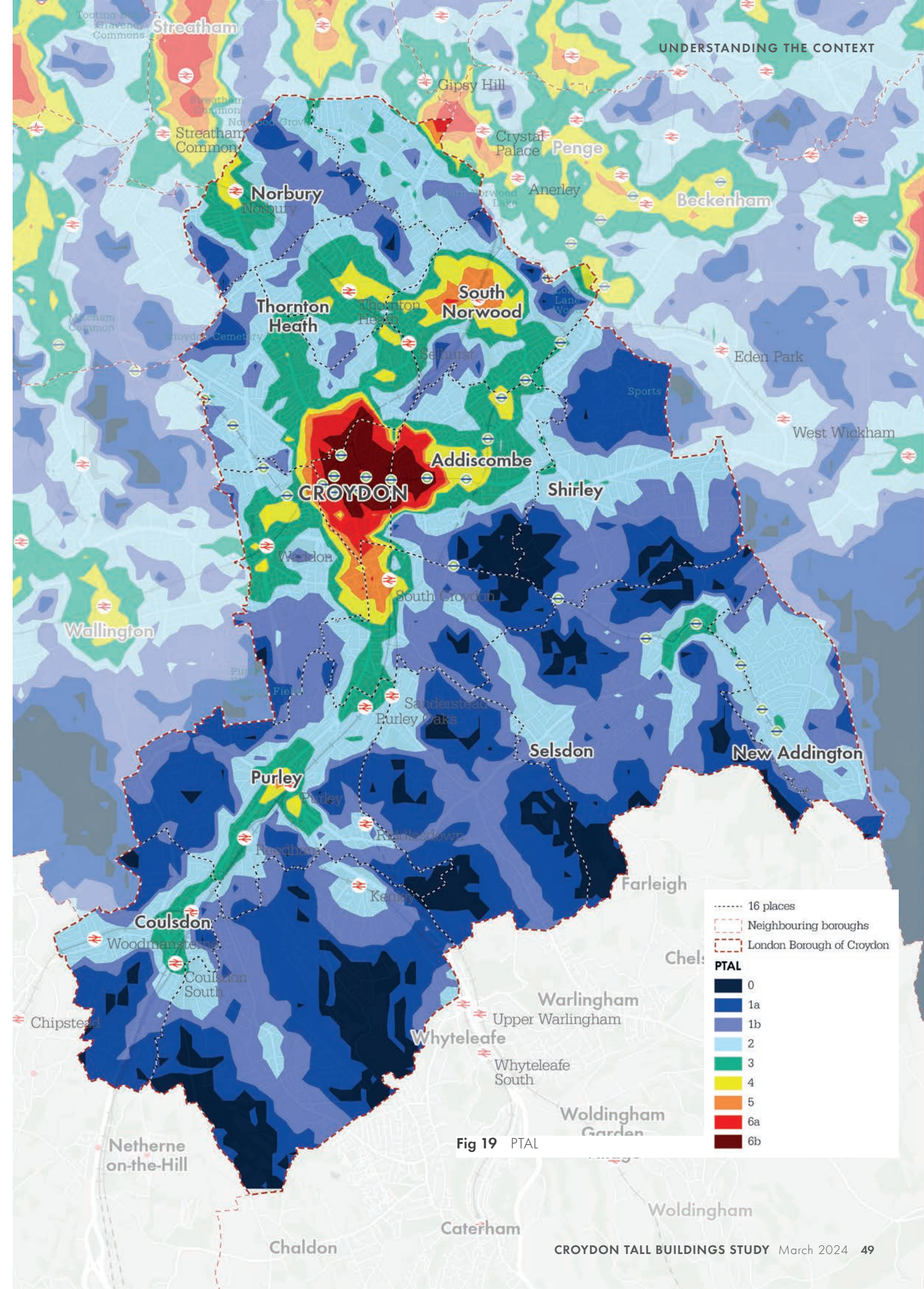


### Public Transport Accessibility Level

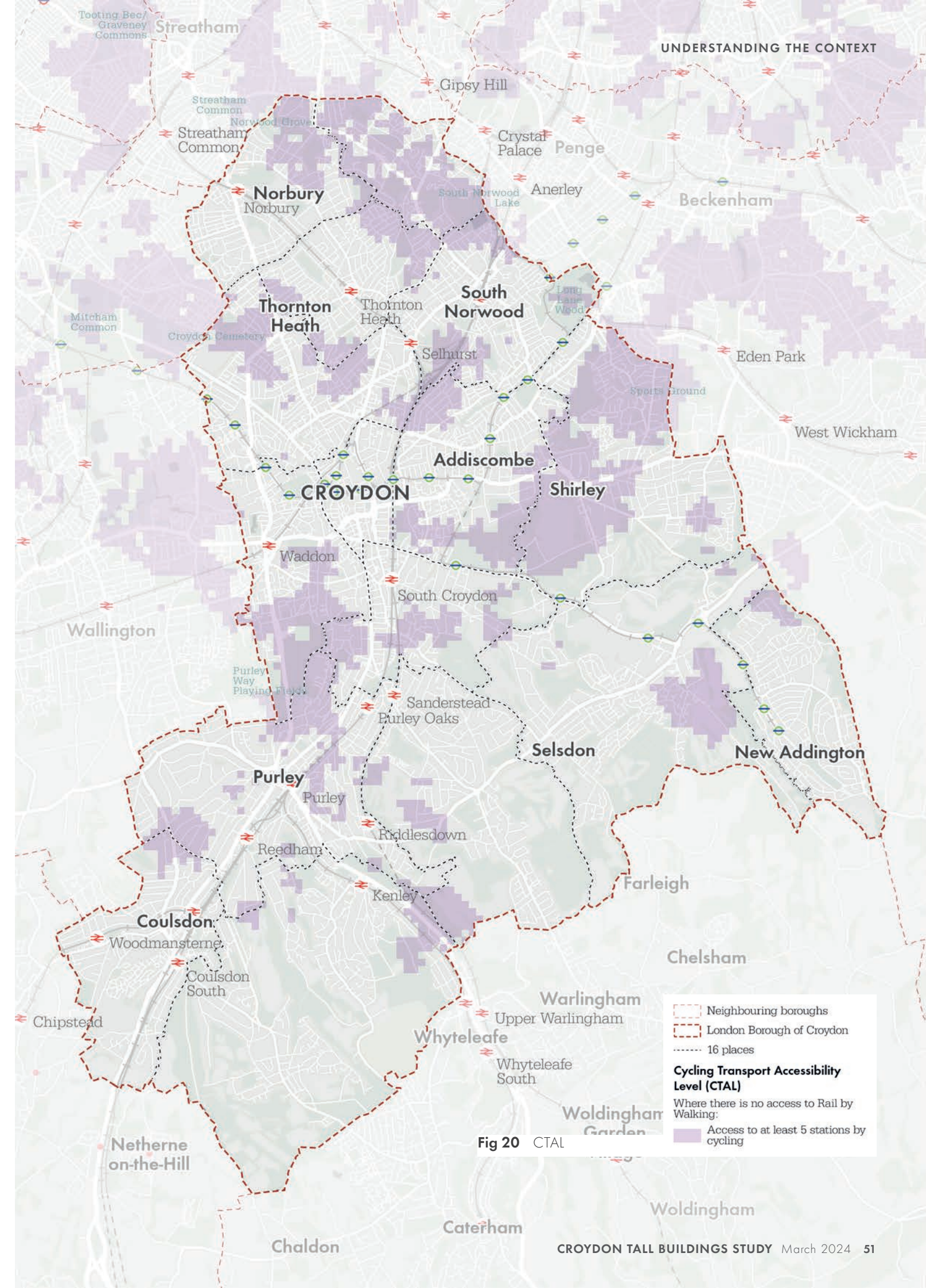
- 4.9.4 PTAL is a measure of connectivity by public transport. The level suggests how well the place is connected to public transport services. It does not cover trips by car. PTAL values range from zero to six, where the highest value represents the best connectivity.
- 4.9.5 A location will have a higher PTAL if:
  - It is at a short walking distance to the nearest stations or stops
  - Waiting times at the nearest stations or stops are short
  - More services pass at the nearest stations or stops
  - There are major rail stations nearby
  - Any combination of all the above.
- 4.9.6 PTAL levels vary substantially across the borough. The locations where multiple forms of public transport converge are the areas with the highest PTAL value. These areas are therefore able to support more people, and thus higher density development, making them more suitable for tall buildings.
- 4.9.7 The area around Croydon town centre has the highest value of PTAL, with high PTAL values continuing down to South Croydon. Other centres with higher PTAL values are South Norwood, with a wide area of good access to public transport, and Purley District Centre.





### Cycle Transport Accessibility Level

- 4.9.8 Cycle Transport Accessibility Level (CTAL) uses information about the public transport services that can be accessed within a five-minute cycle ride, but does not consider the quality of cycling provision on the roads. Cycle access to stations from some areas could involve using roads that many would feel uncomfortable cycling on.
- 4.9.9 To realise the improved access to public transport shown, conditions for cycling may need to be improved.
- 4.9.10 In some areas with improved CTAL, it may be more likely that the entire journey would be cycled, rather than just the first stage. This is more likely to be the case in inner and central London locations, where many rail and Underground trips are short enough to be cycled in their entirety.
- 4.9.11 Cycling infrastructure can also improve public transport access in areas with high PTAL values by allowing access to even more rail and Underground stations.

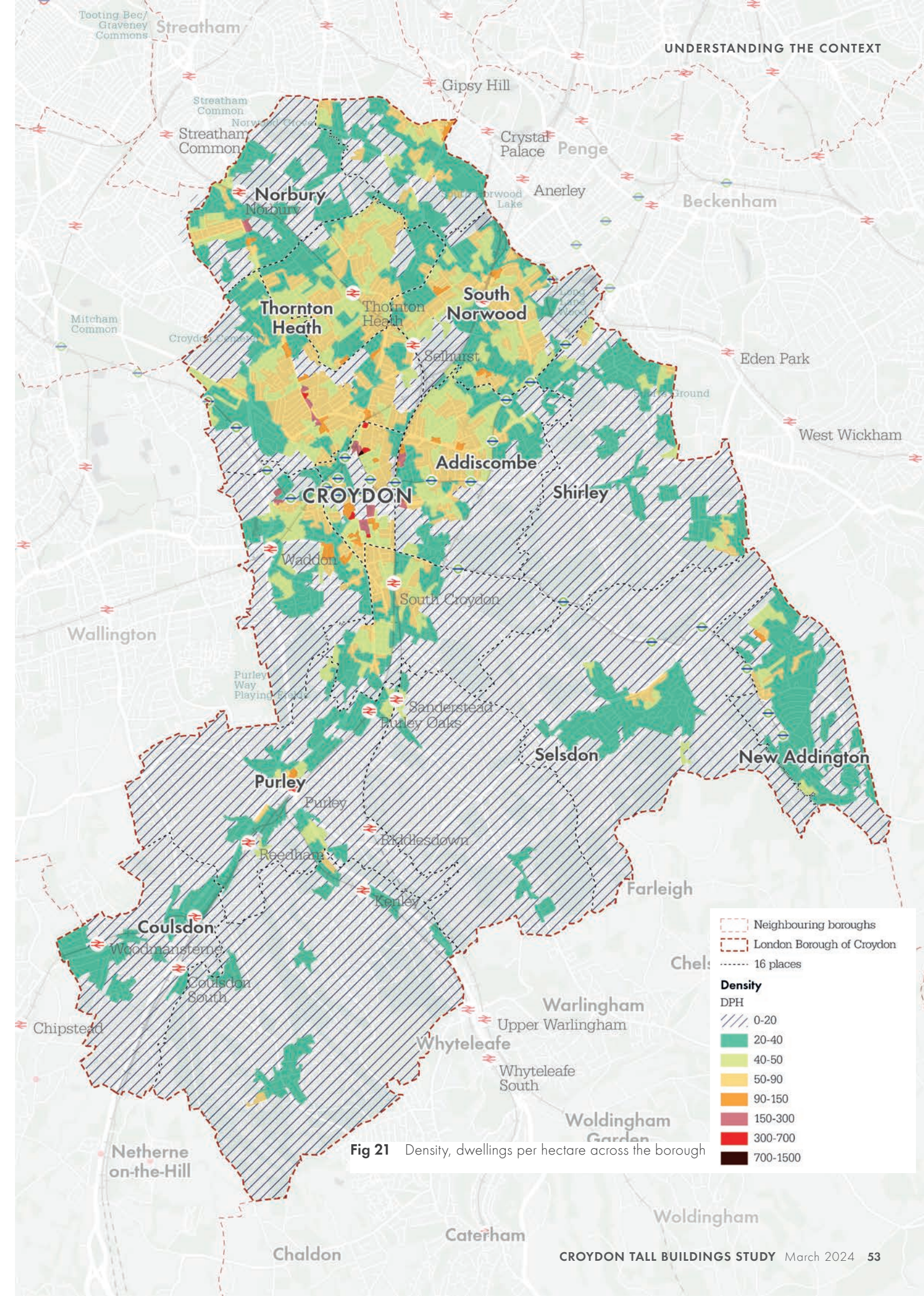




## 4.10 Density

### Dwelling per hectare

- 4.10.1 Dwellings per hectare is an established metric used to measure housing density. In contrast to the FAR, areas of Croydon town centre has relatively low DPH, with the exception of a few residential blocks.
- 4.10.2 Other areas of higher residential density can be seen along key routes around Croydon town centre, namely London Road, the High Street and the A212.
- 4.10.3 The areas of lower DPH (<30) represent suburban locations where larger detached or semi-detached homes with generous gardens are located. Areas of medium density (30-50) are evident where homes may be terraced or semi-detached with smaller gardens. DPH of >50 represents higher areas of density, where flat blocks are likely located.

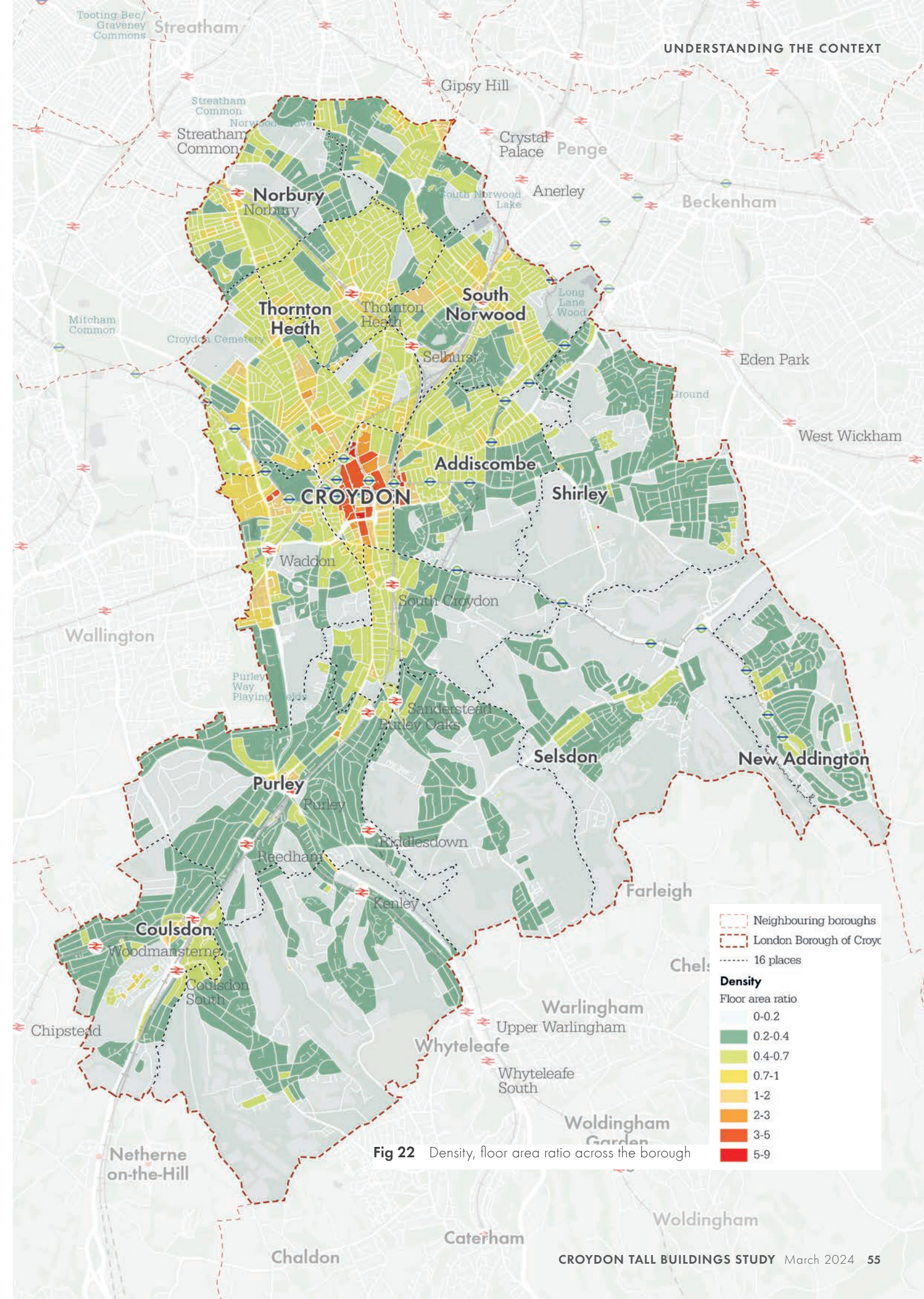




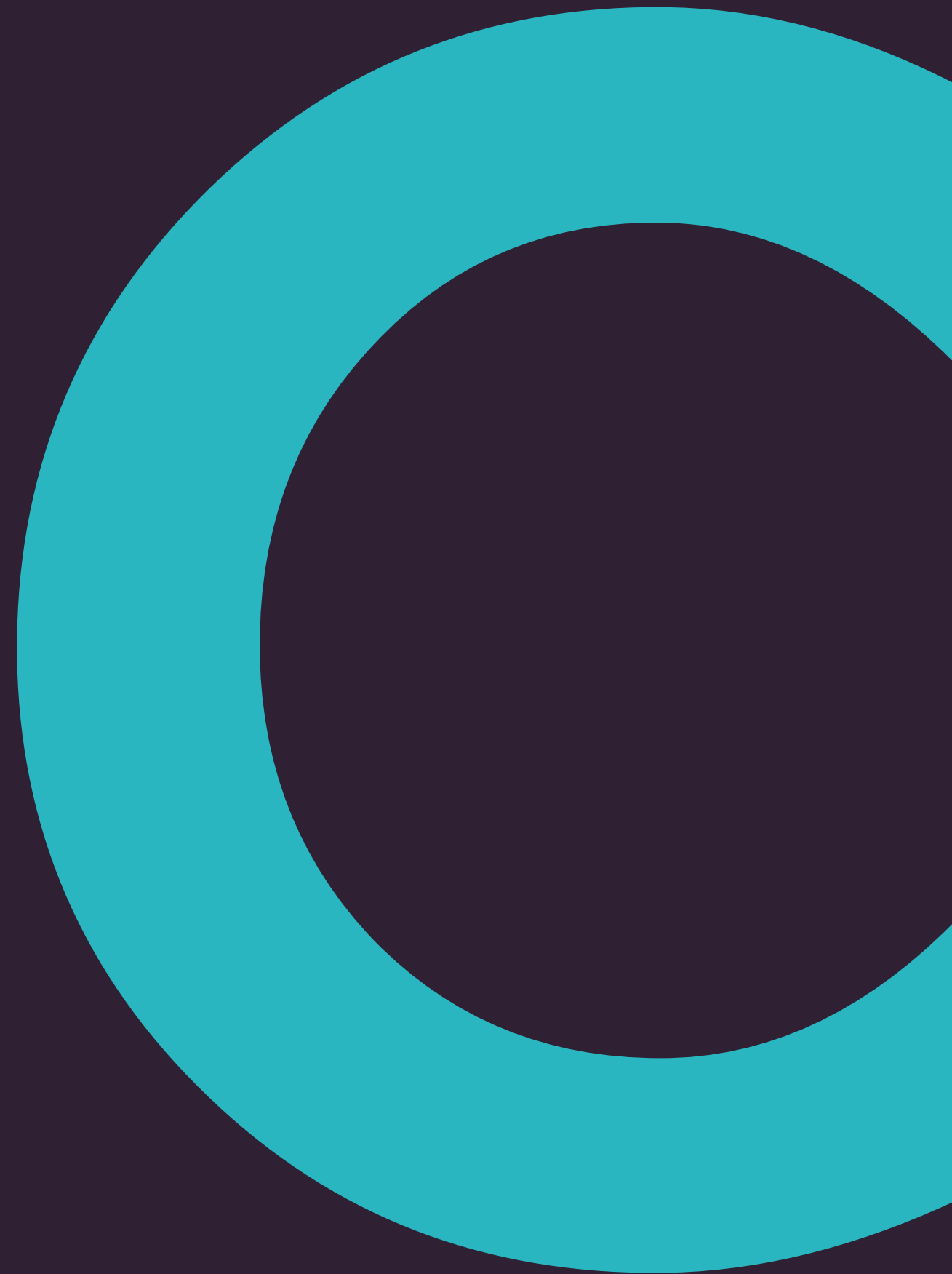
### Floor Area Ratio (FAR)

4.10.4 Density can be measured by Floor Area Ratio (FAR) which is expressed as the ratio of a building's total floor area to the size of the plot upon which it is built. This metric presents a more complete reflection of density compared to dwelling per hectare (DPH) as it does not take into consideration building type or use.

4.10.5 Therefore, areas with a high FAR do not necessarily represent a high population or housing density. Low density is considered between 0.0-0.4, moderate density between 0.4 and 1.0 and higher density >1.0. This is evident in Croydon Town Centre, which is the most densely developed with retail and office.







