

# CHATSWORTH ROAD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



SUPPLEMENTARY PLANNING DOCUMENT

---

CROYDON COUNCIL

# CONSERVATION AREA DESIGNATION

10 October 2008

## ISSUE

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

This document is available to view and download online at:  
[www.croydon.gov.uk/environment/conservation/conservationareas](http://www.croydon.gov.uk/environment/conservation/conservationareas)

## IMAGE CREDITS

Historic photographs supplied by the Croydon Local Studies and Archives Centre.

All photographs supplied by London Borough of Croydon unless otherwise specified.

Maps reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2011. Ordnance Survey Licence Number 100019257, courtesy of Croydon Council

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

# CONSERVATION AREA GENERAL GUIDANCE

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

Other Supplementary Planning Documents are also available online via the Croydon Council website:  
[www.croydon.gov.uk/planningandregeneration](http://www.croydon.gov.uk/planningandregeneration)

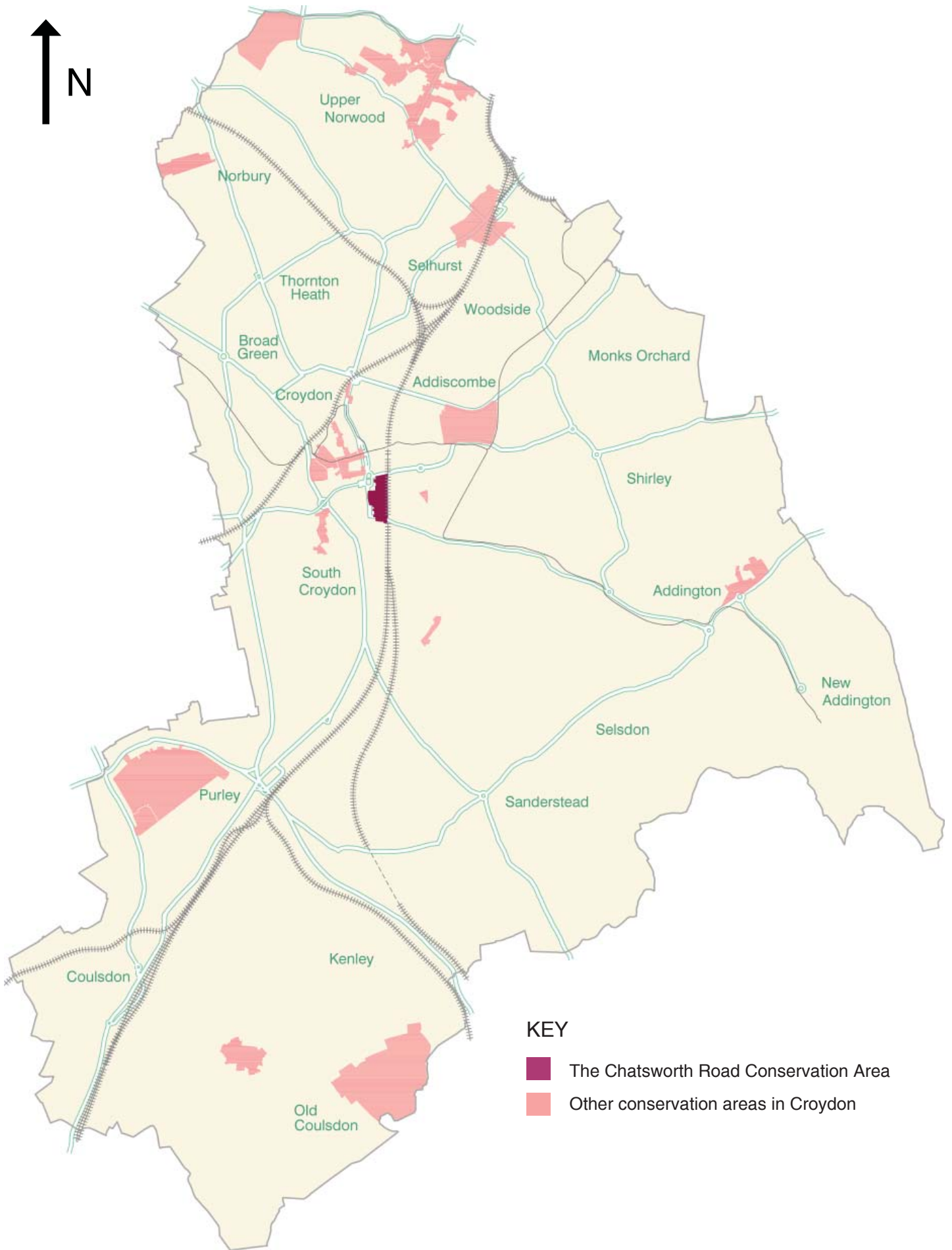
## PUBLISHED BY

CROYDON COUNCIL  
Taberner House  
Park Lane  
Croydon CR9 1JT  
[www.croydon.gov.uk](http://www.croydon.gov.uk)

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

# CONTENTS

1.0	INTRODUCTION	01	PART 2: MANAGEMENT PLAN	31	
1.1	What is a Conservation Area?	03			
1.2	What is a Conservation Area Appraisal and Management Plan?	03	8.0	ADDITIONAL CONSIDERATIONS	32
1.3	What is this Document's Status?	03	8.1	Locally Listed Buildings	32
1.4	Community Involvement	03	8.2	Article 4 Directions	32
1.5	Designation Background	04	8.3	Building Regulations	32
1.6	Statement of Special Character	04	8.4	Energy Efficiency	32
1.7	Character Areas	04	8.5	Archaeological Investigations	32
	PART 1: APPRAISAL	05			
2.0	CONTEXT	06	9.0	DEVELOPMENT GUIDELINES	33
2.1	Location and Setting	06	9.1	Demolition	33
2.2	Historic Development	08	9.2	New Development	33
2.3	Archaeological Significance	11	9.3	Development Affecting the Conservation Area's Setting	34
3.0	TOWNSCAPE CHARACTER	12	9.4	Extensions to Existing Buildings	34
3.1	Layout and Plan Form	12	9.5	Changes of Use	35
3.2	Density and Land Uses	13	9.6	Window Replacement	35
3.3	Massing	13	9.7	Infill of Porches	36
3.4	Topography	13	9.8	Cladding, Rendering or Painting of Walls	36
3.5	Views	13	9.9	Front Gardens	36
4.0	STREETSCAPE CHARACTER	14	10.0	ENHANCEMENT	37
4.1	Public Realm and Open space	14	10.1	Maintenance	37
4.2	Street Furniture	14	10.2	Repairing, Restoring and Re-Instating Architectural Features	37
4.3	Greenery and Trees	15	10.3	Management of Front Gardens	38
5.0	ARCHITECTURAL CHARACTER	16	10.4	Re-Instating Front Gardens and New Planting	38
5.1	General Architectural Character	16	10.5	Refuse Storage	38
5.2	Historic and Architectural Significance of Buildings	16	10.6	Plaques for Locally Listed Buildings	38
5.3	Key Architectural Features and Materials	18	10.7	Conservation Area Signage	38
			10.8	Public Realm Improvements	38
			10.9	Tree Management	38
6.0	CHARACTER AREAS	21	11.0	APPENDIX	39
6.1	Chatsworth Road	21	11.1	Useful Websites and Other Relevant Information	40
6.2	Barclay Road	22	11.2	Contacts	41
6.3	Friends Road	22			
6.4	Woodstock Road	23			
6.5	Beech House Road	24			
6.6	Mulgrave Road	25			
6.7	Eden Road	26			
6.8	Coombe Road	26			
6.9	Park Lane	27			
7.0	CONDITION AND THREATS	28			
7.1	General Condition	28			
7.2	Key Threats	28			



**KEY**

- The Chatsworth Road Conservation Area
- Other conservation areas in Croydon

Map 1. The location of the Chatsworth Road Conservation Area and other conservation areas in Croydon.

# INTRODUCTION





Above: Map 2. The boundary of the Chatsworth Road Conservation Area  
 Previous Page: Terracotta detailing on a building within the conservation area

# 1.0 INTRODUCTION

## 1.1 WHAT IS A CONSERVATION AREA?

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

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

1.2.1 A *Conservation Area Appraisal and Management Plan* is a document produced to supplement Croydon's Local Plan, the London Plan, and Croydon's *Conservation Area General Guidance*. An Appraisal defines the principal qualities that constitute the conservation area's special character and identifies its current condition and threats. A Management Plan addresses the issues raised in the Appraisal and provides area-specific development guidelines to supplement those provided

in Croydon's *Conservation Area General Guidance*; potential enhancement schemes are also explored. Please see section 1.5 of the *Conservation Area General Guidance*, for further information.

## 1.3 WHAT IS THE STATUS OF THIS DOCUMENT?

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

## 1.4 COMMUNITY INVOLVEMENT

1.4.1 The Mid Croydon Conservation Area Advisory Panel (see section 1.5 of the *Conservation Area General Guidance*) and the Chatsworth Road Residents Association supplied information to inform this document

prior to public consultation, which ran from 1 August to the 28 September 2012. The draft SPD on the Council's website and hard copies were available from local libraries. Site notices were placed in the conservation area, letters were sent to all properties located within its boundary, an article was published in the Croydon Guardian and an event was held at the Town Hall on 6 September 2012.

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

## 1.5 DESIGNATION BACKGROUND

1.5.1 The Chatsworth Road Conservation Area was designated in October 2008 as part of the borough-wide review of conservation areas and local areas of special character, to assert its historic and architectural significance.



Houses on Chatsworth Road, showing the collective value of a terrace of houses in the Chatsworth Road Conservation Area



A deep recessed porch with decorative brick moulding and a patterned terracotta string course above

## 1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Chatsworth Road Conservation Area contains a substantial grouping of late Victorian and Edwardian houses, many of which are of a high architectural quality and fifteen of which are locally listed. Many buildings in the area are adorned with delicate and detailed decorative architectural features, which greatly enriches the overall character and appearance of the area. The common architectural characteristics and features constitute a level of architectural cohesion and a notable group value of buildings. The character and form of the area from its original design and layout is largely unchanged.

1.6.2 The area is a quiet and relatively secluded enclave close to Croydon's town centre. Buildings are sited within relatively large plots and set back from the wide, mostly tree-lined, roads. There is a dramatic contrast in age, scale and density

between the surrounding large municipal and office buildings and the two and three storey houses within the area.

## 1.7 CHARACTER AREAS

1.7.1 Due to the grid layout of roads within the conservation area, each street is assessed in this document as an individual character area.

