

# ADDINGTON VILLAGE CONSERVATION AREA REVIEW

## Recommended Amendments to the text of the draft Addington Village Conservation Area Appraisal and Management Plan

### ADDINGTON VILLAGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

#### SUPPLEMENTARY PLANNING DOCUMENT

#### 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.

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

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

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

1.2.3 A Management Plan addresses the issues raised in the Appraisal and provides area-specific development guidelines to supplement those provided in Croydon's *Conservation Area General Guidance SPD*; potential enhancement schemes are also explored. For further information please see section 1.5 of the *Conservation Area General Guidance SPD*.

##### 1.3 WHAT IS THE STATUS OF THIS DOCUMENT?

1.3.1 ~~After public consultation t~~his document ~~will be~~has been adopted as a Supplementary Planning Document (SPD) to Croydon Local Plan 2018 and ~~be is~~ a material consideration when assessing planning applications that affect the conservation area.

1.3.2 All planning applications for sites within the Conservation Area should be informed by the adopted document and the Croydon Conservation Area General Guidance SPD.

##### 1.4 COMMUNITY INVOLVEMENT

1.4.1 The Addington Village Residents' Association and Mid Croydon Conservation Area Advisory Panel ~~have~~ supplied material to inform this draft Conservation Area Appraisal and Management Plan prior to public consultation.

1.4.2 ~~Following its publication a minimum of six weeks will be allowed for a p~~ublic consultation was undertaken between 18 April and 30 May 2019. A consultation event was held at Addington Church Hall on 9 May 2019. The draft document ~~was will~~ be available to view on the Council's website and social media (see Appendix) and hard copies ~~will be~~ available from local libraries. An article ~~was will be~~ published in *Your Croydon* to inform ~~r~~esidents and invite comment. Following the ~~completion of the consultation period~~, all public responses ~~will be~~were considered and, where appropriate, the document ~~will be~~ amended prior to a recommendation to full Council for adoption before it is formally adopted.

##### 1.5 DESIGNATION BACKGROUND

1.5.1 Addington Village Conservation Area was designated in July 1973. ~~A conservation area statement was produced in 1996. The boundary has not been amended since its original designation in 1973. The boundary was extended to include Addington Palace, the stables, stable lodge, south lodge, historic parkland between the Palace and village (now golf course~~

and public park) and Roxton Gardens, and to remove numbers 63-73 (odd) and 52-54 (even) Boundary Way in January 2020 (Map 2).

Map 3 shows some of the key buildings and areas within the conservation area.

## **1.6 PROPOSED NAME AND BOUNDARY AMENDMENTS**

1.6.1 The following name and boundary amendments are proposed:

~~1) Include Addington Palace, the stables, stable lodge, south~~

~~lodge and historic parkland between Palace and village (now golf course and public park) and Roxton Gardens.~~

Addington Palace is the 18th century rebuilding of the medieval Addington manor house. The village was the focus for farming and support operations for the manor and manor house. As such, the history of both are intrinsically linked. This is reflected in their current character and appearance. The historic and architectural significance of the area cannot be fully understood without considering the main elements of the manorial estate together.

~~1.6.2 The driveway, stables, stable lodge and south lodge all form elements of the historic estate design which relate to the manor's history and the character of the area. The parkland between the Palace and village includes the majority of the 18th century estate, prior to its extension by the Archbishops of Canterbury in the 19th century. It is the area laid out as naturalistic parkland at that time (whilst the surrounding area was still predominantly woodland) and still retains this more open character and many historic landscape features.~~

~~1.6.3 Due to the area's topography, this section of parkland and associated tree belts form the backdrop to views of the village and views from the Palace towards the village. The obelisk and tumulus at the crest of the hill are included due to their association with the history of the area, although they are now obscured in views by trees. The proposed boundary across the Parkland has been based on the extent of parkland in historic mapping, the boundary of existing tree belts, topographic contours as evident on current mapping and the location of the obelisk and tumulus. To provide a consistent boundary and in recognition of the former kitchen gardens in this location (of which some walls survive), and its location adjacent to the heart of the village. Roxton Gardens is also proposed for inclusion in the conservation area.~~

~~2) Remove area between Addington Village Road and Kent Gate Way, including substation, Police station, petrol station and adjacent green space.~~

~~1.6.4 The late 20th century developments in this area largely detract from the character and appearance of the conservation area. Their inclusion dilutes the special interest of the conservation area. Although the green space contributes to the rural setting of the area, its appearance is largely modern. Its interest can be preserved as part of the setting of the conservation area. All future developments in this area would still need to be considered in light of the new setting of the conservation area.~~

~~3) Remove 63-73 (odd) and 52-54 (even) Boundary Way.~~

~~1.6.5 Similar in form and architecture to neighbouring properties on Boundary Way which are already excluded from the conservation area, their current inclusion therefore causes inconsistency. There is no historic precedent for buildings in this location. Their inclusion within the conservation area dilutes its special interest. All future developments in this area would nevertheless still need to be considered in light of the setting of the conservation area.~~

~~4) 4) Remove 80 – 100 (even) Addington Village Road and adjacent green space~~

~~A terrace of modern housing, numbers 80-100 (even) Addington Village Road make a neutral contribution to the conservation area. They are of a scale that is consistent with historic properties in the conservation area but their staggered building line and terraced form is not characteristic. The area is in an outlying position at the eastern terminus of Addington Village Road and does not have a direct relationship with the core of the historic village. There is no historic precedent for buildings in this location. The green space – whilst consistent with the rural spaciousness of the area – is nevertheless not historic in its form or character. The inclusion of these buildings and area dilutes its special interest. Their character can be sufficiently protected as part of the setting of the conservation area.~~

~~5) Change name to 'Addington Conservation Area'.~~

~~1.6.6 The proposed name change would reflect the significance of the wider area and the proposed inclusion of Addington Palace and its primary parkland setting within the conservation area.~~

~~1.6.7 The remainder of this draft conservation area appraisal and management plan has been written to reflect these proposed changes.~~

## 1.6 STATEMENT OF SPECIAL CHARACTER

1.76.1 The conservation area is based around the historic village, manor house and associated parkland of Addington Village, retaining all the main constituent elements of a manorial estate. Dating back at least to Anglo-Saxon times, it is one of the borough's oldest settlements. Links to royalty and the Archbishops of Canterbury provide a prestigious lineage of ownership, which is reflected in the surviving architecture of both the manor house and village buildings, as well as the quality and extent of associated parkland.

1.76.2 The village church is set at the centre of a cluster of historic buildings. The diversity in building date and architectural style show how the manor developed and the varied status and function of each building. Addington Park and Addington Palace Golf Course form the primary parkland setting to the Palace and village. The parkland also forms part of a wider green buffer between the manor and neighbouring suburban development which is the backdrop to many views and enhances Addington's distinct rural character.

## 1.7 CHARACTER AREAS

1.87.1 The conservation area contains two distinct character areas (see Map 43):

- (A) **Village**
- (B) **Palace and Parkland**

### A) Village Character Area

The Village Character Area marks the extent of the historic village of Addington. It is focussed primarily along Addington Village Road, with the Grade I listed church of St Mary the Blessed Virgin at its heart. The buildings include high status residences and farmsteads, farmworker's cottages, farm and service buildings, and village amenities, now primarily in residential use. It has a spacious character with large plots, mature vegetation and grass verges.

### B) Palace and Parkland Character Area

The Palace and Parkland Character Area includes Grade II\* listed Addington Palace and its primary Grade II registered parkland setting, both dating to the 1816<sup>th</sup> Century. Landscaped by Lancelot 'Capability' Brown the Parkland's naturalistic design survives. This provides an open setting to the substantial manor house and its associated lodge buildings.

## APPRAISAL

The following Appraisal defines the characteristics that make the Addington Village Conservation

Area special, including its wider context, historical development, townscape, streetscape and architectural character. It also describes its current condition.

### 2.0 CONTEXT

#### 2.1 LOCATION, TOPOGRAPHY & SETTING

2.1.1 Addington Village is located in the Selsdon & Addington Village Ward. It is located to the east of the borough at its boundary with the London Borough of Bromley (see Map 54). This boundary marks the ancient county boundary between Surrey and Kent. In regards to the sixteen Places identified in Croydon Local Plan, it is situated within Addington, on the boundary with Selsdon and Shirley.

2.1.2 It is approximately four miles from Croydon Metropolitan Centre. The primary roads in the conservation area are Addington Village Road and Spout Hill (with Gravel Hill to its southwest boundary). Historically, Addington Village Road served as a main road from Wickham (Kent) to Croydon. Wickham survives as a cluster of listed buildings in London Borough of Bromley, marked in yellow on Map 5.

