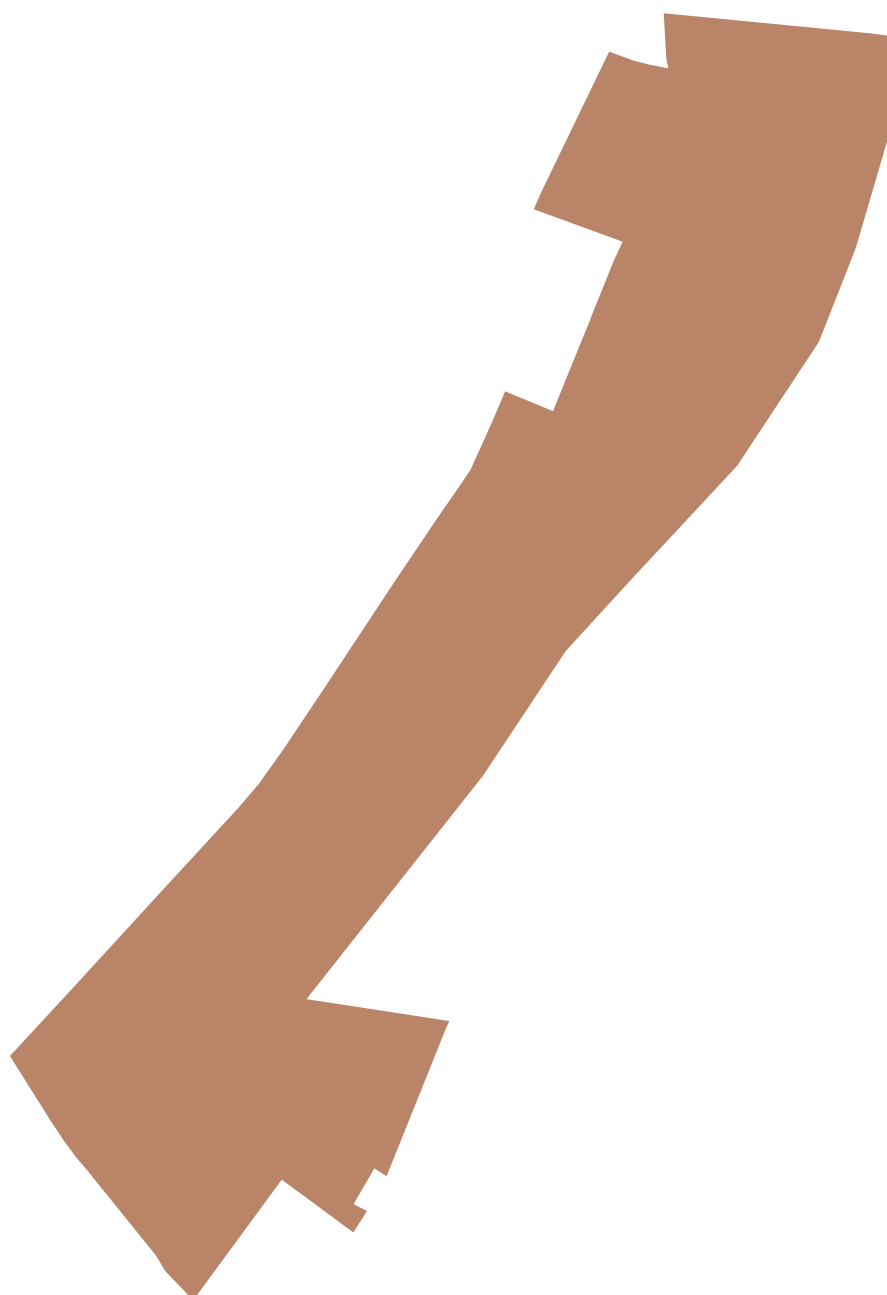


CROHAM MANOR ROAD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



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

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CONSERVATION AREA GENERAL GUIDANCE

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

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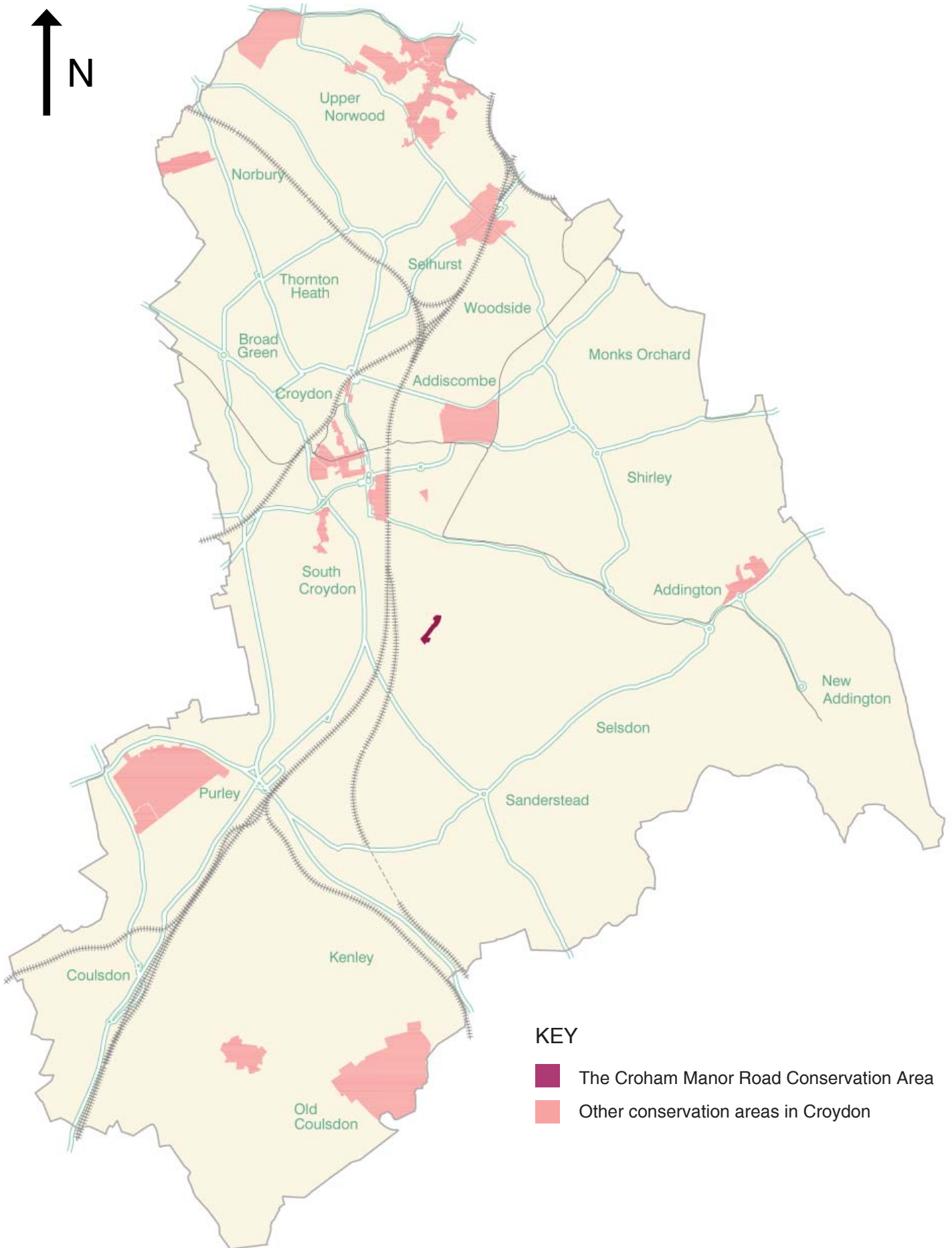
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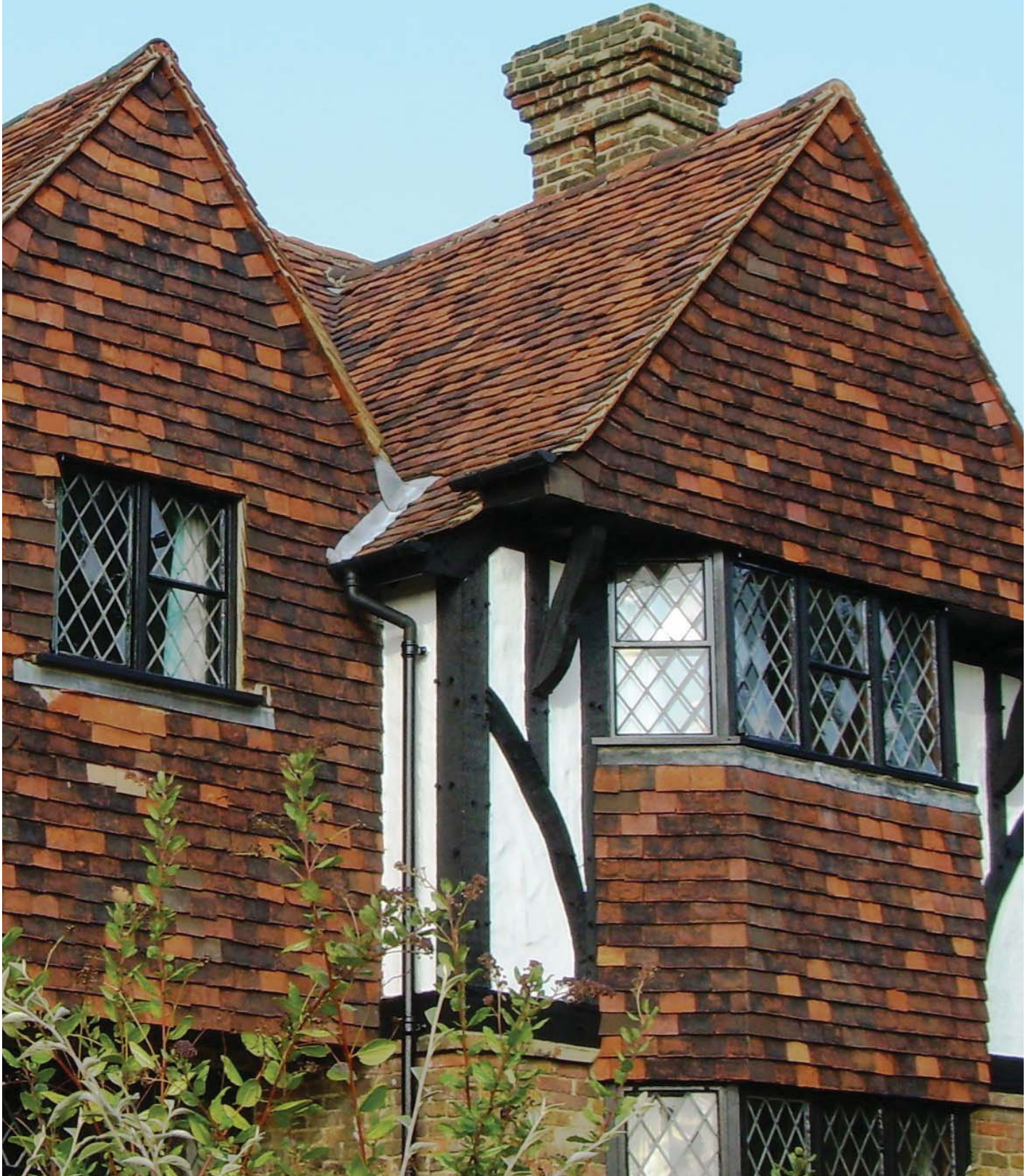
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Map 1. The location of the Croham Manor Road Conservation Area and other conservation areas in Croydon