1.7.2 Section 6 provides further assessment and analysis of the significance of each road in the following order:

- Chatsworth Road
- Barclay Road
- Friends Road
- Woodstock Road
- Beech House Road
- Mulgrave Road
- Eden Road
- Coombe Road
- Park Lane

1.7.3 It is important to note that the assessments made in this document are non-exhaustive and further elements of architectural or historic interest may be present.



10-12 Woodstock Road, a pair locally listed semi-detached houses of a high architectural quality, with significant surviving features and detailing



# APPRAISAL



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

## 2.0 CONTEXT

### 2.1 LOCATION AND SETTING

2.1.1 The Chatsworth Road Conservation Area, situated in the Fairfield Ward, lies to the south-east of Croydon's town centre. Although the nearby gyratory and road system have a major impact on the wider area, this is largely unfelt on the conservation area's quiet streets. The conservation area is bounded to the west and south by the historic thoroughfares of Park Lane and Coombe Road, and to the east by the main London-Brighton railway. Across the railway lines lies Park Hill, which is on Croydon's local list of historic parks and gardens and contains the Grade II listed Water Tower. The effect of train noise on the area is limited. Barclay Road completes the rectangle and provides separation from larger buildings on the edge of central Croydon, such as the Law Courts, Taberner House and Fairfield Halls.

2.1.2 On the opposite side of Park Lane from Beech House Road, lies the Grade II listed Society of Friends Hall and the adjacent locally listed Friends House. Since roughly 1721 the site has been the local quarters of the Society of Friends (Quakers). The Arts and Crafts style Friends Hall, designed in 1908 by William Curtis Green, has a steeply pitched roof that reflects its key internal feature - the timber truss roof supported by pine columns. For further information on listed buildings please see section 4.5 of the *Conservation Area General Guidance*.

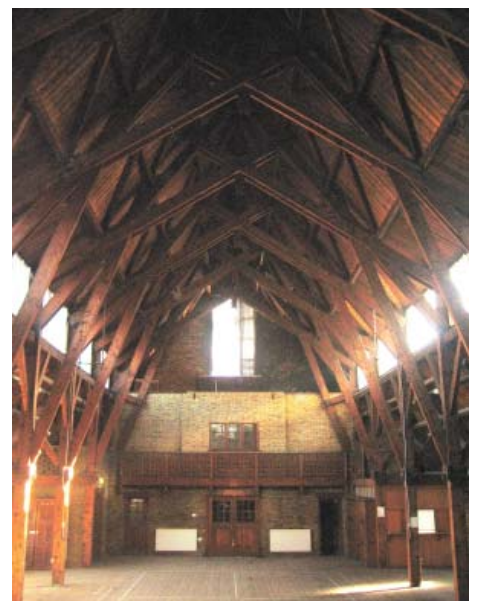
2.1.3 Other buildings on the west side of Park Lane, directly facing the conservation area's boundary, date from a similar period as houses within the conservation area and share many characteristics with its historic properties.



Park Hill, looking north-west

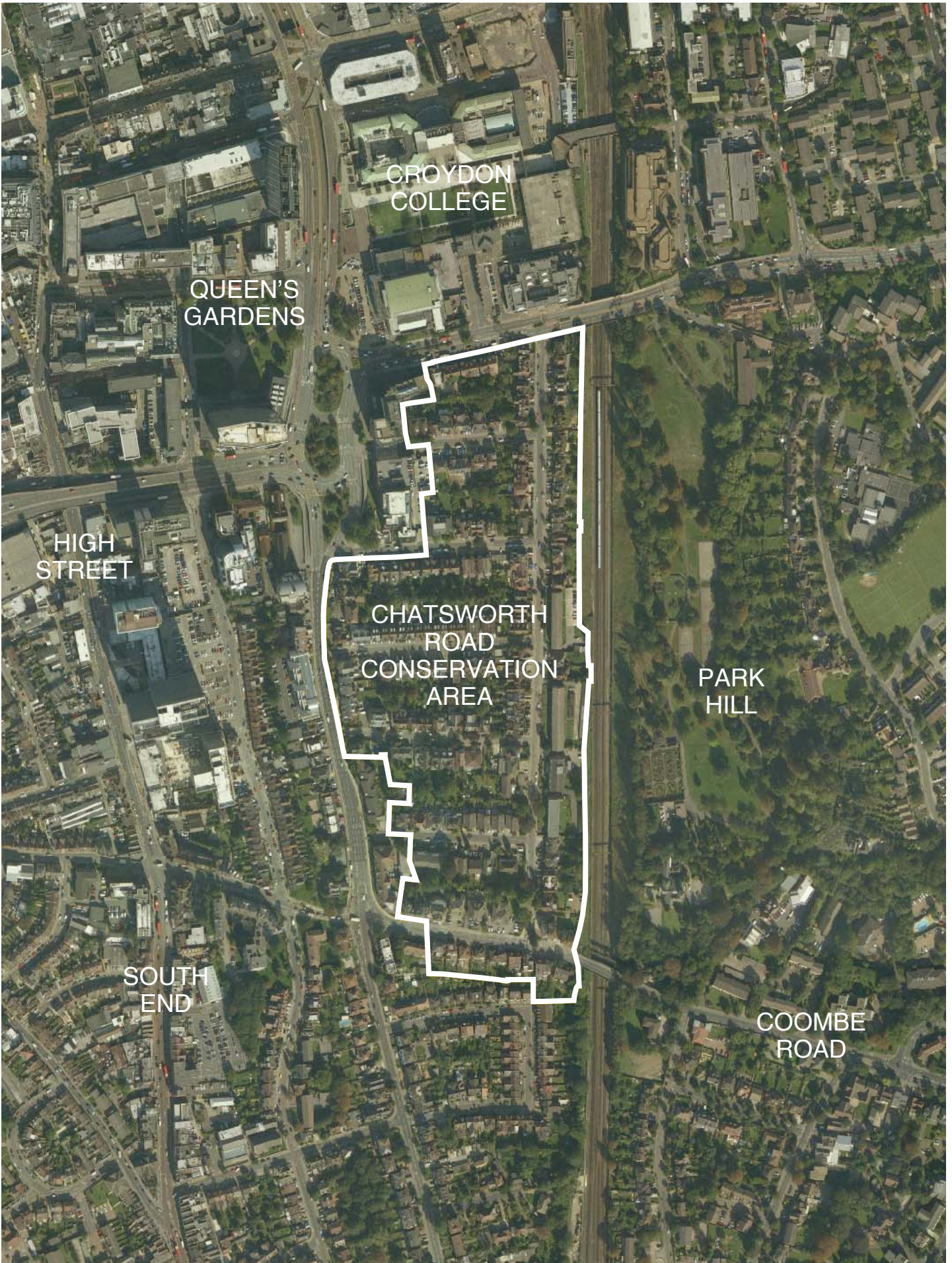


Society of Friends Hall and Friends House



Truss timber roof in the Society of Friends Hall

Previous page: Terracotta detailing on a building in the conservation area



Aerial photograph of the Chatsworth Road Conservation Area and the surrounding area

## 2.2 HISTORICAL DEVELOPMENT

2.2.1 Up until the mid-C19th the land on which the conservation area is now situated was largely undeveloped, although Park Lane and Coombe Road were well established thoroughfares (see map 3). Sections of land were occupied by the large gardens attached to Beech House and Grove House.

2.2.2 By 1868 Woodstock, Mulgrave and Eden Roads had been laid out (see map 4). These roads were connected to Coombe Road by the southern half of the present-day Chatsworth Road. By this time some villas had been built on the north of Coombe Road, including numbers 37 and 39 that still stand today.

2.2.3 Later in the C19th land that was previously attached to large properties was sold off and further development occurred in the area. By 1890 Barclay Road and Friends Road had been built and the northernmost section of what is now Chatsworth Road, initially named 'Penn Road', was laid out to connect the two (see map 5). A number of detached and semi-detached villas were then built along Chatsworth and Friends Roads and in the plot bounded by Mulgrave and Woodstock Roads.

