

PLACES OF CROYDON LOCAL CHARACTER

APPENDIX 9

DRAFT 05 September 2013

This information should only be used for evidence base

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INTRODUCTION

The purpose of this document is to map the local character of Croydon. This document supports and is supplementary to the Borough Character Appraisal (<http://www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/912686/912691/917311/boroughcharacterappraisalv4>) and the Residential Character Appraisal (<http://www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/868213/1114530/combboroughprofileresidcharacterannex1>) which provide baseline information for the place specific policies within the Council's DPD's.

Ordinance Survey (OS) maps, the lists of key considerations (as presented in the residential and non-residential character typology documents constituting an evidence base) and a desktop study involving use of photographs and fly-through of each of 16 places were used to identify areas of where particular character types are present.

The types were mapped according to the predominant character. Individual plots were considered within the wider urban context. Where individual plots have been identified, these were sufficiently large enough to impact upon the character of the block or local area.

Information on character of built-up areas was amalgamated with the green infrastructure mapping to form a single map that provides a graphic representation of the character types presently within the borough. This illustration constitutes a complete picture of which character types are present within each of Croydon's 16 Places.

This document has been used to identify areas of inconsistent character, areas of change and growth, where there may be a need for place specific policies.

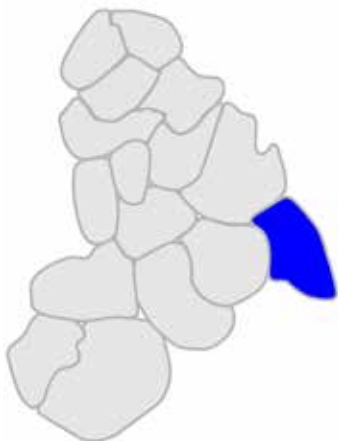


ADDINGTON

The character of Addington is defined by extensive areas of Green Belt such as Birch Wood, Frith Wood, Rowdown Wood and North Downs. These green areas provide a setting for the historic Addington Village (a designated Conservation Area), the 20th century housing estates in New Addington (comprising of *Local Authority Built Housing with Public Realm*) and in Fieldway *Mixed Type Flats and Compact Houses*.

Apart from the historic Addington Village, the Place is served by two *Suburban Shopping Character Areas*, Central Parade in New Addington (the District Centre) and Wayside in Fieldway.



The spine of Central Parade separates the less green *Suburban Shopping Character Area* of New Addington's District Centre from the area containing leisure and community facilities, with a character of *Institutions with Associated Grounds*. In addition to these character types, Addington has a number of areas, located to the west and east of Central Parade, with an *Industrial Estate* character. With the exception of Central Parade, these character areas are generally consistent and can be successfully managed through the general policies of this Plan.












PREDOMINANT RESIDENTIAL CHARACTER

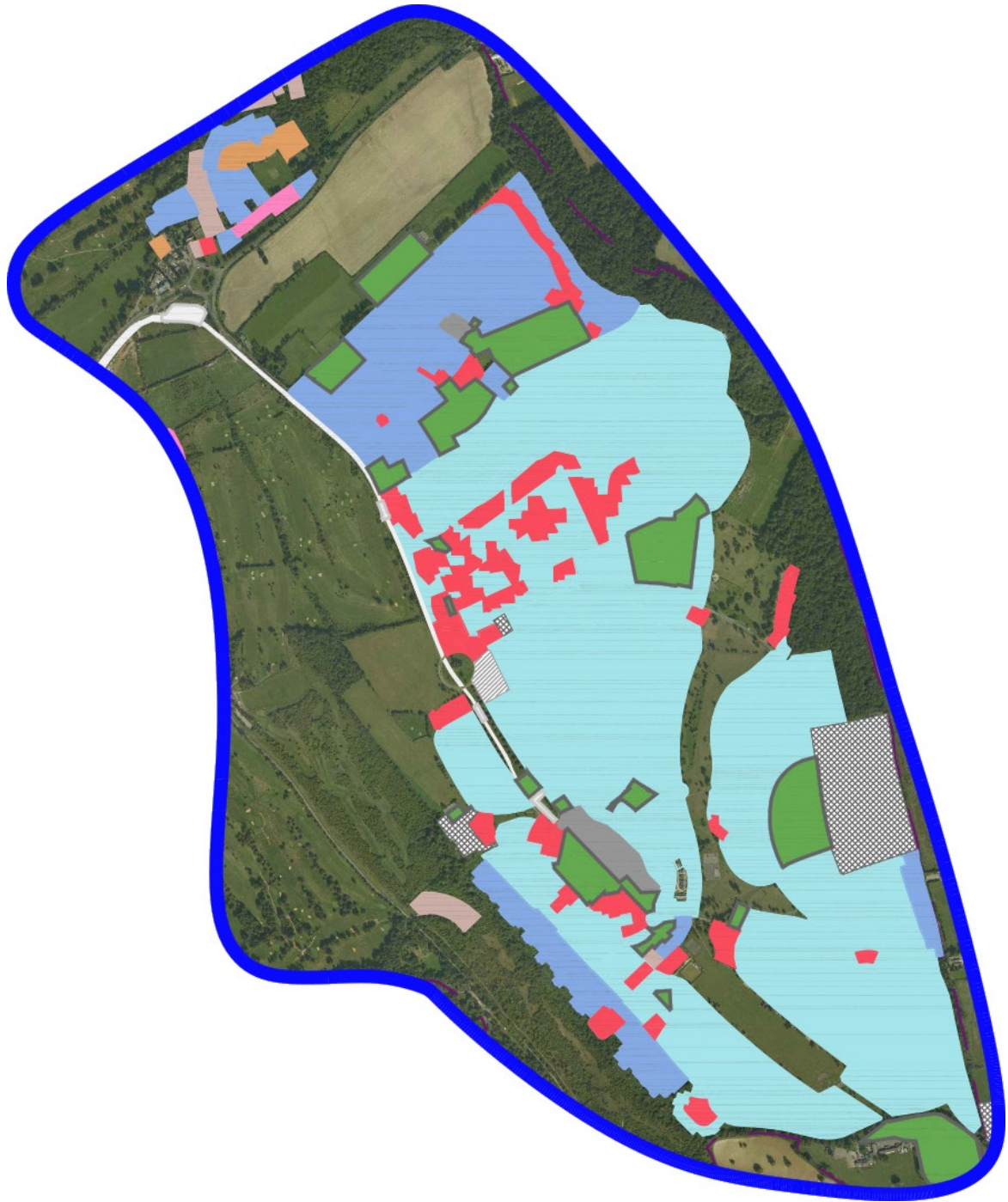
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-  local authority built housing with public realm
-  large houses on relatively small plots
-  detached houses on relatively large plots
-  planned estates of semi detached houses
-  compact houses on relatively small plots
-  scattered houses on large plots
-  mixed type flats

PREDOMINANT MIXED USE CHARACTER

-  Urban Shopping Areas
-  Suburban Shopping Areas

NON RESIDENTIAL CHARACTER

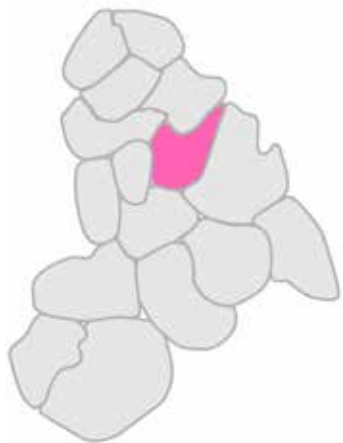
-  Shopping centres, precincts
-  Retail Estates & Business & Leisure Parks
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-  Institutions with associated grounds
-  Large buildings in an urban setting
-  Tower Buildings
-  Transport Nodes
-  Linear Infrastructure
-  Green Infrastructure



ADDISCOMBE

Addiscombe is a suburban residential settlement, framed by green areas on the eastern side. This Place is influenced by and evolved as an extension of the Croydon Metropolitan Centre. The non residential character consists of *Urban Shopping Areas* (concentrated along the Lower Addiscombe Road corridor and Chepstow / Addiscombe Road); and *Industrial Estates* within the interiors of blocks, interlaced with houses.



