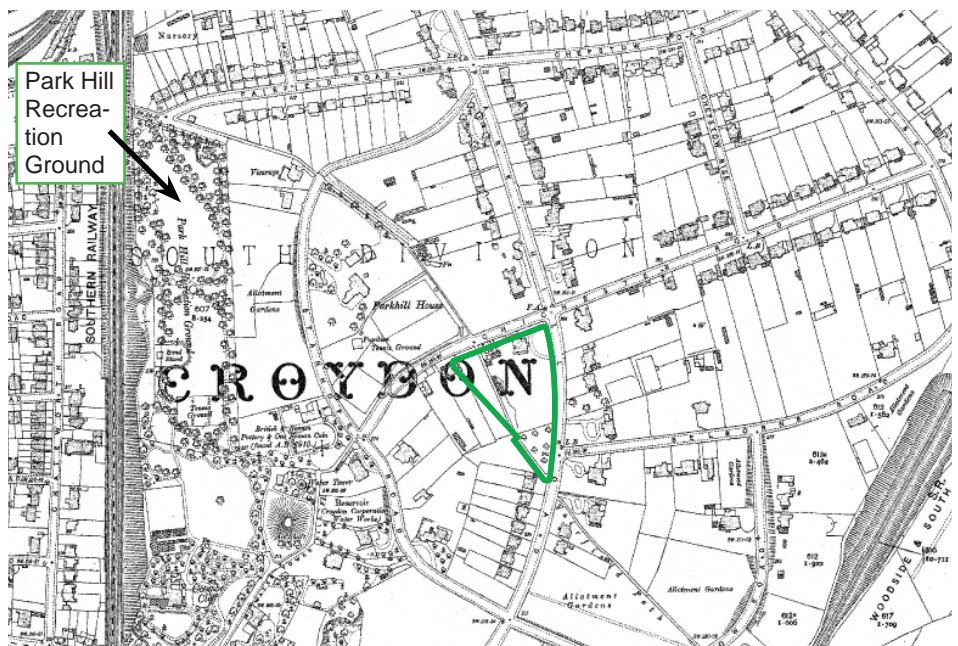
2.2.1 For over 800 years the ancient Park Hill estate was a deer hunting park for the Archbishops of Canterbury, who kept a summer residence at Croydon, now the Grade I Listed Old Palace School. The estate was increasingly used for agriculture and as a racing ground.

2.2.2 Croydon experienced much growth throughout the 19th century. Due to its proximity to the town centre, the Park Hill estate was attractive for development and in the late 19th century it was bought by the Croydon Corporation. Many substantial detached properties in large plots were built to the east and south-east of the Park Hill Recreation Ground, on and around where St Bernards is now situated. The Park Hill Recreation Ground opened in 1888.

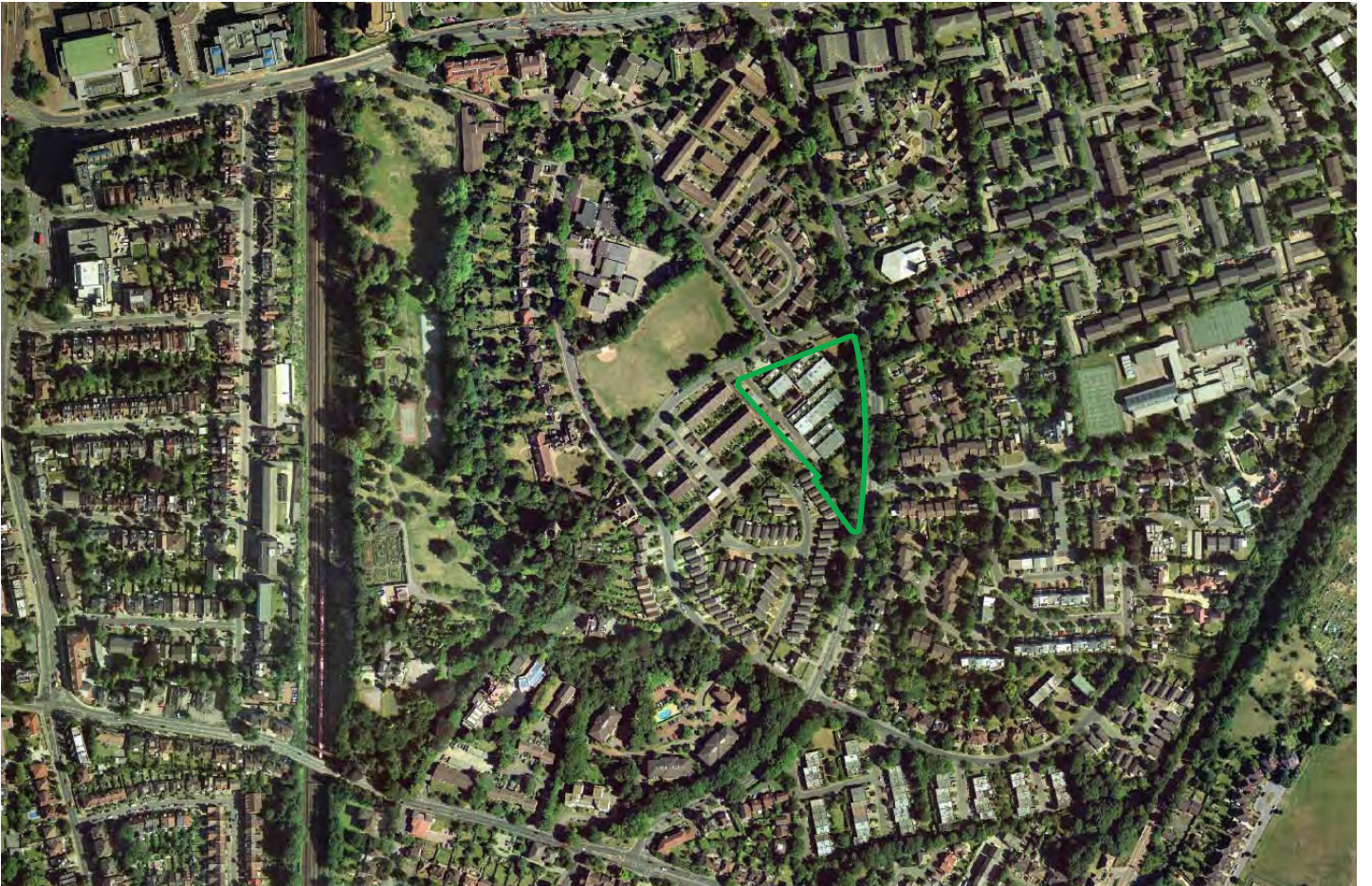
2.2.3 After the Second World War, there was demand for more housing in the area. In the 1960s the construction company Wates started to re-develop Park Hill. Many Victorian properties were demolished and replaced with smaller, higher density, modern dwellings. Speculative housing developments were increasing in Croydon, as in many other British towns and cities.



Number 3 Chichester Road, now demolished. An example of Victorian housing that once existed in the area.



Maps 3, 4, and 5 (from top): Historic maps from top: 1868, 1933, 1970. The green line indicates the boundary of the present-day conservation area



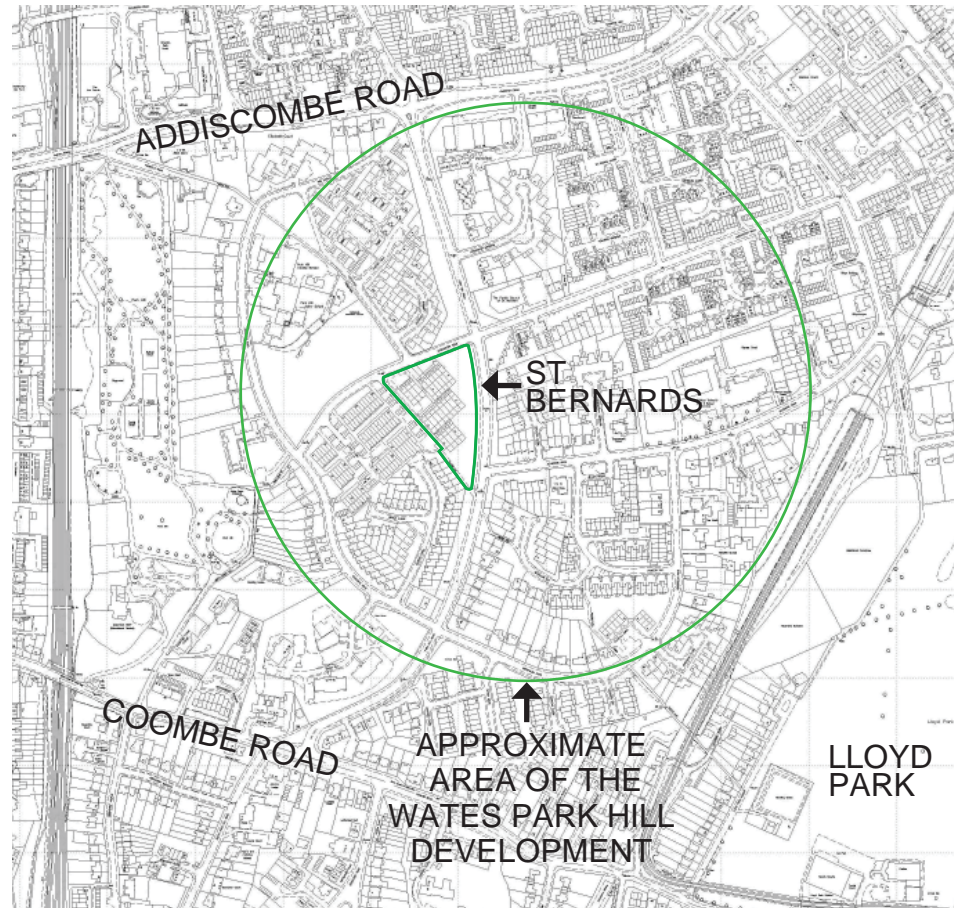
Aerial photographs: 1956 (top) and 2006 (bottom). The green line indicates the current conservation area boundary

WATES AND THE PARK HILL CONCEPT

2.2.4 The Wates Company, still active today under the name of 'Wates Group', was established in 1897 by Edward Wates and his three brothers as an independent family-owned company based in Croydon. During the 1920s and 1930s Edward's sons, Norman, Sir Ronald and Allan, expanded the company through speculative house building and then extended their activities into general contracting. During the Second World War, the company built aerodromes, army camps, factories and most notably, developed a speciality in constructing pre-cast and *in situ* reinforced concrete barges and floating docks. The company supplied major parts of the Mulberry Harbours that were towed across the Channel after D-Day. After the War, the company used this knowledge of pre-cast concrete to develop high-rise and low-rise industrialised housing systems and built over 60,000 houses and flats using these techniques.

2.2.5 In the post-War period Wates completed several large housing estate developments in Dulwich and elsewhere around London. In the 1960s Wates turned their attention to the Park Hill area, an area of approximately 120 acres roughly half a mile south east of East Croydon Station.

2.2.6 Once the development principle was established, Wates employed a consultant architect and planner, Anthony Minoprio. After six years of negotiations an agreement was reached on an outline masterplan. The Wates team envisioned the 'rambling, obsolete Victorian houses' being 'replaced by modern



Map 6: The Park Hill Area

homes of crisp, clean design in settings to which careful attention is given to landscaping' (Croydon: Wates Built Homes).

2.2.7 A Wates marketing booklet stated their vision: 'Park Hill Village will become a township of 7000 to 8000 people, living in modern houses and flats in an environment planned for seclusion and spaciousness.' Communities were to be 'entities with a strong element of self containment where people broadly from the same stratum of society live together' in 'urban villages, which are one of the most attractive ways of living in towns'. The booklet further claimed that Park Hill village was to be 'the first attempt in the mid-20th century to create an environment comparable to the village-in-a-town of the 18th and 19th centuries.' The idea was to create different 'sectors' that could be relatively self-

sufficient while still forming part of the urban village.

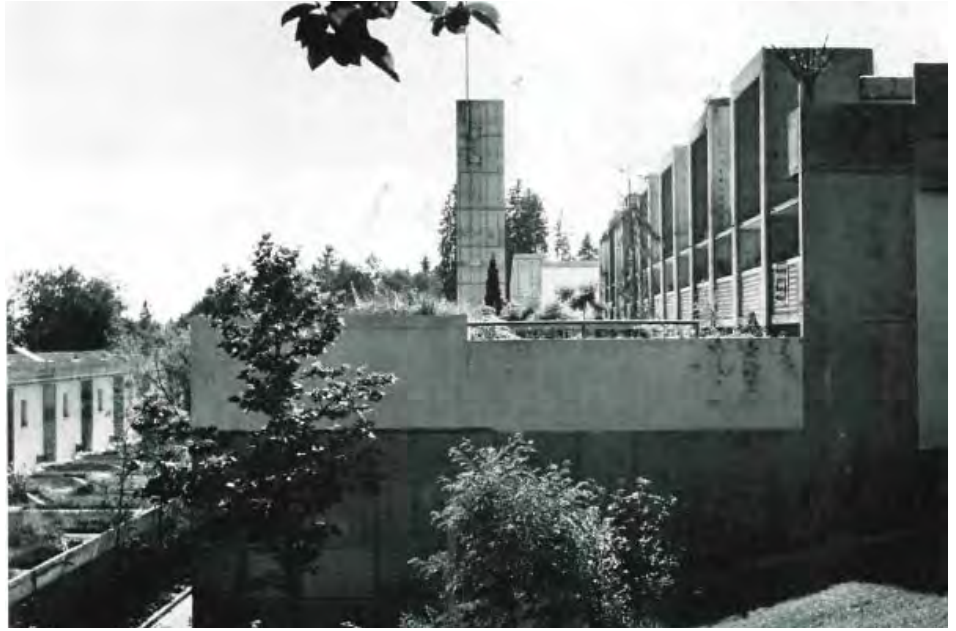
2.2.8 A governing principle for the Park Hill area was to segregate traffic and parking from housing. It was proposed that no house should front on to a road. Instead garages, which every flat and house in Wates' Park Hill Village was to be provided with, were to be approached by service roads. Road layout was designed to discourage through-traffic.

2.2.9 The area was to have a shopping precinct, and it was planned to have a church, a village hall, a restaurant and a public house. The existing Archbishop Tennison's grammar school at Selbourne Road was to be retained and supplemented with the new Park Hill primary school on Stanhope Road.

2.2.10 All residents were to have access to a generous amount of shared open space to provide space for children to play and to enhance the prospect from each house. Good landscaping was highly valued; the Wates booklet stated that 'careful planning makes houses belong to the landscape and not impose themselves on it.'

2.2.11 All neighbourhoods were to have a 'Garden Trust' with an annual service charge. The Managing Trustees of these Trusts were to be responsible for the management and maintenance of private roads and shared landscaping areas to ensure that the surroundings were kept to a good standard for all residents.

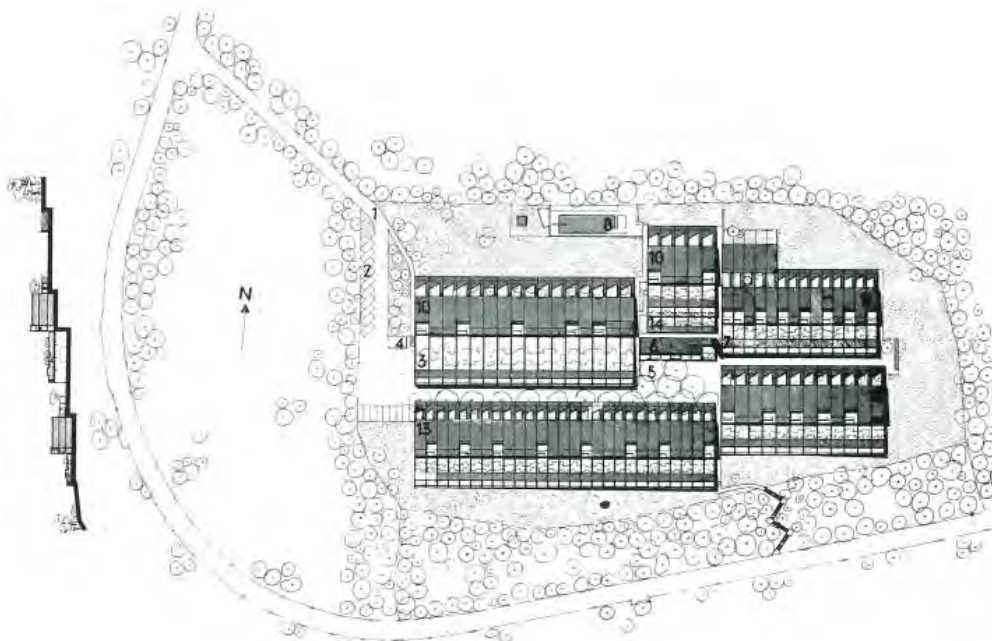
2.2.12 Wates originally intended to have a range of architects working on different parts of the Park Hill development, to provide architectural diversification and to avoid monotony. The commissioned architects who designed good groupings of houses included Team 4 (Norman Foster, Richard Rogers, Su Brumwell and Wendy Cheeseman), Austin



Vernon & Partners (who designed the 'atrium' houses on Tipton Drive and Copping Close off Brownlow Road), Frederic MacManus & Partners and Atelier 5. As it happened, due to financial reasons much of the design work was done by in-house architects under Kenneth Bland. As a result much of the development, whilst still based on Wates' visionary principles is more conventional in its design when compared to the neighbourhoods designed by a range of architects earlier in the process.

ATELIER 5 AND ST BERNARDS

2.2.13 In 1964, a group of Wates executives visited Siedlung Halen, near Berne, Switzerland to see a development designed by the Swiss architects Atelier 5, an innovative practice founded in 1955 in Basle by five young Swiss architects. They had a shared vision based on their admiration for Le Corbusier, who was formative in the establishment of the International Style and the spread of Modernist architecture. Siedlung Halen (1959-61)



SIEDLUNG HALEN SITE PLAN AND SECTION

1. Access Road
2. Parking
3. Underground Garage
4. Petrol Station
5. Village Square
6. Shops and Restaurant
7. Underground Power and Utilities
8. Swimming Pool and Games
9. Steps
- 10-13 Housing
- 14 Studio Apartments

Above, top and overleaf: photographs, site plan and section of Siedlung Halen. R. Banham, *The New Brutalism*, 1966



least ten years and who had become a partner in 1969, to design a similar housing project for Croydon. This was to be one of Atelier 5's first major commissions after the completion of Siedlung Halen and remains their only project in the United Kingdom.