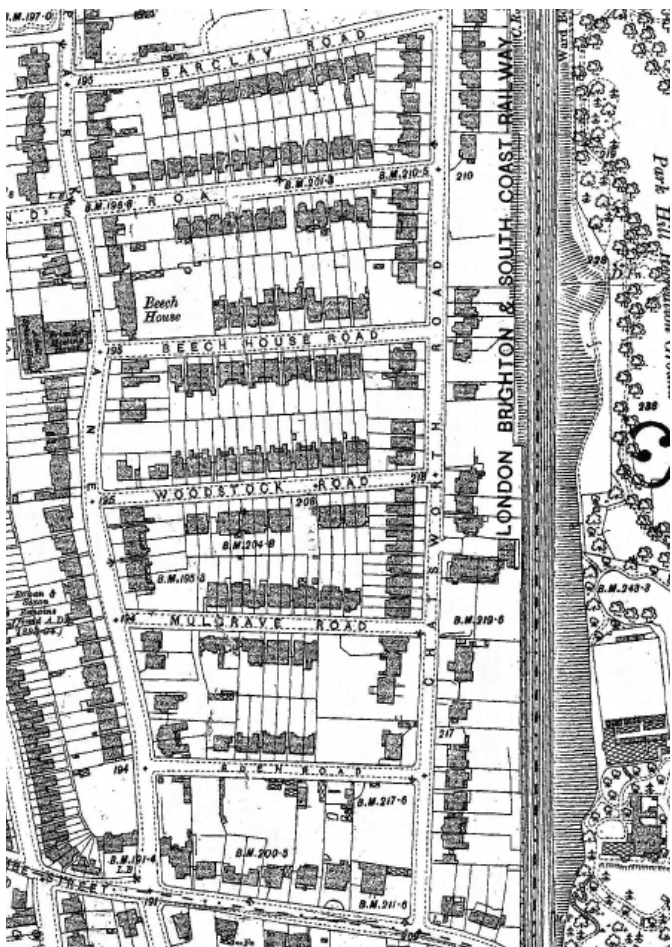
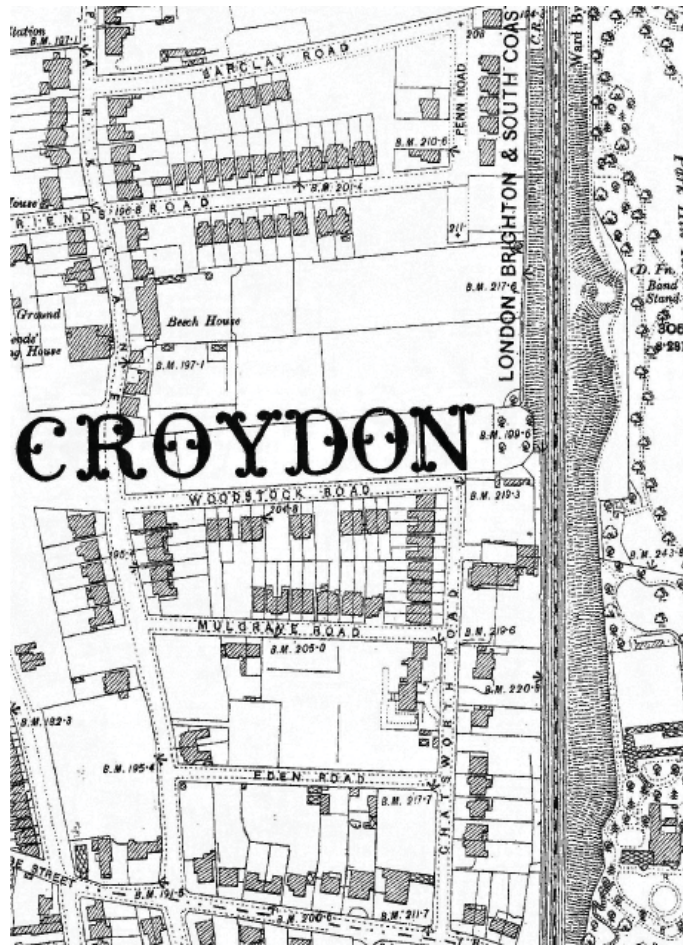
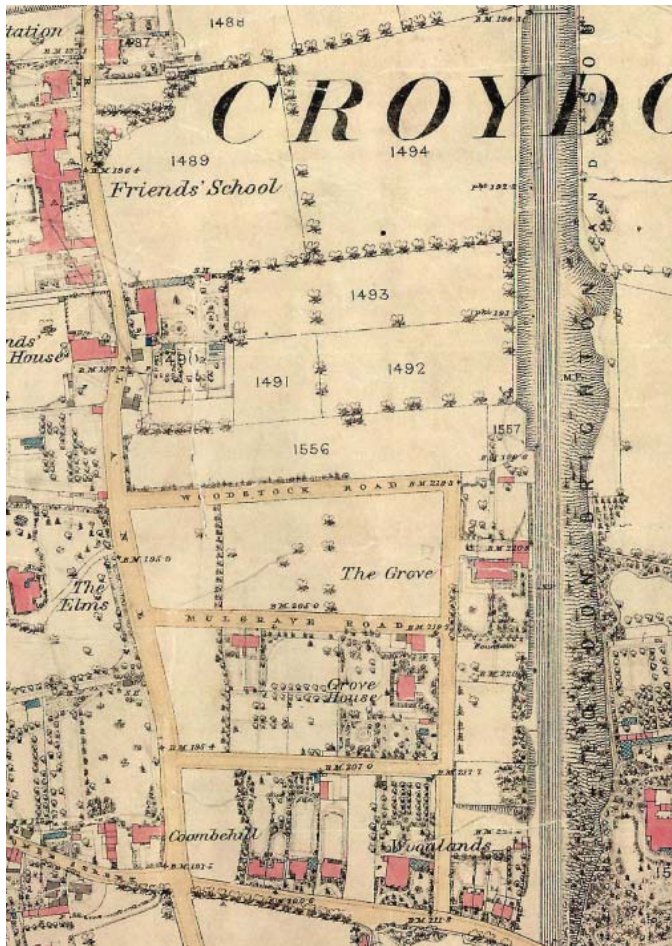
2.2.4 By 1910 most of the historic buildings now located within the conservation area had been constructed (see map 6). Beech House and Grove House (now demolished, see photo) still stood, however with much smaller gardens. Between 1890 and 1910 the garden of The Grove (now demolished) on Chatsworth Road shrunk by half as a result of new development, though at this stage Chatsworth



Map 3: Extract from Rocque's Map of c.1748, showing central Croydon - the location of the Chatsworth Road Conservation Area is circled in red



Historic photograph of Grove House c.1952-3



Maps 4-7: 1868 (top left), 1890 (top right), 1910 (bottom left) and 1954 (bottom right) Ordnance Survey Maps

Road was developed at a much lower density than it is today, as was Eden Road.

2.2.5 The streets and houses now contained within the conservation area underwent little change between 1910 and the middle of the C20th (see map 7). All of the Georgian, Victorian and Edwardian buildings survived bomb damage in World War II. However, significant redevelopment in Croydon's town centre from the 1950's onwards, particularly centred on Wellesley Road, inevitably affected the conservation area. The greatest change was the introduction of the Park Lane gyratory which sacrificed a large portion of Barclay Road, Friends Road and Beech House, including the Friends School and Beech House, and required the Friends Meeting House to be rebuilt adjacent to the Friends Hall.

2.2.6 The Police Station, built in 1967-80 to the designs of J. Innes, chief architect to the Metropolitan Police, and St Crispin's House are other large developments that directly impact upon the area. Although both buildings are of a different character and scale compared to those within the conservation area they help to create a barrier between the busy road system and the quiet streets.

2.2.7 The Croydon Spiritualist Church was constructed in the early 1950's following the demolition of Grove House in 1952-53. Immediately to the north of the church is the altered remains of an ancillary wing to Grove House, which has been known in the C20th as 'Chatsworth Hall'. The Grove was also demolished and the site redeveloped with flats; other large blocks were built

in the remaining gap sites on Chatsworth Road through the 1960's and 1970's. Infilling and replacement of some older properties with flats continued prior to the conservation areas designation. The area has upheld its residential character amid increasing pressure for re-development and incremental change.

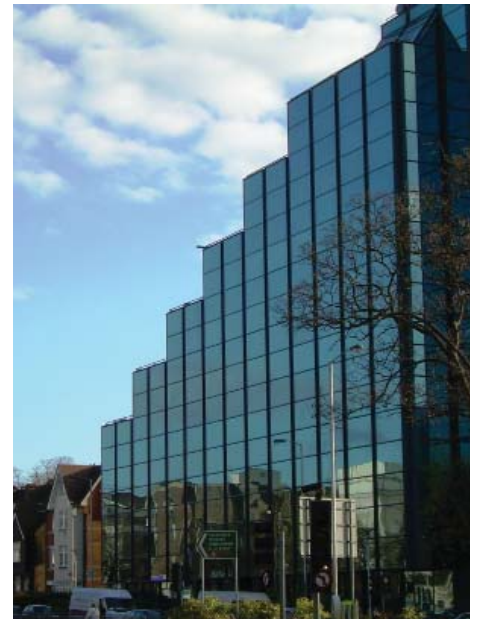
### 2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 The majority of the Chatsworth Road Conservation Area is located in the Croydon Archaeological Priority Zone (APZ), indicating a high probability of archaeological interest below ground (see map 8). Please see section 4.5 of the *Conservation Area General Guidance* for further information.

2.3.2 Previous finds from excavations within the conservation area include a Mesolithic flake on Friends Road and a Neolithic axe on Beech House Road. A significant Anglo Saxon cemetery was discovered near to 82-86 Park Lane in 1992, which also provided evidence of pre-historic, Bronze Age and Medieval activity, as well as the chalk and brick footings of a C18th wall. 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 details).



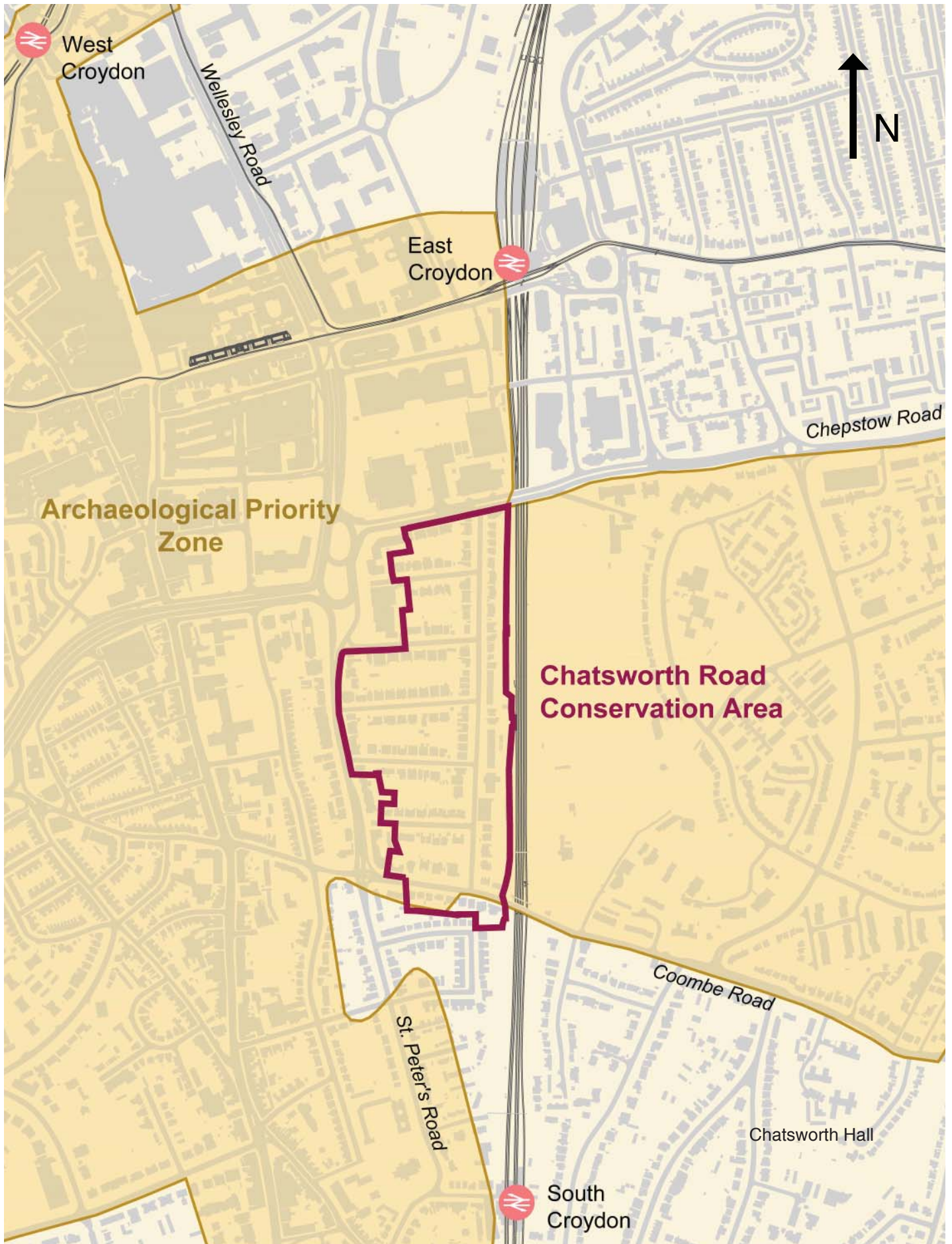
The Police Station, Beech House Road



St Crispin's House, Park Lane



Above (left) a historic photograph of Chatsworth Hall (Croydon Times) and (right) as it is today, now the Croydon Employment and Support Service



Map 8. The relationship of the Chatsworth Road Conservation Area to the Central Croydon Archaeological Priority Zone (APZ), in which almost all of the conservation area is located

## 3.0 TOWNSCAPE CHARACTER

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

### 3.1 LAYOUT AND PLAN FORM

3.1.1 The conservation area's shape and layout derives from its ladder formation of five near-parallel east-west streets bounded by Chatsworth Road to the east and Park Lane to the west. Small groups of houses, mostly consisting of semi-detached pairs, provide spatial and architectural cohesion to different parts of the conservation area. Buildings are street facing and set in a linear fashion along broadly straight streets with consistent building lines.



