# NON RESIDENTIAL CHARACTER TYPOLOGIES

# APPENDIX 10

Draft 05 September 2013
This information should only be used for evidence base

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# INTRODUCTION

## AIM OF DOCUMENT

The purpose of this document is to identify the different non-residential character types in locations where residential use is not present or is not the predominant use.

## SCOPE

The scope includes:

- Identifying non-residential character types.
- Creating a description of the characteristics for each non-residential character type.

## IDENTIFYING NON-RESIDENTIAL CHARACTER TYPES

To be able to identify the non-residential character types, a table listing the criteria of key considerations was created. These key considerations brought together urban design principles in terms of how buildings relate to the street spaces, building type and use. Providing a consistent means by which each non-residential character type should be assessed.

A total of eight key considerations were identified. These are as follows:

- Type of Buildings/Their Use – This considers uses within the buildings for example retail, office, municipal etc.
- Street Pattern – This refers to the layout of the street including block pattern, sizes and structure and includes internal streets and squares.
- Interface with the Street – This refers to the relationship between the building and the street, in particular the transition between private and public spaces. It also includes the treatment of frontages in terms of their interaction with the public realm.
- Public Realm – This consists of all areas which are publicly accessible and free to use without charge (whether privately or publicly owned). Examples include streets, squares and parks.
- Parking Arrangements ¬– This considers the layout of on-street parking and off-street parking and its impact upon the setting of the building.

- Siting and Layout of Buildings on Site – This refers to the way in which

buildings, routes and open spaces are set out and their relationship with one another.

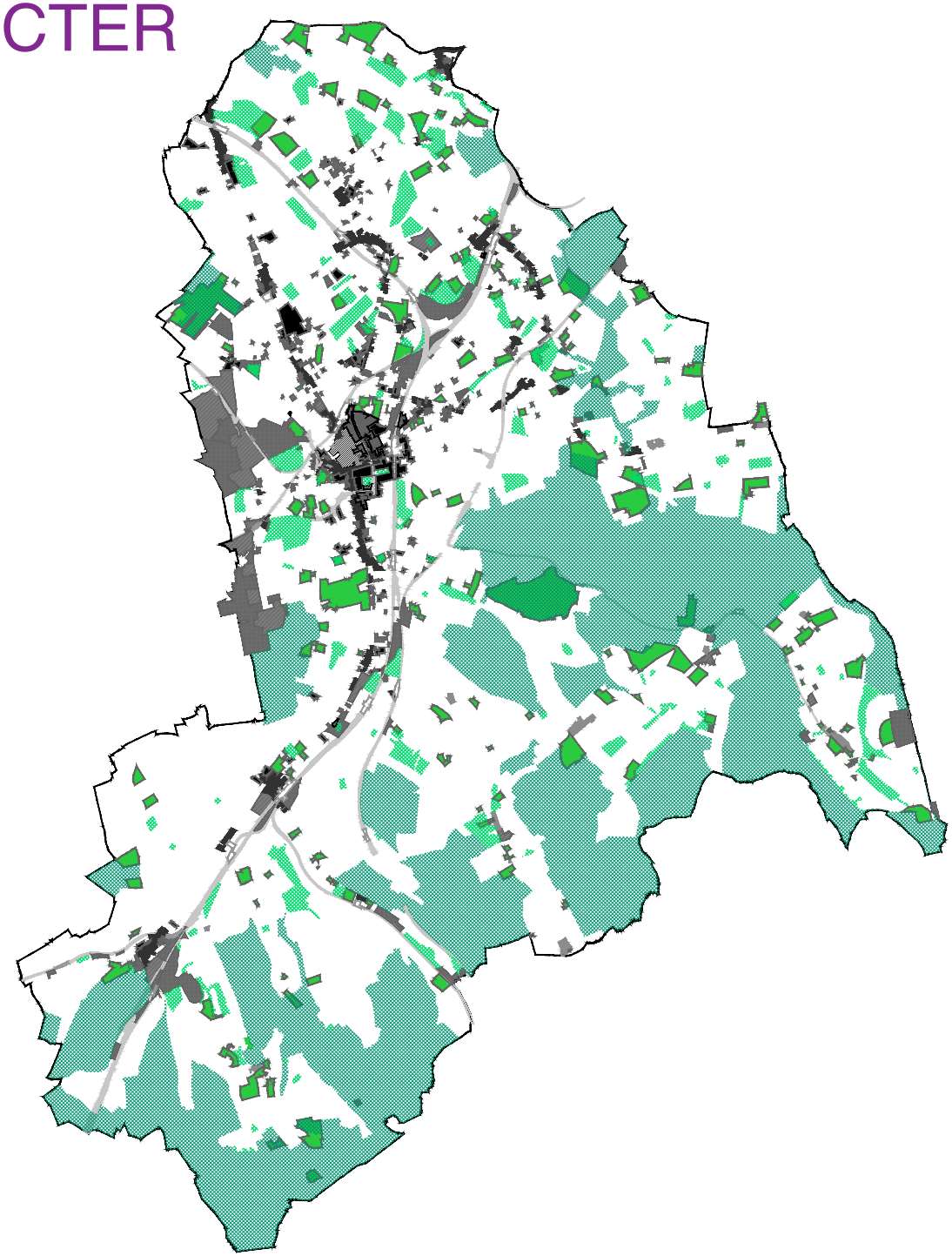
- Scale and Architectural Design – Scale refers to the impression of a building in terms of height and massing (how big a building is) when considered in relation to its surrounding. Architectural design contributes to the impression of scale through the size of the parts of the buildings or its details.
- Relationship with Local Residential Character - This considers how the built form (the layout, density, scale, landscape and appearance, including materials and details) of non-residential character types relate to the adjacent local residential character.