INTRODUCTION





Above: Map 2. The boundary of the Croham Manor Road Conservation Area
Previous Page: A characteristic house in 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 Croham Manor 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 South Croydon Conservation Area Advisory Panel (see section 1.5 of the *Conservation Area General Guidance*) supplied information to inform this document prior to public consultation, which ran from 1 August to the 28 September 2012. The draft SPD on the Council's website and hard copies were available from local libraries. Site notices were placed in the conservation area, letters were sent to all properties located within its boundary, an article was published in the *Croydon Guardian* and an event was held at the Town Hall on 6 September 2012.

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



Characteristic Chapman houses in the Croham Manor Road Conservation Area, designed in a mock Tudor style with Arts and Crafts influence.

1.5 DESIGNATION BACKGROUND

1.5.1 The Croham Manor Road Conservation Area was designated in October 2008 as part of the borough-wide review of conservation areas and local areas of special character.

1.6 STATEMENT OF SPECIAL CHARACTER

1.6.1 The Croham Manor Road Conservation Area contains a group of eighteen locally listed buildings on Croham Manor Road and Hurst Way, built by a Mr. Chapman who owned the land and lived in no. 56. The collection of buildings forms an especially high-quality unified group of 1920's and 1930's suburban housing, designed in a mock Tudor style with an Arts and Crafts influence. All the houses were individually designed and display a range of interesting architectural details and features.

1.6.2 Houses are set amongst mature trees and planting in an attractive townscape with varied topography in close proximity to the ancient woodland of Croham Hurst. The area evokes a feeling of suburban privacy and seclusion from the bustle of central Croydon, just over half a mile away.



A timber framed leaded window, an architectural feature characteristic of the Croham Manor Road Conservation Area

APPRAISAL



This Appraisal defines the characteristics that make the Croham Manor 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 Croham Manor Road Conservation Area, situated in the Croham Ward, lies in a residential suburb just over half a mile south east of Croydon's town centre. The area is bounded to the south by the busy Selsdon Road and partly to the east by Croham Hurst, an ancient woodland of considerable historic, archaeological and geological interest. Croham Hurst is on the Council's Local List of Historic Parks and Gardens (see section 4.5 of the *Conservation Area General Guidance*).

2.1.2 To the south east of the conservation area lies the Grade II listed Croham Hurst House (see paragraph 2.2.2), around which modern infill development, generally of a high architectural quality, has occurred on High Beech and Beech View. To the north west of the conservation area lies the locally listed Emmanuel Church (see photograph).

2.1.3 Houses to the immediate west and south of the conserva-



Emmanuel Church

tion area generally lie in rows of suburban detached and semi-detached housing, mostly built between 1910 and 1933, apart from the Edwardian houses on Lismore Road that were built between 1890 and 1910. The character of the conservation area shares townscape qualities with that of the residential areas to its north, south and west, but has distinguishing architectural character that merits conservation area designation. This is particularly evident on Hurst Way, where the houses within the conservation area are of a similar layout and building form as other buildings on the road, though their architecture is clearly distinguishable by its style, quality and materials.



View from Croham Hurst

Previous page: View of the western side of Croham Manor Road

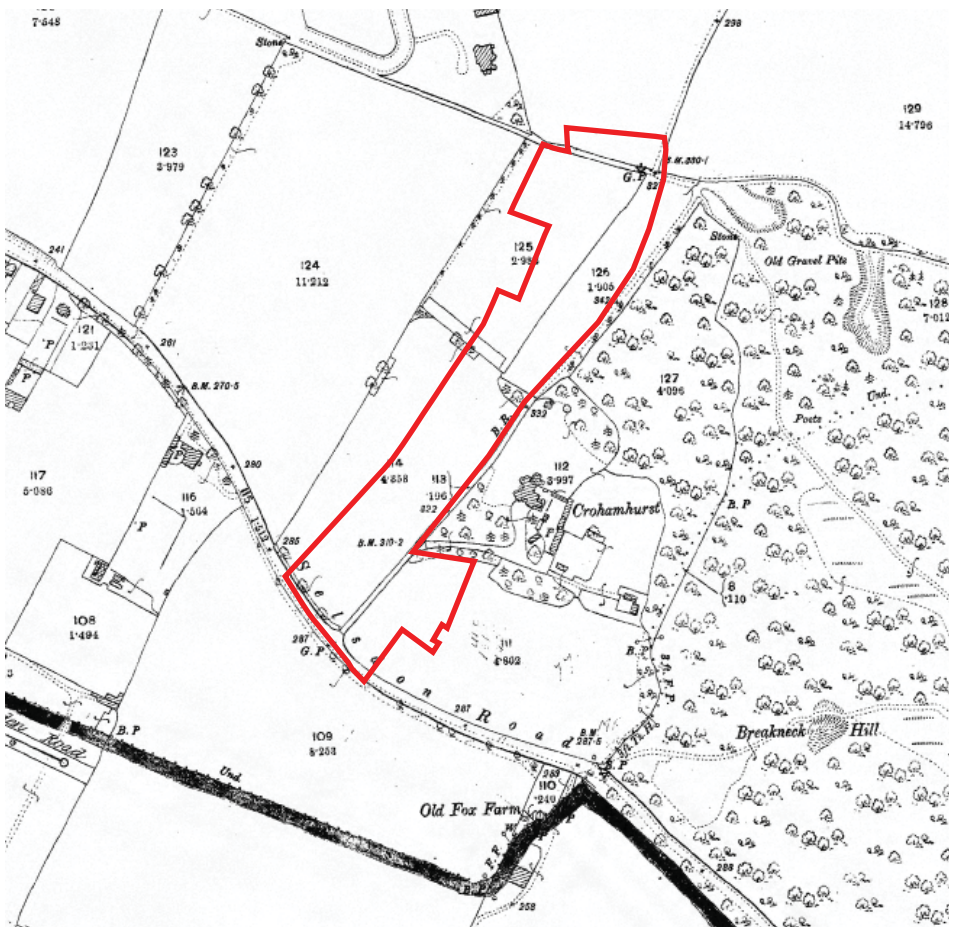
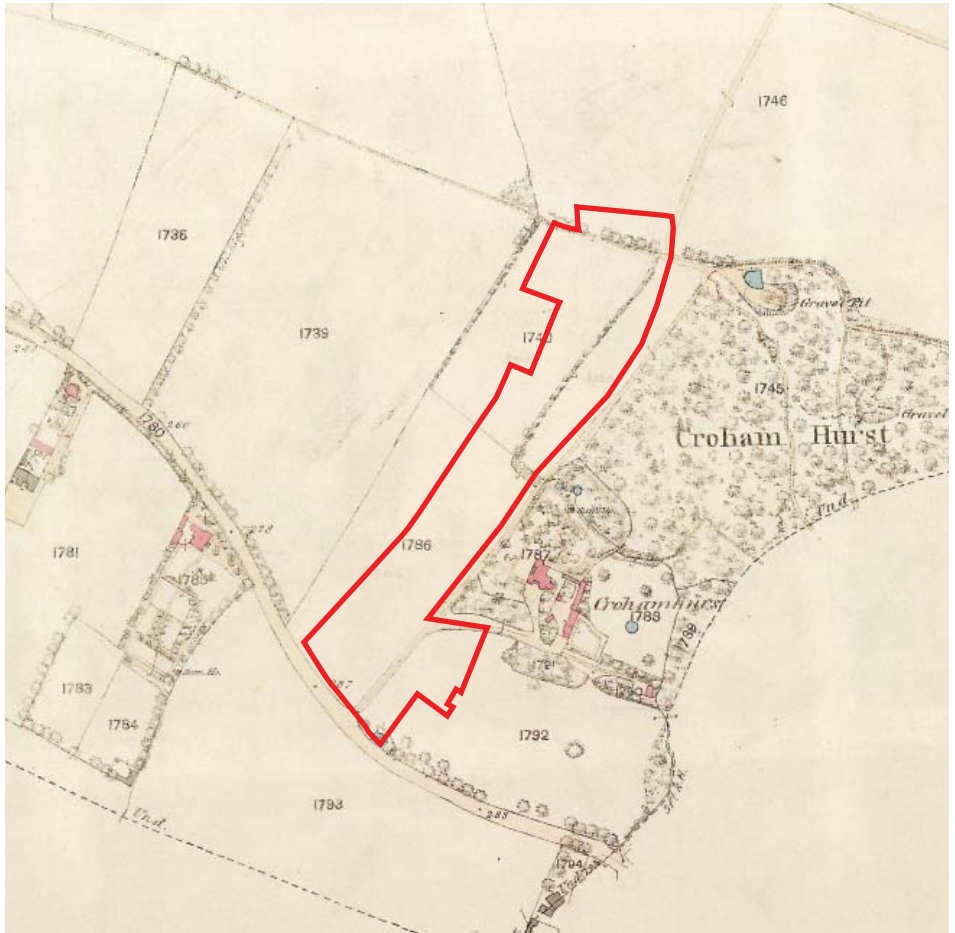