3.1.2 Generally plots are rectangular with a width to length ratio of 1:4 or 1:5. Many properties occupy almost the complete width of the plots and generally the sizes of the rear gardens to the properties are half of the total plot sizes. The properties themselves and their front gardens usually occupy the other half of the plots.

### 3.2 DENSITY AND LAND USES

3.2.1 An overall sense of spaciousness exists due to the reasonably wide roads and pavements and low-level of development. Street widths are generally between 11m and 13m. Spaces formed between the parallel rows of houses vary according to the presence of

street trees and front gardens. Houses are consistently set back on most streets, between roughly 4.6m and 5.7m, though there is a larger setback on Chatsworth Road of between 6m and 6.5m, and between 7m and 11m on Coombe Road. There has been no major back-land development in the area.

3.2.2 Land-uses in the conservation area are mostly residential (please see map 9). A small concentration of buildings in commercial use exists to the north, closer to Croydon's town centre. A number of community facilities are also present, including doctors and dental surgeries, a church and an employment centre; a police station is located just outside its boundary.



Some examples of visually consistent terraced housing in the area of 2-3 storey houses with roof accommodation



Views within and without of the conservation area: above: view west down Mulgrave Road; top right: View east up Beech House Road; bottom right: view east up Woodstock Road



### 3.3 MASSING

3.3.1 Buildings in the conservation area are mostly of two or three storeys. Generally roofs are steeply pitched but vary in design detail and size. This variety contributes towards the area's rich picturesque character.

### 3.4 TOPOGRAPHY

3.4.1 Chatsworth Road effectively runs along a level of c.70m above sea level. Friends, Beech House, Mulgrave, Woodstock and Eden Roads run gently down-slope from east to west to a height of between c.60m and c.65m above sea level. This sloping becomes progressively more pronounced to the south of the area, with Eden and Woodstock Roads having a steeper incline than Friends and Beech House Roads.

### 3.5 VIEWS

3.5.1 Views in and out of the conservation area (please see map 9) are linear due its layout. There is a long view along Chatsworth Road, interrupted only by trees. Views from west to east end on the eastern side of Chatsworth Road; trees on Park Hill are visible behind. Views from east to west initially end at Park Lane, however substantial taller buildings are visible behind. Croydon's town centre is part of the conservation area's setting. Views of existing and future high-rise development may alter long views from the conservation area.



Map 9: Land uses and views in and out of the Chatsworth Road Conservation Area in 2012

## 4.0 STREETScape CHARACTER

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

### 4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 The public realm in the conservation area is generally of a high quality, and is characterised by a sense of suburban openness as a result of the wide roads, pavements and presence of front gardens in many parts of the conservation area.

4.1.2 Streets with intact boundary treatments and mature planting, such as Mulgrave Road, vary greatly in character from one which has been stripped back to a continuous series of hard surfaces, such as Woodstock Road.

4.1.3 There is no usable public open space beyond that of the roads and pavements. As a consequence private footways and front gardens, which are highly visible from the street, make an important contribution to the quality of the streetscape.

4.1.4 The general standard of maintenance of front gardens varies. Some areas are poorly maintained with a predominance of hard surfaces for parking, limited planting and visible bins, all of which have a negative impact on the overall appearance of the conservation area. Well maintained front gardens with a combination of soft landscaping and planting enhance the area's overall character and have a positive impact on the public realm.

4.1.5 The asphalt footways with granite kerbs are generally in good condition.

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

### 4.2 STREET FURNITURE

4.2.1 At present the streetscape is uncluttered due to a relatively small amount of unnecessary street furniture. Some elements, such as signage and advertisements attached to lamp-posts, detract from the overall character of the area.

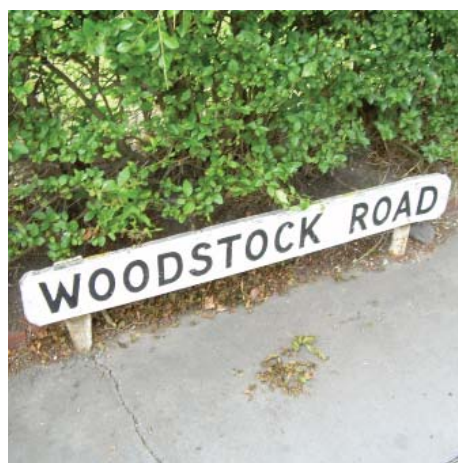
4.2.2 There is some traditional-style and historic street furniture present that positively contributes to the character of the area. This includes a historic George V post box on Chatsworth road, which dates from between 1910-1936, several lamp-posts, several historic road signs and an attractive historic wall at the south end of Chatsworth Road.



Historic George V cast iron post box on Chatsworth Road



Historic wall at the south end of Chatsworth Road



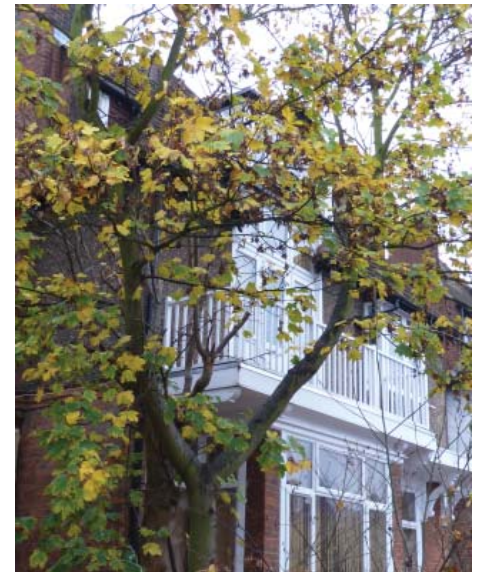
Traditional-style road sign

### 4.3 GREENERY AND TREES

4.3.1 There is a range of street trees present in public areas, as well as some additional trees and planting on private land, all of which makes a significant positive contribution to the area's attractive character. Where street trees are established and well maintained, for example on Mulgrave Road (see section 6.6 below), the quality of the area is greatly increased. In some areas the lack of trees and planting has a negative impact on the quality of the public realm.



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



Some examples of trees and planting on both public and private land in the conservation area



Copper beech trees and low walling and fenced boundary treatments on Mulgrave Road, contributing to the high quality streetscape

## 5.0 ARCHITECTURAL CHARACTER

### 5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 A broad C19th / early C20th Arts and Crafts aesthetic dominates the conservation area, and buildings demonstrate a mixture of Gothic Revival, Italianate, Queen Anne, 'Tudorbethan', and Arts and Crafts styles.

5.1.2 The predominant building types in the area are detached and semi-detached villas, mostly dating from the Victorian and Edwardian periods. Due to the nature of the area's development, houses often form part of a group or collection of houses with a similar architectural character and range of features.

5.1.3 Key to the Chatsworth Road Conservation Area's special character is the prolific display of intricate detailing found throughout in various different media. Examples include stained glass windows, brick or terracotta patterning around window and door surrounds and on string courses and wooden carvings on barge-boards (see section 5.2 below). These details and embellishments are invaluable to the area's special character and reveal the exceptionally high quality of craftsmanship displayed in this collection of Victorian and Edwardian houses.

### 5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

Please refer to map 10 on the following page.

### A) LOCALLY LISTED BUILDINGS

5.2.1 Fifteen buildings in the Chatsworth Road Conservation Area are currently on Croydon's Local List of Buildings of Architectural or Historic Interest in recognition of their local value. Demolition of these buildings is considered to constitute substantial harm to the conservation area and there is a presumption in favour of their retention. Special attention should be paid to preserving important features present on these buildings. Please also see section 4.5 of the *Conservation Area General Guidance*.

### B) POSITIVE UNLISTED BUILDINGS

5.2.2 Many other buildings positively contribute to the conservation area's special character. Demolition of these buildings is also considered to constitute substantial harm to the conservation area. Special attention should be paid to preserving important historic features.

### C) NEUTRAL BUILDINGS

5.2.3 Several buildings in the area do not positively contribute nor actively detract from the area's special character. In principle, redevelopment of these sites will not be resisted, provided replacement proposals are of a high quality design that will make a positive contribution to the conservation area.

