

17.2 New Addington tall building thresholds

17.2.1 The New Addington area is identified as a location considered potentially appropriate for tall buildings.

Is this area appropriate for tall buildings?	YES
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Threshold of tall in New Addington

17.2.2 Casting a VuCity laser beam at the equivalent height of 6 residential storeys demonstrates that very few existing buildings rise through that threshold - see Fig 162.

Minimum threshold	Upper threshold
21 metres measured from the ground to the top of the building	33 metres measured from the ground to the top of the building

17.2.3 Whilst it should be noted that VuCity does not take account of topography, this analysis underpins the definition of tall in New Addington as the London Plan default definition of 21 metres measured from the ground to the top of the building (Growth and Characterization LPG).



Fig 162 View demonstrating the minimum threshold with green datum line set at approximately 21m (equivalent to 6 storeys)

Upper threshold heights for tall buildings in New Addington

17.2.4 The upper threshold for tall buildings within the area potentially appropriate for tall buildings in New Addington is 33 metres measured from the ground to the top of the building. This is likely to be comparable with the height of the existing tallest buildings in and around the centre.

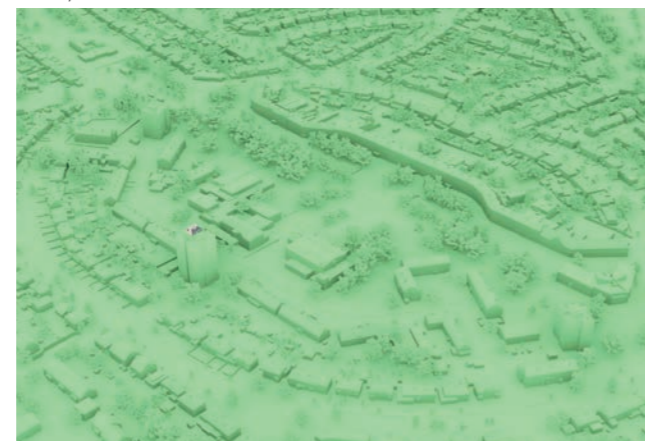


Fig 163 View demonstrating the Upper threshold with green datum line set at approximately 33m, equivalent to 10 storeys

17.2.5 There are few heritage constraints in the centre although varying topography is an issue. The VuCity laser beam test of 10 residential storeys shows no buildings passing through that threshold - Fig 163.



Fig 164 Area potentially appropriate for tall buildings



Fig 165 Area potentially appropriate for tall buildings

17.3 New Addington's tall building boundary

- 17.3.1 Following a careful review of the townscape attributes and constraints of New Addington, an area has been identified as potentially being appropriate for tall buildings. This can be seen in context of local townscape context in Fig 166.
- 17.3.2 The boundary extends across the land in the central area between Central Parade and Chertsey Crescent, centring on the New Addington Leisure & Community Centre site.
- 17.3.3 The boundary has been extended north, beyond the area of search and district centre extent, to include a single eight storey residential tower adjacent to New Addington Tram Stop. Similarly, the area extends south, again beyond the area of search and district centre extent to include an identical eight storey residential tower at the far extent of the central area.
- 17.3.4 There is a tower block more centrally located on Chertsey Crescent opposite to the Leisure and Community Centre rising to 11 storeys. This site is not however included in the tall building boundary as the block is embedded within a more traditional residential block and is seen as an exception to the immediately prevailing height and building type.
- 17.3.5 Note that the mature trees within the area potentially appropriate for tall development are a particularly important local asset.