Aerial photograph of the Croham Manor Road Conservation Area and the surrounding area

2.2 HISTORICAL DEVELOPMENT

2.2.1 Although there is some evidence of Stone Age and Roman settlement (see section 2.3), very little residential development took place in the area before the late C19th. The Manor of Croham, one of four manors in the Parish of Sanderstead, has a recorded ownership history that dates back to the mid C13th, also known at the time as 'Cronham' and 'Cranham'. In 1590 the Manor was divided by the sale of 99 acres and the Manor house, located in modern day South End in Croydon's town centre. The remaining land, which retained the name of Croham, was sold in 1593 to Sir Oliph Leigh of Addington for £660, who, in 1601, sold most of this land to Archbishop Whitgift for £740. A record of 1834 states that 'This Manor, called Croham, consists of a messuage and farm. It extends over Cromehurst. It forms part of the endowments of the Hospital of the Holy Trinity.'

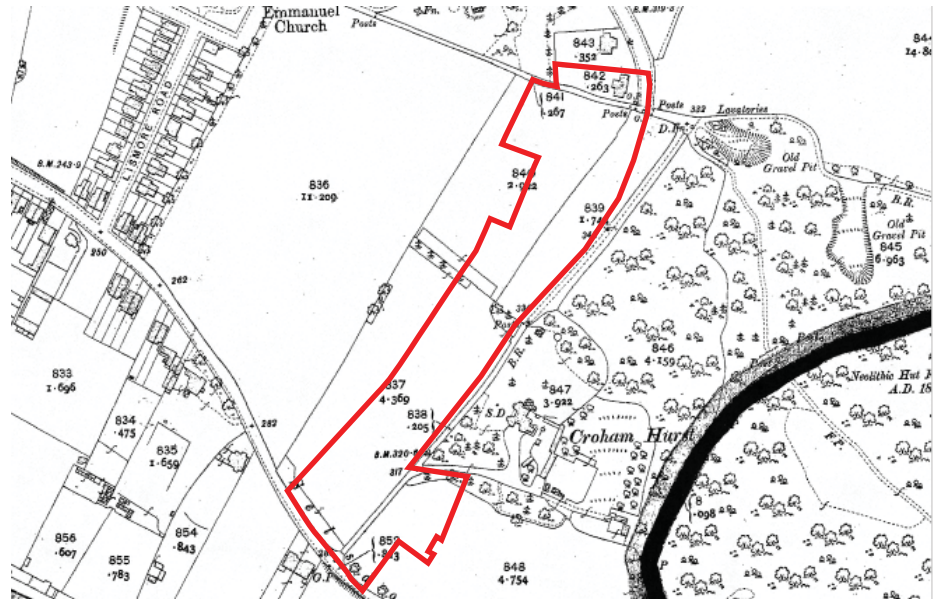
2.2.2 The Regency style Croham Hurst House (Grade II listed - see section 4.5 of the *Conservation Area General Guidance*) was built in 1817-1818 for John Grantham, designed with two projecting bays to its stucco faced elevation. The land around the house remained largely undeveloped in the mid C19th (see map 3).



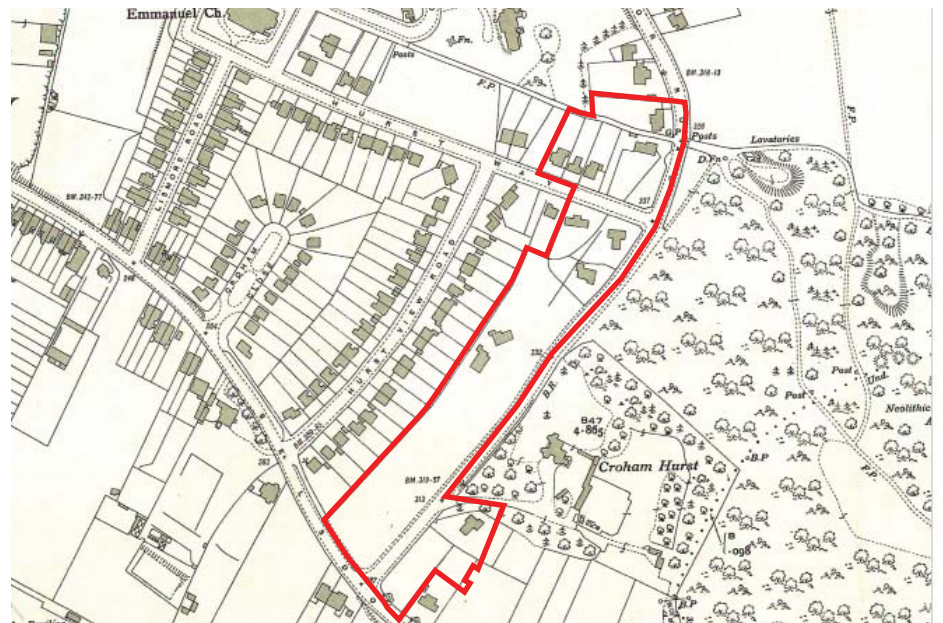
Croham Hurst House, seen from Croham Manor Road

Map 3: 1868 Ordnance Survey Map (top) and Map 4: 1890 Ordnance Survey Map (below) - the red lines indicate the current conservation area boundary

2.2.3 By 1890 some houses had been constructed along the Selsdon Road, which was then, as now, a key transport route to the south east; development along this road continued over the following decades. Subsequently in 1899 the Emmanuel Church was built to Gothic Revival designs by the architect T. Roger Smith. By 1910 the houses on Lismore Road were constructed and the upper section of Croham Manor Road had been laid out.



2.2.4 In the late C19th Croham Hurst became a popular area of open space for the public. In 1898 it became apparent that the Whitgift Governors wished to dispose of the ownership of the area: the lower slopes were to be developed and the remainder on the top offered to the Council. This proposal would have resulted in half of the Hurst being built upon and the rest enclosed behind a seven foot high fence. The people of Croydon were outraged and quickly formed a committee to fight the proposals. The campaign had strong backing from the press, who published a plan of the proposals which emphasised just how much open space would be lost. During February 1899 a memorial signed by a thousand local people was presented to the Council and on March 20th, a mass meeting took place. The public outcry was successful and on the 8th February 1901 the Whitgift Foundation finally sold the whole of Croham Hurst to Croydon Corporation; it has since continued to be a very popular area for local people to visit.