Once the key components had been identified, the list of non-residential character types was created. These have been identified as:

- Shopping Centres, Precincts and Town Centres
- Urban Shopping Areas
- Suburban Shopping Areas
- Retail Estates, Out-of Town Retail Boxes, Leisure and Business Parks
- Industrial Estates
- Institutions with Associated Grounds
- Institutions in an Urban Setting
- Transport Nodes
- Tall Buildings
- Linear Infrastructure
- Green/Blue Infrastructure.

Description of the Characteristics for Each Non-Residential Character Type – The creation of descriptions for each of the key components provides the necessary information to be able to easily identify each of the non-residential character types. The description will also provide baseline information to be used to identify and map each of non-residential character types.

# NON-RESIDENTIAL CHARACTER



**KEY:**

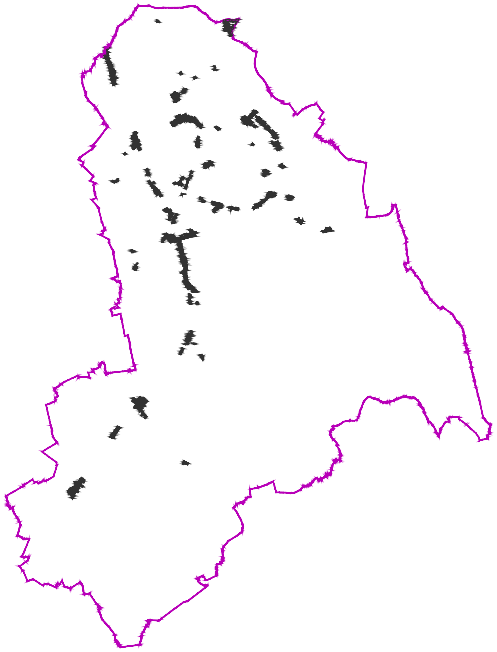
**PREDOMINANT MIXED USE CHARACTER**

- 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

PREDOMINANT PERIOD:
late Victorian and Edwardian



LOCATION
District centres: Addiscombe, Coulsdon, Norbury, Crystal Palace, Purley, Selsdon, South Norwood and Thornton Heath

EXAMPLES
Addiscombe, Lower Addiscombe Road
Thornton Heath, High Street
Purley, Brighton Road
Coulsdon District Centre, Brighton Road
Norbury, London Road
Crystal Palace, Westow Street

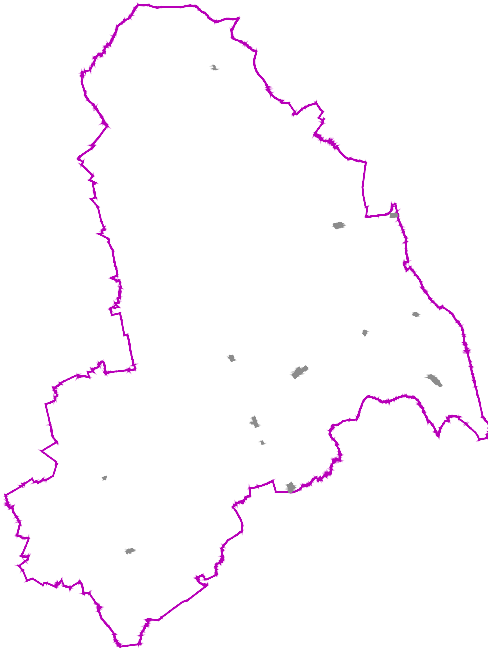
# URBAN SHOPPING AREAS

| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Variety of commercial and public uses at the ground floor<br>• Other uses (including residential) above ground floor level. |
| STREET PATTERN | • Linear or grid |
| INTERFACE WITH STREET | • Well defined street edge, continuous active street frontages<br>• Activities overflow onto footways, including temporary carriageway occupation e.g. street markets |
| PUBLIC REALM | • Variety of forms including: outdoor cafes, squares, places to sit |
| PARKING | • Restricted parking (on-street) |
| SITING AND LAYOUT | • Tight knit terraced buildings |
| SCALE AND DESIGN | • Massing larger than of surrounding residential areas<br>• 3-5 storeys<br>• Ground floor always with high ceiling level |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Distinct architectural articulation and scale<br>• Close references to surrounding residential character |