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

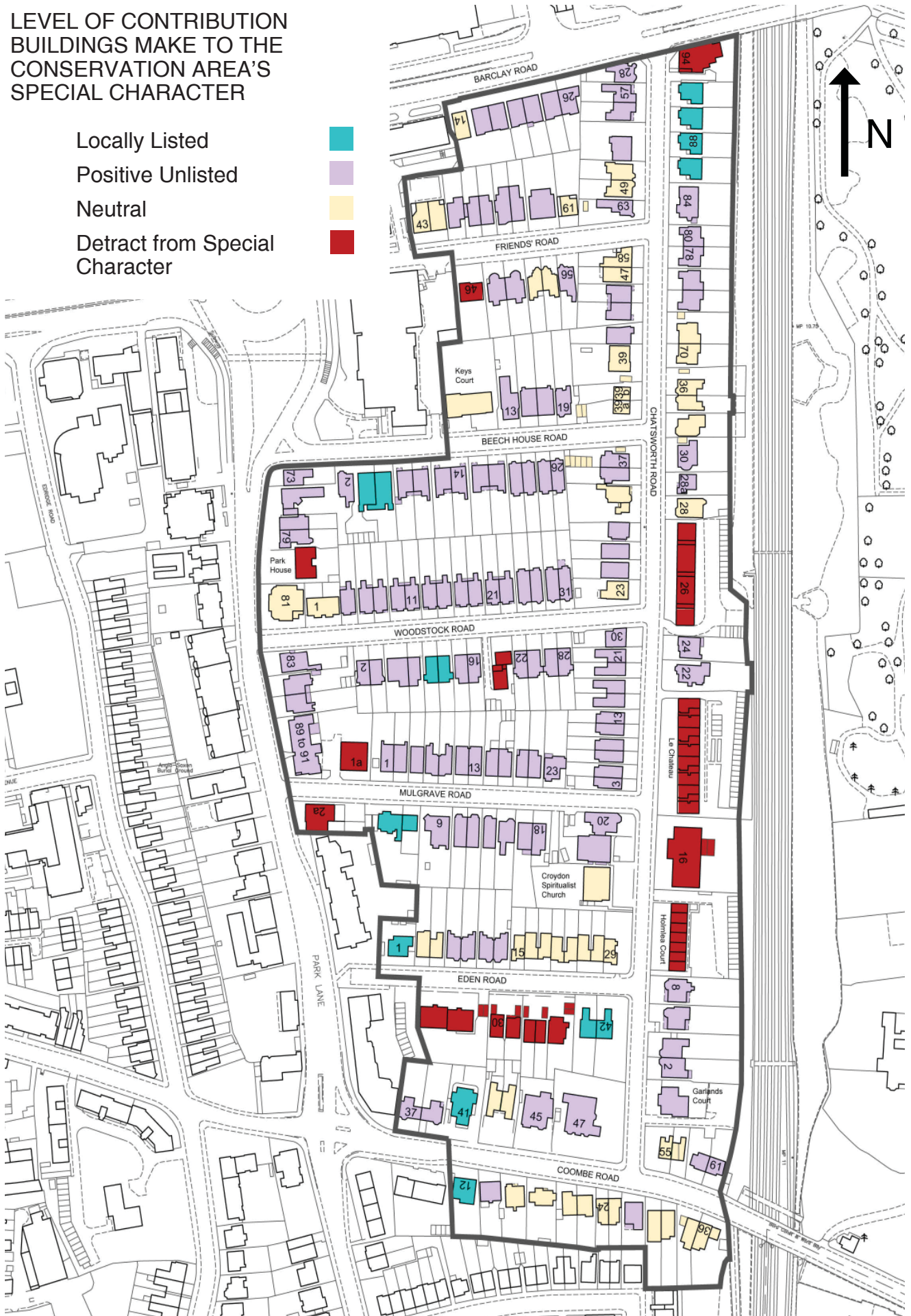
5.2.4 Some development detracts from the character and appearance of the conservation area. In principle, redevelopment of these sites will not be resisted, provided replacement proposals are of a high quality design that will make a positive contribution to the conservation area.



Unlisted buildings that make a positive contribution to the conservation area's special character

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

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



Map 10. The level of contribution buildings make to the special character of the Chatsworth Road Conservation Area

## 5.3 KEY ARCHITECTURAL FEATURES AND MATERIALS

5.3.1 Despite the variety of architectural styles present, many buildings have strong similarities in their overall conception and many key architectural features and common materials are found throughout the conservation area. Buildings generally contain a selection, as opposed to all, of the characteristic key features and materials features listed below.

### KEY ARCHITECTURAL FEATURES<sup>1</sup>

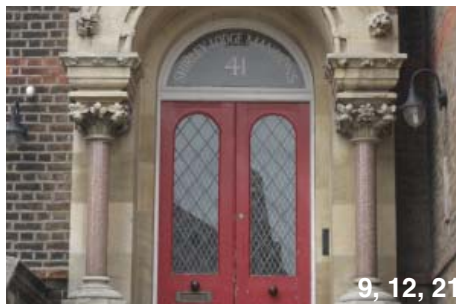
1. Pitched roofs with gable ends
2. Bold, recessed entrance arches
3. Dormer windows, often individually designed
4. Brick chimney stacks
5. Bay windows
6. Bulls eye windows
7. Stained Glass windows
8. Decorative brick or terracotta motifs
9. Decorative window and door surrounds
10. Bands or string courses in contrasting brick
11. Timber sliding sash window frames
12. Timber doors
13. Decorative barge boards
14. Gablet roof features

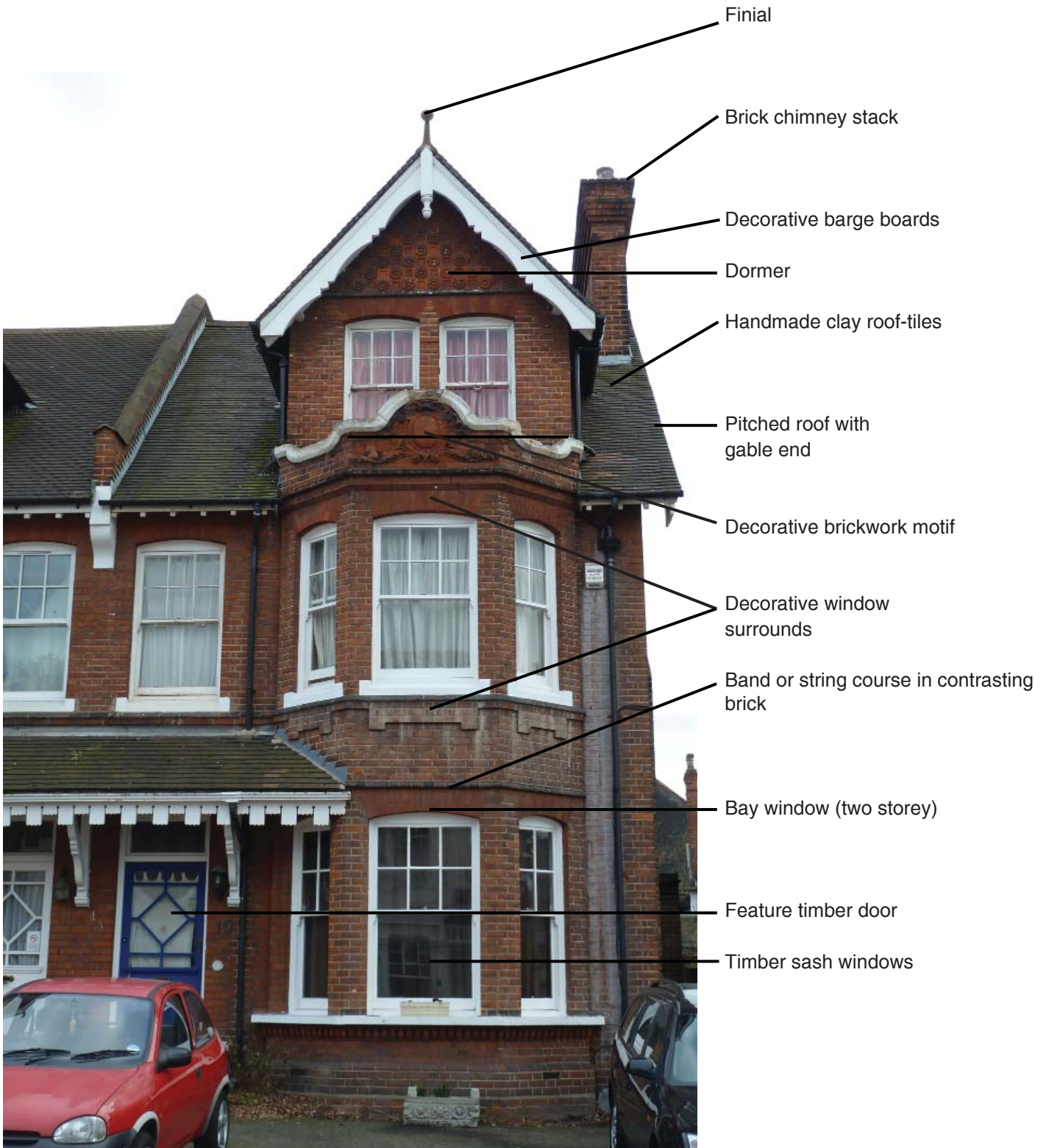
### COMMON BUILDING MATERIALS

15. External walls in London stock yellow or red brick.
16. Rendering as part of original house designs
17. Brick or terracotta decoration on window and door surrounds, motifs and string courses
18. Stucco (plaster) or carved stone decorative window and door surrounds and string courses
19. Natural slate or hand-made clay tile roofs
20. Hand-made clay hung tiles on gables or upper floors of buildings
21. Timber windows and doors

---

<sup>1</sup> Please see the glossary of relevant terms in *Conservation Area General Guidance*





Characteristic architectural features adorning a building in the Chatsworth Road Conservation Area



## 6.0 CHARACTER AREAS

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

### 6.1 CHATSWORTH ROAD

Locally listed buildings: 86-92 (even)

Positive unlisted buildings (see section 5.2.2): 1-21, 25-29, 35-37, 53-57 (odd), 2-8, 22-24, 28a, 30, 74-84 (even), 41-45 (odd), Garlands Court

6.1.1 Chatsworth Road is the 'spine' of the conservation area. It mainly consists of Victorian and Edwardian detached and semi-detached houses set back from the road with generous front gardens; a number of large late-C20th infill residential blocks are also present. The wide road varies in architectural and streetscape qualities and the treatment of boundaries and front gardens; some low walling exists, though areas are often open and hard-surfaced for off-street parking.

6.1.2 Numbers 86-92 (even) (see photo) are a row of four near-identical two-storey locally listed Edwardian villas with distinctive hipped roofs, prominent dormer windows and chimney stacks. These buildings display key historic architectural features and make a positive contribution to the conservation area's special character, as do several other buildings in the upper half of Chatsworth Road. Notable examples of important features include the window frames at number 43 and the chimney stack and gablet feature at number 53.

6.1.3 Further south lies 3-21 (odd), another key architectural group of semi-detached red brick three-storey houses, distinguished by a series of steeply pitched gables with decorative barge boards. Rhythm is created by the repeating gable pattern, as well as by the series of projecting two-storey bay windows.

6.1.4 Croydon Spiritualist Church is a 1950's building constructed on the site of the now demolished Grove House. The rendered (red brick to the rear) building to the right is the altered remains of a wing built between 1868 and 1890 of the demolished house (see photograph on p.10).

6.1.5 The southern end of Chatsworth Road has more mature trees and planting, resulting in a stronger feeling of seclusion. Buildings are of a high architectural quality and well screened from the road by mature planting.

6.1.6 Though a fair amount of replacement buildings and infill development has occurred, many individual historic buildings along Chatsworth Road remain and make a positive contribution to the Conservation Area's special character. Several infill blocks of flats are present midway along Chatsworth Road on its eastern side. Although architecturally, these blocks detract from the special character of the area, they follow the established building lines and are accompanied by attractive landscaping.



