

LOCAL LIST OF BUILDINGS PART B

(POTENTIAL LOCALLY LISTED BUILDINGS IN WEBB ESTATE AND UPPER WOODCOTE VILLAGE CONSERVATION AREAS)

Draft

August 2025

Locally Listed Buildings

Updating the Local List

Croydon's current Local List, published in 2006, is attached to the Local List Supplementary Planning Document of the same date.

- [Local List SPD Part A: \(Selection Criteria, Guidance on works to locally listed buildings, how to nominate a building, further information\)](#) (PDF, 1.7MB)
- [Local List SPD Part B: \(Details of buildings included on the list\)](#) (PDF, 995.1KB)

Since the Croydon list was first compiled and approved in 2006, a number of additional buildings have been recognised as having both architectural and historic interest. These have been identified in several ways, including through the writing and publication and CAAMP documents, suggestions by local groups and historians, and through the planning process.

Historic England in their *Advice Note No.7 – Local Heritage Listing: Identifying and Conserving Local Heritage (2021)* advises that arrangements need to be in place for periodically reviewing, revising and updating the list. This includes when heritage assets are identified which are not on the list, for example through the decision-making process for planning applications. This helps to maintain a local list's value and relevance.

Historic England further advises that local planning authorities should ensure that there is a mechanism for additions to be made. This includes either the delegated authority to add them to the list or to seek a rapid decision through a clearly-defined procedure.

While the Croydon Council cannot add further entries to the existing published Local List SPD Part B without a full and lengthy review and update of the supplementary planning document, an additional list has been compiled and approved under delegated powers and adopted alongside the existing list. This additional list carries the required planning weight and can be updated more regularly in the future, again through delegated powers. The intention is to eventually merge the two lists, and the Council's GIS platform will be updated for clarity in the meantime.

The existing documents have been renamed as the Local List of Buildings Part Ai (Selection Criteria on works to Locally Listed Buildings, How to Nominate a Building, Further Information) and Local List of Buildings Part Aii (Details of Buildings Included on the List). The new list is the [Local List of Buildings Part B](#). **Note that Part B is not an appendix to the SPD whereas the existing adopted list is an appendix, which forms part of the SPD.**

Locally Listed Buildings

The Local List is a list of buildings and structures in Croydon which are considered to have special local architectural or historic interest by the public and the Council. Locally listed buildings and structures are non-designated heritage assets and make a significant positive contribution to local townscape within the borough as well as its environmental and cultural heritage.

While these buildings may not meet the national criteria for statutory listing, they add to the local distinctiveness and heritage of the borough, and their local value therefore deserves preservation under the Local List.

Buildings and structures of any type or age can be locally listed, even if they have been recently constructed.

Local Listing Criteria

Our register of locally listed buildings includes buildings and structures of local townscape, architectural, environmental, cultural or historic interest and is compiled in consultation with local residents and other key stakeholders.

The value of a local heritage list is reinforced when its preparation is informed by a set of clear selection criteria, thereby encouraging a consistent approach to the identification and management of local heritage assets.

Historic England's Advice Note 7 - Local Heritage Listing: Identifying and Conserving Local Heritage (2021) provides guidance on preparing and maintaining a local list, including criteria, assessment and review.

Croydon Council's criteria for deciding whether buildings or structures should be included within the Local List of Buildings are derived from the Croydon Local List of Buildings of Architectural or Historic Interest SPD which dates from 2006. In the assessment the Historic England guidance has also been taken into account.

To be included on the Local List, a building or structure must meet at least two or more of the following criteria:

- **Authenticity:** Buildings and groups selected for the local list should be substantially unaltered and retain the majority of their original features;
- **Architectural Significance:** Buildings which are of good architectural quality or are good examples of a particular building type;
- **Technical Significance:** Buildings that display exceptional innovation and craftsmanship;
- **Historical Significance:** Buildings which represent specific architectural and social building periods or which are associated with local historical events, the development of Croydon, well known people or noted designers;
- **Townscape Value:** Buildings and/or groups of buildings which due to their form, massing, appearance and positive role in the streetscene, such as key corner buildings, local landmarks, uniformly designed terraces.