The residential character consists of a varied yet balanced mix of *Terraced Houses and Cottages* (along Lower Addiscombe Road and in the East India Estate Conservation Area), *Mixed Flats and Compact Houses* in the south west (between East Croydon and the Addiscombe tram stop), *Detached Houses on Relatively Large Plots* in south east (between the Addiscombe tram stop and Lloyd Park) and *Local Authority Housing With Public Realm* in the north.












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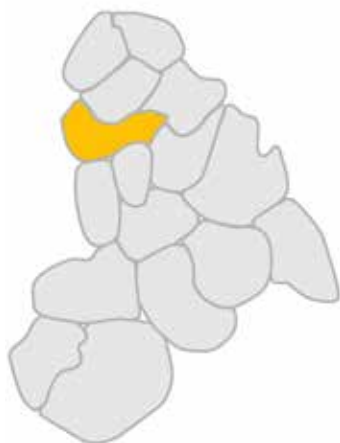
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BROAD GREEN & SELHURST



Broad Green is a heavily urbanised area consisting of a variety of local character types. The south-western edge is defined by large *Retail Estates, Business and Leisure Parks* along Purley Way and the greenery of Archbishop Lanfranc's playing field and Croydon Cemetery. The dominant and high density along London Road corridor identifies the centre of this Place. The eastern edge is dominated by the railway and associated *Industrial Estates* of the Selhurst area. Smaller scale historical industrial estates are often interlaced within the urban fabric. The predominant residential character type is *Terraced Houses and Cottages*, enriched with scattered areas of *Local Authority Housing with Associated Public Realm* and *Mixed Type Flats and Compact Houses* including tall and large buildings along London Road.












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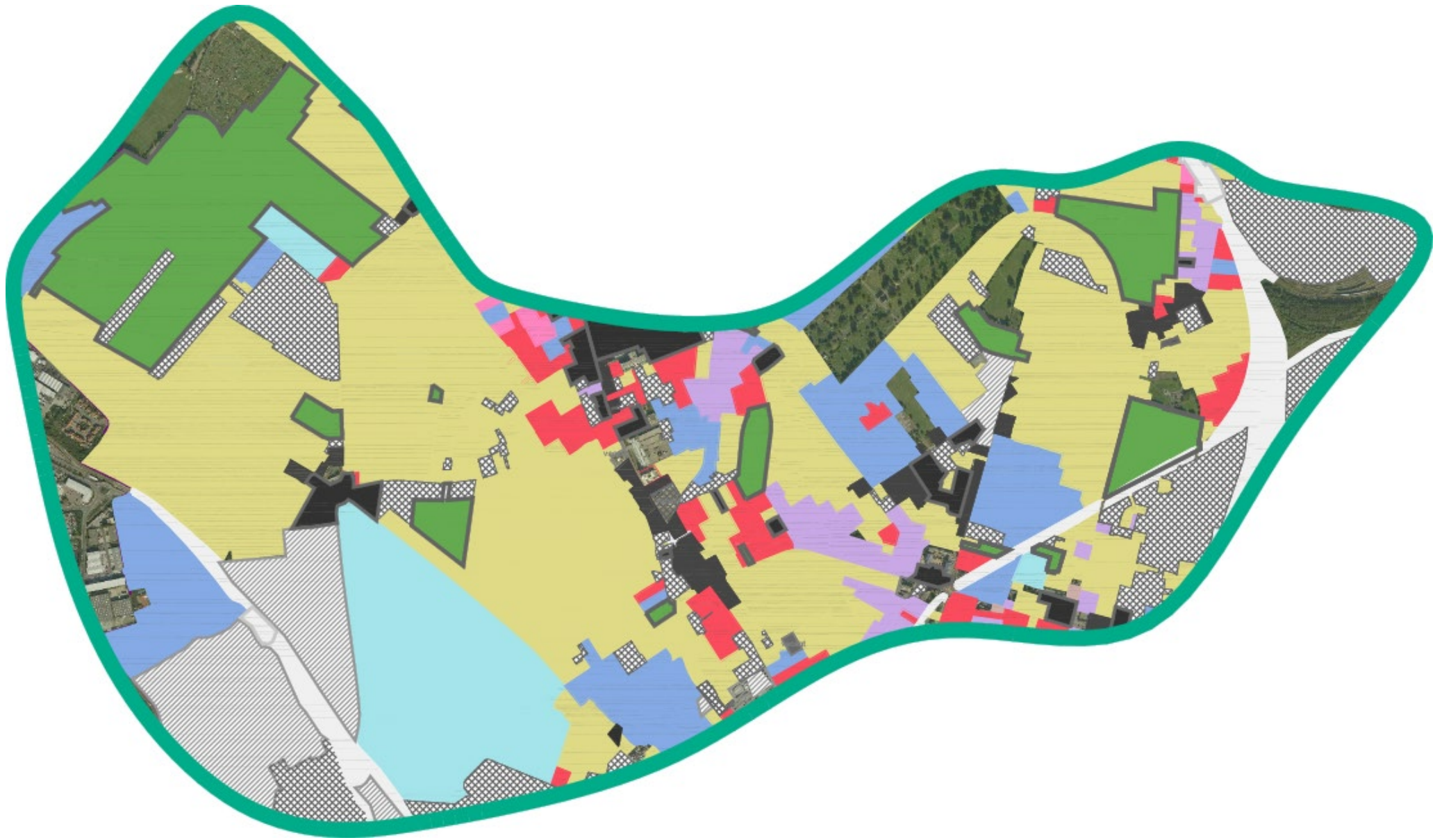
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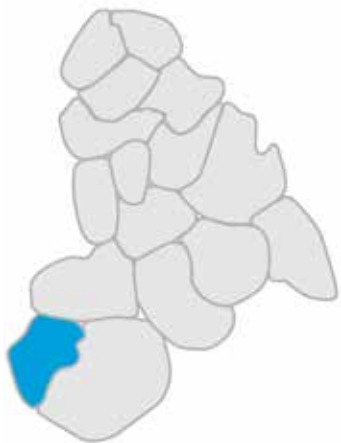
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COULSDON

Coulsdon is a small suburban settlement surrounded by green areas of Green Belt. The district centre has a well defined and consistent character contains an *Urban Shopping Area* and two parallel strips consisting of *Retail Estates/Business/Leisure Parks* and *Industrial Estates* separated by the bypass and railway lines. Coulsdon's built environment is organised in harmony with the configuration of the valleys and relates to railway lines and main roads.



The predominant residential characters are detached houses on relatively large plots with very little public realm to the North and East, *Planned Estates Of Semi Detached Houses With Garages* and *Low Density, Scattered Houses On Large Plots* in the South. Coulsdon has a potential for large scale development on Cane Hill. This area contains *Institutions And Associated Grounds* surrounded by green infrastructure.












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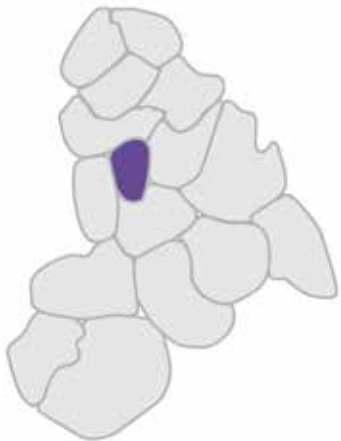
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CROYDON

Croydon is an urban area with diverse character types. It is the only one of Croydon's 16 places to contain all nine non-residential character types, each of which influences the way in which this place has developed. The centre of Croydon is typically characterised by the dominant intersecting linear infrastructure of the roads (such as the Wellesley Road, Park Lane and the Flyover) rail and tram lines which create distinct separations between the different character types. The *Shopping Centres and Precincts*, *Tower Buildings* and *Large Buildings in an Urban Setting* are located to the west and east of the central spine along Wellesley Road. These areas have a larger grain and predominantly contain modern and contemporary buildings. Radiating southwards from the *Shopping Centres and Precincts* are the *Urban Shopping Character Areas*. The urban grain of these areas reflects the surrounding residential character with a smaller finer grain.