86-92 Chatsworth Road



Chimney and gablet at 53 Chatsworth Road



21-31 Chatsworth Road



Southern end of Chatsworth Road

## 6.2 BARCLAY ROAD

Unlisted Positive buildings:  
16-28 (even)

6.2.1 This section of Barclay Road acts as an important entry point to the conservation area from the north; 28 Barclay Road occupies a prominent corner plot with Chatsworth Road, marking the corner with a turret feature.

6.2.2 A row of Victorian houses (16-26 even), formerly part of a larger group now demolished, is of a high architectural quality and displays a repeating pattern of gables and dormer windows. Of particular interest are the columned porches to 16 and 18. Their setting is compromised by the large expanses of forecourt parking with no landscaping or front boundary treatments.

6.2.3 Outside the conservation area boundary, the western side of the road is dominated by the locally listed Fairfield Halls, Croydon Magistrates Court and Law Courts. The large blue glass office building of St. Crispin's House, formerly Commercial Union House, designed and built 1981-1983 by R. Seifert and Partners, dominates the southern section of Barclay Road providing, as Pevsner described, 'a typical Croydon contrast with the prettily detailed villas of the 1890's.'<sup>1</sup>

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



16-26 (even) Barclay Road

## 6.3 FRIENDS ROAD

Unlisted Positive buildings: 48, 50, 56, 47-59 (odd), 63

6.3.1 Now the shortest street in the conservation area, Friends Road formerly ran much further to the west joining South End. Its name references the large amount of Quaker activity in the area, which was reduced following the demolition of the Friends School and the contraction of the Meeting House site. The north side of the road benefits from street trees and a more varied architectural appearance and range of colours of materials than the south side.

6.3.2 With the exception of number 46, many Victorian houses remain. 48-50 incorporate large striking two storey five-sided bay windows. 47 is the only survival of a run of 8 identical houses. 49-59 are three pairs of semi-detached houses of identical design, yet with brickwork in alternating stock with red dressings / red with stock dressings. Unsympathetic signage has been added to some of the former residential buildings now in commercial use.



Houses on the north side of Friends Road



47 Friends Road



53 - 55 Friends Road

## 6.4 WOODSTOCK ROAD

Locally listed buildings: 10-12 (even)

Unlisted Positive buildings: 3-31 (odd), 2-8, 14, 16, 22-28 (even)

6.4.1 This is the conservation area's most architecturally consistent road, with intact runs of semi detached Victorian houses down both sides; Johnson Court, a purpose built 1960's block, is the only exception. The majority of boundary treatments have been removed on both sides of the street, with hard surfaced car parking introduced to almost every property, resulting in a stark, hard appearance emphasised by the painted or rendered facades of buildings.

6.4.2 Properties on the road's north side have square two storey bay windows, simple bargeboards, and some surviving porches. The majority of houses retain timber sash windows. On the road's south side the houses are either red brick with stock brick dressings, or in stock brick with red brick dressings. Buildings often have intricately carved barge boards with finials, for example numbers 10 and 12, which also have elaborately detailed parapets above the bay windows and terracotta decoration on the gables.



View of the north side of Woodstock Road



Two pairs of semi-detached houses on the south side of Woodstock Road



Properties on the north side of Woodstock Road with car dominated front gardens and a lack of planting and landscaping

## 6.5 BEECH HOUSE ROAD

Locally listed buildings: 4-6 (even)

Unlisted Positive buildings: 2, 8-26 (even) and 13-19 (odd)

6.5.1 The road is named after Beech House, which formerly stood near to the present-day junction with Park Lane. A variety of architectural styles are present, set in a high quality streetscape. 8-18 have red brick and rendered elevations with Tudor style timber framed details to the entrance porches and second floor gables, which is echoed across the street at 11-13 (odd). 15-17 (odd) have Gothic recessed entrance arches in rubbed red brick, and there is a mature coniferous tree to the front boundary. 20-26 (even) were built as a group with 25-31 (odd) Woodstock Road and are Queen Anne inspired, with distinctive two storey bays, projecting dentilled eaves and entrance canopies with bull's eye windows above.

6.5.2 The police station (located outside of the conservation area boundary) dominates the west end of the road and is out of keeping with the small-scale domestic character of the area.



View east up Beech House Road



8-18 Beech House Road



15 Beech House Road

## 6.6 MULGRAVE ROAD

Locally listed buildings: 2-4 (even)

Unlisted Positive buildings: 1-23 (odd) and 6-20 (even)

6.6.1 This is a street of a high architectural and streetscape quality. All the properties make a positive contribution to the character of the area and are of historic and architectural merit. Trees of various sizes and species are present, including an avenue of copper beech.

6.6.2 A larger number of surviving front boundaries and well landscaped front gardens survive on Mulgrave road than elsewhere in the conservation area, helping to provide a more intimate character in comparison to other roads in the conservation area.

6.6.3 The Locally listed 2-4 Mulgrave Road are some of the oldest properties in the conservation area, built c.1860. Classically inspired in their design, they form a simple pair with rendered facades, stucco (or painted stone) quoins and console brackets over the door and window openings. Number 2 was sympathetically enlarged by the addition of a projecting two storey bay and a raised roofline, carried out before 1890.

6.6.4 Number 6 (see photo on p.37) has a distinctive corresponding projecting corner bay with a first floor window above, an elaborate entrance canopy and leaded windows. Numbers 8, 10 and 12 are almost identical houses with fine arched storm porches, original part-glazed front doors, bay windows and decorative gabled dormers. Number 10 has suffered with the introduction of a garage and the removal of the lower part of the bay window.



View west down Mulgrave Road



2-4 Mulgrave Road



12 Mulgrave Road



Doorways at 8-10 Mulgrave Road

## 6.7 EDEN ROAD

Locally listed buildings: 1, 40, 42  
Unlisted Positive buildings: 7-13 (odd)

6.7.1 Although Eden Road has a mixed character and appearance, the streetscape is generally of a high quality with some mature trees and planting present. There is a limited level of traffic as there is no through road to Park Lane.

6.7.2 A number of late C20th infill properties are present on the north side of the road. Although not unattractive they are out of keeping with the conservation area's character. This pattern of development is symptomatic of the fact that until the middle of the twentieth century the land was not built on, being connected to Grove House and Woodlands respectively. However some important historic buildings that make a positive contribution to the special character of the area are also present.

6.7.3 Number 1 is double-fronted and unusually wide for the area, with red brick ground floor and rendered upper storey. The house has a complete set of timber sash windows with attractive multiple panes. 7-13 (odd) are two pairs of Edwardian two storey semi detached houses with interesting shell niches above the doorways.

6.7.4 40 and 42 form an attractive inter-war semi detached pair, with leaded windows set in bronze frames.

6.7.5 The 1960's blocks between numbers 4 and 24 are unimaginatively designed, though they do contain broad vernacular references, including a mixture of brick, render and tile hung elevations.



15-19 Eden Road, C20th infill housing on the north side of the road



1 Eden Road



Shell niche doorway at 7 Eden Road

## 6.8 COOMBE ROAD

Locally listed buildings: 12, 41  
Unlisted Positive buildings: 14, 28, 37, 39, 47, 45, 61, 59

6.8.1 The largest, earliest and grandest houses in the conservation area are located on the north side of Coombe Road, some of which are of a high architectural quality.

6.8.2 Numbers 37-39 (odd) are a pair of symmetrical semi-detached houses (above). The houses are of gault brick to first floor level and stock brick above, with stucco quoins, rusticated arched entrance surrounds, and deep bracketed eaves. The houses retain their front gate piers in corresponding materials.

6.8.3 Shirley Lodge Mansions (number 41), is a four storey red brick Victorian villa with deep eaves brackets in iron, a side entrance bay with granite Corinthian columns, and various brick details including a dog tooth cornice at first floor level.

6.8.4 The property at number 47 (see photo), formerly known as Woodlands, is the largest



Shirley Lodge Mansions, Coombe Road

house in the conservation area, and originally sat in substantial gardens extending to Eden Road. The building is well detailed with a projecting entrance bay surmounted by a pediment, although its setting is compromised by the large tarmac forecourt.

6.8.5 Numbers 55-61 are two pairs of semi-detached houses in a restrained Classical style. Key features include decorative porches at 59-61 heavy set mouldings around windows, and overhanging eaves supported by brackets. Numbers 55-57 are currently in a poor state of repair.

6.8.6 Houses on the south side of the road generally make a neutral contribution to the overall

character of the area, however some buildings of merit are present, including number 28 (see photo), which includes a half catslide roof, three-storey projecting gable end and prominent chimney.

6.8.7 The scale and rhythm of buildings on the south of the road creates an important southern boundary to the conservation area.

6.8.8 Coombe Road bounds the conservation area to the south and acts as an important transport route to the east of the borough. The high quality of the architecture present on the road's northern side is an important indicator of the architectural character of the conservation area's quieter streets.

## 6.9 PARK LANE

Unlisted Positive buildings: 73-79 (odd), 83-91 (odd)

6.9.1 Park Lane marks the western boundary of the conservation area. The road is wide, and views north include the spire of St Peter's Church, South Croydon. The road is subject to a heavy traffic flow, caused in large part by the nearby gyratory. Traffic junctions have been enlarged around the Police Station and St Crispin's House, as well as to the south of the junction with Coombe Road.

6.9.2 The eastern side contains a number of surviving medium-large Victorian villas of some historic and architectural merit (73-79 odd and 83-91 odd). There is a concentration of buildings in commercial use.

6.9.3 Large blocks of flats have been developed, mainly on the road's west side, but some dominating blocks have also been built on the east side. The conservation area will be directed affected by development on the eastern side of the road, the design of which must be carefully considered so as to not harm the setting of the conservation area.



47 Coombe Road



28 Coombe Road



View of houses on the north side of Coombe Road



75 Park Lane

## 7.0 CONDITION AND THREATS

### 7.1 GENERAL CONDITION

7.1.1 Overall, the conservation area is in a reasonable physical condition, however there is capacity for some improvement to it in terms of the management of private front gardens and houses as well as public footways.

7.1.2 A high number of good quality Victorian and Edwardian houses survive, which largely define the area's special character. These are generally in a good condition, however some inappropriate minor development has occurred, affecting the area's special character (see section 1.6). These alterations include the replacement of traditional-style windows and doors, rendering or painting of walls, stripping of greenery and the hard surfacing of front gardens.

### 7.2 KEY THREATS AND NEGATIVE ISSUES

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

7.2.2 It is important to note that when buildings are changed from single dwelling houses to multiple occupancies or commercial or community use, knock on effects such as signage and extra bin storage can occur. If this is not carefully designed it can result in harm to the area's special character.

7.2.3 The conservation area is under pressure from a number of changes, which could result in threats to its special character and appearance.

7.2.4 Existing and potential threats are outlined below, categorized as to whether they impact directly on buildings or the wider streetscape.