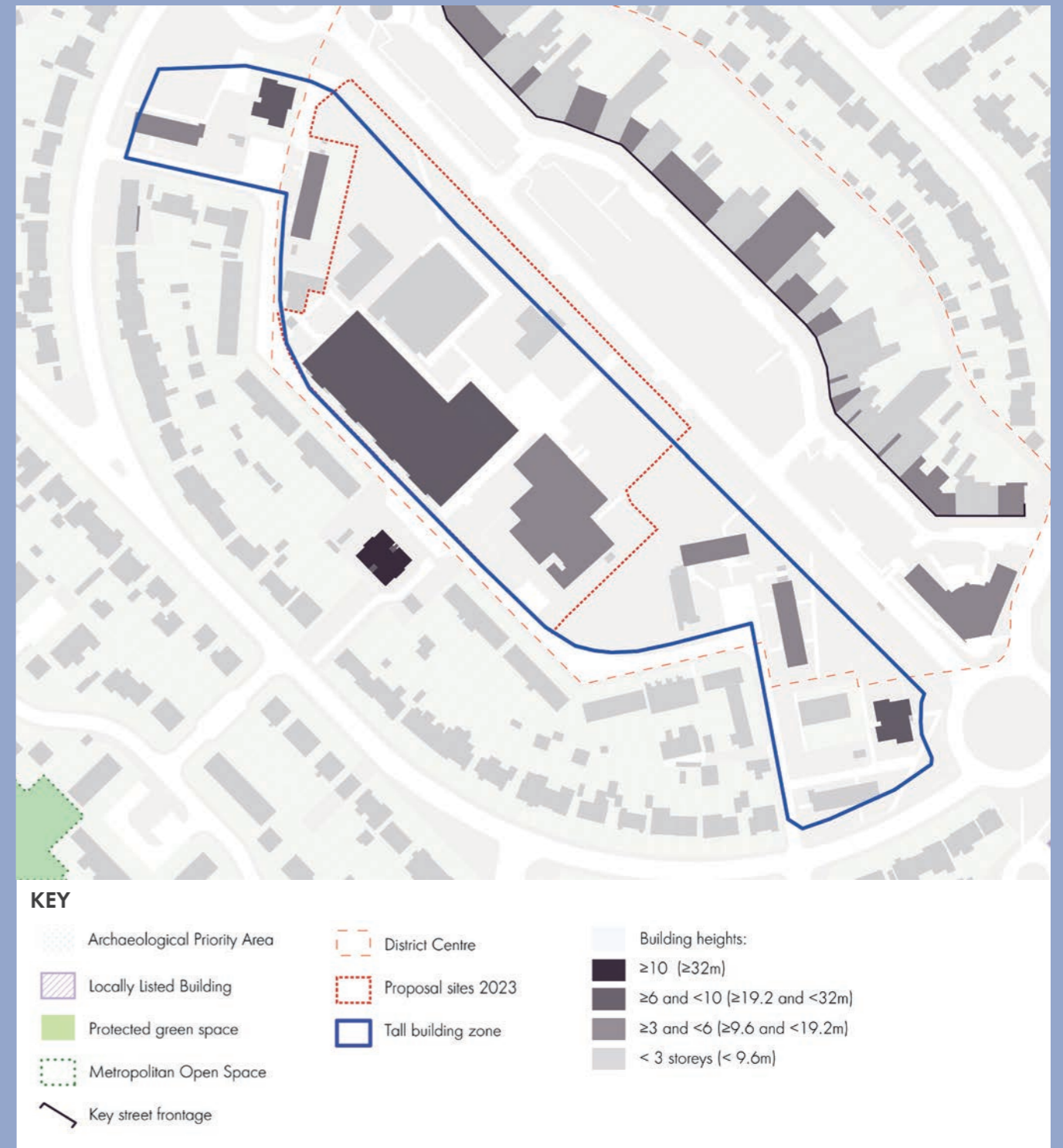


Fig 166 Townscape analysis plan informing tall building boundary

18 NORBURY

18.1 Appreciation of context

- 18.1.1 Norbury is an historic high street-based district centre, served by a mainline railway station.
- 18.1.2 The scale of Norbury is of a strong three and four storey main street environment.
- 18.1.3 However, the grain is fine and the residential areas served by the centre is typically just one plot depth away. This makes the location sensitive to adverse townscape impacts of taller forms of development.
- 18.1.4 The existing scale and grain of the high street changes to the south, with an office area fronting the east side of London Road.
- 18.1.5 Norbury Hall Park to the east of the office buildings creates a generous degree of separation between this busy main road environment and the immediate residential neighbourhoods.
- 18.1.6 Whilst a little less suitable, this area to the south of the centre is also less sensitive.
- 18.1.7 Taller forms of development already exist in this location, and should this area come forward for regeneration, taller forms of development may be appropriate again.