Map 5: 1910 Ordnance Survey Map (top), Map 6: 1933 Ordnance Survey Map (middle) and Map 7: 1940 Ordnance Survey Map (bottom) - the red lines indicate the current conservation area boundary

2.2.5 The rate of development increased dramatically in the early C20th; between 1910 and

1933 Hurst Way, Hurst View Road and Croham Close were laid out. Croham Manor Road was also extended to meet up with Selsdon Road. In the 1930's many detached and semi-detached houses were constructed in the area.

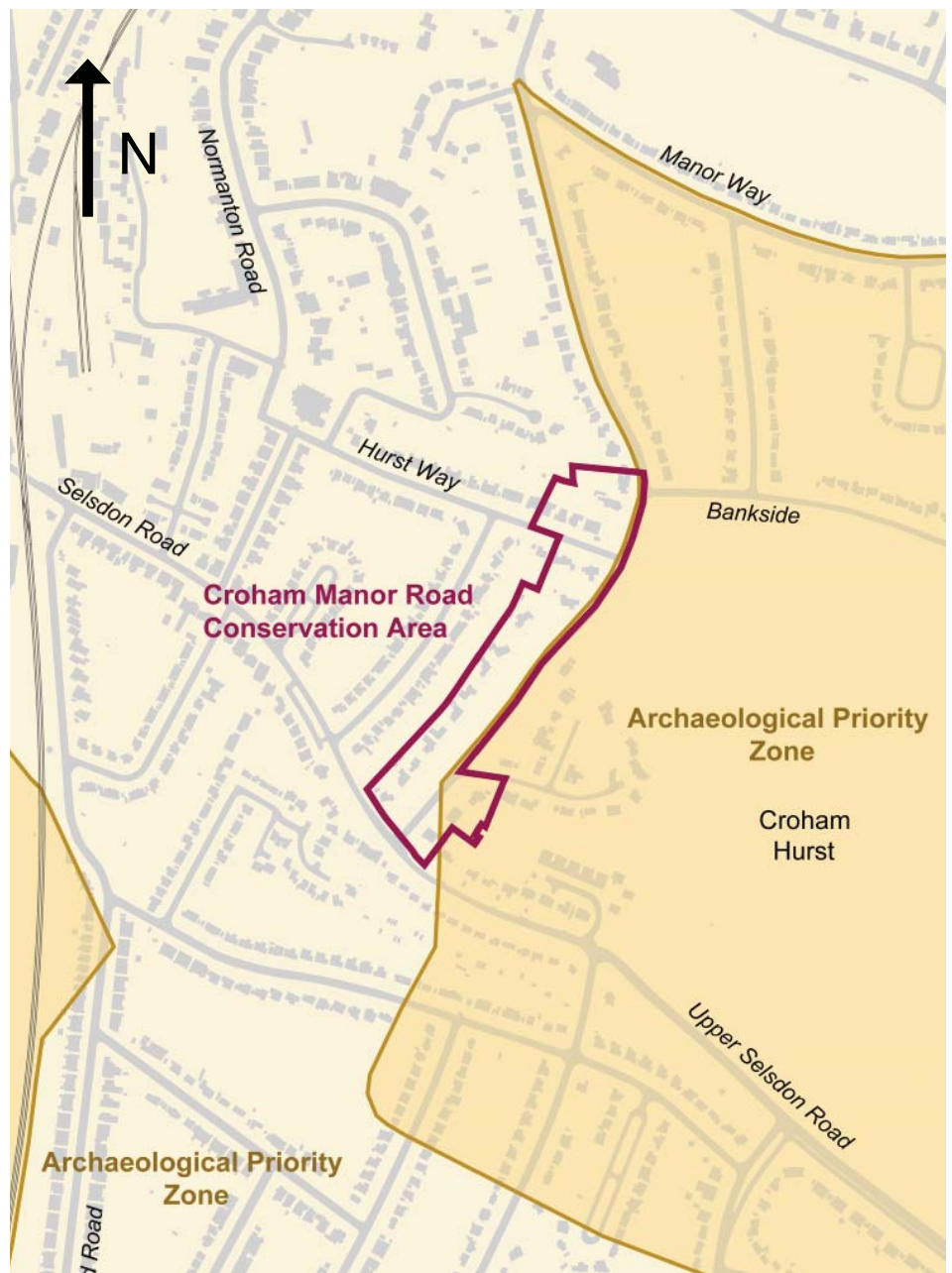
2.2.6 The houses on Hurst Way were the first of the houses within the conservation area to be constructed on land owned by Mr. Chapman, built in the late 1920's / early 1930's. There is no apparent evidence that Mr. Chapman had any connection to the famous Croydon building company, Chapman & Sons, founded in 1838, though a link may be possible. Between 1933 and 1940 the rest of the land within the conservation area was developed (see maps 6 and 7).

2.2.7 The grouping of houses in the conservation area is a particularly fine example of the wider national trend of suburban house construction that peaked in the mid 1930's. In this decade more than four million homes were constructed nationwide. Houses were built in a variety of styles to a simple plan, utilising modern building materials and methods of construction. The phenomenon was part of the Rural Idyll concept of the 1930's where spacious, inexpensive housing was set in well landscaped natural environments that were easily accessible.

2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 The conservation area is located partly within the Croham Hurst Archaeological Priority Zone (APZ); indicating a high probability of archaeological interest below ground (see map 8). APZs are designated to help protect archaeological remains that might be affected by development. Please see section 4.5 of the Conservation Area General Guidance for further information.

2.3.2 Previous finds from excavations on Croham Hurst include two Mesolithic or Stone Age hut sites, Neolithic or New Stone Age flint tools and a Bronze Age round barrow, or burial site. The round barrow is a scheduled ancient monument. Evidence of a late Mesolithic settlement has also been discovered. 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).



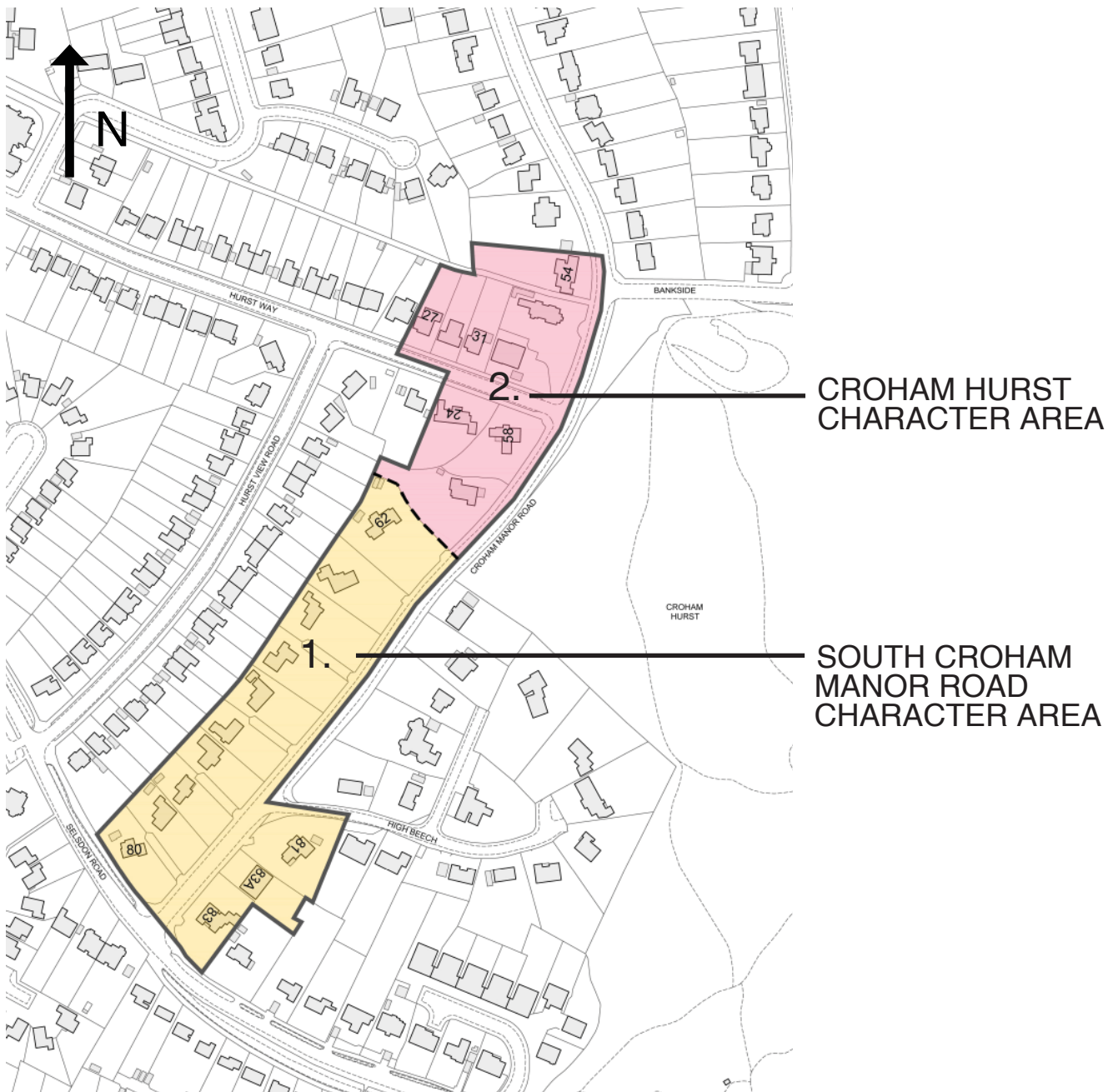
Map 8. The relationship of the Croham Manor Conservation Area to the Croham Hurst Archaeological Priority Zone