#### THREATS TO BUILDINGS

1. Partial or total demolition of historic buildings
2. Inappropriate new development either within or affecting the setting of the conservation area
3. Poor maintenance of buildings
4. Loss of historic or traditional style architectural features
5. Introduction of new architectural features and materials that detract from the area's character
6. Rendering, painting or cladding of brick facades
7. Poorly designed or oversized side, rear and roof extensions
8. Infilling of recessed porches
9. The use of non-traditional roofing materials
10. Poor siting of satellite dishes, renewable energy technologies and other building services
11. Increased demand for bin storage or commercial signage as a result of a change of use

#### THREATS TO STREETSCAPE

12. Loss of front gardens for parking and hard surfacing
13. Loss of trees and planting
14. Loss of low-walling boundary treatments
15. Poor maintenance of front gardens
16. Accumulation of litter and other objects
17. Lack of screened storage for recycling and refuse bins
18. Use of low-grade materials for roads and pavement
20. Excessive traffic road markings
21. Poor upkeep and inconsistency of street furniture

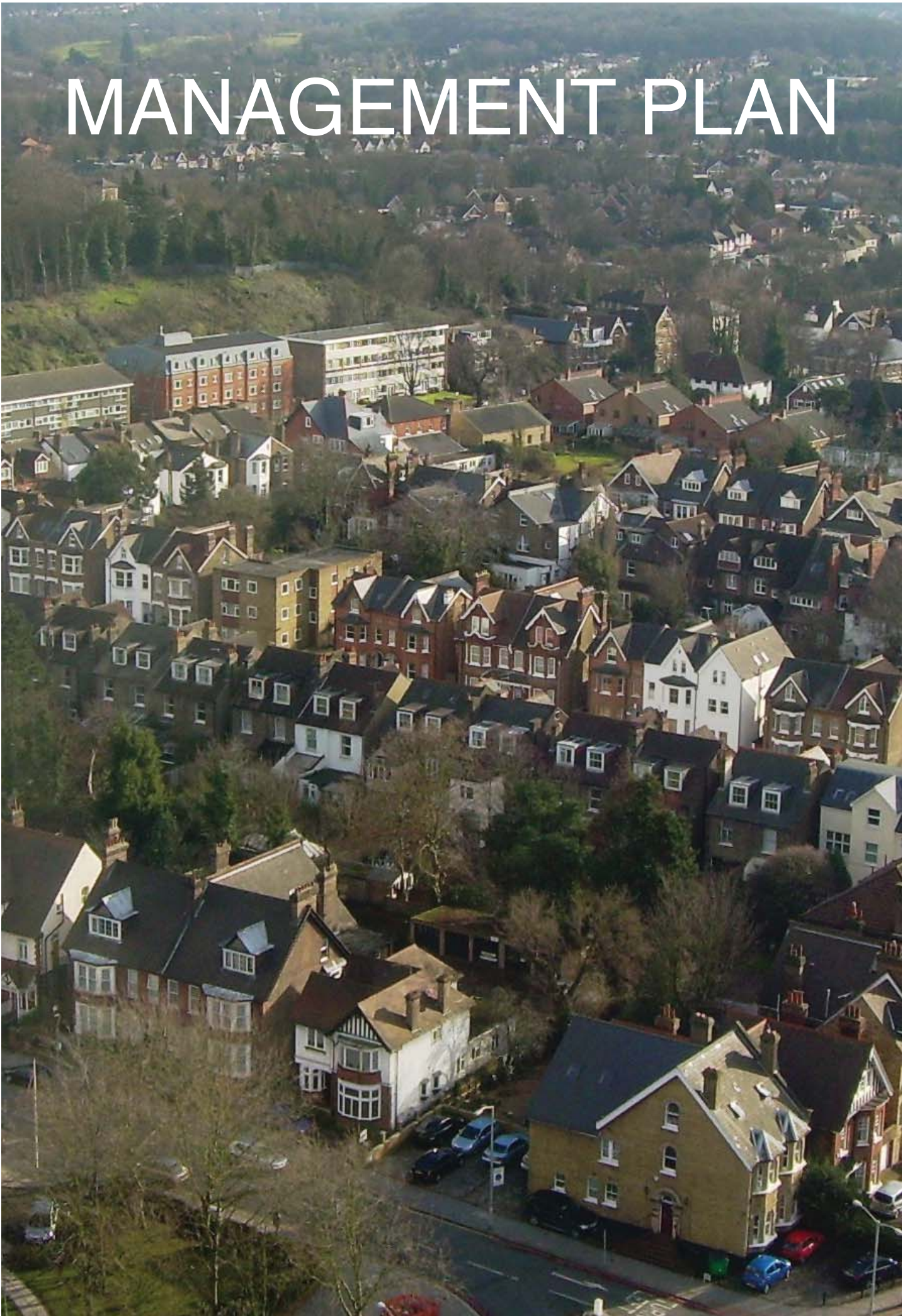






Some examples of decorative windows, doors and architectural details found throughout the Chatsworth Road Conservation Area

# MANAGEMENT PLAN



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

## 8.0 ADDITIONAL CONSIDERATIONS

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

### 8.1. LOCALLY LISTED BUILDINGS

8.1.1 Please see section 4.5 of the *Conservation Area General Guidance* and the Locally Listed Buildings SPD.

### 8.2. ARTICLE 4 DIRECTIONS

8.2.1 Please see section 2.5 of the *Conservation Area General Guidance*. 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.

### 8.3 BUILDING REGULATIONS

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

### 8.4 ENERGY EFFICIENCY

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

8.4.2 In the Chatsworth Road Conservation Area the installation of external wall insulation to elevations visible from the road is not considered to be an appropriate measure. It is recommended that less obtrusive measures, including internal wall and roof insulation, the draft proofing of windows and doors, internal secondary glazing, are considered by property owners to improve the energy efficiency of their property.

### 8.5 ARCHAEOLOGICAL INVESTIGATIONS

8.5.1 As most of the Chatsworth Road Conservation Area is located within the Central Croydon Archaeological Priority Zone, archaeological investigations may be required for development that involves groundworks. Please see section 4.5 of the *Conservation Area General Guidance* for further information.

# 9.0 DEVELOPMENT GUIDELINES

9.0.1 All development within the Chatsworth Road Conservation Area should preserve or enhance its special character. The guidance below addresses key threats and issues particular to the conservation area identified in the Appraisal. Some common subjects, such as the siting of TV aerials, solar panels and satellite dishes affect conservation areas across the borough and guidance is provided in the *Conservation Area General Guidance* and not repeated here.

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

## 9.1 DEMOLITION

9.1.1 The removal of buildings that are valued components of the Chatsworth Road Conservation Area's special character will be resisted; this applies to locally listed buildings and

those identified in section 5.2 of this document as positively contributing to the area's character. Demolition of buildings will only be permitted where the building in question is identified as making a neutral contribution to or detracting from the area's special character and it is certain that the proposed replacement scheme will be of a suitably high quality that will enhance the Chatsworth Road Conservation Area.

## 9.2 NEW DEVELOPMENT

9.2.1 There are no vacant development sites of a significant size in the Chatsworth Road Conservation Area. Opportunities for development could result from either demolition of buildings that make a neutral contribution or detract from the area's character and re-development, or the conversion of existing properties. Any proposed scheme will be expected to be of a high quality design that enhances the character and appearance of the Chatsworth Road Conservation Area. Important aspects of urban design, including height,

scale, massing, building lines, and situation within plots must be carefully considered in all new development.

9.2.2 Generally, all new development within the Chatsworth Road Conservation Area should:

- Be of a high quality design that respects the area's character
- Be of two storeys in height, possibly with roof accommodation, subject to location and design
- Complement the predominant rooflines present in the locality
- Follow the generally consistent building lines present in the area
- Respect the existing plot layout by siting new buildings back from road and the side boundaries to preserve suitable spacing between properties
- Apply high quality materials and detailing that respects the conservation area's special character



Historic photograph of the entrance arch at 94 Chatsworth Road, now demolished

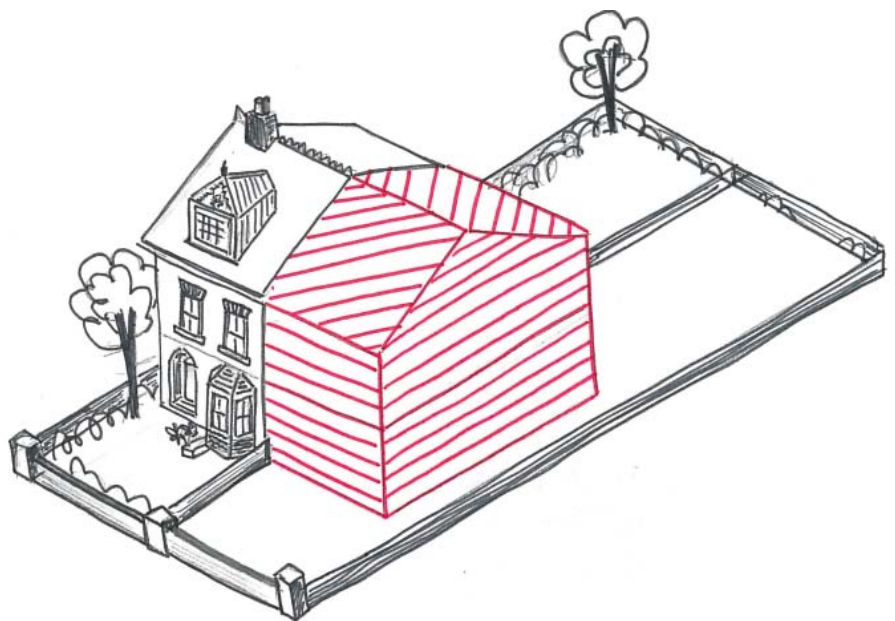


Diagram showing suitable height, scale, massing, siting (including appropriate set back from the road and the side boundaries) of a new development in the context of an adjacent existing building.

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

9.3.1 As streets within the conservation area are straight in layout, the urban realm beyond its boundaries is generally very visible. Development that is visible from within the conservation area can have an impact on its character. The immediate setting of the conservation area generally consists of buildings that are of a similar domestic scale as those within the conservation area. Any proposals to replace such buildings with larger scale developments will need to fully consider the impact on the Chatsworth Road Conservation Area.

9.3.2 Careful consideration will be given to the impact of future development in Croydon's town centre, some of which may be visible from within the conservation area and therefore affect its setting. Future high rise development in Croydon's town centre must carefully consider the impacts on the Chatsworth Road Conservation Area and ensure that they are of the highest design quality. Applicants will be expected to submit such information deemed necessary by the Council to aid this assessment. The Croydon Opportunity Area Planning Framework provides further guidance on scale and massing of development and how it must integrate with, respect and enhance the historic environment.