# HEIGHTS ANALYSIS & DEFINING TALL

<b>5</b>	<b>BUILDING HEIGHTS ANALYSIS</b>	58
5.1	Methodology	58
5.2	Ways of measuring building heights	58
5.3	Storey heights by use	59
5.4	Building heights	60
5.5	Assessing prevailing building heights	66
5.6	Defining tall in Croydon	70
5.7	Height variance	72



## 5 BUILDING HEIGHTS ANALYSIS

### 5.1 Methodology

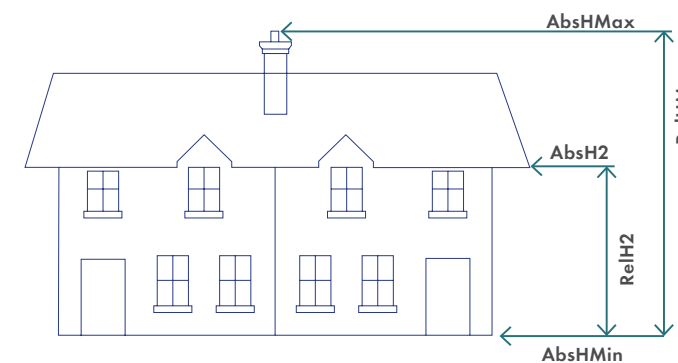
- 5.1.1 Establishing an understanding of existing building heights across the borough is an important foundation for the Croydon Tall Building Strategy.
- 5.1.2 The plans set out on the following pages provide an overview of existing heights in the Borough and utilise the height data provided to us within Ordnance Survey base mapping. Please note that the heights should only be used as a guide and an on-site survey should be undertaken for more accurate measurement.
- 5.1.3 Note that buildings lower than 3.1m were excluded from the analysis to ensure structures such as garden sheds, outbuildings and garages – not habitable structures – are excluded from the assessments to ensure that don't skew the results of the building height and prevailing height assessments.

### 5.2 Ways of measuring building heights

- 5.2.1 There are a number of different data layers within OS mapping data which provide a measure of building heights, as follows:
  - **AbsH2:** is the absolute height of the base of the roof, that is, where the roof intersects the principal part of the building. The principal part of the building is defined as the main structure.
  - **AbsHMax:** is the absolute height of the highest point on the building and can include any structure such as chimneys, plant housings and machinery.
  - **AbsHMin:** is the absolute minimum height of the intersection of the external building walls and the underlying ground surface.
  - **RelH2:** is the relative building height from the base of the building (AbsHMin) to the height of the base of the roof (AbsH2).
  - **RelHMax:** is the relative building height from the base of the building (AbsHMin) to the height of the highest point on the building (AbsHMax).
- 5.2.2 With reference to Fig 23, using the RelH2 measure as the record of building heights would reveal the building pictured as two storeys in height. Using RelHMax would likely suggest the building was a height of three storeys. Importantly, and partly because of these issues this raises, the GLA require building height thresholds

within the context of tall buildings policies to be expressed in absolute terms, i.e. in metres as well as storeys.

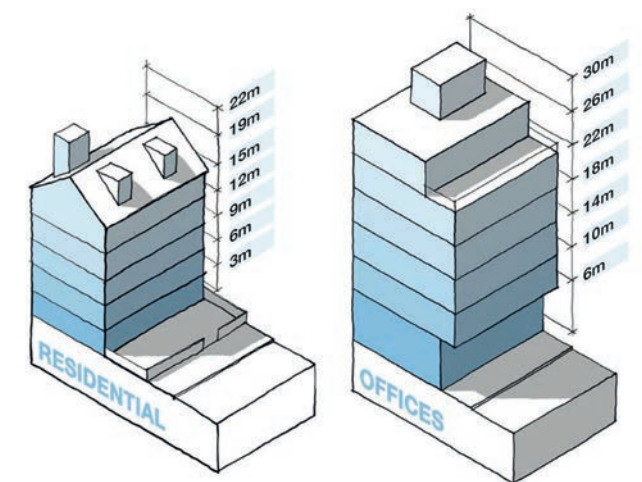
- 5.2.3 Both measures are useful and the results of both are presented across the following pages. In terms of preparing this tall building study, there are pros and cons associated with each.
- 5.2.4 **AbsHMax** is considered to be the more appropriate measure for the purposes of this study as it is unlikely to result in the under reporting or representation of actual existing building heights which could undermine the study in some way.



**Fig 23** Diagram showing the different data layers held within OS mapping data

### 5.3 Storey heights by use

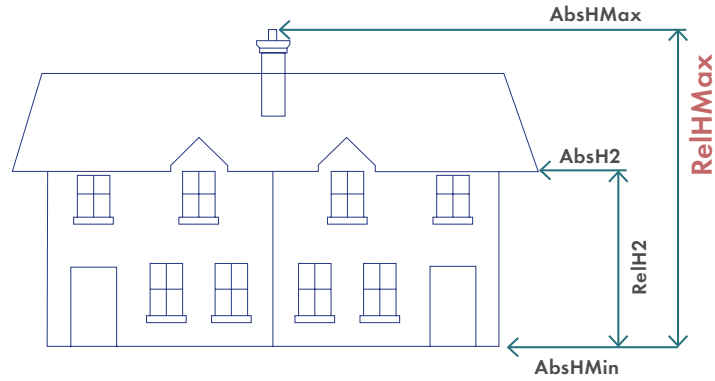
- 5.3.1 Typical residential storey heights are different to typical commercial or non-residential storey heights. This issue compounds the difficulty of only reporting in terms of storey heights, as illustrated in Fig 24. In addition, the heights of the ground floor of new buildings is also often more generous than typical upper storeys.



**Fig 24** Diagram demonstrating the differing design standards and design of residential and office buildings. Illustration taken from MHCLG's Guidance Notes for Design Codes.



## 5.4 Building heights

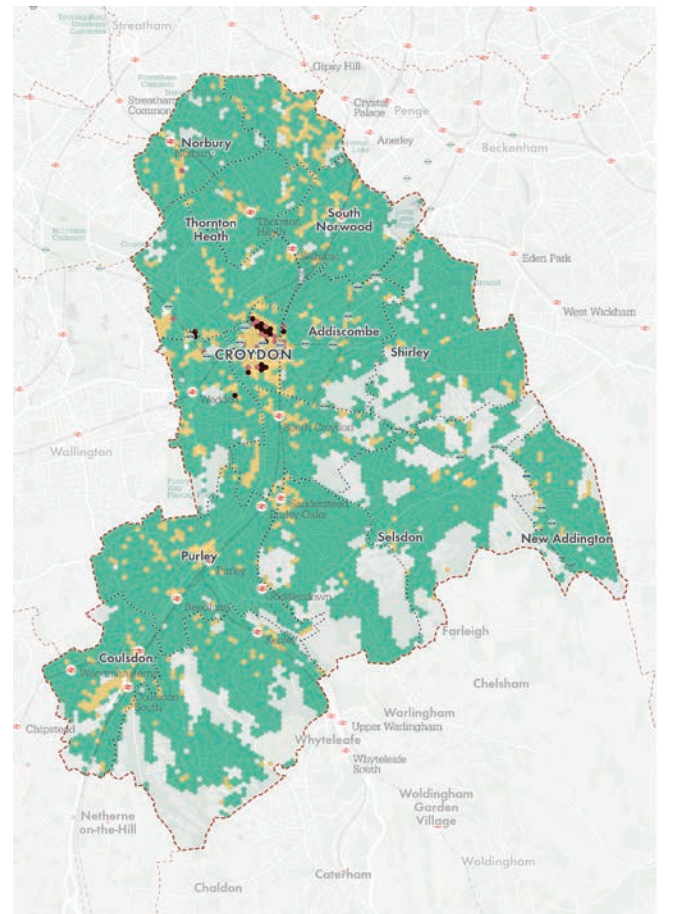


### Building heights (RelHMax)

5.4.1 Fig 25 and Fig 26 show the distribution of maximum building heights across the entire London Borough of Croydon area.

5.4.2 Heights are presented within categories, as follows:

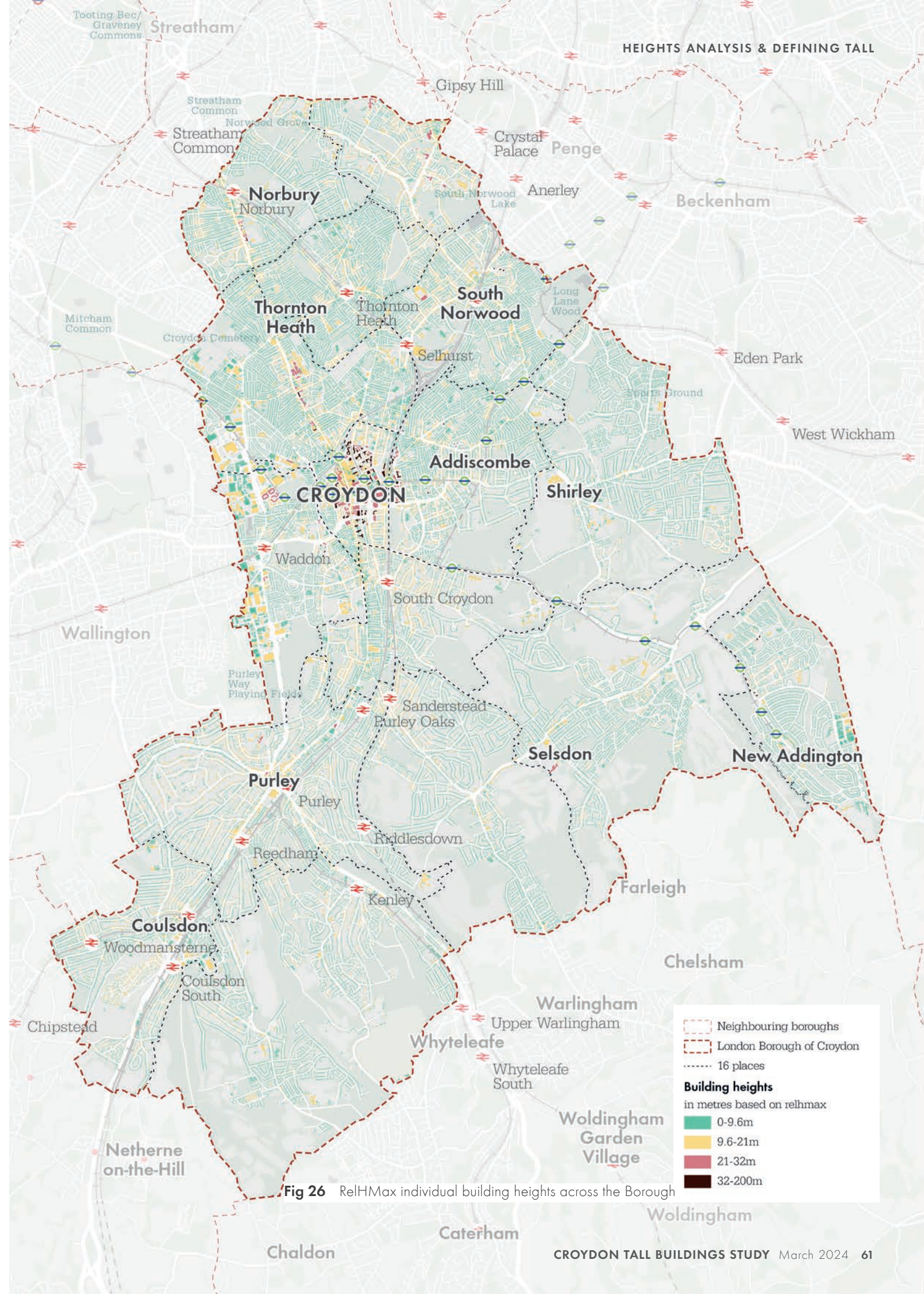
- **<9.6m (approx <3 storeys)** - designed to capture the residential suburbs which extend right across the borough.
- **≥9.6m and <21m (approx ≥3 and <6)** - this band is useful as a pointer to the distribution of buildings which are taller than most traditional houses but still couldn't be considered to be tall buildings. The upper threshold of six storeys is used as this is specifically referred to in the London Plan's definition of the minimum height threshold above which a building which might be considered to be tall.
- **≥21m and <32m (approx ≥6 and <10)** - this band reveals the distribution of buildings that might locally be considered tall depending on their context given that they may have heights which exceed the minimum threshold height for tall buildings as outlined in the London Plan.
- **≥32m (approx ≥10)** - this band reveals buildings that will almost certainly be seen as tall in their context. The vast majority of these buildings are located within the central area of Croydon.



Neighbouring boroughs  
 London Borough of Croydon  
 16 places  
**Grid 100by100**  
 Median height in metres based on relhmax  
 0-9.6m  
 9.6-21m  
 21-32m  
 32-200m

**Fig 25** RelHMax building heights across the Borough presented as median heights within 100m by 100m grids. This plan gives a useful visual snapshot of the distribution of (max) building heights

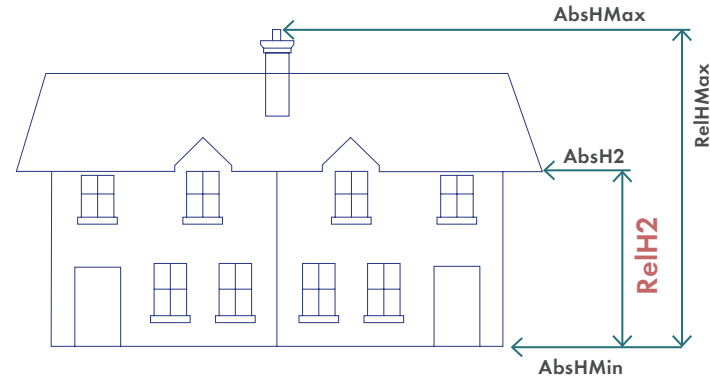
5.4.3 See below for an explanation of the assumptions made to typical buildings heights which have been used to generate this plan.



**Fig 26** RelHMax individual building heights across the Borough

Neighbouring boroughs  
 London Borough of Croydon  
 16 places  
**Building heights**  
 in metres based on relhmax  
 0-9.6m  
 9.6-21m  
 21-32m  
 32-200m





### Building heights (RelH2)

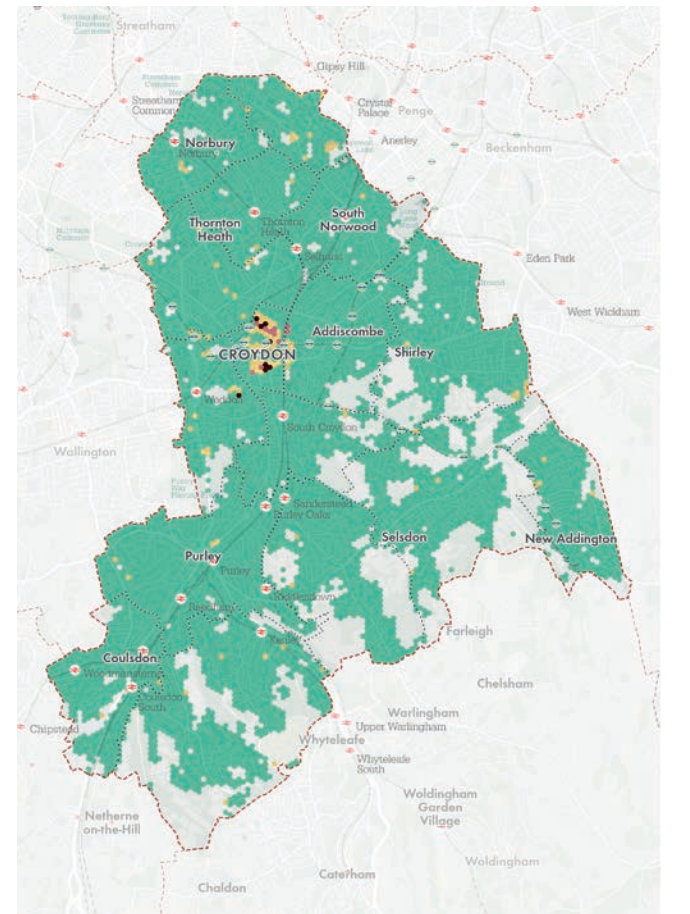
5.4.4 This plan shows the heights of buildings when measured to ceiling height of the uppermost storey. The plan presents a more modest portrayal of building heights across the borough, but might be considered to be a little misleading as it generally ignores roof structures which can make a significant contribution to a building's height as well as its usable accommodation.

### Storey height assumptions

5.4.5 The mapping / GIS data used to generate these existing building heights plans provide heights as absolute measures. To express these height in terms of number of storeys requires assumptions to be applied.

5.4.6 We have attributed a typical storey height to be 3.2m. This has been derived and is considered suitable in view of residential storey heights in new-build schemes currently typically being approximately 3.15m. We have made the height a little more generous in light of the potential for ground floor storeys potentially being greater than typical storeys.

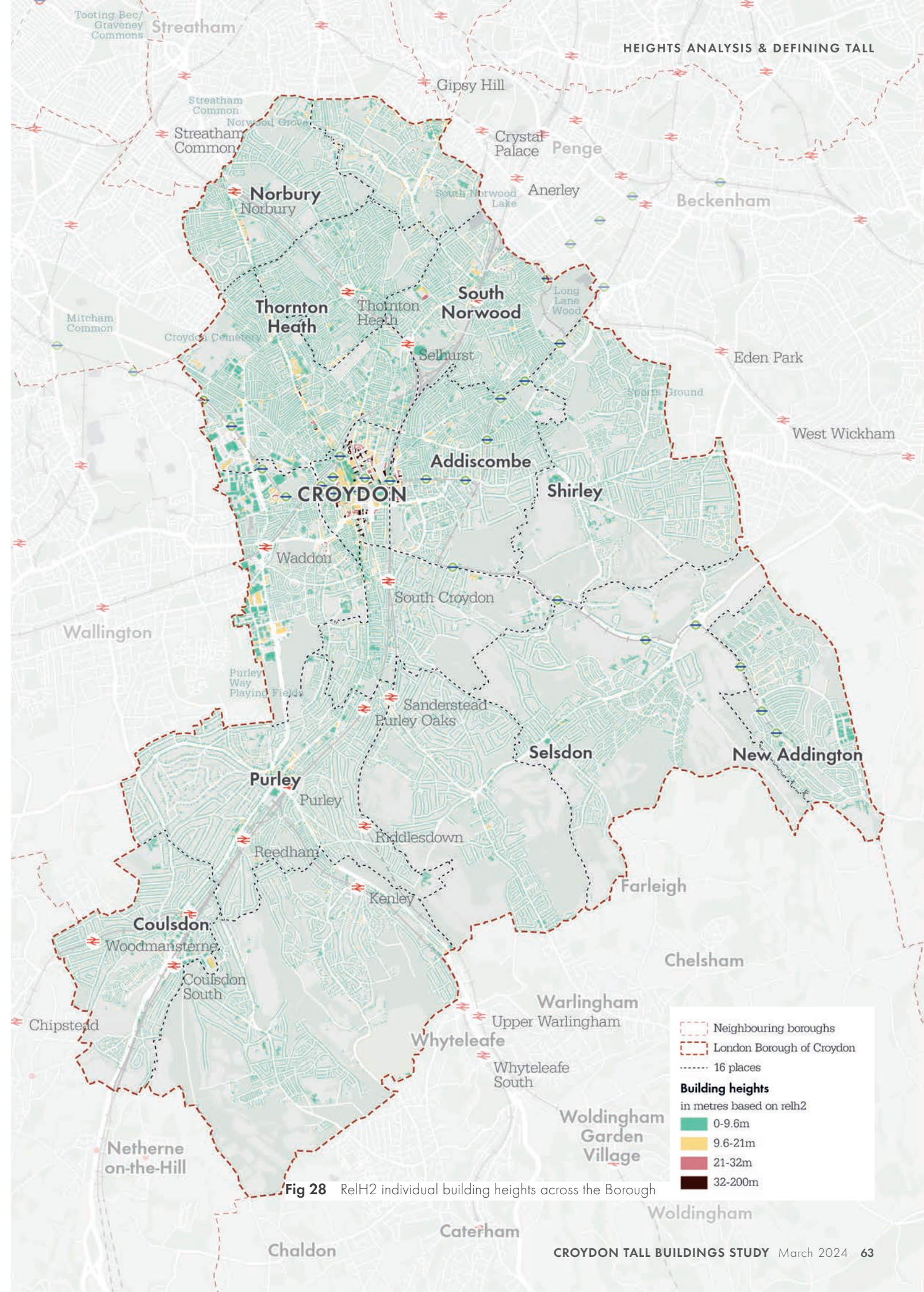
5.4.7 The approximate number of storeys should therefore be read as an estimate for the equivalent number of residential storeys as non-residential uses often require storey heights of around 4m. However, a far greater number of new tall buildings will be residential than commercial, hence the use of 3.2m.