Development affecting locally listed buildings

Where planning permission is required, the Council will take the building's special architectural or historic interest into account. Proposals that would affect the significance of a locally listed building and/or its [setting](#) will be assessed against the Council's planning policies, should respond to the special interest of the building, and should follow guidance with regard to non-designated heritage assets and locally listed buildings contained in the Local Plan [Local plan 2018 | Croydon Council](#) and the Supplementary Planning Local List SPD [Local List SPD Part A: \(Selection Criteria, Guidance on works to locally listed buildings, how to nominate a building, further information\)](#) .

Locally listed buildings in Webb Estate and Upper Woodcote Village Conservation Areas

There are fifteen locally listed buildings dispersed throughout the estate. The buildings within the Conservation Areas that are listed on Croydon's Local List of Buildings of Architectural or Historic Interest are predominantly well-preserved examples of pre- and inter-war architecture, with significant local value. These buildings, shown on Map 35 and listed below, make a positive contribution to the special character of the conservation areas through their distinctive yet simple design qualities. They feature a dominant scale and proportion, characterised by steep roofs, prominent chimney stacks, and roughcast render or stucco, often complemented by half-timbered elements that enhance their strong and lasting presence within the townscape.

Proposed local listing in Webb Estate and Upper Woodcote Village Conservation Areas

Thirty-one buildings have been identified as potential locally listed buildings including six workers' cottages and twelve lodge bungalows, as shown on the Map below. These buildings meet at least two of the following criteria: authenticity, architectural significance, historical significance, technical significance and/or townscape value. Both individually and collectively, they make a significant contribution to the special character of the conservation area. Detailed information for each building will be provided under the table.



- Locally Listed Buildings
- Potential Locally Listed Buildings

Local List of Buildings Part B (Details of Buildings Included on the List)






Image	Address	Street	Authenticity	Architectural Significance	Technical Significance	Historic Significance	Townscape Value	Description
	2 Furze Hill	Webb Estate CA						This inter-war, two-storey detached property is a fine example of the Arts and Crafts style. It is distinguished by a steep plain-tiled roof with overhanging eaves that form a sheltered porch, complemented by hip-hung tile dormers rising through the eaves and prominent chimney stacks, all contributing to its striking and dynamic roofline. The elevations display a harmonious blend of off-white roughcast render on the ground floor, transitioning to decorative half-timbering and hanging tiles on the first floor. The setting of the property further enhanced by an attractively designed outbuilding and well-executed landscaping.
	3 Furze Lane / Keepers Cottage	Webb Estate CA						A two-storey lodge bungalow is among the earliest structures constructed on the Webb Estate, first recorded on the 1902 Plan of Furze Hill and Upper Woodcote. The building features a plain tiled pitched roof with simple bargeboards and retains its original off-white roughcast render. A charming porch entrance with an original oak ledge-and-brace door, complemented by timber casement diamond-leaded windows, contributes to the significance of the building. The property was sympathetically extended to the side.
	27-29 Furze Lane	Webb Estate CA						A two-storey semi-detached house, inspired by the Mock Tudor style, is a well-preserved example of the initial development of the Webb Estate. Key architectural features include a cross-pitched roof, projecting gabled bays with hanging tiles, eyebrow dormers, and oriel windows. The property also features timber stained glass windows, prominent chimney stacks, and white roughcast render on the ground floor, complemented by timber framing on the upper floor. Its architectural composition is nearly symmetrical, further contributing to its historic and group value.
  Credit: CNHSS	41 Furze Lane / Pinehurst	Webb Estate CA						No. 41 Furze Lane, Pinehurst, designed by Hugh Mackintosh and Ernest Newton in an asymmetrical butterfly form, is a notable example of the Arts and Crafts style. The house features a half-timbered front elevation with plaster infill, while a prominent gabled projection with decorative brick nogging shelters the central entrance. A historic postcard describes the residence as a “very attractive, substantially built, detached residence, fitted with every convenience, situate in the very best residential part of this lovely district, on high ground, within easy distance of station and shops. Not far from the Woodcote Park Golf Links. The accommodation comprises 6 good bedrooms, very large dressing room, tiled bathroom, three large reception rooms, also lounge hall. Excellent domestic offices. Good cellarge. Large and well-laid-out and stocked garden of about an acre with full-sized tennis lawn at rear and sunk lawn in front of the wide terrace steps. The house is approached from either Furze Lane or the Rose Walk by Carriage Drive”.