### 9.4 EXTENSIONS TO EXISTING BUILDINGS

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

9.4.2 The historic groupings of closely spaced detached and



Houses on the west side of Park Lane in the conservation area's setting



View from within the conservation area showing its wider urban setting

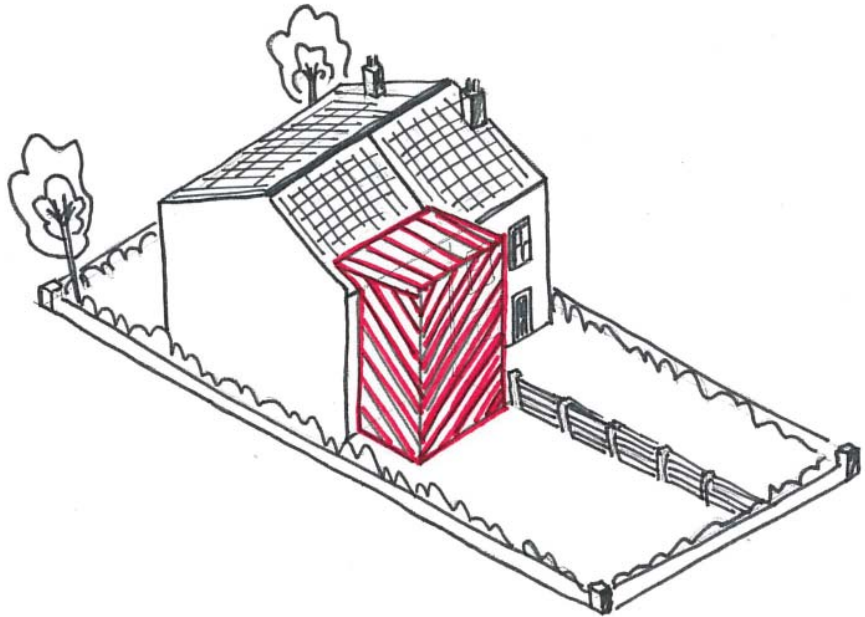


Diagram showing unsuitable height, scale and massing of a rear extension

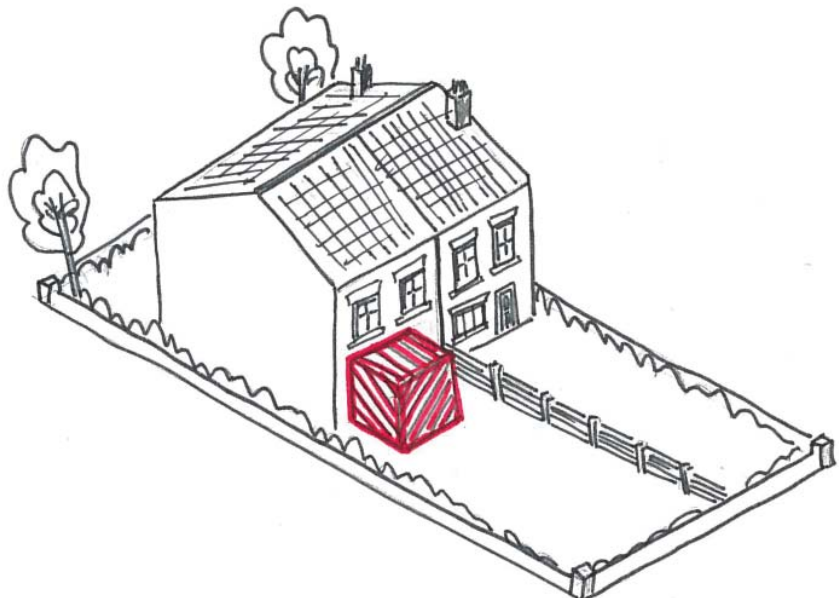


Diagram showing suitable height, scale and massing of a rear extension

semi-detached houses contribute towards the conservation area's special character. Front or large side extensions are generally not considered to therefore be acceptable as they would have a negative impact on the special character of individual buildings and disrupt the architectural rhythm provided by the articulation of the existing groups of buildings. Where side extensions are considered to be acceptable in principle, the extension must be carefully designed so as to complement and be subservient to the existing building.

9.4.3 Single storey rear extensions are generally acceptable in principle as 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 ensure that they complement the existing building.

9.4.4 Roof extensions or large dormer windows that are visible from a public highway are not likely to be acceptable due to the generally consistent pattern of roof lines present (see photo).

9.4.5 All proposals for extensions should be in line with the requirements of the Residential Extensions and Alterations SPD. Due to the sensitive nature of building in the conservation area, extra care and attention must be paid to preserving and enhancing its special character. Additional considerations to supplement the Residential Extensions and Alterations SPD are outlined in section 5.3 of the *Conservation Area General Guidance*.

## 9.5 CHANGES OF USE

9.5.1 There is an increasing demand in the area for single dwelling houses to be converted to flats. This is considered to be acceptable in principle, but only if the potentially negative impacts on the conservation area (see section 7.2) have been considered and measures implemented to mitigate against them. All proposals for change of use to flats or multiple occupancies should:

- Include adequate storage and screening for all refuse and recycling bins
- Include landscaping proposals for front gardens in line with the guidance provided in section 9.9
- Avoid the siting of meter boxes on any street-facing elevations
- Integrate all new doorbells and entry phones with the building and avoid a cluttered appearance
- Integrate and conceal where necessary all waste and ventilation pipes
- Avoid the unnecessary introduction of extra points of entry to front elevations.

9.5.2 There is also pressure for change of use of buildings from residential to commercial use. As the character of the area is predominantly residential, such proposals are not likely to be considered acceptable. Any applications for a change of use to commercial use that are considered to be acceptable in principle should:

- Ensure all signage is well integrated with the building
- Avoid turning front gardens into car parks. An increase in demand for parking will not be considered as a justification for the loss of front gardens (see also section 9.9).



An example of the consistent pattern of rooflines present in the area



Oversized two storey extension to a semi-detached house (right)



An example of relatively sensitive signage applied to a building now in commercial use

## 9.6 WINDOW REPLACEMENT

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

## 9.7 INFILL OF PORCHES

9.7.1 As identified in the Appraisal, recessed porches are a key architectural feature (section 5.3). Porches should not be in-filled, because of the negative impact on the special character of individual buildings and the disruption of the architectural rhythm provided by the articulation of groups of buildings. If extra security is required, gates or railings that are designed to be in keeping with the special character of the area may be a suitable alternative.

## 9.8 CLADDING, RENDERING OR PAINTING OF WALLS

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

## 9.9 FRONT GARDENS

9.9.1 Most buildings have large front gardens. Their treatment is particularly important because they have a significant impact on the character of the area. All development proposals must contain proposals for landscaping of front gardens, and should include:

- The retention of existing attractive boundary treatments and landscaping; provision of car parking may not be appropriate
- A balance of soft and hard landscaping, with priority given to the provision of trees close to their site boundary to contribute to the townscape character
- Permeable surfacing for any car parking provision that is considered acceptable; this should be integrated with landscaping and planting.
- Provision for the storage and screening of refuse and recycling bins
- Visibility splays



Recessed porch with iron gate for extra security, an acceptable alternative to the solid infilling of the porch



The painting of this building has resulted in harm to its character and appearance, as has the removal of a boundary treatment and introduction of hardsurfacing for car parking



Well landscaped front garden, with a balance of soft and hard landscaping



# 10.0 ENHANCEMENT

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

## 10.1 MAINTENANCE

10.1.1 Much of the conservation area's special character derives from the high number of interesting architectural features present. In order to ensure their long-term survival regular attention is required 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. If minor repair works are left unattended, it 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.

10.1.2 Basic maintenance recommendations include:

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

## 10.2 REPAIRING, RESTORING AND RE-INSTATING ARCHITECTURAL FEATURES

10.2.1 The Chatsworth Road Conservation Area could be much enhanced through the repair, restoration or reinstatement of the following damaged or lost architectural features:

- Ornamental stained glass windows
- Decorative brick or terracotta motifs or string courses
- Decorative window and door surrounds
- Decorative timber barge boards
- Plasterwork mouldings
- Ironwork railings

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

- The removal of in-filled porches

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



6 Mulgrave Road: Good example of enhancement within the Chatsworth Road Conservation Area. Railings were installed in front of this property in order to create an attractive boundary treatment to the enclosed front garden. A style that was suitable for the conservation area's character was chosen for the railings and they are well integrated with brick pillars. The re-instatement of railings at this property has resulted in an enhancement to the quality of the street-scene and made a positive contribution towards the character of the conservation area as a whole.

### 10.3 MANAGEMENT OF FRONT GARDENS

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

### 10.4 RE-INSTATNG FRONT GARDENS AND NEW PLANTING

10.4.1 As outlined in the Appraisal, the treatment of front gardens is a particularly important issue in the Chatsworth Road Conservation Area.

10.4.2 Property owners can enhance the overall character and appearance of the area by:

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

### 10.5 REFUSE STORAGE

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

storage, in front of the main building line.

### 10.6 PLAQUES FOR LOCALLY LISTED BUILDINGS

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

### 10.7 CONSERVATION AREA SIGNAGE

10.7.1 Existing and new way-finding schemes in Croydon's town centre, such as Legible London, may be extended in the future to cover the Chatsworth Road Conservation Area. The Council will consider any community-led projects to introduce signage to identify the conservation area, provided that it is of a design that would enhance the area's special character and that the cost of maintenance and management are fully considered.

### 10.8 PUBLIC REALM IMPROVEMENTS

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

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

### 10.9 TREE MANAGEMENT

10.9.1 Where predominant species are present and considered to be making a positive contribution to the conservation area – for example in Mulgrave Road which is predominantly populated by purple-leaved plum trees – the Council will endeavour to ensure that its character is maintained in any new street planting. For further information please see sections 5.14 and 7.3 of the *Conservation Area General Guidance*.



An example of Legible London signage in Croydon's town centre

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

#### B) RELEVANT CROYDON COUNCIL DOCUMENTS (WEBLINK ABOVE)

- Draft *Croydon Conservation Area General Guidance*, including a glossary of relevant architectural terms
- *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](http://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)

## 11.2 CONTACTS

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

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

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

The Victorian Society  
Tel/Email: 0208 9941019; [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)  
[www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

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

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

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

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](http://www.aabc-register.co.uk)

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

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

# COMMUNITY LANGUAGES

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

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

Albanian

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

Bengali

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

Czech

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

French

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

Gujerati

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

Panjabi

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

Somali

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

Tamil

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

Turkish

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

Urdu