PREDOMINANT PERIOD:
1914-1960

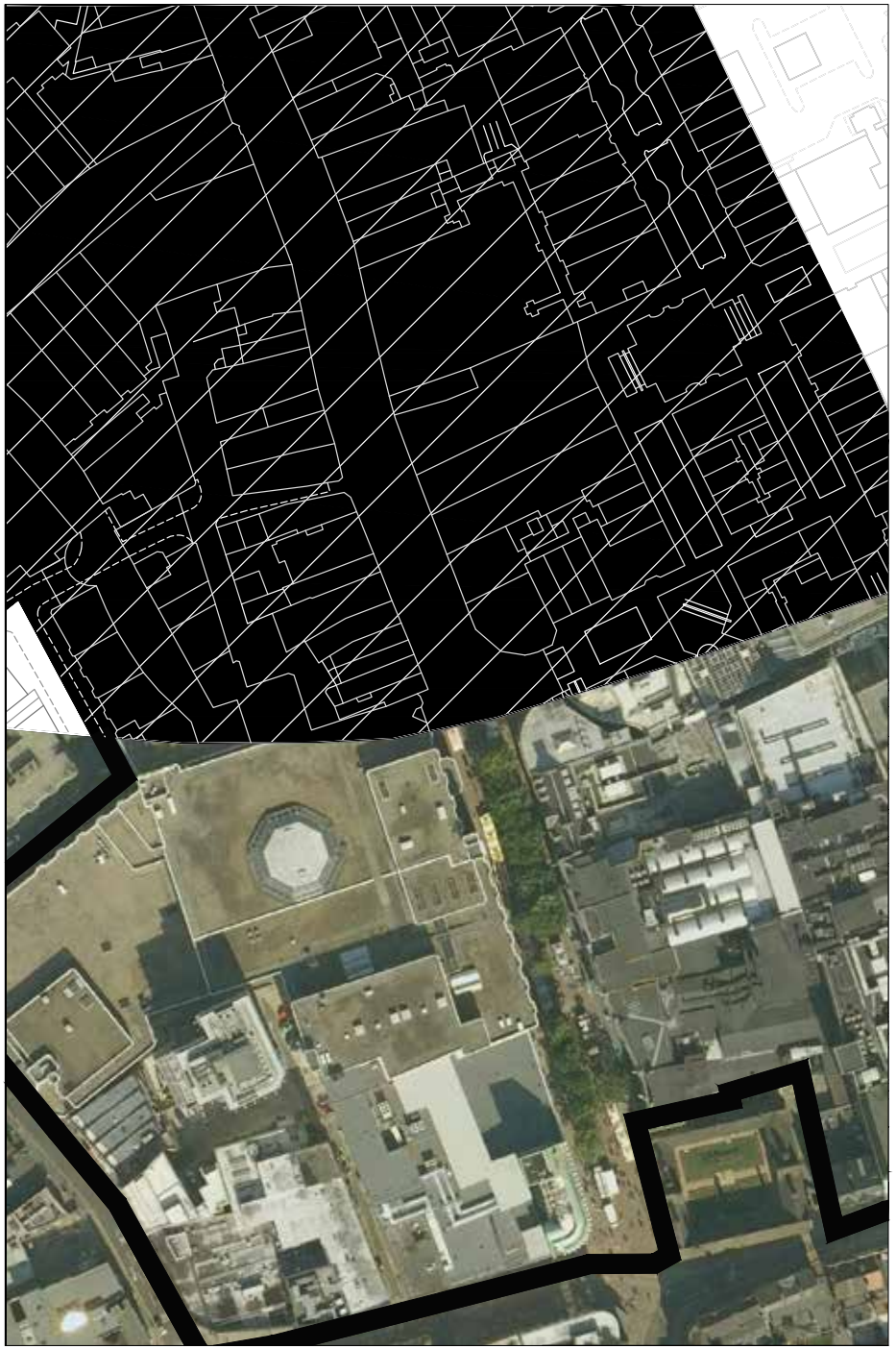
LOCATION
local centres
suburban shopping parades in the South of the Borough

EXAMPLES
Sanderstead Local Centre, 1-59 Limpsfield Road
Sanderstead, Hamsey Green Local centre, 316-350 Limpsfield Road
Shirley,798-836 8Wickham Road
Selsdon, Crossways Parade



# SUBURBAN SHOPPING AREAS

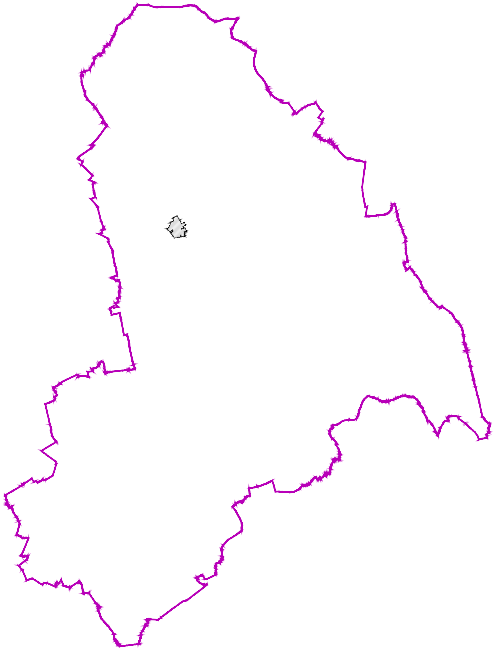
| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Variety of commercial and public uses at the ground floor<br>• Other uses (including residential) above ground floor level. |
| STREET PATTERN | • Linear, often with slip roads |
| INTERFACE WITH STREET | • Well defined street edge, continuous and active frontages.<br>• Additional space between footways and carriageway allocated for parking or soft landscape |
| PUBLIC REALM | • Soft landscape incorporates street trees and/or grass verges. |
| PARKING | • Associated parallel or perpendicular parking |
| SITING AND LAYOUT | • Tight knit terraced buildings |
| SCALE AND DESIGN | • Massing matching of slightly larger than of surrounding residential areas<br>• 2-4 storeys |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Close references to surrounding residential character. |



PREDOMINANT PERIOD:
1960-1970

LOCATION:
Croydon: North End

EXAMPLES:
Croydon, Whitgift Shopping Centre complex, Centrale Shopping centre, including pedestrianised North End