3.0 CHARACTER AREAS

3.0.1 Though the buildings in the Croham Manor Road Conservation Area generally have a consistent architectural character, there are two distinguishable character areas, characterised by their plot layout and scale of buildings.

3.0.3 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.

3.0.2 This section expands on the statement of special interest in section 1.6 and outlines the individual characteristics of each area. Sections 4-6 then provide further detail of the area's special character.



Map 9. Character areas in the Croham Manor Road Conservation Area

3.1 SOUTH CROHAM MANOR ROAD: CHARACTER AREA 1
Locally listed buildings: 66-80 (even) 81, 83 Croham Manor Road

3.1.1 The South Croham Manor Road Character Area consists of a group of large farmhouse-style houses designed in the Vernacular Mock-Tudor style. The area has a secluded character as a result of the high boundary treatments (often a combination of low brick walling and wooden fencing) and the presence of mature trees and planting. The locally listed buildings are of a high architectural quality in terms of their design, materials, detailing and craftsmanship and notable group value.

3.1.2 Numbers 64, 81, 81A and 83 have their own driveways; the remaining eight houses in the South Croham Manor Road Character Area share long driveways with an adjacent property. Most driveways have permeable surfaces.

3.1.3 Number 80 occupies a prominent plot on the corner of Selsdon Road, and coupled with number 83 opposite is the conservation area's entrance from the south. Both are visible from the road and display a range of key characteristic features and materials (see section 5.3). Numbers 81 and 83A (an infill property), are also very visible from the road.

3.1.4 Houses on the western side of the road (64-80 even) are well set back from the road and screened by extensive planting and trees. Some houses (76-78 even) are so well screened that they are only visible from within their plots. As a result chimney stacks, hanging tiles and feature dormer windows



View south down Croham Manor Road



Combination of low brick walling and wooden fencing



A characteristic house in the South Croham Manor Road Character Area

are the architectural features that are most visible. Further north houses become more visible, particularly number 68, which has a large open lawn containing a dovecote.

3.2 CROHAM HURST: CHARACTER AREA 2

Locally listed buildings: 24,
27-31 (odd) Hurst Way; 56-60
(even) Croham Manor Road
Unlisted positive buildings
(see section 6.2.2): 54 Croham
Manor Road

3.2.1 The cottage style houses
in the Croham Hurst Character
Area are smaller than those in
the South Croham Manor Road
Character Area. All houses are
close to the road, and therefore
much more visible. As a result
the area is more open and
inviting. The area has a less
uniform appearance than the
South Croham Manor Road
Character Area and there is
a more obvious individuality
in the design of each house.
Prominent architectural features
include bold chimney stacks
and deep recessed entrance
arches. Number 58 has a
unique brick screen containing
an arch.

3.2.2 Numbers 56-60 (even)
Croham Manor Road and 24
and 33 Hurst Way have a less
regular footprint than other
houses throughout the Croham
Manor Road Conservation Area
and a less uniform siting of
houses within plots.

3.2.3 There is a generally consis-
tent building line on Hurst Way,
although the quality of architec-
tural character of the buildings
within the conservation area
distinguishes them from other
buildings further down the road.
Buildings in the conservation
area on Hurst Way are of partic-
ular importance as they are
some of the earliest properties
built by Mr. Chapman and have
a high proportion of surviving
historic features.



View west down Hurst Way

3.2.4 Number 33 Hurst Way is
a new vicarage for Emmanuel
Church. Planning permission
was granted prior to the conser-
vation area designation in 2008.
The design of the building
imitates some key features and
details of the wider conservation
area, although the quality of the
materials used does not match
that of the natural materials
found in the rest of the area.



33 Hurst Way, the vicarage

4.0 TOWNSCAPE CHARACTER

4.0.1 Townscape is the arrangement and appearance of buildings, spaces and other physical features in a locality..

4.1 LAYOUT AND PLAN FORM

4.1.1 The Croham Manor Road Conservation Area comprises only twenty-two separate plots. Its shape and layout is defined by the grouping of the Chapman Houses, set mostly along the eastern side of Croham Manor Road. There are also three properties on the east side of the road, and four on the northernmost part of Hurst Way.

4.1.2 Plots and houses on the west of Croham Manor Road in Character Area 1 are regular and parallel with a width:length ratio of approximately 1:3; houses are situated unusually towards the rear of plots, away from the road, with smaller back than front gardens. Building lines are generally set back to the same level and parallel to the road, apart from 64 and 80 which are sited at an angle. Houses are consistently set

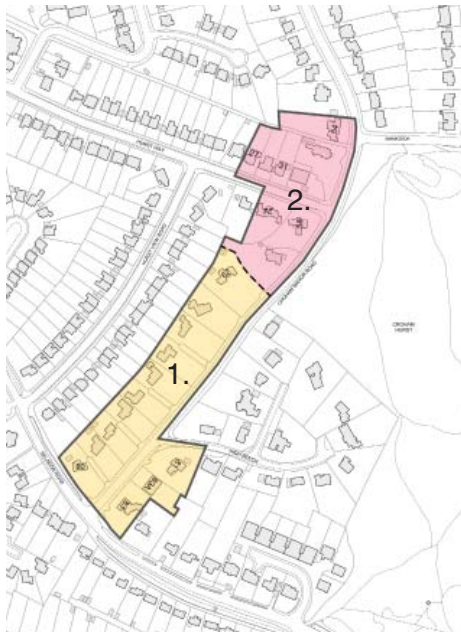
back by between approximately 17-25m. Houses on the road's eastern side are situated much closer to the road, numbers 81 and 83 occupying corner plots; building lines of these houses are not parallel.

4.1.3 Plot layout in Character Area 2 is more random and plots are smaller and irregularly shaped. Houses are generally sited closer to the road placed at an angle offset from the street line, with the exception of houses on Hurst Way which are aligned with adjacent buildings. Plots generally have a width:length ratio of approximately 1:2, apart from 27-31 (odd) Hurst Way, which have a plot ratio of approximately 1:4.

4.1.4 Street width, including pavements, is an average of 10.3m between plot boundaries, although the sense of spaciousness is significantly increased by the generous set back of properties from the road.

4.2 DENSITY AND LAND USES

4.2.1 The density of housing in the area is low compared to the surrounding built environment. Buildings in the Croham Manor Road Conservation Area are generously spaced and density is reduced by the significant amount of mature landscaping present. In Character Area 1 houses occupy most of the plot width and are set behind large front gardens, whereas those in Character Area 2 tend to be situated in the centre of their plots. Land use in the conservation area is solely residential and all houses are single family dwellings.



Character areas in the Croham Manor Road Conservation Area:
1. South Croham Manor Road
2: Croham Hurst
(see Map 9. p.11)



View north up Croham Manor Road

4.3 HEIGHT AND MASSING

4.3.1 All houses within the conservation area are detached and well spaced, though the massing varies between the two character areas. Houses in Character Area 1 are generally of two storeys with additional roof accommodation, while those in Character Area 2 are of a smaller scale, being of a single storey either with roof accommodation or two storeys high.