2.2.17 As part of the commission the practice were invited to visit Croydon to advise on the selection of an appropriate site; St Bernards was chosen due to its established landscape features and physical similarities to the Berne development with the south-facing slope.

was Atelier 5's first project and was finished in 1961, taking six years to complete.

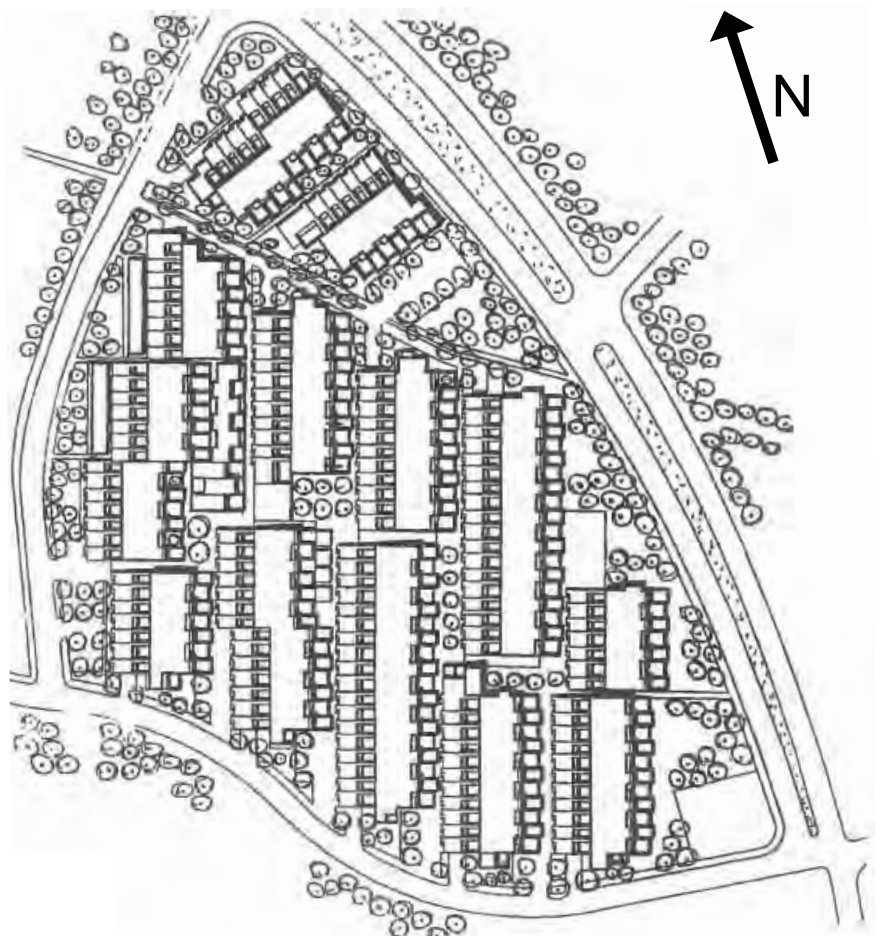
2.2.14 A development of eighty houses built on the slopes of the Alpine foothills, Siedlung Halen was laid out in terraces stepping down the hillside allowing for views from one house over another. Traffic and housing areas were segregated and car parking was situated in a basement location at the perimeter of the development.

principles demonstrated at Siedlung Halen were evidently very influential on the Park Hill Village as well as St Bernards. In 1966 the Wates executives commissioned Anatole du Fresne of Atelier 5, who had worked in the practice for at

2.2.18 An application for outline planning permission reveals that 161 houses on a site of 10.5 acres was originally proposed. In the end Wates did not complete the St Bernards development as planned

2.2.15 The overall design allowed for privacy in high density housing while retaining a sense of community and providing traffic segregation and safe children's play. As put by the *Architectural Review* (1966), mountainside housing developments such as Halen achieved 'a mean between cottage and point block without the obvious disadvantages of either.' The *Architect's Journal* (1970) also observed that Siedlung Halen recalled 'late Corbusian projects such as the famous *Roq et Rob* settlement, or the pilgrimage hostel of Saint Baume.'

2.2.16 The Wates executives were clearly impressed as the



Original St Bernards Site Plan, from the Architects Journal

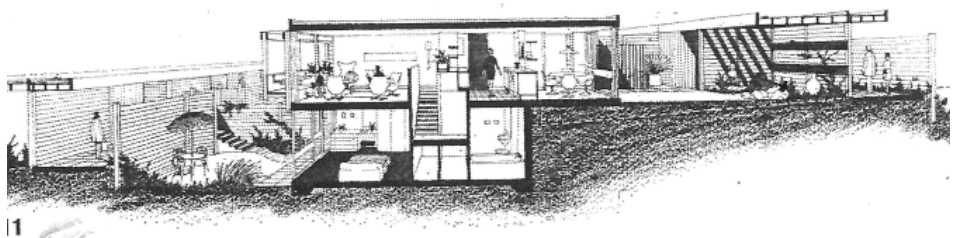
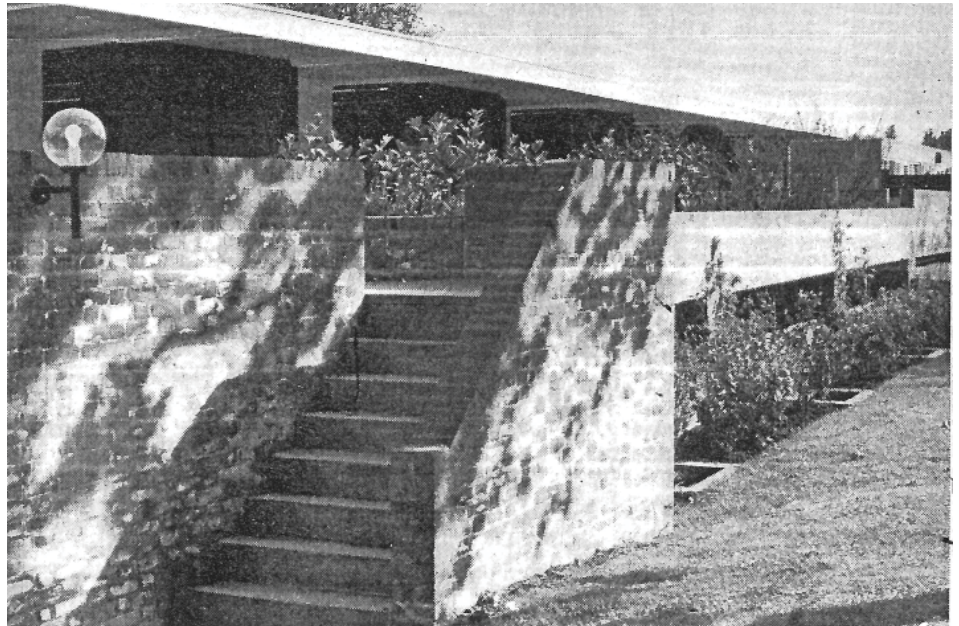
and only 21 houses were constructed. It is not clear precisely why the area was called St Bernards, other than it being a Swiss reference.

2.2.19 Such reductions were symptomatic of the fact that as the Park Hill project progressed, original aspirations were toned down, most likely for financial reasons. It is likely that the construction of St Bernards proved too costly to implement on the scale originally proposed. The existing development at St Bernards was constructed in 1969-70.

2.2.20 The quality of the St Bernards development was recognized as soon as it was completed and awarded the 1971 Croydon Housing Design Award for being 'a radical departure from the English suburban norm'. The Architects Journal (1970) wrote that 'Built in brick and timber, St Bernards is a happy marriage of rational planning and natural materials... it is not often that the developer risks the construction of speculative housing any further advanced in concept than rows of semis which litter our urban areas...Wates' efforts are praiseworthy in exploring the market in this way'.

2.2.21 The architectural significance of St Bernards is widely recognised, including by the Twentieth Century Society. This recognition was further acknowledged by the designation of the area as a conservation area in October 2008 – the Cabinet Report recommending the designation describes the area as 'a remarkably intact and well-preserved example of modernist housing'.

2.2.22 It has been suggested that the scheme, along with

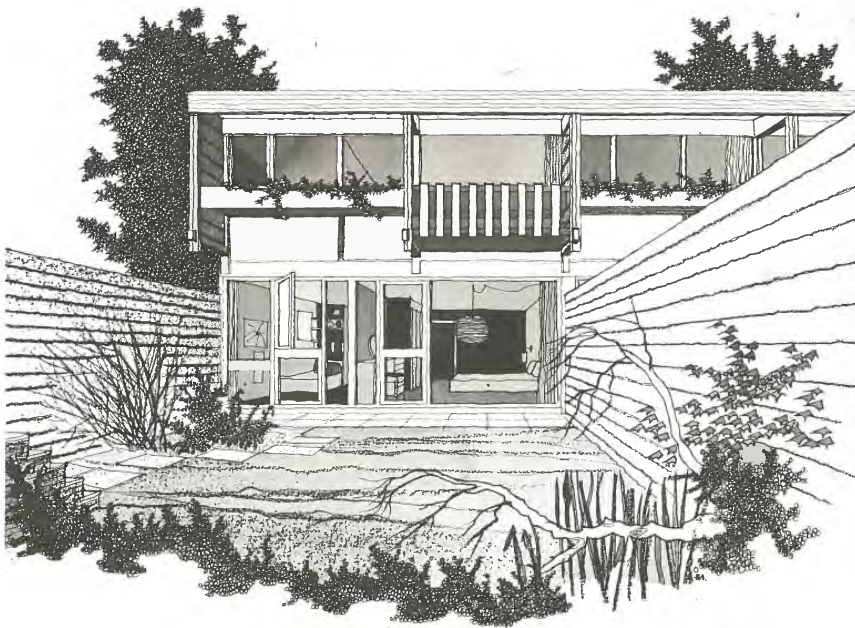


Images of St Bernards from the *Architect's Journal* (1970): photograph of staircase leading to a walkway (top), photograph of a terrace of houses from the piazza (middle) and cross section drawing (bottom)

Atelier 5's original development at Siedlung Halen, may have helped to inspire other modernist housing estates in London, for example the Maiden Lane estate in Camden, designed by architects Benson and Forsyth.

REFERENCES

- R. Banham, *The New Brutalism*, 1966
- 'Ledge Discipline', *Architectural Review*, June 1966
- 'Croydon Atelier 5', *Architect's Journal*, 17 June 1970
- 'St Bernards' *The Builder*, 1 May 1970

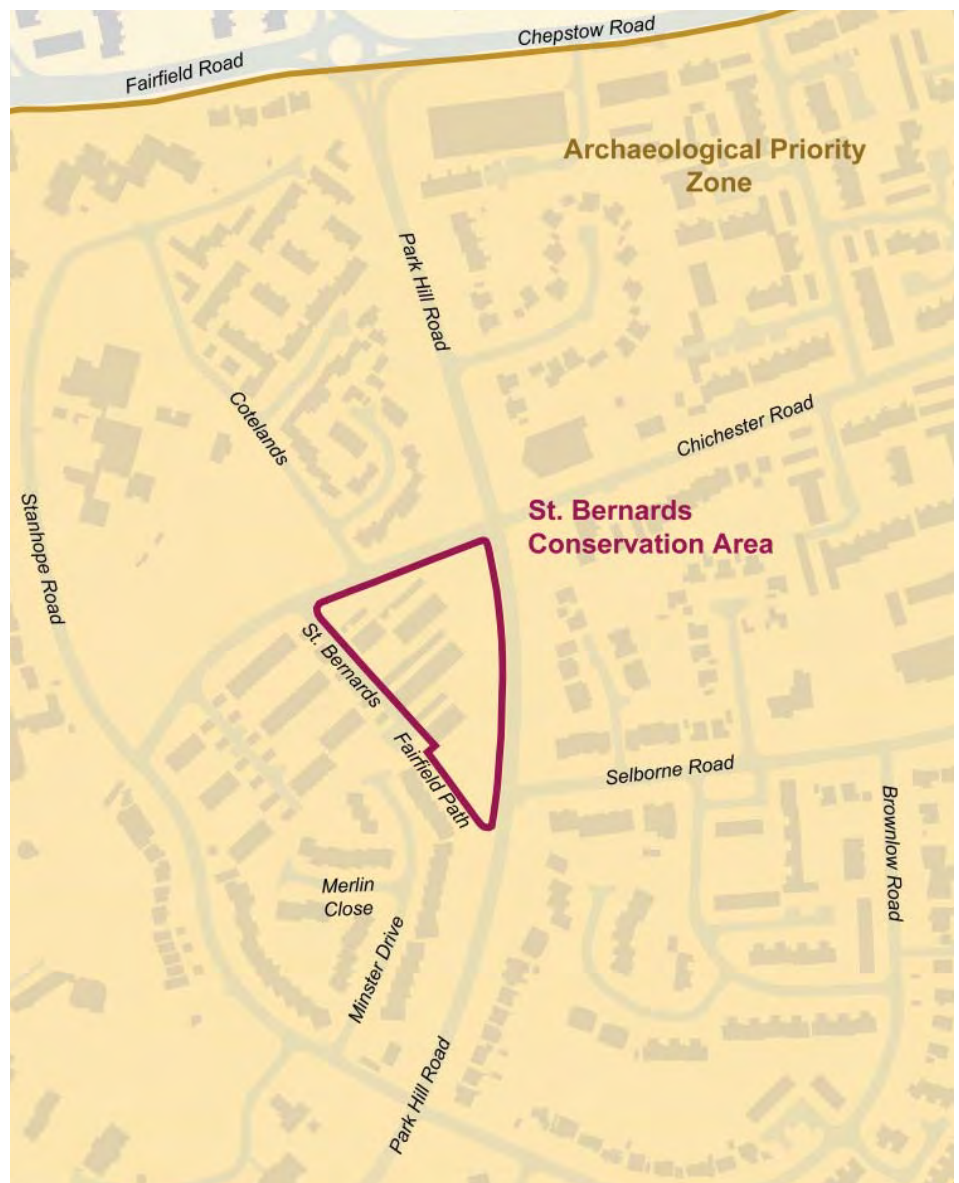


Sketches of St Bernards produced by the architects for a Wates promotional booklet

2.3 ARCHEAOLOGICAL SIGNIFICANCE

2.3.1 The St Bernards Conservation Area is contained within the Croydon Archaeological Priority Zone (APZ), which indicates a high probability of archaeological interest below ground. APZs are designated to help protect archaeological remains that might be affected by development. Please see section 4.5 of *Croydon's Conservation Area General Guidance* for further information.

2.3.2 Archaeological finds on Park Hill, include Iron Age potsherds, a Roman bowl, and the remains of Park Hill farmhouse and farmstead. Details of archaeological finds in the area, including grid references of their location, are held by the Greater London Historic Environment Record, managed by English Heritage (see Appendix for contact details).



Map 7: The location of the St Bernards Conservation Area within the Croydon Archaeological Priority Zone

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 St Bernards Conservation Area comprises twenty-one separate houses laid out on a north-west to south-east axis in a coherent grouping, arranged over four terraces connected by a series of pedestrian walkways and open spaces (see map 8). The grouping forms a triangular shaped conservation area boundary.

3.1.2 All houses have gardens to the front and back. Houses are arranged over two levels in a stepped formation and are entered from the north-west through gardens. Two different house types are present, one with a three-bed arrangement and the other with a four-bed arrangement (see section 5) grouped in small terraces. All houses also have back gardens that are accessed from the lower level with gates to access communal areas beyond.

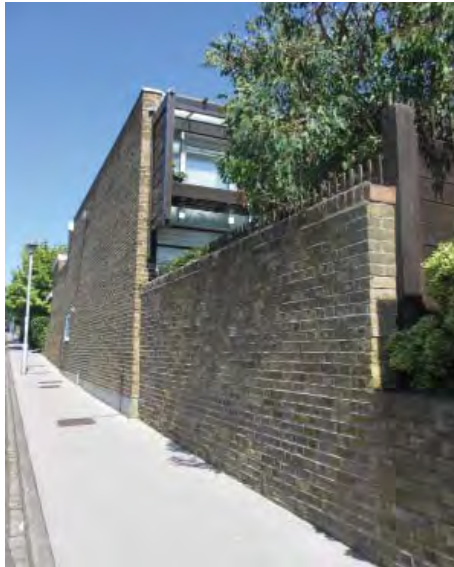
3.2 DENSITY AND LAND USES

3.2.1 All buildings in the conservation area are residential, single household dwellings with space also allocated to common outdoor areas and a shared underground garage.

3.2.2 Houses in the St Bernards Estate are grouped in a fairly high density of twenty-one properties in 0.9 hectares. The layout was carefully designed to give a good balance of open space and privacy and seclusion (see map 8).



Communal open space at St Bernards



End of terrace to St Bernards cul-de-sac



End of terrace to communal space



View over rooftops from within a St Bernards house, showing the flat roofs and mature landscaping



Map 8: Plan of St Bernards showing the layout and interaction of spaces

3.3 BUILDING HEIGHT, MASSING AND PROPORTIONS

3.3.1 All houses are designed as a unified whole and are generally consistent in height, massing and proportion.

Although houses are arranged over two levels, due to the stepped layout they give the appearance of having a single storey when viewed from the north-west. The stepped design and flat roofs give the impression of low-rise living, creating a surprisingly spacious feel for a high density development.

3.3.2 The St Bernards development has a simple and geometric massing. The flat roofs have skylights only visible from the upper level of houses situated further up the slope.

3.3.3 The south-east elevations of houses have a high proportion of glazing to wall massing (almost all glazed). The end of terrace walls to the north-east and south-west are almost entirely solid brick walls with some small window openings.

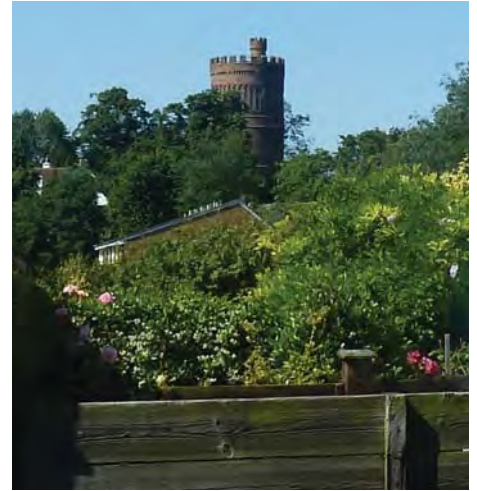
3.4 ASPECT, TOPOGRAPHY AND VIEWS

3.4.1 The St Bernards Conservation Area is located at approximately 80m above sea level over a south-east facing slope with a gradient of 1:20 (see map 9). Chichester Road runs along a ridge of high ground from which the slope where St Bernards is located falls away.