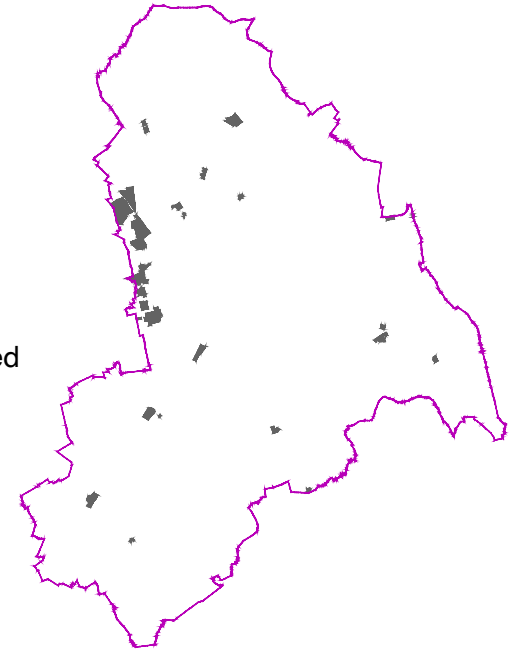


# SHOPPING CENTRES PRECINCTS & TOWN CENTRES

| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Substantial shopping centres mainly in city centre locations and smaller precincts.<br>• Predominately retail with some mixed commercial uses |
| STREET PATTERN | • Contained within the extent of the whole block or superblock<br>• Internal streets and squares |
| INTERFACE WITH STREET | • Insular, usually with one active frontage, often discontinuous with long inactive sections<br>• Continuous active frontage opened to the pedestrianized or pedestrian priority street |
| PUBLIC REALM | • Internal public realm with restricted access determined by retail hours. |
| PARKING | • Always associated large scale, internal parking |
| SITING AND LAYOUT | • Within the urban block |
| SCALE AND DESIGN | • Up to 4 storeys<br>• High ceiling levels across the building<br>• Distinct architecture which may not relate to surrounding buildings. |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Distinct architectural articulation and large scale massing<br>• Loose or none references to local residential character |

PREDOMINANT PERIOD:
from 70's of XXth century

LOCATION
isolated locations primarily concentrated along A23 corridor, at Western boudaries of the Borough



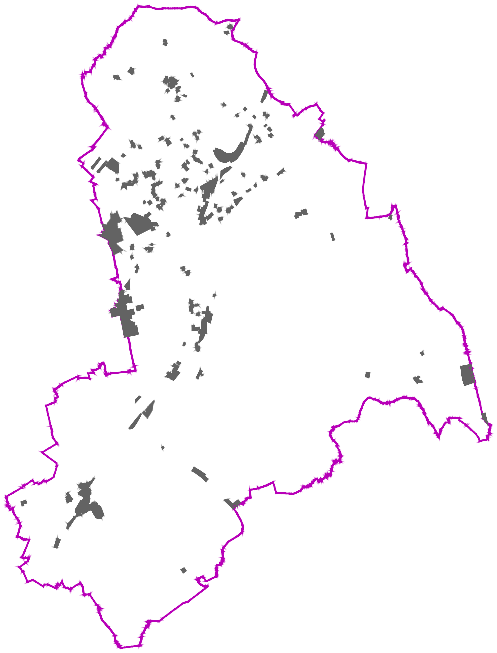
EXAMPLES
Broad Green, Valley Park
Waddon, Purley Way
Waddon, Colonnades

# RETAIL ESTATES & BUSINESS & LEISURE PARKS

| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Large complexes comprising of retail, entertainment & Leisure.<br>• Some small collections of individual large boxes |
| STREET PATTERN | • Cul-de-sac |
| INTERFACE WITH STREET | • Relations with the main street limited to one point entry<br>• Internal street (cul –de-sac) loosely defined by buildings |
| PUBLIC REALM | • Main access street often with minimal footways<br>• Often associated public realm in a form of walking and cycling routes and places to sit etc. |
| PARKING | • Substantial amounts of on-site parking. |
| SITING AND LAYOUT | • Large homogenous plots adjacent to each other<br>• Buildings set back from the street edge, associated large parking areas located at the front<br>• Main buildings detached with auxilliary buildings located to the rear |
| SCALE AND DESIGN | • Large scale, low rise buildings (1-3 high ceiling storeys) |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Does not reference character of surrounding residential areas |

PREDOMINANT PERIOD:
various

LOCATION
primarily concentrated along main railway line and A23 road corridor
small scale industrial estates in the interriors of urban blocks located mainly in Broad Green and Thornton Heath



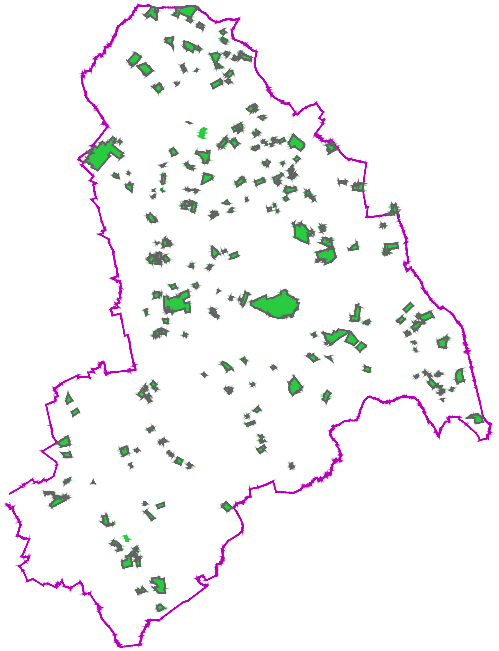
EXAMPLES
Waddon, Purley Way
Waddon, Imperial Way
Addington, Vulcan Way
Coulsdon, Ullswater Crescent

# INDUSTRIAL ESTATES

| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Large warehouse buildings with substantial floor to ceiling heights<br>• Often contains B1, B2 & B8 uses, inc. petrol stations and car washes |
| STREET PATTERN | • Large superblocks, linear or scattered<br>• Historical sites contained within urban blocks |
| INTERFACE WITH STREET | • Main access point and gate from the street |
| PUBLIC REALM | • Surrounded by large amounts of hard-standing.<br>• Generally not suitable for walking |
| PARKING | • Always associated on site parking |
| SITING AND LAYOUT | • Predominantly gated developments with high security boundary fencing<br>• Buildings located on the grid referencing the street or |
| SCALE AND DESIGN | • Low rise, detached buildings.<br>• Utilitarian architecture, temporary structures on the site |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Generally no association with local residential character<br>• In historical locations, when placed inside residential blocks, references to local residential charact limited to predominant external facing material and height |