The residential areas are located around the edge of this place and consist of a predominant mix of *Large Houses on Relatively Small Plots*, *Terraced Houses and Cottages* and *Mixed Type Flats*. Interspersed amongst the residential areas are small pockets of *Industrial Estates* and *Retail Estates, Business And Leisure Parks* and *Institutions With Associated Grounds*.












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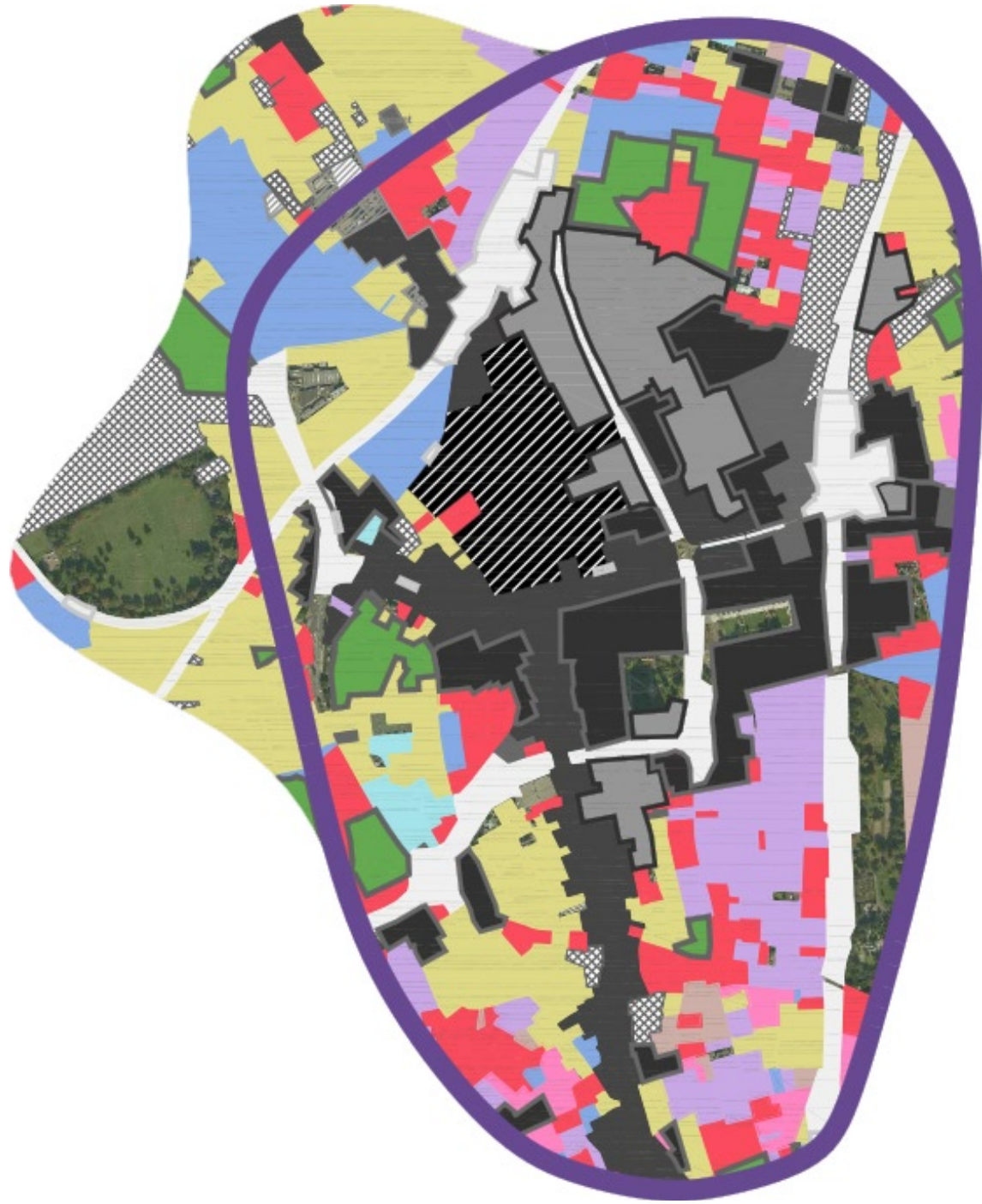
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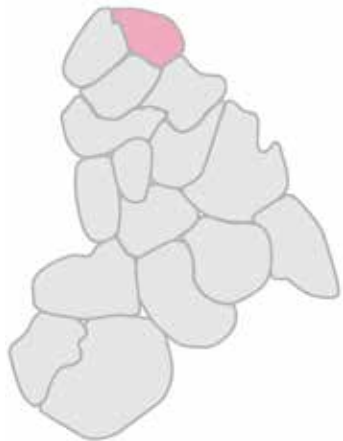
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CRYSTAL PALACE & UPPER NORWOOD



Crystal Palace and Upper Norwood are historic Victorian settlements, picturesquely located on green hills. It has a number of significant landmarks, such as the Crystal Palace television mast, visible from long distances and various locations across London. It is primarily residential settlement, where houses are interlaced with large parks such as The Lawns, Beaulieu Heights, Stambourne Woodland, Upper Norwood Recreation Grounds which were laid in Victorian and Edwardian times. The original local character is mainly based on *Large Houses On Relatively Small Plots*. Much of the historical architecture has been transformed into contemporary residential characters types such as *Planned Estates Of Semi Detached Houses* and *Mixed Type Flats And Compact Houses*. In areas where high quality examples of the original character has survived, these have been designated as Conservation Area.