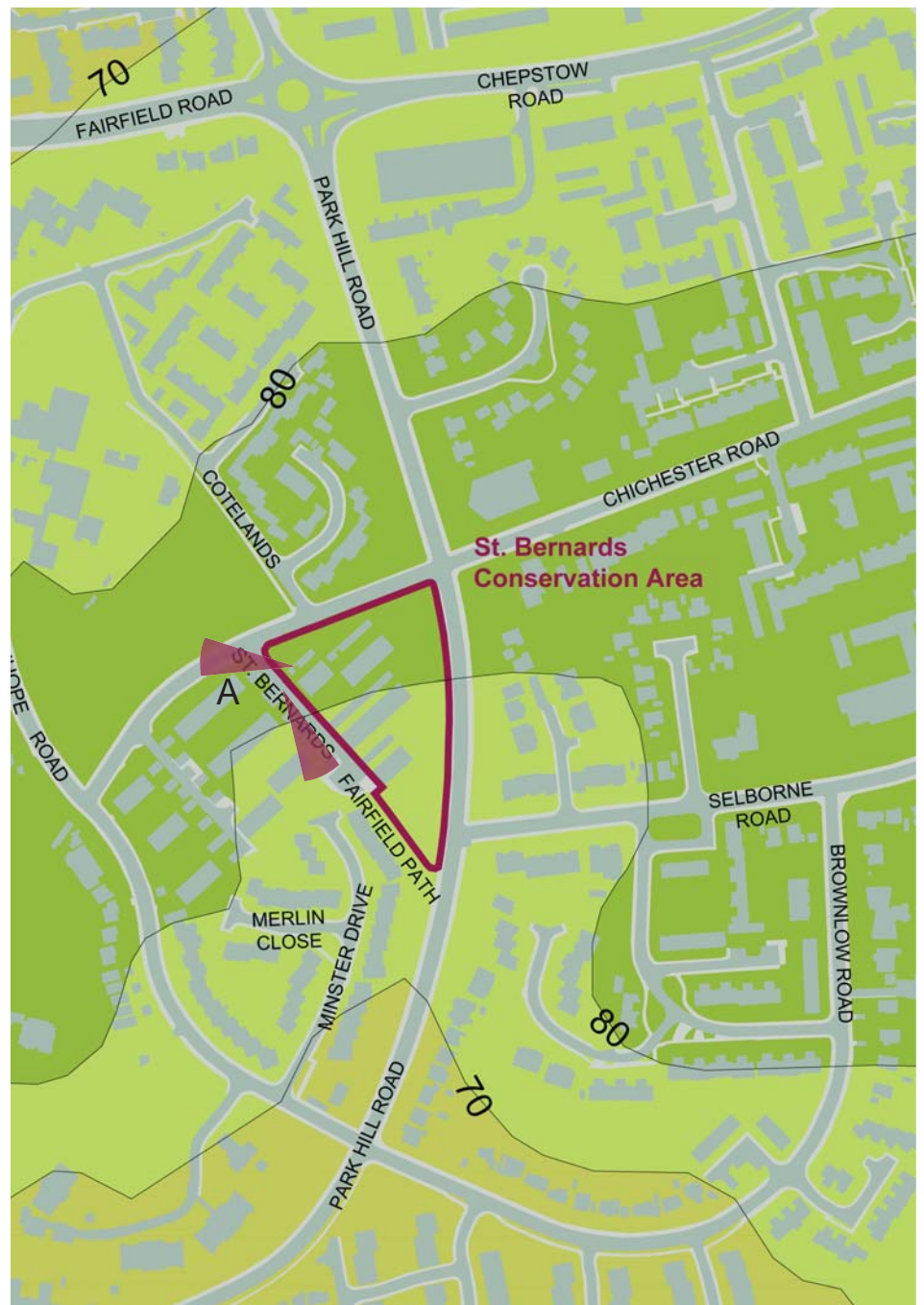
3.4.2 The development is orientated towards the south-east. Part of the philosophy behind the south-east facing stepped arrangement of houses at St Bernards was to give each property a pleasant aspect facing away from roads and avoiding butting up against other houses. St Bernards once had an impressive south-

east view towards the Surrey Downs, however due to the presence of mature trees in the conservation area, this view is now obscured.

3.4.3 Due to its position above sea level and south-east orientation, the area has an open skyline with no large buildings visible buildings, with the exception of the Park Hill Water Tower. This is visible from within St Bernards and Chichester Road (view A).



View A: the Park Hill Water Tower



Map 9: Topography and views in the area

4.0 STREETSCAPE CHARACTER

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

4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 St Bernards was designed to provide open space to all residents in the form of a landscaped central piazza and a large grassed area to the south-east of the houses. These spaces and the public realm within St Bernards, including walkways, are generally excellently maintained, with the piazza recently having been re-surfaced with asphalt (it was originally paved - see photo on p.12).

4.1.2 The houses and communal areas at St Bernards were designed to be 'car-free'. The area is highly accessible on foot by way of a series of pedestrian walkways leading to each house's front door and bottom garden gate. Visitors are guided around the estate by maps mounted at each entrance. Parking, one space per house, is provided in an underground car park. This feature was a crucial part of the original vision, and continues to promote a self contained and pleasant living



View north across the piazza towards a terrace of houses (see map 8 on p.14)

environment for residents. A small, above-ground visitor's car park is accessed from Chichester Road, set in a recessed space surrounded by trees and shrubbery and not visible from within the conservation area itself.

4.1.3 Pathways in St Bernards are brick paved in a geometric pattern and are generally in a good condition.

4.1.4 The roads, kerbs and footways surrounding the conservation area on Chich-

ester Road and St Bernards cul-de-sac are generally in a good condition, free of excessive road markings with a low demand for on-street parking. Footways are asphalt with grass verges in places.

4.1.5 Outside of the conservation area boundary there are several poorly maintained garages on St Bernards cul-de-sac connected to the adjacent housing development. This site is also often subject to illegal fly-tipping and adversely affects the conservation area's setting.



Steps leading out of the piazza



Pathway leading off Chichester Road



Pathway from St Bernards cul-de-sac

4.2 STREET FURNITURE

4.2.1 There is little street furniture present in the conservation area mainly due to the fact that there is no public highway. Street furniture present includes a lamp-post on St Bernards Path and various small-scale signage for the visitors car park and area maps of St Bernards located at the entrance to the complex on Chichester Road and St Bernards cul-de-sac.

4.2.2 There are a few bollards, to prevent cars encroaching onto footways, along with railings to demarcate pathways and steps, and to assist pedestrian safety.

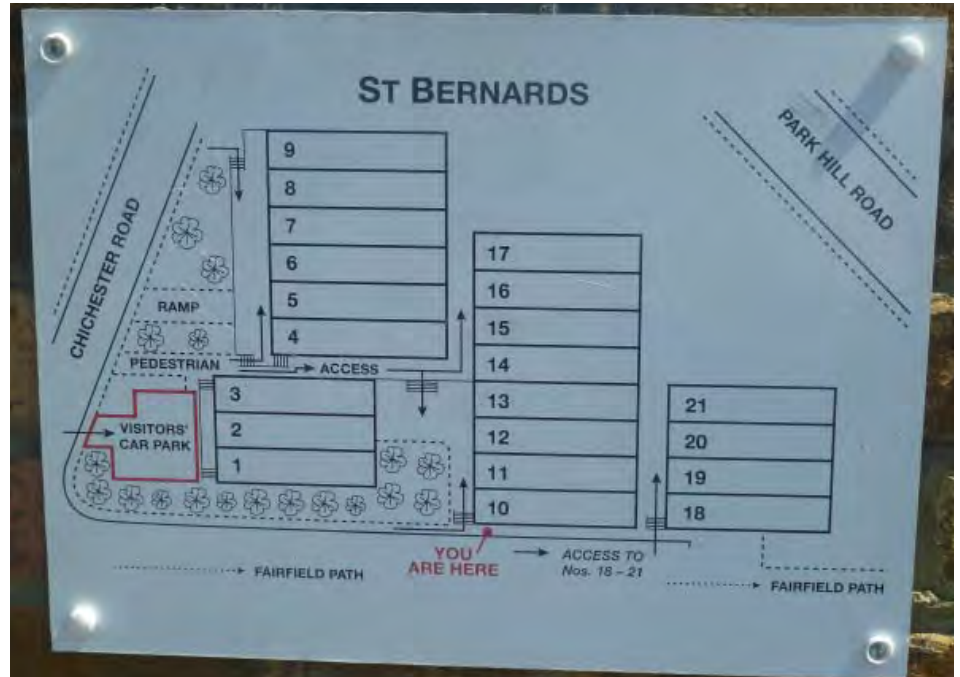
4.2.3 The television antenna serving all the St Bernards houses is well concealed atop a telegraph pole within a group of trees and greenery.

4.3 GREENERY AND TREES, PLANTING SCHEMES

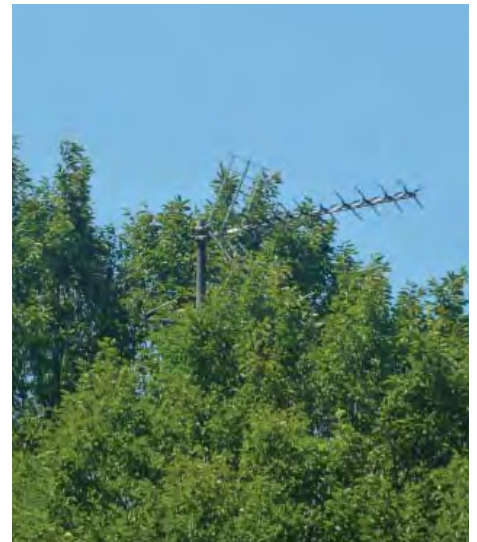
4.3.1 The large extent of trees and planting in the communal areas has a significant positive impact on the character and appearance of the conservation area.

4.3.2 A significant number of mature trees are present in the shrub border along Park Hill Road, shielding the houses from the busy traffic. These are of a range of species including elms, chestnuts, maples and limes. The most striking trees present in the area are very large conifers, the cedar by no 9, and a group of Scots / Corsican pines to the south of numbers 15-17. These trees are likely to pre-date the houses and probably were once situated in the gardens of the Victorian houses previously on the site.

4.3.3 Elsewhere in the conservation area there is also a very



Footway within St Bernards



Well concealed TV antenna



View of St Bernards from Fairfield Path

large oak and some smaller ones by the Fairfield Path, as well as some more unusual trees including a Judas tree by no 1 St Bernards, an Indian bean tree in the Piazza and a ginkgo by the visitor's car park. There are also a number of colourful and carefully maintained borders and planting schemes present, many of which are maintained by private residents. Greenery and planting in the communal areas, including the Piazza and the grassed areas are managed on behalf of the residents by Anatole Management Ltd.

4.4 BOUNDARY TREATMENTS

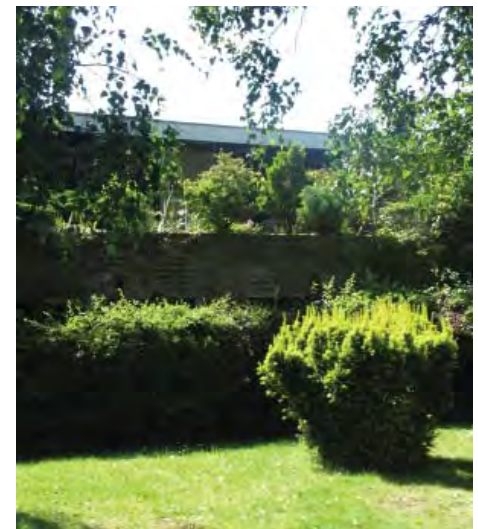
4.4.1 St Bernards is bounded along its eastern edge by tall, dense tree cover and low brick walling separating the houses from the busy Park Hill Road. St Bernards is also sharply delineated along its eastern edge by the outer walls of the houses, which have no interaction with the road except for some small windows.

4.4.2 These boundaries combine to create a clear demarcation between St Bernards and its surrounding area, with the effect of a discrete, highly private development distinct from its neighbours. St Bernards does not invite casual wandering through; and it is unlikely that people will enter the development 'by accident'.

4.4.3 Gardens to the front and rear of each house are well shielded from the communal areas. The lower gardens are separated by high fencing with gates that open to pedestrian footpaths. The upper gardens are enclosed by a covered walled area that acts as the main point of entry to each house. This structure contains front doors, post boxes and refuse storage areas, original to the development. The houses themselves are accessed through the front gardens.



Mature planting and a Cedar tree



Greenery in communal areas



Fencing dividing the private lower gardens from the walkway

5.0 ARCHITECTURAL CHARACTER

5.1 ARCHITECTURAL CONCEPT AND CHARACTER

5.1.1 St Bernards is a Modernist housing development of twenty-one individual dwellings in a comprehensive unit. The architects, Atelier 5, were influenced by Corbusian principles and by their earlier scheme at Siedlung Halen (see section 2.2). At St Bernards the architecture consists of simple, elegant and functional architectural forms that are well integrated with the landscape and topography. The buildings contain simple detailing. The contrast of brick and timber contributes to the visual interest of the buildings.



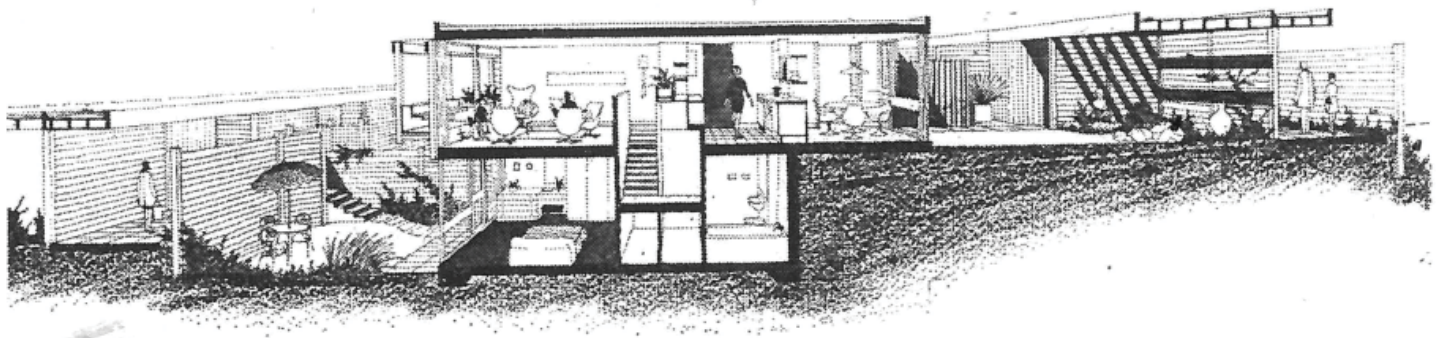
The north-east elevation of a terrace, showing the porch structure to the right and fenced upper garden between that and the main house

5.1.2 The design of St Bernards is a coherent architectural entity as opposed to a collection of individual buildings of merit. The layout of the development and the interaction between communal spaces and houses are as important as the design of the buildings themselves, as is the integration of the architecture and the landscape.



South east elevation of a terrace

5.1.3 St Bernards consists of parallel terraces staggered over a slope linked by pathways (see map 8 on p.14). There are two types of house design: a single terrace of three-bedroom houses (type 1) and three terraces of four-bedroom house (type 2). The overall layout allows for two enclosed private gardens per house, one at



Cross section of a typical St Bernards house from the Architect's Journal, 1970. The main point of entry is through the upper garden; the main living area is on the upper level facing south, giving the best aspect; sleeping arrangements are on the lower level, leading out to the lower garden.

upper and one at lower level forming a buffer zone between houses and public areas (see map 8 on p.14). The upper garden includes a garden store and pergola.

5.1.4 The most visible parts of the buildings are the stepped end-of-terrace brick walling and the south-east facing, mostly glazed, elevations. The architecture of the latter is expressed through the interaction of the glazing and the projecting timber balconies, with vertical panelling to one bay, arranged in a two bay composition per house. This repeats along the terrace forming a rhythmic pattern along the terraces providing articulation and visual interest.

5.1.5 A striking part of the architectural character of St Bernards lies in the intelligent treatment of internal layouts. House plans, arranged in a rectangular footprint, are designed to provide open-plan living. There are slight variations between the house types (see plans below). In both house types the front door leads through the upper garden to the upper level, which contains the kitchen, dining area and living area, which is located facing to the south-east to give the best aspect out of the large windows. The lower level contains the main bathroom, utility areas and two bedrooms, which open out to the lower garden. Some houses have re-arranged their internal layout.

5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 All houses in the conservation area are on Croydon's Local List of Buildings of Architectural or Historic Interest and make a positive contribution

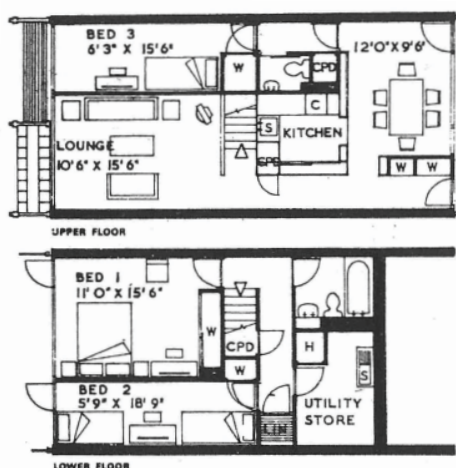
to the special character of the conservation area. Demolition any building is considered to constitute substantial harm to the conservation area and there is a presumption in favour of their retention (please see the Management Plan and Croydon's *Conservation Area General Guidance*

5.3 MATERIALS

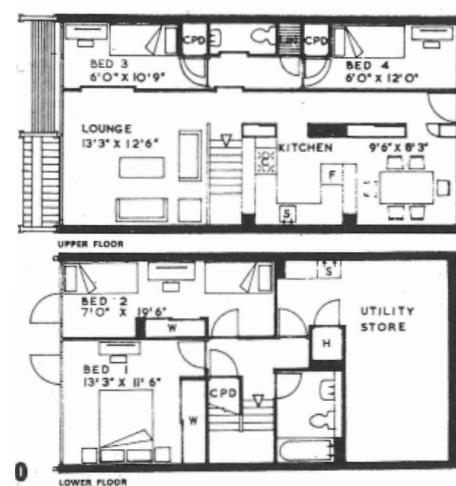
5.3.1 The St Bernards development is constructed from the following materials:

- London stock brick - for walls
- Timber - for balconies and porches
- Glazing - for canopies
- Concrete - mainly for

TYPE 1: Three bedroom houses



TYPE 2: Four bedroom houses



Original house plans (Architect's Journal, 1970)

construction and the underground car-park

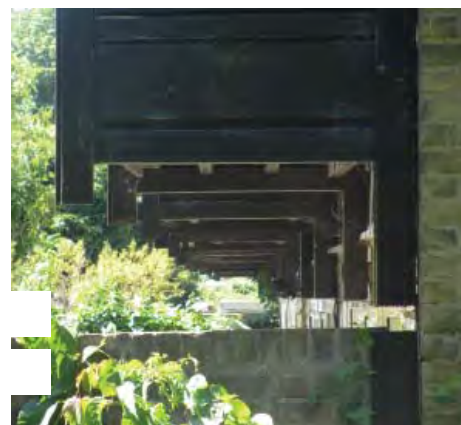
5.3.2 Many of the windows that were originally timber framed have been changed to uPVC.