Fig 167 Area of search

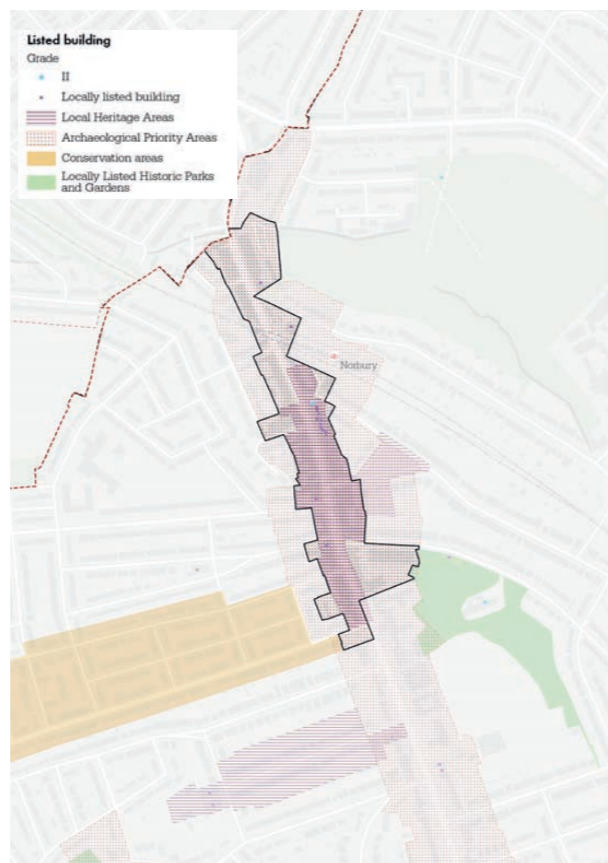


Fig 168 Heritage assets



Fig 169 Figure ground, urban grain

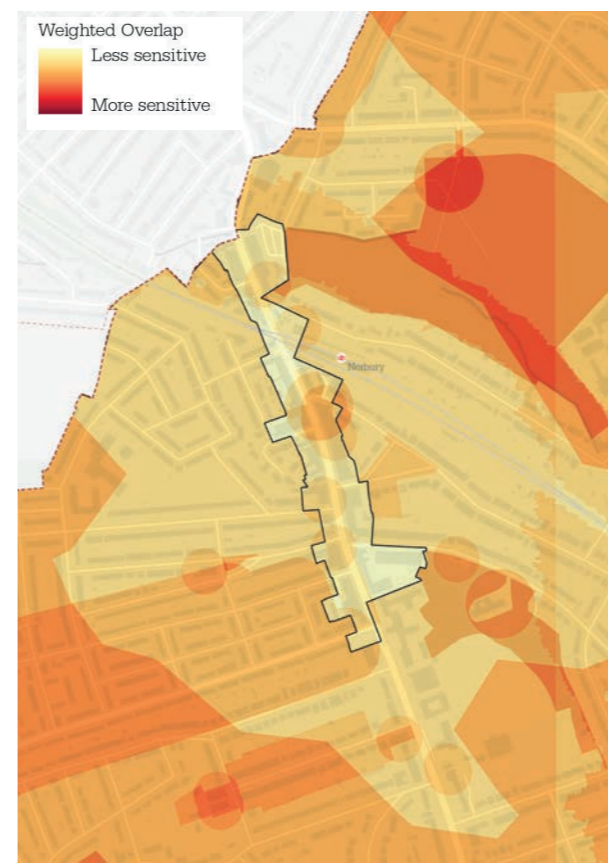


Fig 171 Weighted sensitivity

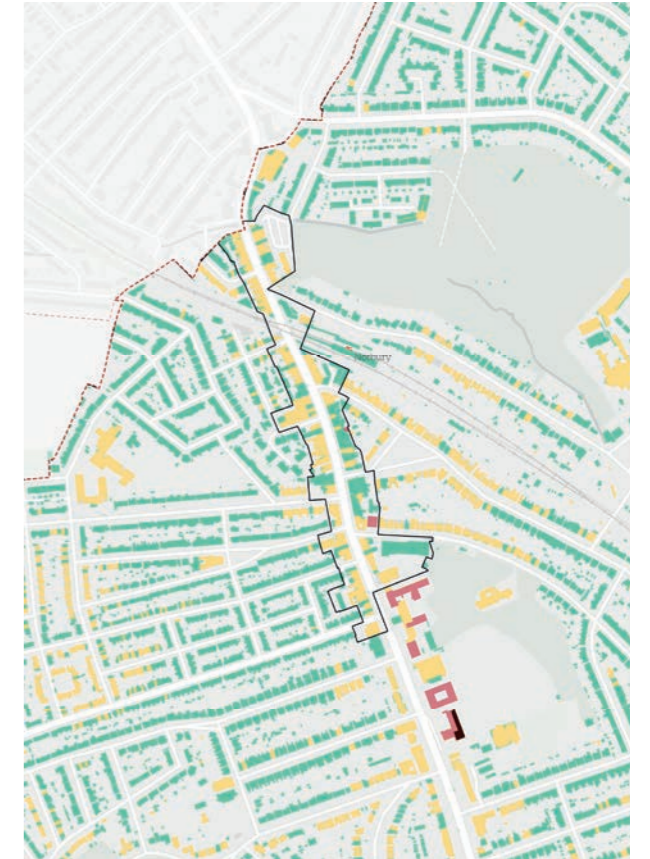


Fig 170 Existing building heights

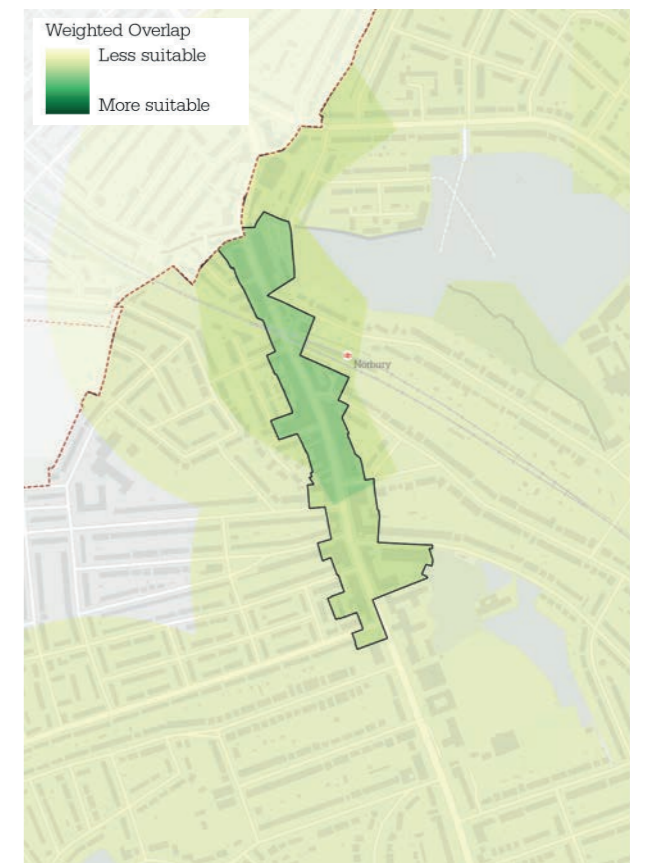


Fig 172 Weighted suitability

18.2 Norbury tall building thresholds

18.2.1 The Norbury area south of the centre is identified as a location potentially appropriate for tall buildings.

Threshold of tall in Norbury

18.2.2 Casting a VuCity laser beam at the equivalent height of 6 residential storeys demonstrates that almost no existing buildings within the retail area rise through that threshold - see Fig 173 - and only the larger floor-plate commercial buildings to the south break through that threshold.

18.2.3 The definition of tall in Norbury is the London Plan default definition of 21 metres measured from the ground to the top of the building (Growth and Characterization LPG). Almost no buildings in the district centre boundary rise to this threshold height. The office buildings a little further south do however rise to, and partially exceed, this lower threshold height.

Upper threshold heights for tall buildings in Norbury

18.2.4 The upper threshold for tall buildings within the area potentially appropriate for tall buildings in Norbury is 33 metres measured from the ground to the top of the building. This can be seen to align with the heights of the tallest existing buildings in the locality.

18.2.5 There are few heritage constraints in the centre although varying topography is an issue. The VuCity laser beam test of 10 residential storeys shows just part of the roof of the tallest building passing through that threshold - Fig 174.

Is this area appropriate for tall buildings?	YES
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Minimum threshold	Upper threshold
21 metres measured from the ground to the top of the building	33 metres measured from the ground to the top of the building



Fig 175 Area potentially appropriate for tall buildings

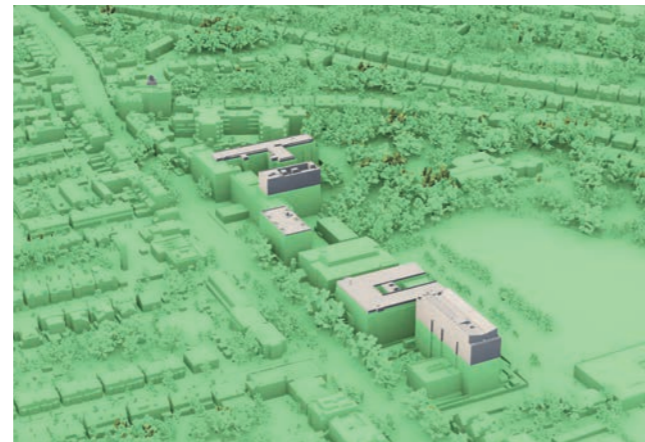


Fig 173 View demonstrating the minimum threshold with green datum line set at approximately 21m (equivalent to 6 storeys)



Fig 174 View demonstrating the Upper threshold with green datum line set at approximately 33m, equivalent to 10 storeys



Fig 176 Area potentially appropriate for tall buildings

18.3 Norbury tall buildings zone

- 18.3.1 The boundary within which tall buildings might be appropriate in the Norbury area is a little unusual at it both falls beyond the area of search identified through the earlier analysis (by virtue of it being within an area, on average, characterised by consistently low building heights) and beyond the boundary of the Norbury District Centre. See Fig 177.
- 18.3.2 However, it is identified primarily because of existing building heights and scale of development which contrasts with the scale and height of the surrounding area.
- 18.3.3 The area identifies falls on the east side of London Road, approximately between the axis of Northborough Road to the north and Pollards Hill North to the south.
- 18.3.4 The zone is characterised by large office buildings, typically between 6-8 storeys.
- 18.3.5 Their high street context, building line slightly set back from the street edge and the relationship with the open space to the rear of the properties all contribute to the area being considered potentially appropriate for new tall buildings.