**Grid 100by100**  
Median height in metres based on relh2

- 0-9.6m
- 9.6-21m
- 21-32m
- 32-200m

**Fig 27** RelH2 building heights across the Borough presented as median heights within 100m by 100m grids. This plan gives a useful visual snapshot of the distribution of (base of roof) building heights



### HEIGHTS ANALYSIS & DEFINING TALL

**Fig 28** RelH2 individual building heights across the Borough

**Building heights**  
in metres based on relh2

- 0-9.6m
- 9.6-21m
- 21-32m
- 32-200m

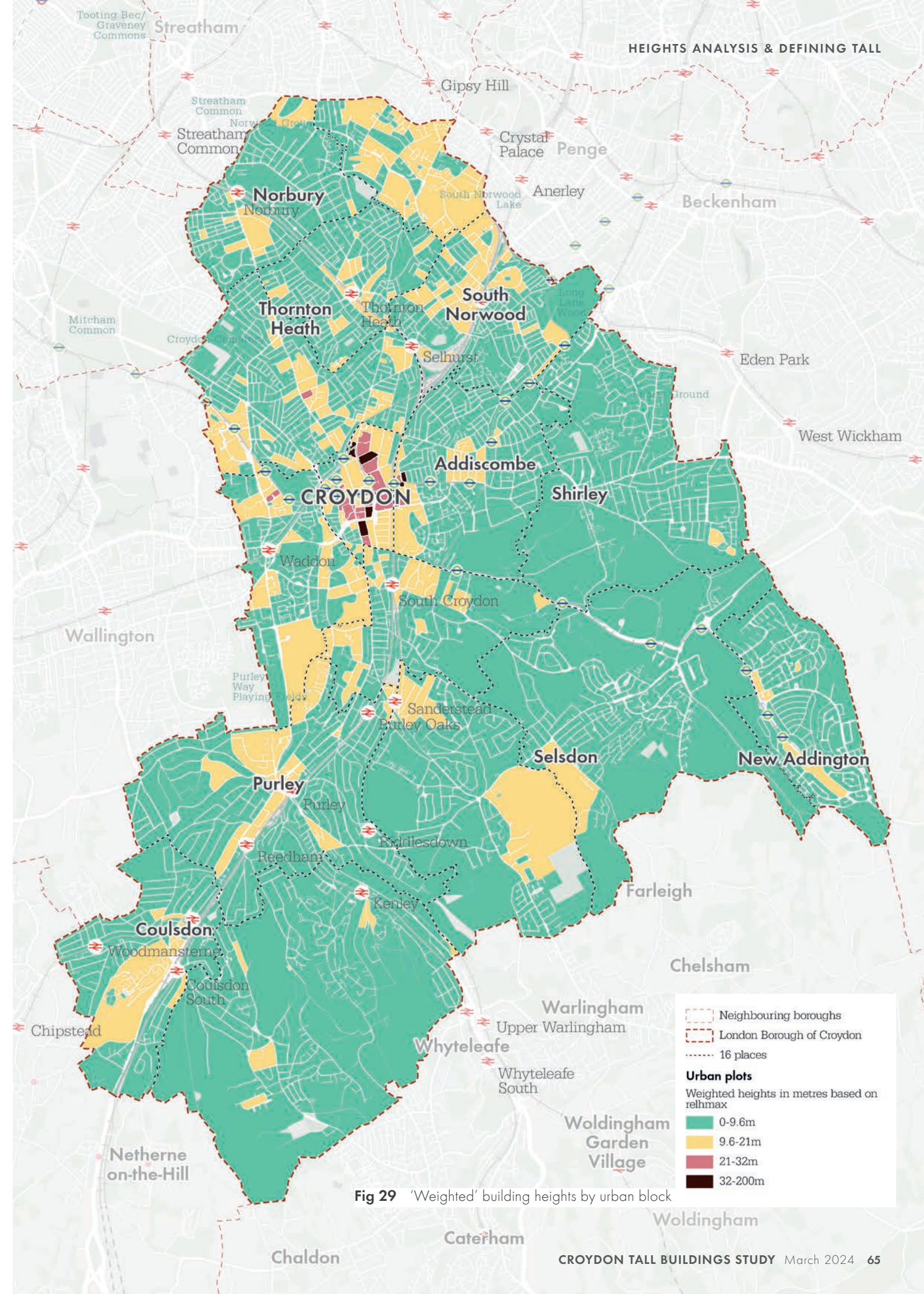


### Weighted heights by urban block

- 5.4.8 It is useful to have an understanding of prevailing building heights in coming to a view on the threshold at which a new building would be considered tall in any given location.
- 5.4.9 Measuring prevailing heights would normally be done by assessing the heights of individual buildings and then taking an average of these heights within any given area.
- 5.4.10 However, this might lead to misleading results in an area where buildings with very large footprints sitting alongside others with far smaller footprints.
- 5.4.11 The process of assessing 'weighted heights' addresses this potential issue. The influence large footprint buildings make to the process of establishing prevailing heights is proportionate to their footprint size.
- 5.4.12 The calculation for assessing weighted prevailing heights is as follows:

$$\frac{\text{Sum } [(Number\ of\ floors) * (Area\ of\ footprint)]}{\text{Sum of building footprints}}$$

- 5.4.13 This equation reflects the visual impact of the building when viewed on the ground as it ensures that heights of buildings with larger floor areas are given more weight.





## 5.5 Assessing prevailing building heights

### Mean (average) heights by 'place' and centre

5.5.1 An understanding of prevailing heights is important to enable thresholds to be set above which buildings are considered tall. The Borough Character Appraisal 2015 defined 16 'places' (Fig 30) which are a useful framework to do this.

5.5.2 We can undertake analysis of building heights within each place to present one view of how prevailing heights might vary across the borough.

5.5.3 The retail and commercial centres located across the borough (Fig 31) generally fall within the 16 'places' as defined in the Character Appraisal. However, as has been shown in earlier analysis, the grain, density and scale of development within these centres often contrasts with the suburban areas which immediately surround them.

5.5.4 Fig 32 shows the average height of buildings by place and centre, using the highest part of the building (RelHMax). As confirmed above, before this analysis is undertaken, the building height data is 'cleaned' by removing all buildings of a height typically less than one storey, thereby removing garages, shed and other non-habitable structures.

5.5.5 The striking thing about the plan is that it reveals that in every 'place' or centre, the average building height is no higher than an equivalent of 4 residential storeys, even in central Croydon.

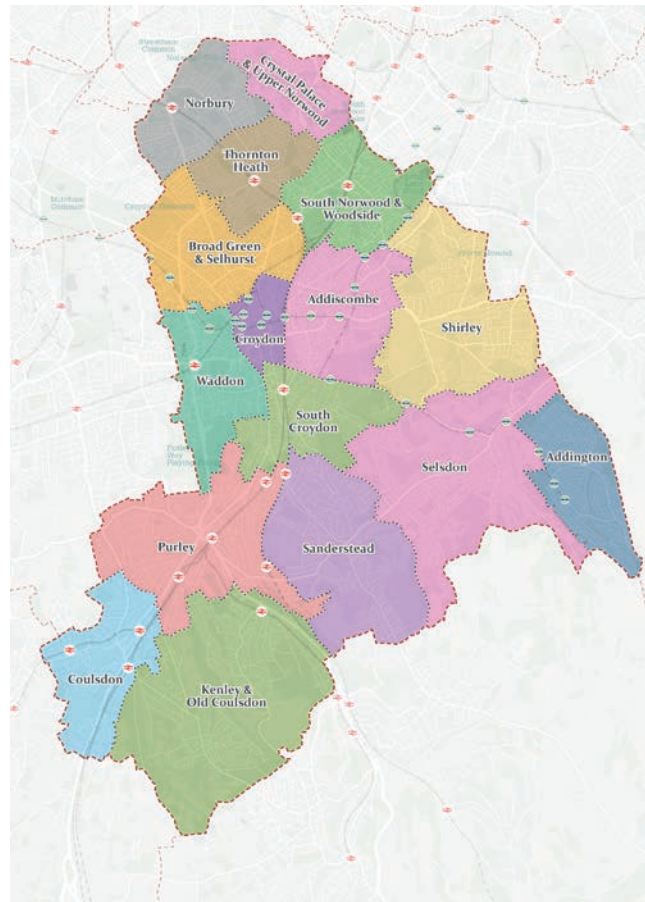


Fig 30 Croydon's 16 'places' from the Character Appraisal

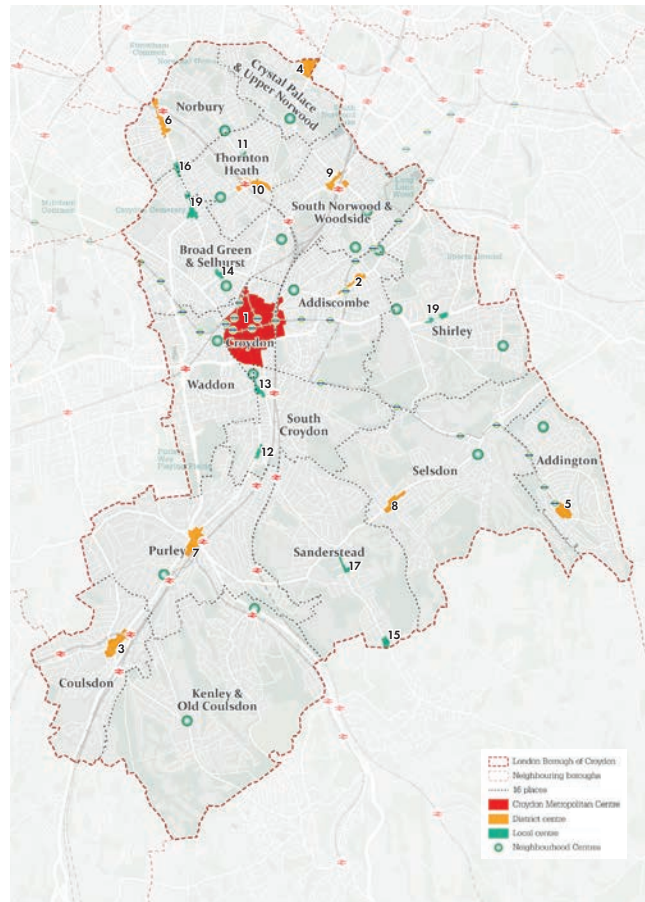


Fig 31 Croydon's town centre hierarchy

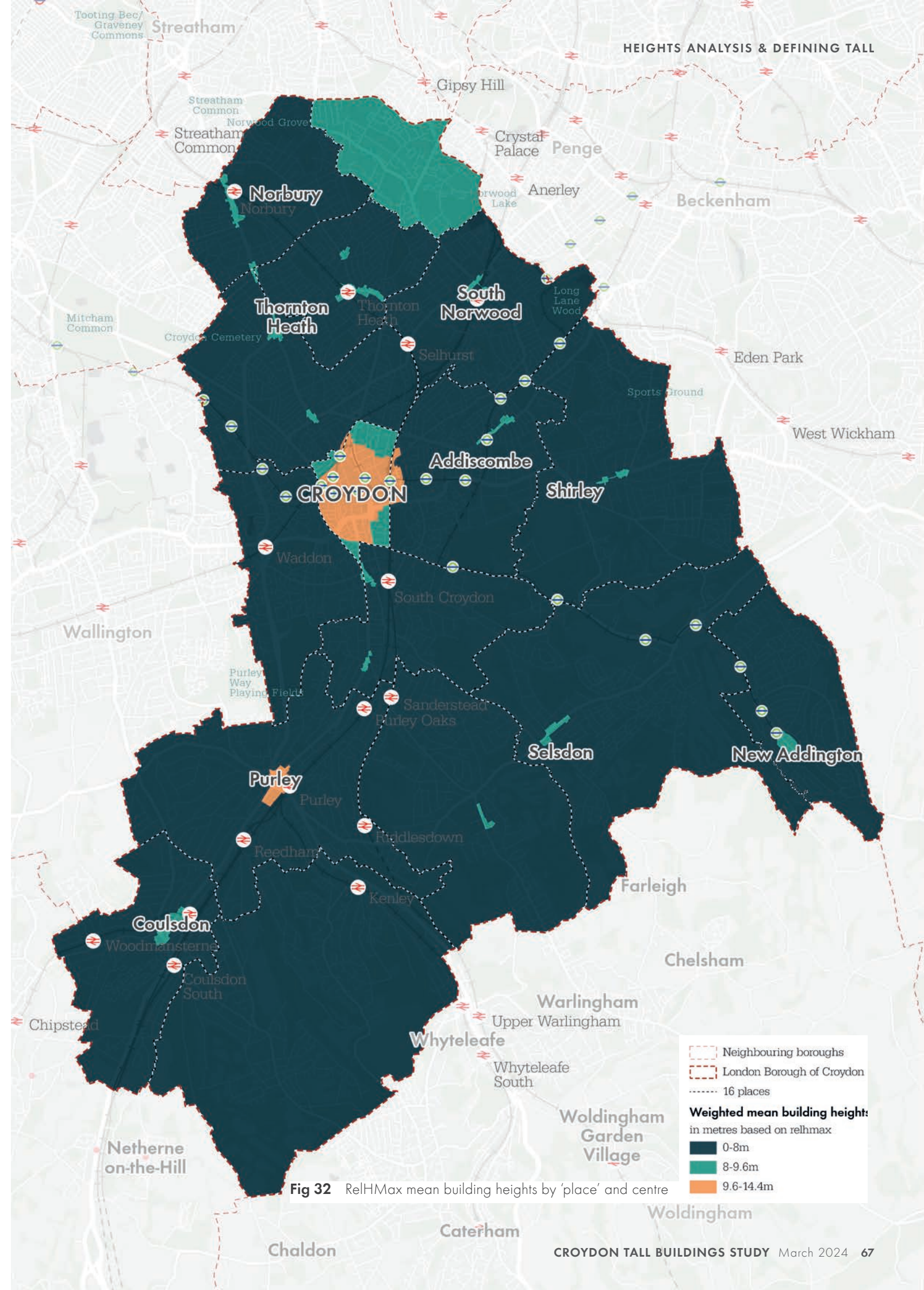


Fig 32 RelHMax mean building heights by 'place' and centre



### 'Weighted' prevailing heights

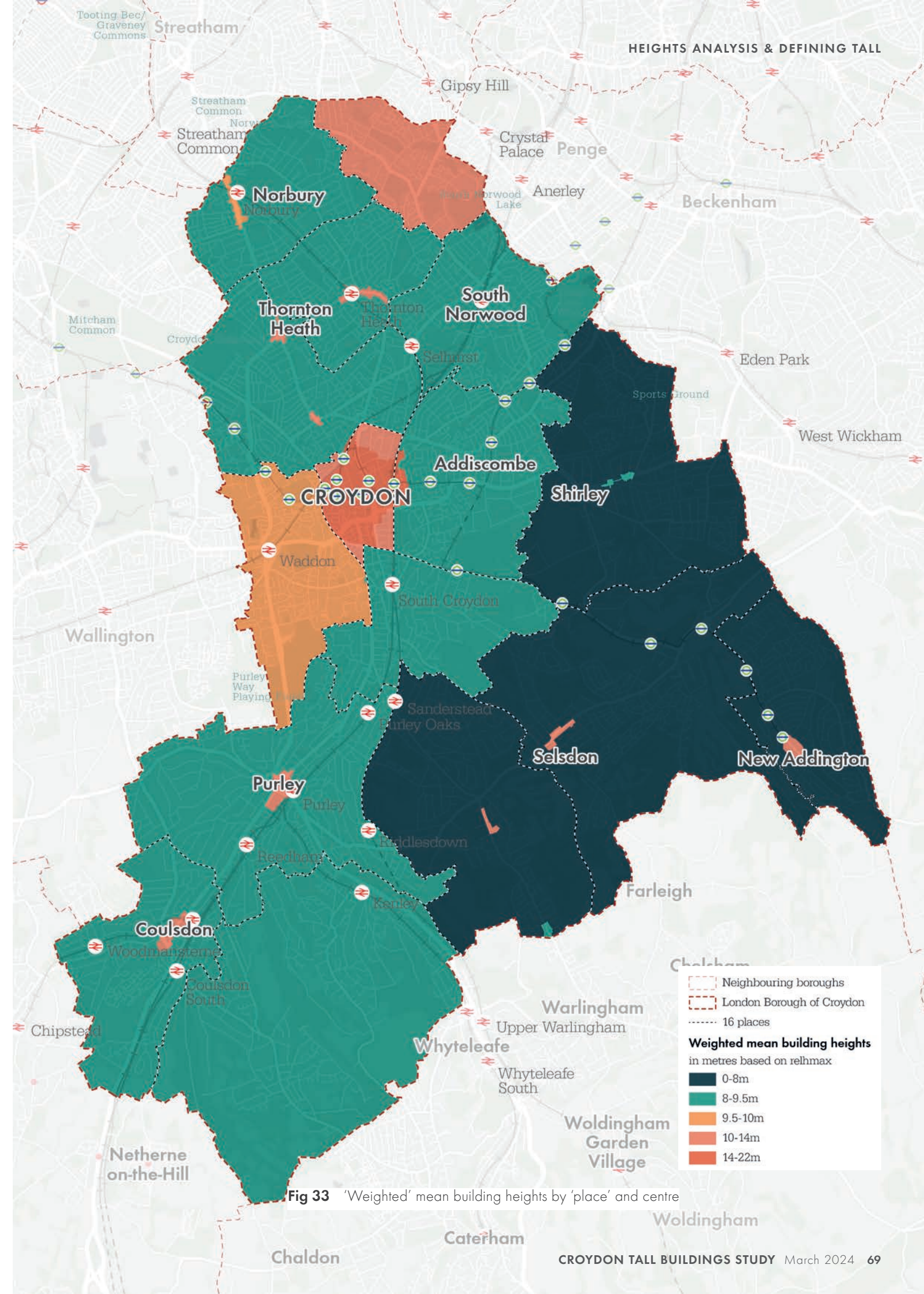
5.5.6 On reflection, the analysis of prevailing heights as presented in Fig 32 might be said to potentially under-report heights across the borough's places and centres. One reason for this might be that some very large footprint buildings which play a prominent role in determining local character and grain in particular areas (such as Croydon town centre and the Purley Way area) might be hidden by the process used to calculate prevailing heights in this way.

5.5.7 An alternative would be to use 'weighted' building heights, as explained above, which gives proportionally greater weight to buildings with larger footprints.

5.5.8 The results of this analysis is presented in Fig 33. It is clear that very large buildings such as Croydon's shopping centres, and large warehouse buildings along the Purley Way have a proportionally greater influence on this assessment of prevailing heights.

5.5.9 Buildings in the central area of Croydon are seen to have an average height of around 5 - 7 residential storeys.

5.5.10 It is worth remembering that the London Plan determines that whilst the definition of tall might vary across any given area, it cannot be less than 21 metres measured from the ground to the top of the building (Growth and Characterization LPG).





## 5.6 Defining tall in Croydon

5.6.1 Reflecting on this analysis, all those locations with a prevailing height of 4 storeys or less (when assessed by either of the measures of prevailing height outlined above) can utilise the London Plan's default threshold definition for tall buildings, i.e. building of 21 metres or over measured from the ground to the top of the building (Growth and Characterization LPG).

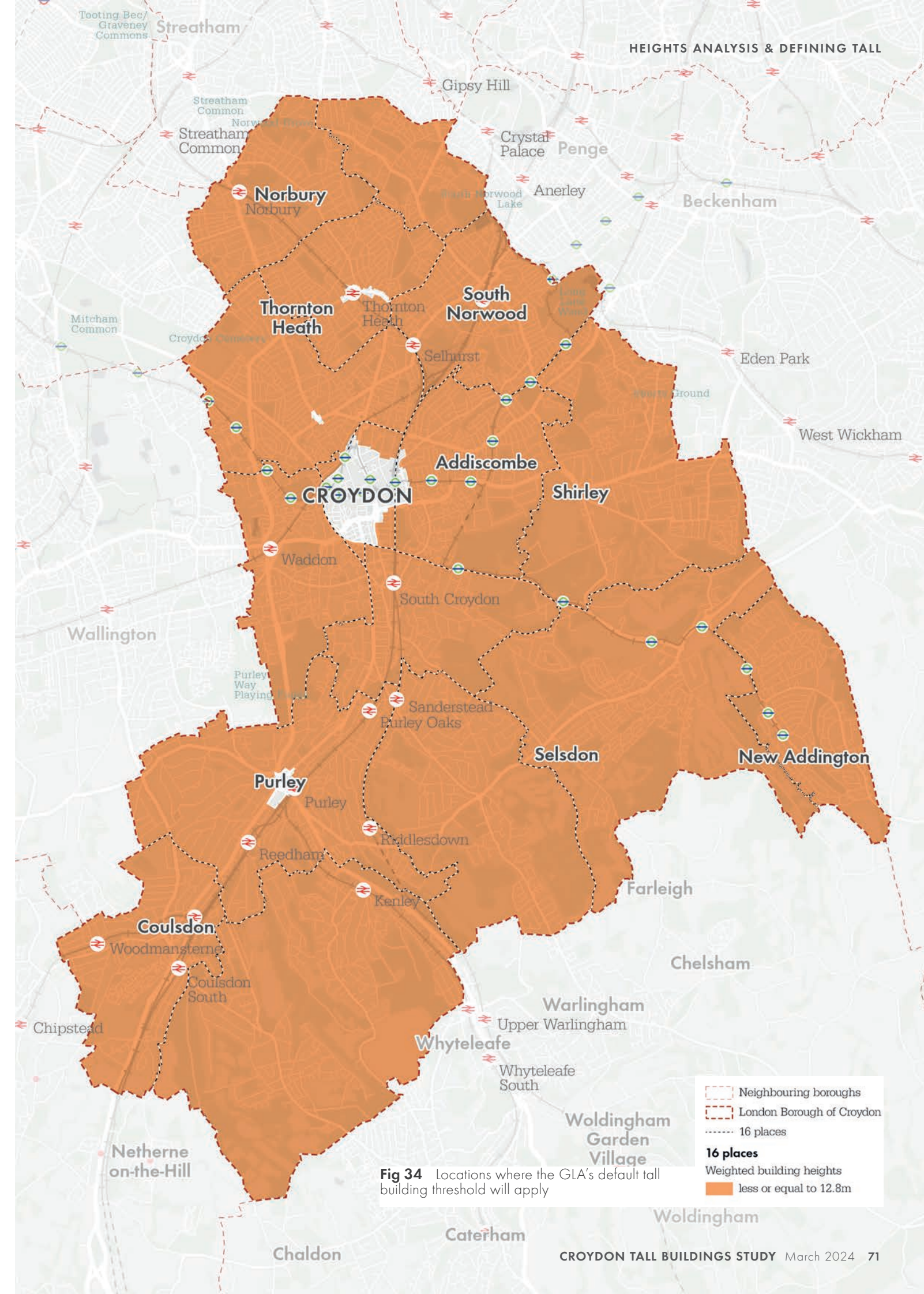
5.6.2 A building of six storeys could be said to be tall in an area characterised by prevailing heights of less than 4 storeys.