5.3.3 Paint colours applied to the exterior of houses are consistent throughout the area as they are specified by the management company:

- Chocolate brown for balcony timbers
- White walls
- Green painted front doors
- Teak staining on wood



An example of the high quality construction detailing present



The underside of balconies

6.0 CONDITION AND THREATS

6.1 GENERAL CONDITION

Overall the St Bernards Conservation Area is in excellent condition and well maintained. Buildings retain their original character, as do the communal areas.

However there are some examples of properties that have, in recent years, fallen into slight disrepair due to a lack of maintenance. Other minor alterations have also occurred, including the replacement of original skylights with modern alternatives and original timber windows with aluminium or uPVC units. In addition some canopies that were originally timber in construction have been replaced with uPVC.

6.2 THREATS

- Installation of satellite dishes and other extraneous fixtures visible from communal areas and the street
- Erection of extensions and outbuildings
- Deterioration of buildings through lack of maintenance
- Loss of landscaping features
- Inferior re-pointing of brickwork

Another issue in the area is the result of general maintenance works carried out by third parties, for example gas works, where reinstatement surface materials have been mismatched with the originals. There are a few examples of this throughout the area (see photographs below).



Examples of mismatching materials that have been replaced following works carried out by third parties



MANAGEMENT PLAN

This Management Plan provides area-specific guidance on development, maintenance and enhancement in the St Bernards 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.

7.0 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.

7.1 LOCALLY LISTED BUILDINGS

7.1.1 All of the properties within the St Bernards Conservation Area are Locally Listed. For further information please see section 4.5 of the *Conservation Area General Guidance* and *Locally Listed Buildings* SPDs.

7.2. ARTICLE 4 DIRECTIONS

7.2.1 The Appraisal identifies changes to properties in the conservation area that have resulted in a negative impact on its character and appearance, some of which are the result of permitted development. The Council maintains the right to serve an Article 4 Direction if 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 for further information.

7.3 BUILDING REGULATIONS

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

7.4 ARCHAEOLOGICAL INVESTIGATIONS

7.4.1 Archeological investigations may be required for development that involves groundworks. Please see section 4.5 of the *Conservation Area General Guidance* SPD for further information.

7.5 TREES IN PRIVATE GARDENS

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

8.0 DEVELOPMENT GUIDELINES

8.0.1 Development at St Bernards is closely controlled through the original house deeds, managed in the first instance by the management company Anatole Management Ltd. Part 2 of the third schedule of the original deeds states that the exterior appearance of buildings, walls, fences and other existing elements are not to be altered, that no additional buildings, walls, fences and other elements are to be constructed and that no building is to be used for any purpose other than a that of a private residence for a single household, unless agreed in writing from the management company.

8.0.2 All development within the St Bernards Conservation Area must also be in line with Croydon's Local Plan Policies and should preserve or enhance its special character.

8.0.3 Guidance for many additional types of development is provided in the *Conservation Area General Guidance SPD* and not repeated here.

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

8.1 DEMOLITION

8.1.1 The demolition of buildings in the St Bernards Conservation Area will be not be permitted as all buildings make a positive contribution to its special character. For further information please see section 5.1 of the *Conservation Area General Guidance SPD*.

8.2 NEW DEVELOPMENT

There are no vacant sites appropriate for new development within the St Bernards Conservation Area.

8.3 DEVELOPMENT AFFECTING THE CONSERVATION AREA'S SETTING

8.3.1 Any development in close proximity to the conservation area boundary, and therefore in its immediate setting must respect its townscape, streetscape and architectural character and should not adversely affect its setting or views of or from the conservation area.

8.4 EXTENSIONS

Due to the nature of the original design of buildings, proposals for extension of any part of buildings in the St Bernards Conservation Area will not be considered to appropriate.

8.5 CHANGES OF USE

8.5.1 Where planning permission is required, proposed changes of use will not considered acceptable. The original deeds state that no house shall be used for any other purpose than that of a private residence.

8.6 BALCONIES

8.6.1 Balconies are key external features of buildings in St Bernards and should be retained and maintained in timber to match the original and painted to the colour specified by the management company.

8.7 WINDOW REPLACEMENT

8.7.1 Original timber framed windows in most houses have been replaced with uPVC alternatives. Ideally, all replacement windows should be of timber construction to match the original, however the use of uPVC as an alternative for windows set behind timber balconies does not dramatically affect the character and appearance of buildings as they are largely hidden.

8.7.2 The design of any window replacements is of key importance and the existing dimensions of window openings and size and slenderness of window frames must be matched in any replacement. Any alteration in design of windows would not be covered by permitted development rights and would require planning permission.



Timber balconies along a terrace at St Bernards

8.7.3 Building Regulations now require a domed window as opposed to the original flat window skylights. Skylight window or dome replacements should be of as sympathetic a design as possible. There are several examples of acceptable replacement domed skylights on roofs at St Bernards (see photo). Light or sun tubes may be an appropriate alternative to new skylights.

8.8 CLADDING, RENDERING OR PAINTING OF WALLS

8.8.1 Exposed brick walls should not be clad, rendered or painted due to the negative impact this would have on the character and appearance of buildings in the conservation area.

8.8.2 The management company specifies paint colours to be used for balconies, front doors and canopies. These are described in section 5.2.3.

8.9 CANOPIES

8.9.1 Several canopies located to the north of properties, originally of timber construction, have been replaced with uPVC. Any further replacements should be of timber construction and should be agreed in writing with the management company.

8.10 EXTERNAL FIXTURES (INCLUDING ANTENNA AND SATELLITE DISHES)

8.10.1 As explained in section 4.2, a master television antenna serves all houses at St Bernards. Any additional microwave antenna and satellite dishes may require planning permission and permission in writing from the management company and should not be located on roofs. If required, such extraneous features may be located in an area not visible from public areas, for example private gardens.

8.9.2 Other external fixtures, for example gas flues, if necessary, should be located in the least visually intrusive location.

8.11 GARDENS

8.10.1 Private gardens should be well maintained. Any structures erected in gardens, including garden sheds, should not project higher than the height of the walls so as to not impact on the character and appearance of the conservation area. Please see sections 5.13 of the *Conservation Area General Guidance* for further information.



A replaced domed skylight that meets current Building Regulations



Timber overhanging canopies

9.0 ENHANCEMENT

9.0.1 The St Bernards Conservation Area benefits from aspects such as built in refuse storage and existing way-finding signage. The Council welcomes and supports further enhancement schemes proposed by property owners or the local community provided the original design and layout of the area is retained.

9.0.2 Property owners are encouraged to undertake minor works that will improve the condition and appearance of their properties, which will have a wider positive impact on the conservation area as a whole. Much enhancement of buildings and the wider area does not require planning permission; 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 attention is required to stop buildings and features falling into a state of disrepair. The Council therefore recommends that regular maintenance is undertaken to retain the collective value of the area.

9.1.2 Some minor works, 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. Basic maintenance recommendations include:

- The regular clearing of debris in gutters and rainwater pipes
- The pruning of vegetation in close proximity to buildings
- The regular re-painting of timber features

9.1.3 For further information please see section 6 of the *Conservation Area General Guidance SPD*.

9.1.4 It should be noted that the Council has the right to serve a Section 2.15 Notice if the condition of a building is adversely affecting the amenity of the conservation area, and Urgent Works or Repairs Notices if buildings fall to an unacceptable state of repair. For further information please see section 7.2 of the *Conservation Area General Guidance SPD*

9.2 TREE MANAGEMENT

9.2.1 Trees in communal areas should continue to be well maintained. It would be desirable for an arboricultural report to be drawn up to set out both a short and long term maintenance strategy. 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.



Southern elevation of a terrace of houses in St Bernards with important architectural features of balconies and timber panelling

9.3 ENERGY EFFICIENCY IMPROVEMENTS

9.3.1 The energy efficiency of many houses in the conservation area could be improved through some straight forward retrofitting measures. For example due to their solid wall construction wall insulation and roof insulation are both appropriate measures for houses at St Bernards, which would greatly improve their thermal performance as the existing insulation is minimal.

9.3.2 For further information and recommendations on other retrofit measures please see section 9 of the *Conservation Area General Guidance SPD*.

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

Departments:

- Spatial Planning (Urban Design and Conservation):
Tel: 0208 4071385; Email: spatial.planning@croydon.gov.uk
- Development Management (including Enforcement & Tree Officers): Email: planning.control@croydon.gov.uk
- Building Control Team, Croydon Council:
Email: building.control@croydon.gov.uk
- Waste Management Team, Community Services, Croydon Council: Tel: 0208 726 6200
- 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
Tel/Email: 020 79733000; london@english-heritage.org.uk

The Twentieth Century Society
Tel/Email: 0207 2508985; caseworker@c20society.org.uk
www.c20society.org.uk

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

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

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

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

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

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

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

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

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 انٹرپرائیڈ کی سروس کا انتظام کیا جائے گا۔

Urdu

APPENDIX 5:

Draft Upper Norwood Triangle
Conservation Area Appraisal and
Management Plan

UPPER NORWOOD TRIANGLE 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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All other photographs supplied by London Borough of Croydon

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Aerial photography: 'Cities Revealed' aerial photography © 'The GeoInformation Group' 2006

CONSERVATION AREA DESIGNATION

The Upper Norwood Triangle Conservation Area was designated in April 1989

CONSERVATION AREA GENERAL GUIDANCE

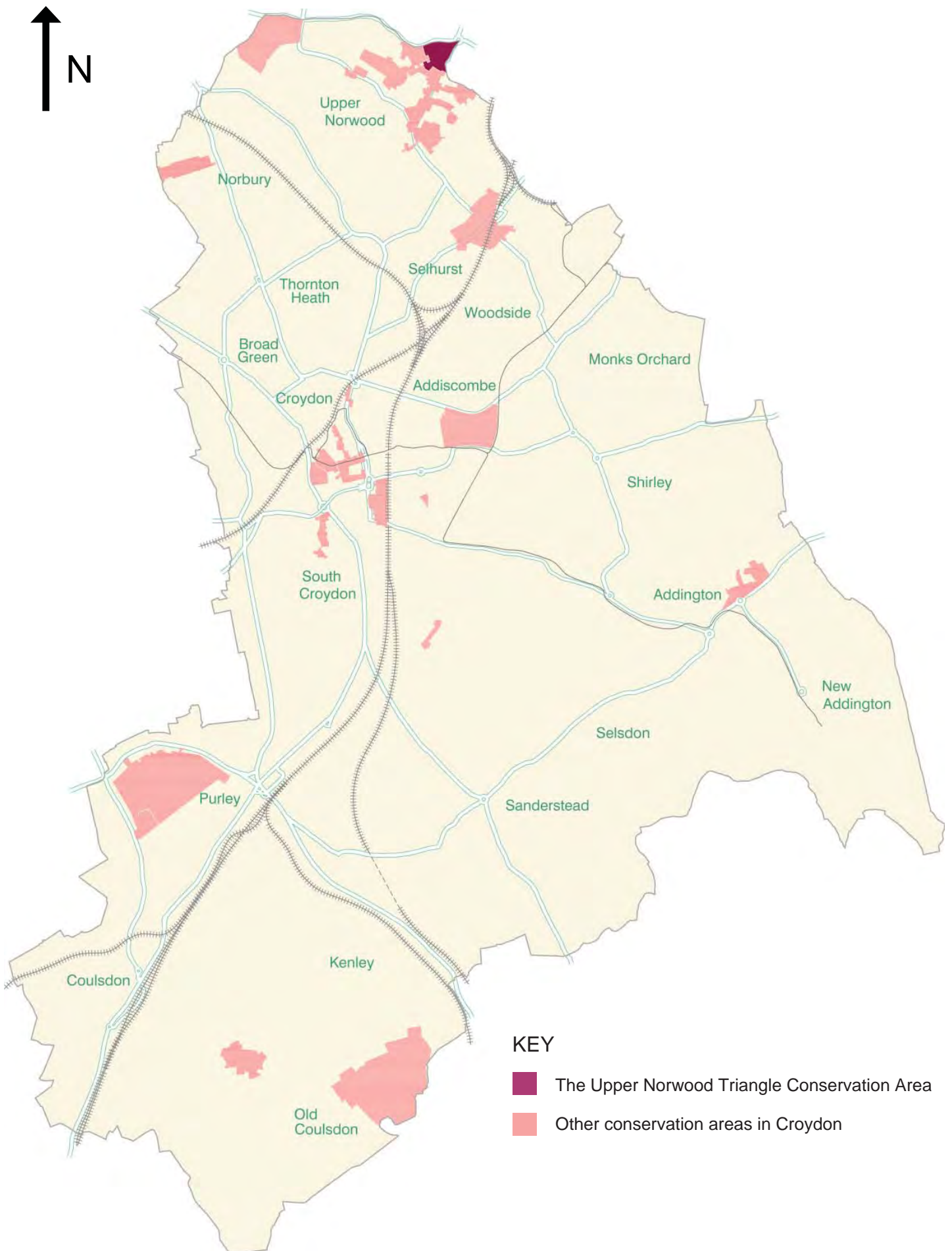
Please read this document alongside the *Croydon Conservation Area General Guidance document* (adopted April 2013).

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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Map 1. The location of the Upper Norwood Triangle Conservation Area and other conservation areas in Croydon

INTRODUCTION





LONDON BOROUGH OF LAMBETH

LONDON BOROUGH OF BROMLEY

KEY

- Boundary of the Upper Norwood Triangle Conservation Area
- - - Borough boundary

Above: Map 2. The boundary of the Upper Norwood Triangle Conservation Area
 Previous Page: Terraced buildings on Westow Street

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. 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. 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. It is expected that all planning applications for sites within the Upper Norwood Triangle Conservation Area are informed by both this document and the *Croydon Conservation Area General Guidance SPD*.

1.4 COMMUNITY INVOLVEMENT

1.4.1 A meeting with representatives of the Crystal Palace Community Association and the North Croydon Conservation Area Advisory Panel (see section 1.4 of the *Conservation Area General Guidance*) was held to inform the production of this document.

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.



Looking west along Westow Hill



Church of St Augustine and St Helen



Terraced houses on St Aubyn's Road with the Crystal Palace radio mast in the background

1.4.3 Following the completion of the consultation period, all responses will be considered and responded to. Where appropriate, the document will be amended before it is recommended for formal adoption.

1.5 DESIGNATION BACKGROUND

1.5.1 Following a growing interest in the local history of the Crystal Palace area, a proposal and petition for the designation of the Upper Norwood Triangle Conservation Area was submitted to the Council in 1988 by the Crystal Palace Triangle Community Association. The Upper Norwood Triangle Conservation Area was designated in April 1989.

1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Upper Norwood Triangle Conservation Area is a historic settlement of late 18th century origins, which developed due to its geographically significant location at the meeting point of several parishes. The modest 1-2 storey early 19th century buildings that survive now sit alongside 3-4 storey later 19th century buildings constructed following the arrival of the Crystal Palace in 1851, which promoted the development of the Triangle as a local commercial and residential centre.

1.6.2 The Upper Norwood Triangle Conservation Area has a lively and bustling character. Its special character is defined by its fine urban grain, varied scale of buildings and historic buildings of high architectural quality and detailing. A high proportion of the buildings within the area are either locally listed or high quality unlisted

historic buildings that make a positive contribution towards its special character. The Triangle is formed by three streets, Westow Street, Westow Hill and Church Road. The inner Triangle is made up of a series of smaller-scale interconnected streets, many of which were laid out in the later 20th century. The Upper Norwood Triangle is part of the vibrant Crystal Palace District Centre.

1.7 STREETS WITHIN THE CONSERVATION AREA

1.7.1 All or part (as specified) of the following streets are located within the Upper Norwood Triangle Conservation Area:

- Westow Street (all)
- Westow Hill (south side)
- Central Hill (part)
- Church Road (part)
- St Aubyn's Road (all)
- Carberry Road (all)
- Stoney Lane (all)
- Ovett, Telford and Brunel Closes (all)
- Paddock Gardens (all)
- Haynes Lane (all)
- Coxwell Road (all)
- Gatestone Road (all)
- Bedwardine Road (part)

1.7.2 Section 6 of this document discusses each street in the order laid out above.

1.7.3 Throughout this document, Westow Street, Westow Hill, Central Hill and Church Street are sometimes referred to as the 'commercial streets'. Stoney Lane, Ovett, Telford and Brunel Closes, Paddock Gardens and Victory Place are sometimes referred to as the 'inner Triangle'.

APPRAISAL



The following Appraisal defines the characteristics that make the Upper Norwood Triangle 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 Upper Norwood Triangle Conservation Area forms Croydon's north-eastern tip, at the meeting point with the London Boroughs of Lambeth and Bromley and a short distance away from the London Boroughs of Southwark and Lewisham. The Triangle is located at the top of the Upper Norwood Ridge, which forms part of the southern edge of the Thames Basin. The conservation area's northern boundary, along Westow Hill, abuts the borough of Lambeth and its south-eastern boundary, along Church Road, abuts the London Borough of Bromley (please refer to map 3).

2.1.2 There are several other conservation areas immediately adjoining the Upper Norwood Triangle Conservation Area: Westow Hill and Gypsy Hill Conservation Areas (Lambeth) Belvedere Road and Crystal Palace Park Conservation Areas (Bromley) and the Harold Road and Church Road Conservation Areas (Croydon). The Beulah Hill Conservation Area is also located in Upper Norwood, further to the west (please see map 3).

2.1.3 The Croydon-Lambeth borough boundary is marked by Westow Hill and the Croydon-Bromley boundary is marked by Church Road. Many buildings on the north side of Westow Hill and on the east side of Church Road share characteristics with those located within the Croydon borough boundary and make an important contribution to the character of the area. The Upper Norwood Library (see photo on p.37), located on Westow Hill, is particularly noteworthy, constructed of red brick with stone dressings and

two prominent gable ends and arched corner entrance.