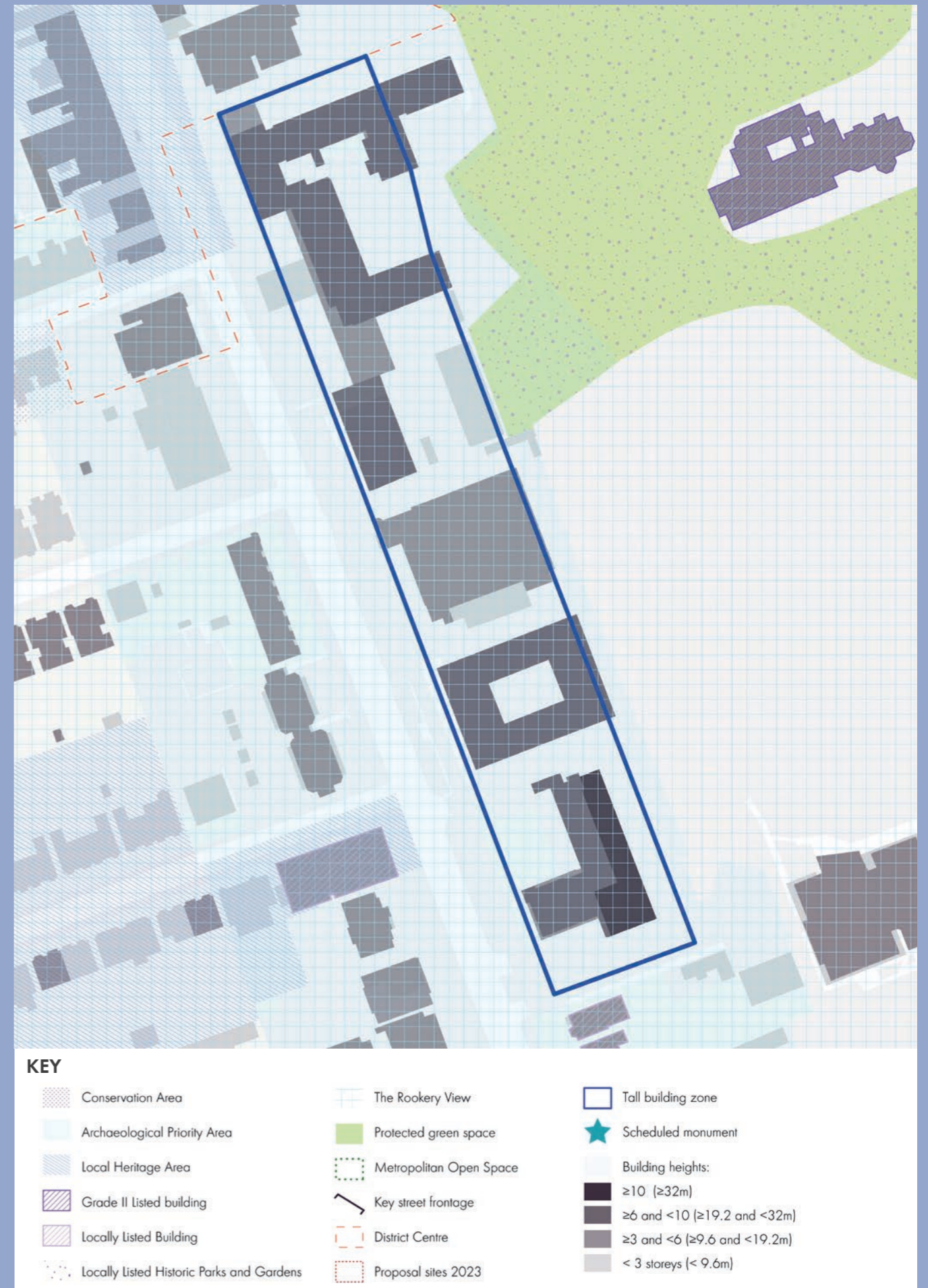


Fig 177 Townscape analysis plan informing tall building boundary

19 CRYSTAL PALACE

- 19.3.1 The analysis of the Crystal Palace area soon reveals the historically sensitive townscape of the area which is almost entirely covered by a conservation area.
- 19.3.2 Whilst a vibrant and important district centre which shares administrative boundaries with several boroughs, Crystal Palace is not seen as a suitable location for new tall buildings in view of its townscape value and character.