5.6.3 These locations, covering the vast majority of the borough, are highlighted in Fig 34.

5.6.4 There is however a small number of locations where analysis shows prevailing heights can be said to be higher than 4 storeys. In these circumstances, a local view will be taken alongside the process of defining boundaries of potentially suitable locations.

5.6.5 These locations include:

- Croydon Metropolitan Centre;
- Purley District Centre;
- Thornton Heath District Centre; and
- Broad Green Local Centre.





## 5.7 Height variance

### Standard deviation of heights

5.6.6 It is important to assess how much variance in building height there is within each neighbourhood to understand the likely prominence of a tall building within an area. Height variance is calculated by standard deviation, a measure of dispersion which shows how close or far from the mean data you are. Therefore, areas with little standard deviation show consistencies in building heights, areas with a larger standard deviation show greater variation from the average building height.

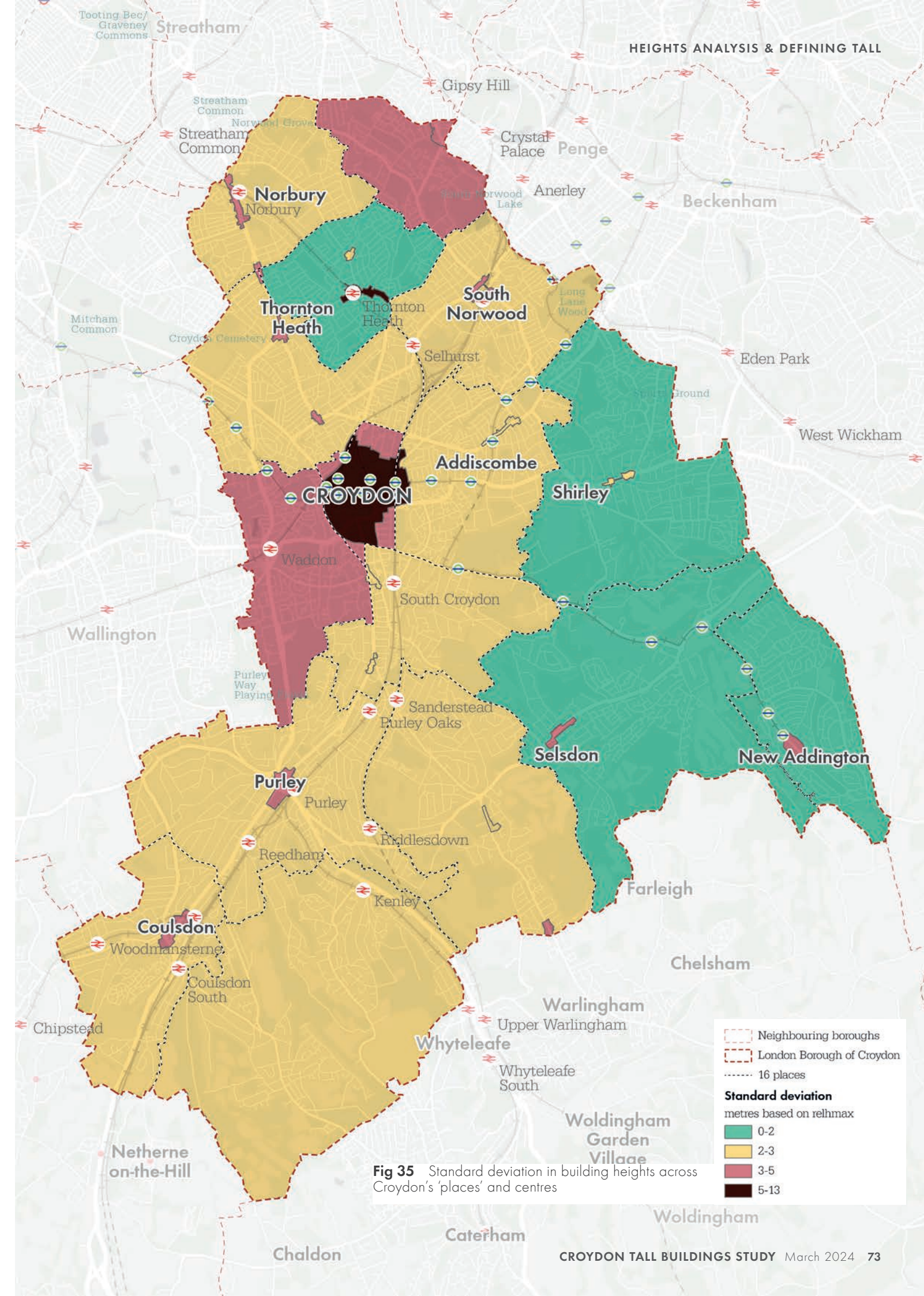
5.6.7 Standard deviation of building heights within 'places' and centres across Croydon are presented in Fig 35.

5.6.8 Croydon Metropolitan Centre, with its range of tall buildings next to low rise buildings within its conservation areas; and Thornton Heath District Centre, have the largest variance in height within the borough.

5.6.9 Other locations which appear to have a greater variation in height, that is, a standard deviation above 1 (show as red on the plan):

- Waddon
- Crystal Palace District Centre
- Norbury District Centre
- Thornton Heath District Centre
- Thornton Heath Pond Local Centre
- Broad Green Local Centre
- South Norwood District Centre

- New Addington District Centre
  - Selsdon District Centre
  - Purley District Centre Coulsdon District Centre
- 5.6.10 This is useful later in the study and is used in sensitivity analysis assessment.







# SENSITIVITY ANALYSIS

<b>6</b>	<b>INTRODUCTION</b> .....	76
6.1	Determining areas sensitive to tall buildings.....	76
<b>7</b>	<b>SENSITIVITY LAYERS</b> .....	78
7.1	Green spaces .....	78
7.2	Consistently low prevailing heights.....	80
7.3	Low public transport accessibility level.....	82
7.4	Areas of search .....	84
7.5	Heritage and conservation .....	92
7.6	Topography and flood risk .....	100
7.7	Views and landmarks .....	104
<b>8</b>	<b>AGGREGATE SENSITIVITY MAP</b> .....	108
8.1	All sensitivity layers .....	108



## 6 INTRODUCTION

### 6.1 Determining areas sensitive to tall buildings

#### Sensitivity layers

- 6.1.1 As outlined in the GLA's Characterisation and Growth Strategy LPG, the process of identifying and defining locations that may be appropriate for tall buildings should be informed by analysis of layers of information which combine to highlight relative levels of possible sensitivity to potentially adverse townscape impacts of new tall buildings.
- 6.1.2 Many of these criteria will relate to the potential impact of new development on identified heritage assets, but there are other relevant criteria which can be considered.
- 6.1.3 This section presents analysis of sensitivity layers with the following section exploring factors which might make a location potentially more suitable for new tall buildings.
- 6.1.4 The sensitivity criteria are split into two parts. The first layers are binary layers which, when combined, help to quickly narrow the area of search for areas that might be appropriate for new tall buildings. Criteria that follow are more nuanced and therefore are weighted according to their relative importance.

Sensitivity		Buffer (m)	5 = High 1 = Low Weighting	Category
Low prevailing height (per sub-area) standard deviation less or equal to 1 and weighted storeys less or equal to 3	✓		-	Town
Green Belt, MOL, SNCIs, other designated green spaces (Registered Historic Parks and Gardens + Locally Listed Historic Parks and Gardens) + 12 new protected green spaces	✓		-	Land
PTAL (0-2)	✓		-	Acc
Views (Croydon panorama, Local designated views, Local designated views and panorama?)	✓		2	Town
Lambeth Local View LV21 The Rookery	✓		2	Town
Flood risk	✓		3	Env
Locally listed buildings	✓	40	3	Her
Locally designated landmarks	✓	40	3	Her
Local heritage areas	✓		3	Her
Listed buildings	✓	60	4	Her
Scheduled Monuments	✓	100	5	Her
Conservation areas	✓	50	4	Her
Topography (higher land = more sensitive)	✓		2	Env

Fig 36 Sensitivity layers included in the analysis



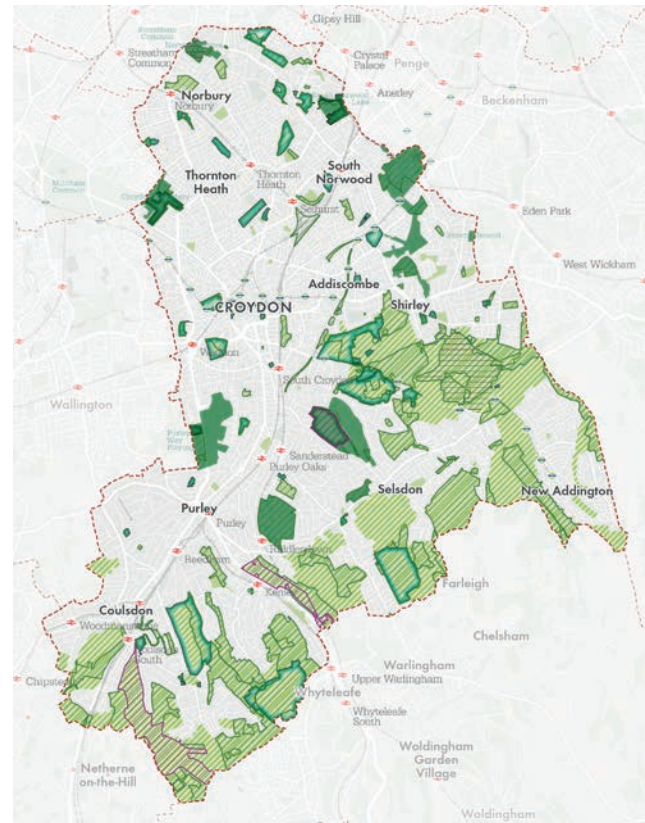
## 7 SENSITIVITY LAYERS

### 7.1 Green spaces

7.1.1 This absolute criteria seeks to ensure that designated or established open spaces across the entire borough which provide an important green infrastructure, public open space and/or biodiversity amenity in the borough is protected as such and therefore rules out of the search for areas potentially appropriate for tall buildings.

7.1.2 Such designations include Green Belt and Metropolitan Open Land, Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Importance (SNCI) Locally Listed and Registered Historic Parks and Gardens and other undesignated protected open space protected under London Plan Policy 7.18.

7.1.3 Fig 38 shows the distribution of green infrastructure assets in the borough which are not considered appropriate for tall building developments.



- Neighbouring boroughs
- London Borough of Croydon
- Sites of Special Scientific Interest
- Sites of nature conservation importance
- Registered Historic Parks and Gardens
- Metropolitan Open Land
- Locally Listed Historic Parks and Gardens
- Other undesignated open space protected by London Plan Policy 7.18
- Metropolitan Green Belt

Fig 37 Open space designations in LB Croydon

**WEIGHTING = absolute**

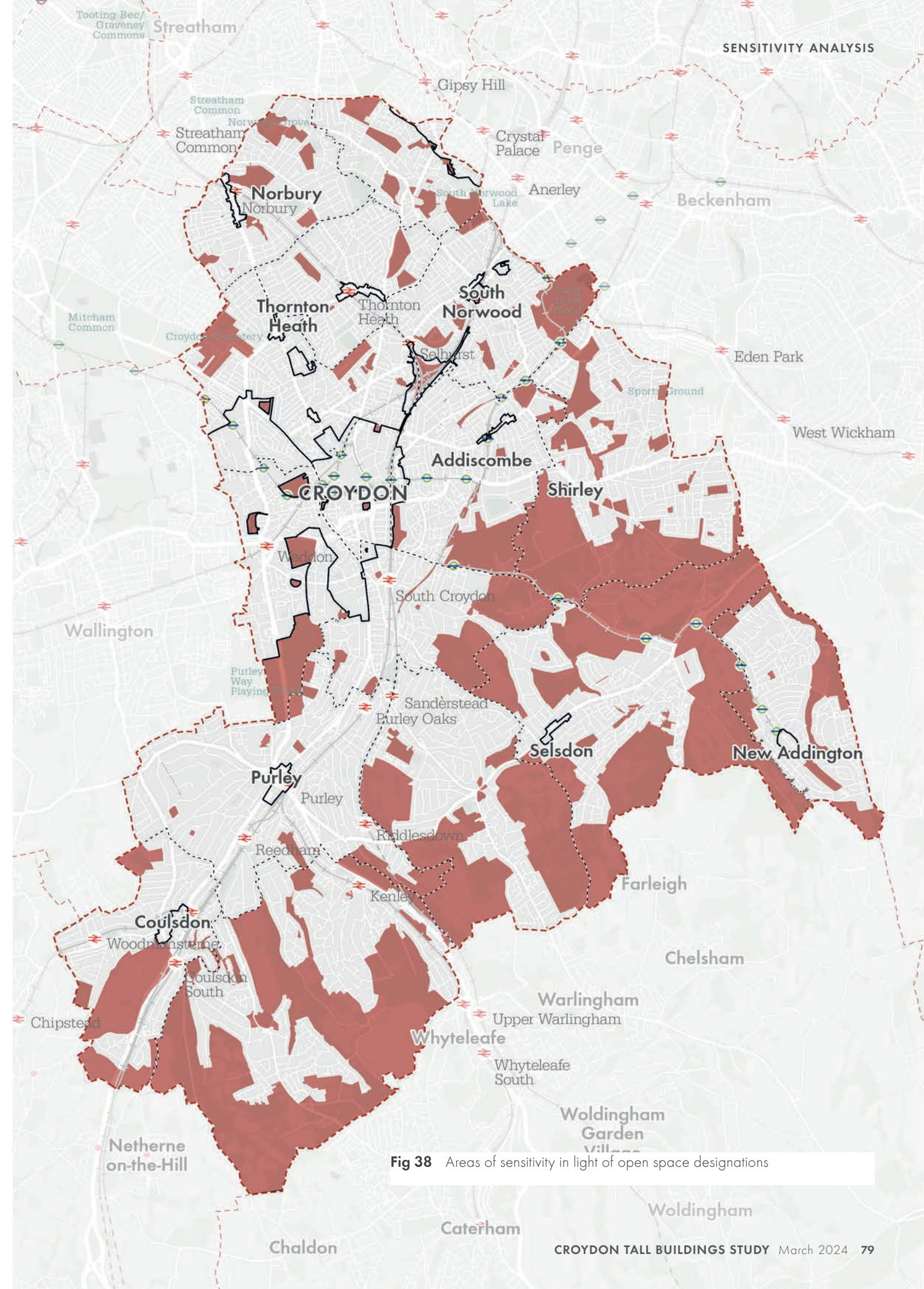


Fig 38 Areas of sensitivity in light of open space designations



## 7.2 Consistently low prevailing heights

7.2.1 Areas of consistently low prevailing heights are identified by combining analysis which reveals low prevailing height levels as shown in Fig 39. This is then combined with areas shown as having consistent building heights, that is, low levels of deviation in building heights within any given defined area ('place' or centre) (Fig 40).

7.2.2 The analysis shows, as presented in Fig 41, that the majority of the borough is characterised by areas of consistently low prevailing building heights - and this characteristic will make these areas potentially more sensitive to any adverse townscape impacts of new tall buildings.

7.2.3 Areas which do not fall into this category include:

- Croydon
- Waddon
- Crystal Palace & Upper Norwood
- Purley district centre
- Coulsdon district centre
- Selsdon district centre
- Addington district centre
- Norbury district centre
- Thornton Heath district centre
- South Norwood & Woodside district centre
- Broad Green & Selhurst local centre
- Sandstead local centre

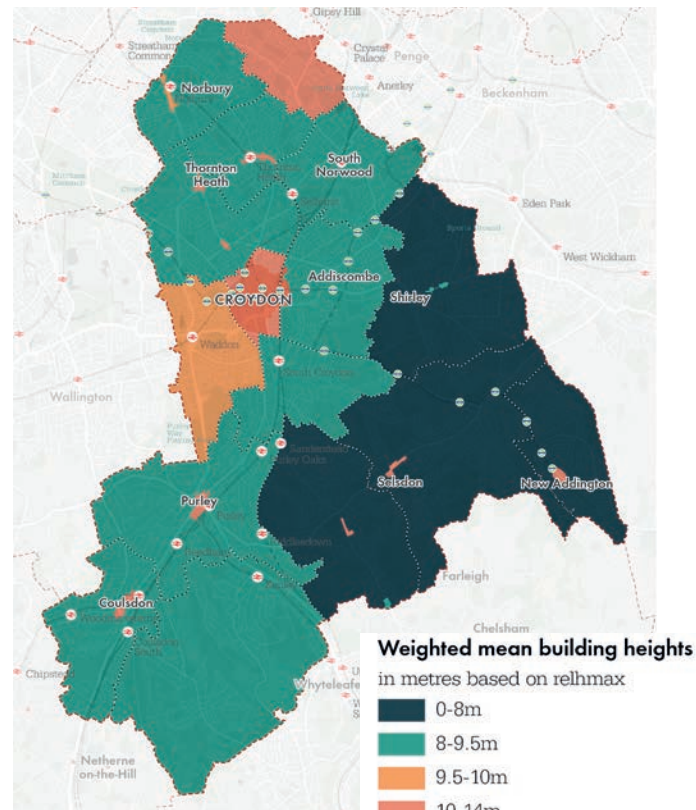


Fig 39 'Weighted' prevailing heights

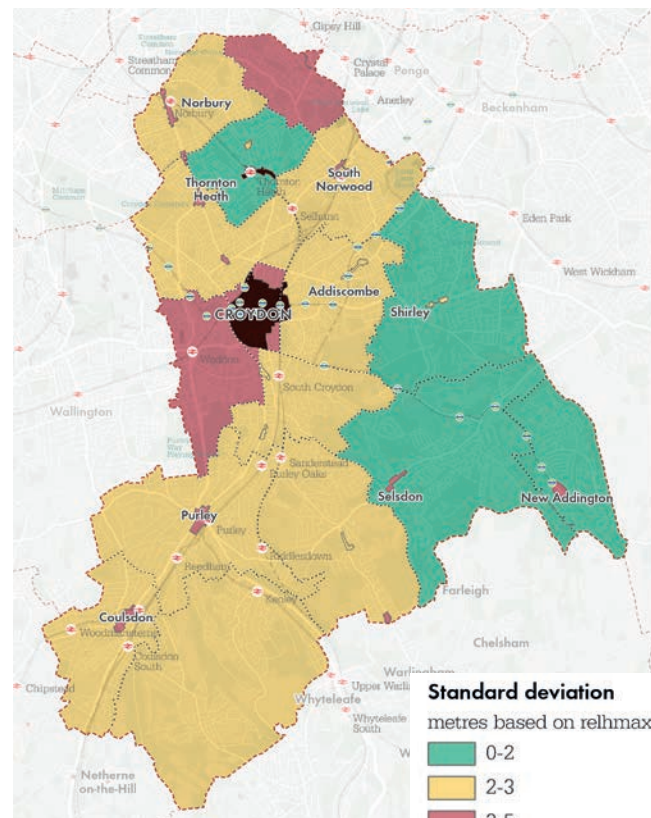


Fig 40 Levels of relative deviations in building height

**WEIGHTING = absolute**

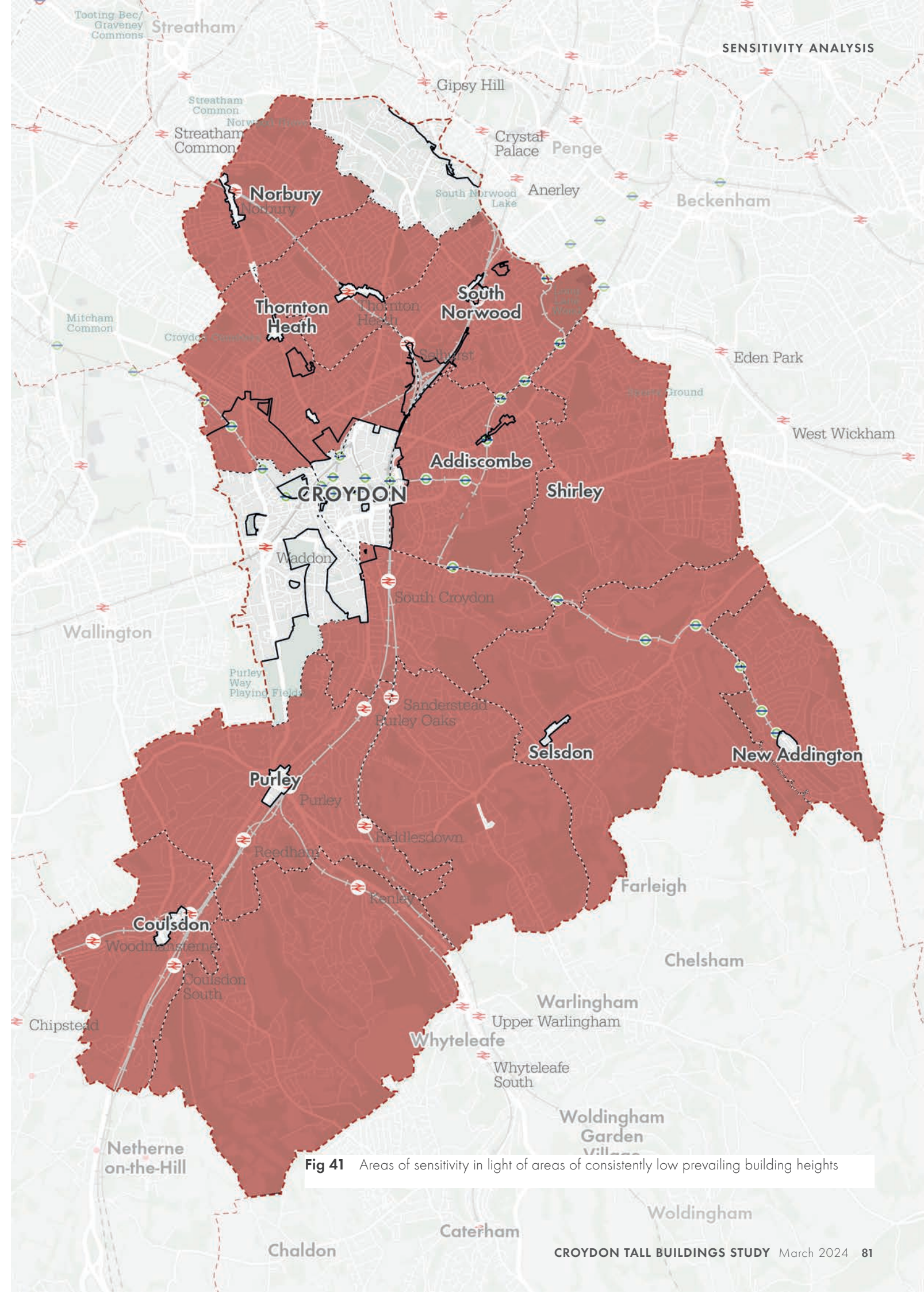


Fig 41 Areas of sensitivity in light of areas of consistently low prevailing building heights



### 7.3 Low public transport accessibility level

#### Public Transport Accessibility Level

- 7.3.1 PTAL is a measure of connectivity by public transport. The level suggests how well the place is connected to public transport services.
- 7.3.2 PTAL levels vary substantially across the borough. The locations where multiple forms of public transport converge are the areas with the highest PTAL value. These areas are therefore able to support more people, and thus higher density development, making them more suitable for tall buildings.
- 7.3.3 Areas with PTAL levels less than 3 are not considered to be particularly well served by public transport services. These areas are therefore not considered to be suitable for tall buildings as they are less sustainable locations than those with better access to public transport services and therefore less well suited to higher density forms of development.
- 7.3.4 Fig 43 shows the areas within the borough with low levels of PTAL and therefore not considered to be appropriate locations for tall buildings.