2.1.3 Addington Village is now largely bypassed by the Kent Gate Way, constructed in 1973. A large transport interchange located beside the Kent Gate Way provides much improved public transport links between Addington and the rest of the borough by both bus and tram.

The village is located at the base of a northeast- southwest aligned valley (for ease, this is referred to as east- west throughout the remainder of the document). The valley rises steeply to the north and is predominantly wooded. To the south the land rises more gently and is used predominantly as golf courses and horse paddocks. The mid 20th century housing estate of New Addington is located on the higher ground to the south.

The distinctive topography results from the underlying chalk geology, and provides long views across the valley. Addington Palace and its parkland are set to the northwest of the village.

2.1.6 Historic parkland along a former driveway, now Bishops Walk, was developed in the 1930s as exclusive low density housing. The area is identified as a Local Heritage Area and retains elements of the historic landscape design (see Map 5 for heritage designations in the wider area).

2.1.7 Suburban development has begun to encroach on land close to the village, however the topography and open land that surround it mean that its immediate setting has retained a largely green and rural nature. The area is protected as Metropolitan Green Belt.

### 2.0 HISTORIC DEVELOPMENT

#### Early Medieval

2.2.1 Addington is mentioned in the Domesday Book of 1086, indicating that there was already a settlement here in Saxon times. Indeed, the name Addington is Saxon in origin, being derived from Addan-tun meaning 'Ada's' farm or settlement. The Domesday Book records two manors in Addington. These were located to the north and south of the valley, corresponding to land largely occupied by Addington Village and New Addington respectively. Held by Saxon Godric on behalf of the King, the northern manor passed to Tezelin the Cook following the Conquest. It is likely the Manor was held in 'Sergeantry'. This meant that the Manor was retained by service to the King of serving him a dish on the day of his coronation. The tradition endured throughout the centuries, being recorded in at least the 13th, 17th and 18th century.

2.2.2 The precise location of the early medieval manor house is unknown. It was replaced by a new manor house to the north of the village in 1400-3. Known as Addington Place, the 1612 Probate Inventory indicates that the house was substantial for its time, including a Hall, Long Gallery, 13 bedrooms and many service rooms.

#### The Leigh Family (1447 - 1768)

2.2.3 The Leigh family obtained the Manor and estate in 1447 and continued to hold it for over 300 years. Rocques' Map of Surrey, Sheet no. 6, shows the layout of Addington at the end of Leigh's ownership (Map 6—1768).

2.2.4 The surviving arrangement of streets was already established, with village buildings focussed around the Church and two farms. The two farms were located to the east and west of the Church, and were known as 'Upper Farm' and 'Lower House Farm' respectively. Upper Farm (also known as Addington Park Farm and later Stills Farm) operated from Addington House farmhouse, with farmbuildings located beside the surviving forge. Lower House Farm (also known as 'Village Yard') was located to the immediate west of the present public house (The Cricketers). A lane is shown to the south of the farmyard, leading to Addington Lodge. The Parsonage was positioned opposite The Cricketers, to the west of the church.

2.2.5 The map shows Addington Place to the north of the church, and accessed from Spout Hill. The area between the church and manor house is laid out as formal gardens, with an orchard, stables and avenue of trees to the west and north. The surrounding area was largely pasture and arable fields, with areas of woodland and heath to the north.

### **Trecothick (1768 - 1802)**

2.2.6 Following the death of Sir John Leigh, the manor house and associated lands were sold to Alderman Trecothick in 1768. Trecothick set about building a replacement manor house further to the northwest of the village. He was succeeded by his nephew James Ivers, (taking on Trecothick's name and title) who completed works on the mansion and in 1781 employed renowned landscape architect Capability Brown to improve the surrounding parkland in his characteristic 'naturalistic' fashion.

2.2.7 A comparison of Rocques' map (Map 6) and Shorrocks' Map of c.1800 (based on two contemporary maps of 1802 by A. P. Driver and 1803 by C. Edmonds – see Map 7) show the dramatic changes made by Trecothick. The new manor house and landscaped grounds are clearly shown, whilst the original formal gardens were converted to kitchen gardens.

2.2.8 A new yard called Home Farm was also established around the Parsonage, to service the domestic needs of the new manor house and its grounds. Changes within the village included the construction of cottages and a school (known as the Workhouse and established in 1794) between the Church and Upper Farm, and expansion of Upper Farm. Lower Farm – at that point operated or owned separately by George Field Esq. - had also expanded. A contemporary account from 1792 by Rev. Daniel Lyson indicates that there were 132 people in the village, occupying 22 buildings.

### **The Archbishops of Canterbury (1807- 1898)**

2.2.9 In 1802 much of the estate was sold to Thomas Coles – a West Indian merchant – although he died a ruined man shortly after in 1805. In 1807, it was purchased by Act of Parliament as a summer residence for the Archbishops of Canterbury.

2.2.10 This summer residence replaced the 'old' Archbishop's Palace in Croydon Centre which was by this point considered unfit for purpose. Six Archbishops resided at the Palace throughout the 19th century; these were Archbishop Charles Manners-Sutton (Archbishop from 1805-1828), William Howley (1828-1848), John Bird Sumner (1848-1862), Charles Longley (1862-1868), Archibald Campbell Tait (1868- 1882) and Edward White Benson (1883-1896).

2.2.11 Through this association, the estate gradually earned the title Addington Palace. The Archbishops – particularly Howley and Longley - made considerable improvements to the estate, including substantial enlargements to the Palace and extension of the Park, re-alignment and addition of driveways and lodges and purchasing adjacent farms and farm land. Some change also occurred in the village as shown on the Addington Tithe Map of 1842 (Map 8). A new school building replaced the Workhouse in 1844 and the public house was replaced in 1847.

2.2.12 In 1867 Henry Still came to Addington to manage the two farms. The Still family were to become prominent figures in the village for three generations; as well as farmers, Henry Still, his son William Henry Still and grandson Brian Still were heavily involved with the village church and cricket teams. Henry Still provided a cricket ground for the village in 1866 from where the existing cricket club - established in 1743 and one of the first in the country – could play. William H. Still also represented Addington on Croydon Council when the area was first added to the borough, and was affectionately regarded as the village's Squire.

### **Twentieth century**

2.2.13 Following the death of Archbishop Benson, the estate was sold in 1898 to Frederick Alexander English, a retired South African diamond magnate. He enlarged the Palace and lived there until his death in 1909. At this point, his widow returned to South Africa; the mansion remained empty and the estate was left in the management of trustees.

2.2.14 Ownership of land around Addington by the Archbishops and then English, and strong stewardship under the Stills, allowed Addington to largely avoid Victorian and Edwardian suburban development occurring in surrounding areas.

2.2.15 The resultant surviving rural character, its location within easy day-tripping distance from Croydon and increased leisure time in the early 20th century led to a rise in visitors to the village, Addington Hills and surrounding area. A number of tea rooms were set up to cater for this trade; providing al fresco meals within village gardens. ~~2.2.16~~ The village stores and post office – which had been established as a co-operative society in 1881 – provided one such venture.

2.2.17 In 1928 the parish became part of the Borough of Croydon and in the same year Addington Palace and its estate were finally sold.

2.2.18 The Parkland was subsequently split between residential development, golf clubs and a public park. The Palace operated as The Royal School of Church Music between 1953 and 1996.

2.2.19 In 1935 the First National Housing Trust purchased land at Fisher's Farm to build a 'garden village', now known as New Addington. By 1939 and the outbreak of the Second World War, 1023 houses and 23 shops had been built. This represented unprecedented levels of building in the setting of the village, although the village itself continued to resist further development.

2.2.20 It was not until the 1960s and 1970s that greater change occurred with the construction of Roxton Gardens, Boundary Way, The Wicket and the Kent Gate Way bypass. It was in the context of such dramatic change that the conservation area was designated in 1973.

### SELECTED REFERENCES

- J. W. Brown, Lyson's History of Addington (reprint of original text from 1792), 1991
- Olga Kennedy, Memories of Addington, 1978
- Frederick. B. Shorrocks, Addington Village. An Historical Survey, 1979
- F. Warren, Addington: A History, 1984
- R. Wheeler, Shirley and Addington, 2003

## 2.3 ARCHAEOLOGICAL SIGNIFICANCE

2.3.1 Archaeological Priority Areas indicate a high probability of archaeological interest below ground, of which Tier 1 indicate the highest probability and Tier 4 indicates lower probability.

Addington and Addington Park Tier 2 Archaeological Priority Area covers most of the village, the grounds to Addington Palace and its Parkland (see Map 11). The area has been identified due to the historic nature of the settlement at Addington and the significant archaeological interest of the designed landscape at Addington Park.

2.3.2 The surrounding undeveloped land has a distinctive topography and retains evidence of prehistoric remains and is therefore identified as a Tier 3 Archaeological Priority Area.