Fig 178 Area of search

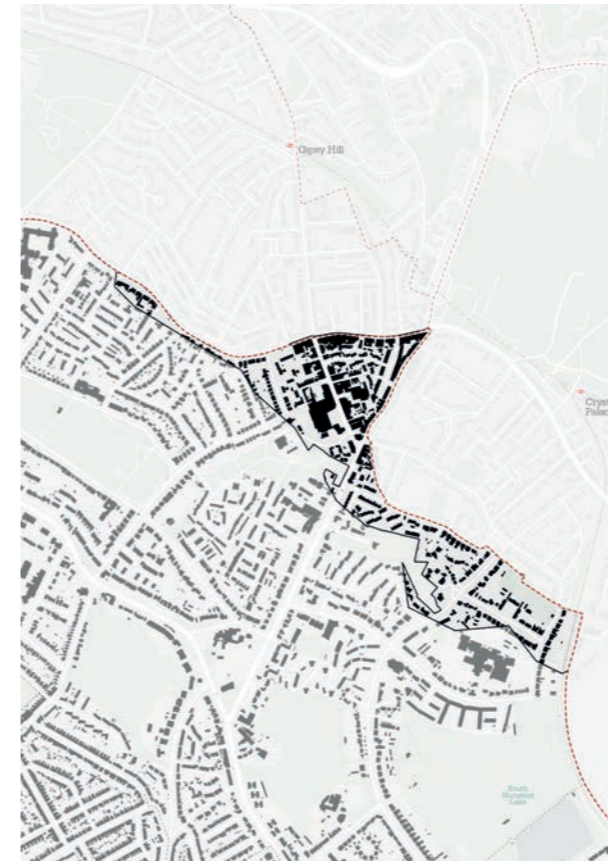


Fig 180 Figure ground, urban grain



Fig 181 Existing building heights

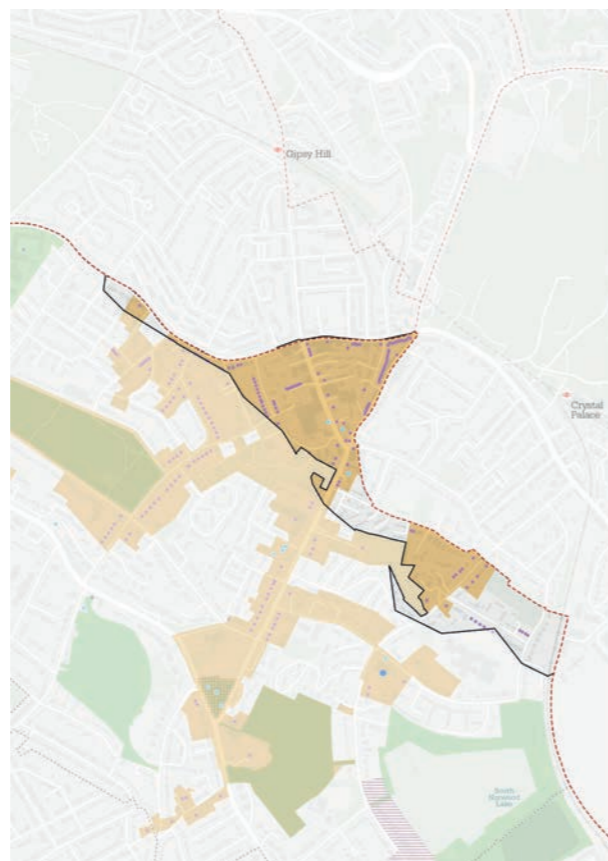


Fig 179 Heritage assets

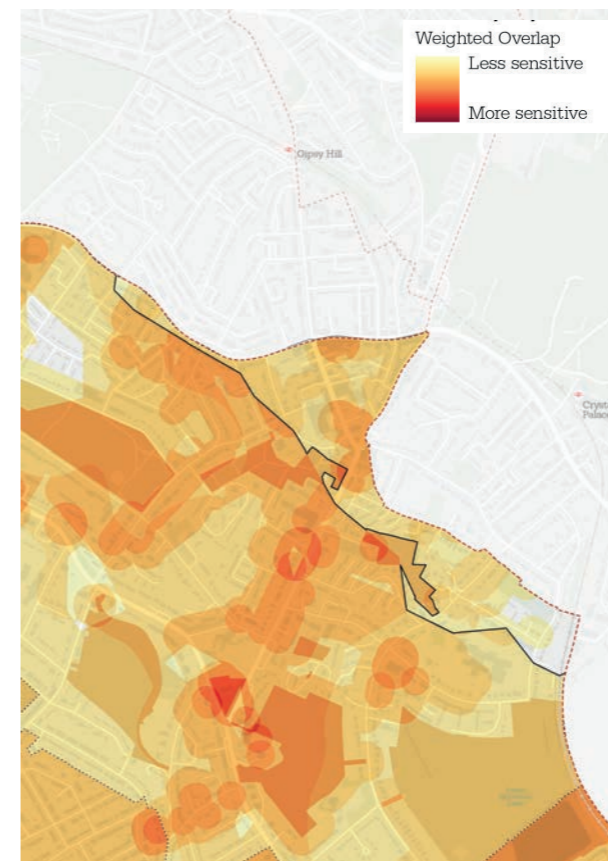


Fig 182 Weighted sensitivity

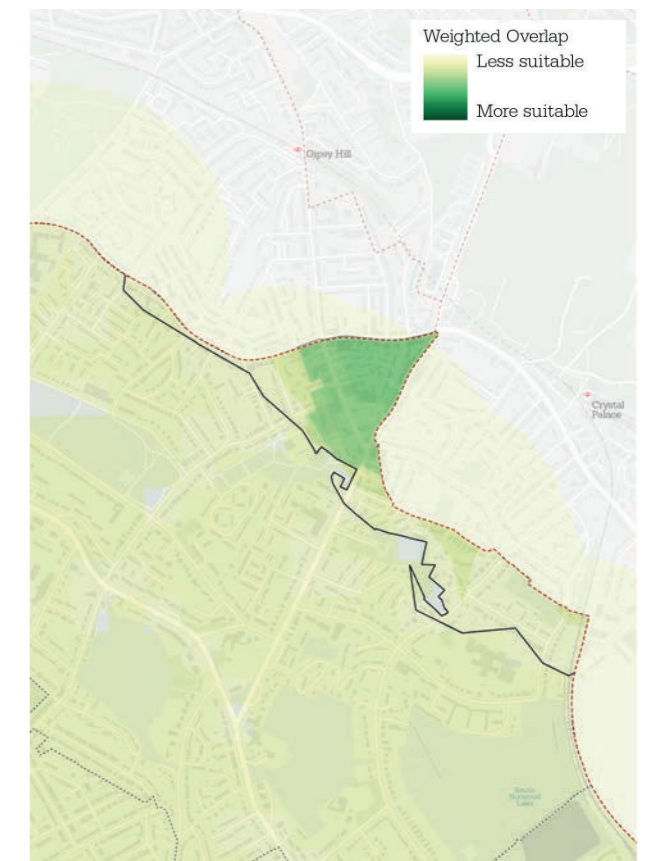


Fig 183 Weighted suitability

Is this area appropriate for tall buildings?	NO
Definition of tall building* in Crystal Palace:	21 metres measured from the ground to the top of the building
<small>*threshold above which a building will be considered tall</small>	