PREDOMINANT PERIOD:
various

LOCATION
evenly scattered accross the Borough



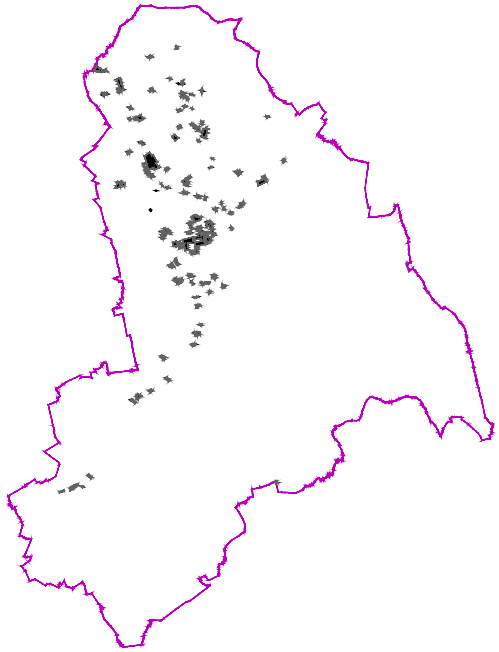
EXAMPLES
Croydon, Croydon Minster
South Croydon, Whitgift School
Kenley, Hayes Primary School
South Croydon, Croham Hurst Golf Club, Croham Road

# INSTITUTIONS WITH ASSOCIATED GROUNDS

| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Public buildings and associated landscaped grounds related to public and private sector services such as: education, health, also churches, offices, sport related pavillions |
| STREET PATTERN | • Individual locations, interlaced primarily with residential areas<br>• Linear or chaotic internal street pattern (with adjacent parking lots) |
| INTERFACE WITH STREET | • Gated developments with limited number of entrances<br>• Long inactive frontages along fences |
| PUBLIC REALM | • Associated with internal public realm with restricted access |
| PARKING | • Always associated with on site parking |
| SITING AND LAYOUT | • Siting only loosely related to the wider urban context |
| SCALE AND DESIGN | • Architecture distinct in massing and form from surrounding, often with references to local character<br>• Well articulated entrance area through design of façade and layout<br>• 2-4 storey high (high ceiling storeys) some with towers |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Loose associations with local residential character, demonstrated by use of materials or creation of street frontage or building height |

PREDOMINANT PERIOD:
various

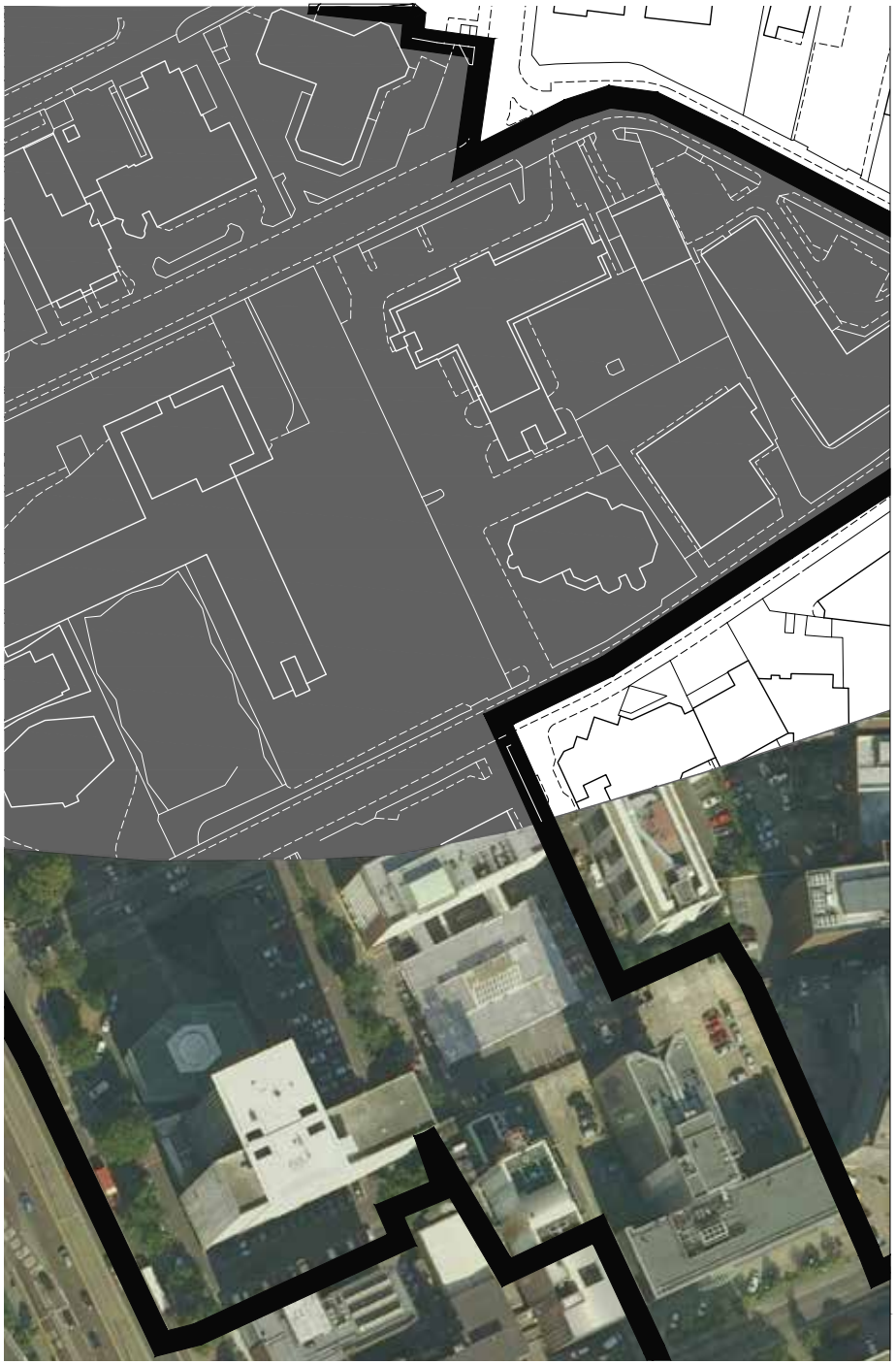
LOCATION
predominantly concentrated in Croydon Opportunity Area
also in District Centres