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	47 Furze Lane / Christmas Cottage	Webb Estate CA						A single-storey lodge bungalow, featuring simple architectural detailing. The structure includes a plain tiled, pitched roof with simple bargeboards and white roughcast render. Two bay windows are positioned beneath the gables, complemented by leaded windows. While the building has undergone alterations, it retains several of its original historic features. A later garage addition is situated to the side.
	2 Silver Lane / Birch Cottage	Webb Estate CA						This single-storey lodge bungalow, first appears on the 1910 Ordnance Survey map and is among the earliest structures built on the Webb Estate. It features a plain tiled hipped roof, simple bargeboards, and white roughcast render. Two bow windows are positioned beneath the gables, with an additional diamond-shaped window on the gable. The recessed entrance is distinguished by a distinctive blue door. While sympathetically altered at the rear, the building retains many of its original characteristics.
	3 Silver Lane / Silverleigh	Webb Estate CA						This pre-war, two-storey detached property with an attic exemplifies the Arts and Crafts style. It features a plain tile hipped roof with a single chimney stack. The exterior includes off-white roughcast render on the ground floor and hanging tiles on the first floor, complemented by timber leaded windows. Gabled dormers with hanging tiles add to the architectural character of the property.
	11 Silver Lane	Webb Estate CA						The two-and-a-half-storey, pre-war detached property designed in the Neo-Georgian style, features a plain tile hipped roof with an attic level, accented by a dentil cornice beneath the eaves, hipped roof dormers, and six prominent chimney stacks. The red brick façade showcases a symmetrical composition, with a single storey central projecting bay enhanced by a small balcony and timber leaded windows, contributing to the building's architectural significance.
	14 Silver Lane	Webb Estate CA						This inter-war building, designed in the Arts and Crafts style with a distinctive butterfly form, is characterised by decorated pink render, a plain tiled roof, and a single hipped dormer in the centre. Bay windows are positioned beneath the gables on the wings, flanked by timber leaded windows. The central entrance is accentuated by a row of trees, enhancing the property's aesthetic and setting.
	19 Silver Lane	Webb Estate CA						The two-storey inter-war building, exemplifies a distinctive architectural character. It features a plain tiled roof with two gables adorned with wooden bargeboards and finials. The half-timbered front elevation incorporates render and brick nogging, creating a striking contrast, while a prominent projecting porch with a timber door enhances its historic charm. The property retains its original leaded casement windows and timber detailing, along with an oriel window on one of the gables, complemented by hanging tiles.
	20 Silver Lane	Webb Estate CA						The two-storey building, similar in character to the Lodge Bungalows within the estate, was originally built as a nursery, as indicated on the 1910 OS Map. As one of the earliest structures on the Webb Estate, the property features a pitched roof with plain tiles, two gables with simple bargeboards, and rendered brick elevations. A charming porch entrance with a timber door, complemented by timber casement diamond-leaded windows enhances the building's historic character and significance.