20 PURLEY WAY TRANSFORMATION AREA

20.1 Appreciation of context

20.1.1 The Purley Way Transformation Area is a large area to the west of Croydon Central.

20.1.2 Large parts of the area are characterised by a coarse urban grain, with industrial uses and big box retail, particularly focussed along the western boundary of the Transformation Area. The areas to the east, closer to Croydon Central, are more commonly comprised of finer grained residential uses, characterised by 1920s and 30s semi-detached houses within a suburban street pattern, and a range of public green spaces, some of which are Locally Listed.

20.1.3 The western edge and central area of the Transformation Area is an Archaeological Priority Area, and a range of nationally and locally listed structures are present across the area.

20.1.4 The area is not considered to be particularly sensitive to, or suitable for taller buildings, with more sensitivity to taller buildings indicated in the north, in part due to The Rookery View cone which looks out towards Croydon from Lambeth.

20.1.5 However, a Masterplan SPD has been developed for the area which sets out opportunities for development and growth, including the creation of three new town centres and one new neighbourhood centre. Tall buildings have been proposed as appropriate within these new centres, and therefore have formed the basis of the boundaries and ranges indicated on the next page.



Fig 184 Area of search

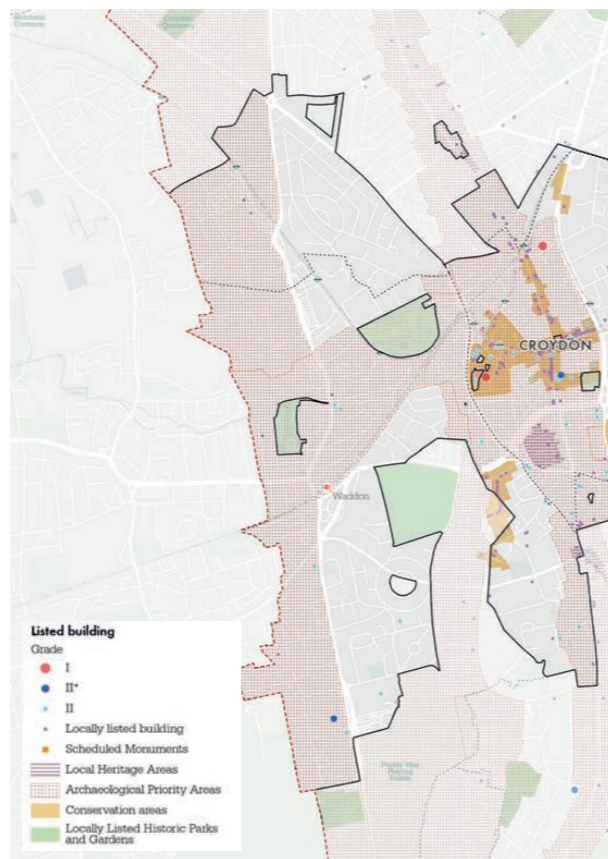


Fig 185 Heritage assets



Fig 186 Figure ground, urban grain

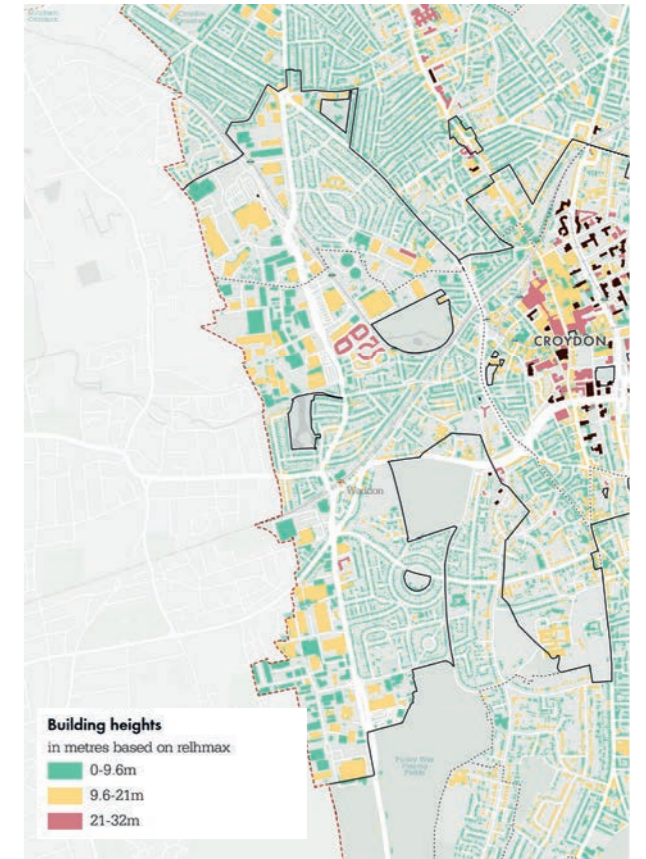


Fig 187 Existing building heights