2.3.3 Further information on Archaeological Priority Areas including those in Addington is available from the Greater London Archaeology Advisory Service webpages, referenced in the appendix. Please also see Map 11 of this document and section 4.5 of Croydon's Conservation Area General Guidance SPD for more information.

## 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

#### Village Character Area

3.1.1 The village retains its linear medieval street pattern. The majority of historic village buildings are located along Addington Village Road, which forms part of the historic Croydon-Wickham route following the valley bottom. Construction of the Kent Gate Way bypass resulted in Addington Village Road being severed from the wider road network at both its western and eastern ends. This has reduced traffic levels to the east where the road still retains much of its rural charm. ~~Traffic levels remain high however in the centre of the village.~~

3.1.2 The associated roundabout severs Lodge Lane, formerly a rural lane to the south and has a standard engineered appearance in stark contrast to the historic character of the village.

Spout Hill rises steeply from Addington Village Road to the north. Historically the road was largely undeveloped, providing access only to the manor house via Lion Lodges, the main farm-house Addington House (now accessed from Boundary Way) and housing a small gardener's cottage.

3.1.4 The access from Spout Hill to Addington House survived until recently as a narrow footpath between numbers 35 and 37 Boundary Way, although this has been blocked. Modern development along Spout Hill and Boundary Way gives a more developed character to the road. Its rural character returns on leaving the village to the north, where it is bordered by woodland and steep banks.

3.1.5 Building lines, building footprints, plot sizes and spacing vary dependent on function and status: high status farmsteads and residences are set substantially back from the road in large plots, with a strong sense of privacy due to boundary treatments and mature vegetation. Residences of more moderate status, former farmworkers' cottages and modern development are set closer to the road within modest plots, although still set back behind small front gardens.

Buildings originally relating to farm uses – such as Forge Mews and Home Farm - are arranged around yards. Non- domestic buildings including these farmyards, the forge and public house front directly onto the road or pavement edge. Some plot boundaries follow former field boundaries, although most are set at right angles to the road.

3.1.6 Although the building line varies based on function and status, a strong building line nevertheless exists amongst historic farmworker's cottages on Addington Village Road. Historic buildings are set parallel or at right angles to the road. Late 20th century development, which display more variety including staggered building lines and angled frontages, detract from this.

3.1.7 There have been changes to the layout of Addington Village in the late 20th century through the insertion of new roads along Roxton Gardens, The Wicket and Boundary Way.

3.1.8 These new housing developments are arranged along cul-de-sacs with regular plot sizes and building footprints which do not relate to the historic street pattern or variety evident in the village. These modern developments are largely excluded from the conservation area, with the exception of Roxton Gardens which is built on the historic kitchen gardens and inclose proximity to the church. Those developments excluded from the conservation area are nevertheless intimately linked geographically with the village and form part of the conservation area's immediate setting.

### Palace and Parkland Character Area

3.1.9 As the former manor house, the precedence of Addington Palace is reflected by its scale and the extent of its parkland, which provides a dramatic contrast even with the largest properties and building plots within the village. Historically, the manor house was accessed from Spout Hill. Further driveways were added following rebuilding in its current location in the 18th century and under the direction of the Archbishops. ~~3.1.10~~ These can be traced on historic maps, and their positions are predominantly marked by surviving lodge buildings. Lodge buildings within the conservation area are Lion Lodges (Spout Hill), South Lodge (Kent Gate Way) and Stable Lodge (Gravel Hill). ~~3.1.11~~ The only surviving vehicular access to Addington Palace is the driveway from Gravel Hill. This route was formed in the 18th century. ~~3.1.11~~ The entrance is marked firstly by Stable Lodge (to the east) and then by the former stable block (now golf club) to the west. Landscaping and mature trees predominate over built form within this character area. The Parkland in the character area is now divided between Addington Palace golf course (to the north) and Addington Park (to the south).

3.1.12 A public park, Addington Park is laid to grass with mature trees primarily towards its north and south boundaries. A small modern car park and playground is set to the south. Flanked by South Lodge, this marks a former driveway to Addington Palace. The routes of two former driveways within Addington Park are evident as distinct earthwork features, now grassed over.

3.1.13 Addington Palace Golf Course is not publicly accessible. Despite the insertion of golf bunkers and tees, the area retains its open parkland aspect and clumps of mature trees consistent with Capability Brown's original design intentions. See section 4.0 for more information on the landscape design and layout.

## 3.2 LAND USES

### Village Character Area

3.2.1 Historically, the village incorporated a variety of uses required to make it largely self-sufficient to service the manor. These included village amenities and farm buildings, alongside farmworkers' cottages and large detached residences, each of which are described in more detail in section 5.4. Through the conversion or demolition of some historic farm buildings, the post office and school, and the construction of additional housing, land uses in the conservation area are now predominantly residential. The small scale of buildings means that most remain as single dwelling houses rather than having been converted to flats.

3.2.2 A number of services remain present in the village, including the public house, and forge, which contributes to its village character.

### Palace and Parkland Character Area

3.2.3 The character area pre- dominantly consists of former parkland, now in use as a golf course and public park. Addington Palace is now in use as a wedding venue and spa, whilst its former stable block has been converted to the clubhouse for the Addington Palace Golf [Club Course](#). South Lodge, Stable Lodge and Lion Lodges are in domestic use, no longer related to Addington Palace or the golf course. The building types present within the Palace and Parkland Character Area are described further in section 5.4.

## 3.2 FORM, BUILDING HEIGHTS, MASSING AND DENSITY

### Village Character Area

3.3.1 Building height and massing in the village varies dependent on use and status. The majority of buildings in the village are small in scale, with a few notable larger buildings comprising the church, Addington House and the Old Vicarage.

3.3.2 The Church tower forms the only tall structure in the village, and as such is a landmark in the locality. Dwellings in the village are between one and a half and two storeys in height. Ancillary structures, remaining former farm buildings and the forge are mainly one storey, indicating their subservient service function.

3.3.3 The depth and footprint of buildings is consistently small in relation to plot size. Low density, large gaps and resultant views between most buildings is important to the rural character of the area.

### Palace and Parkland Character Area

3.3.4 Addington Palace is a large building of three storeys with a particularly wide and substantial footprint, reflecting its status as a manor house and Archbishop's Palace. The size of the building is balanced by the spaciousness of its parkland setting. The lodge buildings and stables were designed to be ancillary to the Palace, and are therefore much smaller in scale. The stable block is nevertheless a substantial complex of buildings, ranging between

one and two storeys in height.

The lodge buildings are also between one and two storeys in height. Overall, the area retains an undeveloped character.

## 3.3 KEY VIEWS AND LANDMARKS

3.4.1 Views and landmarks are shown on Map 12 and 13.

(1) 3.4.2 The view from land adjacent to Parkway and North Downs Crescent of Addington Palace and Shirley Hills is designated as a Croydon Panorama within the Croydon Local Plan 2018. Although the village itself is obscured by topography from this viewpoint, the Palace and Parkland are clearly apparent in their wider context, including Addington Hills and glimpses of central London to the north. Addington Palace is also designated as a landmark in the Local Plan.

(2) 3.4.3 In addition to the panorama, the nature of the area's topography allows for numerous other long range views across the valley to largely open ground and undeveloped skylines, and back towards the village, Palace and parkland. This contributes to the character of the conservation area by confirming its agricultural roots and continued rural setting. Towers on the skyline in New Addington act as a reminder of the wider urban context but detract from the rural character.

(3) 3.4.4 The Church tower forms a landmark in many views within the village and its immediate surroundings. In particular, views along Lodge Lane are terminated by the church tower and provide a striking close-up view. The tower is viewed in its village and rural context from Spout Hill and Boundary Way.

(4) 3.4.5 Unfolding views along Addington Village Road, of which views of the church form part, provide an intimate character. As the road straightens to the east, longer views are available along the road.

(5) 3.4.6 There are glimpsed views of Addington Palace from the village, particularly from Addington Park and Kent Gate [Way](#). These visual links emphasise the historic relationship between the Palace and village, whilst maintaining the privacy of the Palace, but are hindered by non-historic tree planting along the boundary of the park and golf course, particularly in summer.

(6) 3.4.7 Views from and to Addington Palace would have been carefully designed as part of the parkland landscape and along the driveways. Wide ranging views are available from Bishops Walk of the Palace and Parkland and

from the Palace and its terrace across the landscape to the southeast, including the church tower and New Addington. It should however be noted that these views are not available from public land.

## 4.0 STREETScape CHARACTER

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

### 4.1 GREENERY, TREES AND OPEN SPACE

4.1.1 Greenery, trees and open space are extensive within conservation area and form a fundamental part of its spacious rural character.