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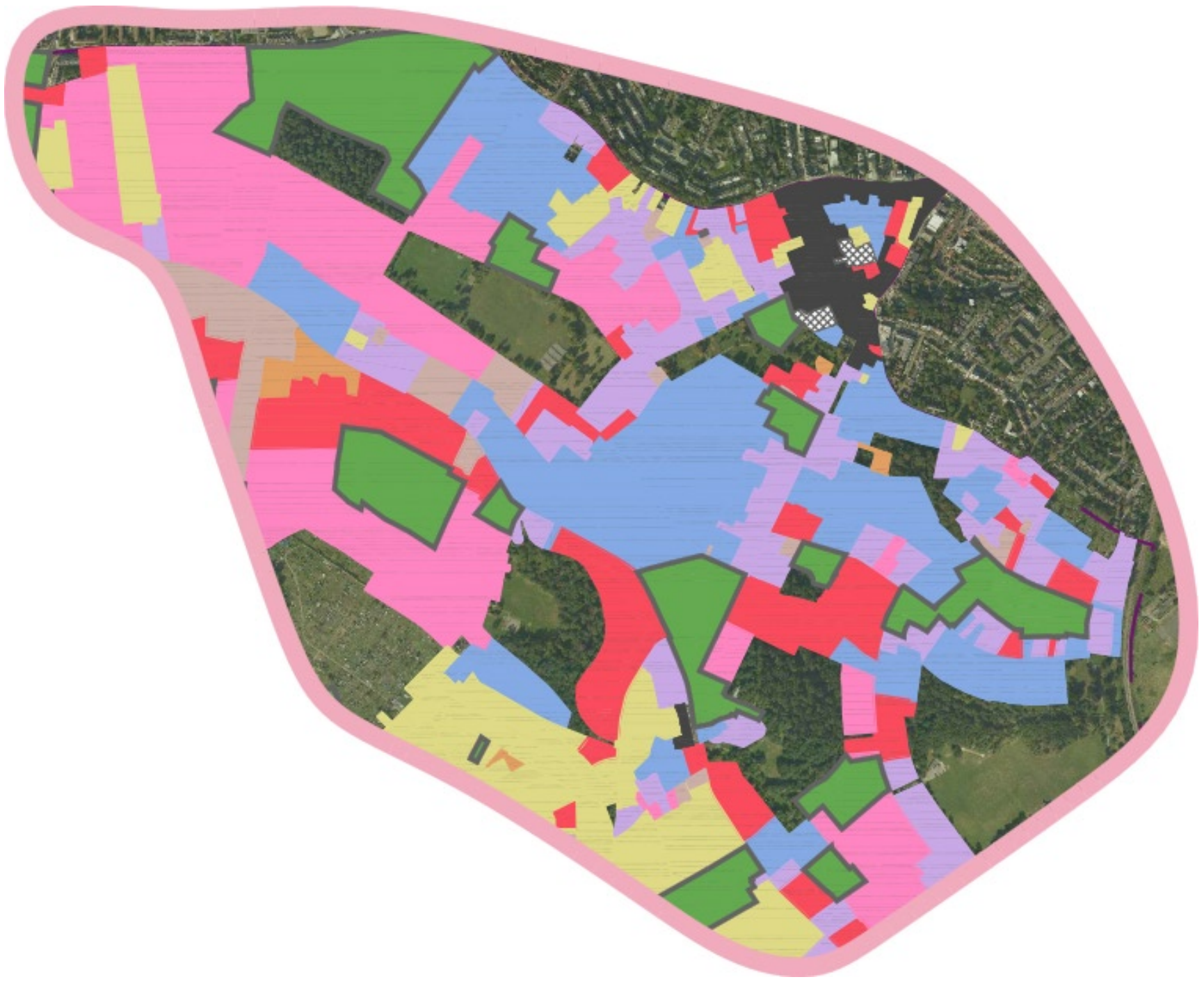
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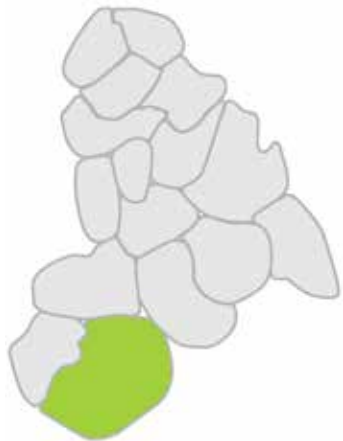


KENLEY

Kenley and Old Coulsdon is a suburban area with green wooded hillsides (Dollypers Hill, Roydons Wood) and green open spaces (Kenley Common, Riddlesdown, Kenley Aerodrome) located within and around it. There is a strong link between the green infrastructure and the built environment. This creates a feeling of spaciousness or openness which is echoed in the layouts of the built environment.

The built areas of Kenley and Old Coulsdon predominantly contains residential character types such as: *Detached Houses on Relatively Large Plots* and *Planned Estates of Semi-Detached Houses*. The residential character is reinforced by consistent building lines and setbacks that create large green front gardens or (in the case of flatted development) front and rear green areas with tree planting.



Kenley's public realm, with features such as grass verges with tree planting, reflects the close coexistence of nature and built environment. Narrow lanes with extensive tree canopy cover and streets often with no footways and green areas of planting on the opposite side are all characteristic features of the public realm. In areas where there are no grass verges, mature trees located within front gardens of residential developments provide extensive tree canopy cover, contributing to the impression of tree lined streets. In some parts of Kenley and Old Coulsdon the public realm is less accessible than other suburban areas of Croydon. To address this and to improve public realm connections to green spaces throughout Kenley new walking and cycling routes should be created.












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PREDOMINANT MIXED USE CHARACTER

-  Urban Shopping Areas
-  Suburban Shopping Areas

NON RESIDENTIAL CHARACTER

-  Shopping centres, precincts
-  Retail Estates & Business & Leisure Parks
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NORBURY

Norbury is a suburban town, with a spatial structure organised along the dominant corridor of the London Road, where Norbury District Centre and Pollards Hill Local Centre are located. Norbury has a predominantly residential character that consists of *Terraced Houses And Cottages*, *Large Houses On Relatively Small Plots* and *Local Authority Housing With Public Realm*.



Scattered amongst the residential areas are a number of green spaces and parks such as Norbury Park, Norwood Grove, Biggin Woods, and Pollards Hill. These green spaces positively contribute to the character of the place.












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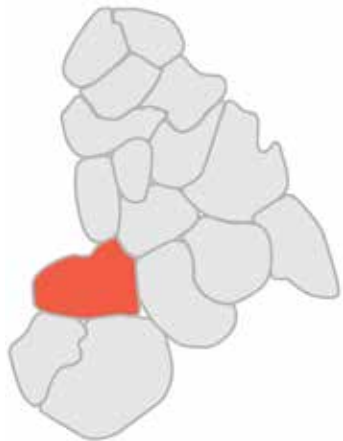


PURLEY

Purley is a suburban market town, located within the valley. Its spatial structure is organised along the dominant corridor of the Brighton Road and Godstone Road where a wide variety of character types coexist. There are areas of Urban Shopping Areas, Industrial Estates, Retail Estates / Business / Leisure Park and higher density residential areas such as *Terraced Houses And Cottages*, *Mixed Type Flats And Compact Houses* and *Planned Estates Of Semi Detached Houses*.

The residential character outside of Brighton Road is fairly uniform and consists of *Large Detached Houses On Relatively Large Plots* with minimal public realm and *Low Density Scattered Houses On Relatively Small Plots*.



Purley has two Conservation Areas protecting the most consistent built environment of Webb Estate and Woodcote Village.