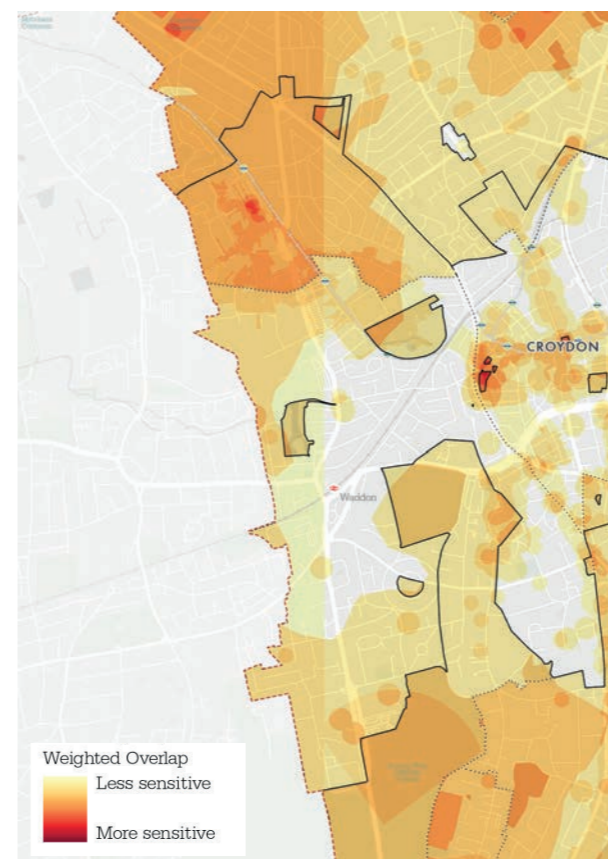


Fig 188 Weighed sensitivity

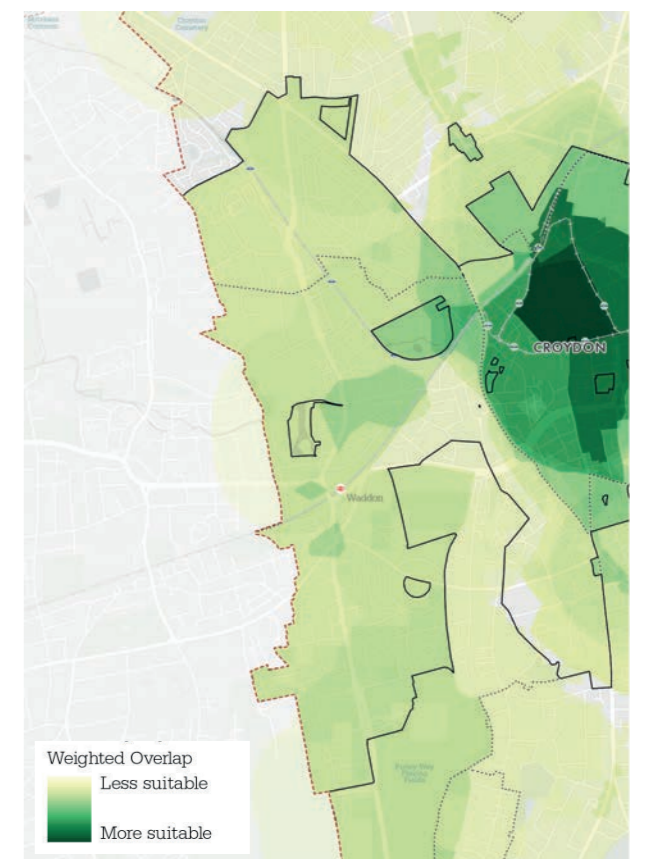


Fig 189 Weighted suitability

20.2 Purley Way Transformation Area tall buildings zone

20.2.1 Although the analysis plans on the previous page do not indicate strong suitability for taller buildings, the transformations proposed as part of the Draft Purley Way Masterplan SPD, including improved public transport provision, enhanced connectivity, and improved services through the creation of new town and neighbourhood centres, would improve the area's suitability to support taller buildings.

20.2.2 The Purley Way Transformation Area is therefore considered suitable for taller buildings, provided the improvements mentioned above and as set out in the Draft Purley Way Masterplan SPD, are implemented in advance so that the enhanced density and growth of communities is adequately supported by services.

20.2.3 In all three new town centres a range of building heights from 6 - 10 storeys is considered appropriate, based on the proposals set out in the masterplan.

Is this area appropriate for tall buildings?	YES
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Minimum threshold	Upper threshold
21 metres measured from the ground to the top of the building	33 metres measured from the ground to the top of the buildings

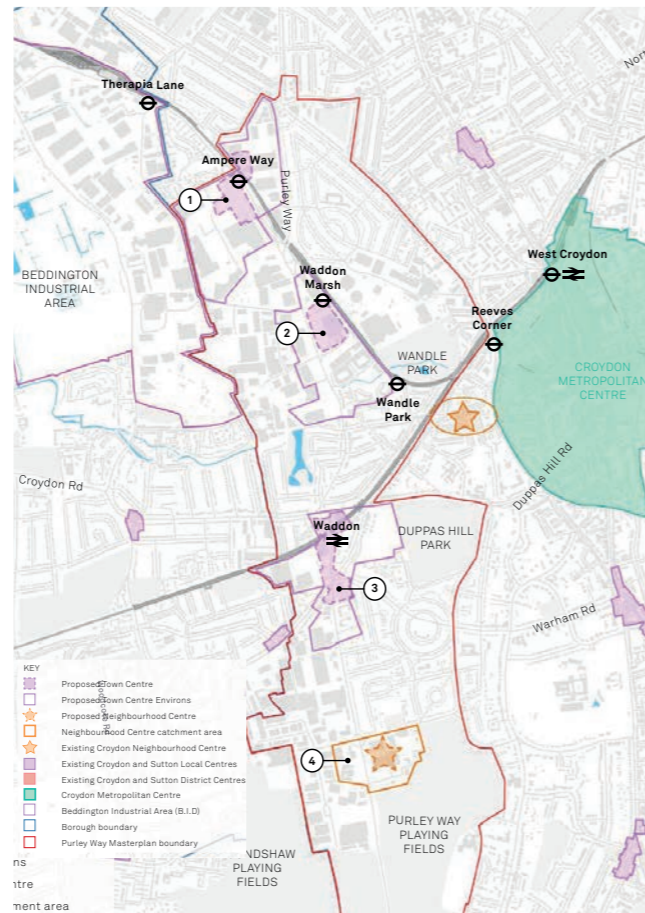


Fig 190 Purley Way Transformation Area Masterplan



Fig 191 Areas potentially appropriate for tall buildings



Fig 192 Valley Park Town Centre - Area potentially appropriate for tall buildings



Fig 193 Waddon Marsh Town Centre - Area potentially appropriate for tall buildings