EXAMPLES:
Croydon, Civic Centre, Katherine Street
Croydon, Fair Field area
Mid Croydon Area

# LARGE BUILDINGS IN AN URBAN SETTING

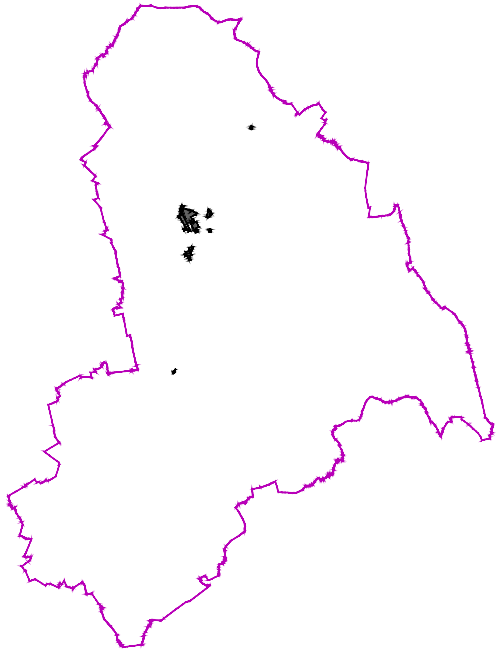
| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Public buildings blended in the urban context, related to public and private sector services such as: education, health, churches and offices |
| STREET PATTERN | • Grid |
| INTERFACE WITH STREET | • Well defined street edge<br>• Active frontages with direct entrances to the building from the street |
| PUBLIC REALM | • Often associated public realm such as piazzas, squares |
| PARKING | • Limited parking provisions, often within the building envelope. |
| SITING AND LAYOUT | • Within a tight knit frontage |
| SCALE AND DESIGN | • Usually prominent in scale and design<br>• Local landmarks and destinations |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Loose references to local residential character |



PREDOMINANT PERIOD:
after 1970

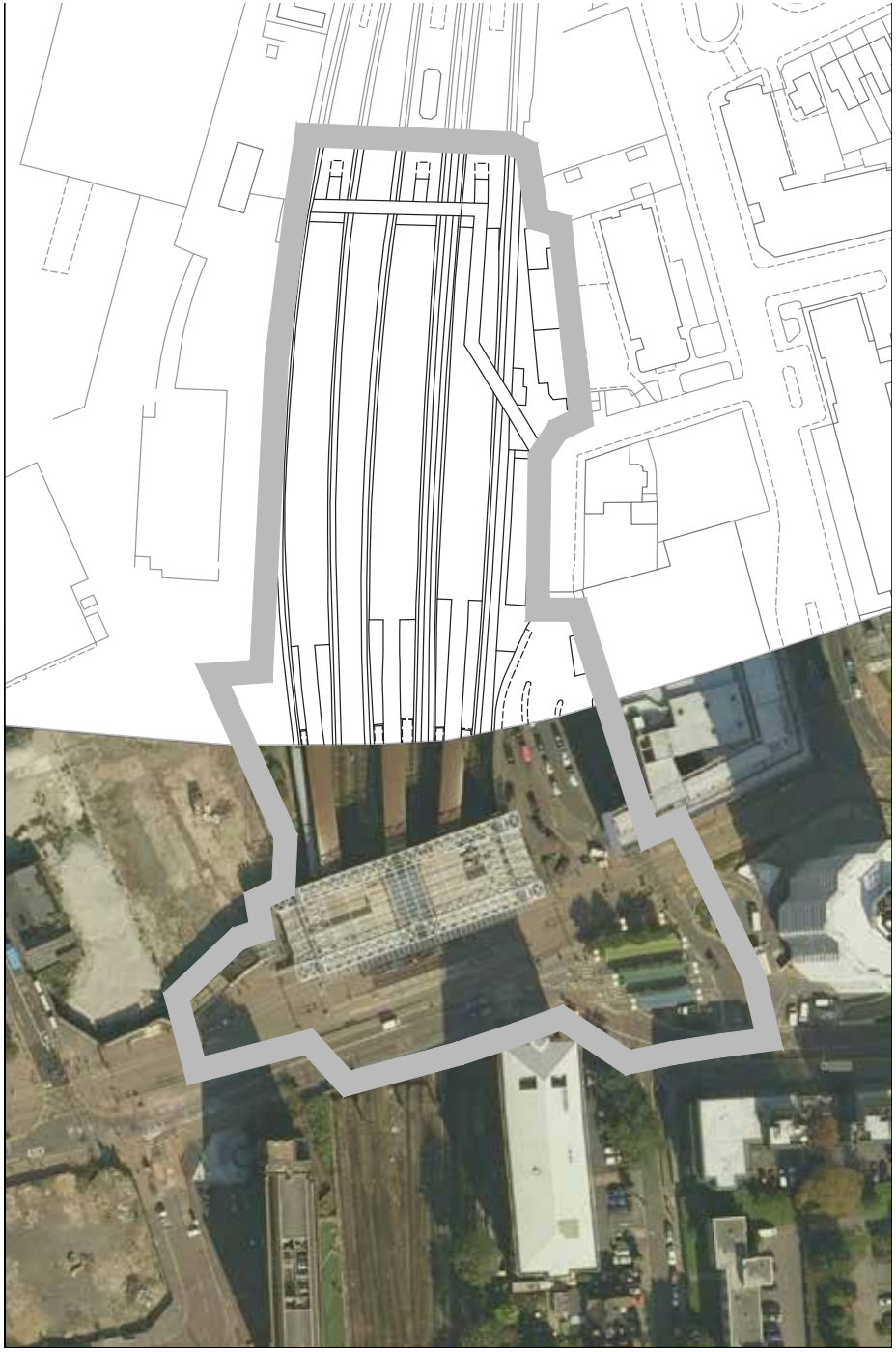
LOCATION
Croydon Opportunity Area

EXAMPLES
Croydon, city block between Wellesley Road, Bedford Park, Lansdowne Road
Croydon, Station Road Area