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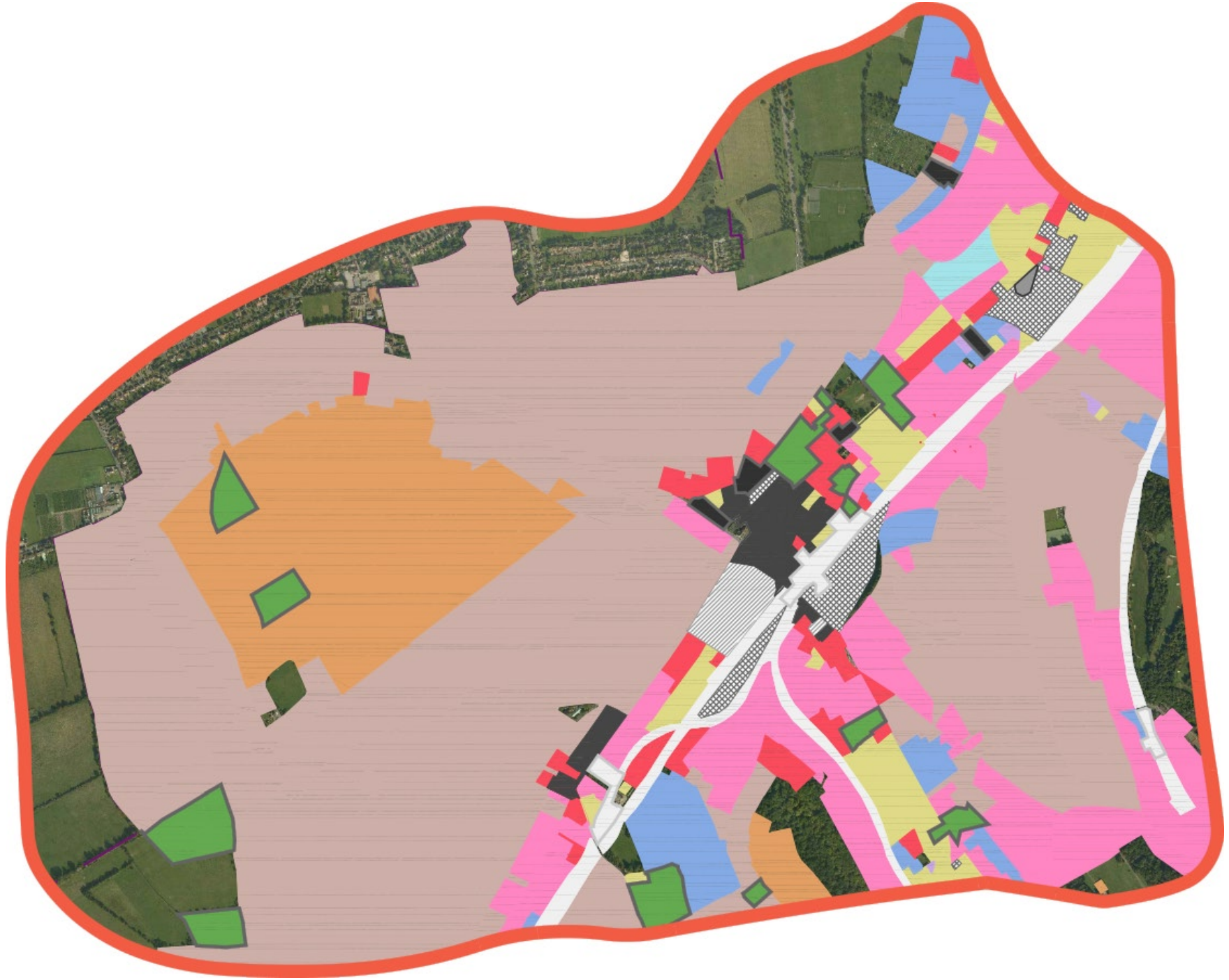
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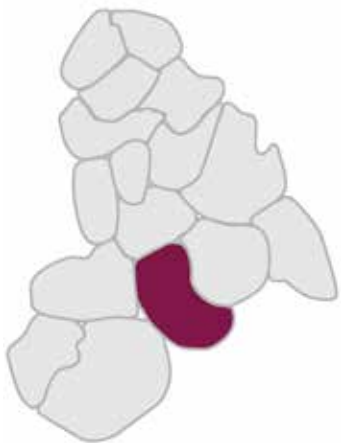
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SANDERSTEAD

Sanderstead is a suburban place located on a hilltop, with residential areas surrounded by large scale green open spaces such as Mitcheley Wood and Kings Wood.



The predominant residential character consists of *Detached Housing On Relatively Large Plots* on the hillsides leading to the local centre, *Planned Estates Of Semi-Detached Houses* on the top of the Sanderstead Hill, and some *Local Authority Planned Estates With Public Realm* toward Hamsey Green.












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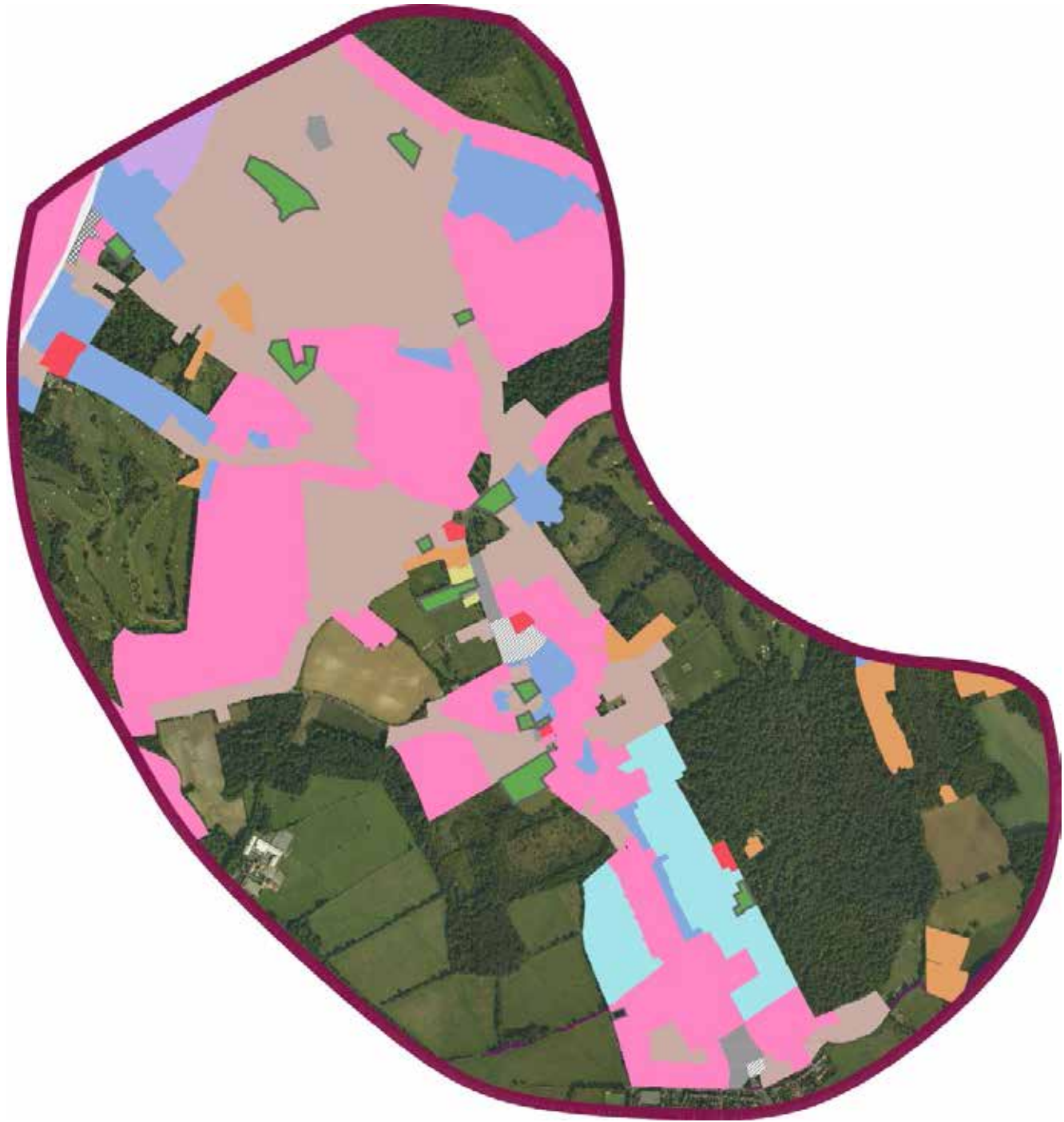
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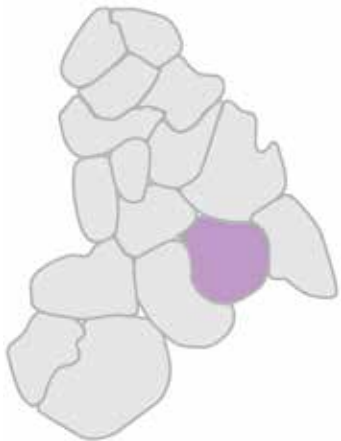
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SELSDON



Selsdon is a suburban residential area with a well defined district centre, surrounded by large scale green open spaces such as: Selsdon Wood, Heathfield and Littleheath Woods. The predominant residential character types consist of: *Planned Estates Of Semi-Detached Houses*, some *Local Authority Planned Estates With Public Realm* and *Mixed Type Compact Houses And Flats On Relatively Small Plots*.