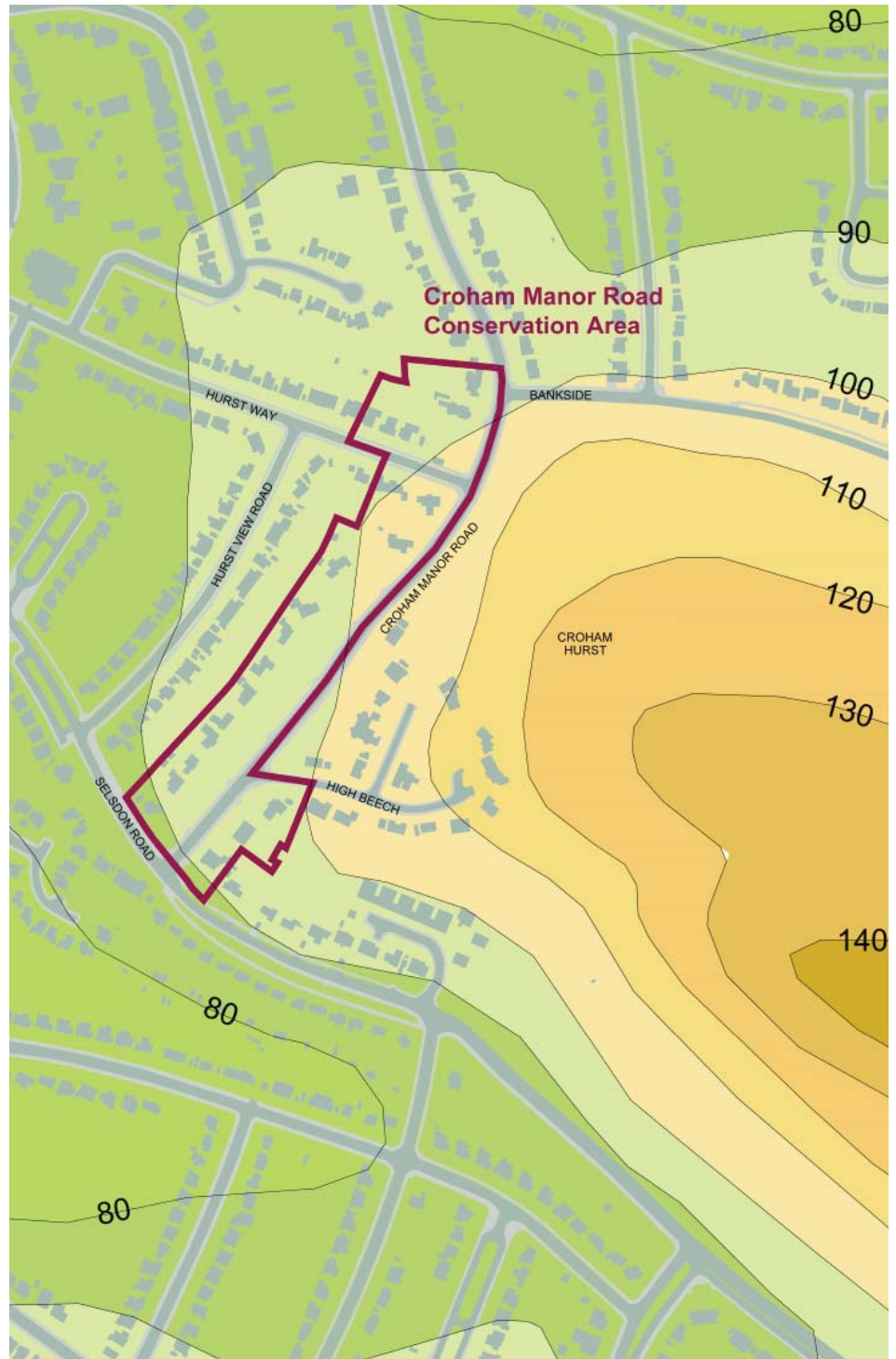
4.3.2 All houses have steeply pitched roofs, part of their original designs. Rooflines are broken up by prominent brick chimney stacks and dormer windows. The polygonal footprint of buildings in the area helps to articulate their form. In both character areas, though more prominently in Character Area 1, the massing of houses is broken up by the mature landscape in which it is set. Furthermore the impact of the massing of houses is greatly reduced by the change in land levels to the east, which results in the steeply pitched rooflines being the most visible part of buildings. All these elements contribute to a picturesque situation created by a combination of the built and natural environments.

4.4 TOPOGRAPHY

4.4.1 The conservation area is situated on the slopes of Croham Hurst at a level of between 90-100m above sea level (see map 10). At its highest point Croham Hurst is approximately 145m above sea level.

4.4.2 Within the conservation area there is a gentle slope

downwards from north to south along the part of Croham Manor Road contained within the conservation area, that significantly increases at the southernmost point and a marked drop in land levels from east to west, with the land falling away in front of all houses on the western side of the road.



Map 10. Topography surrounding the Croham Manor Road Conservation Area

4.5 VIEWS

4.5.1 A variety of attractive views to the south-west, west and north-west exist in the conservation area due to its varied topography (see map 11). Views are seasonally more visible in winter due to the high amount of deciduous vegetation present.

4.5.2 On the western side of Croham Manor Road, views exist in gaps between houses, and in some cases above their rooflines. This includes a long view to the north-west with the roofscape of Emmanuel Church clearly visible between numbers 66 and 68 Croham Manor Road. A linear view is present down Hurst Way from the junction with Croham Manor Road.

4.5.3 A long south-west view exists down Croham Manor Road from the north east of the conservation area. A further long view exists from High Beech looking into the conservation area, where, from an elevated position due to the increase in height above sea level, there is a clear view west above the rooflines of houses on the western side of Croham Manor Road.



Map 11. Views within and without the Croham Manor Road Conservation Area



View west from Croham Manor Road (view D)



View west across roof tops from High Beech (view 2)



View of Emmanuel Church from Croham Manor Road (view C)



Views west down Hurst Way in the summer (top) and winter (bottom) (view 1), with the avenue of Whitebeams

5.0 STREETScape CHARACTER

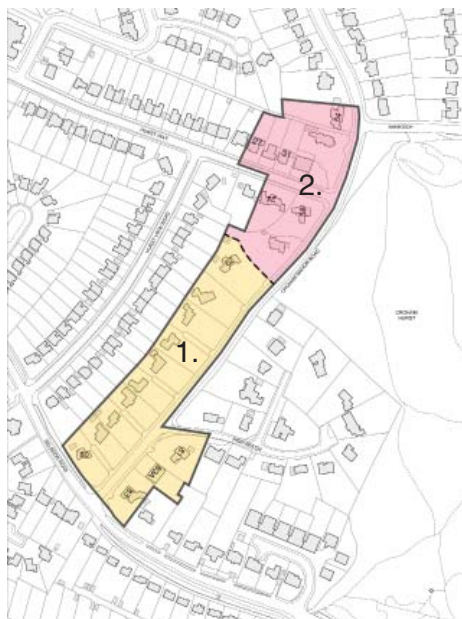
5.0.1 Streetscape is the outward facing visual appearance and character of a street or locality.

5.1 PUBLIC REALM AND OPEN SPACE

5.1.1 The public realm in the Croham Manor Road Conservation Area is generally of a good quality and acts as a positive setting for the area's attractive groupings of houses and mature landscaping.

5.1.2 There is ample provision for off-street parking for residents and therefore little demand at present for on-street parking, adding to the quality of the public realm. In Character Area 1, due to the long driveways, high fencing and planting, cars are generally not visible from the street.

5.1.3 The asphalt footways with granite kerbs are generally in good condition, containing regularly spaced street trees. The raised grass verge on the eastern edge of Croham Manor Road makes a positive contribution to the area's character



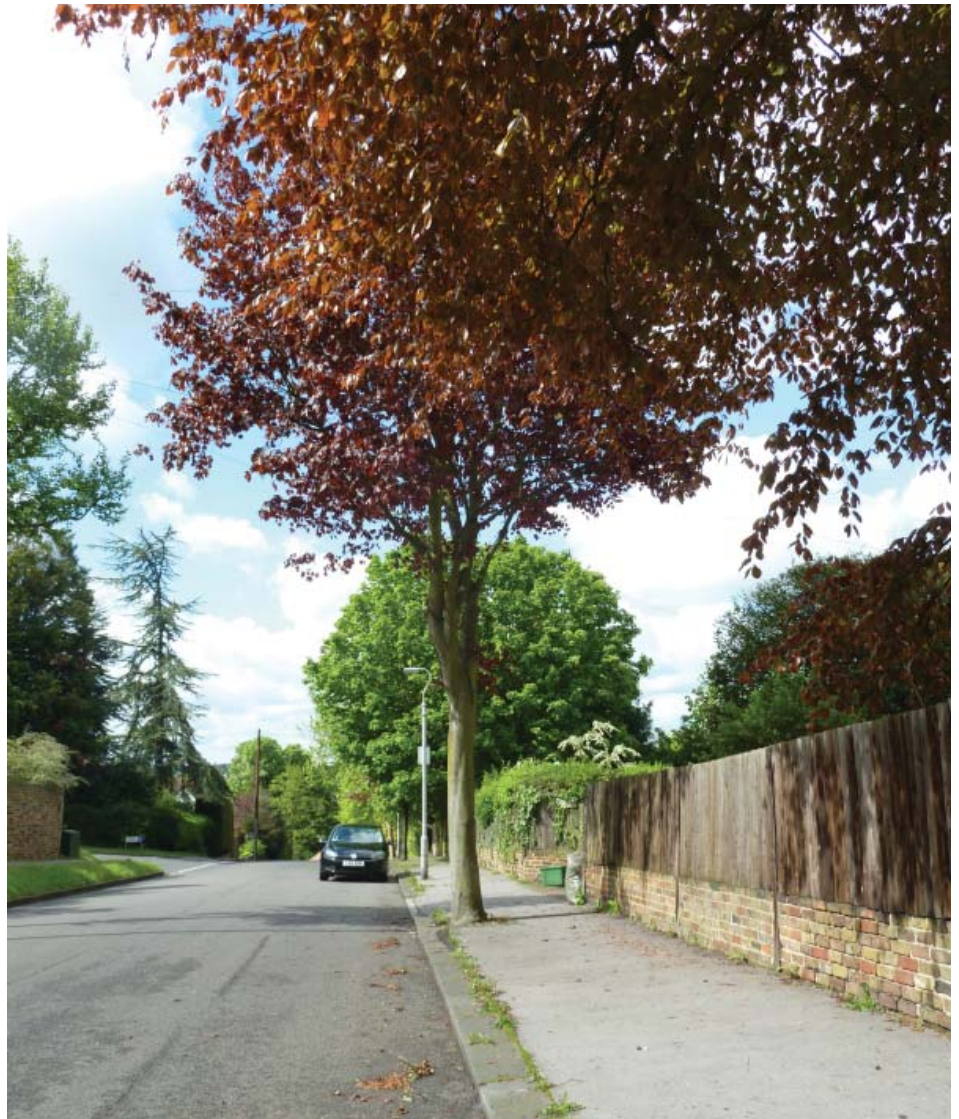
Character areas in the Croham Manor Road Conservation Area:
1. South Croham Manor Road
2. Croham Hurst
(see Map 9. p.11)