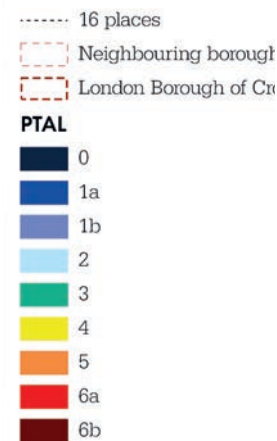
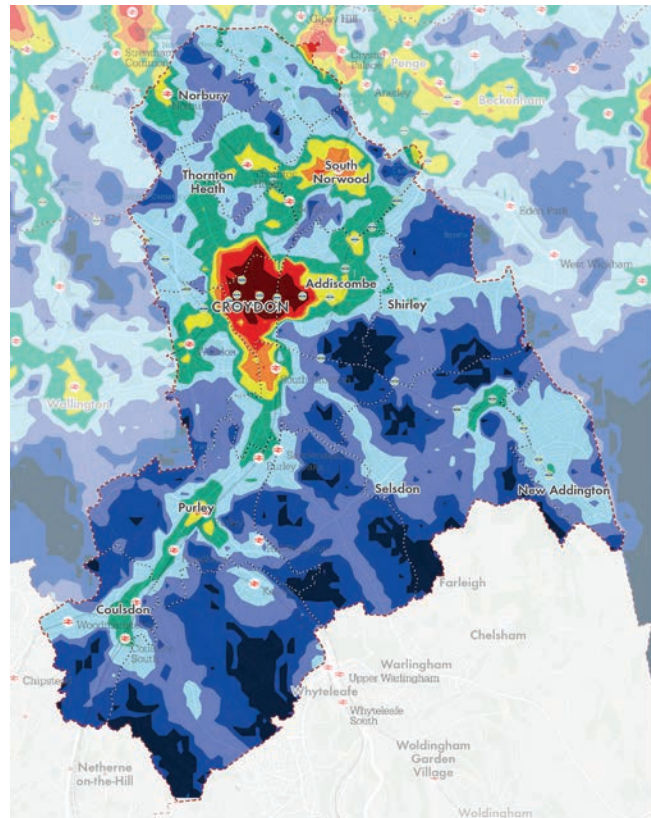


Fig 42 PTAL levels in LB Croydon

**WEIGHTING = absolute**

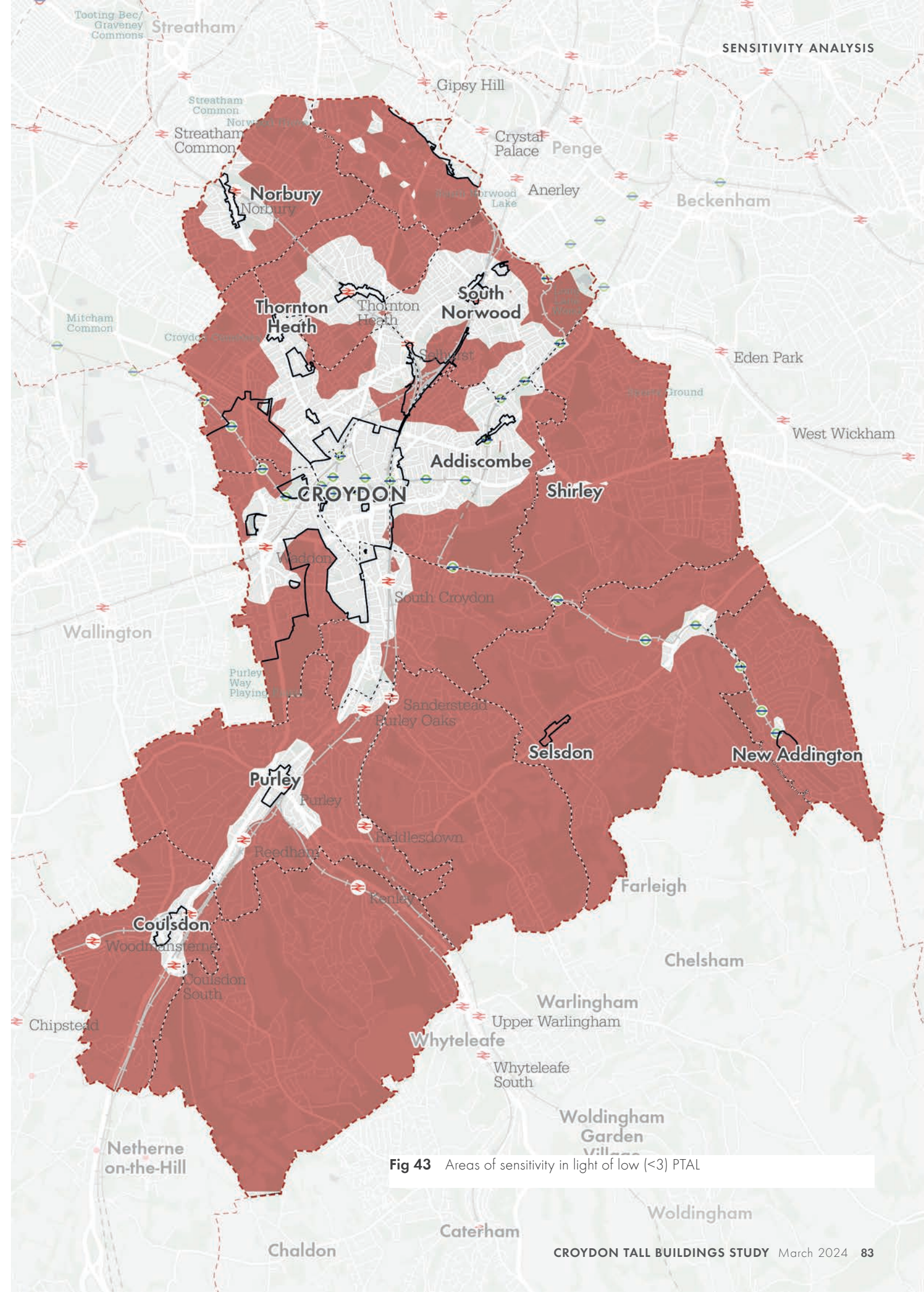


Fig 43 Areas of sensitivity in light of low (<3) PTAL

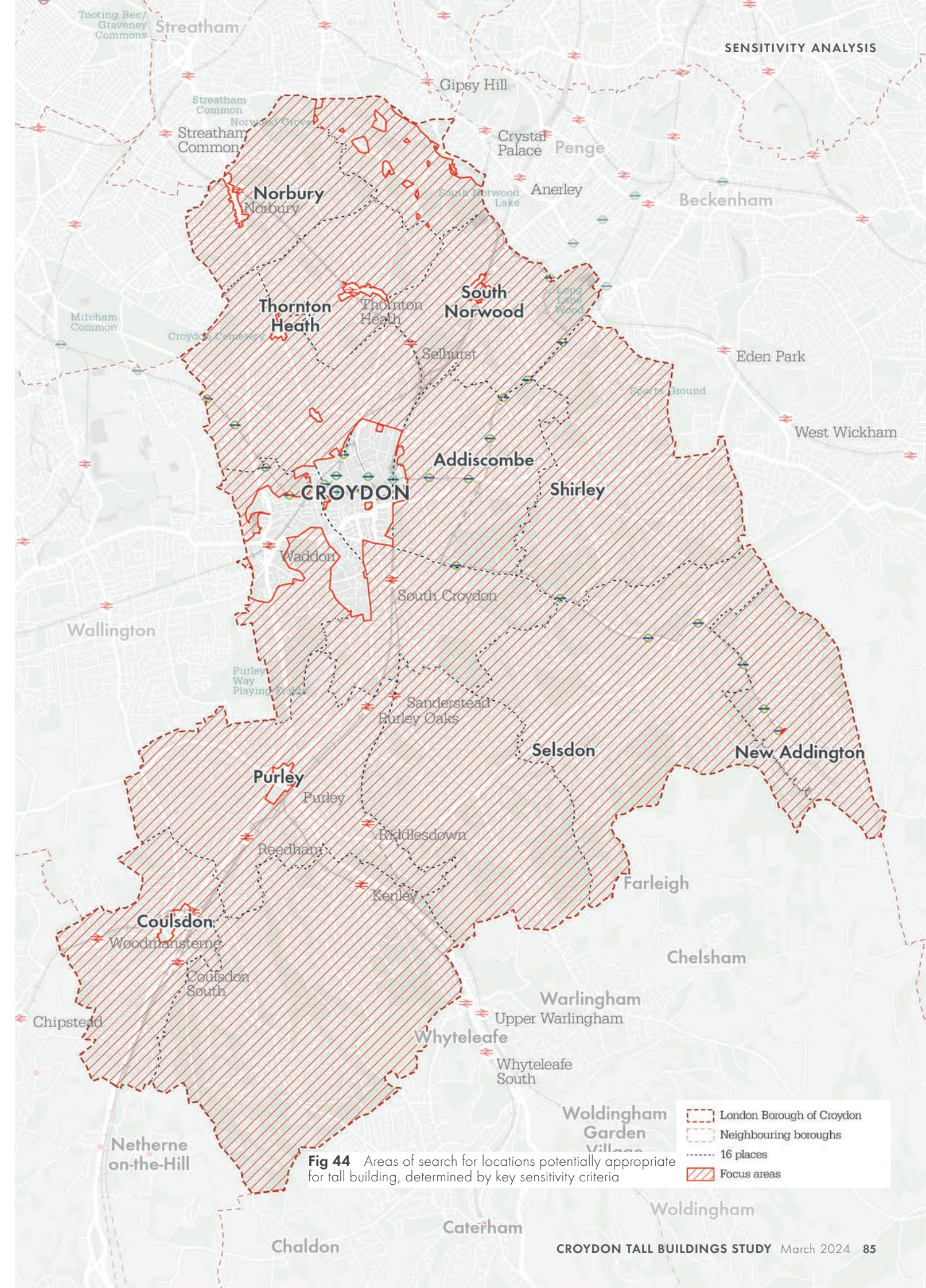


## 7.4 Areas of search

7.4.1 If a location falls within any one of these three absolute sensitivity criteria, it is not considered to be location where new tall buildings are likely to be appropriate.

7.4.2 The areas covered by these combined areas is shown in Fig 44. The areas highlighted meet at least one of these initial three absolute sensitivity criteria and are therefore generally ruled out of the area of search for potentially suitable locations.

7.4.3 However, these areas should not be read too literally. This layered analysis is helpful in providing focus to the process of identifying potentially suitable locations. But it should be noted that these areas of search are just that. They have no status in themselves and simply represent a step in the process towards defining boundaries within which tall buildings might be appropriate.





### Opportunity areas, transformation areas and district centres

7.4.4 To ensure the area of search takes account of some of the top-line criteria from the suitability analysis (see Section E below), a number of area designations are added.

7.4.5 These include The Purley Way Transformation Area, the full extent of the Croydon Opportunity Area and Croydon Metropolitan Town Centre and the Brighton Mainline Regeneration Area.

7.4.6 Much of these areas are already included, with the main revisions coming from the additions of the Brighton Mainline and the Purley Way Transformation Areas.

7.4.7 These designations, to be included as revisions to the areas of search extents, are all highlighted in Fig 45.

### Tailored areas of search

7.4.8 One final additional step is taken in refining the boundaries for the Area of Search.

7.4.9 The layering of these principal sensitivities and suitability factors results in some smaller dispersed areas of land, particularly in the north of the borough, being included. An initial assessment of these small areas and their surrounds, in the context of other important sensitivities such as heritage and conservation, have resulted in these areas being discounted as anomalies.

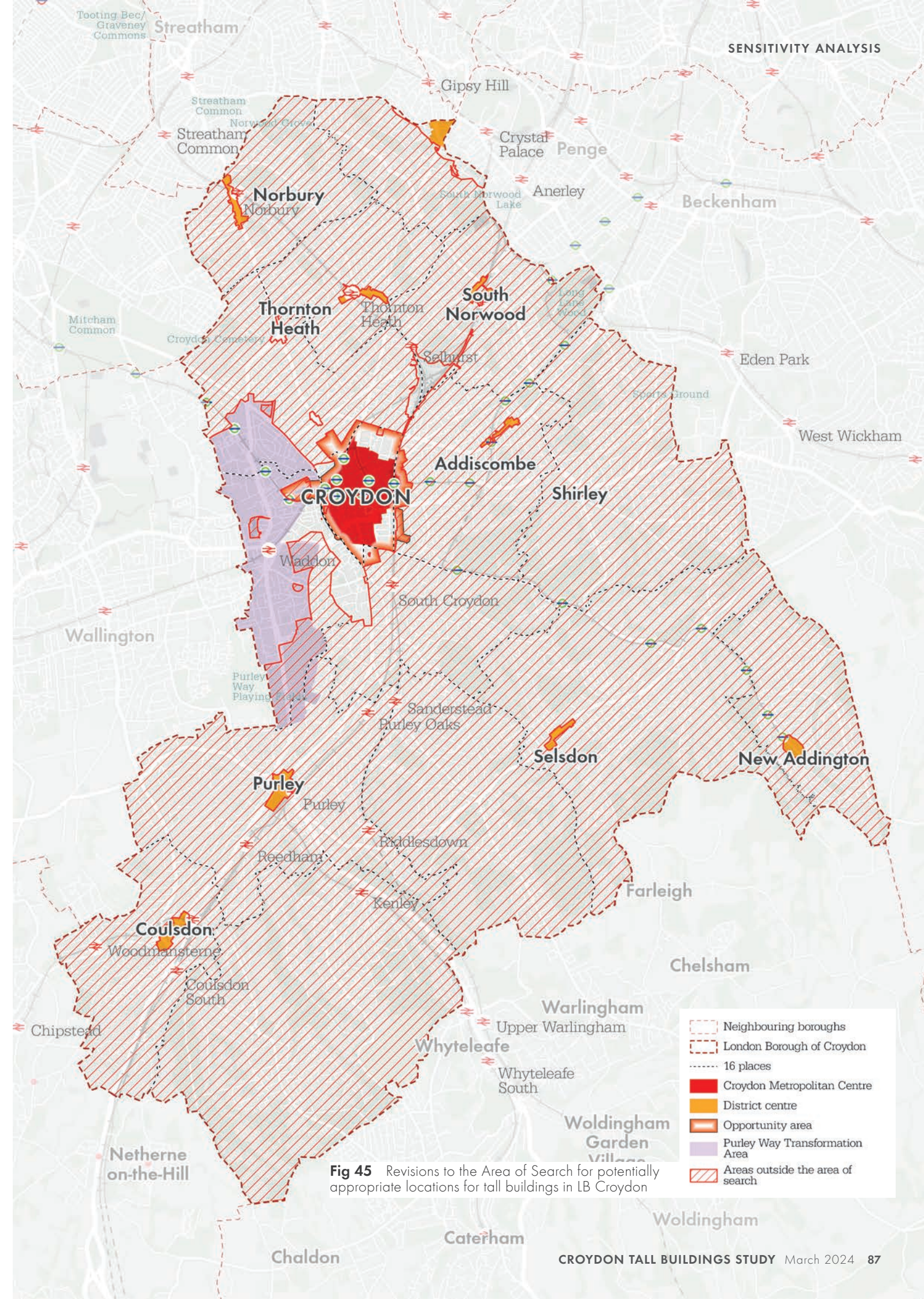


Fig 45 Revisions to the Area of Search for potentially appropriate locations for tall buildings in LB Croydon



### Major site allocations and regeneration areas

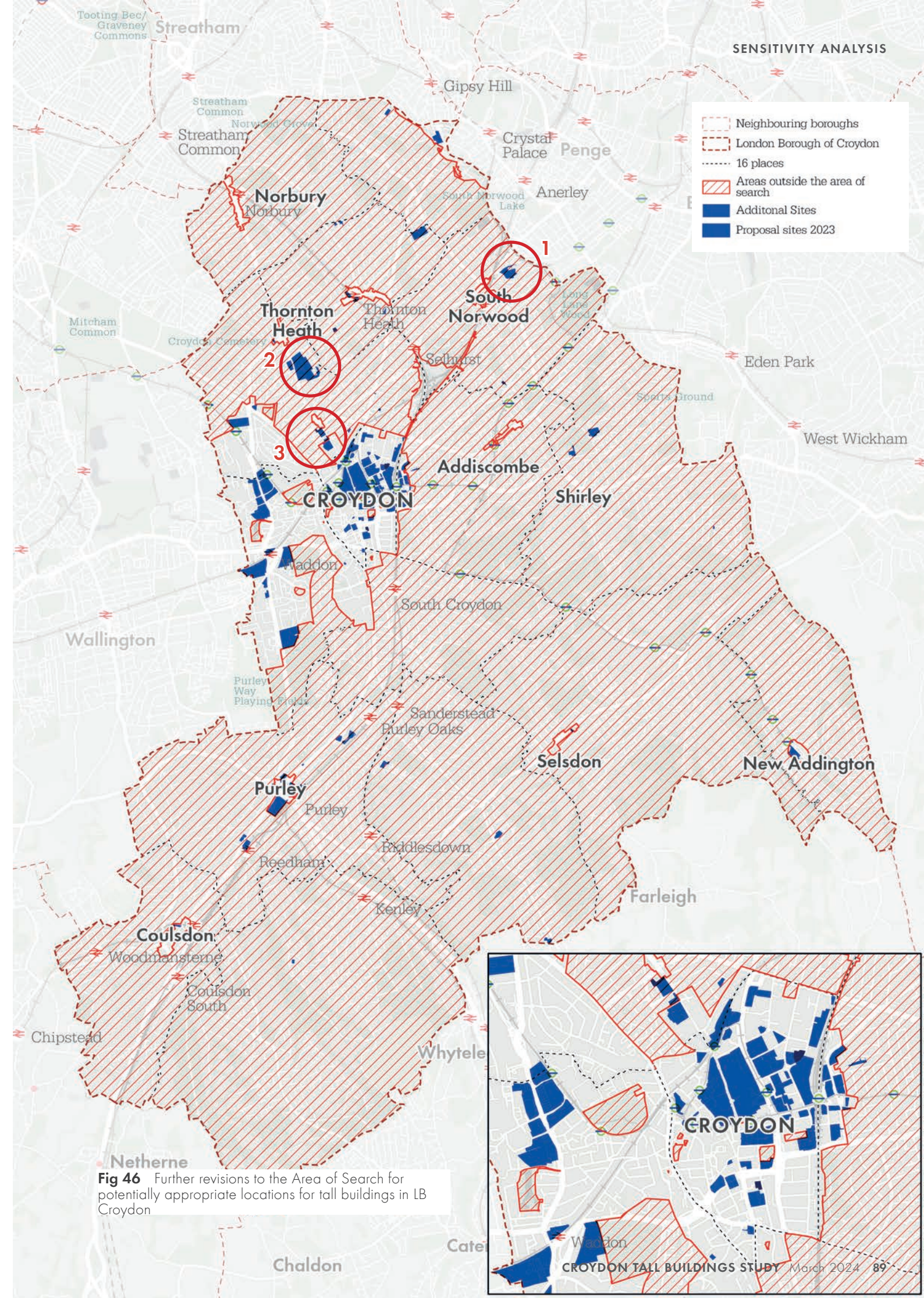
7.4.10 A final step in defining the area of search is to reflect on the distribution of existing and emerging site allocations. As can be seen in Fig 46, the vast majority of sites fall within the already defined extent of the area of search.

7.4.11 However, it is considered necessary to revise the area of search boundary to include site allocations which are within walking distance to existing district centres or are of a size and scale potentially large enough to accommodate taller buildings within the site whilst still not adversely impacting the townscape character of the surrounding area.