Fig 194 Five Ways Town Centre - Area potentially appropriate for tall buildings

- 20.2.4 Currently, Valley Park's character is of coarse urban grain, including buildings with large footprints and heights of between 3 and 6 storeys. Sensitivities to height come in the form of lower scale residential properties adjacent to the town's boundary.
- 20.2.5 Guidance in relation to building heights in the proposed Valley Park Town Centre indicate that taller buildings should be concentrated around the station area and in the core area, and that the predominant shoulder height of development should be within the range of 3-8-storeys with focal point accents in the region of around 12-storeys.
- 20.2.6 Waddon Marsh is also primarily characterised by its coarse grain and big box retail. Existing taller development has taken place in the south east corner. Sensitivities to height come from the lower scale terraced properties in the south. In the proposed Waddon Marsh Town Centre, the masterplan indicates that the predominant shoulder height of development should be within the range of 3-8-storeys with focal point accents in the region of 15-storeys.
- 20.2.7 In Five Ways Town Centre, the masterplan suggests that the predominant shoulder height of development could be within the range of 3-8-storeys with focal point accents in the region of 12-storeys.

- 20.2.8 In addition to the proposed new local centres, the Draft Purley Way Masterplan SPD also identifies the location of a potential new smaller neighbourhood centre at Waddon Way. The Waddon Way neighbourhood centre will accommodate the taller buildings in the area to reinforce and mark its role as the focus of use and activity and to aid wayfinding.
- 20.2.9 The predominant height of new development should be within the range of 3-6-storeys with scope for additional height at focal points.
- 20.2.10 The Purley Way Transformation Area SPD contains specific building height guidance which is reflected in this Tall Building Study. The approach taken to the definition of potentially appropriate zones and potentially appropriate building height ranges is therefore different. It is not informed by existing urban context in the same way the boundaries and ranges for other centres have been.
- 20.2.11 Given the larger boundary areas and the transformation agenda, the appropriate typical building height range is the same as most other identified potentially appropriate locations at up to 33m measured from the ground to the top of the buildings. However, individual development proposals will need to justify accent heights that might rise beyond this range in the most sustainable locations within anticipated new commercial and community centres.

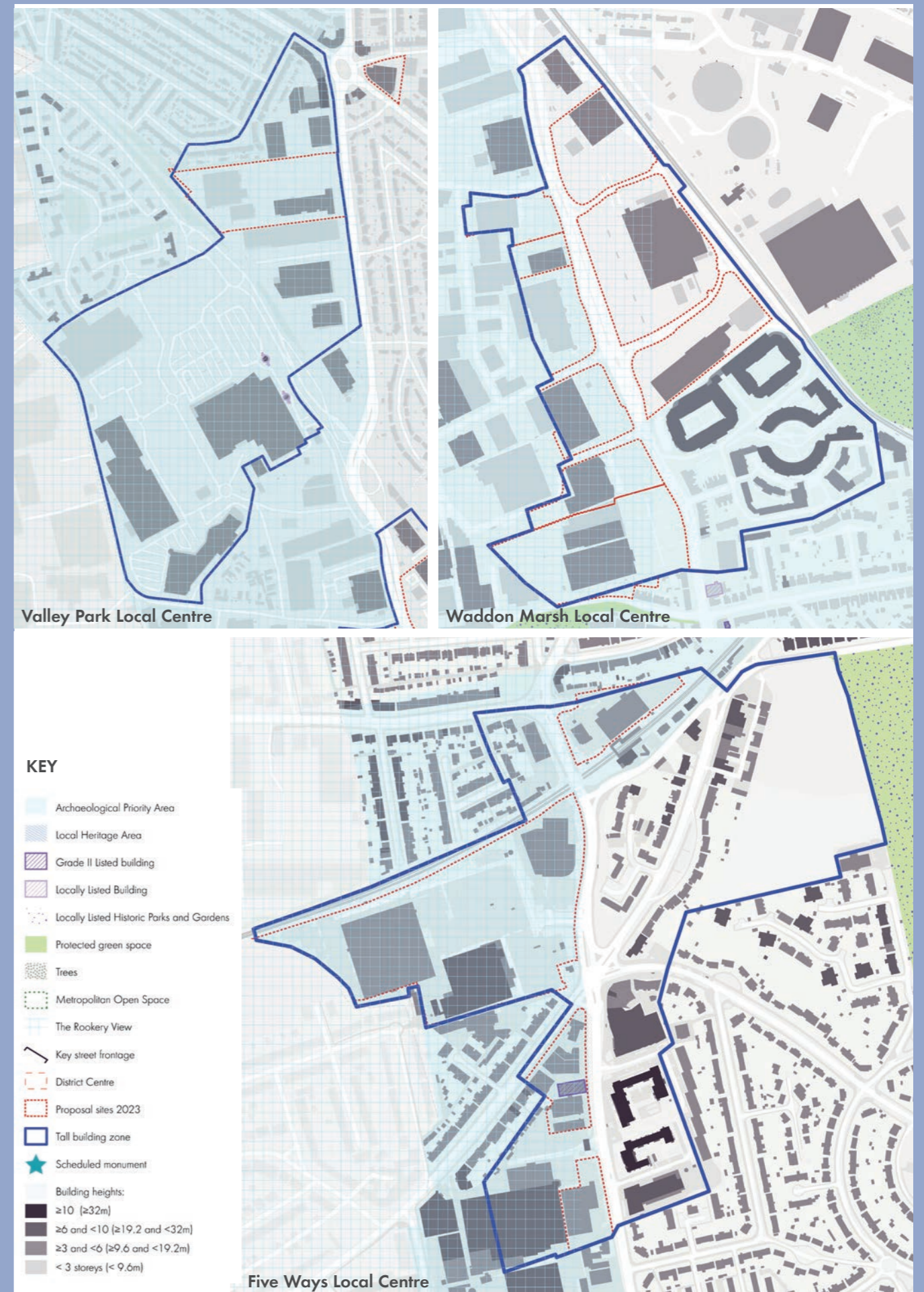


Fig 195 Townscape analysis plan informing tall building boundary