and allows the long views (section 3.5) to the west to be better appreciated.

5.1.4 Houses in Character Area 1 are secluded, with relatively inactive street frontages as a result of their boundary treatments of high fences and planting. This creates a clear demarcation of the boundary between the public and private realms. Character Area 2 contains houses set back from the road behind low walling, with only the larger gardens enclosed by high-fencing. The result is a more open and inviting environment, with a greater interaction between the private and public realms.

5.1.5 Whilst there is no usable public open space within the conservation area there is a large grassed area opposite Croham Hurst, at the base of the wooded hill, abutting Character Area 2. Private front gardens are well kept with an abundance of soft landscaping, planting and mature trees. This has a significant positive impact on the quality of the area's public realm, as does the fact that bins for household waste are generally not visible from the street.

5.1.6 For further information on standards and guidance set for Croydon's public realm please see the *Croydon Public Realm*



Typical public realm in the conservation area, with granite kerbs, asphalt footways, low brick wall and high fenced / planting boundary treatments

Design Guide (see Appendix for details).

5.2 STREET FURNITURE

5.2.1 The streetscape is uncluttered due to a relatively limited amount of unnecessary street furniture. At present lamp-posts in the area are generally consistent in style and often road signs are attached to lamp-posts as opposed to being mounted on a separate pole. Several telegraph poles stand in the area, though these blend well with the tall slender trunks of the street trees and as a result are visually unobtrusive. There are some telecommunications cabinets also present, though these are fairly well sited adjacent to boundary walling. There is some traditional style street furniture, including a single historic lamp-post, with no lantern, to which a road sign is now affixed.

5.3 GREENERY AND TREES

5.3.1 The conservation area has a significant number of mature trees on both public and private land and soft landscaped pavement areas. The presence of mature trees, both on Croham Hurst and in private gardens has a significant positive impact on the setting of the conservation area. On Croham Hurst, mature Oak, Holly and Silver Birch trees grow in the Thanet sand, with Beech trees on the lower chalk slopes. There is an avenue of mature white beam trees on Hurst Way and London Plane trees are present on Croham Manor Road to the north of the conservation area.

5.3.2 Trees in conservation areas are protected. For more information please see section 7.3 of the *Conservation Area General Guidance*.



Croham Manor Road, showing the limited amount of street furniture and street trees present



Footway on Croham Manor Road



Grass verges present on Croham Manor Road

6.0 ARCHITECTURAL CHARACTER

6.1 GENERAL ARCHITECTURAL CHARACTER

6.1.1 A 1920's / 1930's suburban aesthetic dominates the architectural character of the area. Almost all buildings within the Croham Manor Road Conservation Area are designed in a Mock Tudor style with a strong Arts and Crafts influence, constructed with a high quality of craftsmanship and materials. All the Chapman houses have brick facing at ground floor level, with applied timber-framing and painted render to the upper floors, sometimes with vertical hanging tiles, and are adorned with steeply pitched tiled roofs with prominent brick chimney stacks. Projecting gables, gablets, and dormer windows also often feature.

6.1.2 The Mock Tudor style was a distinctive Inter-War style that took inspiration from Traditionalist and Arts and Crafts architects of the late C19th. It took inspiration from the Tudor, Elizabethan and Jacobean periods in British architecture, to create an 'English Revival' style. Distinctive features include pitched porches, supported by brackets or vertical posts and timber casement windows with leaded panes, usually divided in a diamond pattern.

6.1.3 Though there is an overall continuity of architectural character, style and proportions, each house was individually designed. Late in his life Mr Chapman informed fellow residents that he desired each house to have an individual character, but all in the style of 'Sussex farmhouses and cottages'.

6.1.4 The design of the interior of houses was an important consideration in house design

from this period. It is very likely that many original features survive, such as timber paneling and fireplaces. Despite the fact that they are not visible from the street and therefore do not have an impact on the conservation area's special character, historic internal features contribute to a building's historical and architectural integrity and should be valued and, where possible, preserved.

6.1.5 Number 53 Croham Manor Road is the conservation area's oldest house, its construction date of 1909 stamped on the front elevation. Its architectural character is different, being of a simple and understated design.

6.1.6 The cumulative effect of the setting, design, craftsmanship, detailing and the quality and texture of materials present in the conservation area, conveys a sense of time and place of the '1930's Rural Idyll'.



Houses in the Croham Manor Road Conservation Area

6.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

Please see map 12.

A) LOCALLY LISTED BUILDINGS

6.2.1 Eighteen buildings in the Croham Manor Road Conservation Area are 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 also 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

6.2.2 Other buildings positively contribute to the architectural and townscape character and appearance of the conservation area. Demolition of these buildings is also considered to constitute substantial harm to the conservation area. Special attention should also be paid towards preserving any important historic features and materials present on these buildings.

C) NEUTRAL BUILDINGS

6.2.3 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 the proposed replacement building is of a high quality design that respects the conservation area's special character and is in line with the Development Plan and relevant national policy.

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

- Locally Listed
- Positive Unlisted
- Neutral



Map 12. The contribution of buildings to the special character of the Croham Manor Road Conservation Area

6.3 KEY ARCHITECTURAL FEATURES AND MATERIALS

6.3.1 Houses in the conservation area generally display similar characteristic key features and common materials. Buildings in the conservation area contain a selection of these features and materials. A fairly restricted palette of high quality and durable materials was used in the construction of buildings within the conservation area.

6.3.2 The adjacent table lists general key architectural features and building materials found in the area:

KEY ARCHITECTURAL FEATURES¹

1. Steeply pitched roofs with projecting gables and overhanging eaves
2. Individually designed dormer windows
3. Gablet roof features
4. Prominent brick chimney stacks
5. Recessed arched entrances
6. Projecting porches
5. Black and white mock timber frame facing
6. Shallow angled buttresses
7. Timber or steel casement windows with leaded panes (or comes), usually divided in a diamond pattern.
8. Radiating oriel windows
9. Solid timber front doors, often with mouldings and metal studs
10. Catslide roofs

COMMON BUILDING MATERIALS

11. London stock brick
12. White render and timber framed facing
13. Hand-made clay roof and hanging tiles
14. Timber barge boards
15. Leaded windows set in either steel or timber frames

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



7.0 CONDITION AND THREATS

7.1 GENERAL CONDITION

7.1.1 The conservation area is currently in good physical condition. Houses retain their high architectural quality and the public realm is generally of a good standard. There are currently no buildings at risk within the conservation area and many buildings retain a high proportion of their original features. However there are a few cases where houses have lost original features, for example the replacement of original timber or steel casement windows with leaded lights with aluminium alternatives. There is a limited amount of street furniture and there is currently no residual redundant signage. Refuse generally has adequate storage and is not visible from the highway.

7.1.2 Careful consideration must be given both to buildings and the treatment of the public realm to ensure that the conservation area is not negatively affected by potential threats that can affect its special character and appearance.

7.2 KEY THREATS AND NEGATIVE ISSUES

7.2.1 While insensitive development can instantly harm a conservation area's special character, negative change can occur incrementally through minor alterations that do not require planning permission. The quality of the public realm also has an impact on the area.