7.4.12 Three such locations have been identified following this stage of analysis, as follows:

1. Regina Road
2. Croydon University Hospital
3. London Road cluster

7.4.13 For the purposes of assessing the potential appropriateness of locations across the borough as outlined in Section F below.



**Fig 46** Further revisions to the Area of Search for potentially appropriate locations for tall buildings in LB Croydon



### Resulting areas of search

7.4.14 Fig 47 shows the refined Area of Search, revised by the additions of the transformation areas.

### Weighted sensitivity analysis

7.4.15 With the area of search now defined, the remaining sensitivity criteria, each of which is weighted according to its relative importance to the tall building strategy, will be analysed.

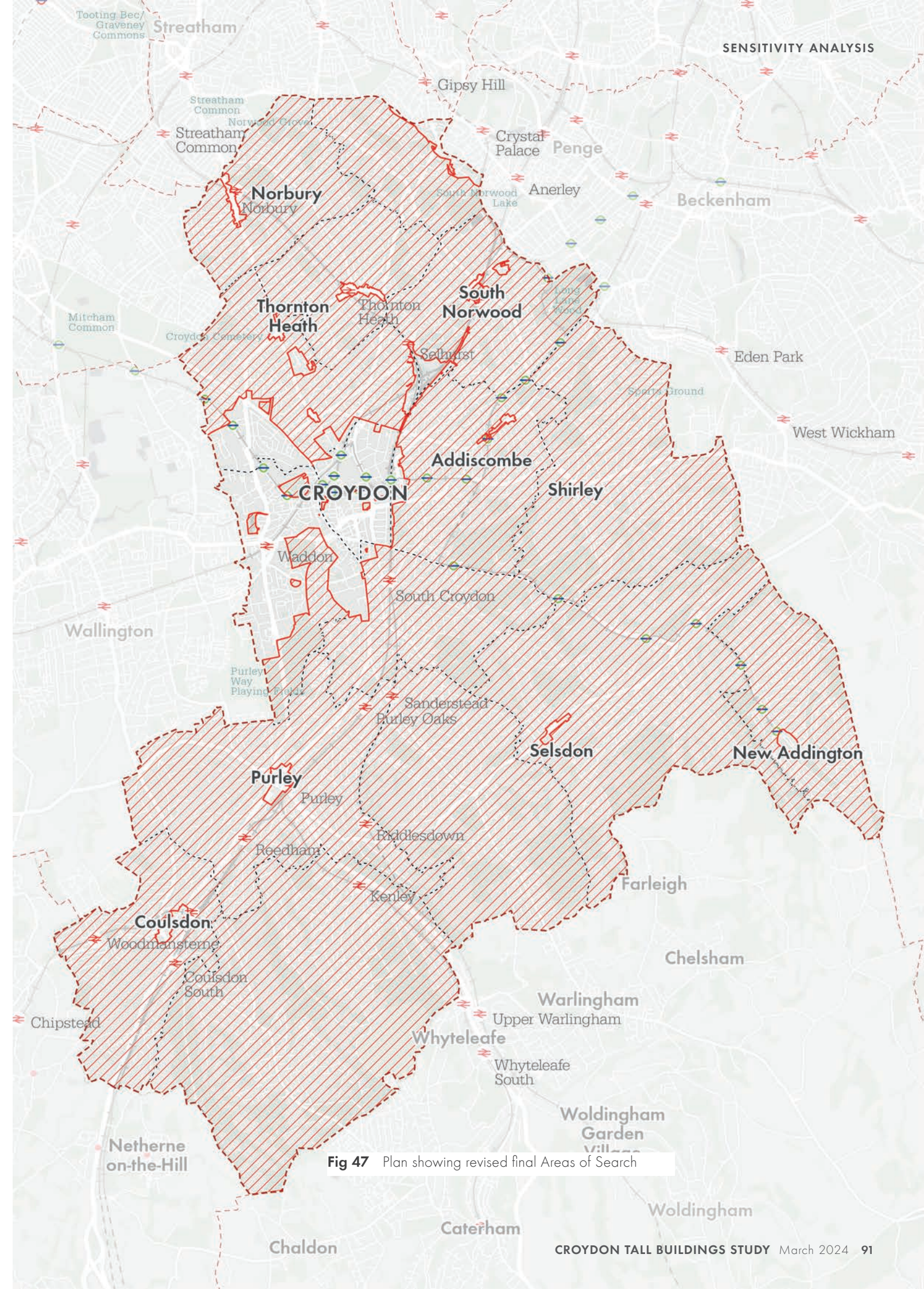


Fig 47 Plan showing revised final Areas of Search



## 7.5 Heritage and conservation

### Conservation areas (50m buffer)

7.5.1 Fig 49 shows the distribution of conservations within the borough.

7.5.2 In view of the fact that the setting of a conservation will extend beyond its defined boundaries, and new tall buildings in the proximity of a conservation might have an adverse impact on the character of a conservation and potentially its setting, a buffer of 50m is applied around conservation area boundaries.

7.5.3 There is no fixed dimension which defines the geographical extent of the setting of a conservation area. The setting of any given area should be considered on its merits in the context of the development proposal. 50m is considered likely to correspond with something likely to approximate to a quarter or one third of a street block. In a terrace of Victorian houses, 50m would likely correspond to 6 - 10 houses. This is considered to be appropriate in this context.

7.5.4 Because buffers are applied, the conservation area analysis must include conservation areas in neighbouring boroughs the 50m buffers of which might extend in the LB Croydon area.

7.5.5 Heritage assets are an important criteria and key constraint in setting out tall building strategies and defining locations potentially appropriate for tall buildings. They and their buffers have been assigned a weighting of 4/5 in this analysis.

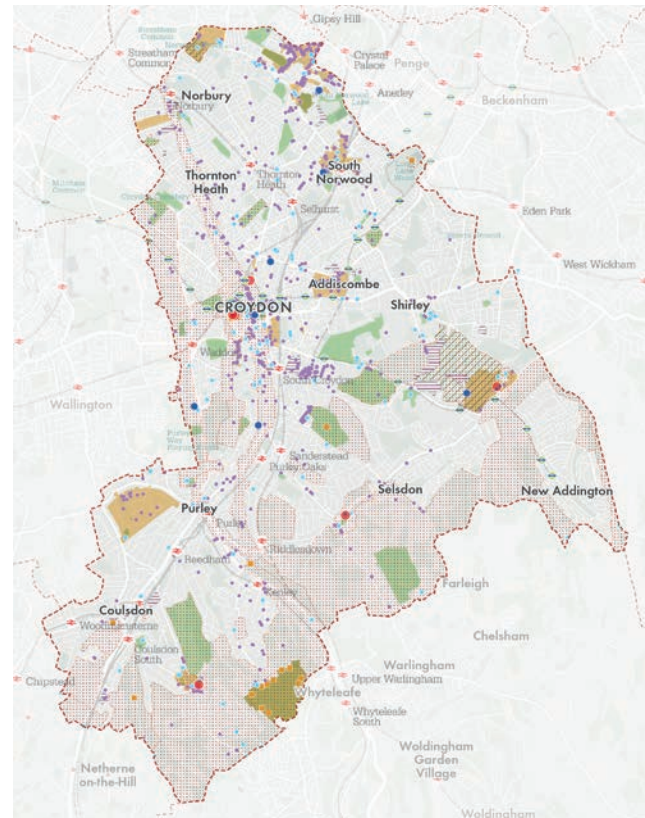


Fig 48 Heritage assets in LB Croydon

**WEIGHTING = 4** out of 5

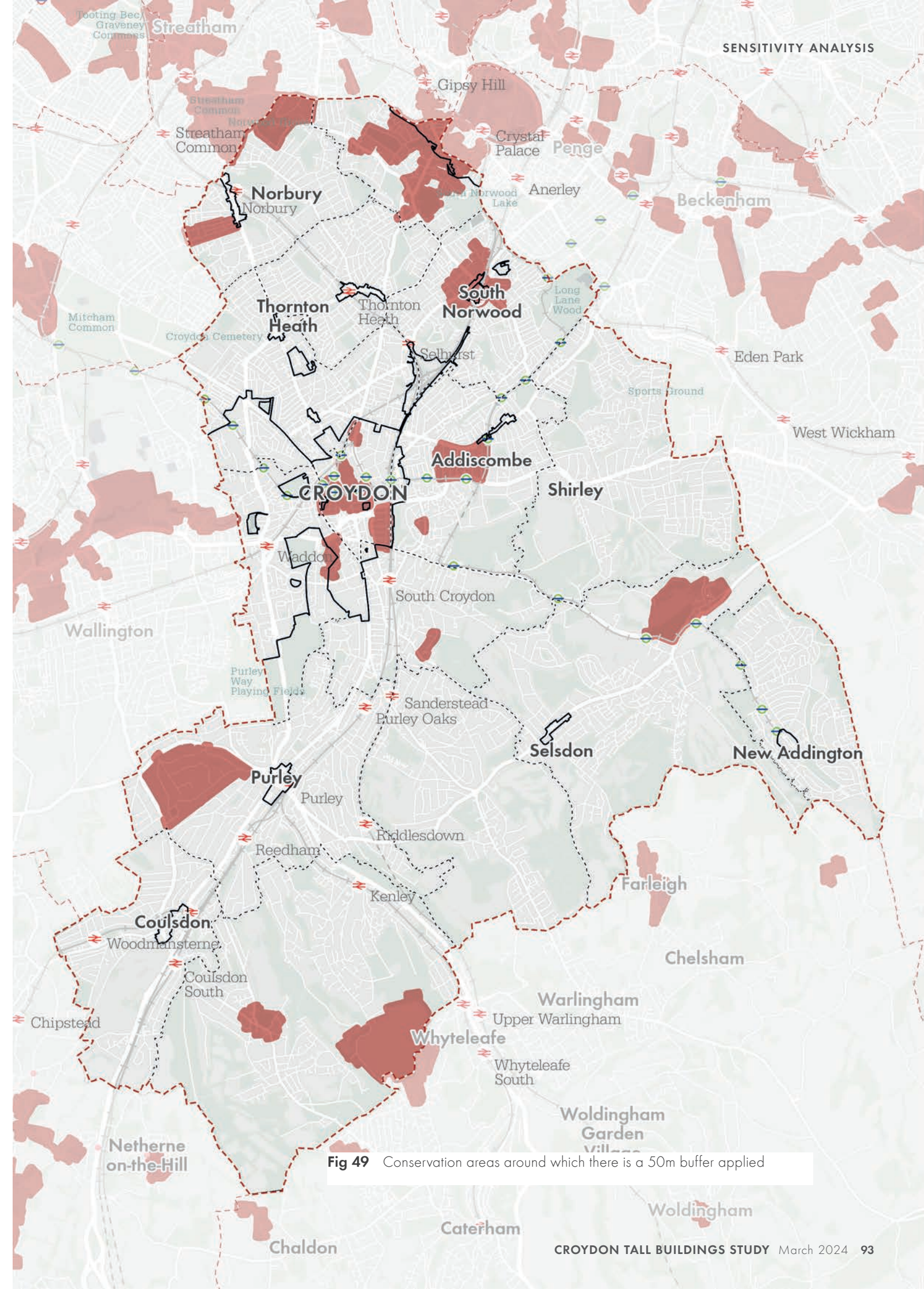
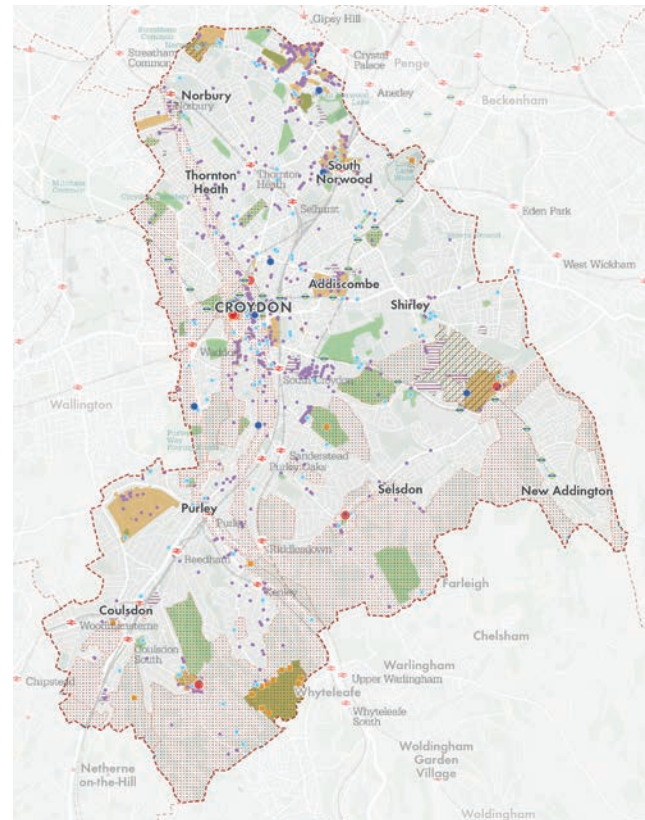


Fig 49 Conservation areas around which there is a 50m buffer applied



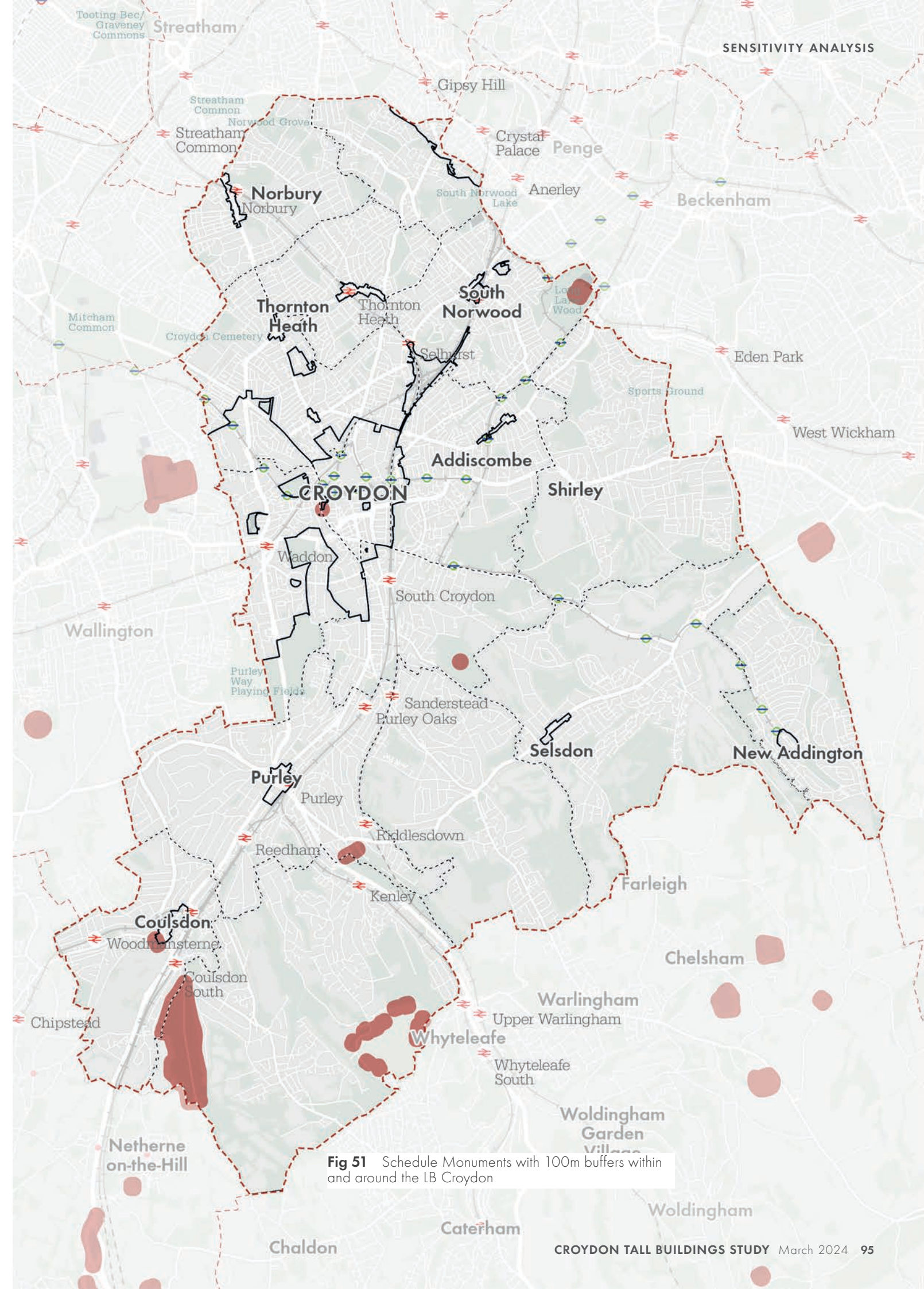
### Scheduled Monuments (100m buffer)

- 7.56 Schedule Monuments are perhaps the highest order of heritage asset designation. Their significance will be national or perhaps international.
- 7.57 In light of this high level of importance, they benefit from a larger 100m buffer zone around them, and they are attributed a maximum weighting of 5/5 in the sensitivity analysis.
- 7.58 100m is considered likely to correspond with something approximate to a one half or more of a street block. In a terrace of Victorian houses, 100m would likely correspond to 12 - 20 houses. This is considered to be appropriate in this context.
- 7.59 Again, as with conservation areas, because buffers are included around them, the data for surrounding boroughs must be included given the potential for a buffer around a nearby Monument extending into the LB Croydon.



**Fig 50** Heritage assets in LB Croydon

**WEIGHTING = 5** out of 5

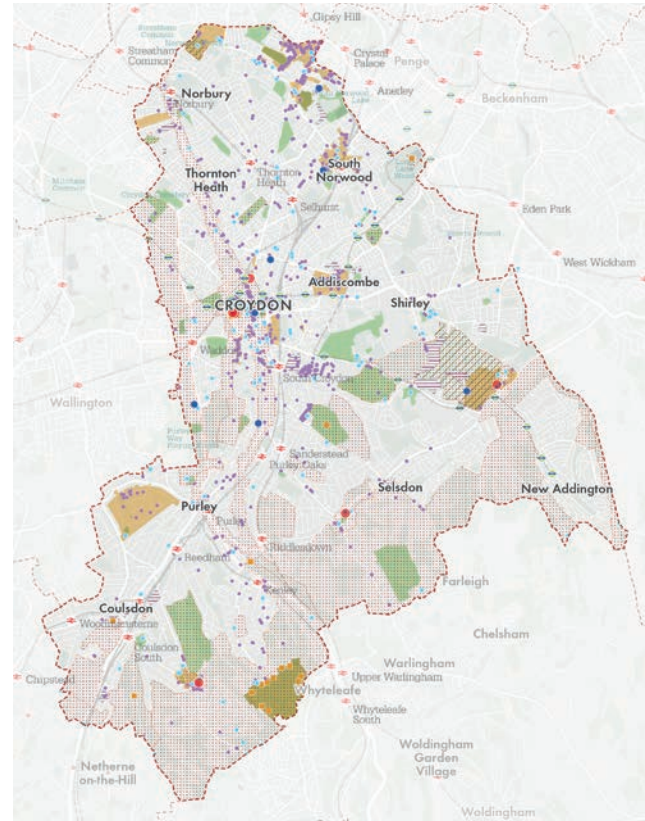


**Fig 51** Schedule Monuments with 100m buffers within and around the LB Croydon



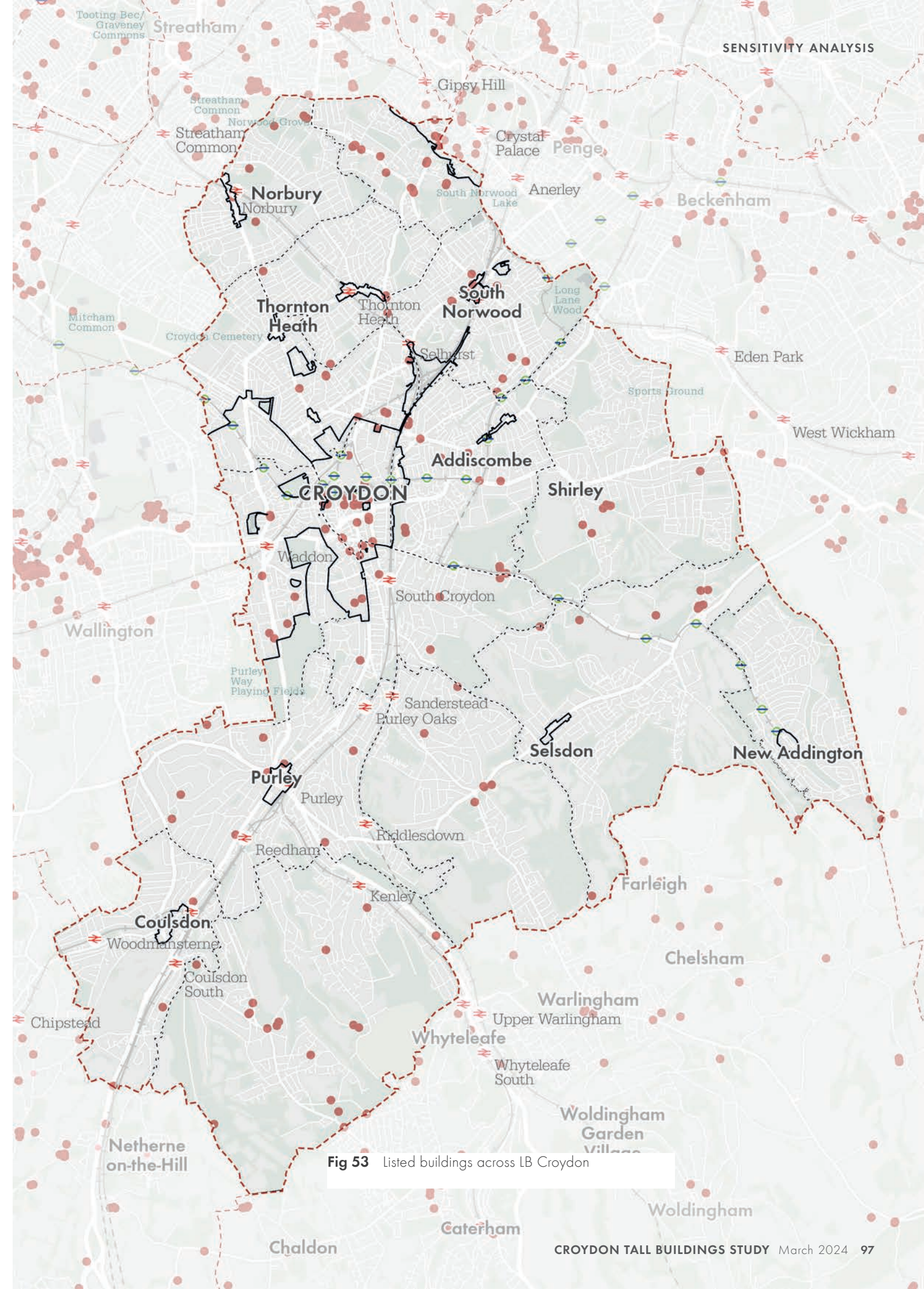
**Nationally listed (60m buffer)**

- 7.5.10 Nationally listed buildings are Grade II, Grade II\* and Grade I listed buildings.
- 7.5.11 The impact of new development on the setting of a listed building is an important consideration.
- 7.5.12 A 60m buffer has been added to all statutory listed buildings across the borough for the purpose of this analysis.
- 7.5.13 As listed buildings are individual building and area-based designations, 60 metres is considered appropriate as it is likely to approximate to around one third of a street block. In a terrace of Victorian houses, 60m would likely correspond to 8 - 12 houses. This is considered to be appropriate in this context.
- 7.5.14 The distribution of listed buildings and their 60m buffers are shown in Fig 53.
- 7.5.15 Given the statutory importance of listed buildings, they have been assigned a weighting of 4/5.