# TOWER BUILDINGS

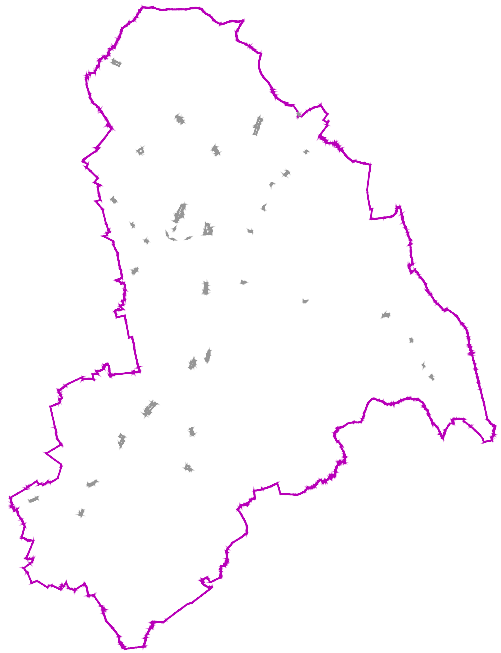
| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Detached tower type buildings generally located within own grounds.<br>• Predominantly offices, but also mixed use |
| STREET PATTERN | • Grid |
| INTERFACE WITH STREET | • Street line often defined by the rhythm of detached facades<br>• Fragmented active frontage, predominantly limited to entrance points |
| PUBLIC REALM | • With associated public realm, usually in form of landscaped surroundings |
| PARKING | • Often with associated parking located within the boundaries, under- or on the ground |
| SITING AND LAYOUT | • Can make a positive a contribution to the skyline and create a landmark |
| SCALE AND DESIGN | • Height and massing exceeds those surrounding<br>• In the context of Croydon - height over 25m<br>• often landmark buildings |
| INTERFACE WITH RESIDENTIAL CHARACTER | • No references to surrounding local residential character |



PREDOMINANT PERIOD:
various

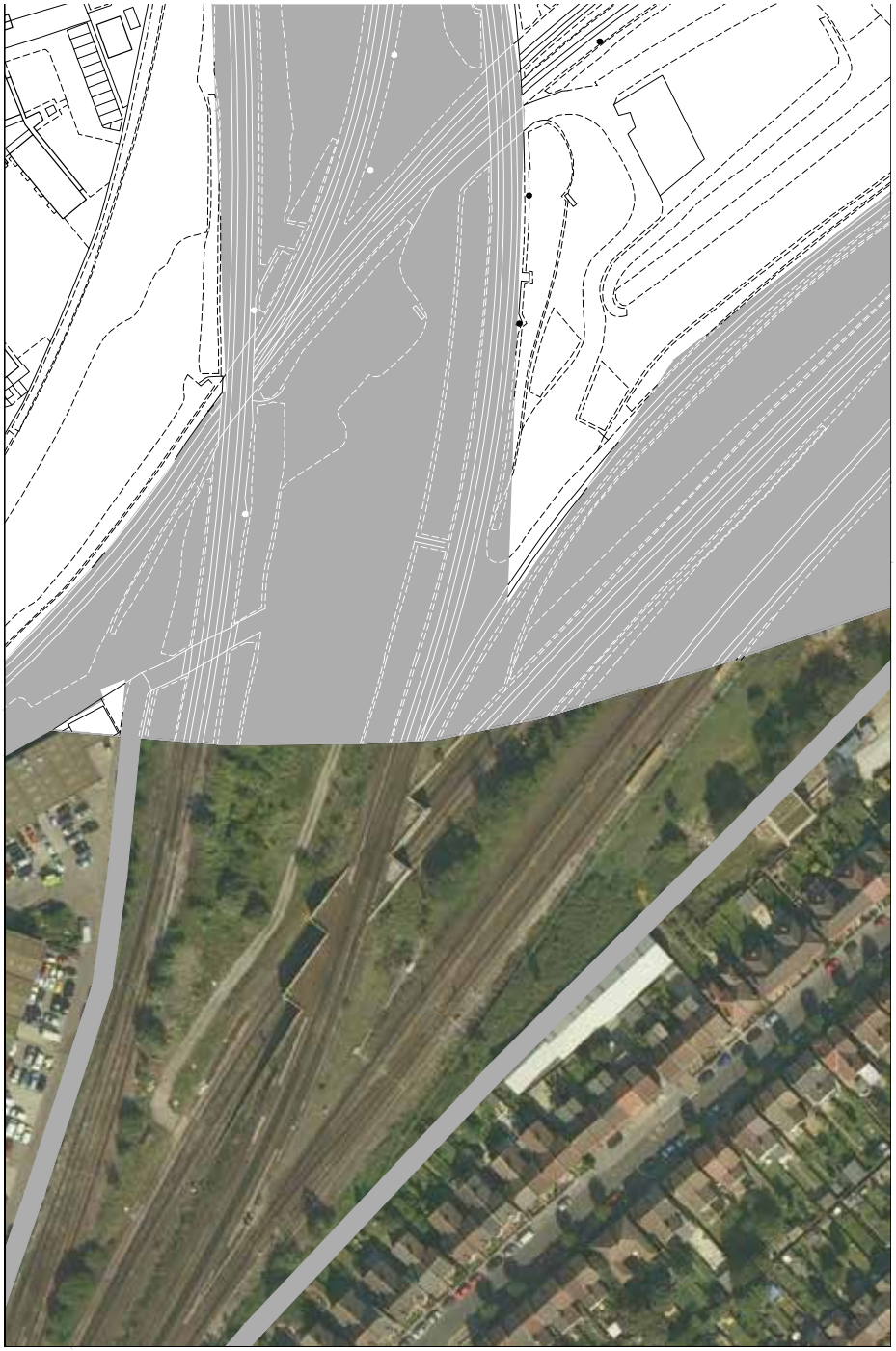
LOCATION
every district centre

EXAMPLES
Croydon, East Croydon interchange area
Croydon, West Croydon interchange area
Thornton Heath, interchange area