7.2.2 The conservation area is under pressure from a number of changes, which can result in threats to its special character and appearance. Existing and potential threats are outlined in the adjacent table, categorized as to whether they impact directly on buildings or the wider streetscape:

THREATS TO BUILDINGS

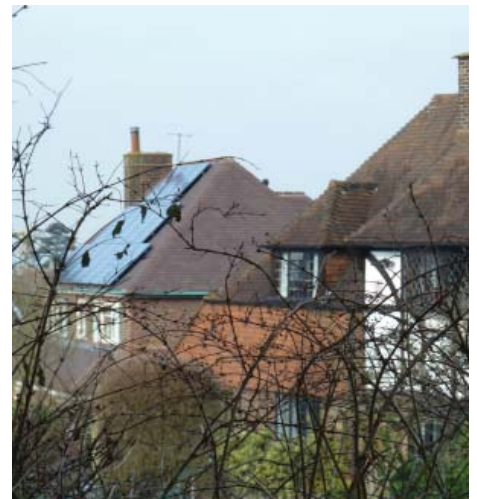
1. Partial or total demolition of historic buildings
2. Loss of original and traditional-style architectural features and details, for example leaded casement window and brick chimney stacks
3. Painting of buildings in unsympathetic colours
4. Poorly designed and / or oversized roof, side and rear extensions
5. Introduction of new architectural features and materials that detract from the area's character
6. Back-garden development, including outbuildings
7. Infill of recessed porches
8. Installation of satellite dishes to roofscapes and / or front elevations
9. Installation of poorly-sited renewable energy technologies and other building services

THREATS TO STREETScape

10. Inappropriately sited rubbish and recycle bins
11. Poor condition of asphalt in some areas
12. Loss of low-walling boundary treatments and other attractive railings and fencing.
13. Poorly designed new fencing
14. Erosion of front gardens with extended driveways for parking
15. Increased demand for street parking



Poor location of equipment



Solar PV visible from within the area

MANAGEMENT PLAN



This Management Plan provides area-specific guidance on development, maintenance and enhancement in the Croham Manor 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 Nineteen buildings in the Croham Manor Road Conservation Area are locally listed. For more information please see section 4.5 of the *Conservation Area General Guidance* and the *Locally Listed Buildings SPD*.

8.2. ARTICLE 4 DIRECTIONS

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

8.3 BUILDING REGULATIONS

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

8.4 ENERGY EFFICIENCY

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

8.4.2 In the Croham Manor Road Conservation Area the installation of external wall insulation or photo-voltaic or solar thermal panels on roofscapes visible from the road are not considered to be appropriate measures. It is recommended that less obtrusive measures, including internal wall and roof

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

8.5 ARCHAEOLOGICAL INVESTIGATIONS

8.5.1 As part of the conservation area is located within the Croham Hurst 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 Croham Manor Road Conservation Area must be in line with Croydon's Local Plan Policies and should preserve or enhance its special character. The guidance below supplements that provided in the *Conservation Area General Guidance* and helps to address threats identified in section 7. 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 demolition of buildings that are considered to make a positive contribution to the special character of the Croham Manor Road Conservation Area will be resisted. 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 (see section 5.4) and it is certain that the proposed replacement scheme will be of a suitably high quality that will enhance the area. For further information please see section 5.1 of the *Conservation Area General Guidance*.

9.2 NEW DEVELOPMENT

9.2.1 General requirements for new development in conser-



One of the Chapman Houses in the Croham Manor Road Conservation Area

vation areas are outlined in section 5.2 of the *Conservation Area General Guidance*. There are no vacant development sites of a significant size in this conservation area and there is no apparent scope for the subdivision of plots and infill development.

9.1.2 Opportunities for development could result from either demolition of buildings that make a neutral contribution to the area's special character and re-development, the conversion of existing properties, or the extension of existing properties. Any proposed scheme will be expected to be of a high quality design that enhances the character and appearance of the 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. Great care should be taken to limit any adverse impacts on the external appearance of a building that may occur as a result of conversion.

9.2.3 Any new development within the conservation area must:

- Be of a high quality design that respects the area's character
- Be of 2 storeys in height, with the possibility of roof accommodation, subject to location and design (for new buildings)
- Complement the predominant rooflines
- Follow the generally consistent building lines present in the area
- Respect the existing plot layout by siting new buildings back from road and in from the side boundaries, so as to preserve suitable spacing between properties
- Apply high quality materials and detailing that respects the area's character

9.3 DEVELOPMENT AFFECTING THE CONSERVATION AREA'S SETTING

9.3.1 Some areas outside of the Croham Manor Road Conservation Area may be visible from within its boundary and therefore have an impact on

its character. This concerns both the immediate setting of the conservation area and that at a further distance. Development near to the conservation area must respect its special 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 should not result in a negative impact on the conservation area.

9.3.3 As properties on High Beech and rear gardens are visible from the conservation area, large rear extensions and outbuildings must not be overly dominant as they may harm the setting of the conservation area.

9.4 EXTENSIONS

9.4.1 As defined in the Appraisal, the historic layout of buildings in the conservation area contributes towards its special character. Therefore front or large side extensions are generally not considered to be acceptable as they would have a negative impact on the special character of individual buildings. 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 and retain the generous spacing between buildings.

9.4.2 Single storey rear extensions are generally acceptable in principle so long as they are not oversized and 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.



Sympathetic window replacement

9.4.3 Roofscapes make a significant contribution to the character of the 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.

9.4.4 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*.

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

9.5 CLADDING, RENDERING OR PAINTING OF WALLS

9.5.1 Originally exposed brick walls should not be clad, rendered or painted as the exposed brick walls of properties contribute towards the special character of the conservation area. Planning permission is required for the external cladding or rendering of walls.

9.6 WINDOW REPLACEMENT

9.6.1 Many properties in the Croham Manor Road Conservation Area contain original steel or timber framed leaded windows. These windows should be retained and the

Council advocates a repair rather than replace approach. Secondary glazing can be installed to improve thermal performance. Planning permission is not required for the installation of secondary glazing. Replacement window units, 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 FRONT GARDENS

9.7.1 Most of the buildings within the conservation area have very large front gardens. Their treatment is a particularly important issue due to the significant impact they have on the area's character. All development proposals must contain proposals for landscaping of front gardens including:

- The retention of existing attractive boundary treatments and original materials where possible
- An appropriate balance of soft and hard landscaping
- Permeable surface for any car parking provision, where this is considered to be appropriate
- Provision for the storage and screening of refuse and recycling bins
- Visibility splays



A well landscaped front garden visible from the street in the Croham Manor Road Conservation Area

10.0 ENHANCEMENT

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

10.1 MAINTENANCE

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

10.1.2 Regular maintenance and repair is required to ensure the long-term survival of valued architectural features and landscape features and 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. 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

10.2 REPAIRING, RESTORING AND RE-INSTATING FEATURES

10.2.1 The area could be enhanced through the repair,

restoration or reinstatement of any damaged or lost architectural and landscape features.

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

- The re-siting of inappropriately located satellite dishes and TV aerials
- The removal of new architectural features that detract from the area's character
- The re-designing or revised treatment of existing oversized and/or poorly designed extensions
- The re-instatement of removed steel or timber framed leaded windows
- The replacement of non-traditional roofing materials with hand made clay tiles

10.2.3 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.

10.3 PLAQUES FOR LOCALLY LISTED BUILDINGS

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

10.4 CONSERVATION AREA SIGNAGE

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

10.5 PUBLIC REALM IMPROVEMENTS

10.5.1 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* (see Appendix).

10.5.2 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 Council's adopted Street Lighting PFI.

10.6 TREE MANAGEMENT

10.6.1 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*.

11.0 APPENDIX

11.1 WEBSITES AND OTHER RELEVANT INFORMATION

USEFUL WEBSITES

A) USEFUL WEBSITES

- Croydon Council Planning and Conservation web pages:
www.croydon.gov.uk/environment/conservation
www.croydon.gov.uk/planningandregeneration
- English Heritage web pages:
www.english-heritage.org.uk
www.helm.org.uk - (for access to English Heritage documents
www.english-heritage.org.uk/your-property/saving-energy
- Greater London Historic Environment Record:
www.heritagegateway.org.uk (managed by English Heritage)
- Greater London Authority (for the London Plan):
www.london.gov.uk/thelondonplan
- Department for Communities and Local Government
www.communities.gov.uk
- Building Conservation Directory:
www.buildingconservation.com
- Sustainable Traditional Buildings Alliance:
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
- *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;
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
Tel/Email: 0207 9733000; 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

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, Příjímací skupinu (Admission Team) ve Školském oddělení (Education Department) na čísle **0208 726 6400**, S pomocí tlumočnicka Vám potom může být poskytnuta pomoc.

Czech

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

French

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

Gujerati

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

Panjabi

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

Somali

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

Tamil

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

Turkish

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Urdu