2.1.4 Westow Park and the Upper Norwood Recreation Ground are areas of public open space located to the south-east of the Triangle. In addition Crystal Palace Park is located to the north-east of the Triangle, in the London Borough of Bromley.

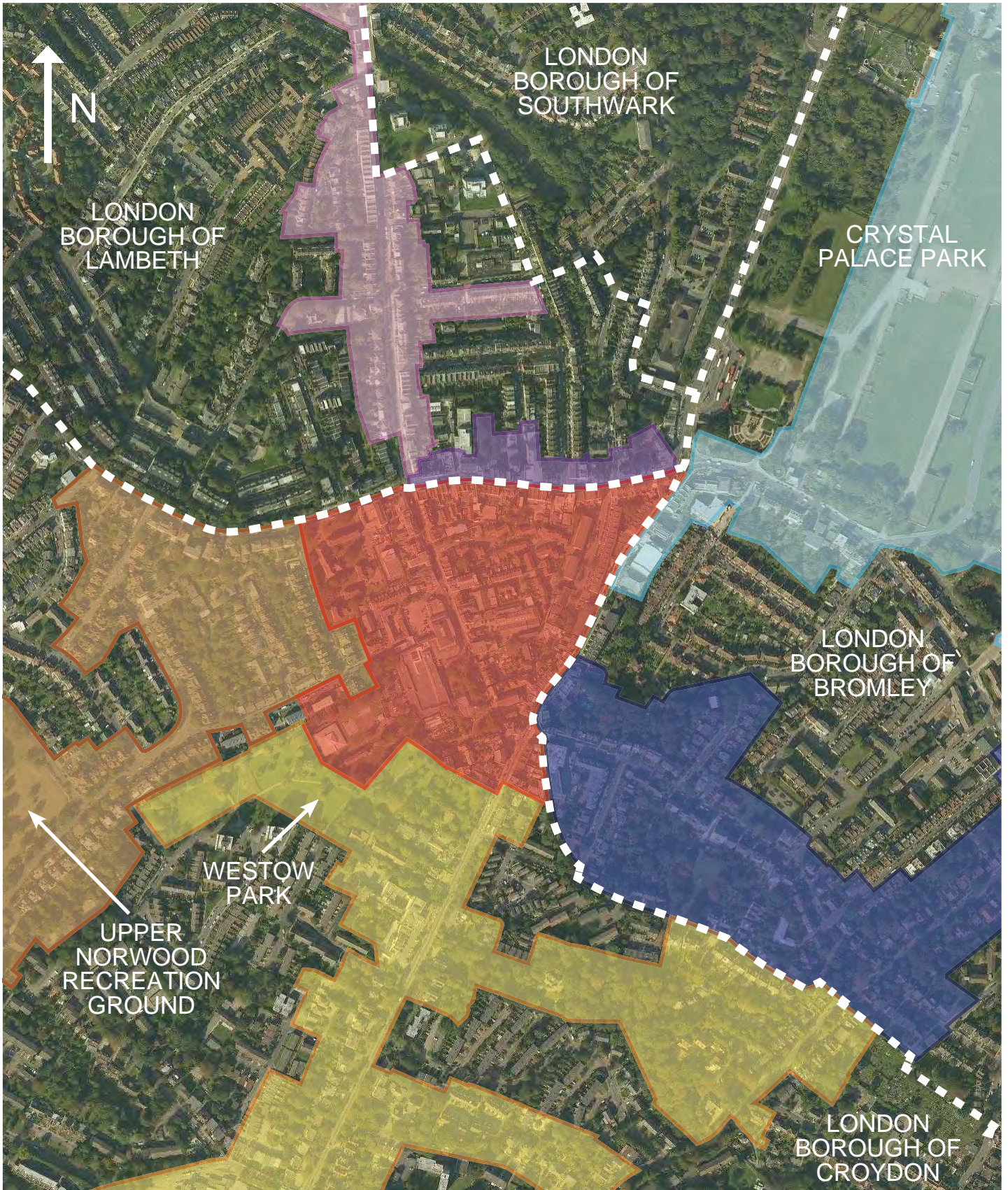
2.1.5 The surrounding area largely consists of residential development with a mix of housing typologies. There are several good transport links nearby, including mainline and overground rail stations.



Buildings on the north side of Westow Hill located in the Westow Hill Conservation Area (Lambeth)



Buildings opposite the White Hart public house in the Belvedere Road Conservation Area (Bromley)



KEY

CROYDON CONSERVATION AREAS	BROMLEY CONSERVATION AREAS	LAMBETH CONSERVATION AREAS
Upper Norwood Triangle	Crystal Palace Park	Gypsy Hill
Harold Road	Belvedere Road	Westow Hill
Church Road		

Map 3. Aerial photograph showing surrounding context of the Upper Norwood Triangle Conservation Area and its relationship with adjacent and nearby London Boroughs and conservation areas

2.2 HISTORIC DEVELOPMENT

2.2.1 The Upper Norwood area has been a site of human activity for thousands of years. Historically locals were able to graze pigs in the woodland, although evidence of settlement is virtually non-existent before the 18th and 19th centuries. The lack of development can be explained by the geology of the ridge, which is formed of heavy London clay and made a poor environment for agriculture and building.

EARLY DEVELOPMENT

2.2.2 The Great North Wood, from which 'Norwood' is a contraction, formerly covered the narrow ridge of the Thames Basin on which the Triangle is situated. The Great North Wood was named during the Anglo-Saxon period to distinguish the large wooded area, which stretched from the present-day Croydon town centre to Camberwell, from the Great South Wood in the Weald of Kent and Surrey. The part of the Great North Wood within the parish of Croydon is recorded in the Domesday Book as belonging to the Archbishop of Canterbury and used for 'pleasure hunting, fuel and pannage for 200 swine'.

18TH CENTURY

2.2.3 In 1745 the Great North Wood, known for its many oak trees, gypsies, smugglers and highwaymen, was mapped by John Rocque (map 3), which marks the Vicar's Oak, the most famous of the boundary oaks located at the point where the parishes of Croydon, Lambeth, Camberwell and a detached portion of Battersea met. Boundary Oaks were planted to help parish authorities navigate the wooded area on the annual "beatings of the bounds" (parish surveys). The meeting

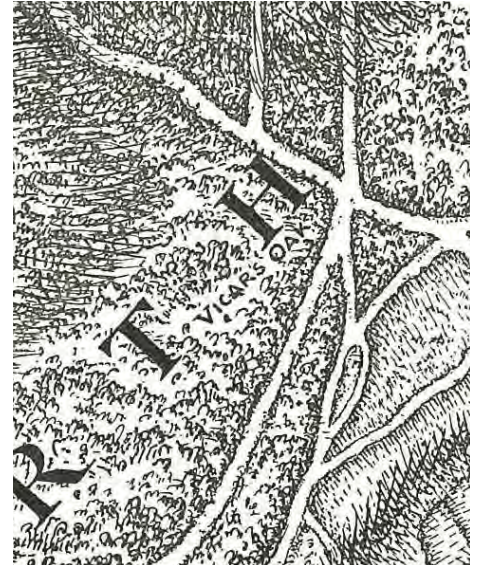
point marked by the Vicar's Oak is now marked by the cross roads of Anerley Hill, Church Road, Westow Hill and Crystal Palace Parade.

2.2.4 At the end of the 18th century, as shown by the 1800 Enclosures Map (map 4), the Triangle remained common land with only a few permanent dwellings. The Enclosure Commissioners set out the basic road network between 1797 and 1800, in most cases following the established tracks across the Common, including Central Hill, but also laying new roads, including Church Road. By this time the boundaries of Lambeth, Bromley, Southwark and Croydon had been defined, meeting at the top of Anerley Hill. The strategic location of the area as a crossing point between boroughs and parishes prompted its first phase of development.

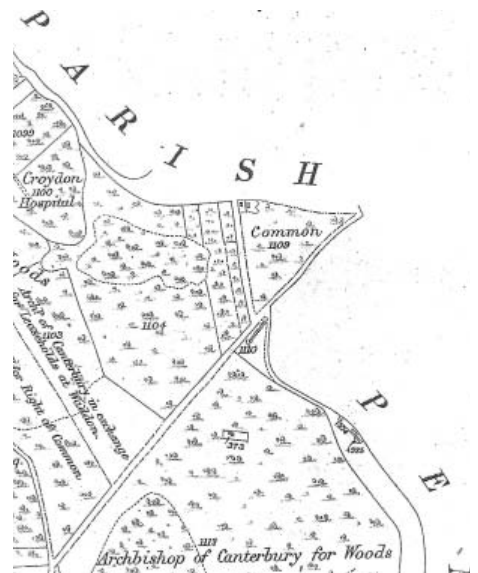
19TH CENTURY TO 1854

2.2.5 The common land within the newly created Triangle was not released for building until 1807. Throughout the first half of the 19th century the area gradually developed from one of dispersed farmhouses and cottages to a more concentrated village settlement (see maps 4, 5 and 6). By 1847 the Triangle was an established local shopping centre. By the middle of the 19th century (see Map 6) the area had acquired a certain amount of residential and commercial development, including cottages in the inner triangle area and two storey narrow fronted buildings on the high streets (see photos on the following page).

2.2.6 Two of the first buildings in the Triangle built between 1800-1820 were the Woodman Inn on Westow Hill and White



Map 4: Extract from the 1745 John Rocque Map of the Great North Wood.



Map 5: Extract from the 1800 Croydon Enclosures Map, clearly showing the Upper Norwood Triangle



Map 6: Extract from the 1830s Croydon Tithe Map

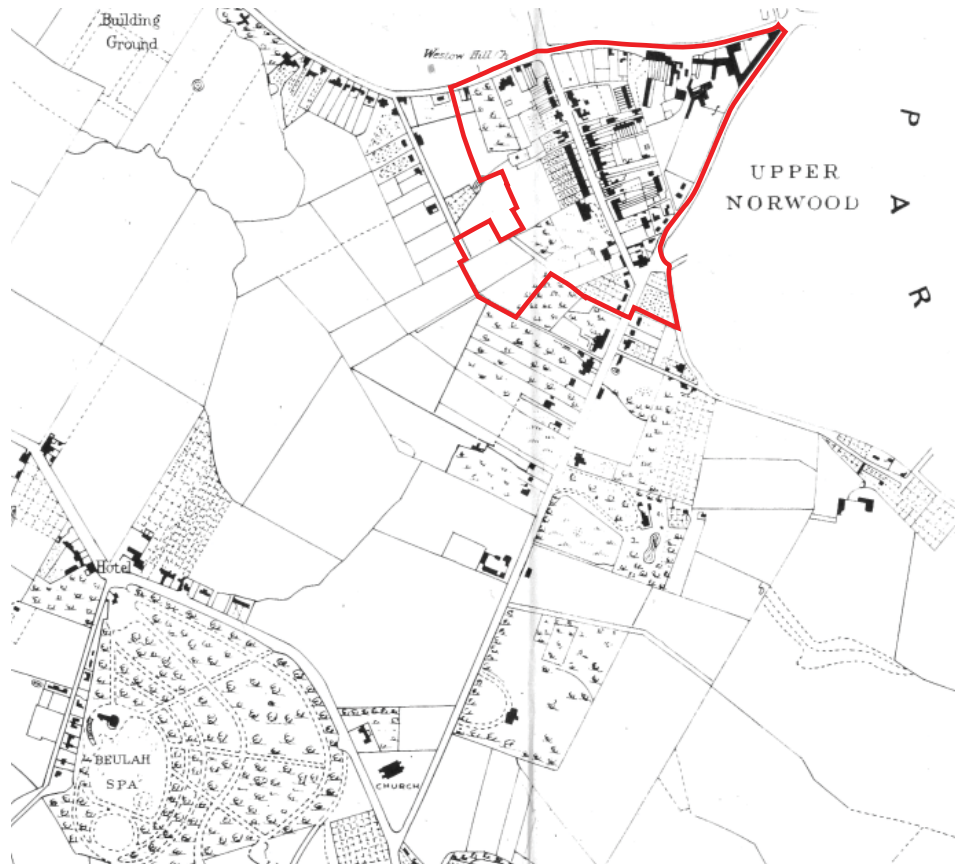
Hart Inn on the corner of Westow Street and Church Road, serving passing travellers. The original White Hart (see photo) was a weatherboarded structure with an adjoining public meeting room, thought to have been part of this original Inn.

2.2.7 A windmill, located behind the present day Royal Albert public house on Westow Hill, was built in the early 19th century to provide for the growing population of the village; it functioned until 1853 after which it was demolished. The first large house in the area was The Mount on Westow Street built 1816-17, where the Salvation Army Hall now stands.

2.2.8 In c1820 a school for poor children was erected on land behind the White Hart, apparently occupying up to one quarter of the Triangle. It was run by Frederick Aubin (or Aubyn) from 1825 and was demolished by 1860, leaving behind its chapel (see photo) that had been built in 1854 and opened by the Archbishop of Canterbury.

2.2.9 The Beulah Spa Gardens were opened in 1831, located to the south-west of the Triangle. These fashionable pleasure gardens, open until 1856, helped to attract visitors to the area and to raise its profile in London society. The official Beulah Spa guide described Norwood as *'a village situated on the outskirts of an extensive wood, and long famed for the salubrity of its air, and the beauty of its surrounding scnerey with smiling villas'*.

2.2.10 The London to Croydon Railway was opened in 1839 with a station at nearby Annerley (now Anerley), and



Map 7: Extract from the 1847 Roberts Map of the Croydon Parish, showing the location of the Beulah Spa Gardens to the south west. The current boundary of the Upper Norwood Triangle is overlaid in red.



The first White Hart public house, built between 1800-1820 on the same site as the current public house. The public meeting hall is just visible to the left, behind the public house. Picture from J. Gent: *Norwood Past*



Early 19th century commercial premises on Westow Street



St Aubyn's Church, viewed from the north on St Aubyn's Road

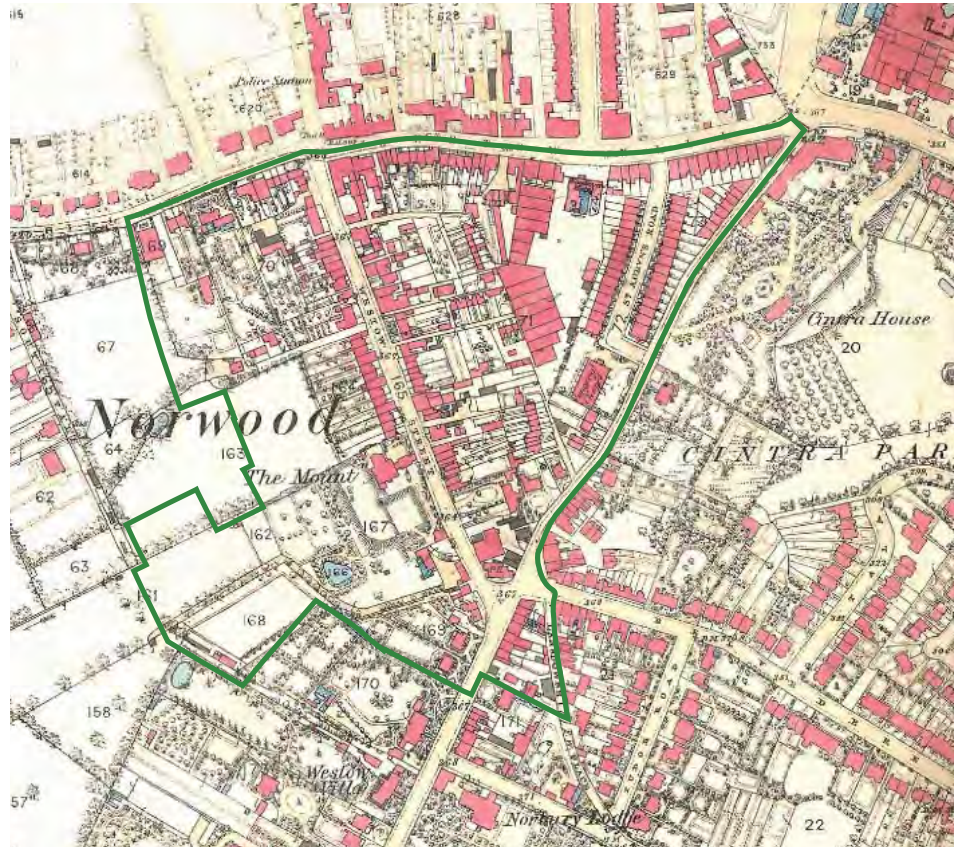
amalgamated with the London and Brighton Railway in 1846 to form the London, Brighton and South Coast Railway.

THE CRYSTAL PALACE AND ITS INFLUENCE

2.2.11 The reconstruction of Joseph Paxton's Crystal Palace at Penge Place in 1854 brought massive change to the area. The immense glass exhibition hall, which had originally been designed for the 1851 Great Exhibition in Hyde Park, was rebuilt, altered and enlarged with expansive pleasure gardens laid out to the south, complete with such attractions as artificial lead mines and model dinosaurs.

2.2.12 The Crystal Palace High and Low Level Stations were constructed on the London, Brighton & South Coast Railway. The earlier Low Level Station was linked to the Palace by a 72ft glass walkway named the 'Crystal Colonnade' and the High Level Station by a fan-vaulted subway, which survives today and is now Grade II listed. Along with the Palace itself these new stations inevitably greatly impacted on the character and development of the Triangle owing to the number of people now visiting and passing through the area. The Palace itself was also very visible from within the Triangle, in particular the South Water Tower (see photo).

2.2.13 Visitors' requirements were catered for by a range of new services in and around the Triangle, including the Queens Hotel on Church Road dating from the 1850s, the Post Office, and the rebuilt or expanded White Hart and Woodman Inns. The housing development of Norwood New Town, now practically all demolished, was



Map 8: 1868 Ordnance Survey Map (green line indicates the present day conservation area boundary)



Map 9: 1890 Ordnance Survey Map (red line indicates the present day conservation area boundary)

built to the west of Central Hill to accommodate those working on the construction of the Crystal Palace and other railway infrastructure. This was reportedly enclosed by a high wall to shield it from public view.

2.2.14 The new stations between Westow Hill and Crystal Palace Parade were completed in 1865, bringing visitors even closer to the Triangle. Large new buildings designed in a Victorian Classical style were completed on Westow Street and Westow Hill including most of the grand four storey brick buildings with shops at ground floor still seen today. The prosperity of the area during this period is visible in the quality of craftsmanship, materials and decoration used in building work.

2.2.15 The Royal Normal College for the Blind was founded in 1872 to provide good education for blind pupils, with a specialism in music training. The college began with just two small houses in Paxton Terrace, but by 1878 had purchased the large house The Mount and its grounds.