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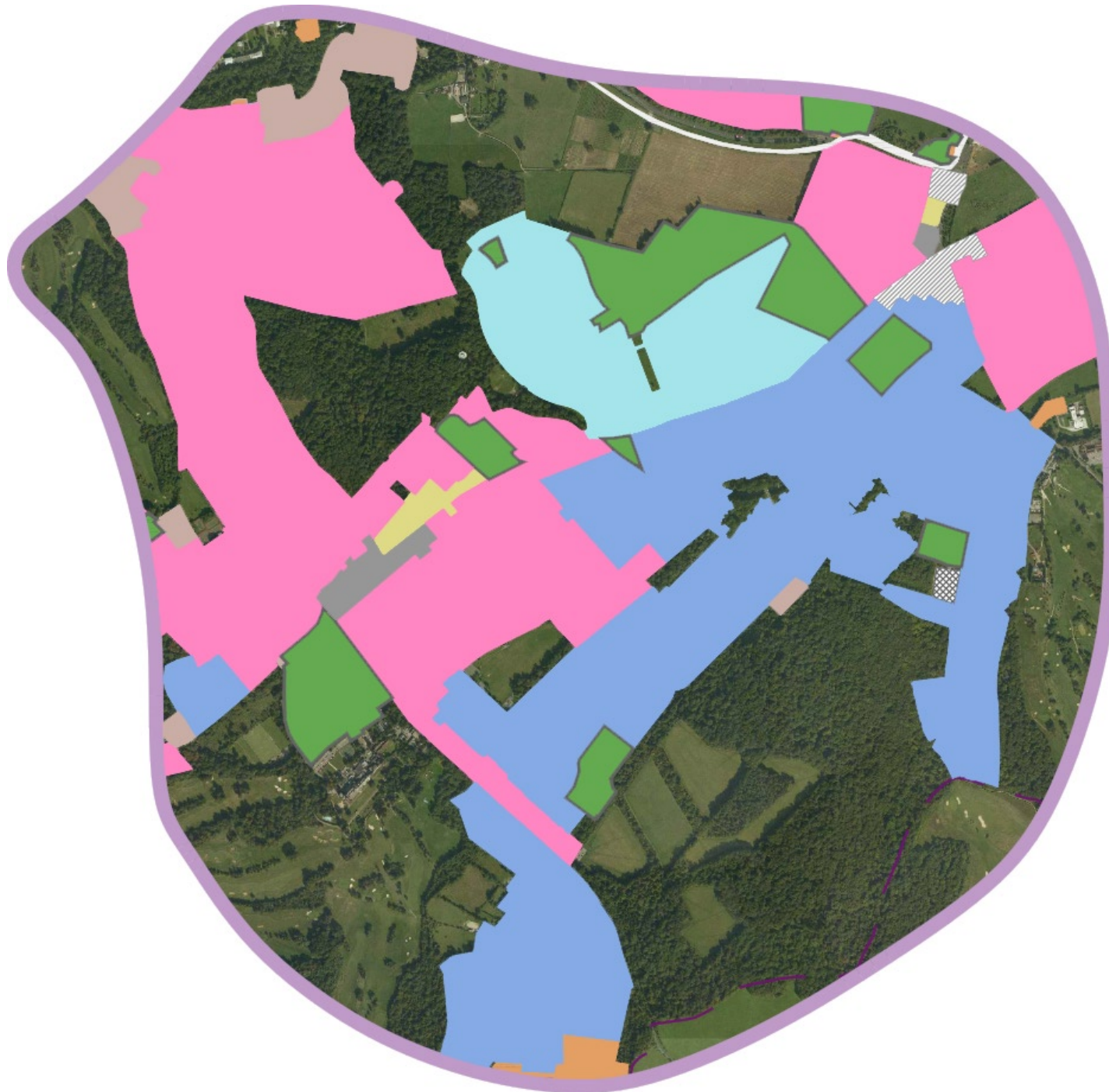
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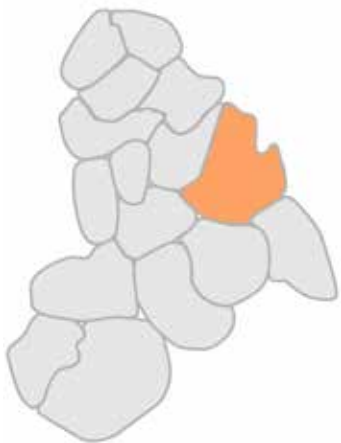


SHIRLEY

Shirley is predominantly a suburban residential settlement surrounded by natural areas of Green Belt. This place is defined by the regular rhythm of well-spaced buildings with well-kept landscaped areas; to the front, that allow oblique long range views beyond the rear gardens.

Shirley's residential character predominantly consists of: *Planned Estates Of Semi-Detached Houses With Garages* and *Mixed Type Flats And Compact Houses* set in large green spaces. The southern section, dominated by *Scattered Houses On Large Plots* surrounded by expansive areas of greenery, including woodland of Addington Hills.



Shirley has three urban and one suburban shopping area characters along Wickham and Shirley Roads. The suburban feel of these shopping areas are strengthened by tree lined streets, green verges with planting and small green spaces and parking accommodated in slip roads. These features play a vital role in creating Shirley's sense of place












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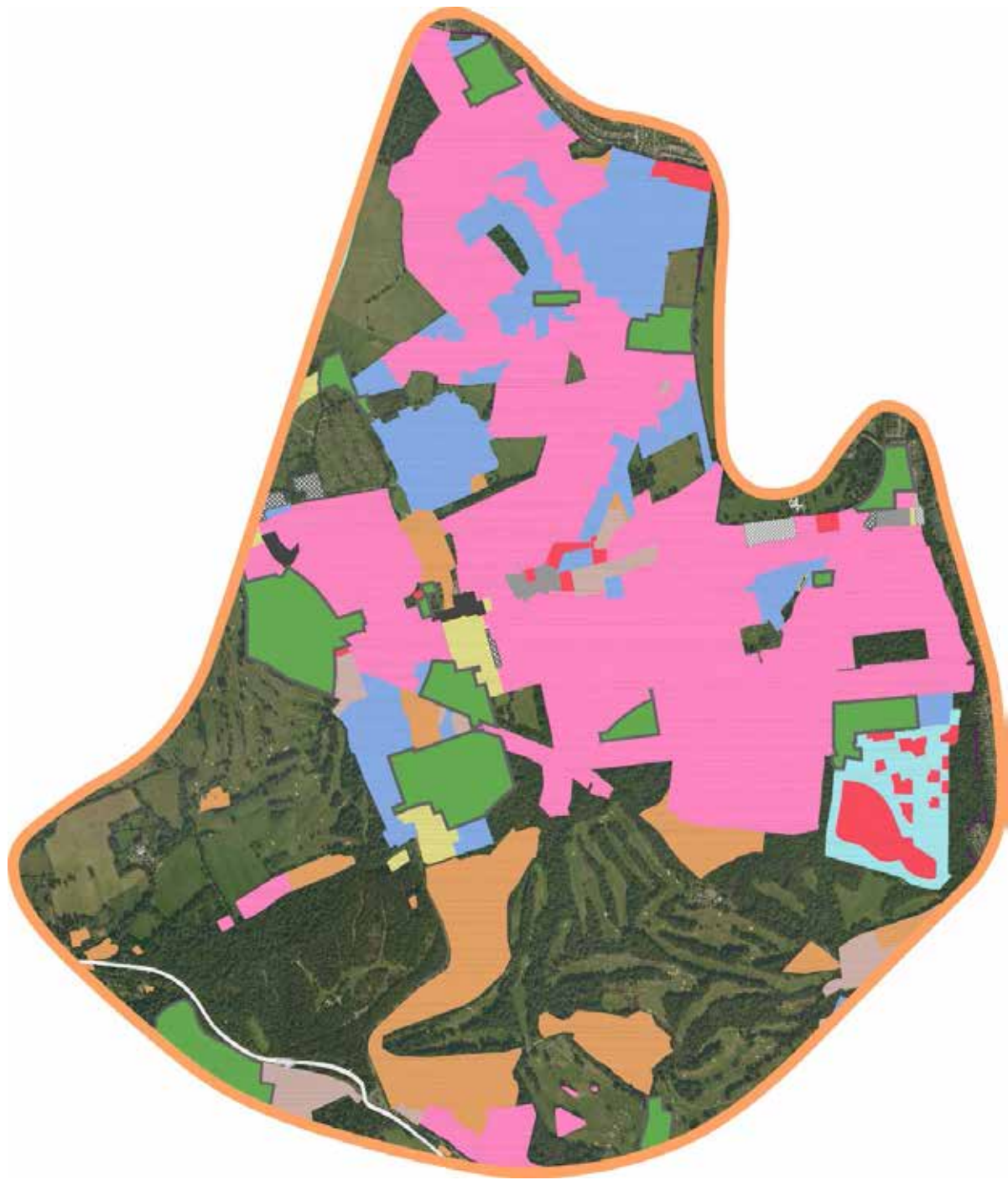
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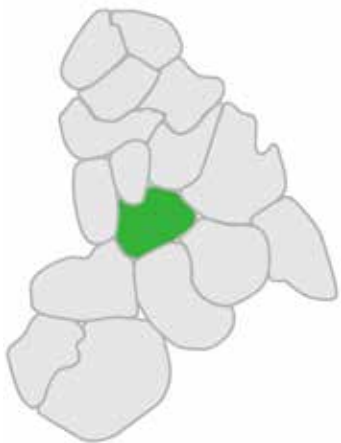
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-  Green Infrastructure