Image	Address	Street	Authenticity	Architectural Significance	Technical Significance	Historic Significance	Townscape Value	Description
	23 Silver Lane	Webb Estate CA						Silver Lodge is a single-storey lodge bungalow situated on a prominent corner plot. Dating from the initial development of the estate, it makes a positive contribution to the character and appearance of the conservation area. The cottage is characterised by its simple architectural detailing, including overhanging eaves with plain bargeboards, timber leaded casement windows and buff roughcast render.
	1 Briar Hill	Webb Estate CA						The pre-war, two-storey detached property is a distinguished example of the Arts and Crafts style. It features a steep, plain-tiled roof with projecting gables and prominent chimney stacks. The elevations are a harmonious blend of half-timbering and hanging tiles, complemented by timber leaded windows. Set within expansive grounds, the property is further enhanced by an attractively designed landscape that contributes to the building's setting.
	7 Briar Hill / Oak Cottage	Webb Estate CA						Two-storey inter-war cottage exemplifies a distinctive architectural character. It is characterised by a plain tiled roof and dark brick elevations, enhanced by gables adorned with decorative wooden bargeboards, complete with finials, and overhanging eaves. A prominent projecting gabled bay frames the entrance, which is highlighted by original ledge-and-brace oak doors, adding to the cottage's historic charm. The property retains its original leaded casement windows and timber detailing, along with an original shed dormer on the roof, and an oriel window positioned on one of the gables, further contributing to its architectural significance.
	White Cottage, 1 Rose Walk	Webb Estate CA						The single-storey pre-war cottage, later extended with an attic addition, is one of the earliest buildings constructed on the Webb Estate. It features a plain tiled, hipped roof with projecting gables and a central gabled dormer, complemented by simple bargeboards. The elevations are characterised by white roughcast render and timber leaded windows, reflecting the building's understated yet historic charm. A recessed porch, positioned between the projecting gables, houses the main entrance, while an original bow window enhances the front façade. The property also includes distinctive arched garden gates.
	4 Rose Walk	Webb Estate CA						No. 4 Rose Walk is a two-storey detached inter-war property and a fine example of the Arts and Crafts style. It is distinguished by a steep, plain-tiled roof with a prominent gabled projection, overhanging eaves and substantial chimney stacks, all of which contribute to a distinctive and dynamic roofline. The ground floor is faced in brick, while upper floors feature hung tile cladding. Architectural details such as bay windows, timber leaded casement windows, and a porched entrance further enhance its historic and architectural significance.
	Red Cottage, 23 Rose Walk	Webb Estate CA						The two-storey, pre-war cottage is distinguished by a plain tiled, pitched roof with two chimney stacks. The simple yet charming elevations feature white roughcast render on the ground floor and hanging tiles on the first floor, complemented by timber diamond-leaded windows. The principal elevation is defined by two subtle bow windows and three original cross gables with hanging tiles. A projecting gabled entrance, highlighted by a striking red door, adds to its architectural appeal. While early additions to the sides were introduced, they remain sympathetic to the original design, enhancing the cottage's presence.


Image	Address	Street	Authenticity	Architectural Significance	Technical Significance	Historic Significance	Townscape Value	Description
	1 The South Border	Webb Estate CA						No. 1 The South Border is a detached pre-war property inspired by the Mock-Tudor style. It features a jettied first floor, a cross pitched roof with projecting gables and prominent chimneys. The front elevation is distinguished by a recessed brick porch, framed by low brick retaining walls leading to an elevated entrance via a distinctive set of brick steps. The exterior is finished in off-white roughcast render at ground floor level, with half-timbered detailing and plaster infill on the upper floors, complemented by timber leaded windows.
	3 The South Border	Webb Estate CA						This single-storey lodge bungalow is a pre-war structure with a later garage extension to the side. The cottage is characterised by a plain-tiled, pitched gable roof with decorated wooden bargeboards and a finial, complemented by white roughcast render. Timber leaded windows further enhance its appeal. A bow window beneath the gable and two roundels on the gables add architectural interest. The property was sympathetically extended to the rear during the initial development of the Webb Estate. The beautifully designed landscaped garden includes a charming garden bridge spanning a well, contributing to its setting.
	17 The South Border	Webb Estate CA						This Arts and Crafts style, two-storey detached property with an attic characterised by a plain tile hipped roof with two rendered chimney stacks and a shed dormer seamlessly integrated into the roof slope. The roof also features overhanging eaves supported by decorative metal brackets. The exterior features an off-white roughcast render, complemented by timber windows set on timber sills. The main entrance is defined by a timber panel door, sheltered beneath a timber-framed mono-pitched porch. Adding to the façade's composition, a bay window is positioned to the right, enhancing the overall architectural interest.
	Amber Hall, 21 The South Border	Webb Estate CA						The single-storey lodge bungalow is one of the later cottage-style properties on the estate, built around the time of the opening of Promenade de Verdun, following the initial development phase. As such, the building differs from the earlier cottages on the estate. It features timber casement windows with small panes and a small lancet window on the gable, adorned with an intricate wrought-iron balcony. The exterior is finished in white render, with simple bargeboard detailing and a flat-arched, recessed entrance. Prominent chimney stacks add to its character, while the original garage building remains attached to the side.
	Rose Cottage, 119 Foxley Lane/Woodcote Lane	Webb Estate CA						The single-storey lodge bungalow features simple yet charming detailing. First appearing on the 1910 OS Map, it is one of the earliest structures built on the Webb Estate. The property is topped with a plain tiled, cross-pitched roof and adorned with simple bargeboards and white roughcast render. The front façade is enhanced by timber leaded windows, and a prominent chimney stack with a turbine vent. Although sympathetically extended in the past, the bungalow has been well preserved.
	Gate Lodge, Woodcote Lane	Webb Estate CA						The single-storey lodge bungalow features simple yet appealing detailing. It is topped with a plain tiled, cross-pitched roof, complemented by simple bargeboards and white render. The original diamond-shaped leaded windows beneath the front gables have been replaced with UPVC. The property has been altered over time, with additional garage buildings extending to the south and north. Despite these alterations, the building