#### Village Character Area

4.1.2 The main public green space is the 'village green', located on the site of the former school, at the junction of Addington Village Road and Spout Hill. Surrounding buildings face away from the space which limit its visual perception as a traditional village green at the heart of village life. It nevertheless provides an important and well-used amenity and a sense of openness in the village centre which should be preserved and enhanced.

4.1.3 The churchyard is included on the local list of historic parks and gardens. It forms an appropriate setting for the listed church and contains significant memorials including a prominent memorial to the five Archbishops of Canterbury who are buried at Addington, and a number of Commonwealth War Graves. Subdivision of the churchyard to the east (both as extant walls and earthworks) indicate extensions to the churchyard on land previously occupied by cottages and their gardens. Yew trees contribute to the character of this space and the adjacent junction, whilst further non-historic evergreen trees help screen views of Roxton Gardens.

The Cricket Ground is an important and well-used village recreational facility reflecting a long history of cricket in the village and is fringed by mature tree belts. Trees to the north form part of the historic grounds of Addington House and previously contained a chalk pit. They contribute to the building's special interest and setting. They also help screen views of modern development on Boundary Way and are protected by a Tree Preservation Order.

Informal green spaces and grass verges cement the rural village character. High levels of vegetation within private gardens such as Addington House and the Old Vicarage provide these main residences with a strong sense of privacy and status.

#### Palace and Parkland Character Area

4.1.4 In addition to its contribution to the rural character of the area, surviving elements of Capability Brown's 18th Century design (and later additions by the Archbishops) contribute greatly to the historic character of the area. Lancelot Capability Brown is regarded as one of Britain's most influential landscape architects, carefully designing whole landscapes to provide an improved 'naturalistic' appearance.

4.1.5 Use in part as a golf course has necessarily altered the appearance of the parkland (changes are first evident on the 1934 OS map), but has enabled much of the original design and openness to remain. The parkland slopes down from the palace to the village. It is put to grass with significant clumps of mature trees characteristic of Capability Brown's 18th century design. The raised terrace to the immediate east of Addington Palace was added in the early 19th century and is a prominent feature within the landscape. It is dominated by a large Cedar of Lebanon. This is a particularly notable specimen tree, protected through a Tree Preservation Order. The southern section of the terrace is obscured by non-historic planting, which surrounds a substantial modern marquee.

4.1.5 Both the planting and marquee erode the historic landscape design and detract from both the registered park and garden and the setting of the listed building.

4.1.6 To the north of the terrace is a refurbished fountain; first indicated in this position on the 1867 OS map. Above this, the valley side is more wooded. It contains remnants of the 19th century arboretum, pinetum, rhododendrons and specimen trees.

4.1.7 It forms the backdrop to many views within the village and across the valley, whilst framing and guiding views from the Palace. The variety of exotic and specimen trees visible emphasises its history as a designed landscape.

4.1.8 Historic maps also show an avenue of trees forming the driveway to Lion Lodges to the east and another avenue heading from this to the north; remnants of which appear to survive.

4.1.9 Within Addington Park surviving elements of Capability Brown's design include boundary planting to the south and west boundaries (along Kent Gate Way and Gravel Hill) and a number of mature parkland trees. A circle of horse chestnut trees date to development under the Archbishops. Planting along the boundary between Addington Palace Golf Course and Addington Park dates mostly to the 20th century, although some minor planting is evident in this location on the 1867 OS map. The planting obscures views to the Palace and erodes the integrity of the designed landscape.

## Greenery, trees and open space in the setting of the conservation area

4.1.10 Green space, vegetation and woodland surrounding the village contributes greatly to the rural character and setting of the conservation area. They retain evidence of past use such as coppicing in the woodland to the east of the village. Boundary Way is built on a former orchard and its boundaries preserve the orchard's extent. These areas form an important backdrop to views and to the way the conservation area is experienced. This 'green buffer' is therefore an important part of the setting of the conservation area.

## 4.2 PUBLIC REALM

### Village Character Area

4.2.1 The public realm is generally of a low-key nature consistent with the village's rural character. Soft, grassed verges and intermittent pavements (some set within the grass verge away from the road edge) give a sense of a rural lane, particularly along the eastern length to the east and west ends of Addington Village Road and along Spout Hill. The orientation of housing on Boundary Way away from Spout Hill further emphasises the rural character of Spout Hill.

4.2.2 In contrast, the junction outside the church retains a formalised pavement surfaced in modern red brick pavements with granite kerbs, which is also applied to widened areas of pavement opposite; outside the former post office and containing the war memorial. The traditional pavements and widened spaces emphasise the importance of this junction as the historic heart of the village. ~~4.2.3~~ This is further emphasised through the presence of the main village amenities; the church, public house and former post office. ~~4.2.4~~ Piped spring water – provided to villagers by the Archbishops – was also accessed at this junction from a spout within the (surviving) recess in the church wall.

4.2.5 The poor quality hard landscaped car parking area to the neighbouring Cricketers Public House however detracts from this central junction and the setting of the listed church.

Although modern, and inevitably acquiring elements of domestic character, the emphasis on hard landscaping within Forge Mews retains a farmyard character.

4.3.4 The streetscape in the village is generally uncluttered due to the limited presence of street furniture. However, refuse storage to The Cricketer's Public House is located prominently along Addington Village Road and detracts from the street scene. Historic-style lampposts set the village apart from surrounding development.

4.3.5 On Spout Hill, a lone gate post opposite Lion Lodges marks the historic entrance to Addington House.

### Palace and Parkland Character Area

4.2.6 The driveway was formerly lined by mature trees, many of which were lost during storms in 1987 and 1990. Areas of parking and former tennis courts, varied signage, bollards and gates have been inserted and cumulatively detract from the driveway. Soft verges, trees and the use of gravel nevertheless still provide a rural and historic quality to the driveway, whilst gaps between the trees provide glimpsed views to more expansive parkland. A gravel surface is also evident outside Lion Lodges and indicates the historic status and association of these buildings.

## 4.3 BOUNDARY TREATMENTS

4.3.1 Surviving historic boundary treatments include brick walls of varied style and height, flint walls with brick dressings, metal estate railing and chestnut palings, whilst a substantial number of hedges and boundary vegetation promote the green and secluded character of the area. Use of low picket fences to number 35 and number 42 Addington Village Road is not traditional but does reflect historic use of chestnut palings as evident in historic photographs.

4.3.2 Notable boundaries include the walled garden at Addington Palace, flint walls with decorative brick dressings and imposing gate pillars to Lion Lodges, and the highly decorative iron gateway and tall plain red brick walls (listed Grade II) to the churchyard. They denote the high status of the Palace and Church respectively. A surviving gate in the churchyard's north boundary was inserted to provide direct access for the Archbishops between the Palace and church. Further brick and flint walls are prominent in the streetscene along Spout Hill. Although not visible from the streetscene, sections of tall red brick walls exist to rear boundaries in Roxton Gardens and relate to the area's former use as kitchen gardens.

4.3.3 Poor boundary treatments, such as the close boarded fences to the rear of modern housing on Spout Hill, along the Cricket Ground and around much of Addington House, do not contribute to the character of the area.

### Village Character Area

~~4.3.4 The streetscape in the village is generally uncluttered due to the limited presence of street furniture. However, refuse storage to The Cricketer's Public House is located prominently~~

## 5.0 ARCHITECTURAL CHARACTER

### 5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 The architecture of the conservation area varies in date, style and material, reflecting its long history and piecemeal development over time. The oldest buildings are the Church and Addington House, which contain fabric dating to the 11th century and 17th century respectively

5.1.2 The buildings generally display high quality architecture and materials, reflecting the high status of the manor. Direct references are made to ancestry of the manor through incorporation of the lions on the gateposts at Lion Lodges (referencing the Leigh family and potentially a survival from the previous manor house), and references to Archbishop William Howley above the porch to the church and South Lodge. The buildings within each character area can be grouped based on their historic function and status as shown in Map 15; their architecture and materials relate to these uses and are described in section 5.3 below.

### 5.2 HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF BUILDINGS

5.2.1 Please see Map 14, colour coded to illustrate the different levels of contribution buildings make to the conservation area's character and appearance.

#### A) LISTED BUILDINGS

5.2.2 There are seven statutorily listed buildings within the Addington Village Conservation Area; Addington Palace (Grade II\*), the Church of St Mary the Virgin (Grade I) and its associated walls (Grade II), Addington War Memorial (Grade II), Addington House (Grade II), Lion Lodge (Grade II) and Flint Cottage, 45-47 Addington Village Road (Grade II). These buildings are of national significance and contribute greatly to the character of the conservation area.