**Fig 52** Heritage assets in LB Croydon

**WEIGHTING = 4** out of 5

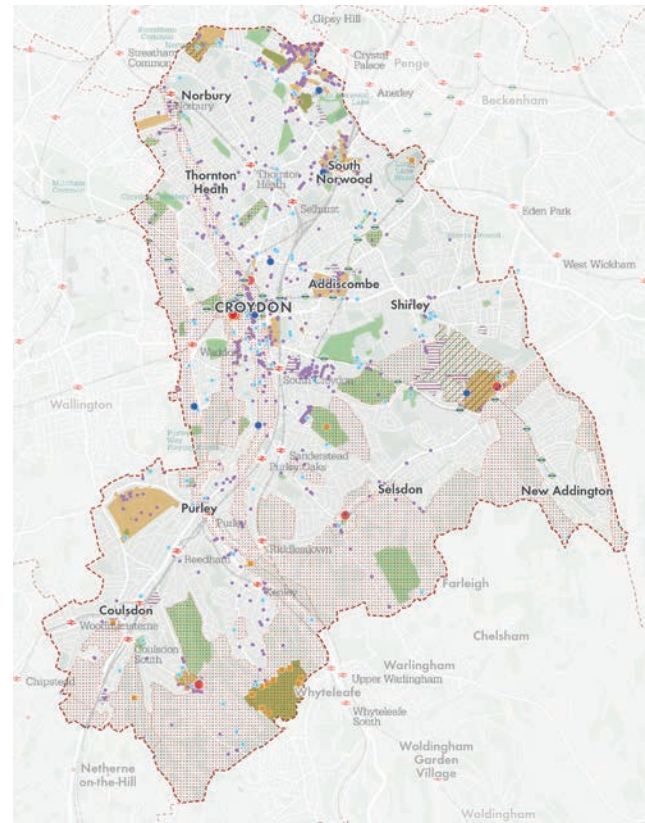


**Fig 53** Listed buildings across LB Croydon



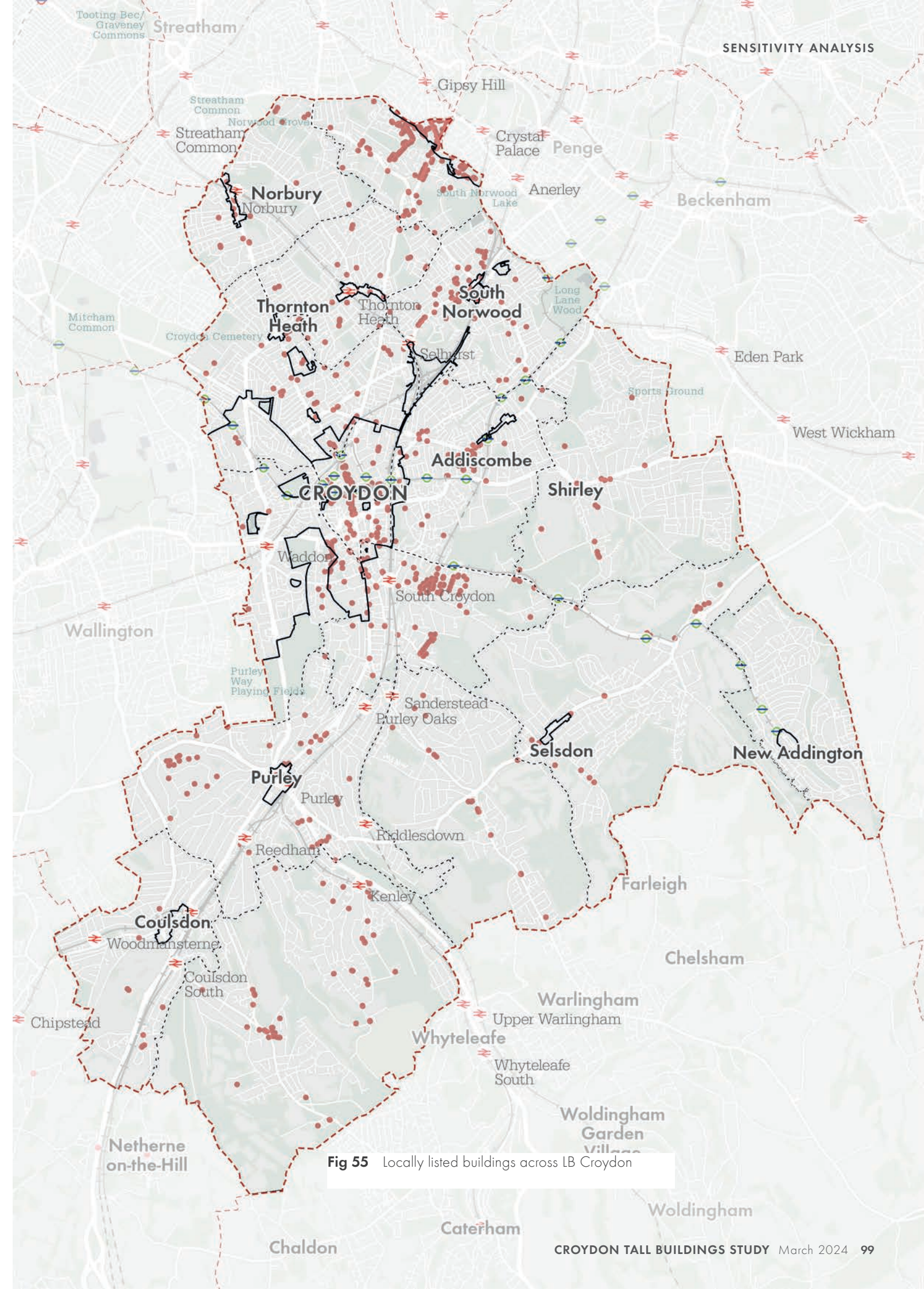
**Locally listed (40m buffer)**

- 7.5.16 Locally listed buildings are identified across the borough including a smaller 40m buffer.
- 7.5.17 Given the limited availability of data for neighbouring boroughs, only data for LB Croydon is presented here.
- 7.5.18 Given the non-statutory nature of this heritage designation, it receives the lowest buffer size of 40m. In the context of the buffers applied to nationally listed buildings, Scheduled Monuments and conservation areas, this smaller buffer is considered appropriate.
- 7.5.19 The distribution of locally listed buildings across LB Croydon is set out in Fig 55.



**Fig 54** Heritage assets in LB Croydon

**WEIGHTING = 3** out of 5



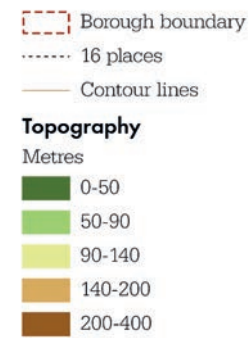
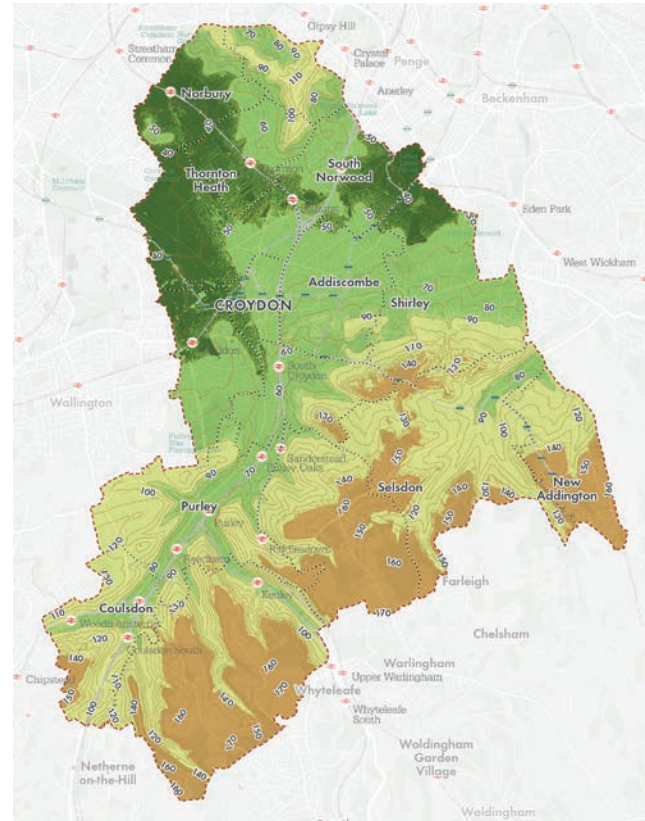
**Fig 55** Locally listed buildings across LB Croydon



## 7.6 Topography and flood risk

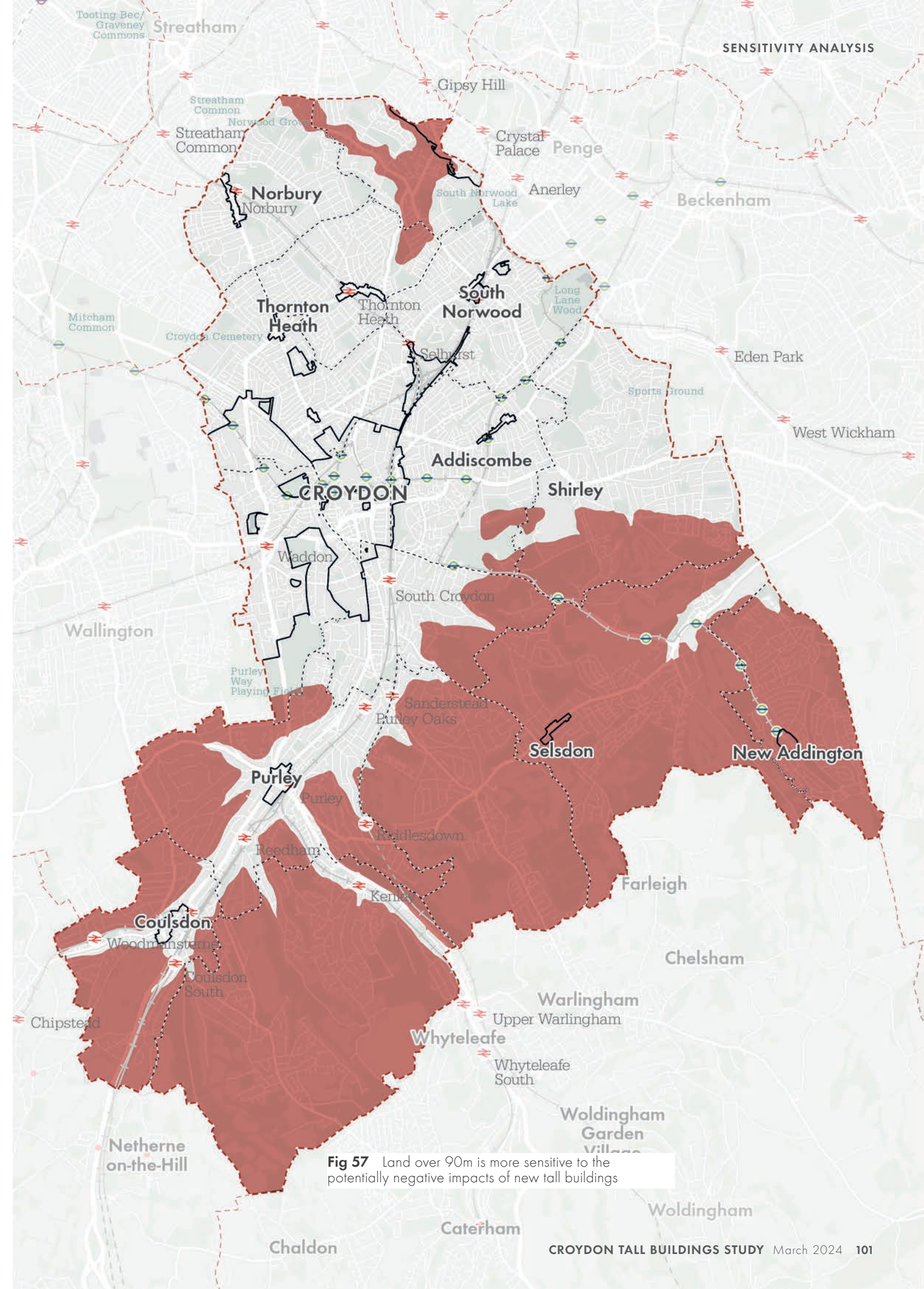
### Areas over 90m in height

- 7.5.20 Analysis of the local topography reveals that the south of the Borough is generally on higher ground than the north of the Borough.
- 7.5.21 This is likely to translate into areas in the south being more prominent and exposed on the horizon, meaning they are less suitable and less appropriate for tall buildings.
- 7.5.22 A threshold needed to be arrived at and analysis of the contours on the topography plan provided a range of potential options.
- 7.5.23 Land over 90m in height was considered to be more exposed and therefore less appropriate for tall buildings. The distribution of land over 90m in height is presented in Fig 57.



**Fig 56** Topography in the LB Croydon

**WEIGHTING = 2** out of 5



**Fig 57** Land over 90m is more sensitive to the potentially negative impacts of new tall buildings



### Flood risk

- 76.1 Land that is at risk of flooding presents is less likely to be suitable for tall buildings. The flood risk map presented at Fig 59 shows the distribution of areas considered to be at risk of flooding.
- 76.2 This constraint makes these areas less likely to be appropriate for tall buildings and they have been given a weighting of 3/5 for this criteria.

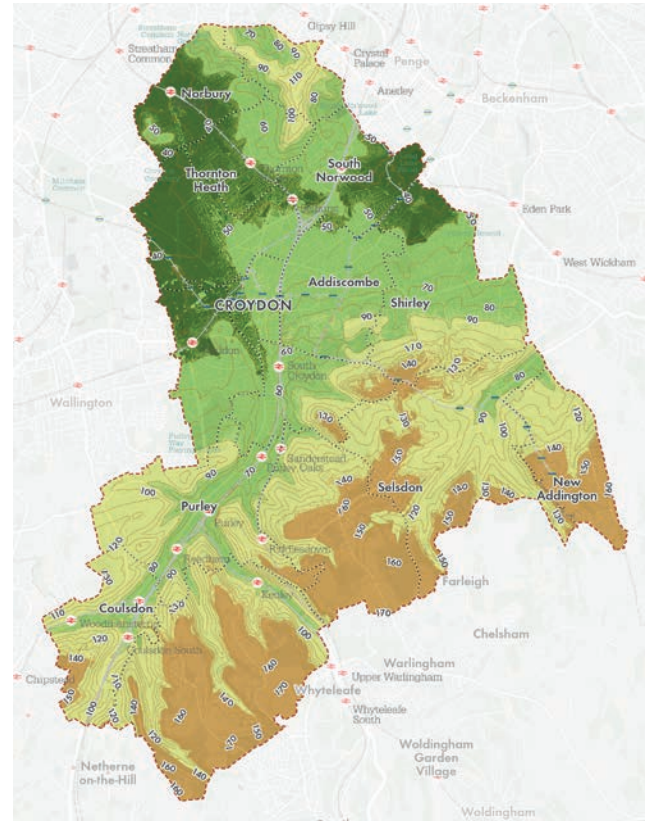


Fig 58 Topography in the LB Croydon

**WEIGHTING = 3** out of 5

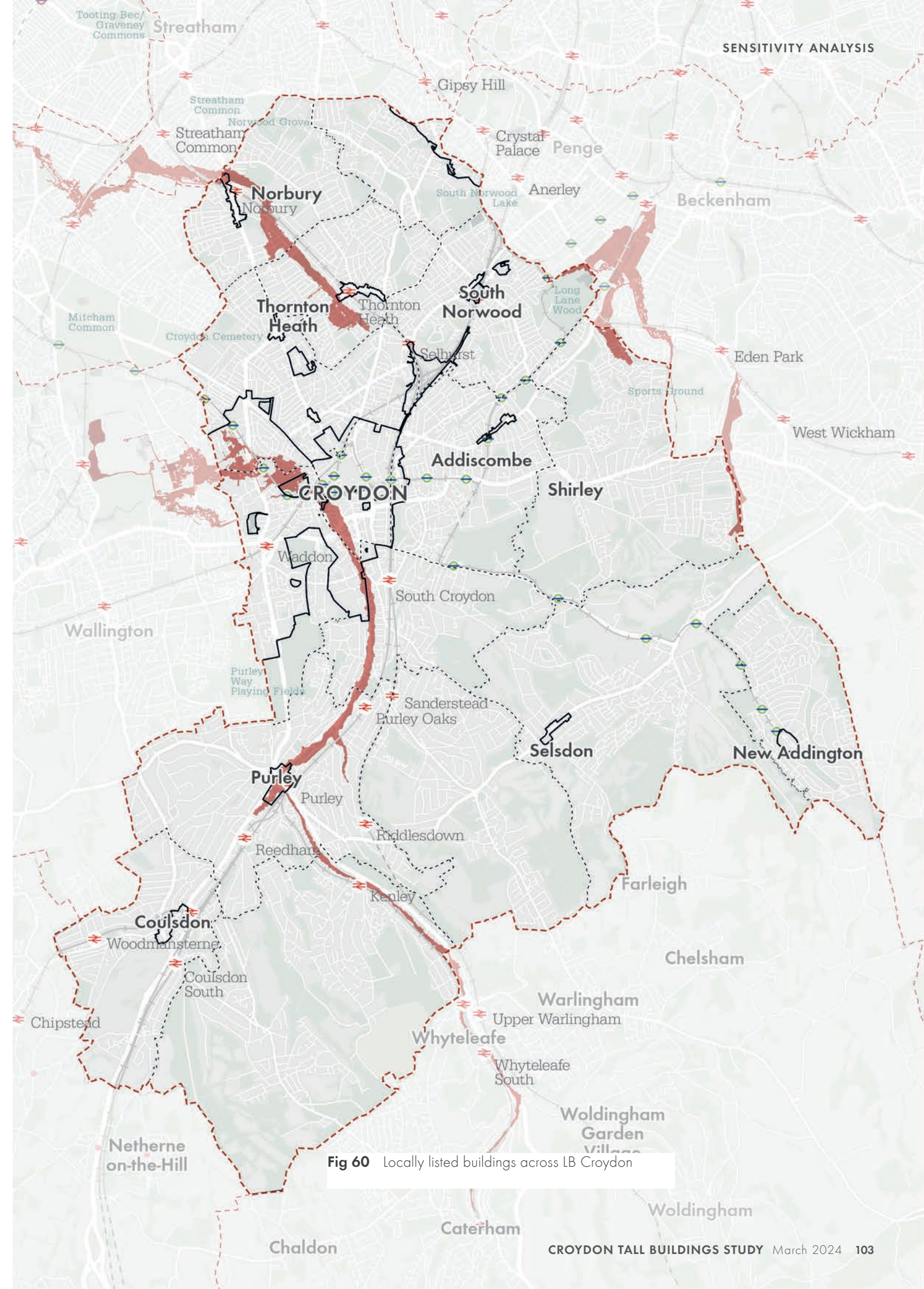


Fig 60 Locally listed buildings across LB Croydon



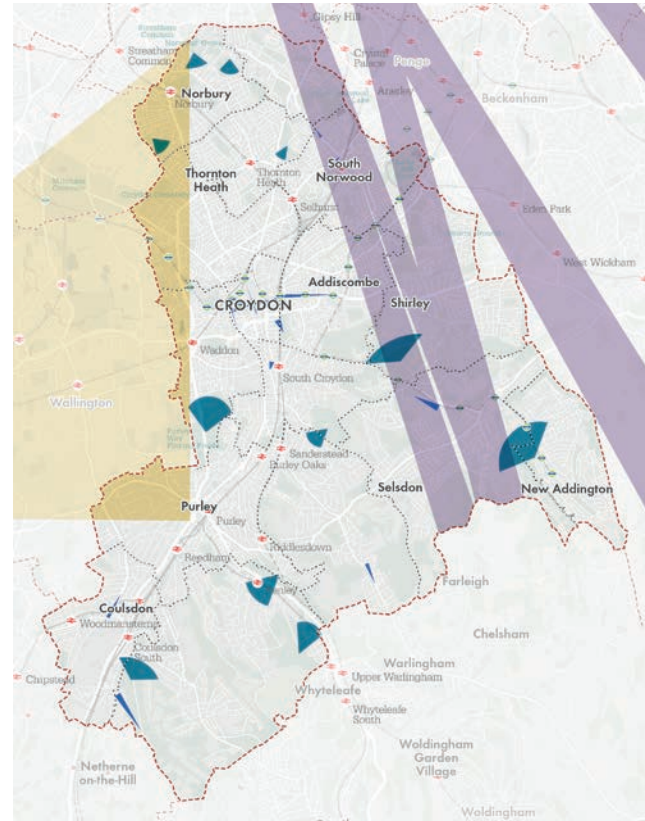
## 7.7 Views and landmarks

### Views

7.7.1 Views and landmarks are difficult things to include in the sensitivity criteria analysis. This is because views are typically expansive and covered large tracks of land. They are also experienced in 3d and are therefore difficult to represent in 2d plans.

