

# Addiscombe

New Local Heritage Areas at Addiscombe College Estate and Bingham Road  
**(Policy SP4)**

Amendments to boundaries and frontages in the District Centre, removing some fringe areas and extending frontages  
**(Policy DM5)**

3 sites proposed for development for between 33 and 133 homes and a new Secondary School on Morland Road  
**(Policy DM37)**

New Neighbourhood Centres at Ashburton Park and Lower Addiscombe Road/Cherry Orchard Road  
**(Policy DM6)**

New Shopping Parade at Lower Addiscombe Road/Davidson Road, and Shirley Road/Bingham Road and de-designation of Morland Road Shopping Parade  
**(Policy DM7)**

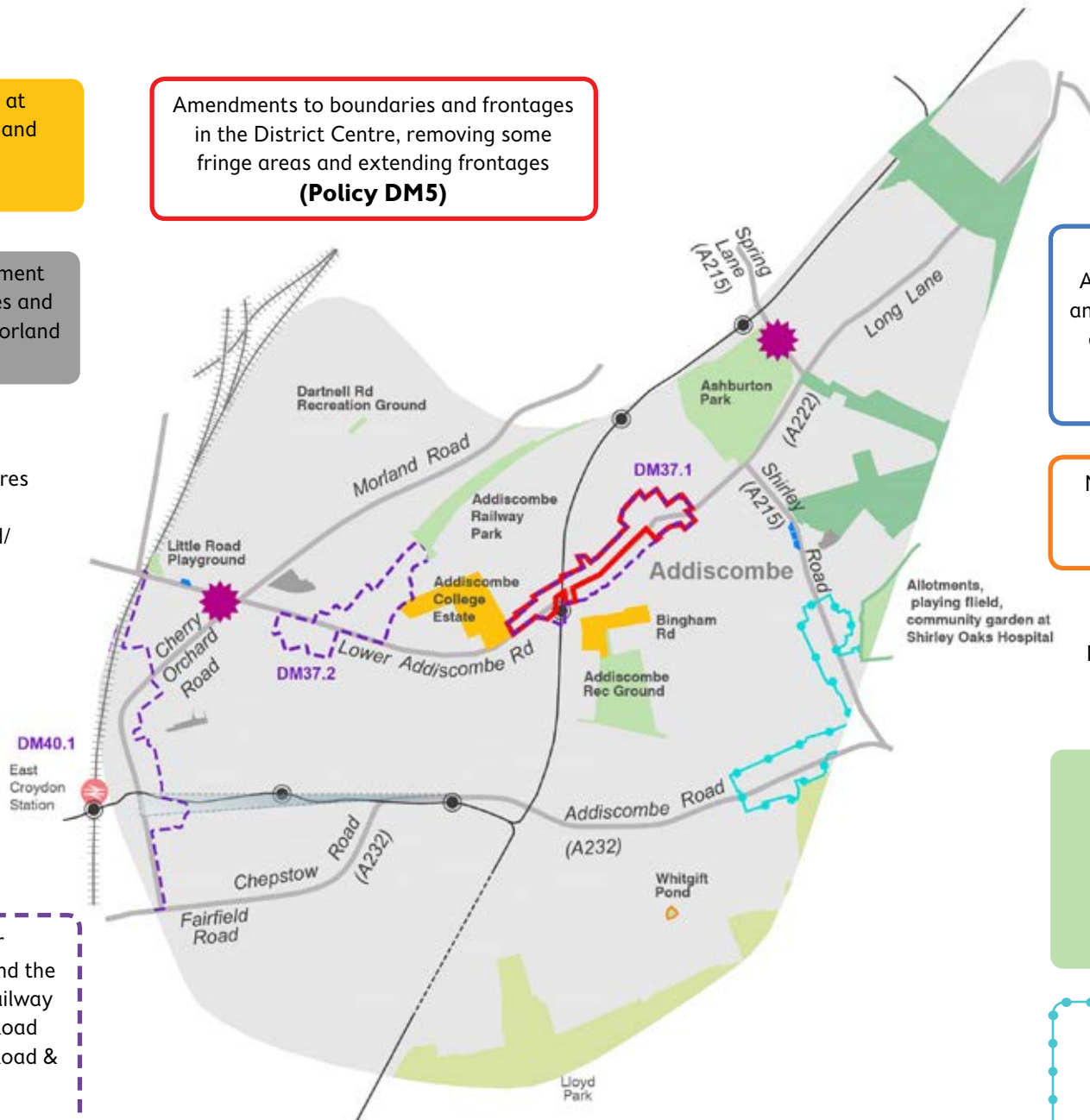
New Site of Nature Conservation Importance at Whitgift Pond  
**(Policy DM28)**

New Local Designated View from Sandilands of No.1 Croydon  
**(Policy SP4)**

New Local Green Spaces at Addiscombe Railway Park, Addiscombe Recreation Ground, Ashburton Park, Darnell Road Recreation Ground, Little Road Playground and Whitgift Pond  
**(Policy DM27)**

Place-specific policies for Addiscombe District Centre and the Area between Addiscombe Railway Park & Lower Addiscombe Road (section between Leslie Park Road & Grant Road)  
**(Policy DM37)**

Area of focussed intensification proposed around Shirley Road Shopping Parade  
**(Policy DM35)**





## PLACE OF OPPORTUNITY

centres:

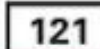


-  District Centres - SP3, DM5
-  Local Centres - SP3, DM5
-  Neighbourhood Centres - DM6

development in centres:

-  Primary Shopping Area - DM5
-  Main Retail Frontage - DM5
-  Secondary Retail Frontage - DM5
-  Shopping Parade - DM7



## THE PLACES OF CROYDON

place specific policies:

-  Proposal Sites - DM36 to DM51
-  Place Specific Policy Areas - DM36 to DM51
-  Area of Focussed Intensification - DM35

## PLACE TO BELONG

heritage assets:

-  Registered Historic Parks and Gardens - SP4, DM19
-  Locally Listed Historic Parks and Gardens - SP4, DM19
-  Conservation Areas - SP4, DM19
-  Local Heritage Areas - SP4, DM19

### 474: Rear of The Cricketers, 47 Shirley Road

| Place                   | Postcode | Size of site  | Site description                               | Suburban, Urban or Central location? | Public Transport Accessibility of area | Local character of area   |                 |
|-------------------------|----------|---|--|--------------------------------------|--|---|-----------------|
| Addiscombe              | CRO 7ER  | 0.18ha  | Amenity land to the rear of the pub's car park | Suburban                             | Medium                                 | Terraced houses and cottages;<br>Urban Shopping Areas   |                 |
| Description of option   |          | Justification for option  |  |                                      | Phasing of development                 | Evidence of deliverability  | Number of homes |
| Residential development |          | Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating. |  |                                      | Post 2026                              | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 7 to 17         |

|     |   |   |
|-----|---|---|
| 504 | Stroud Green Pumping Station, 140 Primrose Lane | Residential development (including the conversion of the Locally Listed pumping station) if the site is no longer required for its current use in the future. It should be noted that ordinary watercourses have not been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present |
|-----|---|---|

## 128: Land at, Poppy Lane

| Place                   | Postcode | Size of site   | Site description | Suburban, Urban or Central location? | Public Transport Accessibility of area | Local character of area  |                 |
|-------------------------|----------|--|------------------|--------------------------------------|--|--|-----------------|
| Shirley                 | CR0 8YT  | 1.43ha   | Cleared site     | Suburban                             | Low                                    | Green Infrastructure;<br>Institutions with associated grounds;<br>Mixed type flats   |                 |
| Description of option   |          | Justification for option   |                  |                                      | Phasing of development                 | Evidence of deliverability   | Number of homes |
| Residential development |          | This site does not meet the criteria for designation as Metropolitan Open Land as it does not contribute to the physical structure of London, it does not include open air facilities which serve whole or significant parts of London and it does not contain features or landscapes of national or metropolitan importance. For this reason it has been assessed by the same criteria as other non-Metropolitan Open Land sites and is considered acceptable for development. Residential development will help to meet the need for new homes in the borough. |                  |                                      | Post 2026                              | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 51 to 107       |

## Policy DM35: Positive character of the Places of Croydon

**DM35.1** To ensure that the Council's aspirations and objectives for each of Croydon's 16 Places is clearly reflected in the built environment, proposals should complement and enhance the predominant positive character types identified in each of the 16 Places.

**DM35.2** The Council encourages the minimum height of 3 storeys for developments across the borough, subject to high quality design, other policies' compliance and cumulative impact on community and transport infrastructure.

**DM35.3** In specific locations identified on the Policies Map development should also refer to and be informed by the Place-specific policy.

**DM35.4** In specific locations identified on the Policies Map to maximise the potential for sustainable growth in the 16 Places, the Council will support the intensification of areas which are developable, where there is adequate provision of community infrastructure, good accessibility to public transport and open space and schools.

## Policy DM37: Addiscombe

**DM37.1** Within the Addiscombe District Centre, to ensure that the Distinct Centre characteristics are respected and enhanced proposals should:

- a. Complement existing predominant building heights of 2 storeys up to 4 storeys and a maximum of 5 storeys around the Lower Addiscombe Road and Blackhorse Lane Junction;
- b. Retain the rhythm, size and the continuity of ground floor active frontages;
- c. Allow flexibility at first floor and above for mixed use;
- d. Retain, enhance and positively reference corner features such as the articulation of corner buildings and architectural features such as domed projecting bays with finials and the projecting double gable ends running at 90 degree angles interrupting the running cornices;
- e. Incorporate or retain traditional shop front elements such as stall riser's fascias and pilasters; and
- f. Incorporate multi-stock brick as the predominant facing materials of the whole building.

### 18Oct16 - Croydon Local Plan: Strategic Policies - Partial Review (Proposed Submission)

The proposed submission Local Plan documents are the final version of the Local Plan that the Council consider is ready to submit for Examination in Public by an independent Planning Inspector appointed by the Secretary of State. Before the Local Plan can be submitted to the Planning Inspectorate for Examination in Public, the Local Plan documents, Policies Map and supporting documents must be published by the local planning authority for representations and approved by Council later this year for submission to the Secretary of State. This provides a formal opportunity for the local community and other interested parties to consider the Proposed Submission Local Plan and make any representations. Representations submitted will be considered by the independent Planning Inspector at the Examinations in Public.

The Croydon Local Plan: Strategic Policies was adopted in April 2013 and sets a vision and framework for the planning of the borough up to 2031. A partial review of the Strategic Policies has been undertaken to ensure the borough has an up to date development plan to 2036.

Alongside the partial review of the Strategic Policies, preparation of the second part of the Local Plan, the detailed policies and proposals is taking place and will provide the development management planning policies and site allocations for the growth outlined in the partial review of the Strategic Policies.

All the consultation documents are available for inspection at the borough's libraries, at Bernard Weatherill House (Access Croydon), Mint Walk, Croydon. 9.00am-4.00pm (Monday to Friday) or by downloading from the Council's website:

► [www.croydon.gov.uk/localplanone](http://www.croydon.gov.uk/localplanone) and ► [www.croydon.gov.uk/localplantwo](http://www.croydon.gov.uk/localplantwo)

Alternative formats of the document are available on request at [ldf@croydon.gov.uk](mailto:ldf@croydon.gov.uk) or 020 8726 6000 or 020 8407 1385