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								remains a key early building on the estate, contributing to its historical development.
	4 Upper Woodcote Village / The Smithy	Upper Woodcote Village CA						The two-storey and attic Mock-Tudor style detached workers cottage features a pitched roof with two gables. The property includes timber leded windows and prominent chimney stacks. The ground floor is finished in off-white roughcast render, while timber framing is featured on the first and attic floors. The architectural composition is asymmetrical, reflecting the distinctive characteristics of the Arts and Crafts movement.
	5-6 Upper Woodcote Village	Upper Woodcote Village CA						The two-storey Arts and Crafts-style semi-detached workers cottages feature a steeply hipped tiled roof complemented by catslide roofs extending over the sides. The property is characterised by timber 2-3 light casement windows with diamond-leaded panes and white roughcast render. Prominent chimney stacks with flues further add to the symmetrical architectural composition.
	7-8 Upper Woodcote Village	Upper Woodcote Village CA						The two-storey Arts and Crafts-style semi-detached workers cottages feature a steeply hipped tiled roof complemented by catslide roofs extending over the sides. The property is characterised by timber 2-3 light casement windows with diamond-leaded panes and white roughcast render. Prominent chimney stacks with flues further add to the symmetrical architectural composition.
	9 Upper Woodcote Village / The Cowslip Cottage	Upper Woodcote Village CA						The single-storey cottage features a pitched roof and prominent chimney stacks with flues. Timber leded windows add to its charm. The property has been altered with a projecting porch to the front and substantial extensions to the rear. However, the building still retains some of its historic features and its landscaped setting. Despite these alterations, the building remains a key early building on the estate, contributing to its historical development.
	11-12 Upper Woodcote Village	Upper Woodcote Village CA						The two-storey, Mock Tudor-inspired semi-detached workers cottages feature a cross-pitched roof with projecting gabled bays adorned with hanging tiles. Timber leded windows and prominent chimney stacks add to its character. The exterior is finished with off-white roughcast render on the ground floor and timber framing on the first floor. The property maintains a symmetrical architectural composition.
	15-16 Upper Woodcote Village	Upper Woodcote Village CA						The two-storey, Mock Tudor-inspired semi-detached workers cottages feature a cross-pitched roof with projecting gabled bays adorned with hanging tiles. Timber leded windows and prominent chimney stacks contribute to the building's distinctive character. The exterior is finished with off-white roughcast render on the ground floor, while timber framing defines the first floor. The property displays an asymmetrical architectural composition.

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	17-18 Upper Woodcote Village	Upper Woodcote Village CA						The two-storey, Mock Tudor-inspired semi-detached workers cottages feature a cross-pitched roof with projecting gabled bays adorned with hanging tiles. Timber leaded windows and prominent chimney stacks enhance the building's character. The exterior is finished with off-white roughcast render on the ground floor, while timber framing defines the first floor. The property exhibits a symmetrical architectural composition. The building at number 17 remains well-preserved, while number 18 has been altered.
	Gate Lodge, 1 Upper Woodcote Village	Upper Woodcote Village CA						The two-storey Lodge Bungalow first appears on the 1910 OS Map as one of the earliest structures on the Upper Woodcote Village. The property features simple bargeboards and buff roughcast render. Timber casement windows with leaded lights add to its charm, while the plain tiled, pitched roof with two gables complements the design. Although later altered with a side extension, the main building retains most of its historic features and remains a key early building on the estate, contributing to its historical development.