SOUTH CROYDON

South Croydon is organised from south-north along the A23. It's fragmented character can be attributed to the A23 and railway infrastructure. The areas to the East are rich in green open spaces of the Green Belt such as Lloyd Park. The *Industrial Estates* are primarily concentrated along railway infrastructure. Small pockets of *Industrial Estates* are also scattered within residential blocks.



The predominant residential character consists of *Terraced Houses And Cottages*, located within the central strip, with *Mixed Type Of Flats And Compact Houses* to the west and north and *Detached Houses On Relatively Large Plots* and *Large Houses On Relatively Small Plots* with a substantial number of locally listed properties to the East.












PREDOMINANT RESIDENTIAL CHARACTER

-  terraced houses and cottages
-  local authority built housing with public realm
-  large houses on relatively small plots
-  detached houses on relatively large plots
-  planned estates of semi detached houses
-  compact houses on relatively small plots
-  scattered houses on large plots
-  mixed type flats

PREDOMINANT MIXED USE CHARACTER

-  Urban Shopping Areas
-  Suburban Shopping Areas

NON RESIDENTIAL CHARACTER

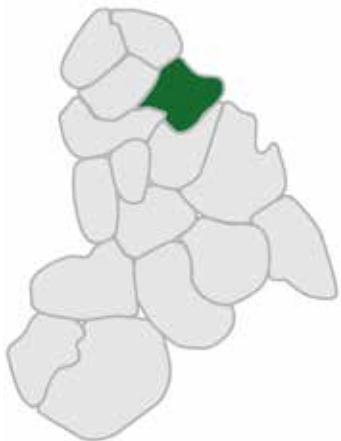
-  Shopping centres, precincts
-  Retail Estates & Business & Leisure Parks
-  Industrial Estates
-  Institutions with associated grounds
-  Large buildings in an urban setting
-  Tower Buildings
-  Transport Nodes
-  Linear Infrastructure
-  Green Infrastructure



SOUTH NORWOOD

South Norwood is a Victorian urban centre, which has been recognised in its Conservation Area designation. It is predominantly a residential place with character types such as: *Terraced Houses And Cottages* with some patches of *Mixed Type Flats And Compact Houses*. Larger *Industrial Estates* are located along the railways and scattered within smaller residential blocks. There is one *Retail Estate / Business / Leisure Park* at the Eastern edge (Selsdon Park).



South Norwood Country Park and South Norwood Lake form the Northern boundary between this place and neighbouring boroughs. Smaller green open spaces are interlaced in urban fabric of the South.












PREDOMINANT RESIDENTIAL CHARACTER

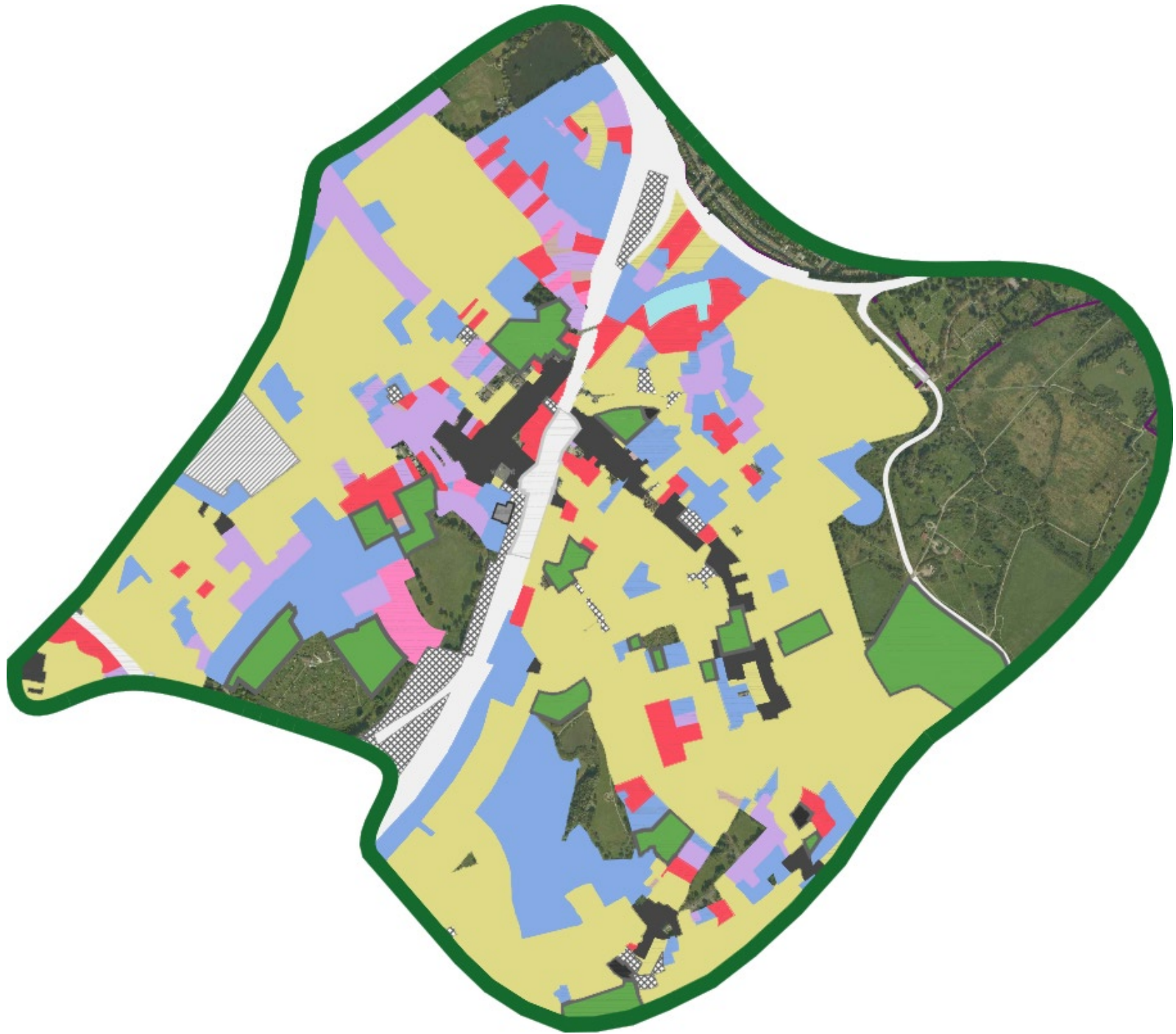
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-  local authority built housing with public realm
-  large houses on relatively small plots
-  detached houses on relatively large plots
-  planned estates of semi detached houses
-  compact houses on relatively small plots
-  scattered houses on large plots
-  mixed type flats