2.2.16 Within the Triangle large terraced houses were built between 1854 and 1868 on both sides of St Aubyns Road and smaller terraced cottages on Carberry Road and later on Haynes Lane, built between 1868 and 1890. St Andrew's Church, now the Greek Orthodox Church of St Augustine and St Helen, was erected on Westow Street in 1878 to a design attributed to architect Edward Power.

2.2.17 From 1898-1899 the French writer Emile Zola stayed at the Queens Hotel in Church



View east along Westow Hill c.1916, with the South Tower of the Crystal Palace prominently visible



Westow Street in the late 19th century, looking south. The east side of the street is much as it is today



Church Road in the 1960s, with the tower of the now demolished St Aubyn's Church visible behind the rear of the St Aubyn's Road terraced houses

Street while in exile from Paris and took many photographs of the area, including of the Triangle.

20TH CENTURY

2.2.18 By the time the Crystal Palace was destroyed by fire in 1936, it had fallen into decline. Following the fire the site was left derelict. The prominent water towers were dismantled early in the World War II to re-use the metal and to avoid German bombers using them as a landmark on their flight into London.

2.2.19 The Triangle maintained its role as a shopping area serving a large residential population, but the loss of the Palace's economic influence meant that no significant new development took place during the following decades.

2.2.20 During the first half of the 20th century the area was increasingly used for light industry. In 1954 the Triangle was recorded in a Croydon Development Plan as being used for small scale industry within the triangle and retail for the street frontages. In the 1970s there were strategic road widening proposals for the area that were never realised and deterred other large-scale development occurring in the area.

2.2.21 The Crystal Palace Transmitting Station was constructed in the mid-1950s on Crystal Palace Parade, along with the tower that is over 200m tall. The smaller Croydon Transmitting Station located on Beulah Hill was established in 1955, and the current tower, around 150m in height, constructed in 1962. Both towers are visible from long distances across London.

L O N D O N



Map 10: 1910 Ordnance Survey Map (red line indicates the present day conservation area boundary)



Map 11: 1933 Ordnance Survey Map (red line indicates the present day conservation area boundary)

2.2.22 Many of the workshops and yards, including the former Woodman Inn stable yard, were lost when much of the inner Triangle was re-developed with housing between 1975 and 1981 by Clifford Davies Partnerships for Barratt Homes, described in the Pevsner guide as being 'better-than-average'. This development included the laying out of Ovet Close, demolishing five early Victorian cottages, Brunel and Telfrod Closes.

2.2.23 Since 1980 other development has occurred in the Triangle, including the Norwood Heights Complex on Westow Street, which opened in 1984 and won the 1985 Croydon Design Award, and the development of four large blocks of flats (1981-2) on St Aubyn's Road built for the Croydon Churches Housing Association on the site of the Grade II listed St Aubyn's Church, demolished in 1980. The flats won the 1983 Croydon Design Award and are described in the Pevsner guide as having 'elevations with very fancy coloured brickwork'. In the later 1980s Nesbitt Square was constructed to the south west of Westow Street, also winning a Croydon Design Award in 1988.

REFERENCES

- P. Brewer, *The Crystal Palace*, 1982 J. Gent, *Norwood Past*, 1996
- Pevsner & Cherry, *London 2: South*, 1983
- A. Warwick, *The Phoenix Suburb*, 1972

2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 At present the Upper Norwood Triangle is not located within or in close proximity to any Archaeological Priority Zones (please see section

L O N D O N



Map 12: 1940 Ordnance Survey Map (red line indicates the present day conservation area boundary)

4.5 of *Croydon's Conservation Area General Guidance* for further information). There are no scheduled monuments in the immediate area.

2.3.2 There are no archaeological finds officially recorded on relevant databases, which is perhaps surprising considering the amount of continuous development the area has been subject to over the past two centuries. This may be explained by the lack of settlement in the area prior to 1800, or that the dense urban form has prohibited survey work.

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 Upper Norwood Triangle Conservation Area has a distinctive historical triangular plan form relating to the convergence of three principal straight roads that make up the perimeter of the Triangle: Church Road, Westow Street and Westow Hill. There are also several narrower side streets leading off these busy thoroughfares to its interior and exterior. St Aubyn's Road is an exception, being a wide road within the Triangle cutting off its north east corner.

3.1.2 Buildings are generally street-facing with consistent building lines, apart from part of the large Norwood Heights Shopping Centre, which is set back from the road. There is also smaller-scale development located within the Triangle that is more irregularly laid out, through there are some consistent buildings lines present. The layout of development to the west of the Triangle, on Gatestone Road and the bottom of Haynes Lane is more irregular in nature, with the exception of the consistent terrace of houses in Haynes Lane.

3.1.3 Due to the layout of the area there are a number of corner plots created by the sharp angles of roads. Most prominent are 64 Church Road and the Cambridge and the White Hart public houses, but there are many other examples of corner buildings in the Triangle where their design has carefully considered this corner treatment.

3.2 DENSITY AND LAND USES

3.2.1 The density of development is high, with terraced buildings of a variety of scales lining the commercial streets in long narrow plots with little or no associated amenity space (please see map 13). The Norwood Heights Shopping Centre is an exception to this established layout, as a single large development partly set back from the road behind a small area of publicly accessible open green space.

3.2.2 The inner triangle has a relatively high density of two-storey residential terraced buildings, with little accompanying public open space. There are also some detached and semi-detached industrial warehouses, workshops and outbuildings remaining in this area.

3.2.3 To the west of Westow Street the density of development is generally lower, with open space around the residential blocks of Gatestone Court and the Triangle Day Centre.

3.2.4 There is a variety of land uses present in the area. Generally buildings on the Triangle high streets have a retail or cafe / restaurant use in the ground floor, with residential or office space on the floors above with the exception of the Norwood Heights complex, which is primarily retail with some community use functions and a large car park beneath. public houses mark each apex of the Triangle: the White Hart, the Sparrowhawk, until recently known as the Hollybush, and the Cambridge (see photos). Other public houses in the Triangle include the Royal Albert, set back from the street on Westow Hill, and the Postal Order, on Westow Street.



Consistent building lines along the east side of Westow Street



The White Hart public house



The Sparrowhawk public house



The Cambridge public house

3.2.5 Most of the inner Triangle is now residential in use, with some remaining light industrial uses on Stoney Lane and Carberry Road, reminiscent of the area's industrial heritage.

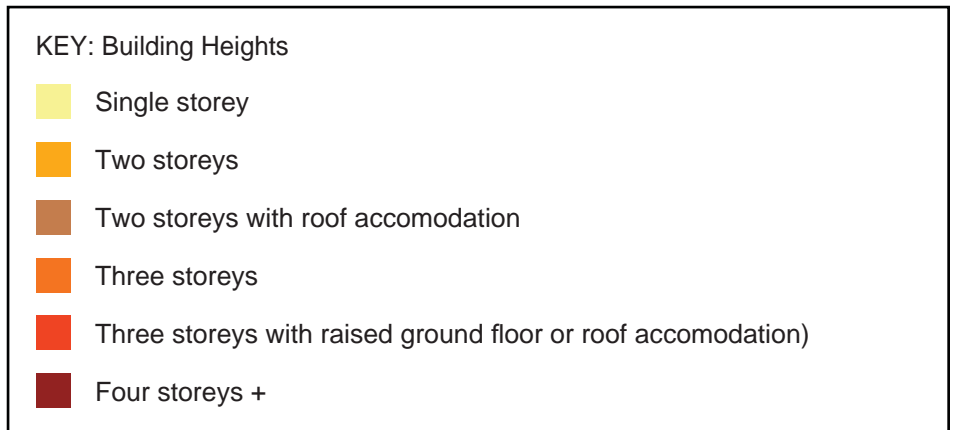
3.2.6 There are two churches present in the area, the Greek Orthodox Church of St Augustine and St Helen, located on Westow Street and the Upper Norwood United Reform Church, located on St Aubyn's Road.

3.2.7 The area to the west of Westow Street has a mix of land uses, including the Post Office Sorting Office, residential uses at Gatestone Court, Nesbitt Square and on Bedwardine Road, creative industries to the south of Haynes Lane and the Upper Norwood Childrens Centre on the edge of Westow Park.

3.3 BUILDING HEIGHT AND MASSING

3.3.1 An important component of the area's special character is the contrasting building heights, sizes and ages of the historic properties that make a positive contribution to the character of the conservation area. This is particularly evident on Westow Street, Westow Hill and Central Hill where the contrast of historic two storey early/mid 19th century buildings with taller three storey mid-late Victorian buildings provides depth of character and variety to the streetscapes.

3.3.2 The upper floors of some buildings on Westow Hill are set back from the street behind their projecting shopfronts (26-32 - even). The established building lines are broken up by the setback and height of the Royal Albert public house.



Map 13: Building Heights in the Upper Norwood Triangle Conservation Area



Contrasting heights of two and three storey buildings on Westow Street



The Royal Albert public house, a break in the Westow Hill street frontage

3.3.3 Buildings on Church Road are generally three storeys in height, with a row of single storey retail premises at 26-48 behind which the rear of the three storey terraced houses on St Aubyn's Road can be seen.

3.3.4 The massing of buildings on Westow Street, Church Road, Westow Hill and Central Hill is largely defined by the terraced houses that directly abut the street. Roofs are generally visible from the street when viewed at an angle. Terraced properties generally have shallow pitched roofs, with those to two storey buildings often set behind a parapet. The massing of the terraces on these commercial streets is broken up by the rhythm of the narrow plots, the variety of building heights and by breaks in terraces created by streets leading into or away from the Triangle.

3.3.5 Building heights in the rest of the conservation area off the commercial streets are generally two storeys, including the terraced cottages and workshops within the Triangle and the terraces of houses on Haynes Lane. Workshops and warehouses, including those located to the south of Haynes Lane, are predominantly of two storeys in height.

3.3.6 Modern blocks of flats, including Gatestone Court, Mollie Davis Court, the two blocks on Stoney Lane and the two blocks on St Aubyn's Road are four storeys in height, and have a bulky cubic massing that contrasts with the established character of the Triangle and detracts from its special character.

3.3.7 The Norwood Heights complex is 1-3 storeys in

height. The main supermarket is a single storey set back from the street, which rises to two storeys where the complex directly abuts Westow Street with shops at ground floor level. To the rear the complex extends to three storeys including two storeys of car parking, the massing of which is concealed from Westow Street by the steep change in land levels that slopes away from Westow Street.

3.4 TOPOGRAPHY AND VIEWS

3.4.1 The Triangle lies on land approximately 110m above sea level on the Norwood Ridge, a band of London Clay that marks the edge of the Thames Basin. Land levels drop significantly to the north of Westow Hill and the

west of Westow Street and to a shallower gradient to the east of Church Road.

3.4.2 The elevated position creates a series of spectacular long distance views north towards London from Westow Hill along residential side streets. Each of these views is subtly different due to the width, angle and character of each side street, which act as frames (see photos). There are also views to the west from Central Hill, Haynes Lane and Coxwell Road, which are more visible during the winter months due to the trees and greenery present. The Crystal Palace Transmitting Station tower is also very visible from within the Upper Norwood Triangle Conservation Area.



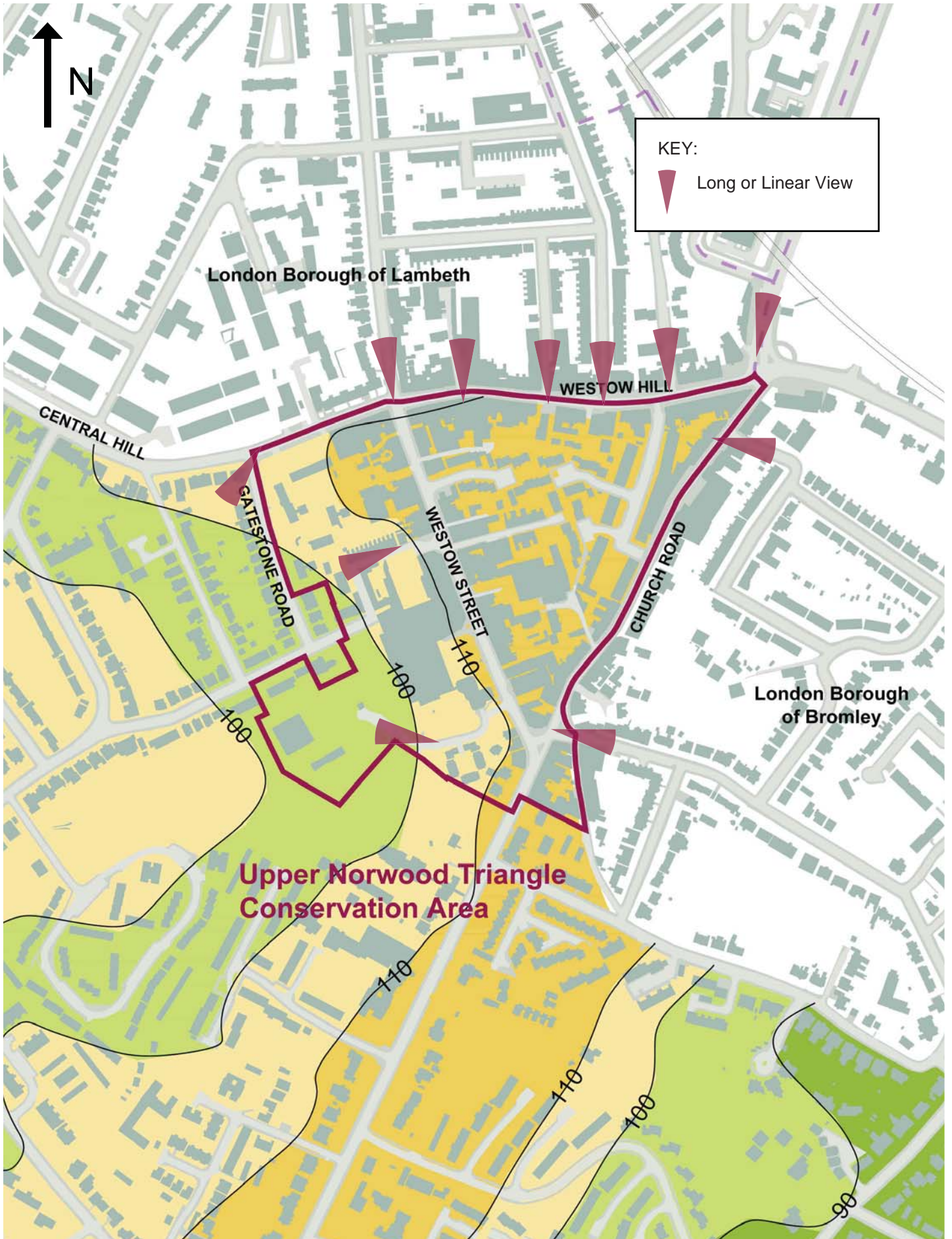
View of central London looking north from Westow Hill



View north down Gypsy Hill past the landmark tower of Christ Church



View to the north from Westow Hill looking down Woodland Road



Map 14: Topography (within the London Borough of Croydon) and views within and without the Upper Norwood Triangle 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).

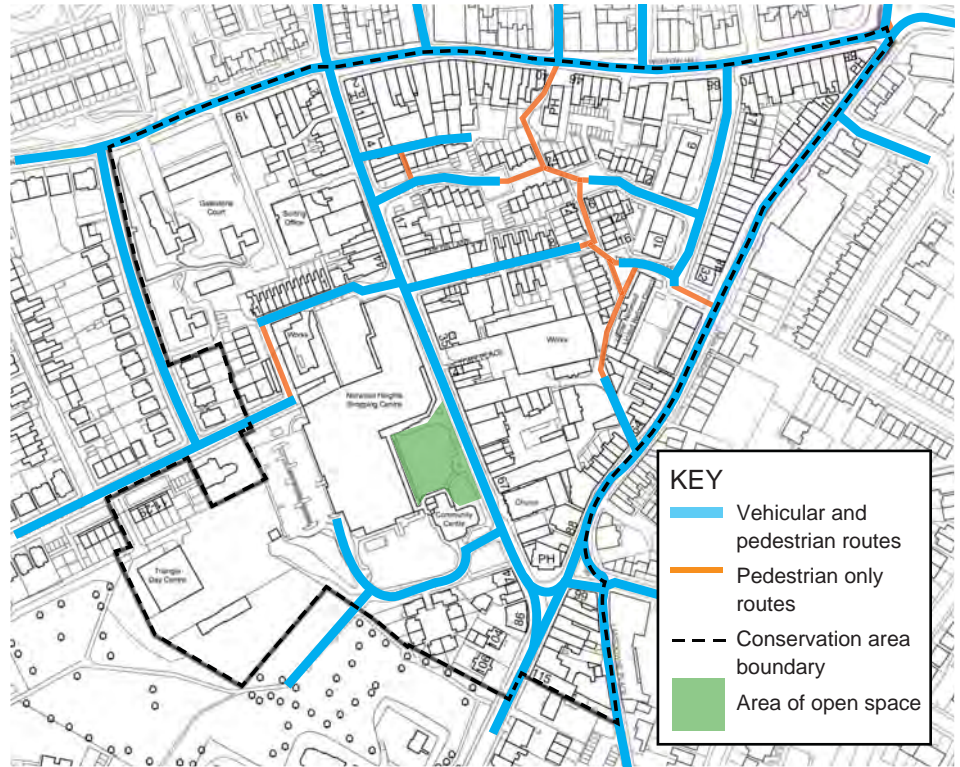
4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 The public realm of the Triangle has an urban character. The only area of useable public open space present is in front of the Norwood Heights Shopping Centre on Westow Street, where the war memorial is also located (see photo).

4.1.2 The condition of the public realm in the conservation area is generally good. Significant improvements were made to the public realm of the area in 1999 as part of the Conservation Area Partnership funding scheme.

4.1.3 Footway widths on Westow Street and Westow Hill are relatively wide, between 2-4m. Footway widths on the lanes and alleys leading off the main streets are more constricted, with some narrower streets, including Paddock Gardens, Haynes Lane, Carberry Road having little or no pedestrian walkways.