7.7.2 However, the Local Plan has some defined views already in place and the analysis takes account of these, giving them a weighting of 2/5.

7.7.3 Most of the views identified by LB Croydon fall entirely within the Borough. However some views from neighbouring authorities cross over part of LB Croydon. The view south from The Rookery in LB Lambeth is a case in point and the identified view cone is included in the analysis here.



- Neighbouring boroughs
- London Borough of Croydon
- 16 places
- The Rookery view
- Local designated Views
- Croydon panorama
- Protected Vistas Extension

Fig 61 Identified views in LB Croydon

WEIGHTING = 2 out of 5

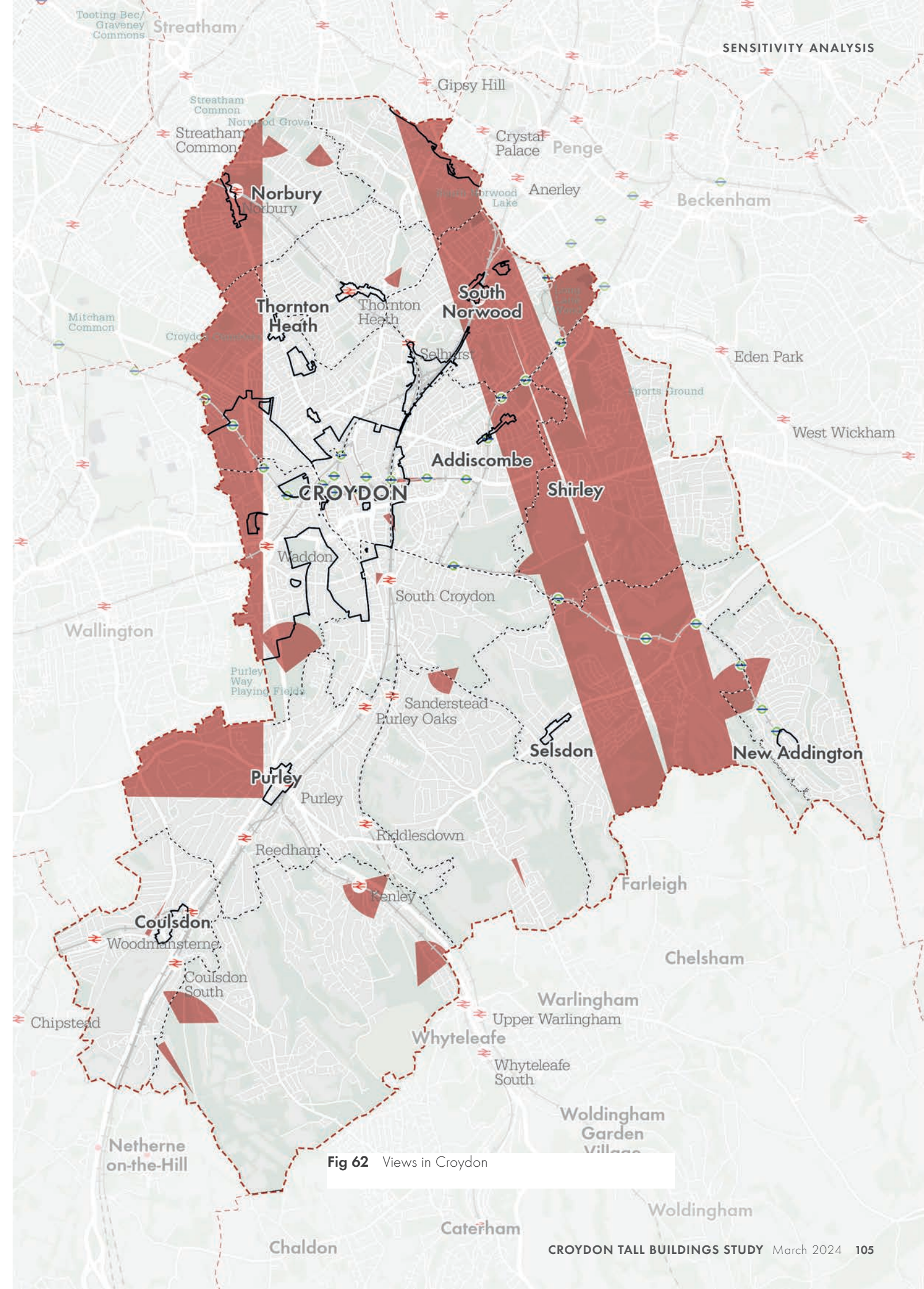


Fig 62 Views in Croydon



### Local landmarks (40m buffer)

7.7.4 Local landmarks have been identified in the Local Plan as a local designation. The criteria used to identify Local Designated Landmarks are:

- It is a prominent building/structure
- It is easily recognisable close up
- It is easily recognisable from a distance and in a Local Designated View and
- It positively contributes to the built environment of Croydon, and local distinctiveness and may provide an orientation point/way finding.

7.7.5 A buffer of 40m has been added to these local landmarks to help project their setting.

7.7.6 Landmarks are specific structures or buildings and are therefore easier to locate and consider. In light of this they have been given a slightly higher weighting than views, at 3/5.

7.7.7 Local landmarks are identified in the context of local views in Fig 63.

**WEIGHTING = 3** out of 5

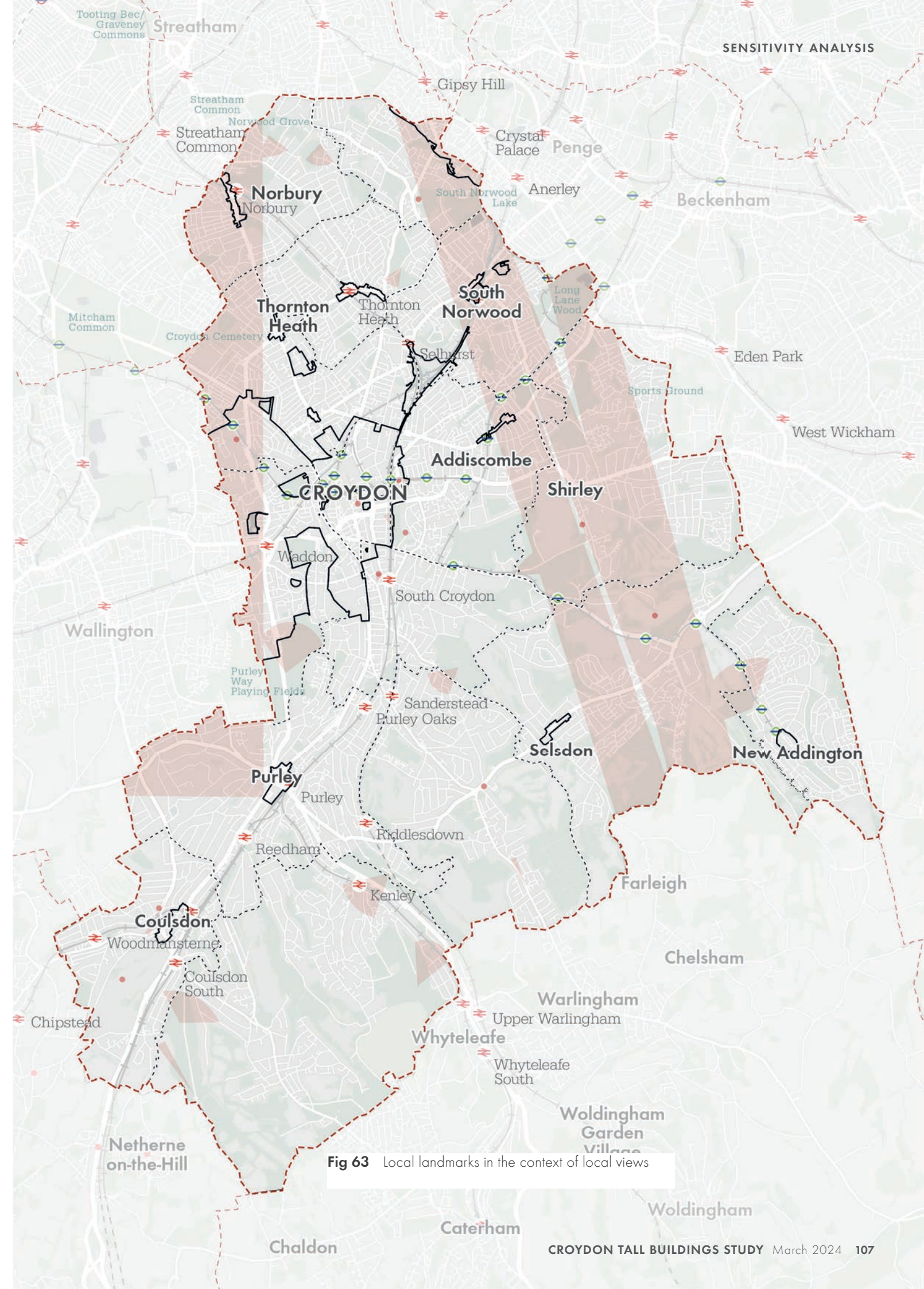
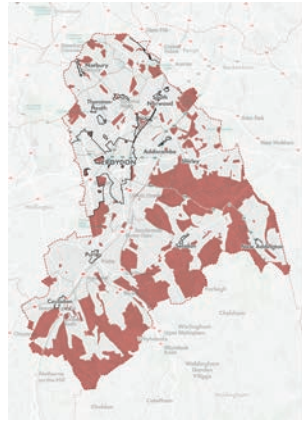


Fig 63 Local landmarks in the context of local views

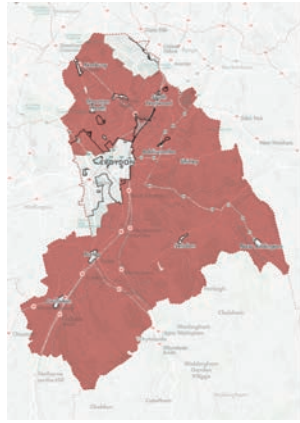


# 8 AGGREGATE SENSITIVITY MAP

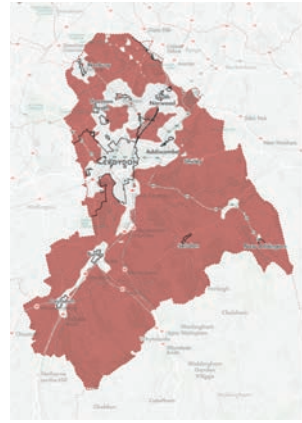
## 8.1 All sensitivity layers



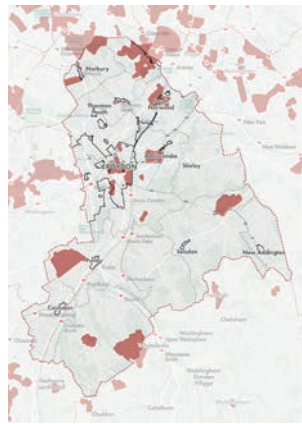
Green spaces



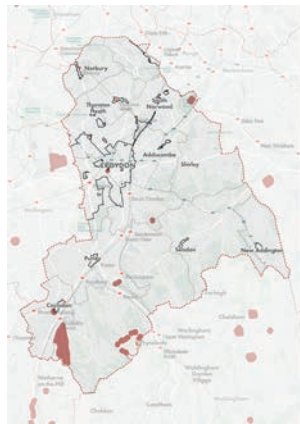
Areas of low prevailing height



PTAL 0-2



Conservation areas



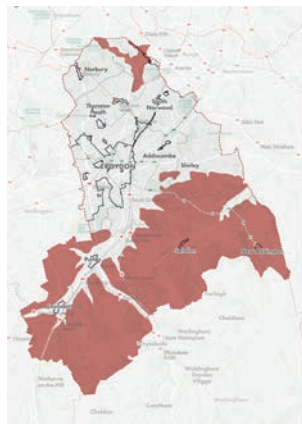
Scheduled monuments



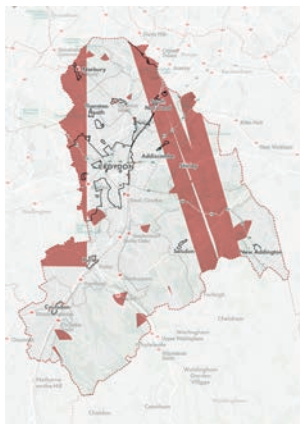
Nationally listed



Locally listed



Topographically high areas

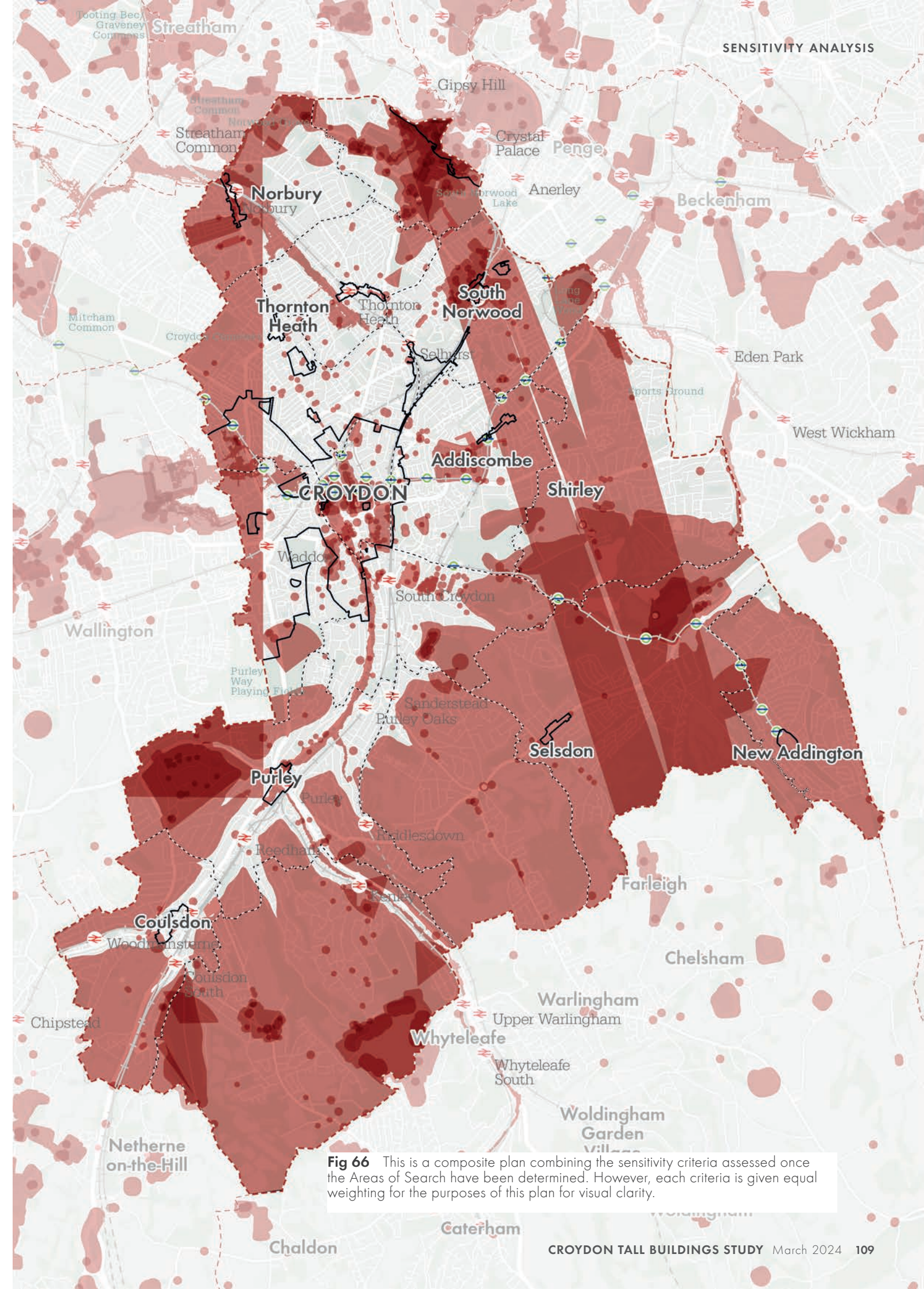


Protected views



Landmarks

**Fig 64** Principal Area of Search suitability and sensitivity criteria



**Fig 66** This is a composite plan combining the sensitivity criteria assessed once the Areas of Search have been determined. However, each criteria is given equal weighting for the purposes of this plan for visual clarity.

**Fig 65** Sensitivity analysis stages, with Area of Search overlay



### Plan showing quantity of overlapping sensitivity layers

8.1.1 Fig 67 shows the overlapping sensitivity layers (excluding the absolute layers of green spaces, PTAL 0-2 and areas of consistently low prevailing heights).

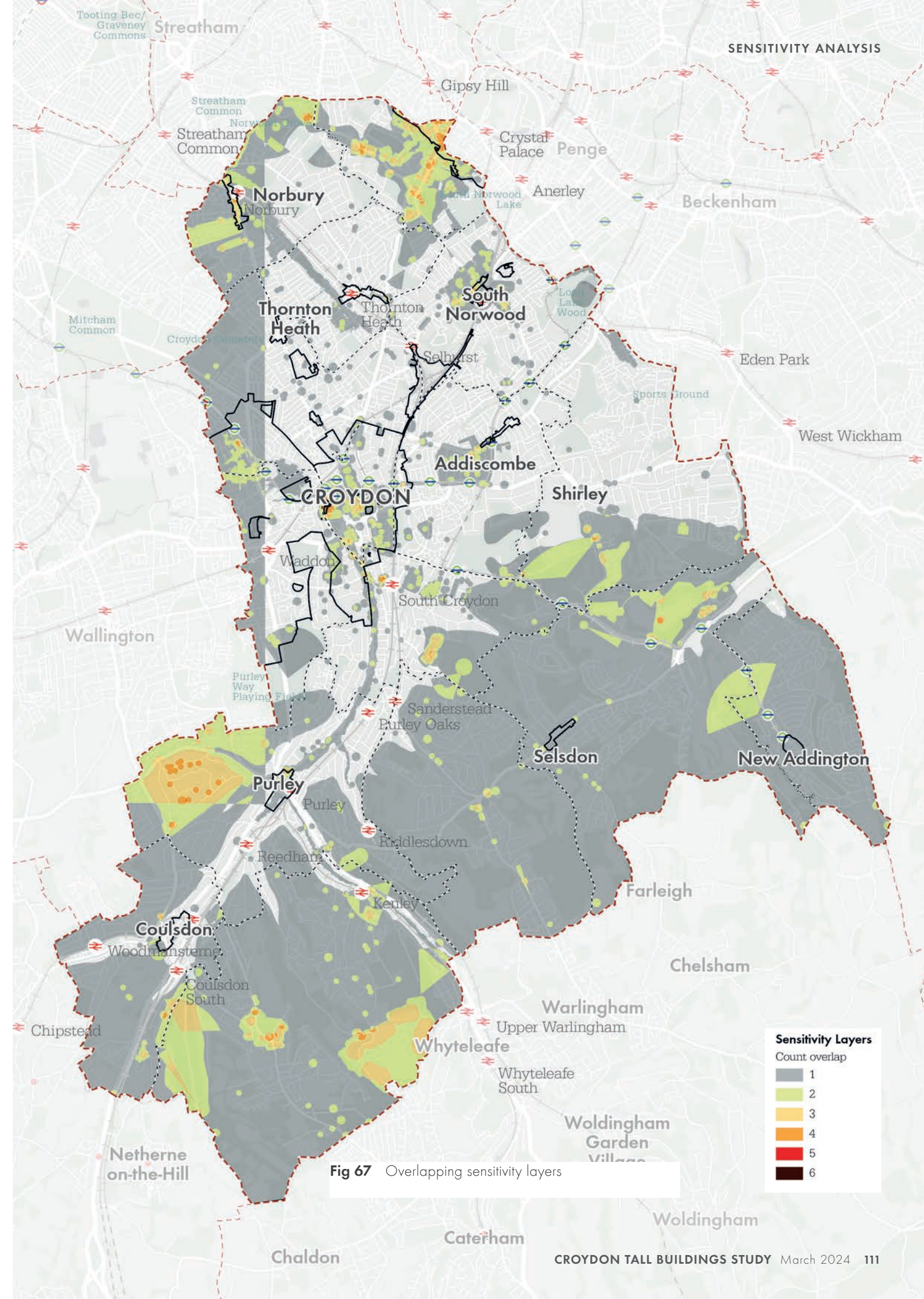


Fig 67 Overlapping sensitivity layers