PREDOMINANT MIXED USE CHARACTER

-  Urban Shopping Areas
-  Suburban Shopping Areas

NON RESIDENTIAL CHARACTER

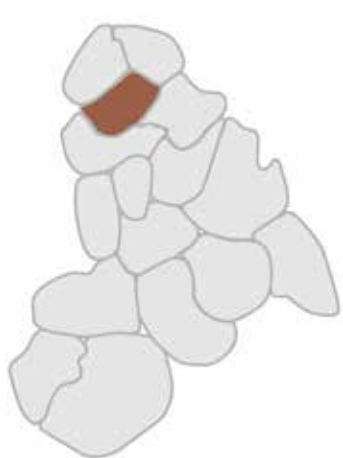
-  Shopping centres, precincts
-  Retail Estates & Business & Leisure Parks
-  Industrial Estates
-  Institutions with associated grounds
-  Large buildings in an urban setting
-  Tower Buildings
-  Transport Nodes
-  Linear Infrastructure
-  Green Infrastructure



THORNTON HEATH

Thornton Heath is a heavily built up settlement. Both the district and local centres are spatially clearly defined.



This place has a predominantly residential character consisting of *Terraced Houses And Cottages* with a number of Edwardian and Victorian parks interlaced within the urban fabric.












PREDOMINANT RESIDENTIAL CHARACTER

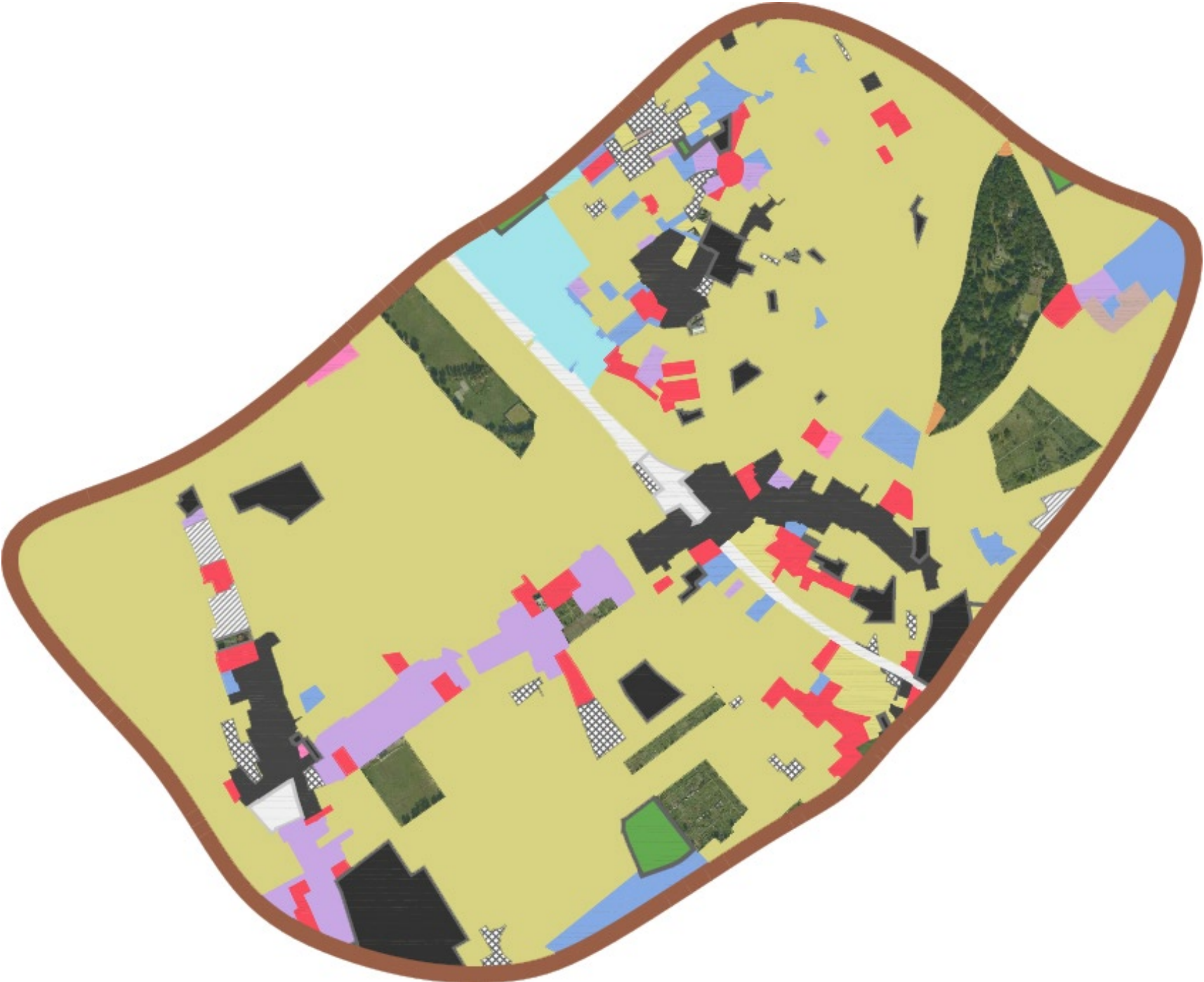
-  terraced houses and cottages
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-  scattered houses on large plots
-  mixed type flats

PREDOMINANT MIXED USE CHARACTER

-  Urban Shopping Areas
-  Suburban Shopping Areas

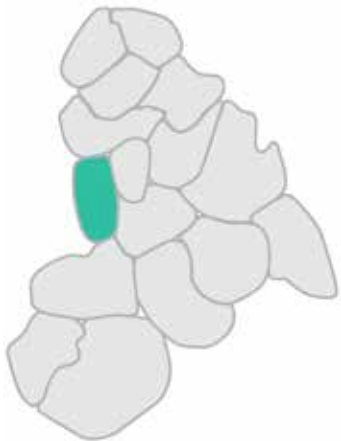
NON RESIDENTIAL CHARACTER

-  Shopping centres, precincts
-  Retail Estates & Business & Leisure Parks
-  Industrial Estates
-  Institutions with associated grounds
-  Large buildings in an urban setting
-  Tower Buildings
-  Transport Nodes
-  Linear Infrastructure
-  Green Infrastructure



WADDON



Waddon can be described as having a fragmented character consisting of *Retail Estates/ Business/Leisure Parks* and *Industrial Estates* along Purley Way, *Local Authority Housing With Public Realm* on the Waddon Estate and large green open spaces of Duppas Hill, Wandle Park, Purley Way Playing Field and Roundshaw. The local character is most consistent in the centre of the place and scattered in areas towards the Northern and Eastern edges of Waddon.












PREDOMINANT RESIDENTIAL CHARACTER

-  terraced houses and cottages
-  local authority built housing with public realm
-  large houses on relatively small plots
-  detached houses on relatively large plots
-  planned estates of semi detached houses
-  compact houses on relatively small plots
-  scattered houses on large plots
-  mixed type flats

PREDOMINANT MIXED USE CHARACTER

-  Urban Shopping Areas
-  Suburban Shopping Areas

NON RESIDENTIAL CHARACTER

-  Shopping centres, precincts
-  Retail Estates & Business & Leisure Parks
-  Industrial Estates
-  Institutions with associated grounds
-  Large buildings in an urban setting
-  Tower Buildings
-  Transport Nodes
-  Linear Infrastructure
-  Green Infrastructure

