

Contact: Steve Dennington  
Steve.Dennington@croydon.gov.uk

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Date: 25 January 2016

Dear Mrs Chelminski

**Croydon Local Plan – proposed Local Heritage Areas**

Thank you for ASPRA's submission and emails dated 26 March 2014, 29 April 2014, 23 May 2014, 07 June 2014, 13 January 2016 and 20 January 2016. The Council has received all the material sent via emails and post in 2014, including covenants and photo album. They were very comprehensive and provide a good overview of the history and developments in the area. The Spatial Planning Service has considered them carefully in the process of preparing the report on Local Heritage Areas 2014.

Your proposed areas were analysed in the following groups:

1. Bingham Road
2. The area between Northampton Road, Shirley Road, Addiscombe Road and Lower Addiscombe Road called 'Northampton Road area' in the review
3. Whitgift Estate
4. Ashburton Park area.

Full assessments with recommendations can be found on pages 13-14, 115-117, 130-132 and 104 respectively in the report on Local Heritage Areas 2014. The document can be found on Council's website as a part of Croydon Local Plan's evidence base:

[https://www.croydon.gov.uk/sites/default/files/articles/downloads/Pages1-74%20from%20LHAreport20151027\\_S.pdf](https://www.croydon.gov.uk/sites/default/files/articles/downloads/Pages1-74%20from%20LHAreport20151027_S.pdf) and

[https://www.croydon.gov.uk/sites/default/files/articles/downloads/Pages75-148%20from%20LHAreport20151027\\_S.pdf](https://www.croydon.gov.uk/sites/default/files/articles/downloads/Pages75-148%20from%20LHAreport20151027_S.pdf).

1. Bingham Road area was recommended for Local Heritage Area designation due to meeting criteria of architectural significance: *The Bingham Road area contains good examples of Edwardian suburban development, and possesses a range of notable architectural features of a distinctive high quality.*
2. The area between Northampton Road, Shirley Road, Addiscombe Road and Lower Addiscombe Road, including Carlyle Road, Cheyene Walk, Greencourt Gardens, and Ashburton Avenue is called 'Northampton Road area' in the review. The decision to consolidate proposals concerning the area north of Addiscombe Road referred to their consistent historic origins. Addiscombe's rapid suburban development was delivered in two phases from 1906-1920 and 1925-1930 over a period of 25 years. The area has a consistent character that can be seen in the design of buildings and layout of streets. As highlighted in your justification, both the architecture and layout is fairly similar to other houses from the same period. The area is similar to other places of Croydon and similar examples can be found in other parts of the country.

We looked particularly closely at the more distinctive older sections of the estate along Northampton Road, Bingham Road, Carlyle Road and Cheyene Walk. Sections of Bingham Road and Northampton Road contain some examples of distinctive groupings of buildings. After numerous site visits and analysis we identified that only Bingham Road demonstrated the degree of consistency, distinctiveness and quality required to meet the criteria for the Local Heritage Area designation.

Following the review it was concluded that although the area between Northampton Road, Northampton Road, Shirley Road, Addiscombe Road and Lower Addiscombe Road are attractive residential locations and good examples of interwar suburban development, because these buildings are similar to many others in Croydon and in the country, these areas would not meet the criteria for Local Heritage Area designation. *The character of the area between Northampton Road, Shirley Road, Addiscombe Road and Lower Addiscombe Road is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.*

During the course of the review it was noted that there are a number of well-preserved buildings of note that have potential for local listing scattered within the area as a whole. Six buildings have been put forward for consideration for local listing. However, you should note there is no current programme for this review short to medium term.

The review also considered Addiscombe Recreation Ground because of its distinctive relationship with the surrounding roads; however, the recreation ground is currently on Croydon's Local List of Parks and Garden. This designation means that the recreation ground is a designated local heritage asset.

3. The Whitgift Estate did not meet any of the Local Heritage Area criteria. The variety of architectural designs relatively broad; however, only a few buildings can be considered to be distinctive architectural quality. Very similar examples of this type of developments can be found in the South of the borough. *Whilst it was considered that the Whitgift Estate area is an attractive residential location it does not have distinctive elements which would meet the criteria for Local Heritage Area designation. The character of the Whitgift Estate is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.*
  
4. Ashburton Park is included on Croydon's Local List of Historic Parks and Gardens and the Old Library is currently on the Local List of Historic Buildings. This status provides sufficient level of recognition and a greater level of protection than Local Heritage Area status. The residential areas surrounding Ashburton Park did not meet the criteria for Local Heritage Area designation because the pattern of development and architectural design is typical of mid-war suburban development.

We have received your representations made as part of the Local Plan consultation before Christmas. Representations received as part of the consultation on the Croydon Local Plan: Strategic Policies - Partial Review and Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) and are being logged, summarised, considered and responded to by the Spatial Planning Service. The conclusion of this work will result in a consultation log, which will set out responses to representations and, where considered necessary, set out where a change is proposed to the Proposed Submission Croydon Local Plan: Strategic Policies - Partial Review and / or Croydon Local Plan: Detailed Policies and Proposals. The Proposed Submission Croydon Local Plan: Strategic Policies - Partial Review and Croydon Local Plan: Detailed Policies and Proposals is anticipated to be considered by Cabinet in July 2016. The Croydon Local Plan: Strategic Policies - Partial Review and Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) consultation log will be considered alongside these Local Plans.

If you have any further queries regarding the Local Plan, do not hesitate to contact me.

Yours sincerely



Steve Dennington

Interim Service Head - Spatial Planning