#### B) LOCALLY LISTED BUILDINGS

5.2.3 ~~Seven-Nine~~ buildings in the Addington Village Conservation Area are included on Croydon's Local List of Buildings of Architectural or Historic Interest; The Cricketers Public House, The Old Post Office, 49 Addington Village Road, the Forge, the Old Vicarage, the Memorial to Archbishops within the churchyard, ~~and~~ South Lodge, Stable Lodge and the former stable buildings (Addington Palace Golf Clubhouse). These buildings have a significant level of local value and make a positive contribution to the special character of the conservation area.

#### C) POSITIVE UNLISTED BUILDINGS

5.2.4 Many other buildings in the Addington Village Conservation Area make a positive contribution to its character and appearance. These buildings collectively constitute the conservation area's special character. ~~Stable Lodge and the former stable buildings (Addington Palace Golf Clubhouse) are both identified as positive unlisted buildings but would appropriately be assessed for inclusion on the local list.~~

#### D) NEUTRAL BUILDINGS

5.2.5 There are several buildings in the conservation area that do not positively contribute nor actively detract from the area's special character. These are primarily modern buildings that are respectful in their scale and appearance.

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

5.2.6 ~~There are some notable extensions to buildings in the conservation area and some buildings adjacent to the conservation area that have a negative impact on its character and appearance~~ Extensions to the Cricketer's Inn, the substation and Petrol Station are identified as having a negative impact on the character and appearance of the conservation area, due to their scale, layout or architectural design.

### 5.3 KEY ARCHITECTURAL FEATURES AND MATERIALS

5.3.1 A number of architectural features and materials are characteristic of the conservation area. Flintwork of various designs is evident and is typically of high quality, particularly those used on the south porch of the Church. Brickwork in the conservation area also displays much variety, including plain red, multi-stock and buff bricks. Different styles of coursing are apparent.

5.3.2 The high level of variation contributes to the area and reflects the varied status and date of the buildings. Typical materials and architectural features are shown in the table above and images overleaf.

### 5.4 BUILDING TYPES Village Character Area

#### CHURCH AND MEMORIALS

5.4.1 The Church of St Mary the Blessed Virgin (listed Grade I) is constructed in fine flintwork with stone dressings. It is of particularly high architectural quality and forms a focal point for the village. The church has been altered and enlarged

throughout its history: the chancel and nave are the oldest parts of the church and date to 1080. Much of the remaining fabric dates to alterations and enlargements financed by the Archbishops.

5.4.2 The current appearance of the west tower dates to 1876 and is a landmark for the area.

5.4.3 The size and architectural quality of the church emphasizes its former association with the Archbishops of Canterbury, of which many references and memorials are preserved within the fabric. The church also contains memorials to other former Lords of the Manor.

In the churchyard is a finely-carved stone monument erected in around 1915 in memory of the five Archbishops buried within the church and churchyard. The monument is locally listed.

5.4.4 The granite War Memorial opposite the church is dedicated to the one hundred and seventeen men from the village who served in the First World War, twenty-two of whom perished. Designed by Ebutt and Sons, it is listed at Gradell.

#### LARGE RESIDENCES / DETACHED HOUSES

5.4.5 The large residences in the village comprise former farmhouses, bailiff houses, and the old vicarage. They are detached houses which provide a contrast to more humble farmworker's cottages through their size and architectural expression.

5.4.6 Addington House (Grade II listed) is the former farmhouse to Upper Farm. The formal 1830 rendered façade conceals the earlier history of the building, including a 17th century timber framed range and two 18<sup>th</sup> and 19<sup>th</sup> century brick ranges. The Old Vicarage was built in c.1867. Its scale is indicative of the status of the church and its links with the Archbishops. Home Farm is a former farmhouse of comparatively more modest scale, set prominently in the streetscene opposite The Cricketers Public House and dating to 1877. Farm Cottage was built c.1873 as the Farm Bailiff's House for Upper Farm. Both Home Farm and Farm Cottage are primarily viewed in relation to their former farmyards. Distinction from the surrounding agricultural style buildings is given by their architecture and presence of a front garden with strong boundary treatment.

#### FARMWORKER'S COTTAGES / SEMI-DETACHED AND TERRACED HOUSES

5.4.7 On the north side of Addington Village Road, Grade II listed 45-47 Addington Village Road – known as Flint Cottages - was formerly a terrace of three farmworker's cottages, now converted to a single residence. The date of construction (1797) is incorporated into its flint and brick elevation. The cottages are viewed in association with the neighbouring Church, each complementing the historic character and integrity of the other. Built in the early 19th century, 49 Addington Village Road originally formed a pair of farmworker's cottages. Despite alteration, its overall composition, scale, roof form and chimney nevertheless indicate its historic origins.

5.4.8 Further to the west, the south side of Addington Village Road is flanked by farmworker's cottages of varying age.

5.4.9 They generally form small groups of similiarly detailed buildings, displaying well- proportioned facade, strong symmetry and group value.

#### FARM BUILDINGS

5.4.10 *Upper Farm*: Forge Mews comprise a late 20th century rebuilding of the 18th century stables, cow house and cart house to Upper Farm/Addington House Farm. The buildings do not exactly replicate their predecessors, but respect their design, materials and yard arrangement. The buildings front directly on to the pavement edge. The near-blank brick wall is oppressive in the streetscene (accentuated by the use of a stark plain red brick), but reflects the original building's design.

5.4.11 *Home Farm*: Home Farmyard buildings were constructed in 1780 to service the newly constructed manor house and parkland. The buildings were largely destroyed by fire in 1877 and were subsequently rebuilt. A long, one-storey flint building with gable end abutting the pavement edge is prominent on entry into the village. A much- altered building is set parallel to this which nevertheless retains a characteristic long, low form and gabled roof.

5.4.12 *Lower House Farm*: Lower House Farm, ~~and~~ farmyard and the village pond were originally located to the west and south of The Cricketer's, but no longer survive.

#### VILLAGE AMENITIES

5.4.13 *Forge*: Records of a forge in this location date back to the 16th century, whilst the current building dates to 1740 with some 1815 reconstruction. The forge would have been at the heart of village life, providing support to its farming functions. Its continued use as a forge contributes greatly to its character and to that of the village.

5.4.14 The building is humble in scale and appearance. The numerous shuttered openings functioned to provide greater light and ventilation, and result in a distinctive appearance. A series of ad hoc corrugated metal structures added to the west are of poor quality and do not contribute to the conservation area, but are complementary in scale and emphasise the building's industrial nature.

5.4.15 *Post Office and Shop*: 42 Addington Village Road was built in 1881 with a shop to the west and the eastern half housing a curate.

5.4.16 The shop was opened as a co-operative enterprise and was the only shop in the village. Post Office services were added in 1884, and by 1906 it also sold refreshments in the gardens. The shop closed in the 1960s and is now a private residence. The original entrances to the front elevation have been altered to a single side entrance.

5.4.17 *Public House*: The Cricketers Inn dates to the 1840s and replaced a previous Inn located to its rear. The surviving Victorian building retains a symmetrical elevation to Addington Village Road. Originally brick, the façade has been rendered and a porch added. The building has been subject to numerous extensions. Although generally lower in height, their excessive footprint, poor design and overly complex roof form dominate the scale of the historic public house and detract from the character of the conservation area.

#### MODERN RESIDENTIAL DEVELOPMENT

5.4.18 The scale and form of the buildings is in keeping with the character of the conservation area, and the buildings retain a consistent style characteristic of their age. Spaciousness is retained through front lawns

and views to mature vegetation, whilst historic front boundaries and grass verges help integrate the buildings into the historic streetscene fabric. The architecture of the buildings themselves however does not contribute to the character of the area.

#### MODERN NON-RESIDENTIAL DEVELOPMENT

The Police Station and Petrol Station do not have historic precedent but provide services for the village and wider area. The buildings, alongside the functional substation, do not contribute to the conservation area although the spaciousness of the area ensure they do not dominate. They are situated in a highly visible location at the entrance to the conservation area and in the foreground of views to the Parkland.

#### Palace and Parkland Character Area

##### ADDINGTON PALACE

5.4.19 Grade II\* listed, Addington Palace was built originally as Addington Manor House to the designs of Robert Mylne in 1772 for Barlow Trecothick. The original property comprised a two storey central block with one storey wings linking to gabled pavilions. Following its acquisition by the Archbishops of Canterbury, further extensions were made. This included an additional storey to the one storey wings, a chapel and library by Henry Harrison in 1828-1833.

5.4.20 In 1898 the estate was sold to Frederick English, who appointed R. Norman Shaw to restructure the property, including the addition of a further floor to the central block and interior reconstruction. During the First World War the Palace was used as a military hospital to treat enteric fever and malaria. Later use of the building as a Golf Club, The Royal School of Church Music and currently as a spa and wedding venue have required some minor changes to the building, but its significance lies in the main phases of construction in the late 18th, early 19th and early 20th centuries.