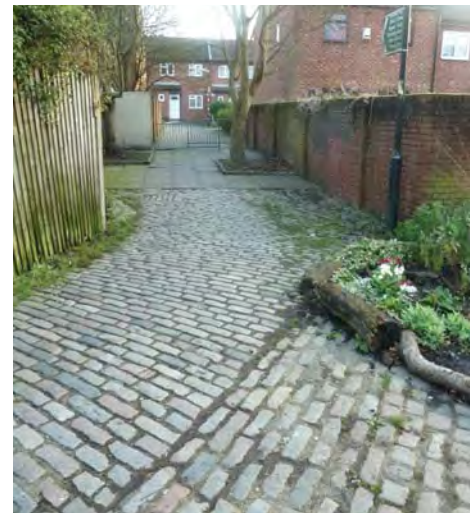
4.1.4 Footways on the commercial streets are laid with york stone paving that makes a positive contribution to the quality of the public realm. Some streets leading into the Triangle, including Albert Yard (see photo) and the access road between 54 and 56 Westow Hill, are laid with attractive cobble stones. Other streets in the conservation area, including those in the inner Triangle, have asphalt footways that are generally in a good condition with some exceptions.



Map 15: Permeability and public open space in the Upper Norwood Triangle Conservation Area



Public Open Space in front of the Norwood Heights Shopping Centre



Cobbled pedestrian route through the Triangle from Albert Yard

4.1.5 The public realm within the Triangle on Overt Close, Brunel Close and Telford Close is generally of a high quality with stone paving and areas of planting. Properties generally have front gardens, which are well maintained and make a positive contribution to the character of the public realm (see photo).

4.1.6 The blocks at Gatestone Court are set within generous

open space, which helps to reduce their impact on the character of the street. The Upper Norwood Childrens Centre is located within a significant amount of open space, adjacent to Westow Park. This helps to provide an important buffer between the rear of the Norwood Heights Complex and the park.

4.1.7 Despite its limited open space, the Triangle is located

in close proximity to several parks (see section 2.1) and the long distance views from within the conservation area help to provide a sense of spaciousness.

4.2 PERMEABILITY

4.2.1 The Triangle has a high level of permeability for pedestrians (see map 15). This is largely a result of the 1980s residential development at Ovet, Bruenl and Telford Closes that created a series of walkways, allowing pedestrians to navigate through the Triangle. There some roads within the Triangle that, at present, do not interconnect with the link of public walkways, including Stoney Lane, Victory Place and Paddock Gardens. Coxwell Road provides a pedestrian link to Westow Park.

4.3 STREET FURNITURE

4.3.1 There is a wide variety of street furniture present on the commercial streets, including bins, bicycle racks, traffic and street signage, pedestrian crossings, phone booths/boxes, salt boxes and telecommunications boxes. There is a concentration of street furniture around the public space in front of the Norwood Heights Shopping Centre, including benches, telephone cubicles, a bus stop and the War Memorial. Historic street furniture present includes an Elizabeth II cast iron free-standing post box on Westow Street and several traditional street signs (see photos).

4.3.2 The impact of street furniture on the appearance of the conservation area is partly mitigated by the urban character, the wide footways and the fact that the street furniture is generally well sited. There is some unnecessary



Paddock Gardens, off Westow Street



Stoney Lane, leading off Church Road



Bench in front of the Norwood Heights Shopping Centre



Historic street signs



Cast iron post box on Westow Street



Cluttered signage in the inner Triangle

street furniture that could be removed to de-clutter the streets. Some street furniture in the inner Triangle, including road signs, pedestrian signs, bollards and fences, is in a poor condition, detracting from the quality of the public realm.

4.4 GREENERY AND TREES

4.4.1 There are few trees and there is a minimal amount of planting in public areas in the Upper Norwood Triangle Conservation Area, reflecting its urban character.

4.4.2 The mature London Plain and Horsechestnut trees and other greenery in front of the Norwood Heights Shopping Centre (see photo) makes an important contribution to the quality of the public space in this part of the conservation area. There are also two trees planted in raised beds at the point where St Aubyn's Road meets Church Road (see photo). There are some newly planted trees at the top of Haynes Lane, and some more mature trees further down Haynes Lane. Terraced houses on Haynes Lane have planting beds in front of them, which contribute to the high quality appearance of the street.

4.4.3 There are some trees and planting on private land in the inner Triangle (see photo) and some areas of planting in public areas, which positively contribute to the quality of the public realm. There are mature trees present in the area adjacent to the Upper Norwood United Reform Church.

4.4.4 Mature trees are present in front of Gatestone Court onto Central Hill and Gatestone Road, which helps to soften the impact of the large blocks of flats on the streetscape.



Mature trees in front of the Norwood Heights Shopping Centre



Newly planted trees at the top of Haynes Lane



Trees in raised beds where St Aubyn's Road meets Church Road



Public realm in the inner Triangle, with stone paving, attractive front gardens, trees and planting

5.0 ARCHITECTURAL CHARACTER

5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 The architectural character of the Upper Norwood Triangle Conservation Area is defined by the concentration of high quality Victorian buildings, which vary in scale, age, design and detailing. A key characteristic of the area is the contrast of the early 19th century two storey buildings with the later 19th century three/ four storey grander buildings, constructed after the arrival of the Crystal Palace. The two storey buildings have modest Georgian design with simple detailing, often with only a few features such as architraves and parapets. In contrast the taller buildings constructed in the second half of the 19th century often contain a range of prominent features and decorative detailing. Many of these buildings are contained within consistent terraces with repeating features, such as those of Westow Hill, St Aubyn's Road and Haynes Lane (see photos).

5.1.2 Shopfront design plays an important part in the architectural character of the conservation area and many shopfronts contain many of the traditional architectural features listed in section 5.12 of the *Conservation Area General Guidance*.

5.1.3 Due to the layout of the area, corner buildings are often present. These buildings are specifically designed to fit their plots and buildings are often truncated with detailing, including eaves brackets and shopfronts, continuing over two elevations of the building (see photos).

5.1.4 There are also several buildings that retain the area's



Westow Street



Westow Hill



Two storey buildings on Westow Street



Industrial buildings within the Triangle



Terrace on St Aubyn's Road



Terrace on Haynes Lane



Corner building on Westow Street



Corner building, St Aubyn's Parade

industrial character. These are located within the Triangle and at the bottom of Haynes Lane and contribute to the historic character of the area.

5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 Please see map 16, 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

5.2.2 At present the Greek Orthodox Church of St Peter and St Helen is the only statutorily listed building (Grade II) within the Upper Norwood Triangle Conservation Area and is of national heritage significance. For further information please see section 7.1.

B) LOCALLY LISTED BUILDINGS

5.2.3 At present there are seventy-one buildings within the Upper Norwood Triangle Conservation Area that are on Croydon's Local List of Buildings of Architectural or Historic Interest.

5.2.4 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

5.2.5 Many other buildings in the conservation area make a positive contribution to its character and appearance. These buildings are considered to have significant heritage value and collectively constitute the conservation area's special character.

NEUTRAL BUILDINGS

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

BUILDINGS THAT DETRACT FROM THE AREA'S SPECIAL CHARACTER

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

5.2 KEY ARCHITECTURAL FEATURES AND BUILDING MATERIALS

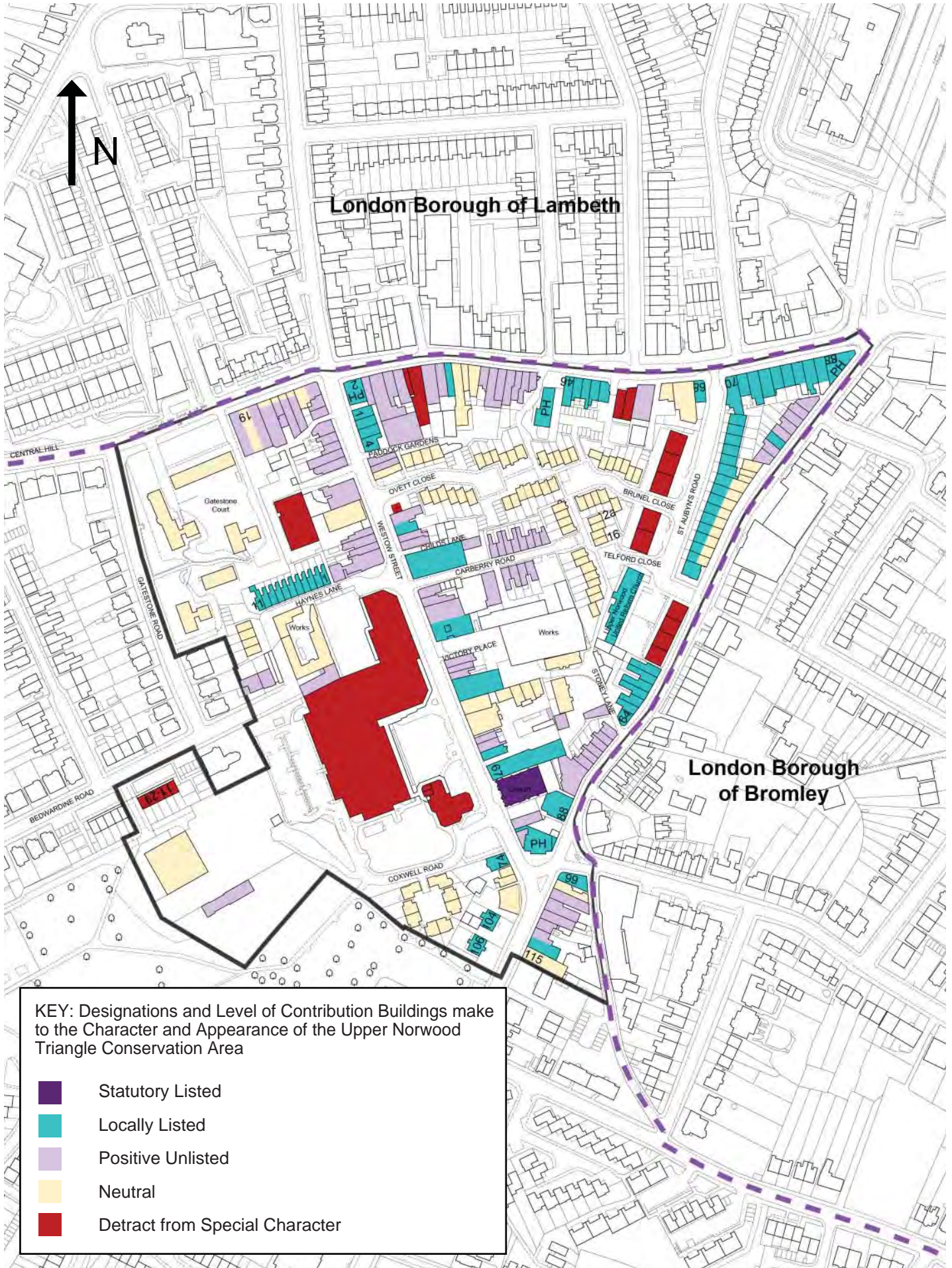
5.2.1 There are a wide variety of architectural styles, features and materials throughout the Upper Norwood Triangle Conservation Area that contribute to its special character. The table on the following page sets out a list of architectural features and building materials found in the Upper Norwood Triangle Conservation Area. There is no building that contains all the architectural features listed on p. 24. Many buildings will contain a selection.



Church of St Augustine and St Helen on Westow Street



The locally listed Forester's Hall on Westow Street



Map 16. The level of contribution buildings make to the special character of the Upper Norwood Conservation Area.

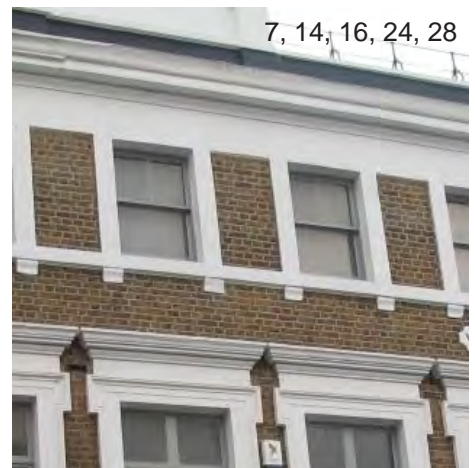
ARCHITECTURAL FEATURES¹

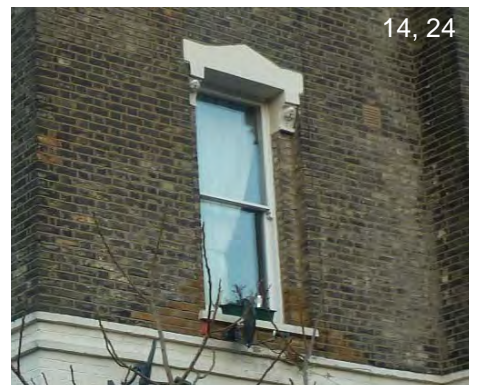
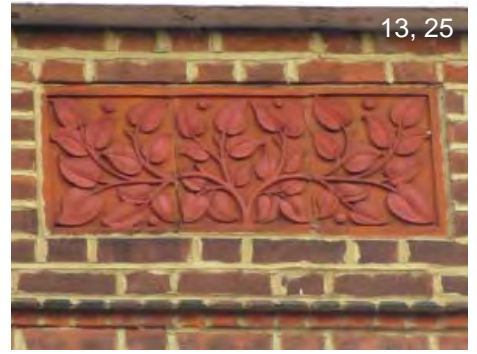
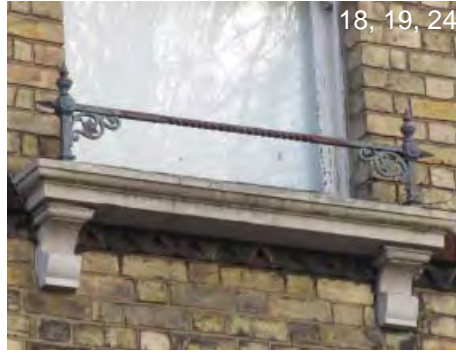
1. Arched entrances, sometimes recessed
2. Brick chimney stacks
3. Dutch gables
4. Parapets
5. Timber barge boards
6. Quoins
7. Cornices
8. Dentils
9. Console brackets
10. Bands or string courses
11. Decorative brickwork
12. Stucco, stone or brick decorative mouldings
13. Brick or terracotta motifs
14. Sash windows
15. Bay windows
16. Architraves
17. Brick or stucco lintels with decorative keystones
18. Projecting window cills supported by brackets
19. Ironwork railings or window boxes
20. Decorative tiles
21. Corbels (shopfronts)
22. Pilasters (shopfronts)
23. Stallrisers (shopfronts)

MATERIALS

24. London stock bricks
25. Red bricks
26. Natural slate roof tiles
27. Stucco render or detailing
28. Stucco / stone detailing
29. Terracotta
30. Timber (windows, doors and shopfronts)
31. Clay (tiles and chimney pots)
32. Iron railings

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





6.0 CHARACTER AREAS

6.0.1 This section provides an overview of the character of roads, or groups of roads, within the conservation area. It analyses individual characteristics and identifies prominent buildings and features that particularly contribute towards the conservation area's special character.

6.1 WESTOW STREET

Statutory listed buildings: Church of St Augustine and St Helen

Locally listed buildings: 1-4 Hollybush Terrace, 19, 25-27, 35, 47-49 (odd), 65, 67 and 73-74 Westow Street

Positive unlisted buildings:

1, 2-26 (even), 3, 17, 21, 23, 36-44 (even), 29-33 (odd), 41-45 (odd), 61, 63, 69, 69A, 73

6.1.1 Westow Street has an interesting mixture of 19th century buildings of a variety of scales and appearances, which reveals the area's origins and pattern of historic development and creates a lively and engaging built environment. Buildings generally have commercial premises at ground floor level with offices or flats above. Shopfronts are generally of a traditional design and many include attractive historic features including corbels and pilasters.

6.1.2 Three storey properties are mostly terraced, with commercial properties at ground floor level. The Victorian buildings are of a high quality design and contain a range of attractive architectural features, including architraves, decorative brickwork, string courses, brackets and other detailing under projecting eaves, and contrasting brick lintels. Numbers 47-49 have particularly attractive decorative terracotta motifs incorporated into their facades. Other

buildings that stand out as being of particular interest include the Old Post Office (number 35), an imposing building of Classical proportions and detailing, including architraves, cornices and timber boxing for Florentine blinds. Hollybush Terrace also stands out with its dark red brick, decorative brickwork mouldings and large corbels with moulded decoration above the pilaster dividing the shopfronts. Forrester's Hall, once used as one of the Croydon Crown Courts, has an striking presence in the street. It is of a simple design with attractive gables and a decorative projecting clock that has intricate cast ironwork and a prominent entrance and pilasters.

6.1.3 The surviving two storey Georgian properties (see photos p.15 and 21) are important historic buildings of a modest scale with Georgian proportions, simple detailing and features including sash windows and parapets. They include the terraces of 1-3 (odd) and 2-8 (even), 40-44 (even) and 41-45 (odd). Numbers 40-44 are a particularly well preserved terrace with attractive consoles and architraves.

6.1.4 The tall spire of the Greek Orthodox Church of St Augustine and St Helen (see photo p.3) is a significant local landmark, and the church's contrasting architectural style and materials contribute to its distinctive presence on the street. The building is built in an Early English style of Kentish Ragstone to the street frontage and spire, with other elevations of London stock bricks with red brick arches. The church is in good external order following stonework repairs in c1999.



Three storey terraced buildings on Westow Street



The Old Post Office, 35 Westow Street



40-44 Westow Street, historic two storey early 19th century buildings

6.1.5 The White Hart public house (see photo p.14) is an important landmark on the corner of Church Road and Westow Street when approaching from the south. The building is virtually unchanged from its construction in the 1890s and has an elaborate and varied roofline, with half hip gables to two elevations and a prominent tower with a pyramidal roof.

6.1.6 Much of the street's western side is dominated by the Norwood Heights Shopping Centre. Although the massing of the supermarket is well shielded from the street by mature trees, the street facing element is of a poor quality design that does not contribute to the character of the area. Greystoke House (numbers 80-86), located at the southern apex of the Triangle, also has a harmful impact on its surroundings due to its over large scale. The modern development at numbers 55-59, although it follows established building lines, is of a poor quality design that mimicks features found elsewhere in the area.

6.1.7 Several streets and lanes lead off Westow Street, including Coxwell Road, Victory Place, Carberry Road, Haynes Lane, Ovett Close and Paddock Gardens.

6.2 WESTOW HILL (INCLUDING PART OF CENTRAL HILL)
 Locally listed buildings: Royal Albert and Sparrowhawk public houses, 20, 42-44 (even), 46-54 (even), 68 and 70-88 (even)
 Westow Hill
 Positive unlisted buildings: 4-10 (even), 16, 18, 28-40 (even), 58-60 (even) Westow Hill; 1, 5-15 (odd), 19 Central Hill

6.2.1 Westow Hill contains the main concentration of shops and restaurants in the conservation

area, with flats or offices in the upper floors of buildings. Unfortunately the unity of the parades has been partly lost through a number of alterations to individual properties, including window replacements, the rendering of brickwork and the removal of original balconies and historic features. The buildings have attractive truncated corners where the building line breaks at St Aubyn's Road.