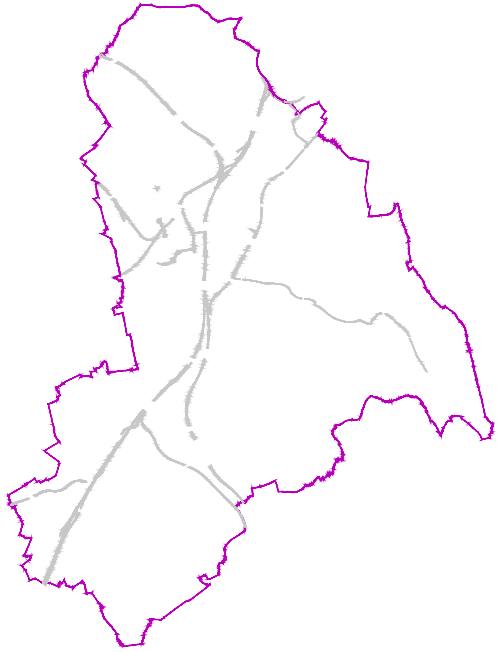
# TRANSPORT NODES

| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Buildings, supporting transport infrastructure and public realm<br>• Primarily related to public transport, but also contains small supporting commercial uses. |
| STREET PATTERN | • Often a square allowing vehicles to stay and make a loop<br>• Important focal point in the Place |
| INTERFACE WITH STREET | • Strong building line defining or closing the street<br>• Fragmented active frontage, predominantly limited to wide entrance points |
| PUBLIC REALM | • Associated public realm, usually in form of hard surfaced squares of wider pavements |
| PARKING | • Always associated with some form of kiss-and-ride areas<br>• Often associated with large parking lots on the side |
| SITING AND LAYOUT | • Predominatly detached buildings and structures often defining the courtyard |
| SCALE AND DESIGN | • Diverse architectural styles<br>• Detached building and structures, predominantly up to 2 high storeys high<br>• Often landmark buildings |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Loose or no reference to local residential character |



PREDOMINANT PERIOD:
various

LOCATION



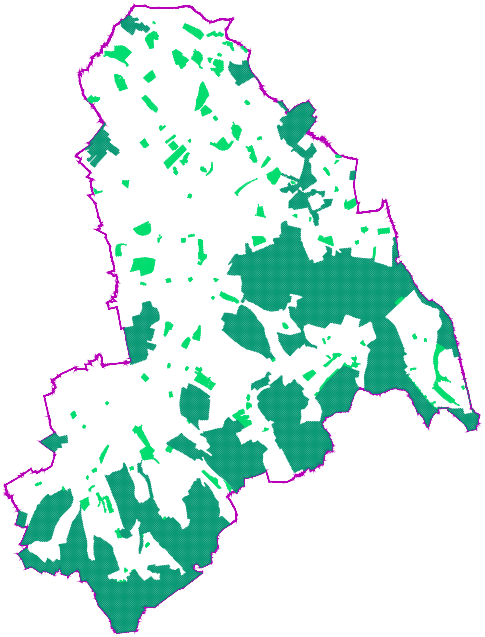
EXAMPLES
Croydon, area between East Croydon station and Norwood Junction
Croydon, area between Reeves Corner bridge and Wandle Park
Selhurtst

# LINEAR INFRASTRUCTURE

| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Linear areas used by heavy or light rail infrastructure, including segregated tram infrastructure.<br>• Area reserved exlusively for vehicular movement (i.e. trains, motor vehicles, trams) |
| STREET PATTERN | • Independent from street pattern |
| INTERFACE WITH STREET | • At station areas and crossings, require over or under-passes |
| PUBLIC REALM | • inaccessible |
| PARKING | • N/A |
| SITING AND LAYOUT | • Linear, continuous structures<br>• Can be elevated or under ground, allowing for other uses under or above |
| SCALE AND DESIGN | • Large scale structures |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Often create division between areas of a different character |

PREDOMINANT PERIOD:
various

LOCATION
scattered areas in the North of the Borough
large scale areas integrated into regional eco-systems in the South
Greenbelt , Metropolitan Open Land, Borough Open Land , Village Greens, green spaces, parkland heath land, ponds and rivers



EXAMPLES
Croydon, Wandle Park
Croydon, Park Hill
South Norwood Country Park

# GREEN INFRASTRUCTURE

| KEY CONSIDERATIONS | DESCRIPTION |
|---|---|
| TYPE / USE | • Small to large areas of green or blue (water) spaces. Used for recreation, visual amenity or biodiversity |
| STREET PATTERN | • Predominantly organic form of internal paths and routes |
| INTERFACE WITH STREET | • Two alternative interfaces with street: opening of a street frontage in case of water or meadows or strengthening the frontage with fence structures and various type of dense vegetation.<br>• Strengthening of the street pattern with trees lines |
| PUBLIC REALM | • Generally accessible, partucularily during the day |
| PARKING | • Generally there is no formal provision |
| SITING AND LAYOUT | • Landscapes vary substantially accross the Borough |
| SCALE AND DESIGN | • N/A |
| INTERFACE WITH RESIDENTIAL CHARACTER | • Complement local residential character as its integral element |