5.4.21 The Palace is Palladian in style and built in Portland Stone with prominent chimney stacks. Its main phases of construction have been completed in similar style and materials to present a single unified composition. Its particularly linear layout and shallow depth produces particularly impressive principal facades overlooking the driveway and terrace. A curved red brick walled garden is located to the south and 20th century extensions relating to use as a music school incorporate an earlier pavilion structure to the north.

##### LODGE BUILDINGS

5.4.22 Five lodge buildings are associated with Addington Palace, of which four survive and three are within the conservation area. Although all but one of the Lodges were built in the early 19th century, they were designed with different architectural treatments as a display of wealth and knowledge.

5.4.23 On Spout Hill, Lion Lodges (Grade II listed) were likely designed by Robert Mylne in conjunction with his design for the Palace (1770s), but mark the original entrance to the previous medieval manor house. Their paired design emphasises the former driveway, which is set centrally.

5.4.24 Within Addington Park, South Lodge marks the location of a former driveway and forms part of Archbishop Howley's extensive alterations and extension to the Palace and Park in the early 19th century. Its gables and overall roof form are prominent; accentuated by decorative bargeboards, finials and fish scale tiles. It is locally listed.

5.4.25 Marking the current entrance to Addington Palace, Stable Lodge also likely dates to Howley's developments. It is the simplest of all the Lodges, but nevertheless retains much charm and a characterful roofscape. It is locally listed.

##### STABLE BLOCK

5.4.26 The stable block was built for the Archbishops in 1829, again as part of Howley's developments. Set around a grassed courtyard, the buildings are unified by consistent use of brown brick, red brick dressings and small paned hung sash windows. This produces a well-proportioned classical composition. A clock and belfry to the north form the focus of the group. Its inward-facing courtyard design result in irregularly designed brick elevations to Gravel Hill and the driveway, limiting its presence in the streetscene. [The stable block is locally listed.](#)

## 6.0 CONDITION AND THREATS

### 6.1 GENERAL CONDITION

6.1.1 The majority of the buildings are occupied and generally in good condition. The Forge, ~~and~~ the gateway in the wall between the churchyard and Roxton Gardens [and a number of historic boundaries in the area](#) would benefit from maintenance. Addington Palace is adequately maintained but would benefit from greater sympathetic use of the building and continued repairs particularly to the Portland stonework.

Buildings generally retain their historic integrity, although this is eroded in some places by the loss of historic features. In particular, windows have been replaced by upvc alternatives and some original brick elevations have been painted or rendered.

In general, existing late 20<sup>th</sup> century developments are in keeping with the scale and form of historic development and have a neutral impact. Insensitive new development has the potential to dilute and overwhelm the special character of the historic village. The extensions to The Cricketers Inn and the marquee at Addington Palace are both of a scale and design out of keeping with their host building.

6.1.2 The landscaping and paraphernalia associated with The Cricketers also detracts from the character of the area. The petrol station and electricity substation in the immediate setting of the conservation area erode views to the village on approach from the west.

6.1.3 Signage, car parking, and modern paraphernalia along the driveway detract from the approach to Addington Palace. Traffic travels at speed through the centre of the village and along Spout Hill. ~~Traffic levels and~~ Car parking - including use by commuters in association with the Addington Transport Interchange - detracts from the historic rural character of the village. The area suffers from some fly tipping and littering.

6.1.4 Whilst mature vegetation contributes greatly to the character of the area, planting has also reduced views toward Addington House and the Old Vicarage. That to the south boundary of Addington House in particular does not appear to have historic origins. Modern planting along the boundary between Addington Golf Course and Addington Park has obscured views of the Palace. Woodland in the Parkland and immediate setting of the conservation area would benefit from greater management to maintain its health and keep paths clear.

### 6.2 KEY THREATS AND NEGATIVE ISSUES

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

## MANAGEMENT PLAN

This Management Plan provides area-specific guidance on development, maintenance and enhancement in Addington [Village](#) Conservation Area. It supplements and must be read in conjunction with Croydon's *Conservation Area General Guidance*, which provides general guidance for all Conservation Areas.

## 7.0 ADDITIONAL CONSIDERATIONS

7.0.1 It is the responsibility of the property owner to be aware of the designations that apply to their building and the area within which it is situated. It is also the responsibility of the property owner to ensure the correct permissions are in place prior to undertaking works in the conservation area. Whilst not all works require planning permission such as changing windows to unlisted single dwelling houses, the need for permission [can be](#) affected by conservation area designation. Further information on what requires planning permission is available in the CAGG. The Council also maintains the right to serve an Article 4 Direction, if deemed appropriate, to expand planning permission controls in order to protect the special character of the conservation area. The following considerations are identified as particularly relevant to the Addington [Village](#) Conservation Area.

### 7.1 STATUTORY LISTED AND LOCALLY LISTED BUILDINGS

7.1.1 The conservation area contains seven statutory listed buildings. Listed building consent is required for all building works, both external or internal, that affect the building's character. There are also ~~seven~~ [nine](#) locally listed buildings in the area. Careful consideration must be given towards preserving the special character of these buildings.

## 7.2 REGISTERED PARK AND GARDEN: ADDINGTON PALACE

7.2.1 The Parkland around Addington Palace is listed at Grade II on the Historic England Register of Historic Parks and Gardens (please see Map 54). Works must be undertaken with special regard to the historic character and design of the Parkland.

## 7.3 ARCHAEOLOGICAL PRIORITY AREA

7.3.1 Most of the conservation area and surrounding land is situated within an Archaeological Priority Area, which identifies the likelihood that archaeological deposits survive below ground. As such, archaeological investigations will likely be required for development that involves groundworks. See section 2.3 and the appendix for further information.

## 7.4 TREES IN CONSERVATION AREAS AND TREE PRESERVATION ORDERS

7.4.1 Trees contribute greatly to the rural, sylvan character of Addington Village Conservation Area and its setting.

Six weeks notice must be given to the Council for all proposed tree-works to trees over 7.5cm in stem diameter within the conservation area. In addition, there are also numerous Tree Preservation Orders (TPO) in place across the conservation area and within its surrounding green buffer. This provides further protection to trees. Those wishing to undertake works to a TPO tree must seek written consent from the Local Planning Authority by way of a tree works application (8 week process). Further information on trees - including how to find out if your tree has a TPO - is available from the council's website as referenced in the appendix.

## 7.5 GREEN BELT

7.5.1 The conservation area in its entirety and its surrounding green buffer is designated as Metropolitan Green Belt and consequently national and local planning policy applies in this regard.

## 7.6 NATURE CONSERVATION

7.6.1 Green space and woodland in and around the conservation area contribute to biodiversity and the borough's natural wildlife heritage. Addington Palace Golf Course within the conservation area, and Three Halfpenny Wood within its immediate setting are designated as Sites of Nature Conservation Importance. Falling outside the direct remit of conservation area designation, nature conservation policy applies separately in this regard.

## 8.0 DEVELOPMENT GUIDELINES

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

8.0.2 The development guidelines provided below supplement these general guidelines, providing area specific principles for proposed development in the Addington Village Conservation Area. These have been developed in order to help preserve and enhance the particular character and appearance identified in the Appraisal.

8.0.3 The Suburban Design Guide Supplementary Planning Document (SDG)-(SPD2) provides guidance for development in the borough. Much of the guidance in the SDG SPD2 is relevant to proposals in Addington Village Conservation Area. Where the guidance set out in the SDG SPD2 conflicts with that in the conservation specific documents however, it is the Conservation Area General Guidance and Conservation Area Appraisal and Management Plan Design Guidelines which take precedence.

## 8.1 USE

8.1.1 The variety of historic building uses in the conservation area contribute to its character and to understanding the area's historic development. Based on its historic use, each historic building type (as set out in section 5.4) has a distinctive form and character. As such, the form, design and detailing of farm and service buildings differ from those of domestic buildings. It is these distinctions that help our understanding of the village's origins. Where buildings remain in their original use, the Council will encourage those uses to be retained. Consideration of historic building types (based on their historic use) is also central to proposals for new development, extension and alterations as set out further below.

## 8.1 DEMOLITION

8.1.1 There is an opportunity to improve the character of the conservation area through demolition of buildings identified in section 5.2 as detracting from the conservation area's special character. Demolition of buildings identified as making a neutral contribution to the conservation area could also be accepted. In both cases, the proposed replacement scheme must be of high quality to result in an enhancement to the character and appearance of the conservation area. Demolition of statutory listed buildings, locally listed buildings and buildings that make a positive contribution to the conservation area as outlined in section 5.2, constitutes substantial harm to the conservation area and will not be considered acceptable.

8.1.2 For further advice please see section 5.1 of the Conservation Area General Guidance SPD.

## 8.2 NEW DEVELOPMENT IN THE CONSERVATION AREA

8.2.1 Opportunities for new development would primarily result from the redevelopment of sites within the village containing buildings that do not positively contribute to its special character.