6.2.2 The quality of shopfront design varies with some high quality timber framed shopfronts of a traditional design and some lesser quality aluminium framed example also present. No. 20, the former Kennedys Sausage shop, has a striking 1930s facade with red brick and green tiling to the shopfront (see photo).

6.2.3 The consistent building line is broken at number 56, which is set back at an angle above the shopfront. This is the former site of the Woodman Inn. The setback and height of the Royal Albert PH also breaks the street line, although the cobbled alley to its right provides attractive views to the rear.

6.2.4 Numbers 6-10 form a three-storey terrace of a simple design with attractive brick detailing at parapet level. Number 4 forms part of the original design of the Sparrowhawk public house, which has an prominent corner presence with Classical proportions and detailing.

6.2.5 Numbers 12-24 and 34-40 are examples of early 19th century historic buildings, although several have unsympathetic alterations to their elevations. 26-32 are a three storey Victorian parade with projecting shopfronts that retain their original decorative pilasters.



Commercial terraces on Westow Hill



Shopfront at 20 Westow Hill (better photo needed)



The Royal Albert public house

6.2.6 46-54 is a tall late Victorian parade, of stock brick with rendered architrave mouldings around Venetian-type windows. The survival of the majority of the sash windows contributes to the historic character of the street, and the elaborate display of greenery at numbers 50-54 makes a positive contribution to the streetscene.

6.2.7 The late parades of numbers 62-68 and numbers 70-88 (including The Cambridge public house) were completed in one phase. These terraces and the public house have consistent window sizes, the remains of decorative mouldings running along both blocks, some cast iron balconies at first floor level accessed by French Windows, decorative pilasters and vermiculated quoins. The Cambridge public house (see photo p.14) is a distinctive corner feature building, the corner emphasized by rusticated moulded quoins and decorative iron railings above the fascia. At street level there are chocolate brown glazed bricks with decorative pilasters formed by yellow and green moulded tiles surrounding windows and doorways.

6.2.8 58-60 is a distinctive 1950s building of red brick with a full height rendered panel encasing several steel-framed windows.

6.2.9 Central Hill is a continuation of Westow Hill beyond its junction with Westow Street / Gypsy Hill. There is a small parade of buildings of varying styles and characters with small mid 19th stock brick houses with projecting shopfronts (7, 9, 11) butting up to the 3 storey red brick of 13-15, and terminated by the rendered facade of no19 which has a Dutch gable and paired Venetian gothic windows.

6.3 CHURCH ROAD

Locally listed buildings:
Cambridge public house, 20, 52-64 (even), 70 84-88 (even), 94, 99, 104, 106 and 113 Church Road

Positive unlisted buildings: 10-18 (even), 22, 24, 66-82 (even) and 101-111 (odd) Church Road

6.3.1 Church Road contains a mix of buildings, some with commercial premises at ground floor level. Many buildings are of a high quality and contribute to the character of the conservation area. Numbers 10-24 is a three storey consistent terrace of buildings, with feature keystones at first floor level and a consistent row of timber shopfronts. Numbers 26-48 are shop extensions to rear of the St Aubyns Terrace houses, occupying their former rear gardens.

6.3.3 St Aubyn's Parade (numbers 52-64) dates from 1893 and is a red brick terrace of shops with a distinctive stone tourelle (part turret) with curved sash windows, and decorative gabled bays marking the centre and end. The roofline was formally surmounted by a series of terracotta urns, with just two remaining above 56. A variety of windows and shopfronts of varying standards have disrupted the unity of the terrace, as have a proliferation of satellite dishes that are visible from the street.

6.3.4 Numbers 66-82 is a terrace of Victorian properties of a simple but attractive design. 84-88 is a symmetrical brick building with high quality detailing.

6.2.5 Numbers 99-115, situated beyond the crossroads with Westow Street, is a terrace of properties of a high quality design. Number 113 is a



Numbers 46-54 Westow Hill



The Cambridge Pub and adjacent terrace (70-88), Westow Hill



Parade at Central Hill



St Aubyn's Parade, Church Road

prominent red brick building with high quality detailing.

6.2.6 Numbers 104 and 106 are early 19th century Classical-style villas of a high architectural quality, which share characteristics with properties to the south within the Church Road Conservation Area.



84-88 Church Road



Upper Norwood United Reform Church

6.4 ST AUBYN'S ROAD

Locally listed buildings: 17-32

6.4.1 The terrace of four-storey houses on the east of St Aubyn's Road are grand in appearance and have feature bay windows projecting to second floor level, which have been removed from two houses harming the unity of the terrace. Their most distinctive features are their pointed entrance canopies with details picked out in red brick and stock brick projecting bands running across the entire terrace at the same level. The blocks of flats on the west of the road were built in the 1980s replacing Victorian terraced housing.



104 Church Road



Houses on St Aubyn's Road



Houses on Carberry Road

6.4.2 The Upper Norwood United Reform Church is a modest single storey stone building with a slate roof, the former Sunday School to the St Aubyn's church, originally constructed in the late 19th century.

6.5 CARBERRY ROAD AND STONEY LANE

6.5.1 Carberry Road is one of several side streets leading from Westow Street. It includes a collection of mid-19th century cottages. Some residential properties have suffered from a range of unsympathetic alterations, however the road retains a light industrial character due to a grouping of brick workshops and a large converted warehouse building behind the Forester's Hall.

6.5.2 Stoney Lane is a cul-de-sac with a narrow entrance off Church Road. Several industrial buildings and a group of blocks of flats are present.

6.6 OVETT, TELFORD AND BRUNEL CLOSES

6.6.1 Brunel Close and Telford Close were laid out as part of redevelopment of most of the inner Triangle in the 1980s with two storey houses. The houses are laid out in irregular terraces in cul-de-sacs with pedestrian links formed through the Triangle.

6.7 PADDOCK GARDENS Positive unlisted buildings: 6 Paddock Gardens

6.7.1 There are several modern developments located on Paddock Gardens, which vary in design quality. Of particular note is the block of flats at number 6 (see photo).

6.8 HAYNES LANE Locally listed buildings: 1-11 Positive unlisted buildings: 18

6.8.1 The row of cottages on the north side of Haynes Lane (see photo on p.21), one of the conservation area's most attractive groupings dating from c1860, are of London stock brick with red brick details. The houses are in a good state of repair and almost all retain their original rounded tripartite sash windows at ground floor level.

6.3.4 Haynes Lane also contains an attractive collection of workshops arranged around a courtyard, which contrasts with the ordered appearance of the cottages and provides premises for small businesses.

6.9 COXWELL ROAD, GATESTONE ROAD AND BEWARDINE ROAD

6.9.1 Coxwell Road leads west from Westow Street to the car park of the Norwood Heights Complex and to Westow Park.

6.9.2 The large residential blocks of Gatestone Court are not built to correspond to the general layout and scale of the conservation area, although the surrounding trees and landscaped setting help to soften their impact.

6.9.3 The early 20th century building in the grounds of Upper Norwood Childrens centre, which forms an important buffer between the rear of the Norwood Heights shopping centre and Westow Park, is a historic structure of some architectural significance.



Houses on Ovett Close



Number 6 Paddock Gardens, high quality new development that references the area's industrial character



Haynes Lane workshops, with 10-11 Haynes Lane visible behind



Early 20th century brick building in the grounds of the Upper Norwood Childrens centre

7.0 CONDITION AND THREATS

7.1 GENERAL CONDITION

7.1.1 The overall condition of the conservation area is variable. The buildings are mostly occupied and a large number of properties are maintained to a high standard. However, many buildings suffer from a lack of maintenance, which could mean that historic features may come under threat from further deterioration, removal or inappropriate replacement. The Upper Norwood Triangle Conservation Area was included on the English Heritage Buildings at Risk Register in 2010 but was removed in 2011.

7.1.2 The public realm is generally in a good condition, with high quality paving and largely well-sited street furniture. Generally bins have adequate storage and are not visible from the highway. Some street furniture is in a poor condition and would benefit from repair, replacement or removal.

7.2 BUILDINGS AT RISK

7.2.1 69A Westow Street has been in a poor condition for many years. It is one of the conservation area's oldest surviving buildings, dating from the early 19th century. It is now in a semi-derelict state.

7.2.2 Following an appeal hearing in 2010 over refused Conservation Area Consent for demolition of the building, the Planning Inspectorate ruled that it is unrealistic to insist on the building's retention. Subject to the submission of a planning application for a replacement building of an acceptable design, permission should be granted for its demolition.



Buildings in a poor state of repair



Inappropriate render applied to a building on Westow Hill



69A Westow Street in 2013

7.3 KEY THREATS AND NEGATIVE ISSUES

7.2.1 While insensitive development can instantly harm the conservation area's special character, negative change can often occur incrementally through alterations that do not require planning permission, or that occurred prior to the area's designation. The quality of the public realm also has a significant impact on the character and appearance of the area.

7.2.2 The conservation area is at risk from threats to its special character and appearance. Existing and potential threats are outlined in the box to the right, categorised as to whether they impact directly on buildings or the wider streetscape:

THREATS TO BUILDINGS

1. Partial or total demolition of historic buildings
2. Poor maintenance of buildings
3. Poor quality new development
4. Loss of historic architectural features
5. Introduction of poor quality new features and materials
6. Poor quality design and materials of new shop fronts and signage
7. Poorly designed and / or oversized extensions
8. Mansard roof extensions or dormer windows to street-facing roofs
9. Replacement of timber windows with uPVC or aluminium alternatives
10. Application of render / pebbledash render to exposed brick elevations
11. Re-pointing of brick walls with cement mortar
12. Installation of satellite dishes to roofscapes or front elevations
13. Solid shutters installed to shopfronts
14. Plot amalgamation resulting in buildings not in line with the established urban grain of the area
15. Loss of chimneys
16. Installation of poorly-sited renewable energy technologies and other building services
17. Commercial signage, particularly estate agents boards, cluttering building elevations

THREATS TO STREETSCAPE

1. Poor highway works or paving
2. Excessive traffic road markings
3. Loss of historic cobbled streets
4. Poor siting and upkeep of street furniture
5. Street clutter from street furniture, including A-boards
6. Loss or unsympathetic alterations to boundary walls, fences or hedges
7. Graffiti
8. Fly-tipping



MANAGEMENT PLAN

This Management Plan provides area-specific guidance on development and maintenance in and enhancement of the Upper Norwood Triangle 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.

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 At present there is one statutorily listed building within the Upper Norwood Triangle Conservation Area (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 Many buildings in the Upper Norwood Triangle Conservation Area are locally listed (please see section 5.2). 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. Please see section 8 of the *Conservation Area General Guidance SPD*.

8.5 ARCHAEOLOGICAL INVESTIGATIONS

8.5.1 As the Upper Norwood Triangle is not located in an Archaeological Priority Zone (see section 2.3) it is unlikely that development would require archaeological investigations.

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*. The development guidelines provided below supplement these general guidelines, providing area-specific principles that respond to the particular challenges for proposed development in the Upper Norwood Triangle Conservation Area.

9.0.2 Most work undertaken to buildings in the Upper Norwood Triangle requires planning permission.

9.1 DEMOLITION

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

9.1.2 Historic two storey late Georgian buildings are particularly at risk from redevelopment. Due to their historic significance and contribution they make towards the varied character of the Upper Norwood Triangle, demolition of these buildings will be resisted.

9.1.3 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 there are acceptable plans for the site following demolition. 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 Upper Norwood Triangle Conservation Area. Therefore 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 (see map 15).

9.2.2 The layout of proposed new development should respect the established urban grain and historic building lines of existing development in the Upper Norwood Triangle Conservation Area, as well as the height, scale and massing of adjacent and nearby buildings (please

see section 3.3). The impact of development on oblique views of the street should be carefully considered.

9.2.3 Careful attention should be paid to introducing amenity space where possible. All development within the Triangle should include through-access and amenity space.

9.2.4 Materials should be chosen to complement and respect the predominant materials found throughout the conservation area, as identified in section 5.3.

9.2.5 For general guidance on new development in conservation areas please see section 5.2 of the *Conservation Area General Guidance SPD*.

CASE STUDIES OF RECENT NEW DEVELOPMENTS

There are several examples of new development of a varying quality that has been constructed in the conservation area in recent years:

6 PADDOCK GARDENS

This is an example of new development of a high quality design and materials, referencing the light industrial character of some buildings in the Upper Norwood Triangle Conservation Area.



15-20 PADDOCK GARDENS

This is a new development, built on land to the rear of 22-34 Westow Hill has not successfully integrated with its surrounding context. Unlike other developments in the inner Triangle it has no through access and its design does not respond to the character of the wider area.



53-55 WESTOW STREET

9.2.7 This is a development that in many ways respects the established character of the street. However rather than interpreting the character of the area, the building its design is of a poor quality, lacking articulation and depth, being a pastiche imitation of adjacent buildings



9.3 CONVERSION OF PROPERTIES

9.3.1 All proposed property conversions should not result in harm to the external character and appearance of buildings. All properties facing onto commercial high streets should maintain a commercial use at ground floor level.

9.4 EXTENSIONS

9.4.1 Roof extensions visible from a public highway will be unlikely to be permitted due to the disruption of the predominant rhythm and proportions of the existing roofscapes in the conservation area. Mansard roofs and large dormer windows to front roofscapes, as well as roof extensions to two storey Georgian buildings, will generally not be permitted due to the detrimental impact on the design and character of the original building.

9.4.2 If it is considered possible to accommodate a roof extension to a property, it should be set back from the front building line so as to not be visible from the street and should be of a simple, unobtrusive and visually light-weight design so as to not dominate the host building.

9.4.3 Most proposed rear extensions will not be visible from the street and therefore not have a direct impact on the character and appearance of the conservation area. However all rear extensions must be careful not to adversely impact on the visual amenity of adjacent occupiers and should be subservient in scale to the host building. Where a proposed rear extension is visible from the street, careful consideration must be given to its impact and design.

9.4.4 All proposals for extensions should be in line with the requirements of SPD2: Residential Extensions and Alterations and section 5.3 of the *Conservation Area General Guidance SPD*.

9.5 WINDOW REPLACEMENT

9.5.1 Many historic buildings in the Upper Norwood Triangle Conservation Area have timber sliding sash or casement windows. Original or traditional style windows should be retained and repaired.

9.5.2 If, following advice from a professional joiner, windows are found to be beyond repair then replacements, which in most cases will require planning permission, should match the original window design and be of timber construction and should be double glazed. The proposed use of uPVC or aluminium as a replacement material for original or traditional style timber windows will not be permitted as their proportions, opening methods, shiny plastic appearance, and light reflection are all at odds with the character of historic buildings.

9.5.2 Windows of other traditional materials should also be retained and repaired if possible. If replacements are sought then they should also be on a like-for-like basis in terms of design and materials.

9.6 BRICK WALLS

9.6.1 Originally exposed brick walls should not be clad, rendered or painted as the colour and texture of existing brick walls contributes towards the conservation area's special character.

9.6.2 All re-pointing of walls should be carried out with a lime based mortar to ensure historic buildings can extract

any moisture that might build up in the walls so as to prevent the build up of damp. The use of cement mortar can harm the performance of historic buildings.

9.7 HISTORIC FEATURES

9.7.1 Historic architectural features make an important contribution to the conservation area's special character (see section 5.3). Special attention should be paid towards preserving important historic features present on these buildings. All development proposals should seek to retain and restore historic features if appropriate.

9.8 SHOPFRONT DESIGN AND SIGNAGE

9.8.1 All proposed new shopfronts should respond to the established local context of traditionally designed shopfronts and should respect the period and character of their host buildings. Shopfronts of a contemporary design will not be considered appropriate in historic buildings. All shopfronts should be of timber construction.

9.8.2 All proposed signage should be in line with the guidance in *Shopfronts and Signage SPG* and in section 5.13 of the *Conservation Area General Guidance SPD*.

9.9 DEVELOPMENT AFFECTING SETTING OF THE CONSERVATION AREA

9.9.1 As the conservation area boundary runs along Westow Hill and Church Road, there is a high potential for development or changes to existing buildings to affect the direct setting of the conservation area.

9.9.2 All development that affects the conservation area's setting should seek to preserve and enhance the conservation area's setting.



The historic Upper Norwood Library makes an important contribution to the streetscape of Westow Hill, in the direct setting of the Upper Norwood Triangle Conservation Area



A high quality new traditional style shopfront successfully integrated within a new development on Westow Street.



Unauthorised replacement uPVC windows that have had a negative impact on the character of the host building, which would originally have had timber sash windows

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 Crystal Palace, to which the Crystal Palace Community Association plays 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. 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 In order to ensure the survival of important architectural features regular attention is needed to stop them falling into a state of disrepair. The Council therefore recommends that regular maintenance is undertaken to retain the collective value of the attractive features present in the area. The need for minor works, if left unattended, may result in unnecessary decay and damage, which could lead to the need to conduct more complex and expensive repair works at a later date. Basic maintenance recommendations include:

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

- The regular re-painting of timber features

10.1.2 For more information please see section 6 of the *Conservation Area General Guidance SPD*.

10.2 REPAIR, RESTORATION AND REINSTATEMENT OF ARCHITECTURAL FEATURES

10.2.1 The conservation area would be enhanced through the repair, restoration or reinstatement of damaged or lost architectural features, including:

- Decorative window and door surrounds
- Stucco / stone detailing and plasterwork mouldings
- Decorative motifs or string courses
- Ironwork railings

10.2.2 All development proposals that include existing buildings should include the provision for the re-instatement of lost features and the removal of later additions that have harmed a building's character



Historic features in the process of being repaired at 26 Westow Hill

10.3 CONSERVATION AREA SIGNAGE

10.3.1 The Council in principle support 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.

10.4 PUBLIC REALM IMPROVEMENTS

10.4.1 Routine maintenance of the public realm occurs as part of the ongoing cycle of maintenance within Croydon. 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's Public Realm Design Guide (please see Appendix for details).

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

10.4.3 All new street furniture should be located so as to have the minimum amount of impact on the public realm.

10.5 ENERGY EFFICIENCY IMPROVEMENTS

10.5.1 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.

10.5.2 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 SPD*.

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
- Institute for Historic Buildings Conservation (IHBC)
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)
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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 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

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

Crystal Palace Community Association
Contact: John Payne (Chairman): Email: cpc@onetel.com

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

Norwood Society
Contact: Philip Goddard (Chairman of the Planning Sub-committee)
Email: goddard.pj@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

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

Turkish

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

Urdu