8.2.2 Back garden development and infill development in the village will only be supported where it does not have an adverse impact on plot size, layout, significant gaps between buildings and the spacious rural character of the area.

8.2.3 Such development should ensure the area's historic character is not further diluted.

8.2.4 Should an acceptable development site come forward within the village, any new development within the conservation area must:

- Respond to the form, character and detailing of a single historic building type and use [as set out in section 5.4](#)
- Respect existing layout, plot size, building footprints and siting
- Complement predominant roof forms and rooflines
- Preserve the green and spacious character of the area, including significant gaps between buildings
- Retain and enhance mature vegetation
- Apply high-quality materials and detailing

8.2.5 Proposals should seek to maintain the open character and landscape design of Addington Parkland and therefore new development on open land in the parkland will not generally be acceptable.

### 8.3 EXTENSIONS

8.3.1 Any proposed extensions should preserve the spacious, open character of the conservation area. As such, the scale of any extension is limited and should remain subservient to the host building. The symmetry of a semi-detached pair or uniformity of a group should be maintained. The varied orientation of buildings in the area and spaciousness of plots means that - as well as front elevations - it is often possible to view rear and side elevations from the streetscene and new extensions should be designed accordingly.

8.3.2 The location, scale and design of any proposed extension should respond to the orientation, form and historic use of the host building. Contrasting materials may help to achieve differentiation between the main building and extension. ~~8.3.3~~ The design and materials should nevertheless complement the original building and the character of the area.

8.3.4 Roof extensions will generally not be permitted due to the resultant additional massing and loss of historic roof forms. Historic chimneys visible in the streetscene (and all chimneys on listed or locally listed buildings) should be retained. Rooflights and dormers should be avoided to front elevations or where they would be visible from publicly accessible areas, where they do not form part of the original design. Where rooflights are permitted, they should be conservation rooflights which are metal-framed and set flush with the roof plane.

### 8.4 SETTING

8.4.1 Some buildings in Addington Village fall outside the conservation area as they do not directly contribute to its historic or architectural interest. The buildings nevertheless form an important part of the village and the setting of the conservation area.

8.4.2 Redevelopment or alteration to these buildings must carefully consider any impacts on the conservation area's character, the uniformity of groups of buildings, and must be sensitively designed to have no resultant harm

8.4.3 Development within the wider green buffer surrounding the conservation area must demonstrate that such development does not harm the rural setting of the conservation area.

### 8.5 WINDOW ALTERATIONS AND REPLACEMENT

8.5.1 Many historic buildings in the Addington [Village](#) Conservation Area were designed with timber hung sash or casement windows, which contribute to the historic appearance of the area. Original or traditional style windows should be retained and repaired. If improved thermal performance of single glazed windows is required, then draught proofing and internal secondary glazing should be considered.

8.5.2 Replacements, if demonstrated to be necessary, should be made on a like for like basis in terms of design and materials. Improvements to the design or reinstatement of traditional style windows where these have been lost will be sought where possible.

8.5.3 New window openings or alteration to the size of window openings will not be considered acceptable unless there is historic evidence for this or the proposed is sympathetic to the original design and character of the building.

8.5.4 Please see Conservation Area General Guidance section 5.6 for further guidance on the Council's policy towards window replacement.

## 8.6 DOORS AND PORCHES

8.6.1 Traditional doors in the area are generally solid timber. Where possible, historic doors should be retained.

Replacement doors should be of solid timber and should seek to reflect historic designs in keeping with the function of the building, and character and appearance of the area.

8.6.2 Where houses incorporate historic porches as part of their historic design, these add interest to the character and appearance of the conservation area. Historic porches should not be removed or enclosed. Improvement or removal of poorly-detailed modern porches will be encouraged.

8.6.3 New open porches may be considered acceptable, provided they are well detailed and result in an enhancement to the character of the host building. Porches are, however, not characteristic of traditional farm buildings and are therefore unlikely to be acceptable on buildings of this nature.

## 8.7 CLADDING, RENDERING OR PAINTING OF WALLS

8.7.1 As outlined in the Appraisal, the area displays variety in its use of brick and flint to building elevations. This variety in detail, texture and colour contributes to the character of the area and understanding of each building's status and function. Proposals to render, clad or paint historically exposed walls or elevations will not be supported. The removal of existing non-original paint and render is encouraged where this would not cause damage to the underlying fabric.

## 8.8 BOUNDARY TREATMENTS

8.8.1 Historic boundary walls of varying flint and brick designs, [chestnut paling and metal estate railings](#) form part of the historic fabric of the conservation area and should be retained.

8.8.2 In contrast, there are other areas where front boundary walls are not present. This includes the former farmyard at Farm Mews and modern properties along Spout Hill. Here, a rural or farmyard character is promoted. Introduction of new boundaries in these areas would detract from this character.

8.8.3 A number of historic boundaries are in poor condition and would benefit from sensitive repair to match their original appearance and materials. Some modern replacement boundaries are of poor quality, untraditional details and/or poor condition; their replacement with more sympathetic alternatives is encouraged.

## 8.9 FORESTDALE AREA

8.9.1 Forestdale Intensification Area is located to the southwest of Addington. It has been identified as an opportunity for intensification and revitalisation focussing around the neighbourhood centre. The area remains distinct from the conservation area due to its location and topography, and whilst development in the area in accordance with [the Suburban Design Guide SPD2](#) is unlikely to have an impact, it should nevertheless ensure that the setting of the conservation area is respected. See the draft Suburban Design Guide Supplementary Planning Document [SPD2](#) for more information.

## 8.10 TREES AND PARKLAND

8.10.1 Trees in Addington [Village](#) Conservation Area contribute to the green and rural character of the village, parkland and surrounding area. Within the parkland surrounding Addington Palace and in Addington Park much of the planting forms part of the 18th century designed landscape. In particular, the Cedar of Lebanon on the Palace terrace contributes greatly to the parkland and setting of the Palace and is protected by a Tree Preservation Order. Tree works and works to the landscape should preserve or enhance this character. Significant views and glimpsed views of buildings should be preserved or enhanced. Non-historic planting should be removed or thinned where it detracts from the character of the area or obstructs significant historic views. Works should be undertaken in liaison with the tree team.

## 8.11 GARDENS AND PUBLIC SPACES

8.11.1 Insertion of ancillary large structures in gardens will generally not be supported due to the potential disruption to the area's spacious character and loss of green spaces. All small-scale outbuildings should be located to the rear of the host building and/or where they are not clearly visible in the streetscene, should preserve views across gardens and not cause the removal of existing trees.

8.11.2 Paraphernalia within gardens (such as bin and cycle stores) should be minimised. Where required, suitable discreet locations to the rear or where they are not prominent in the streetscene should be sought.

8.11.3 Hardsurfacing to gardens should be minimised in favour of soft landscaping. However, the hard landscaping in Forge Mews and other service yards should be maintained, to retain the historic character of these original yards.

## 9.0 ENHANCEMENTS

9.0.1 Property owners are strongly encouraged to undertake regular maintenance and sympathetic minor works to improve the condition and appearance of their properties, which will have a wider positive impact on the conservation area as a whole.

9.0.2 The Council welcomes and supports enhancement schemes which contribute to the special character and appearance of the conservation area.

Opportunities to enhance the significance and setting of archaeological assets should also be sought.

## 9.1 MAINTENANCE

9.1.1 It is important that buildings receive regular maintenance to ensure the long-term survival of important features and to prevent problems including damp and decay. If minor repair works are left unattended, it may result in unnecessary damage and the need for more extensive and expensive repairs in the future.

9.1.2 Recommendations for basic maintenance and repair include:

- Regular clearing of debris in gutters and rainwater pipes.
- Pruning of vegetation and trees, particularly those close to buildings.
- Re-fixing loose roof tiles or slates.
- Regular repainting of timber.
- ~~Historic brick and flint work should be repaired using matching lime mortar as use of cement products can cause serious damage to the fabric.~~

9.1.3 All repairs should be undertaken considerately and should match the appearance and materials used in the original. Historic brick and flint work should be repaired using matching lime mortar as use of cement products can cause serious damage to the fabric.

9.1.4 Please see section 6 of the Conservation Area General Guidance SPD for further guidance. Further advice for homeowners is provided by the Institute of Historic Building Conservation and the Society for the Protection of Ancient Buildings via the website 'Caring for your Home' (see Appendix for details).

9.1.5 Advice should be sought from heritage specialists from the Council for proposed works of reinstatement to determine whether they are appropriate and whether permission is required.

## 9.2 ENHANCEMENTS TO ADDINGTON VILLAGE CHARACTER AREA

9.2.1 The conservation area and its buildings could be enhanced through the repair, restoration or reinstatement of damaged or lost architectural and landscape features. Such works should, however, be based on clear evidence of the original. The removal of modern paraphernalia would also enhance the area. The following works are considered enhancements:

- Removal of upvc or aluminium windows and replacement with well-designed timber alternatives that are in keeping with the conservation area's and building's character.
- Reinstatement of timber fascias and bargeboards.
- Reinstatement of painted metal rainwater goods.
- Repair and improvement to boundary treatments.
- Removal of non-historic render or paint where this can be achieved without damage to the underlying surface, to reveal originally exposed brick or flintwork.
- Removal or redesign of infilled / non-historic porches.
- Careful management of planting to retain significant views and glimpsed views of buildings.
- Appropriate retention and reinforcement of mature vegetation in public and private spaces which contributes to the rural character of the area.
- Removal of non-historic planting along the southern boundary to Addington House.
- Reinstatement of the pedestrian access between Spout Hill and Boundary Way.
- Enhancements to The Cricketers Public House, including improvements to the modern extensions, increased soft landscaping to the site and relocation of the bin store.
- ~~Improved design of the Village Green to encourage greater public use.~~ Enhancements to the landscaping of the village green to further enable public use and enjoyment.

## 9.3 ENHANCEMENTS TO PALACE AND PARKLAND CHARACTER AREA

9.3.1 Addington Palace and Parkland would benefit from an holistic approach to conservation management. Any proposals for alteration to the parkland or buildings should be based on historic research and a thorough

understanding of their original design, development and significance. An up-to-date Conservation Management Plan would be of benefit for this.

9.3.2 Subject to the results of research and/or a Conservation Management Plan, potential elements of enhancement to the Palace and Parkland could include:

- Reinstatement of historic landscape features, where these have been lost or eroded.
- Removal of non-historic planting, including that along the boundary between Addington Park and Addington [Palace](#) Golf Course.
- Analysis and reinstatement of significant designed views.
- Improved woodland management (including to areas of woodland in the immediate setting of the conservation area).
- Planting replacement trees to ensure mature planting is in place if any significant planting is nearing the end of its life.
- Repair and restoration of the terrace
- Removal of marquee (and its associated non-original planting indicated above)
- Continued repairs to Portland stonework of Addington Palace
- Redesign and improvements to the service yard and 1960s extensions to the Palace complex
- Greater sympathetic use of the building
- Greater legibility of the route of original driveways
- Rationalisation of signage and other modern insertions to entrance and driveway
- Repair, maintenance and reinstatement of any missing features to the lodge buildings (such as those listed for Addington Village above)
- Reinstatement of historic boundary treatments
- Careful removal of undergrowth to the Bronze Age barrow in the Parkland, and consideration of ways to limit further growth to avoid damage to the monument.
- Consider ways to improve the legibility and setting of the former medieval manor house within the golf course, for example by recreating the near house landscape within which the house would have been set

## 9.4 PLAQUES FOR HISTORIC BUILDINGS

9.4.1 Members of the community elsewhere in the borough have recommended that plaques could be erected on listed or locally listed buildings within conservation areas to celebrate and inform passers-by of their designation and historic significance. In principle the Council would consider proposals for the erection of plaques, subject to appropriate design and sensitive placement, but there is no capacity at present for the Council to supply plaques.

9.4.2 The Council recommends such a scheme could be led by a local heritage organisation, such as the Croydon Natural Historic and Scientific Society. Plaques would need to ensure they do not detract from any identified architectural significance, nor introduce undue clutter. Listed building consent would be required for erection of plaques on a Listed Building.

## 9.5 CONSERVATION AREA SIGNAGE

9.5.1 The Council will consider any community-led projects to introduce signage to identify the area's conservation designation, provided that it is of a design that would enhance the area's special character, does not introduce undue clutter, promotes consistency in approach and that the cost of maintenance and management is fully considered. The Council is generally unable to supply or maintain such signage.

## 9.6 PUBLIC REALM IMPROVEMENTS

9.6.1 Routine maintenance of the public realm occurs as part of the ongoing cycle of maintenance within the borough. Such regular maintenance and repair of buildings and green spaces makes an important contribution to the appearance of the conservation area. There may be potential for further enhancements in the future, which could include additional enhancements to the Village Green, reinstatement of traditional surfaces or improvements to street furniture and signage. All proposals to enhance the public realm should consider the Croydon Public Realm Design Guide and must contribute to the special character and appearance of Addington [Village](#) Conservation Area.

# 10.0 APPENDIX 1

## USEFUL WEBSITES

### a) Websites

- National Planning Policy Framework:  
<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>
- Planning Portal  
<https://www.planningportal.co.uk/>
- Croydon Council Planning and Conservation web pages:  
<https://www.croydon.gov.uk/planningandregeneration/framework/conservation>  
[www.croydon.gov.uk/planningandregeneration](http://www.croydon.gov.uk/planningandregeneration)
- Croydon Council Tree web pages:
- [www.croydon.gov.uk/environment/treesandlandscape/orders](http://www.croydon.gov.uk/environment/treesandlandscape/orders) (for tree preservation orders)
- [www.croydon.gov.uk/environment/treesandlandscape/conareas](http://www.croydon.gov.uk/environment/treesandlandscape/conareas) (for trees in conservation areas)
- Historic England web pages:  
www.historicengland.org.uk  
www.historicengland.org.uk/images-books/publications/ (to access Historic England publications)  
www.historicengland.org.uk/listing/ (for access to statutory list descriptions)  
www.historicengland.org.uk/advice/technical-advice/ (to access Historic England [guidanceadvice](#))
- Greater London Archaeology Advisory Service  
[www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/](http://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/) (general information)
- [www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/](http://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/) (for information on Archaeological Priority Areas)
- Greater London Historic Environment Record:  
www.heritagegateway.org.uk (managed by HistoricEngland)
- Greater London Authority (for the London Plan):  
www.london.gov.uk/what-we-do/planning/london-plan
- Department for Communities and Local Government  
www.communities.gov.uk
- Building Conservation Directory  
www.buildingconservation.com
- The Heritage Funding Directory  
www.heritagefundingdirectoryuk.org/

### RELEVANT CROYDON COUNCIL DOCUMENTS (WEBLINK ABOVE)

- *Planning Application Validation Checklist*
- *Public Realm Design Guide* (2018)
- *Supplementary Planning Document: Conservation Area General Guidance* (2013)
- *Supplementary Planning Document 1: Local List of Buildings of Architectural or Historic Interest* (2006)
- *Supplementary Planning Document 2: Suburban Design Guide* (2018)
- *Supplementary Planning Guidance 1: Shopfronts and Signage* (1996)
- *Supplementary Planning Guidance 12: Landscape Design* (2004)

### RELEVANT NATIONAL GUIDANCE DOCUMENTS

- *Energy Efficiency and Historic Buildings*, which is a series of Historic England guidance documents available to view and download at [www.historicengland.org.uk/images-books/publications. eehb-draught-proofing-windows-doors/](http://www.historicengland.org.uk/images-books/publications. eehb-draught-proofing-windows-doors/)
- *The Setting of Heritage Assets* (Historic England 2017) (Weblink above)
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (Historic England 2017) ([Weblink above](#))
- *Caring for your Home* (<https://www.ihbconline.co.uk/caring/>)
- *Responsible Retrofit of Traditional Buildings* (Sustainable Traditional Buildings Alliance 2012)

## 10.1 APPENDIX 2

### CONTACTS

Croydon Council, 6th Floor Bernard Weatherill House, 8 Mint Walk,  
Croydon CR0 1EA;

Phone: 0208 ~~7266000~~407 1385

Email: [contact.spatial.planning@croydon.gov.uk](mailto:contact.spatial.planning@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~~0208 253 1022;  
Email: [local.studies@croydon.gov.uk](mailto:local.studies@croydon.gov.uk) [archives@croydon.gov.uk](mailto:archives@croydon.gov.uk)

Historic England, London Region

4th Floor, Cannon Bridge House,  
25 Dowgate Hill London, EC4R 2YA  
Tel: 020 7973 3700

Email: [customers@HistoricEngland.org.uk](mailto:customers@HistoricEngland.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 Georgian Group

Tel/Email: ~~0871 7502936~~0207 5298920;  
[officeinfo@georgiangroup.org.uk](mailto:officeinfo@georgiangroup.org.uk)  
[www.georgiangroup.org.uk](http://www.georgiangroup.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)

Register of Building Conservation Accredited  
Architects Tel/Web: ~~0161 832 0666~~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)

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

Croydon Natural History and Scientific Society

~~Contact: Brian Lancaster: Tel: 0208 6686909~~

[www.cnhss.co.uk](http://www.cnhss.co.uk)